


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2021-0200</p>
	<p>Date Issued: March 23, 2023</p>
<p>In the Matter of the Application of</p> <p>FANEVE HOLDING, LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p>1. Faneve Holding, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Crown Point, Essex County.

This authorization shall expire unless recorded in the Essex County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when the permit is recorded.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is a 3.44± acre parcel of land located on NYS Route 185 (Bridge Road) in the Town of Crown Point, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 107.12, Block 1, Parcel 28, and is described in a deed from Louis F. Ginocchio and Eleanor K. Ginocchio to Faneve Holding, LLC, dated December 4, 2018, and recorded in the Essex County Clerk's Office under Book 1938, Page 238.

The project site contains an intermittent stream, shoreline on Lake Champlain and is partially located within the 300-foot setback from NYS Route 185, a highway critical environmental area. Wetlands not described herein or depicted on the Site Plan may be located in Lake Champlain or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a single family dwelling.

The project is shown on the following maps, plans, and reports: "Faneve Holdings, LLC Bridge Road," dated December 2, 2022, and received by the Agency on December 9, 2022, in six sheets (Site Plans). A reduced-scale copy of Sheet 1 of the Site Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any single family dwelling on Resource Management lands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Essex County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit and Sheet 1 of the Site Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0200, issued March 23, 2023, the

conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.”

5. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory structures on the project site as follows:
 - One single family dwelling located in the “Future House Location” footprint depicted on the Site Plans and no greater than 1,500 square feet in footprint.
 - One two-car garage located north of the “Grass Drive” between the “New Absorption Fld.” and “Wooded” as depicted on the Site Plans; and no greater than 1,000 square feet in footprint.
 - One accessory structure in addition to the two-car garage located outside “Wooded” as depicted on the Site Plans and no greater than 1,000 square feet in footprint.

Any structure on the project site shall be no closer to “Top of Bank” than the “Future House Location” as depicted on the Site Plans. Any structure on the project site shall be no greater than 32 feet, in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The footprint of any structure includes all attached porches, decks, exterior stairs, garages and other attached structures.

Any location not authorized herein or any expansion of any structure beyond these dimensions shall require prior written Agency authorization.

6. This permit authorizes the establishment of a footpath between the “Grass Drive” and the “Mean High Water” and no closer than 6 feet to the “Intermittent Stream” as depicted on the Site Plan. This footpath shall be no greater than 6 feet in width and shall have a surface comprised of bedrock, natural vegetation, grass, natural or synthetic mulch, pea stone, or permeable pavers.
7. The undertaking of any new land use or development not authorized herein on the project site within 300 feet of the right of way of Bridge Road shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. The construction of any accessory structure on the project site not authorized herein shall require prior written Agency authorization.
10. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
11. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

12. No structures greater than 100 square feet in size, shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Lake Champlain, an established elevation of 99.8 ft above mean sea level. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
13. Any on-site wastewater treatment system(s) on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Site Plans. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.
14. Prior to soil disturbance, "silt fence" shall be installed on the project site as depicted and described on the Site Plans.
15. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
16. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Bridge Road, Lake Champlain or adjoining properties.
17. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
18. Between the "Northern Cut Limit of Viewshed" and the "Southern Cut Limit of Viewshed" (Viewsheds) trees may be removed as described on the Site Plans. Outside the Viewsheds and "Wooded" as depicted on the Site Plans, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for 1.) the removal of an area up to six feet in width, to allow for the establishment of a footpath as described above, and 2.) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
19. There shall be no more than one principal building located on the project site at any time. The single family dwelling authorized herein constitutes a principal building.

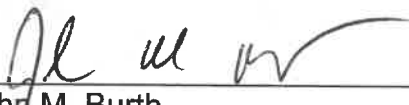
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the single family dwelling authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 23rd day
of March, 2023.

ADIRONDACK PARK AGENCY

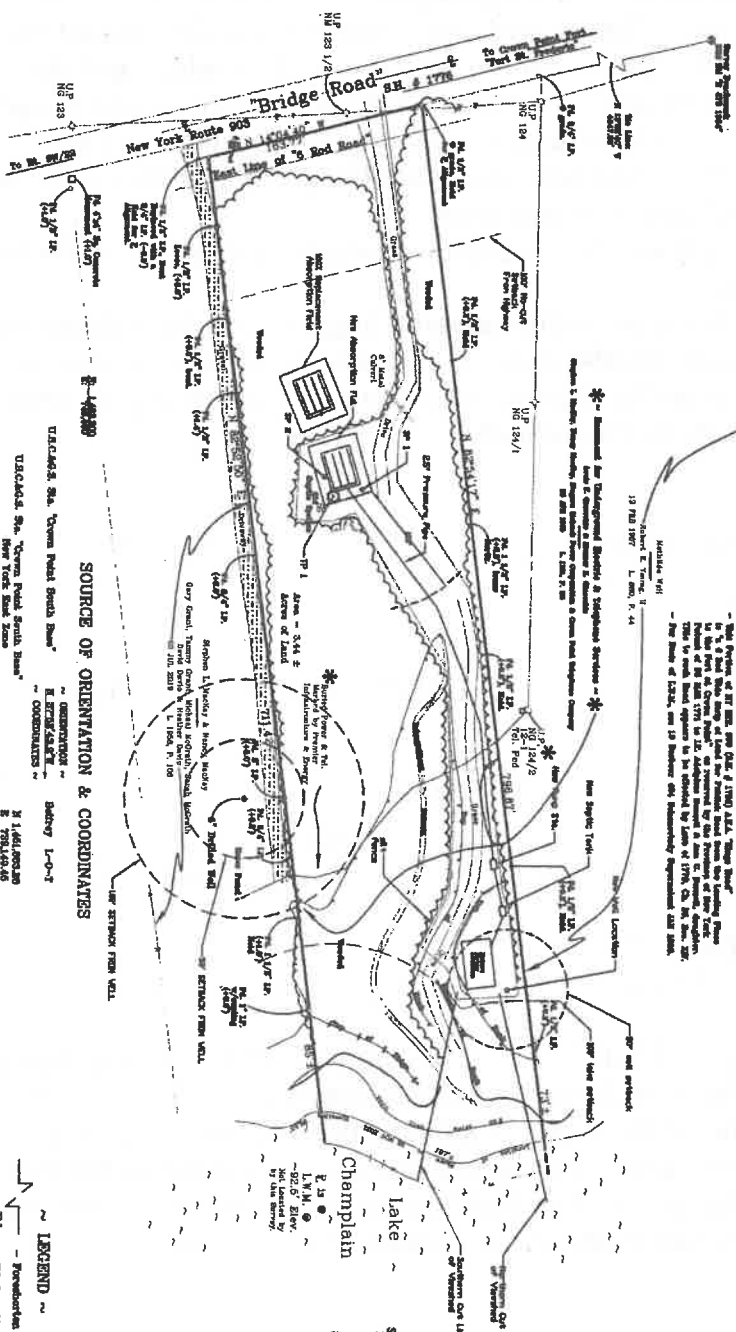
BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd day of March in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025



NOTES

- 1. All dimensions are in feet, unless otherwise noted.
- 2. The property is shown as being bounded by the 1985-1986 State of New York State Tax Map, 2021-2022.
- 3. The property is shown as being bounded by the 1985-1986 State of New York State Tax Map, 2021-2022.
- 4. The property is shown as being bounded by the 1985-1986 State of New York State Tax Map, 2021-2022.
- 5. The property is shown as being bounded by the 1985-1986 State of New York State Tax Map, 2021-2022.

SOURCE OF ORIENTATION & COORDINATES

UTM Zone 18Q
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Unadvised alterations or additions to this survey map in violation of Section 1700 of the New York State Education Law. Chapter of this survey map was based on the 1985-1986 State of New York State Tax Map, 2021-2022. The survey map is subject to change without notice and the owner is advised to check the current tax map for any updates. The survey map is not to be used for any other purpose without the written consent of the Surveyor. The survey map is not to be used for any other purpose without the written consent of the Surveyor. The survey map is not to be used for any other purpose without the written consent of the Surveyor.

REFERENCE MAPS
 - 1985-1986 State of New York State Tax Map, 2021-2022
 - 1985-1986 State of New York State Tax Map, 2021-2022
 - 1985-1986 State of New York State Tax Map, 2021-2022
 - 1985-1986 State of New York State Tax Map, 2021-2022



MAP OF SURVEY
 SHOWING LANDS OF
FANEVE HOLDINGS, LLC
 COUNTY OF ESSEX
 STATE OF NEW YORK
 LOCATION
 REFERENCE DEED NO. 1588
 DATE 11/10/22

RECEIVED
 ADIRONDACK PARK AGENCY
 DEC 9 2022

- LEGEND**
- Property Line
 - Rd. - Rd. Iron Structure as Shown
 - MON. - Rod 5/8" Iron Rod w/ Cap as Shown
 - C.P. - Completed Pole, Hiding Set or Located in the Field
 - UP - Utility Pole
 - F.M. - Former & Temporary Lines

FANEVE HOLDINGS, LLC BRIDGE ROAD TAX MAP #10712-1-28 CROVAN POINT, NY SITE PLAN	DATE 1-10-22 SCALE 1" = 100' DRAWN BY MARK BICKLEY
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REV 11-12-22