


**THIS PERMIT AMENDS PERMIT 2021-0264, ISSUED AUGUST 24, 2022
THIS IS A TWO-SIDED DOCUMENT**

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|  <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 style="text-align: center;">APA Project Permit 2021-0264A</p> |
| <p>In the Matter of the Application of</p> <p>THE WHITETAIL TRUST u/a/d JANUARY 12, 2017 Permittee</p> <p>for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act</p> | <p>Date Issued: September 19, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. The Whitetail Trust u/a/d January 12, 2017</p> |

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2021-0264 authorized a three-lot subdivision and construction of three new single family dwellings in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Fort Ann, Washington County. This permit amends Permit 2021-0264, as conditioned below, to allow a four-lot subdivision and construction of three new single family dwellings in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Fort Ann, Washington County.

The project site is depicted as "1.1," "2," "2.1," "26," "27," "27.2," "27.3," "27.4," "Tax Map 82.00 Town of Fort Ann Washington County Tax Map," dated June 30, 2023; and is depicted in part by "Map of a Survey made for Ronald N. Jeckel & Janis A. Jeckel, completed by Van Dusen & Steves Land Surveyors, dated September 2, 2020, and recorded by Washington County Clerk's Office as Instrument 13766 (Survey Map).

The amendment authorized herein is shown on the following maps, report, and plans:

- "Overall Lot Layout Plan" (Development Plan) completed by Hutchins Engineering, dated and received by the Agency on January 11, 2021;
- "Detail Sheet" (Septic Plan); and "Driveway Profiles" (Driveway Plan), completed by Hutchins Engineering, dated and received by the Agency on January 6, 2021; and
- Letter report titled "Endangered Species Review," dated November 3, 2020, and received by the Agency on November 4, 2020.

A reduced-scale copy of the Development Plan is attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

This permit amendment 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 amendment 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 540± acres of land located on Pilot Knob Road in the Town of Fort Ann, Washington County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as:

- Tax Map Section 82, Block 1, Parcels 1.1, 1.2, 27, 27.2, 27.3 and 27.4 (Parcels 1.1, 1.2, 27, 27.2, 27.3 and 27.4), described in a deed from Ronald N. & Janis A. Jeckel to The Whitetail Trust u/a/d January 12, 2017, dated September 17, 2021, and recorded in the Washington County Clerk's Office as Instrument Number 2021-5866;
- Tax Map Section 81, Block 1, Parcel 2 and 2.1 (Parcels 2 and 2.1), described in a deed from Ronald N. & Janis A. Jeckel to The Whitetail Trust u/a/d January 12, 2017, dated May 16, 2017, and recorded in the Washington County Clerk's Office under Book 3793, Page 338; and
- Tax Map Section 81, Block 1, Parcel 26 (Parcel 26), described as 1.033 acres in a deed from Ronald N. & Janis A. Jeckel to The Whitetail Trust u/a/d January 12, 2017, dated May 16, 2017, and recorded in the Washington County Clerk's Office under Book 3793, Page 334.

A 2.24±-acre portion of Parcel 1.1 was created by a two-lot subdivision authorized after-the-fact by Agency Settlement Agreement 1995-0069. The 2.24±-acre portion of Parcel 1.1 was merged with Parcel 1.1 by deed recorded as Book 738, Page 243.

Pursuant to Settlement Agreement 2003-0229, the 1.52±-acre portion of Parcel 27 is merged with Parcel 27 for Agency purposes.

The property comprised of Parcel 1.1 and Parcel 27.2 is improved by one single family dwelling constructed in 1988 and existing access from Pilot Knob Road. The remainder of the project site is vacant with existing unimproved access on Parcel 26 and Parcel 27.4 and 27.3 from Pilot Knob Road.

CONDITIONS

1. Condition 7 of Permit 2021-0264 is hereby amended to authorize subdivisions to create the 31.81±-acre lot, 6.78±-acre lot, 249±-acre lot and 257±-acre lot as depicted and described on the Survey Map. Any other subdivision of the project site shall require a new or amended permit.
2. Condition 9 of Permit 2021-0264 is hereby amended to any deed of conveyance for Parcel 26 as depicted on the Development Plan shall contain an easement providing ingress and egress to the 249±-acre lot and 257±-acre lot "Woods Road," as depicted on the Development Plan.
3. Condition 12 of Permit 2021-0264 is hereby amended to construction of any guest cottage on the 6.78±-acre lot, 249±-acre lot or 257±-acre lot shall require prior written Agency approval.
4. Condition 14 of Permit 2021-0264 is hereby amended to any on-site wastewater treatment system(s) on the 6.78±-acre lot, 249±-acre lot or 257±-acre lot 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 Development Plan and Septic 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 the 6.78±-acre, 249±-acre lot or 257±-acre lot more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

5. Condition 20 of Permit 2021-0264 is hereby amended to outside and to the west of the Clearing Limit on the 249±-acre lot and 257±-acre lot, no trees greater than 6 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of 1) vegetation to install the Proposed Drive and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
6. Condition 24 of Permit 2021-0264 is hereby amended to there shall be no more than 29 principal buildings located on the 249±-acre lot at any time. The single family dwelling authorized herein constitutes one principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

There shall be no more than 30 principal buildings located on the and 257±-acre lot at any time. The single family dwelling authorized herein constitutes one principal buildings. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

7. Condition 25 of Permit 2021-0264 is hereby amended to prior to commencement of any ground disturbance or construction activities on the 6.78±-acre lot, 249±-acre lot or 257±-acre lot; a permit for stormwater management shall be obtained from the Lake George Park Commission and a copy of the authorized plans shall be provided to the Agency.
8. All other terms and conditions in Permit 2021-0264 remain in full force and effect.
9. This permit amendment shall be recorded in the Washington County Clerk's Office within 60 days of the date of its issuance.
10. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit amendment as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0264A, issued September 19, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Permit Amendment issued this 19th day
of September, 2023.

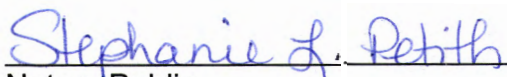
ADIRONDACK PARK AGENCY

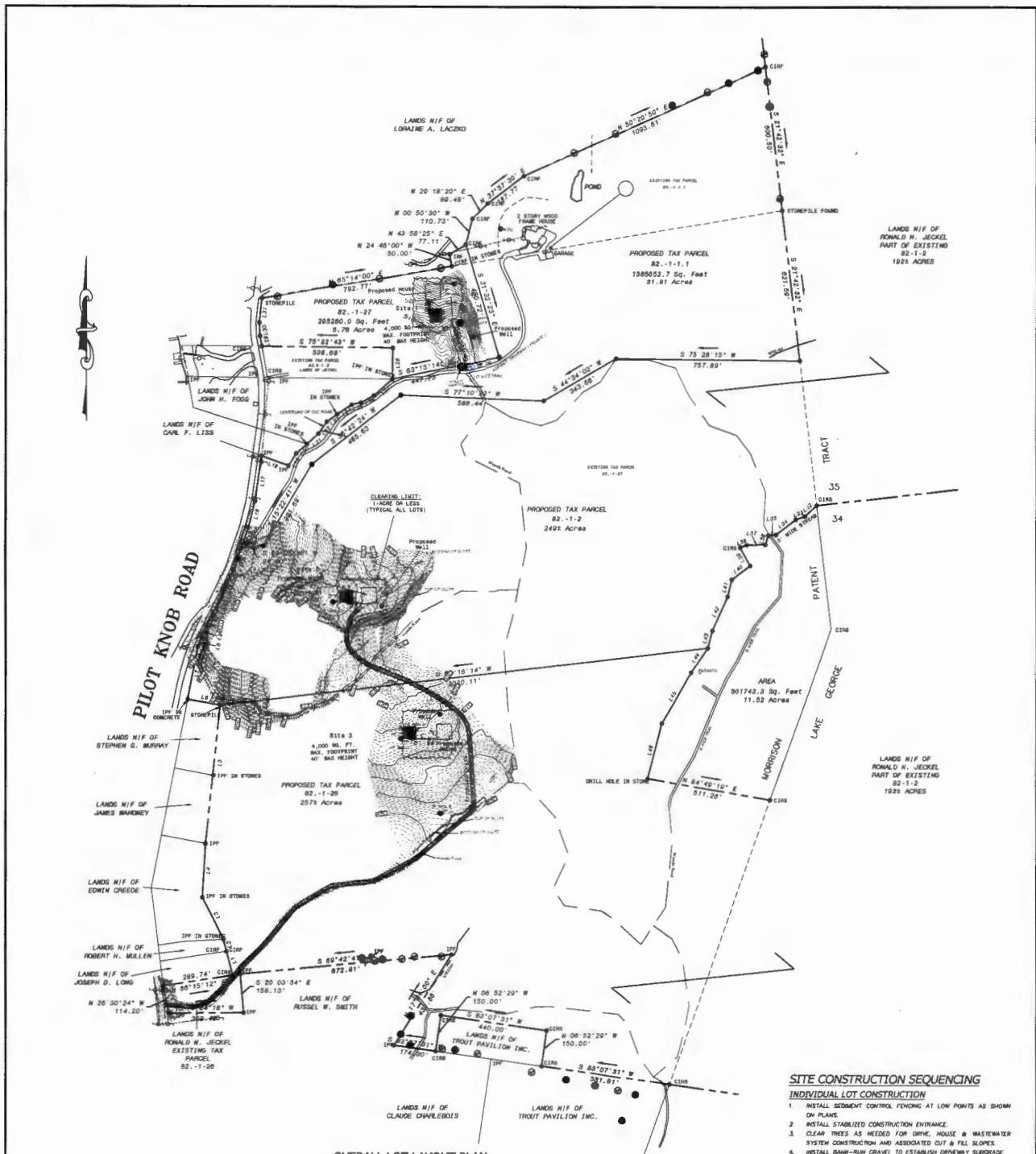
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 19th day of September in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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.

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


Notary Public



OVERALL LOT LAYOUT PLAN
 SCALE: 1"=200' - 22/24
 SCALE: 1"=400' - 11/17
GRAPHIC SCALE
 100 0 50 100 200 400
 (IN FEET)

WASTEWATER SYSTEM COMPONENT SCHEDULE

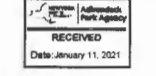
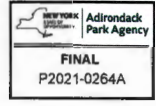
| SITE PLAN SYMBOL | COMPONENT | SIZING & MATERIAL |
|------------------|----------------------------------|--|
| A | HOUSE SEWER PIPE | 4" 30R-35 OR 30I-40 PVC |
| B | SEPTIC TANK | 1250 GAL PRECAST CONCRETE - 4-BEDROOM SIZING |
| C | EFFLUENT SEWER PIPE | 4" 30R-35 OR 30I-40 PVC |
| D | DISTRIBUTION BOX | 60 HOLE PRECAST CONCRETE |
| E | ABSORPTION FIELD | 13 BINS OF STRANDMATS PER-IN-STONE ABSORPTION TRENCHES @ 20' EACH - 4-BEDROOM SIZING |
| F | 100% REINFORCED ABSORPTION FIELD | |

WASTEWATER SYSTEM SETBACK SCHEDULE

| | PROPERTY LINE | HOUSE | WELL |
|------------------|---------------|-------|------|
| SEPTIC TANK | 10' | 10' | 50' |
| ABSORPTION FIELD | 10' | 20' | 100' |

SITE CONSTRUCTION SEQUENCING

- INDIVIDUAL LOT CONSTRUCTION**
1. INSTALL SEDIMENT CONTROL FENCING AT LOW POINTS AS SHOWN ON PLANS.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 3. CLEAR TREES AS NEEDED FOR DRIVE, HOUSE & WASTEWATER SYSTEM CONSTRUCTION AND ASSOCIATED CUT & FILL SLOPES.
 4. INSTALL BANK-RUN GRAVEL TO ESTABLISH DRAINAGE SUBGRADE.
 5. EXCAVATE DITCHES & STORMWATER MANAGEMENT PRACTICES, SEED & MULCH.
 6. CONSTRUCT HOUSE, UTILITIES, WATER SUPPLY WELL AND WASTEWATER SYSTEM.
 7. INSTALL DRAINAGE SUBBASE, FINE GRADE AND COMPACT.
 8. FINE GRADE, TOPSOIL AND SEED LAWN AREAS. INSTALL LANDSCAPING; REMOVE SEDIMENT CONTROL FENCE AFTER VEGETATION IS ESTABLISHED.



TAX MAP # 82-1-1, 2, 26, & 27
 ATTENTION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

| No. | Revisions | Date |
|-----|--|-----------|
| 3 | REVISED TEXT PER ADIRONDACK PARK AGENCY COMMENTS | 1/11/2021 |
| 2 | REVISED PER ADIRONDACK PARK AGENCY COMMENTS | 1/6/2021 |
| 1 | REVISED PER ADIRONDACK PARK AGENCY COMMENTS | 5/11/2020 |
| 0 | ISSUED TO ADIRONDACK PARK AGENCY | 10/2/2019 |

OVERALL LOT LAYOUT PLAN

prepared by
Ronald N. & Janis A. Jeckel
 Pilot Knob Road
 Town of Fort Ann, Washington County, NY

Drawn: JMS Checked: GJM Scale: MO10 Date: 8/20/2019

Hutchins Engineering 169 Highland Road 29675A-01-S1
 Ovid, NY 12843 (518) 745-0207 Phone
 (518) 745-0328 Fax



MAP REFERENCE:
 BASE MAP INFORMATION FROM "MAP OF SURVEY MADE FOR RONALD H. JECKEL & JANIS A. JECKEL" IN THE TOWN OF FORT ANN, WASHINGTON COUNTY, NEW YORK, DATED FEBRUARY 28, 2013, LAST REVISED JANUARY 23, 2020, PREPARED BY VAN DUSEN & STEVES LAND SURVEYORS.