


THIS IS A TWO-SIDED DOCUMENT

 <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 2022-0056</p>
<p>In the Matter of the Application of</p> <p>LESLIE A. HOMFELD Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: December 21, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Leslie A. Homfeld</p>

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the foundation of the single family dwelling has been constructed.

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 27.45±-acre parcel of land located on Cobble Creek Road in the Town of Chester, Warren 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 32, Block 1, Parcel 39, and is described in a deed from Edward W. Kiewra to George C. Homfeld (deceased) and Leslie A. Homfeld, dated November 19, 2020, and recorded December 10, 2020 in the Warren County Clerk's Office under Instrument Number 2020-8554 at Book 6246, Page 88.

The project site was created as the "27.45 acre-lot" in a five-lot subdivision authorized by Agency Project 79-402/Permit 79-357.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of one new single family dwelling with an attached garage to be served by on-site water supply and an on-site wastewater treatment system.

The project is shown on the following maps and plans:

- A two-sheet set of plans titled "Homfeld Residence," prepared by Winchip Engineering, PC, and received by the Agency on November 9, 2023 (Project Plans):
 - Sheet 1 – "Site Plan," last revised and stamped November 8, 2023, and
 - Sheet 2 – "Details," last revised and stamped October 19, 2023; and
- A 13-sheet set of architectural plans titled "Leslie Homfeld," prepared by Demetriou Designs (Architectural Plans). Sheets C-01, C-02, A-02, A-04, and A-06 through A-11 were last revised July 10, 2023 and were received by the Agency on August 1, 2023. Sheets A-01, A-03, and A-05 were last revised September 21, 2023 and were received by the Agency on October 24, 2023.

Reduced-scale copies of both sheets of the Project Plans (i.e., "Site Plan" and "Details") are 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 any subdivision that results in the creation of four or more lots, parcels, or sites since May 22, 1973 in a Rural land use area in the Adirondack Park. Pursuant to Condition 1 of Agency Project 79-402/Agency Permit 79-357, new land use and development on the project site requires a permit from the Adirondack Park Agency.

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 Warren 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 the Project Plans and Architectural 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. This permit amends and supersedes Permit 79-357 in relation to the 27.45±-acre project site. The terms and conditions of Permit 79-357 shall no longer apply to the project site except as conditioned herein.
5. 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 2022-0056, issued December 21, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on the project site in the location, footprint, and height shown on the Project Plans and Architectural Plans. Any change to the location or dimensions or other aspects of any authorized structure shall require prior written Agency authorization.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. The construction of any new structure outside the limits of clearing shown on the Project Plans or on slopes greater than 15 percent shall require a new or amended permit.
9. Any on-site wastewater treatment system 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 Project 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.

10. The project shall be undertaken in compliance with the erosion and sediment control measures depicted on the Project Plans.
11. The undertaking of any activity involving wetlands shall require a new or amended permit.
12. 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.
13. 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, toward Cobble Creek Road or adjoining property.
14. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, grey, or brown.
15. Within 75 feet of the edge of Cobble Creek Road or within 50 feet of the property boundary, no trees, shrubs or other woody-stemmed vegetation on the project site may be cut, culled, trimmed, pruned or otherwise removed without prior written Agency authorization, except for (a) within the limits of clearing shown on the Project Plans, and (b) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

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 project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester; and
- b. 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 21st day
of December, 2023.

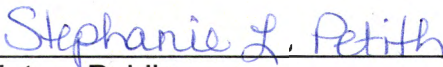
ADIRONDACK PARK AGENCY

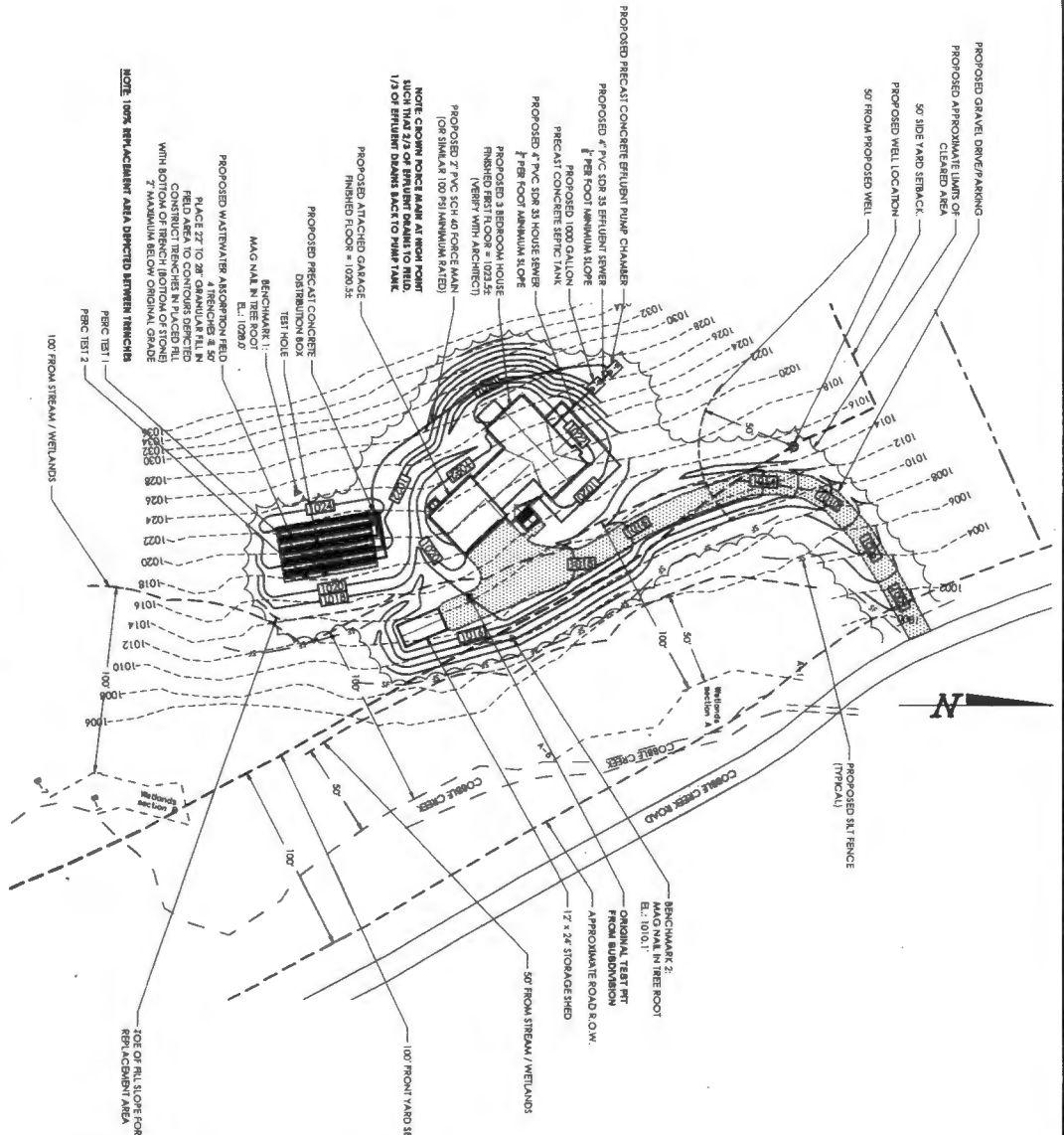
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 21st day of December 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.

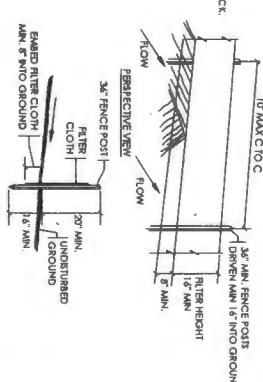
Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



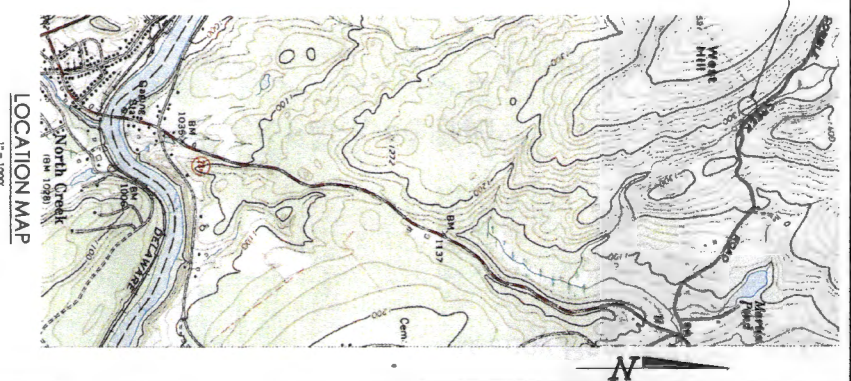
SITE PLAN
1" = 30'

MAP REFERENCE
TOPOGRAPHIC DATA FROM
TOWN PROJECT NO. 2002-087
(BRIDGE FINDER) DRAWING BY
WILLIAM E. BRANNON, L.S.
DATED APRIL 24, 2003



- FILTER CLOTH TO BE FASTENED SECURELY TO STAKES, WITH 18\"/>
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SILT/CLOG DEVELOPS IN THE SILT

SILT FENCE
(N.A.S.)



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PRELIMINARY
FOR REVIEW AND APPROVAL ONLY



WINCHIP ENGINEERING
P.O. Box 114, 36 Cooper Lane
Chester, New York 13017
Phone: (518) 494-3585
Fax: (518) 494-2544

PROJECT: HOMEFELD RESIDENCE
SITE PLAN
TOWN OF CHESTER, WARREN COUNTY, NY

DATE: 11/26/03

PROJECT NO. **20-083**
SHEET NO. **SI-001**

NO.	REVISIONS	DATE
1	ADD TEST HOLE / REVISIONS	11/26/03
2	REVISION PER CLIENT	12/22/03
3	REVISION PER CLIENT	02/24/04
4	REVISION PER CLIENT	03/02/04

NOTE: THIS PLAN IS THE PROPERTY OF WINCHIP ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WINCHIP ENGINEERING.

NOTE: SCALE: 1" = 30'

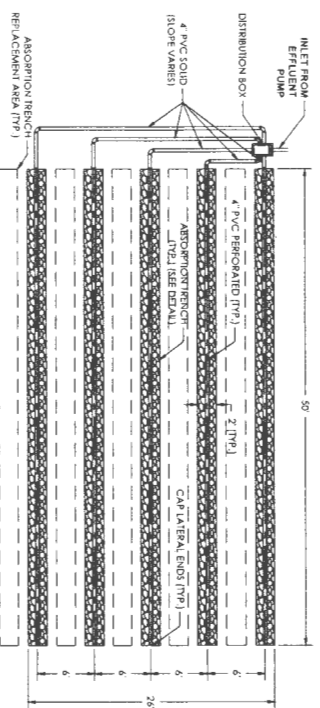
OWN. BY: N/A
CHECK BY: BWV
DATE: 04/05/04
SHEET NO.: 1 OF 2
TAX MAP: 823-1-37

TEST PIT / PERCOLATION TESTS

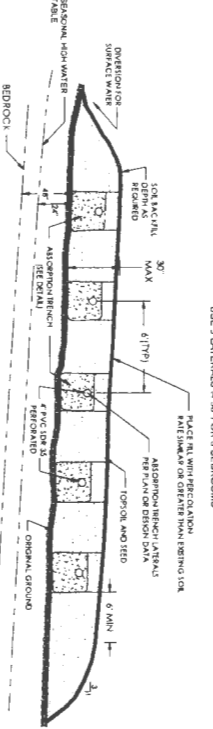
- TEST PIT - SEPTEMBER 14, 2023
- 1" - 6" BLACK GRANUL
- 2" - 7" RED BROWN SALT SAND, COBBLES
- WATER BEING AT 24"
- SEASONAL HIGH GROUNDWATER # 24"
- PERCO FROM TEST 1 (SEPTEMBER 14, 2023)
- PERCOLATION RATE AT 1" EQUALS 1" 18 MINUTES 21 SECONDS
- PERCOLATION TEST 2 (SEPTEMBER 14, 2023)
- STEADY STATE PERCOLATION RATE AT 1" EQUALS 1" 11 MINUTES 30 SECONDS

ABSORPTION FIELD DESIGN DATA

- ASSUMES BEEDROOM (BR) AND A DESIGN PERCOLATION RATE OF 1" / 20 MINUTES
- ASSUME 1.8 GALLON/FLUSH TOILETS AND 2.5 GALLON/MINUTE FAUCETS/SHOWERS/HEADS
- DESIGN FLOW = 3.98 X 110 GPD/HR
- DESIGN FLOW = 3.90 GPD
- ABSORPTION RATE = 1.30 GPD/FT
- ABSORPTION AREA = 330 GPD / 0.70 GPD/5F
- ABSORPTION AREA = 472.9F
- USE 3" TRENCHES @ 4" DEPTH
- USE 3" TRENCHES @ 4" DEPTH
- USE 3" TRENCHES @ 4" DEPTH
- THE WASTEWATER TREATMENT SYSTEM IS DESIGNED AND APPROVED BASED ON THE INSTALLATION OF WATER CONSERVING FIXTURES AND A DESIGN FLOW OF 1.10 GPD PER BEDROOM. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE EXTREME WATER USE PATTERNS SUCH AS JACUZZI/TUB SPA TUBS OR WATER TREATMENT SYSTEMS SUCH AS WATER SODIUM HYDROXIDE SYSTEMS. FIXTURES IS CONTRARY TO THE APPROVAL OF THIS WASTEWATER TREATMENT SYSTEM



ABSORPTION FIELD PLAN VIEW (N.T.S.)

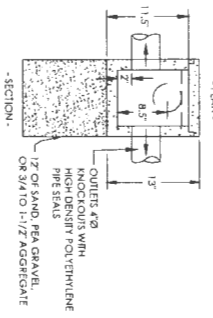


SHALLOW ABSORPTION TRENCH FIELD SECTION (N.T.S.)

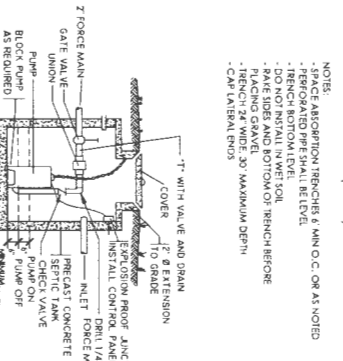
- INSTALLER NOTE:**
- WASTEWATER SYSTEM COMPONENTS MUST BE INSTALLED AS DETAILED ON ENGINEERING PLANS. ANY CHANGES TO COMPONENTS, MATERIALS, METHODS, OR PROCEDURES MUST BE APPROVED BY THE DESIGNER AND THE LOCAL HEALTH DEPARTMENT PRIOR TO INSTALLATION.
 - IF THE PUMP MUST COMPLY WITH ALL NEW YORK STATE DEPARTMENT OF HEALTH AND/OR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARDS.
 - ABSORPTION TRENCH WASTEWATER FIELDS MUST BE CONSTRUCTED AS DETAILED ON ENGINEERING PLANS. THE SPECIFIED SLOPE MUST BE MAINTAINED THROUGHOUT THE ABSORPTION FIELD SYSTEMS, AND WITHIN THE RANGE OF DEPTHS FOR A CONVENTIONAL TYPE ABSORPTION FIELD. TRENCHES ARE DESIGNED TO FOLLOW THE NATURAL GRADE OF THE LAND. FIELDS NOT INSTALLED ON NATURAL GRADE EXTREME CARE MUST BE TAKEN TO PROTECT AGAINST OVERSLOPING AND TO ADJACENT LATERALS.
 - ABSORPTION AND WASTEWATER FIELDS MUST BE CONSTRUCTED AS DETAILED ON ENGINEERING PLANS. THE BOTTOM OF THE BED MUST BE LEVEL AND MUST BE INSTALLED WITHIN THE RANGE OF DEPTHS INDICATED.
 - THE INSTALLER SHALL PROVIDE AN AS-BUILT SKETCH LOCATING THE FIELD / BED COORDS, DISTRIBUTION BOX AND SUMP MAIN CALCULATIONS, TRENCH ABSORPTION RATE AND PERCOLATION TEST RESULTS TO THE DESIGNER AND THE OWNER. A COPY OF THE AS-BUILT SKETCH SHALL BE PROVIDED TO THE OWNER AND THE JURISDICTIONAL AUTHORITY.
 - IF WE ARE UNABLE TO CERTIFY INSTALLATION OF SYSTEMS WHICH DO NOT CONFORM TO THE PRESCRIPTIONS CONTAINED ON THESE ENGINEERING PLANS, WE WILL BE OBLIGATED TO OBTAIN NECESSARY ENGINEERING INSTALLATION. PLEASE CONTACT US FOR CLARIFICATION.

DISTRIBUTION BOX

- NOTE:
- USE SPEED LEVELING DEVICES IN EACH OUTLET.
- USE WATER TO VERIFY EQUAL DISTRIBUTION THROUGH ALL OUTLETS.
- IF AT BOTTOM AND BIDS ALL 1.5 THICK

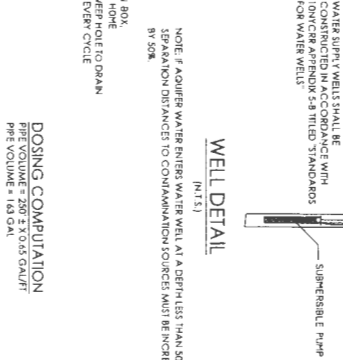


TYPICAL SECTION ABSORPTION TRENCH



TYPICAL SECTION ABSORPTION TRENCH (N.T.S.)

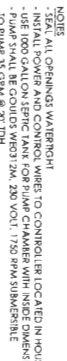
WELL DETAIL



WELL DETAIL (N.T.S.)

- NOTES:**
- INSTALL ALL OPENINGS WATER TIGHT
 - USE APPROVED POWER AND CONTROL WIRE TO CONTROL LOCATED IN HOUSE
 - PERMISSIBLE BE CORRUDES W/ 300 240 VOLT, 1750 RPM SINKER/SHRELL
 - TO PUMP 35 GPM @ 20' TH
 - INSTALL GOLDLO'S 10015 CONTROL WITH ALARM UNIT AND FLOW METER
 - FLOW METER SHOULD BE IN THE MAIN LINE
 - FLOW METER 1\"/>
 - CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE PRIOR TO PURCHASING PUMPS
 - PROVIDE PROTECTIVE FENCING AT THE CORNER OF THE FORCE MAIN
 - PIPER OFF - 6\"/>
 - PIPER OFF - 1.66 GALLONS PER MINUTE (1.22 MW VOLUME) = 1.98L GALLONS ALARM - IF ABOVE BASE (448 GALLONS IN TANK) STORAGE ABOVE ALARM = 1000 - 448 = 552 GALLONS OF

EFFLUENT PUMP DETAIL



EFFLUENT PUMP DETAIL (N.T.S.)

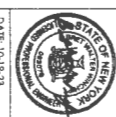
- NOTE #** AQUIFER WATER ENTERS WATER WELL AT A DEPTH LESS THAN 50' - WELLS SEPARATION DISTANCES TO COMMINUTION SOURCES MUST BE INCREASED BY 50%.
- DOSING COMPUTATION**
- DOSE VOLUME = 20.27 GALS/FT
 - DOSE VOLUME = 149 GALS
 - REQUIRED DOSE = 149 GALS
 - FOURCE MAIN VOLUME = 0.16 GALS/FT X 1725 FT
 - TOTAL DOSE REQUIRED PER CYCLE = 149 GALS
 - DOSE PROVIDED = 3.7 X 1.7 X 9.4 = 3.3 GALS/FT
 - DOSE PROVIDED = 3.3 GALS/FT X 75 GALS/FT
 - DOSE PROVIDED = 247.5 GALS/FT X 9.4 IN
 - DOSE PROVIDED = 149 GALS - 11 GALS (IN DRAIN BACK) DOSE PROVIDED = 138 GALS OR 85%

NOT FOR CONSTRUCTION

PRELIMINARY

FOR REVIEW AND APPROVAL ONLY

NO.	REVISIONS	SCALE	ALNOTED
1	REVISIONS		
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		



WINCHIP ENGINEERING

TOWN OF CHESTER, WARREN COUNTY, NY

PROJECT: HOMEFIELD RESIDENCE DETAILS

P.O. BOX 114, 34 Cooper Camp
 Chenango, New York 13817
 Phone: (518) 494-2555
 Fax: (518) 494-2546

PRIOR: 20-083
 SHEET NO. 20 OF 2