


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 2022-0185</p>
<p>In the Matter of the Application of</p> <p>JEFFREY S. SHAMBO Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: January 24, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Jeffrey S. Shambo</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a five-lot subdivision and the construction of four single family dwellings in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Greig, Lewis County.

This authorization shall expire unless recorded in the Lewis 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 an authorized lot has been conveyed to an outside party.

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-acre parcel of land located off Partridgeville Road in the Town of Greig, Lewis County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 277, Block 1, Parcel 2.114, and is described in a deed from Edward Michael Johnson, Stacia Ward-Johnson, Mark Timothy Johnson to Jeffrey S. Shambo, dated December 6, 2018, and recorded February 5, 2019 in the Lewis County Clerk's Office under Instrument # 2019-000529.

The eastern portion of the project site contains wetlands. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a five-lot subdivision to create four 3.2-acre lots (Lots A, B, C, D) and a 14.2-acre vacant lot. One single-family dwelling will be constructed on each of Lots A, B, C, and D. The 14.2-acre lot is improved by a single-family dwelling and accessory garage. No new land use and development is proposed or authorized for the 14.2-acre lot.

The project is shown on an 11-page set of maps and plans entitled "Proposed Septic System Designs For Jeff Shambo Property Off Partridgeville Road Lots A,B,C,D Town of Greig, NY" prepared by Olmstead Consulting and dated as revised on September 21, 2022 (Project Plans). A reduced-scale copy of pages 4-7 of the Project Plans are attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 Lewis 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 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, Freshwater Wetlands 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 2022-0185, issued January 24, 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 a four-lot subdivision as depicted on the Project Plans. Any subdivision not depicted on the Project Plans shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory garage each on Lots A, B, C and D in the locations and within the building envelopes shown on the Project Plans.

The single family dwellings shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any expansion beyond these dimensions shall require prior written Agency authorization.

7. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization. The construction of any accessory structure outside of the building envelopes shown on the Project Plans shall require prior written Agency authorization.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. Any on-site wastewater treatment system on Lots A, B, C, or D 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. 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.

11. 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 adjoining property.
12. Within 100 feet of the wetlands, 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.
13. There shall be no more than two principal buildings located on each of Lots A, B, C, or D at any time. The single family dwellings authorized herein each constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
14. There shall be no more than 11 principal buildings located on the 14.2-acre lot. The existing single-family dwelling constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.


CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578 and 9 NYCRR Part 574. The Agency hereby finds that the subdivision 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

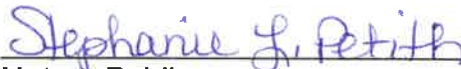
PERMIT issued this 24th day
of January, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of January 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.

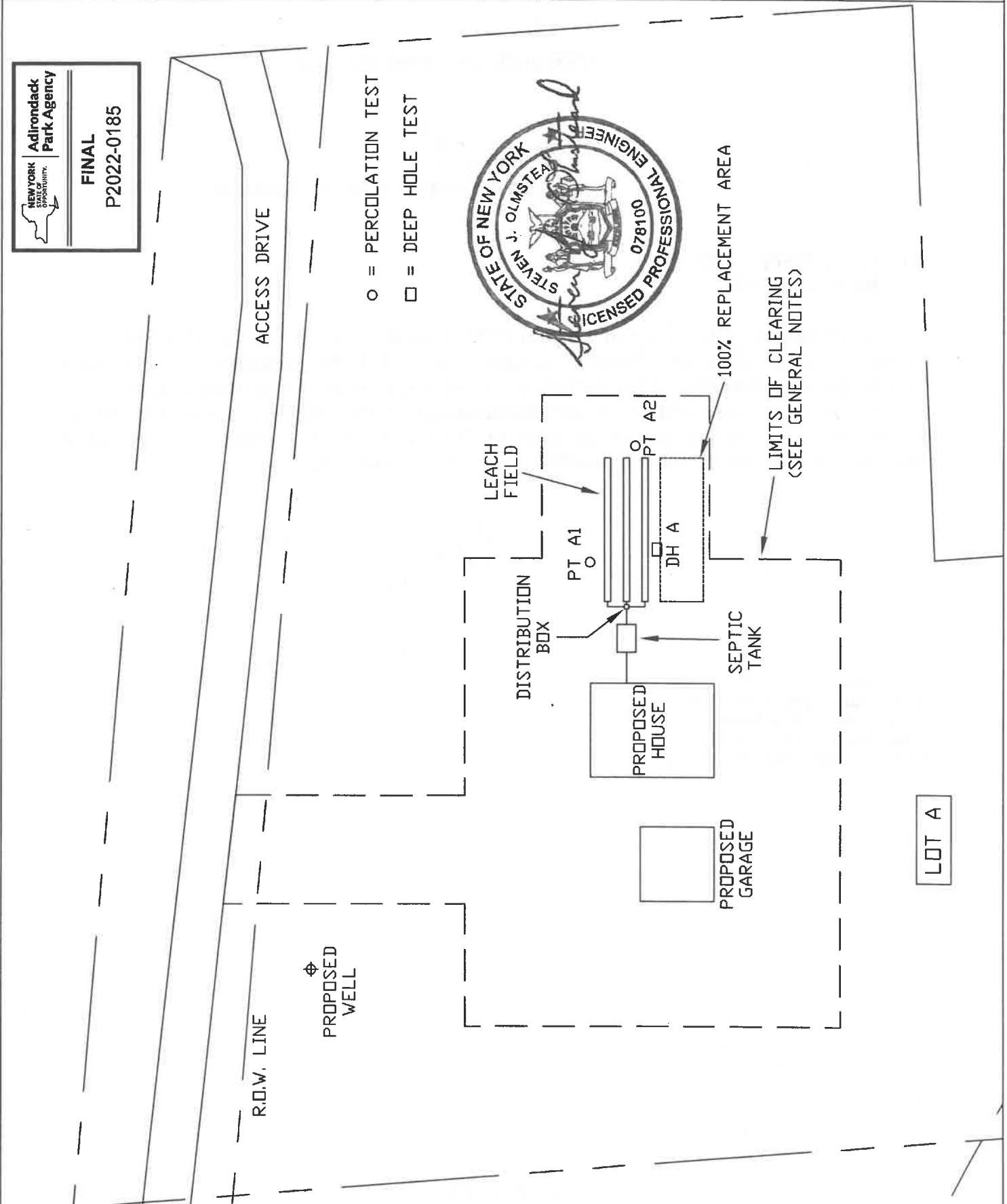

Notary Public

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

PLANS FOR: LOT A	JEFF SHAMBO OFF PARTIDGEVILLE ROAD TOWN OF GREIG, NY	LOT LOCATION:	WASTEWATER TREATMENT SYSTEM	OLMSTEAD CONSULTING P.O. BOX 151 GLENFIELD, NY 13343 315-558-1314	SCALE: 1" = 40'
		AUGUST 2022	REV1 09/21/22		

NEW YORK
OPPORTUNITY
Adirondack
Park Agency

FINAL
P2022-0185



PLANS FOR:
JEFF SHAMBO
LOT B

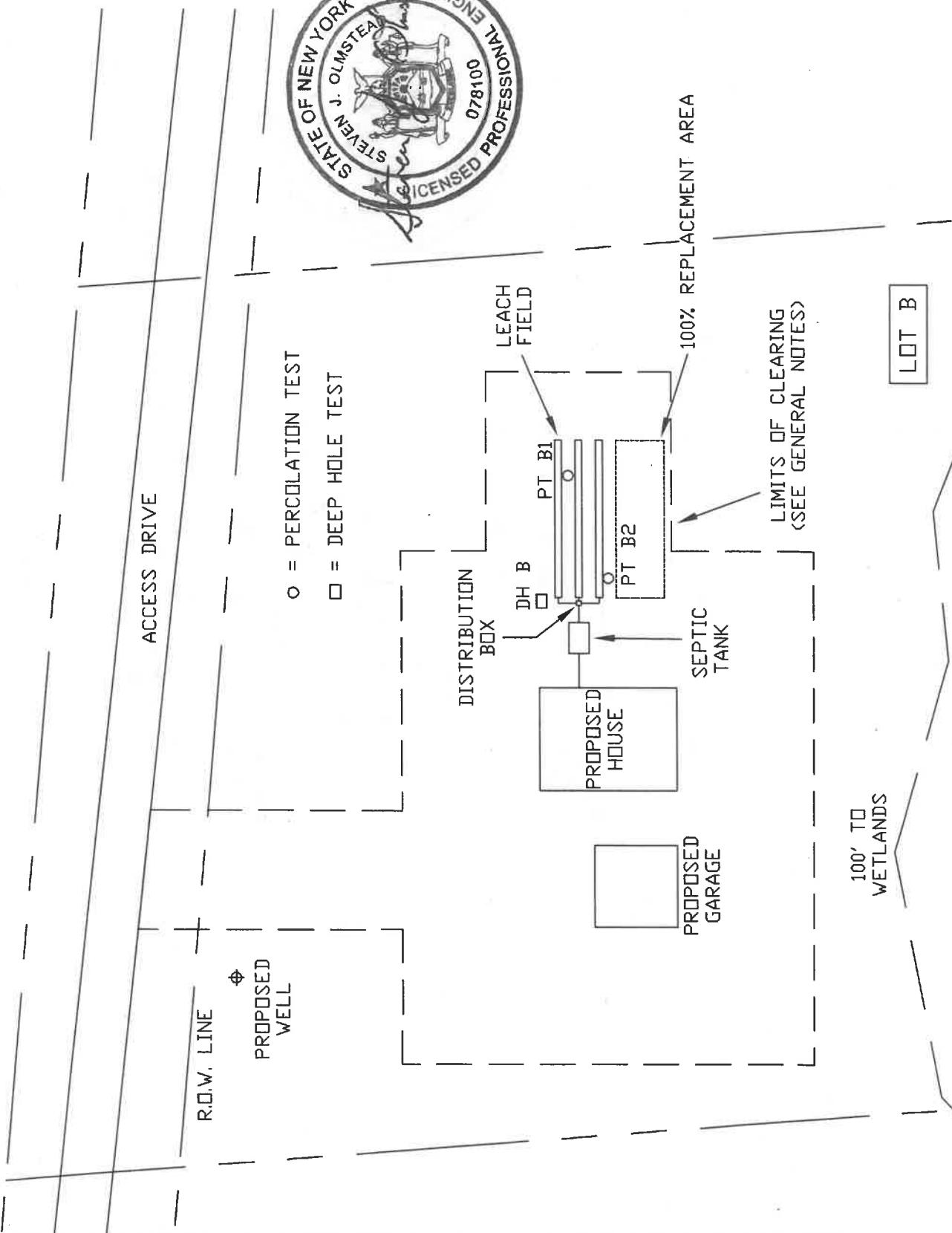
LOT LOCATION:

OFF PARTRIDGEVILLE ROAD
TOWN OF GREIG, NY

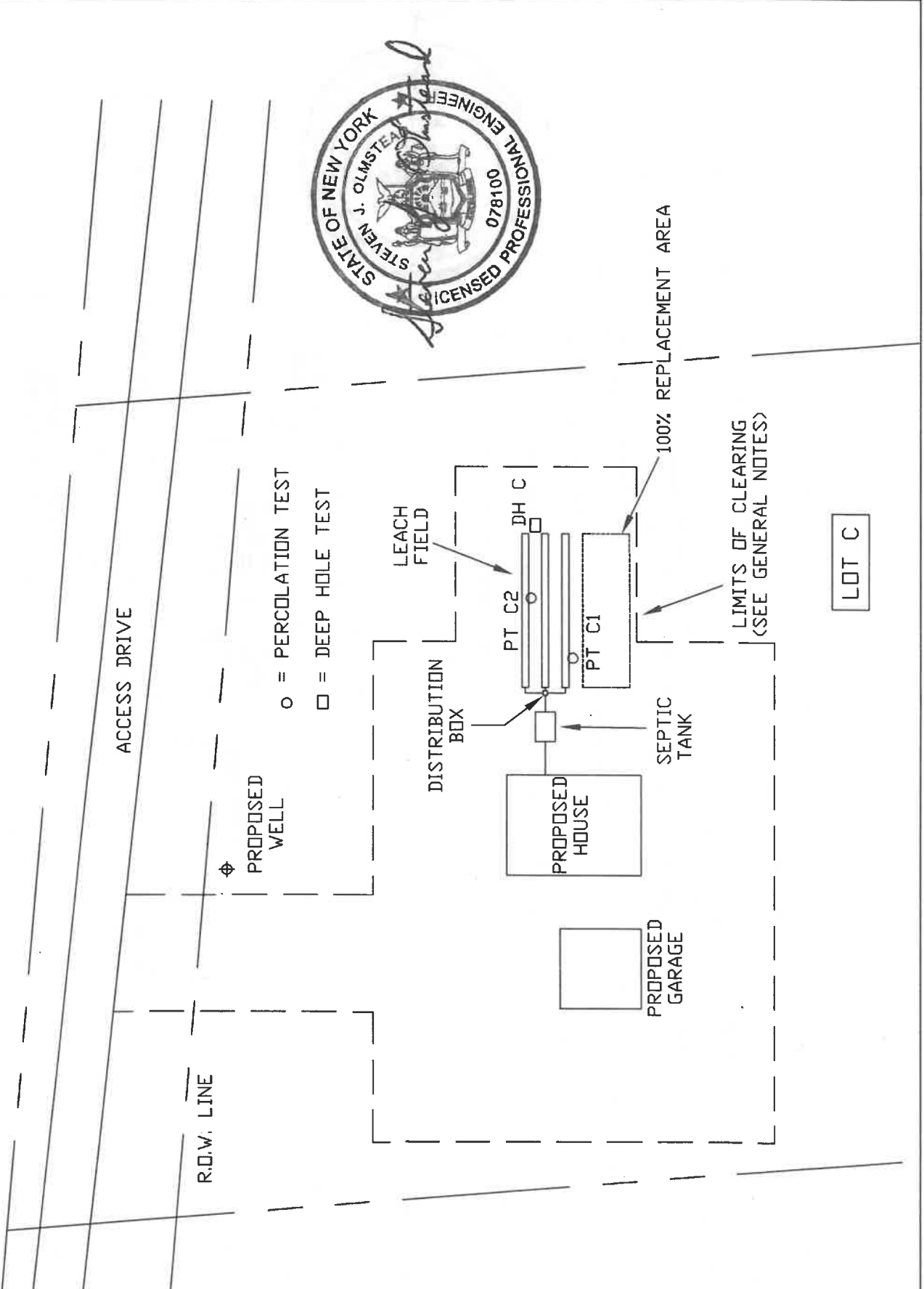
WASTEWATER
TREATMENT
SYSTEM

OLMSTEAD CONSULTING
P.O. BOX 151
GLENFIELD, NY 13343
315-558-1314

AUGUST 2022
REV1 09/21/22
SCALE: 1" = 40'



PLANS FOR: JEFF SHAMBO LOT C	LOT LOCATION: OFF PARTRIDGEVILLE ROAD TOWN OF GREIG, NY	WASTEWATER TREATMENT SYSTEM	OLMSTEAD CONSULTING P.O. BOX 151 GLENFIELD, NY 13343 315-558-1314	SCALE: 1" = 40'
		AUGUST 2022 REV1 09/21/22		



LOT C

PLANS FOR:
JEFF SHAMBO
LOT D

LOT LOCATION:

OFF PARTRIDGEVILLE ROAD
TOWN OF GREIG, NY

WASTEWATER
TREATMENT
SYSTEM

OLMSTEAD CONSULTING
P.O. BOX 151
GLENFIELD, NY 13343
315-558-1314

AUGUST 2022
REV: 09/21/22
SCALE: 1" = 40'

