


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 2022-0224</p>
<p>In the Matter of the Application of</p> <p>STEVEN COLLETTI Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 27, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Steven Colletti</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the 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 Minerva, 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 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 2 acre parcel of land located on Morse Memorial Highway in the Town of Minerva, 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 155.3, Block 1, Parcel 62, and is described in a deed from Katherine E. Chismark to Steven Colletti, dated June 21, 2022, and recorded July 8, 2022 in the Essex County Clerk's at Book 2089, Page 167.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and accessory garage.

The project is shown on the following plans:

- The location of the single family dwelling and on-site wastewater treatment system details are depicted on a plan titled "Wastewater System Plan & Details" (Site Plan), prepared by Hutchins Engineering, PLLC, received by the Agency March 8, 2023.

A reduced-scale copy of the Site Plan for the project, 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 Site Plan 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 2022-0224, issued April 27, 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 one garage on the project site in the location shown on the Site Plan. The single family dwelling shall be no larger than 1500 square feet in footprint and no more than 25 in height, as measured from the highest point of the structure to the lower of either existing or finished grade. The garage shall be no more than 1000 square feet in footprint and no more than 25 in height, as measured from the highest point of the structure to the lower of either existing or finished grade.

Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.

6. Construction of any guest cottage on the project site shall require prior written Agency approval.
7. 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 Site Plan. 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.

8. 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.
9. 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 Morse Memorial Highway or adjoining property.
10. Within 50 feet of the edge of pavement of Morse Memorial Highway, 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 the removal of an area up to 25 feet in width for driveway construction and utility installations, and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

- 11. 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 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 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 27th day of April, 2023.

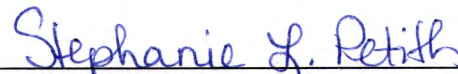
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

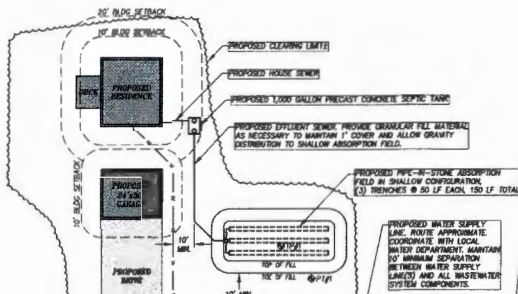
On the 27th day of April in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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.

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


Notary Public

LANDS N/T OF
HUNY
104.3-1-82.000

APPARENT P.L. FROM ESSEX COUNTY G.L.S.



LANDS N/T OF
HUNY
104.1-1-4.000

WASTEWATER SYSTEM PLAN
SCALE: 1"=30'

GRAPHIC SCALE
0 7.5 15 30
1" = 30'

CONTRACTOR TO FIELD VERIFY LOCATIONS AND DISTANCES. THIS IS NOT A FIELD SURVEY.

MAP REFERENCE:

BASE MAP INFORMATION FROM ESSEX COUNTY GIS, AERIAL PHOTOGRAPHY, AND FIELD MEASUREMENTS. THIS IS NOT A FIELD SURVEY. ALL LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL SYSTEMS PRIOR TO BEGINNING INSTALLATION.

WASTEWATER SYSTEM SETBACK REQUIREMENTS

PROPERTY LINE	HOUSE	SEWER LANE IN BACKYARD	SEWER LANE
SEPTIC TANK	10'	10'	10'
ABSORPTION FIELD	10'	20'	10'

WASTEWATER SYSTEM DESIGN

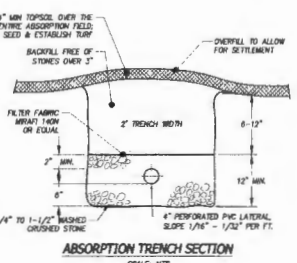
3-BEDROOM DESIGN
DESIGN FLOW - 110 GPD/BEDROOM
SYSTEM DESIGN FLOW - 330 GPD
SEPTIC TANK - PROPOSED 1,000 GALLON PRECAST CONCRETE IN SHALLOW CONFIGURATION
DESIGN PERCOLATION RATE = 1-5 MBN/IN
APPLICATION RATE = 1.2 GPD/SF
ABSORPTION TRENCH AREA REQUIRED = 275 SF
2" WIDE ABSORPTION TRENCH REQUIRED = 138 LF
INSTALL 3 TRENCHES AT 20 LF = 150 LF

POTABLE WATER SUPPLY IS MUNICIPAL SUPPLY
MAINTAIN 10' BETWEEN WATER SUPPLY LINES AND ALL WASTEWATER SYSTEM COMPONENTS

SHALLOW TRENCH FILL MATERIAL NOTES

AFTER REMOVING ORGANICS, PLACE SYSTEM FILL AS NEEDED TO ESTABLISH REQUIRED GRADES OVER THE ENTIRE AREA OF PROPOSED ABSORPTION FIELD AND TAPPER AREA.

SHALLOW TRENCH FILL TO HAVE SIMILAR PERCOLATION RATE TO EXISTING IN-SITU SOILS. FILL TO BE STABILIZED IN 6" LIFTS TO REQUIRED GRADES PRIOR TO CONSTRUCTING ABSORPTION TRENCHES. FILL MATERIAL, INCLUDING A 4" TOPSOIL LAYER SHALL EXTEND 3' HORIZONTALLY FROM THE EDGE OF THE TRENCHES. TAPPER THE FILL AREA TO MEET WITH THE EXISTING GRADE AT A MAXIMUM 1:3 SLOPE.



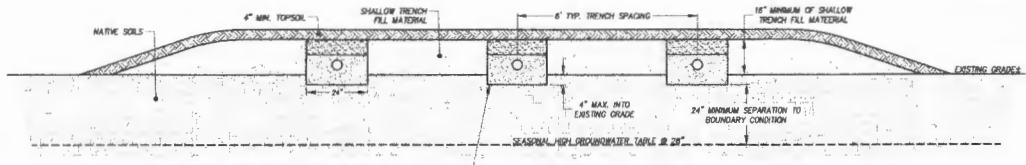
SITE SOILS DATA

TEST PIT #1 (10.27061N-72.90251W)
PERFORMED BY A. ZERNAN, M.S.
DATE: SEPTEMBER 14, 2022
MAPPED SOIL SERIES: CROOKHAM FINE SAND
DISTANCE TO NEAREST EXISTING OR PROPOSED WELL > 100'
DISTANCE TO NEAREST WATER BODY > 100'
DEPTH TO SEASONAL HIGH GROUNDWATER TABLE = 28"
DEPTH TO BEDROCK OR REFUSAL > 63"
SLOPE = 0%
ACCEPTABLE SYSTEM: CONVENTIONAL SHALLOW ABSORPTION

HORIZON	DEPTH (INCHES)	USDA TEXTURE	MARBELL COLOR	REGIOGRAPHIC FEATURES
Ap	0-10	FINE SANDY LOAM	10-YR 5/2, DARK YELLOWISH BROWN	NO
Bw	10-15	FINE SANDY LOAM	10-YR 5/2, DARK YELLOWISH BROWN	NO
Bc	15-25	SAND	10-YR 4/4, DARK YELLOWISH BROWN	YES @ 28" (10-YR 5/2, GRAY DEPLETION, 3-YR 4/4, YELLOWISH RED CONCRETIONING)
C	25-48+	FIRM FINE SAND	10-YR 5/2, BROWN	YES

PERCOLATION TEST DATA

PERCOLATION TEST
PTS - 3/2/2023 BY: G. THOMAS HUTCHINS, P.E.
STABILIZED PERCOLATION RATE:
1 MINUTES, 49 SECONDS PER INCH
DESIGN PERCOLATION RATE 1-5 MBN/INCH



ABSORPTION FIELD SECTION

SCALE: NTS

RECEIVED
Date March 8, 2023

PAID
PX22-0224

TAX MAP # 153.3-1-62.000

No.	Revisions	Date
1	ADD PERCOLATION TEST DATA	3/8/2023
0	ISSUED TO ADOCKMACK PARK AGENCY	11/16/2022

WASTEWATER SYSTEM PLAN & DETAILS

prepared for:
Steven Colletti
410 Morse Memorial Highway
Town of Minerva, County of Essex, State of New York

Drawn: JHS
Checked: GIN
Scale: NOTES
Date: 11/15/2022

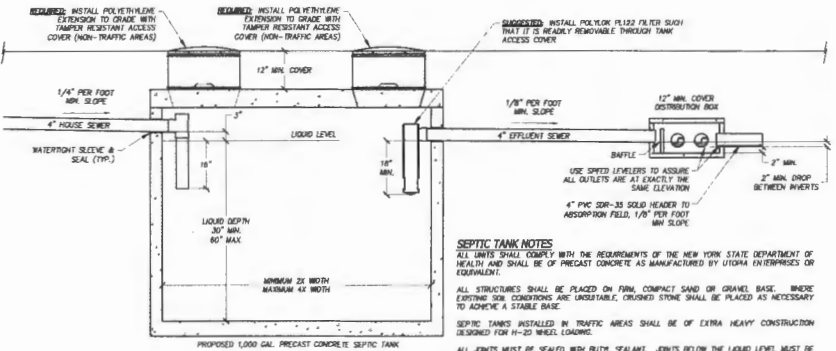
Hutchins Engineering PLLC
169 Howland Road
Queensbury, NY 12804
(518) 745-5387 Phone
(518) 745-5328 Fax

292077-01

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www.digsafetyny.com



ALTERATION OF THIS DOCUMENT DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF HIS EDUCATION LAW



SEPTIC TANK DETAIL

SCALE: NTS

SEPTIC TANK NOTES
ALL UNITS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND SHALL BE OF PRECAST CONCRETE AS MANUFACTURED BY USHIA (INTERPRETS OR EQUIVALENT).
ALL STRUCTURES SHALL BE PLACED ON FIRM, COMPACT SAND OR GRAVEL BASE. INSURE EXISTING SOIL CONDITIONS ARE UNDESIRABLE. CRUSHED STONE SHALL BE PLACED AS NECESSARY TO ACHIEVE A STABLE BASE.
SEPTIC TANKS INSTALLED IN TRAFFIC AREAS SHALL BE OF EXTRA HEAVY CONSTRUCTION DESIGNED FOR H-20 WHEEL LOADING.
ALL JOINTS MUST BE SEALED WITH BUTYL SEALANT. JOINTS BELOW THE LIQUID LEVEL MUST BE TESTED BEFORE BACKFILLING.