


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 2022-0244</p>
<p>In the Matter of the Application of</p> <p>ADELE STILES JANINE M. JURKOWSKI Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 8, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. Adele Stiles2. Janine M. Jurkowski

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 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 Essex 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 1.8±-acre parcel of land located on 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 23.000, and is described in a deed from Theodore R. Simmons and Julie A. Simmons to Adele Stiles, dated February 28, 2022, and recorded March 8, 2023 in the Essex County Clerk's Office at Book 2075, Page 73.

The project site contains shoreline on Lake Champlain.

PROJECT DESCRIPTION

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

The project is shown on the following plans:

- The location of the single family dwelling and on-site wastewater treatment system are depicted on a plan titled "Site Plan", received by the Agency April 21, 2023; and
- Design details of the on-site wastewater treatment system are depicted on a two-page set of plans titled "Septic System Design" (Septic Plan), prepared by Joseph M.Moryl, P.E., received by the Agency April 21, 2023.

A reduced-scale copy of the Site Plan and Septic Plan for the project, 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 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 and Septic 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 2022-0244, issued June 8, 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 on the project site in the location shown on the Site Plan. The single family dwelling shall be no larger than 1200 square feet in footprint and no more than 20 feet 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. 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.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. 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.
9. Any dock constructed on the project site must be a floating or fixed structure no more than eight feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.
10. 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. Boathouses and docks, as defined under 9 NYCRR § 570.3, are excepted from this requirement.
11. 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 depicted on the Site Plan and design shown on the Septic 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.

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.
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 or toward Lake Champlain, Bridge Road or adjoining property.
14. All exterior building materials, including roof, siding and trim, of the dwelling shall be a shade of green, grey, or brown.
15. Within 100 feet of Bridge Road, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
16. Within 100 feet of Lake Champlain, no trees greater than six inches in diameter at breast height may be cut or otherwise removed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
17. 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.

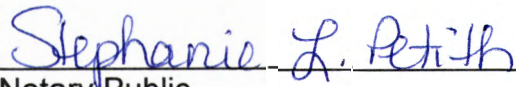
PERMIT issued this 8th day
of June, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

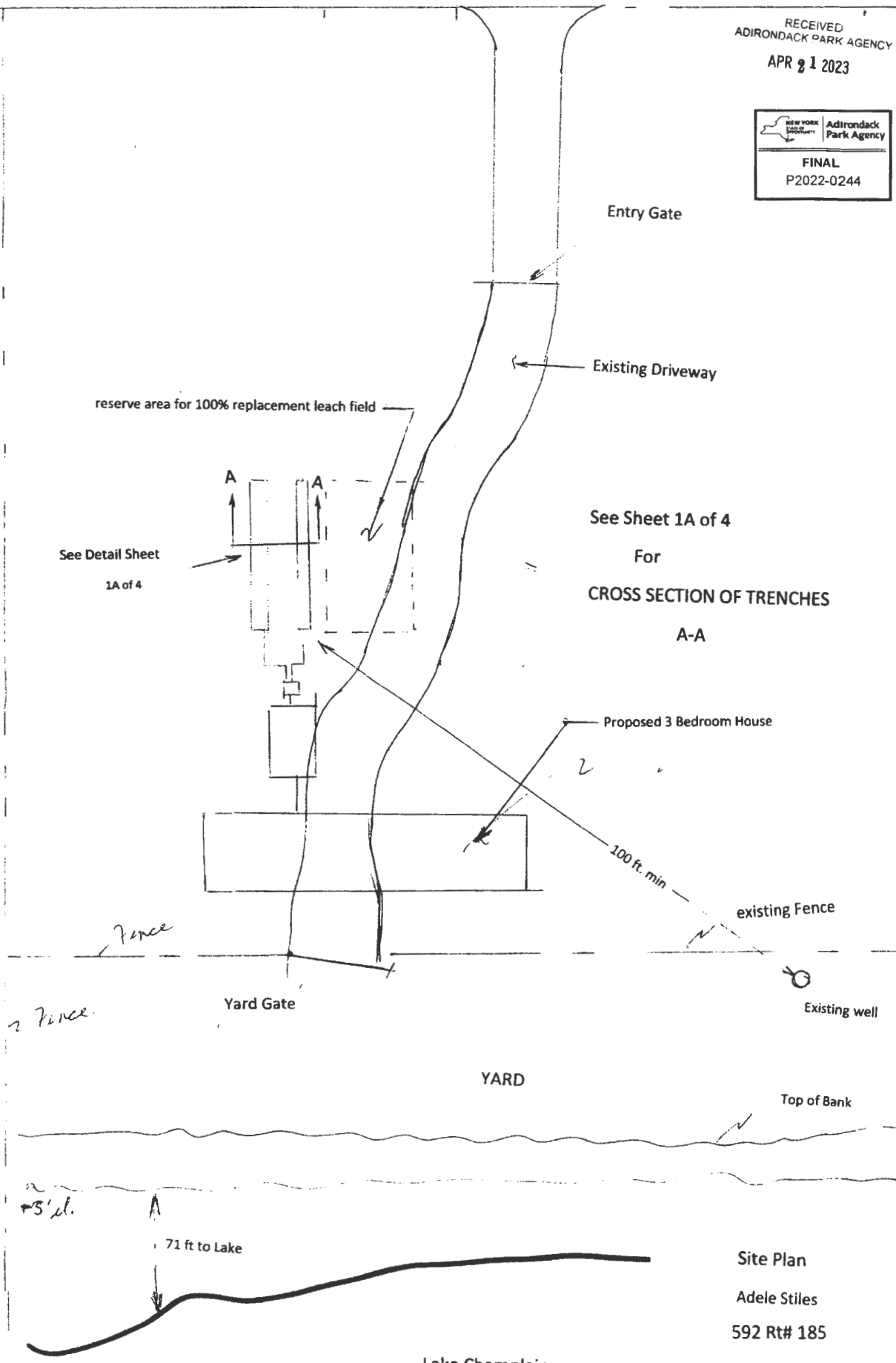
On the 8th day of June in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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.


Notary Public

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

RECEIVED
ADIRONDACK PARK AGENCY
APR 21 2023

NEW YORK STATE
ADIRONDACK
Park Agency
FINAL
P2022-0244



See Detail Sheet
1A of 4

See Sheet 1A of 4
For
CROSS SECTION OF TRENCHES
A-A

Fence
Fence

Yard Gate

YARD

existing Fence

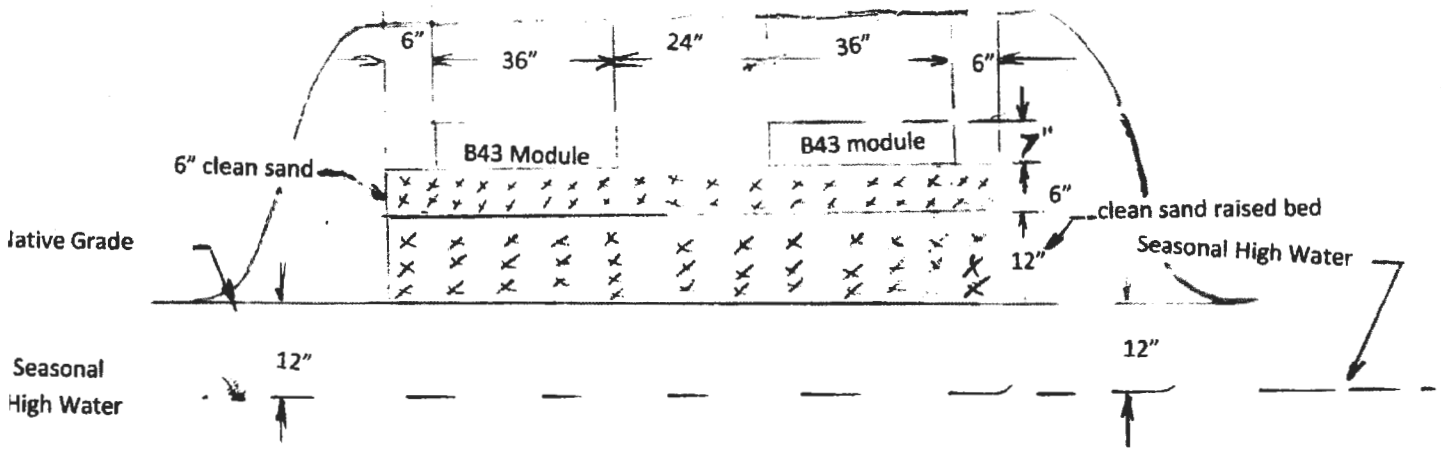
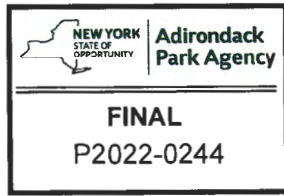
Existing well

Top of Bank

71 ft to Lake

Lake Champlain

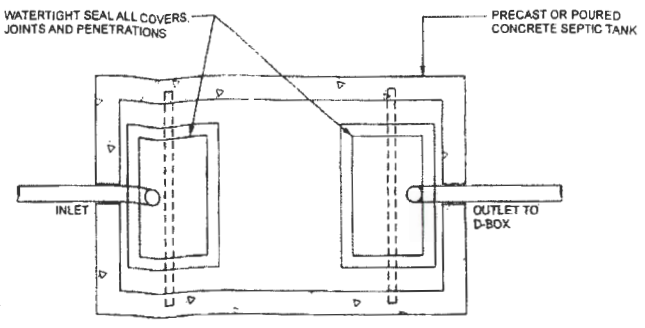
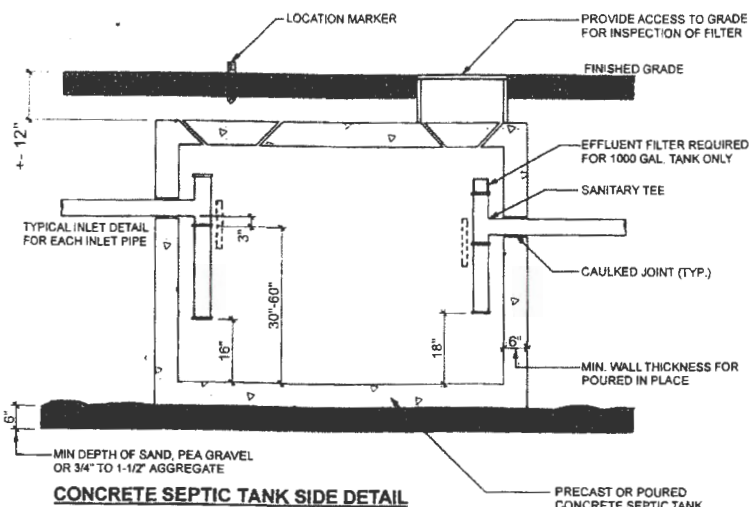
Site Plan
Adele Stiles
592 Rt# 185
Crown Point, N. Y.



CROSS SECTION OF TRENCHES

A-A

RECEIVED
ADIRONDACK PARK AGENCY
APR 21 2023

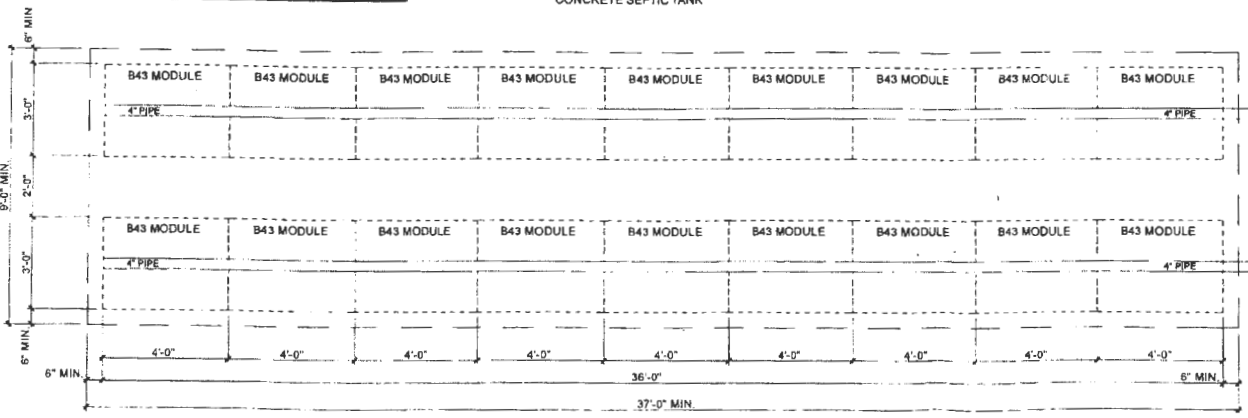


CONCRETE SEPTIC TANK TOP DETAIL

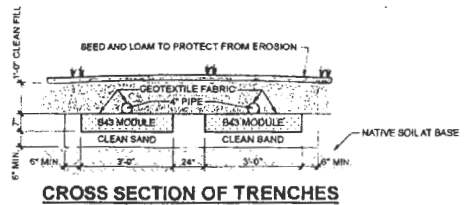
N.T.S.
NOTE:
 - USE 1000 GALLONS CAPACITY
NOTE:
 - INSTALL TUF-TITE FILTER 6" DIA. x 24" L IN OUTLET TEE.

SEPTIC NOTES AND OPERATION GUIDELINES:

- 1) SEPTIC TANK SHALL BE INSPECTED YEARLY TO ASCERTAIN SOLIDS LEVELS AND SHOULD BE PUMPED EVERY TWO OR THREE YEARS. TANKS MUST BE PUMPED WHEN THE BOTTOM OF THE SCUM LAYER IS WITHIN THREE INCHES OF THE BOTTOM OF THE BOTTOM OF THE OUTLET BAFFLE OR SANITARY TEE, OR WHEN THE TOP OF THE SLUDGE IS WITHIN TEN INCHES OF THE BOTTOM OF THE OUTLET BAFFLE OR SANITARY TEE.
- 2) THE SUBJECT REPLACEMENT SEPTIC SYSTEM SHALL BE DESIGNED AND INSTALLED PER D.E.C. PUBLICATION, DESIGN STANDARDS FOR WASTEWATER TREATMENT WORKS - 1988
- 3) OWNER OR OWNER AGENT SHALL APPLY TO THE APPROPRIATE TOWN OR OTHER ENTITY AS MAY HAVE JURISDICTION FOR SEPTIC PERMIT TO INSTALL SYSTEM AND ALSO SHALL BE RESPONSIBLE TO MEET ALL THE INSPECTION REQUIREMENTS.
- 4) OWNER OR OWNER AGENT SHALL APPLY TO THE NEW YORK STATE DEPARTMENT OF HEALTH FOR THE PERMIT TO INSTALL SYSTEM FOR SUBJECT RESIDENCE.
- 5) APPLICABLE TOWN AND NEW YORK STATE DEPARTMENT OF HEALTH REQUIRES INSTALLATION INSPECTION AND SIGN OFF BY THE ENGINEER OF RECORD. SEPTIC CONTRACTOR SHALL CONTACT ENGINEER OF RECORD IN A TIMELY MANNER TO SCHEDULE INSPECTIONS. ENGINEER OF RECORD SHALL NOT SIGN OFF ON SYSTEMS WHICH ARE INSTALLED WITHOUT INSPECTION. THIS DESIGN ASSUMES THERE ARE NO JURISDICTIONAL ISSUES. IT IS THE OWNER OR OWNER AGENTS RESPONSIBILITY TO ASCERTAIN APPA JURISDICTION.
- 6) CONTRACTOR SHALL PRODUCE AS BUILT SEPTIC SITE PLAN INDICATING LOCATION OF SEPTIC TANK AND CLEAN OUT, D-BOX AND FIELD CORNERS, BACK TO CORNERS OF RESTAURANT. AS BUILT PLAN SHALL BE SUBMITTED TO TOWN OF SCHROON LAKE AND MAINTAINED FOR OWNERS RECORD.



PLAN SHOWS 2 RUNS OF 4" PIPE W/ 9 MODULES. DESIGNED WITH ELJEN B43 MODULE (4'Lx3'Wx7"D)



CROSS SECTION OF TRENCHES

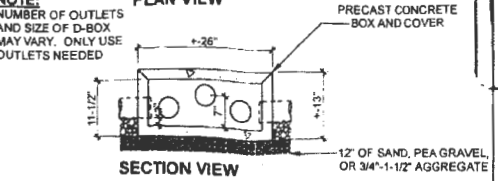
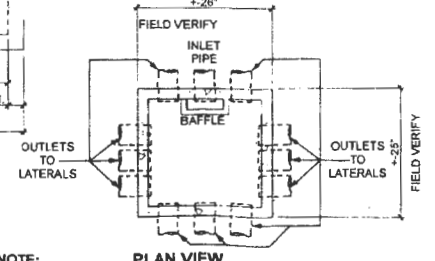
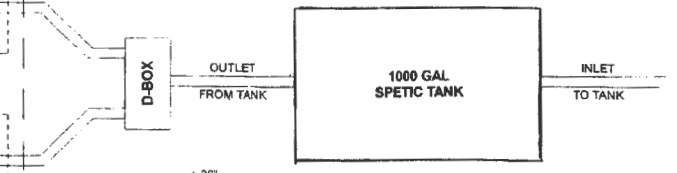
PERCOLATION TEST DATA:

PERCOLATION TEST RATE: 7 1/2 MINUTE
 PERCOLATION HOLE CONDITIONS: - 6" TEST HOLE WITH NO INDICATIONS OF WATER OR SIGNS OF WATER STAINS. SOIL IN THIS AREA APPEARS TO be Coarse-Medium sand

DESIGN BASIS FLOW RATE:

Residential design for 3 Bedroom
 Percolation Rate (6-7) min./inch (tested) *1
 *1 Average of (4 tests) 6.5 min./inch
 Reference Table 4 page 13 (GSF New York Design)

And install manual
 18 Modules required



DISTRIBUTION BOX

N.T.S.
NOTES:
 - USE SPEED LEVELING DEVICES IN EACH OUTLET

NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
 Adirondack Park Agency
 RECEIVED
 Date: April 21, 2023

NEW YORK STATE OF ENVIRONMENTAL CONSERVATION
 Adirondack Park Agency
 FINAL
 P2022-0244

Adele Stiles
 592 Rt# 185 (Bridge Road)
 Crown Point, N. Y. 12928