


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 2022-0291</p>
<p>In the Matter of the Application of</p> <p>JOHN GIANNOTT Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: September 14, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name: 1. John Giannott</p>

SUMMARY AND AUTHORIZATION

This permit authorizes construction of two single family dwellings in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Pleasant, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton County Clerk's Office. The Agency will consider the project in existence when a certificate of occupancy has been issued for one of the single family dwellings authorized herein.

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 65.7 acre parcel of land located on NYS Route 8 in the Town of Lake Pleasant, Hamilton 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 120.007, Block 2, Parcel 11.111, and is described in a deed from Pristine Acres, LLC to John Giannott, dated December 10, 2021, and recorded January 12, 2022 in the Hamilton County Clerk's Office under Instrument Number 2022-44.

The project site is partially located within 1/8 mile of the Silver Lake Wilderness Area and contains wetlands. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of two single family dwellings with related on-site wastewater treatment system, well and driveway.

The project is shown on the following maps and plans:

- A two-sheet plan set titled "Giannott Cabin," prepared by Drawings Unlimited, dated March 22, 2022 (Building Plan), and
- A two-sheet plan set titled "Giannott Cabin," prepared by Ernest J. Gailor, P.E., dated August 13, 2023 (Septic Plan).

A reduced-scale copy of Drawing S-1 of the Septoc Plan (Site Plan) 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 within one-eighth mile of lands classified Silver Lake Wilderness Area 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 Hamilton 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 2022-0291, issued September 14, 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 two single family dwellings on the project site in the location, footprint, and height shown on the Building Plan and on the Site Plan. 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 one-eighth mile of the Silver Lake Wilderness area shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. 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 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.

9. Silt fence shall be properly installed and maintained down slope of any ground disturbance within 100 feet of wetlands.
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.

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 NYS Route 8 or adjoining property.
12. Within 100 feet of the centerline of NYS Route 8 or within 100 feet of the edge of woods depicted on the Site Plan, no trees greater than six 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) an area up to 20 feet in width for driveway construction and utility installations and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
13. The undertaking of any activity involving wetlands shall require a new or amended permit.
14. There shall be no more than 50 principal buildings located on the project site at any time. Each of the two single family dwellings authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

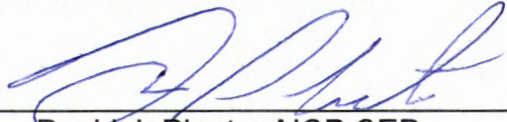
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act 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; 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.

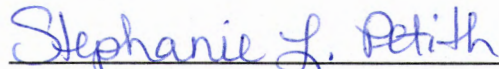
PERMIT issued this 14th day
of September, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 14th 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.


Notary Public

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

NOTE:

ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR OR LICENSED SURVEYOR REGISTERED IN THE STATE OF NEW YORK.

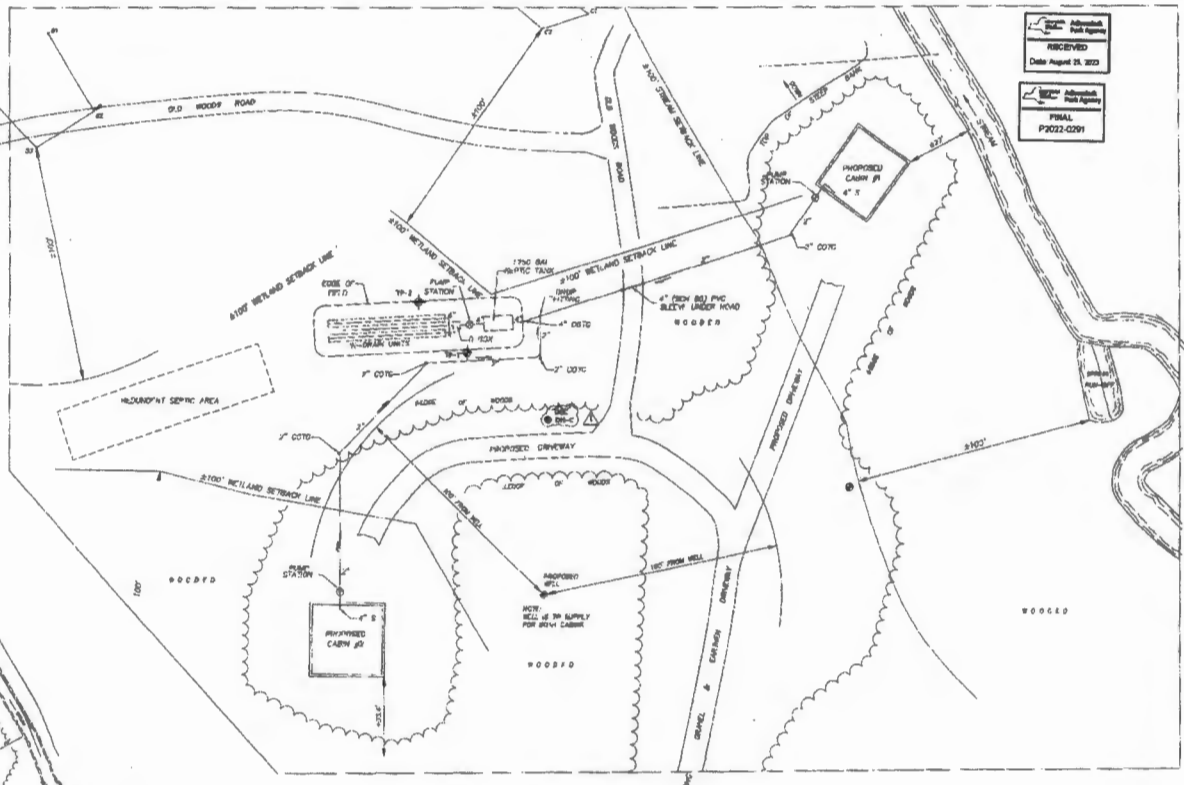
NEW YORK STATE DEPARTMENT OF HEALTH

1. THERE SHALL BE NO DEVIATION FROM THESE PLANS DURING CONSTRUCTION WITHOUT PRIOR APPROVAL OF THE ENGINEER OR THE NYS DEPARTMENT OF HEALTH.
2. THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATES ARE ACCEPTED AND APPROVED IN WRITING BY THE ENGINEER OR NYSDOH.
3. FOLLOW ALL MANUFACTURERS' INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. PRIOR TO EXCAVATING, CONSULT THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION.
5. ELECTRICAL EQUIPMENT INSTALLED IN ACCORDANCE WITH THIS PLAN JUST BY NEW YORK STATE BOARD OF FIRE UNDERWRITERS CERTIFIED.

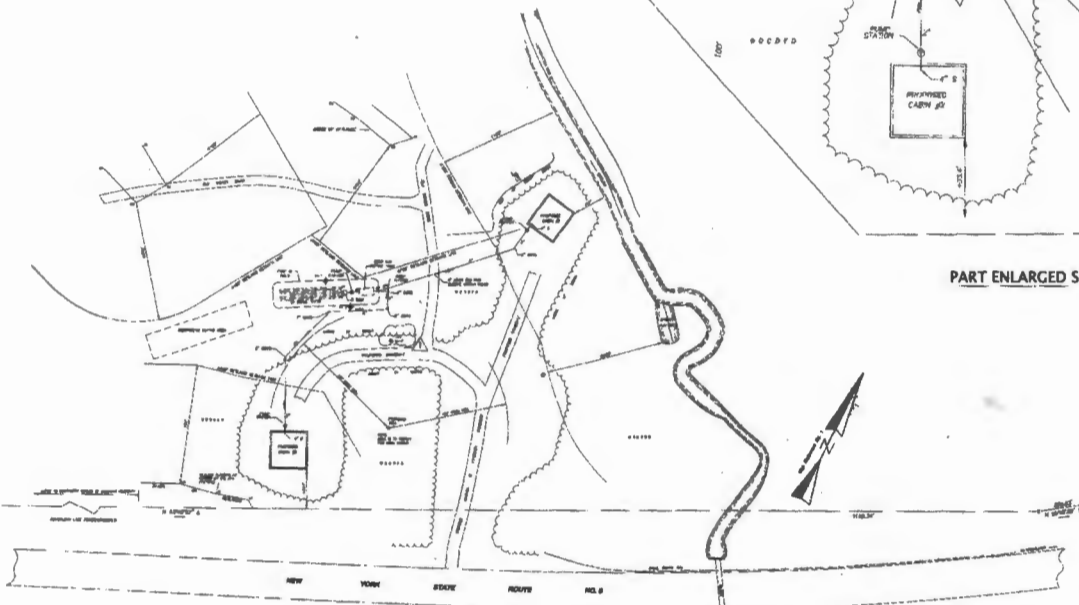
TABLE 2

SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

SYSTEM COMPONENTS	TO STREAM, LAKE, WATERCOURSE OR OILWELL		PROPERTY LINE	DWELLING
	WELL OR SUCTION LINE	OR OTHERWISE		
HOUSE SEWER	25' IF CAST IRON	25'	10'	10'
WASTEWATER (JOINTS)	50' OTHERWISE			
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100' (a)	100'	20'	10'



PART ENLARGED SITE PLAN

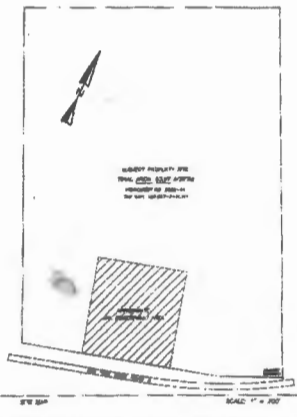


NOTES:

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MAP OF NEW YORK STATE

STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 JAMES A. HANCOCK
 COMMISSIONER
 DIVISION OF LAND PLANNING AND CONSERVATION
 STATE OF NEW YORK
 DIVISION OF LAND PLANNING AND CONSERVATION
 STATE OF NEW YORK



Design / Build
 Haved Crawford
 Log Home
 Millfed Log Home
 Custom Build

Drawings Unlimited
 P.O. Box 115
 Chenoweth Falls, New York 12801
 Email: info@drawingsunlimited.com
 Web: www.drawingsunlimited.com
 Ph: (518) 791-7068 or (518) 361-1151

GENERAL NOTES:

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DATE	REVISION
9/20/23	

PROJECT
GIANNOTTI CABIN
 LAKE PLEASANT, NY
 PART PLOT PLAN

PROJECT NO.
 011-0121

DATE: AUG. 13, 2023
 SCALE: AS NOTED
 DRAWN BY: SSN
 CHECKED BY: EG / RFO

DRAWING NO.
 2 of 5-1

RECEIVED
 HAVENWOOD PARK AGENCY
 AUG 26 2023

RECEIVED
 Date August 26, 2023

PRIAL
 P2023-0201