


THIS IS A TWO-SIDED DOCUMENT

 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></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 <b>2023-0027</b></p>
<p>In the Matter of the Application of</p> <p><b>TOWN OF WILLSBORO</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 11, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Town of Willsboro</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a municipal sand and salt storage structure in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Willsboro, 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 the authorized structure and site work have been completed.

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 5.7-acre parcel of land located on Stoke Lane in the Town of Willsboro, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 31.13, Block 2, Parcel 20, and is described in a deed from Wardner J. Hayward and Anne Holley Hayward to The Town of Willsboro, dated November 14, 1955, and recorded December 12, 1955 in the Essex County Clerk's Office at Book 330, Page 409.

The project site contains shoreline on the Bouquet River.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction of a sand and salt storage structure at the existing municipal highway department facility that is 72 feet wide, 140 feet long and 44 feet in height. The project will utilize the existing access from Stoke Lane.

The project is shown on the following maps and plans:

- "Town of Willsboro Salt Storage Shed" prepared by Essex County Department of Public Works and dated February 9, 2023 (Project Plans).

A reduced-scale copy of the Site Plan for the project, shown on sheet C101 of the Project Plans and dated February 9, 2023, 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 structure in excess of 40 feet in height on Hamlet 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, for as long as the authorized structure remains on the site. Copies of this permit and 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, Wild, Scenic and Recreational Rivers System 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 2023-0027, issued May 11, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of a sand and salt storage structure in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the authorized structure shall require prior written Agency authorization.
6. The project shall be undertaken in compliance with the stormwater management and erosion and sediment control measures shown on the Project Plans.
7. 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.
8. All exterior building materials, including roof, siding and trim, of the authorized structure shall comply with the Project Plans. Any change to the exterior colors of the authorized structure shall require prior written agency authorization.
9. Any new free-standing or building-mounted outdoor lights associated with the authorized structure on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward the Bouquet River or adjoining property.
10. Within 100 feet of the mean high-water mark of the Bouquet River, 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 dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

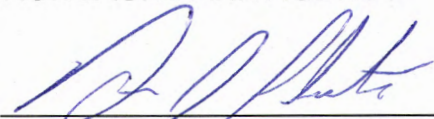
**CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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; 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;
- c. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- d. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- e. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

PERMIT issued this 11<sup>th</sup> day  
of May, 2023.

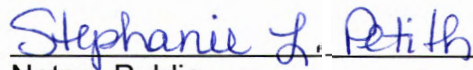
ADIRONDACK PARK AGENCY

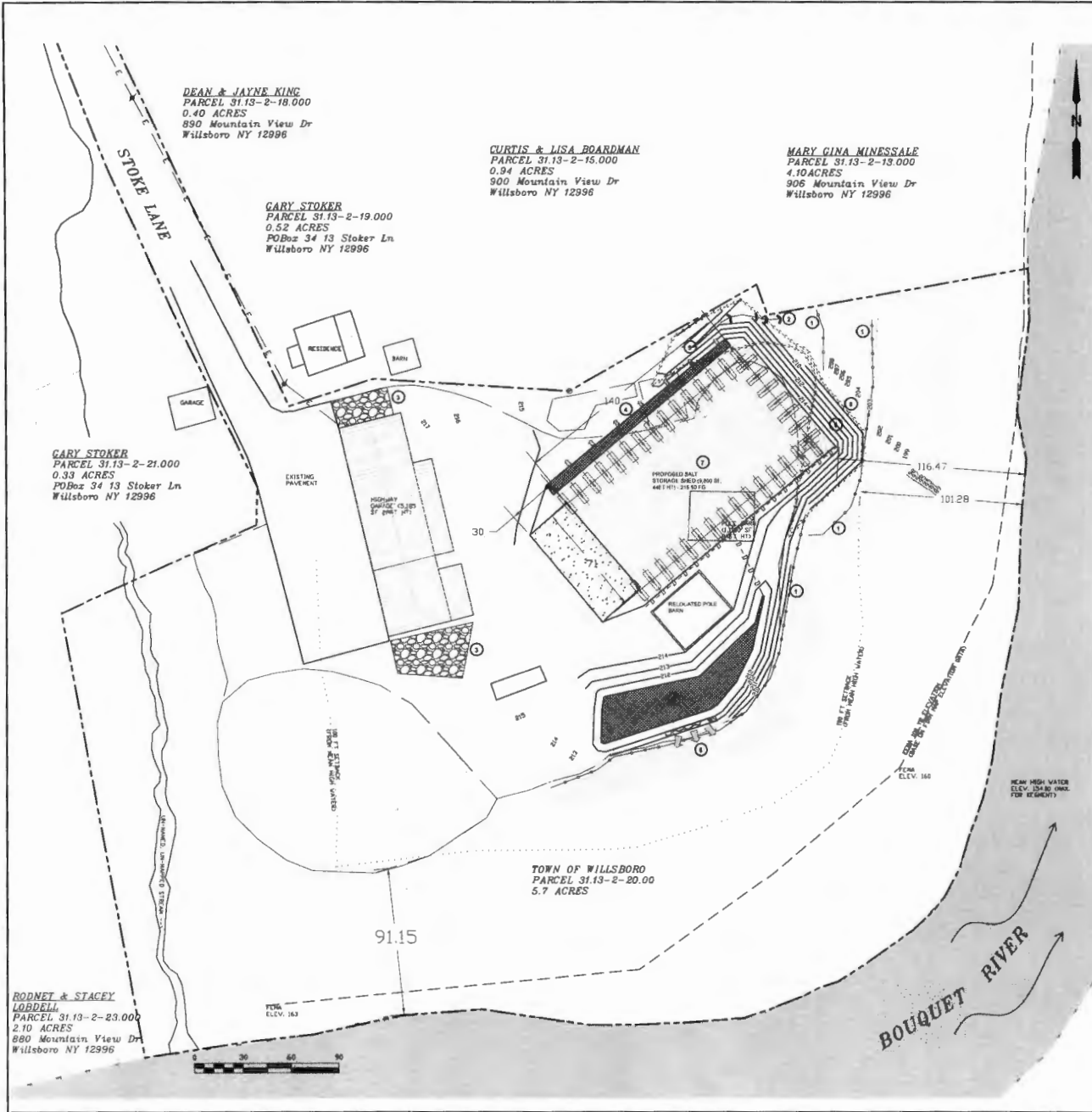
BY:   
David J. Plante, AICP CEP  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 11<sup>th</sup> day of May 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



- PROJECT NOTES (CONTRACT C- SITE, BY OWNER):**
1. PROVIDE BILT FENCE PER DETAIL 1C301 WITH CORRESPONDING SPECIFICATIONS. INCLUDE AREAS AS NOTED AND PROVIDE AROUND STOCKPILE AREAS AS NEEDED.
  2. PROVIDE STONE CHECK DAMS PER DETAIL 2C301 WITH CORRESPONDING SPECIFICATIONS.
  3. PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL 3C301 WITH CORRESPONDING SPECIFICATIONS.
  4. PROVIDE PERIMETER WALL PER DETAIL 5C301 WITH FLOW DIFFUSER PER 7C301 FOR DISCHARGE ALONG EXISTING DRAINAGE. STONE LINE SHALL BE FILLED WITH #2 STONE TO DETAIN AND INFILTRATE IN ACCORDANCE WITH STORM WATER DESIGN.
  5. PROVIDE SEDIMENTATION BASIN PER DETAIL 6C301 WITH CORRESPONDING SPECIFICATIONS AND STORM WATER DESIGN VOLUMES.
  6. PROVIDE FLOW DIFFUSER ALONG EXISTING EMBANKMENT PER DETAIL 7C301 WITH CORRESPONDING SPECIFICATIONS.
  7. PROVIDE EXCAVATION, SITE GRADING AND BACKFILL FOR SALT STORAGE STRUCTURE.
  8. PROPOSED CLEARING LIMITED IS STRICTLY FOR REGRADING AREA SHOWN AS --.
  9. PROVIDE TOPSOIL, SEED AND MULCH FOR DISTURBED AREAS OUTSIDE THE LIMITS OF THE GRAVEL HIGHWAY GARAGE YARD.

Item	Description	Length	Width	Area	Depth	Volume
1	Clearing area that change permeability	140	72	10080		
2	Clearing area that change permeability	140	72	10080		
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100	Clearing area that change permeability	140	72	10080		

- STORM WATER CONSTRUCTION SPECIFICATIONS**
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STUMPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
  2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
  3. VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
  4. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
  5. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
  6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
  7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
  8. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
  9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
  10. THE TOP OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLOTS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCRETE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARRER.
  11. THE RISER SHALL BE WRAPPED WITH (1) TO (2) INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH HAVING AN EQUIVALENT BIEVE SIZE OF 40-60. THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT WINDING.
  12. STRAPS OR CONNECTING BANOS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
  13. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
  14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASE THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/2 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL OR TAMPED EARTH ON THE PLATE.

Adirondack Park Agency  
FINAL  
P2023-0027

ESSEX COUNTY DEPARTMENT OF PUBLIC WORKS  
CONSTRUCTION WORK FOR  
**WILLBORS SALT STORAGE SHED**  
177 STOKER LANE, WILLBORS NY 12996

DATE: \_\_\_\_\_ Dwg. NO: \_\_\_\_\_  
PROJECT NO: **C101**