


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 2023-0049</p>
<p>In the Matter of the Application of</p> <p>KEVIN HUESTIS and FRANCISCA KARYADI 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. Kevin Huestis2. Francisca Karyadi

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 Saranac, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when one of the authorized structures has been constructed.

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 72.4±-acres of a 112±-acre parcel of land located on Collins Road in the Town of Saranac, Clinton County, in an area classified Low Intensity Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as the Resource Management portion of Tax Map Section 252, Block 1, Parcel 13, and is described in a deed from Adirondack Mt. Land LLC to Kevin Huestis and Francisca Karyadi, dated November 16, 2021, and recorded November 30, 2021 in the Clinton County Clerk's Office under Instrument Number 2021-00320993.

The project site contains wetlands in the southeast corner of the parcel near Collins Road, and additional wetlands in the northwest corner of the parcel near Pup Hill Road. 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 the construction of a single family dwelling, attached garage, and accessory use structure. The proposal also includes clearing 2±-acres for the establishment of a lavender farm.

The project is shown on the following maps, plans, and reports (Project Plans):

- Eleven sheets of plans titled "Huestis Residence," prepared by Bear Architects PLLC, dated February 23, 2023 (Architect Plans);
- Three sheets of plans titled "Site Plan – Huestis Residence Sewage Treatment System," prepared by Moser Engineering, dated August 10, 2022, and last revised May 2, 2023 (Engineered Plans);
- Three sheets of plans titled "Kevin Huestis Pole Barn," prepared by Loner Drafting Services, dated July 26, 2022 (Pole Barn Plans); and
- A one sheet plan titled "Kevin Huestis Pole Barn – Cross Sections C-C," prepared by Loner Drafting Services, and dated December 19, 2022 (Pole Barn Cross Section).

A reduced-scale copy of Page 3 of the Engineered Plans 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 Clinton 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 Engineered 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 2023-0049, 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, attached garage, and accessory use structure on the project site in the location, footprint, and height shown and as described in the Project Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
6. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit.
7. Construction of any guest cottage on the project site shall require prior written Agency authorization.
8. 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 Engineered 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.

9. 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.

10. 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 Collins Road or adjoining property.
11. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
12. Within 50 feet of the centerline of Collins Road no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site, except for driveway access, 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.
13. There shall be no soil disturbance or vegetation removal within 100 feet of wetland boundaries, except as shown on the Engineered Plans. Any change to the location or dimensions of any authorized limits of clearing shall require prior written Agency authorization.
14. Any application of pesticide or herbicide on the project site within 100 feet of wetland boundaries shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.
15. There shall be no more than two principal building located on the Resource Management portion of the project site at any time. The single family dwelling 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 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.

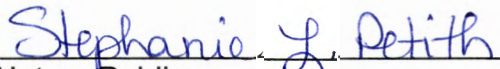
PERMIT issued this 8th day
of June, 2023.

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 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

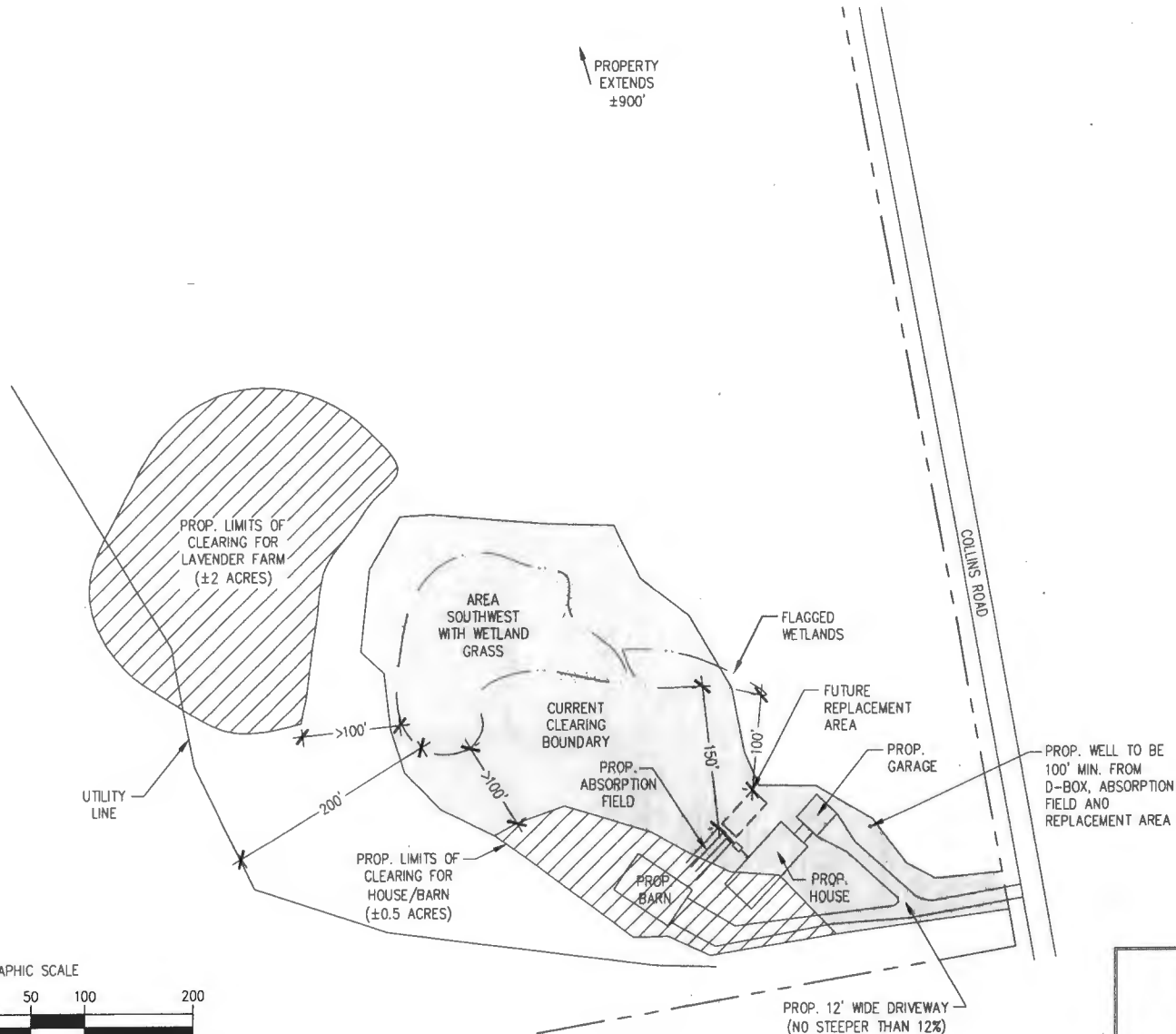


PROPERTY EXTENDS ±900'

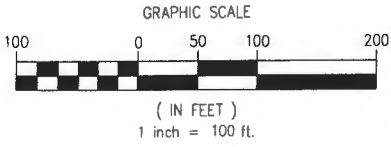
RECEIVED
Date: April 19, 2023

Adirondack Park Agency
FINAL
P2023-0049

PROPERTY EXTENDS ±400'



PROP. WELL TO BE 100' MIN. FROM D-BOX, ABSORPTION FIELD AND REPLACEMENT AREA



PLOT PLAN
SCALE: 1" = ±100'

<p>OVERALL SITE PLAN</p> <p>HUESTIS RESIDENCE SEWAGE TREATMENT SYSTEM COLLINS ROAD, SARANAC, NY 12881</p> <p>DATE: 4-18-23 PROJECT NO. 22-228</p>	<p>MOSER ENGINEERING 73 BUGBY ROAD CHAZY, NY 12821 518-846-3160 MOSERENGINEERING@YAHOO.COM WWW.MOSERENGINEERING.COM</p> <p>C3</p>
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