


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>2023-0129</b></p>
<p>In the Matter of the Application of</p> <p><b>PRITAM SINGH and CROSSETT LAKE, LLC</b> <b>Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: October 19, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Crossett Lake, LLC</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes the construction of four single family dwellings in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Fort Ann, Washington County.

This authorization shall expire unless recorded in the Washington 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 Washington County Clerk's Office. The Agency will consider the project in existence when one of the authorized dwellings or the lodge building authorized herein 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 a 945-acre parcel of land located off of Buttermilk Falls Road in the Town of Fort Ann, Washington 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 74, Block 1, Parcel 1.1, and is described in the following deeds:

- Crossett Lake Preserve, Inc. to Crossett Lake LLC, dated April 21, 2023, and recorded in the Washington County Clerk's Office April 25, 2023; and
- Elizabeth A. Miller to Crossett Lake LLC, dated April 21, 2023, and recorded in the Washington County Clerk's Office April 25, 2023.

The project site contains the entirety of Crossett Lake which outlets through an impoundment at the southern end of the waterbody into Mount Hope Brook. There are wetlands on the property and associated with the lake and other permanent and intermittent surface water features. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site is improved by several structures and other site improvements associated with a former Boy Scouts of America camp that operated from approximately 1971 to 1992. The project site includes two single family dwellings, a shoreline pavilion and other accessory structures.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction of four single family dwellings and a lodge building to be served by two on-site wastewater treatment systems. The development is to be located within an approximately 5-acre portion of the project site where existing camp buildings and infrastructure are to be removed. One existing dwelling will be converted to a recreation building and the existing dwelling and barns at the entrance of the site will remain. The project includes the installation of two docks near the existing beach on Crossett Lake and construction of one boathouse on the western shore of the lake.

The project is shown on the following Project Plans:

- A 14-sheet set of plans titled "Crossett Lake Family Compound," prepared by Studio A, dated July 17, 2023 (Site Plans);
- A 28-sheet set of architectural drawings titled "Singh Family Compound," prepared by Grassi Design Group, dated July 15, 2023 (Architectural Drawings);
- Two sheets titled "The Big House," prepared by Grassi Design Group, dated July 31, 2023; and
- A "Map of a Survey Made for Crossett Lake, LLC," Sheet D-1, prepared by Van Dusen & Steves Land Surveyors, dated last revised August 14, 2023 (Survey).

A reduced-scale copy of the Project Area Concept Plan for the project, shown on Drawing No. C-099 of the Site Plans referenced herein, 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 or any subdivision into sites 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 Washington 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 all 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, 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 2023-0129, issued October 19, 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 four single family dwellings and accessory lodge on the project site in the location, footprint, and height shown and as described on 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. Except for the lodge building, boathouse and dock authorized herein, the construction of any accessory structure on the project site outside the Approximate Project Development Area shall require prior written Agency authorization. Any subdivision of 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 approval.
8. This permit authorizes the construction of one boathouse and two docks on the project site as depicted in the Arcitectural Drawings, Site Plans and the Survey. Any change to the location or dimensions of the authorized boathouse or dock(s) shall require prior written Agency authorization.
9. Construction of any additional dock or boathouse on the project site shall require prior written Agency authorization.

10. This permit authorizes the establishment of a footpath between the New Proposed Drive and Crossett Pond as shown on the Site Plans. This footpath shall be no greater than 6 feet in width and shall have a surface comprised of natural vegetation, grass, natural or synthetic mulch, pea stone, or permeable pavers.
11. No structures greater than 100 square feet in size, other than the boathouse and docks authorized herein, shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Crossett Lake.
12. 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 Site 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.

13. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan.
14. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
15. 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 Crossett Lake or adjoining property.
16. Within 100 feet of the mean high water mark of Crossett Lake, no trees greater than 6 inches in diameter at breast height may be cut and no stumps may be removed on the project site between the authorized development and Crossett Lake without prior written Agency authorization, except for as shown on the Project Plans and the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
17. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
18. All trees other vegetation depicted on the Landscape Concept shall be planted as described on Drawing No. C-104 of the Site Plans.

19. There shall be no more than 22 principal buildings located on the project site at any time. The four single family dwellings authorized herein constitute principal buildings. The two existing dwellings on the project site also constitute principal buildings. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

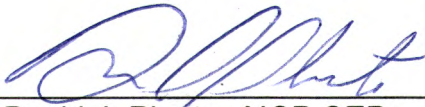
**CONCLUSIONS OF LAW**

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 19<sup>th</sup> day of October, 2023.

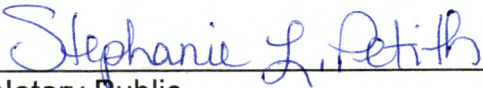
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 19<sup>th</sup> day of October 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

PREPARED FOR:  
MR. PRITHAM SINGH

PROJECT:  
SINGH FAMILY  
COMPOUND AT  
CROSSETT LAKE

DRAWING TITLE:  
PROJECT AREA CONCEPT PLAN

FINAL  
P2023-0129

LEGEND

- SOLID LINE: EXISTING PROPERTY LINE
- DASHED LINE: PROPOSED PROPERTY LINE
- DOTTED LINE: PROPOSED FORECLOASUR
- DASHED LINE WITH DOTS: PROPOSED FORECLOSURE
- DOTTED LINE WITH DOTS: PROPOSED FORECLOSURE

DATE: 07/17/2023

DESCRIPTION

REVISIONS

DATE: 07/17/2023

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CROSSETT POND

