


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 2024-0020</p>
<p>In the Matter of the Application of</p> <p>SCOTT LEBLANC & JOSH GRAVLIN Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: April 2, 2024</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. Scott LeBlanc2. Josh Gravlin

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Tupper Lake, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when a new deed has been filed in the Franklin County Clerk's Office for one of the authorized lots.

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 15.995-acre parcel of land located on Old Piercefield Road in the Town of Tupper Lake, Franklin 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 480, Block 1, Parcel 6.100, and is described in a deed from Mark L. Dumoulin to Josh Gravlin & Scott LeBlanc, dated December 8, 2021, and recorded January 13, 2022 in the Franklin County Clerk's Office under Instrument Number 2022-200.

There are wetlands associated with the permanent stream that flows through the western and southern portions of the project site. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by existing access driveways to each lot.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of a 15.995-acre vacant parcel, to create a 12.439-acre lot and a 3.516-acre lot. A 25-foot-wide deeded right of way will provide access across the 12.439-acre lot for access to the 3.516-acre lot. No new land use or development is proposed or authorized.

The project is shown on a Site Plan titled "Map Showing Two Lot Subdivision of Property of Josh Gravlin and Scott LeBlanc," prepared by Leifheit & Littlefield Land Surveying, and dated last revised on February 15, 2023.

A reduced-scale copy of the 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 Franklin 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 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 2024-0020, issued April 2, 2024, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision not depicted on the Site Plan shall require prior written Agency authorization.
6. Any deed of conveyance for Lot 1 as depicted on the Site Plan shall contain an easement providing access to Lot 2 over the easement area shown and described on the Site Plan.
7. The construction of any dwelling or other principal building on the project site shall require prior written Agency authorization.
8. Installation of any on-site wastewater treatment system(s) on the project site shall require prior written Agency authorization.
9. The undertaking of any activity involving wetlands shall require a new or amended permit.


CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling 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;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 2nd day
of April, 2024.

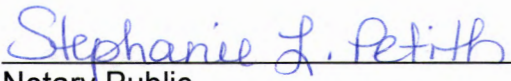
ADIRONDACK PARK AGENCY

BY: 

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

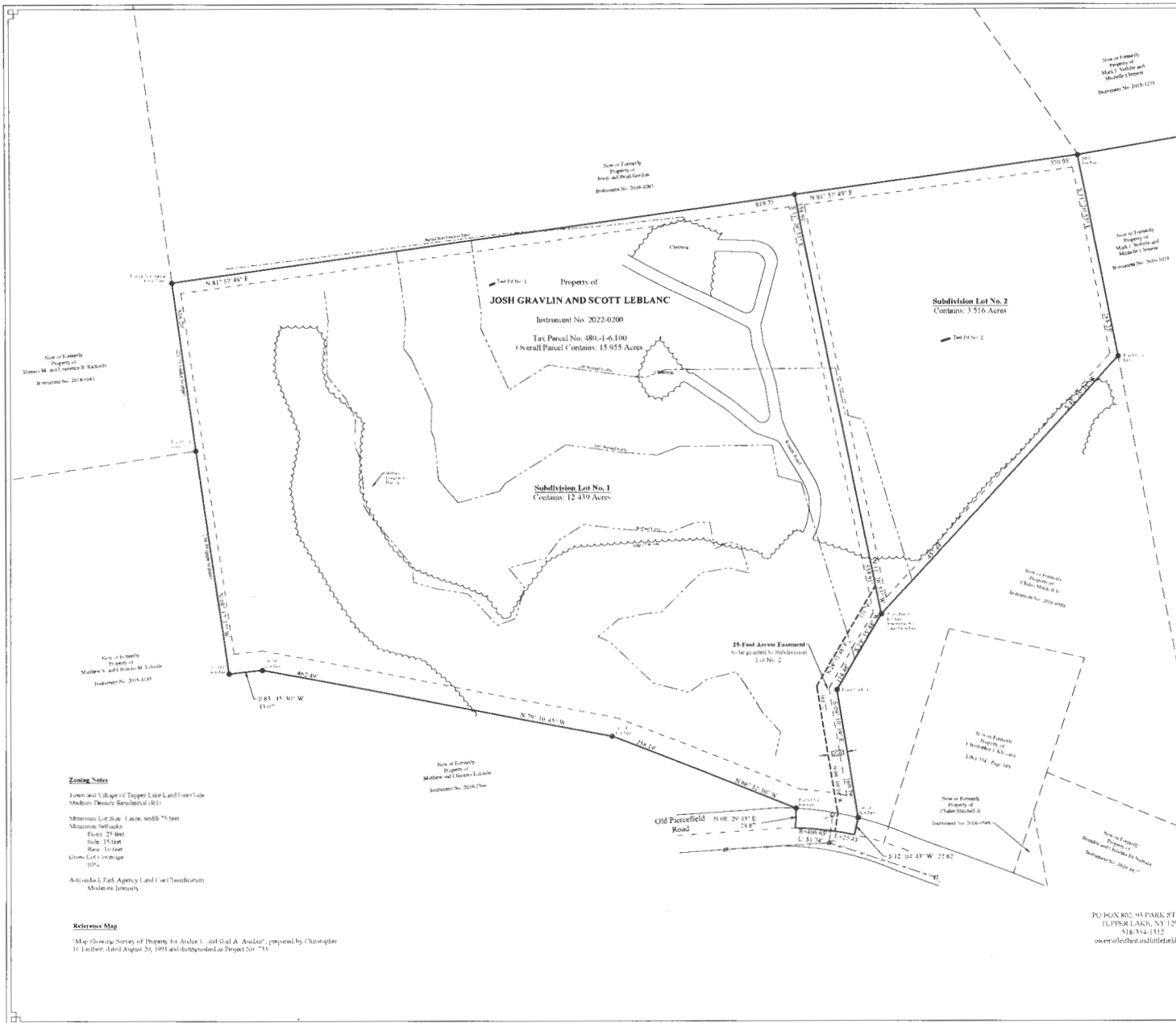
STATE OF NEW YORK
COUNTY OF ESSEX

On the 2nd day of April in the year 2024, 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.



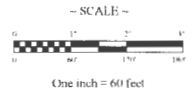
Notary Public

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



GENERAL NOTES

1. This survey is referenced horizontally to NAD83-2011, NYS Plane Coordinate System (East Zone).
2. It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to assist in any way.
3. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2, of the New York State Education Law.
4. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and the copyright holder is obtained.
5. A copy of this document without a proper application of the surveyor's embossed seal should be deemed to be an unauthorized copy.
6. Only title surveys bearing the matters embossed seal should be relied upon, since other than embossed seal copies may contain unauthorised and unresolvable modifications, omissions, additions, and changes.
7. This survey was completed without the benefit of an abstract of title and is subject to such facts that may be discovered.
8. The wellhead limits were delineated by representatives of the Adirondack Park Agency on June 1, 2022 and flags were located using RTK GNSS.
9. Copyright 2022 Leifheit & Littlefield Land Surveying All Rights Reserved.



Legend

—	Property Line
- - - -	Adjacent Deed Line
- · - · -	Enclaved Utility Line
- · - · -	Wellhead Line
- · - · -	Shading Wellhead Line
●	Found Monument (in situ)
○	Set Iron Pipe
□	Utility Pole



SHOWING TWO LOT SUBDIVISION OF PROPERTY OF

JOSH GRAVLIN AND SCOTT LEBLANC

Situate in
 LOT 68 — TOWNSHIP 22
 GREAT TRACT ONE — MACOMB'S PURCHASE
 TOWN OF TUPPER LAKE
 COUNTY OF FRANKLIN
 STATE OF NEW YORK

Adirondack Park Agency
 P2024-0020

Adirondack Park Agency
 RECEIVED
 Date February 16, 2024



PO BOX 862, 68 PARK STREET
 TUPPER LAKE, NY 12986
 518-334-1122
 owen@leifheitandlittlefield.com

6581 NYS ROUTE 86
 JAY, NY 12942
 518-327-3476
 don@leifheitandlittlefield.com

Zoning Notes

Town and Village of Tupper Lake Land Use Code
 Medium Density Residential (R2)
 Minimum Lot Size: 1-acre, width 75 feet
 Minimum Setback:
 Front: 25 feet
 Side: 15 feet
 Rear: 10 feet
 Gross Lot Coverage:
 10%
 Adirondack Park Agency Land Use Classification:
 Moderate Intensity

Reference Map

*Map showing Survey of Property for Andrew L. and Gal A. Auslaar, prepared by Christopher J. Leifheit, dated August 29, 1991 and distributed as Project No. 711

Map created on March 29, 2024
 Map revised on February 15, 2024
 Survey completed on May 27, 2024