


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>2024-0104</b></p>
<p>In the Matter of the Application of</p> <p><b>HOE HOUSE, LLC</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: August 7, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Hoe House, LLC</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes 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 Harrietstown, 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 an authorized structure 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 7.69-acre parcel of land located on NYS Route 30 in the Town of Harrietstown, Franklin 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 410, Block 2, Parcel 8.300, and is described in a deed from Chloe's Ketch, LLC to Hoe House, LLC, dated September 13, 2022, and recorded September 22, 2022 in the Franklin County Clerk's Office under Instrument Number 2022-5153.

The project site contains shoreline on Upper Saint Regis Lake. The project site also contains wetlands. Additional wetlands not described herein or depicted on the Project Plans 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, detached accessory use barn with guest cottage on the second floor, and a boathouse.

The project is shown on the following Project Plans:

- "Site Development Plans, Camp Point O'View," prepared by Ivan Zdrahal Professional Engineering, PLLC, last revised July 8, 2024 (Site Plans);
- "Main Cabin, Hoe House LLC – St. Regis – State Rte 30," prepared by West Branch Drafting, dated December 5, 2022 (Dwelling Plans);
- "Barn – Renderings," prepared by West Branch Drafting, dated December 5, 2022 (Barn and Guest Cottage Plans);
- "Hoe House LLC – St. Regis – Boathouse," prepared by West Branch Drafting, dated November 17, 2023 (Boathouse Plans); and
- Stormwater Pollution Prevention Plan, Camp Point O'View," prepared by Ivan Zdrahal Professional Engineering, PLLC, dated May 2024 (SWPPP).

A reduced-scale copy of the Layout Plan for the project, shown on sheet LP-1 of the Site Plans 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 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 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 2024-0104, issued August 7, 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 the construction of one single family dwelling, an accessory structure barn with guest cottage, and a boathouse on the project site in the location, footprint, and height shown and as described on the Project Plans. Construction of any additional structures on the project site or any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
6. No structures greater than 100 square feet in size, other than the boathouse authorized herein, shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Upper St. Regis Lake.
7. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
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 Site Plans. Construction of the system(s) 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. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.

10. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan shown on sheet ESC-1 of the Site Plans.
11. 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.
12. 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 Upper St. Regis Lake, NYS Route 30, or adjoining property.
13. 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.
14. Within 100 feet of the Limit of Construction Area shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed 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.
15. There shall be no more than one principal building located on the project site at any time. The single family dwelling authorized herein constitutes a principal building.

### **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/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 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 <sup>7<sup>th</sup></sup> day  
of August, 2024.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK  
COUNTY OF ESSEX

On the <sup>7<sup>th</sup></sup> day of August 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

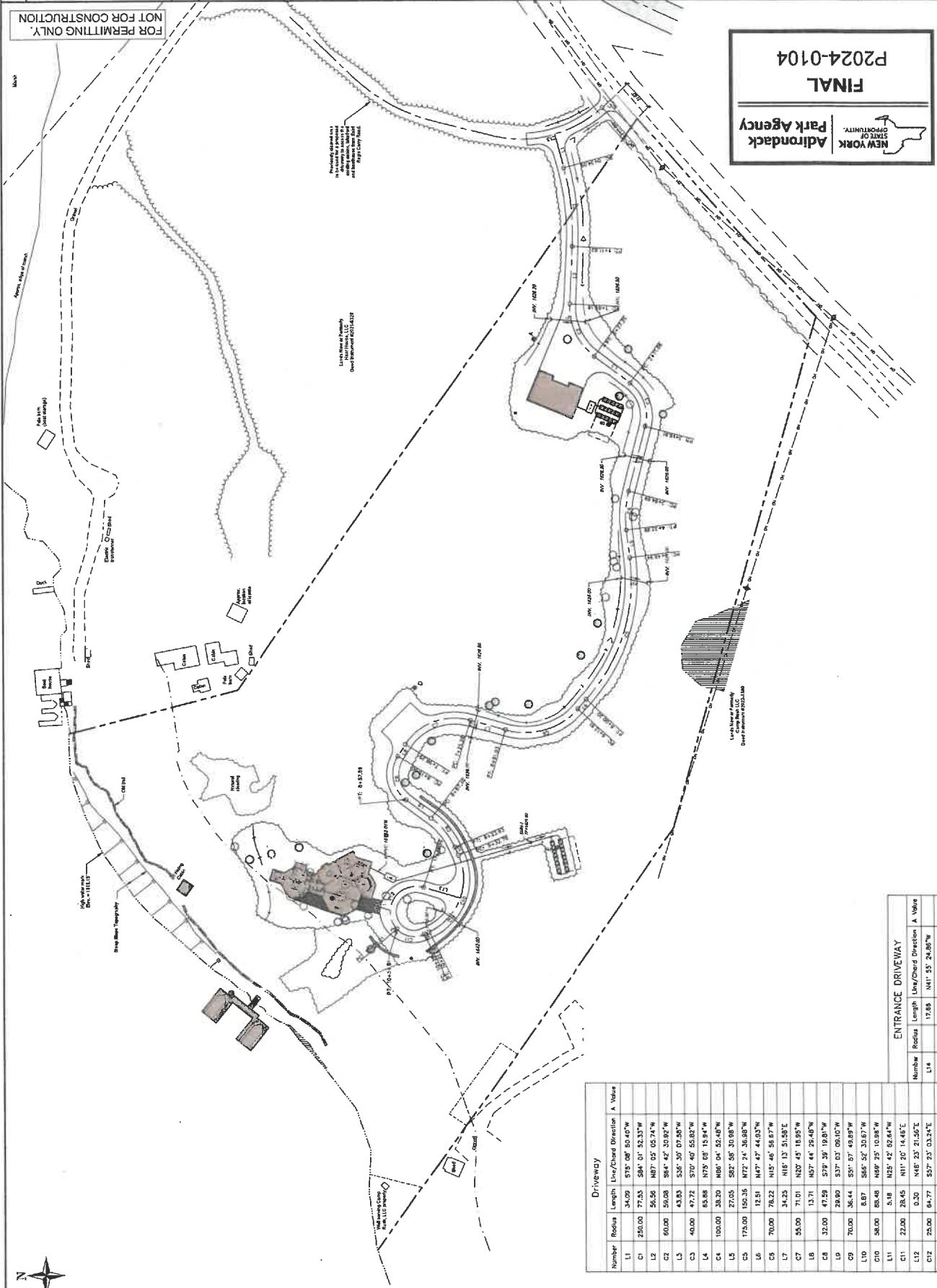
LANDS OF HOE, LLC  
TOWN OF HARTSTOWN  
FREMONT COUNTY, NEW YORK



IVAN ZHABAL PROFESSIONAL ENGINEERING, PLLC  
889 ROUTE 144  
CLINTON PARK, NY 13065  
PHONE: 518.283.0788  
FAX: 518.271.4558  
Web Site: ZPLC

DATE	REVISIONS RECORD/DESCRIPTION	APPR.
1/17/24	ISSUED FOR PERMIT APPLICATION	
1/17/24	UPDATED PER PLAN COMMENTS	

**FINAL**  
P2024-0104  
New York State  
Adirondack Park Agency



FOR PERMITTING ONLY.  
NOT FOR CONSTRUCTION.

Number	Radius	Length	Line/Chord Direction	A Value
L1	34.00	975.00'	S04.07°W	50.40°W
C1	250.00	77.53	S84° 01' 52.33°W	
L2	56.50	56.50	N87° 05' 05.74°W	
C2	60.00	59.08	S84° 42' 30.82°W	
L3	43.83	43.83	S35° 30' 07.85°W	
C3	40.00	47.72	S70° 40' 50.03°W	
L4	65.88	65.88	N75° 03' 15.94°W	
C4	100.00	38.20	N80° 04' 52.48°W	
L5	27.05	27.05	S82° 58' 30.98°W	
C5	175.00	150.35	N72° 24' 36.98°W	
L6	12.51	12.51	N47° 47' 44.03°W	
C6	70.00	78.22	N15° 46' 58.67°W	
L7	34.25	34.25	N15° 13' 51.85°E	
C7	55.00	71.01	N20° 45' 18.95°E	
L8	13.71	13.71	N57° 44' 28.48°W	
C8	32.00	47.59	S79° 39' 19.81°W	
L9	29.80	29.80	S37° 03' 00.10°W	
C9	70.00	36.44	S01° 07' 49.89°W	
L10	8.07	8.07	S65° 55' 30.67°W	
C10	50.00	68.46	N89° 25' 10.88°W	
L11	5.18	5.18	N25° 42' 02.84°W	
C11	22.00	28.45	N11° 20' 14.46°E	
L12	0.30	0.30	N48° 23' 21.56°E	
C12	25.00	84.77	S57° 23' 03.24°E	
L13	39.01	39.01	S18° 50' 31.97°W	

Number	Radius	Length	Line/Chord Direction	A Value
C13	120.00	119.55	N13° 37' 20.18°W	

