


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 2024-0237</p>
<p>In the Matter of the Application of</p> <p>DJS-LLC LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: October 31, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. DJS-LLS LLC</p>

SUMMARY AND AUTHORIZATION

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

This authorization shall expire unless recorded in the Lewis 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 Lewis County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party.

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 40±-acre parcel of land located on Partridgeville Road in the Town of Greig, Lewis 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 262.000, Block 02, Parcels 17.000 & 18.000, and is described in a deed from O'Brien Family Dining Corp. to DJS-LLC, dated July 27, 2012, and recorded August 3, 2012 in the Lewis County Clerk's Office under Instrument Number 2012-003906.

The project site was created as "Lot 6" in a 25-lot subdivision as authorized by Agency Permit 93-269. The project site is improved by a pre-existing restaurant constructed in 1950 and a motel constructed in 1974.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 35.10±-acre vacant building lot and a 4.90±-acre lot improved by a pre-existing restaurant and motel.

The project is shown on a one-sheet plan titled "Map Showing Lot Line Adjustment – Lands Of DJS-LLS LLC," prepared by Kovach Land Surveying, P.C., dated August 21, 2024, and last revised October 11, 2024 (Site Plan).

A reduced-scale copy of the Site Plan 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 any subdivision that results in the creation of ten or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area 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 Lewis 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 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. This permit amends and supersedes Permit 93-269 in relation to the project site. The terms and conditions of Permit 93-269 shall no longer apply to the project site.
5. 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 2024-0237, issued October 31, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.
7. Any deed of conveyance for the 4.90±-acre lot shall contain an easement area providing access to the 35.10±-acre lot over the easement area shown and described on the Site Plan.
8. The construction of any dwelling or other principal building on the 35.10±-acre shall require prior written Agency authorization.
9. Any operation of the pre-existing restaurant on the 4.90±-acre lot shall require prior written Agency authorization. Any expansion of the pre-existing restaurant or the pre-existing motel on the 4.90±-acre lot shall also require prior written Agency authorization.
10. There shall be no more than 11 principal buildings located on the 35.10±-acre lot. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
11. There shall be no more than one principal building located on the 4.90±-acre lot, in addition to the pre-existing restaurant and the pre-existing motel or any replacement structure for these dwellings as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

CONCLUSIONS OF LAW

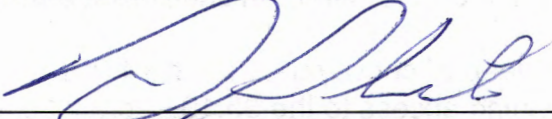
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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; 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 31st day of October, 2024.

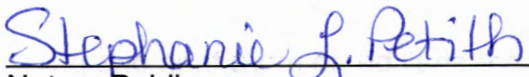
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 31st day of October 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.

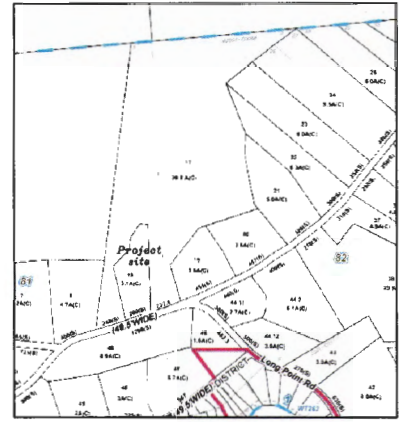
Stephanie L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



Adirondack Park Agency
RECEIVED
 Date: October 15, 2024
 Adirondack Park Agency
FINAL
 P2024-0237

35.10 Acres
 Remaining lands of DJS-LLS LLC
 Instrument Number 2012-003906
 (40.00 Acre Parcel)
 Tax Parcel 262.00-02-17.000



John T. Teal
 and Michael D. Teal
 Instrument Number
 2007-03156
 Recorded 09/18/2007
 (5.00 Acre Parcel)

4.90 Acre Parcel
 Being a portion of the lands
 of DJS-LLS LLC

Richard Scott Koch
 and Sandra Hermine Koch
 Instrument Number 2009-001688
 Recorded 04/07/2009
 (3.545 Acre Parcel)

DEED REFERENCE
 O'Brien Family Dining Corp.
 To - DJS-LLS LLC
 Dated - 07/24/2012
 Recorded - 08/03/2012
 Instrument Number 2012-003906
 (40 Acre Parcel)

Plat Approved: _____ Dated _____
 Town of Greig Planning Board Chairman

NOTES

- Field work for this survey was completed on June 12, 2024.
- All adjoining shown hereon are per the Lewis County Real Property Tax Services Department.
- This map was prepared without the benefit of an updated Abstract of Title and is subject to the findings of a more complete title search.
- The lands shown hereon are subject to any rights, restrictions or covenants of record expressed or implied by usage or custom.
- Unauthorized alteration or addition to a survey map bearing a Land Surveyor's seal is a violation of Section 7209, sub-division 2 of the New York State Education Law.
- This map intended to revise a 3.20 Acre Parcel shown on a map titled "Map Showing Partial Subdivision of the Lands of Thomas P. & Margaret E. Gunn..." prepared by Thomas J. Kovach, PLS, dated 09/03/1984 and last revised 11/12/1987 to show said parcel.

LEGEND

- - Denotes Monument Found as Noted
- - Denotes 1/2" Rebar Set
- - Denotes 1/2" Rebar Set 1987
- - Denotes Communication Pedestal
- - Denotes 18" Tank Cover
- - Denotes Utility Pole
- - Denotes Overhead Utility Line
- - Denotes Highway R.O.W. Line

Dist.	Area	Frontage	Front yard	Side	Rear
12.2 acres	47'	147'	14'	30'	
12.2 acres	47'	147'	14'	30'	
3.2 acres	47'	147'	14'	30'	
4.9 acres	47'	147'	14'	30'	

Revision
 10/11/2024 - Added deep test hole location and Area of Disturbance
 Tax Parcels 262.00-02-17.000 & 262.00-02-18.000

- MAP SHOWING LOT LINE ADJUSTMENT -
LANDS OF DJS-LLS LLC
 PART OF LOT NUMBERS 81 & 82 - BRANTINGHAM TRACT
 5771 PARTRIDGEVILLE ROAD
 Town of Greig - Lewis County - New York
 Scale - 1" = 50'
 August 21, 2024 Survey No. 24114
 KOVACH LAND SURVEYING, P.C.
 7557 South State Street Lowville, New York 13367 (315) 874-4318
 COPYRIGHT © 2024 DRAWING NUMBER 24114-1