


THIS IS A TWO-SIDED DOCUMENT

 <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>2024-0264</b></p>
<p>In the Matter of the Application of</p> <p><b>R. EDWARD COLEBECK &amp; DONNA D. COLEBECK</b> Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: December 16, 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"><li><b>1. R. Edward Colebeck</b></li><li><b>2. Donna D. Colebeck</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes installation of a dock and tracked boat hoist structure in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Forestport, Oneida County.

This authorization shall expire unless recorded in the Oneida 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 Oneida County Clerk's Office. The Agency will consider the project in existence when the tracked boat hoist structure has been installed.

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 0.16±-acre parcel of land with approximately 72± feet of shoreline on White Lake, located on Point Road in the Town of Forestport, Oneida 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 13.001, Block 2, Parcel 76, and is described in a deed from Brian R. Clark to R. Edward Colebeck & Donna D. Colebeck, dated September 17, 2001, and recorded September 25, 2001 in the Oneida County Clerk's Office at Book 3002, Page 145.

The project site contains deepwater and emergent marsh wetlands associated with White Lake and having a value rating of "2" pursuant to 9 NYCRR Part 578. 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 construction of a 5-foot-wide tracked boat hoist structure that will extend 40 feet into White Lake to launch and retrieve a boat seasonally from a dry land boathouse, and installation of a 4-foot by 8-foot seasonal dock.

The project is shown on the following Project Plans:

- A one-sheet plan titled "Colebeck, A2024-0067, Attachment A," prepared by R. Edward Colebeck, last revised October 10, 2024 and received by the Agency on October 11, 2024 (Plan View Site Plan); and
- A one-sheet plan titled "White Lake Boathouse," prepared by R. Edward Colebeck, last revised November 1, 2024 and received by the Agency on the same date (Elevation View Site Plan).

A reduced-scale copy of the Plan View 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 erecting any structures in a wetland 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 Oneida 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, for as long as the tracked boat hoist and seasonal dock remain on the site. Copies of this permit and the Project Plans shall be furnished by the permittee to all

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 2024-0264, issued December 16, 2024, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of a tracked boat hoist structure and seasonal dock in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the tracked boat hoist structure or seasonal dock shall require prior written Agency authorization.
6. 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.
7. Except as specifically authorized herein, 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 project 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 result in minimal degradation or destruction of the wetland or its associated values and is the only alternative which reasonably can accomplish the applicant's objectives.

PERMIT issued this 16<sup>th</sup> day  
of December, 2024.

ADIRONDACK PARK AGENCY

BY: Ariel Lynch  
Ariel Lynch  
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 16<sup>th</sup> day of December in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Ariel Lynch, 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.

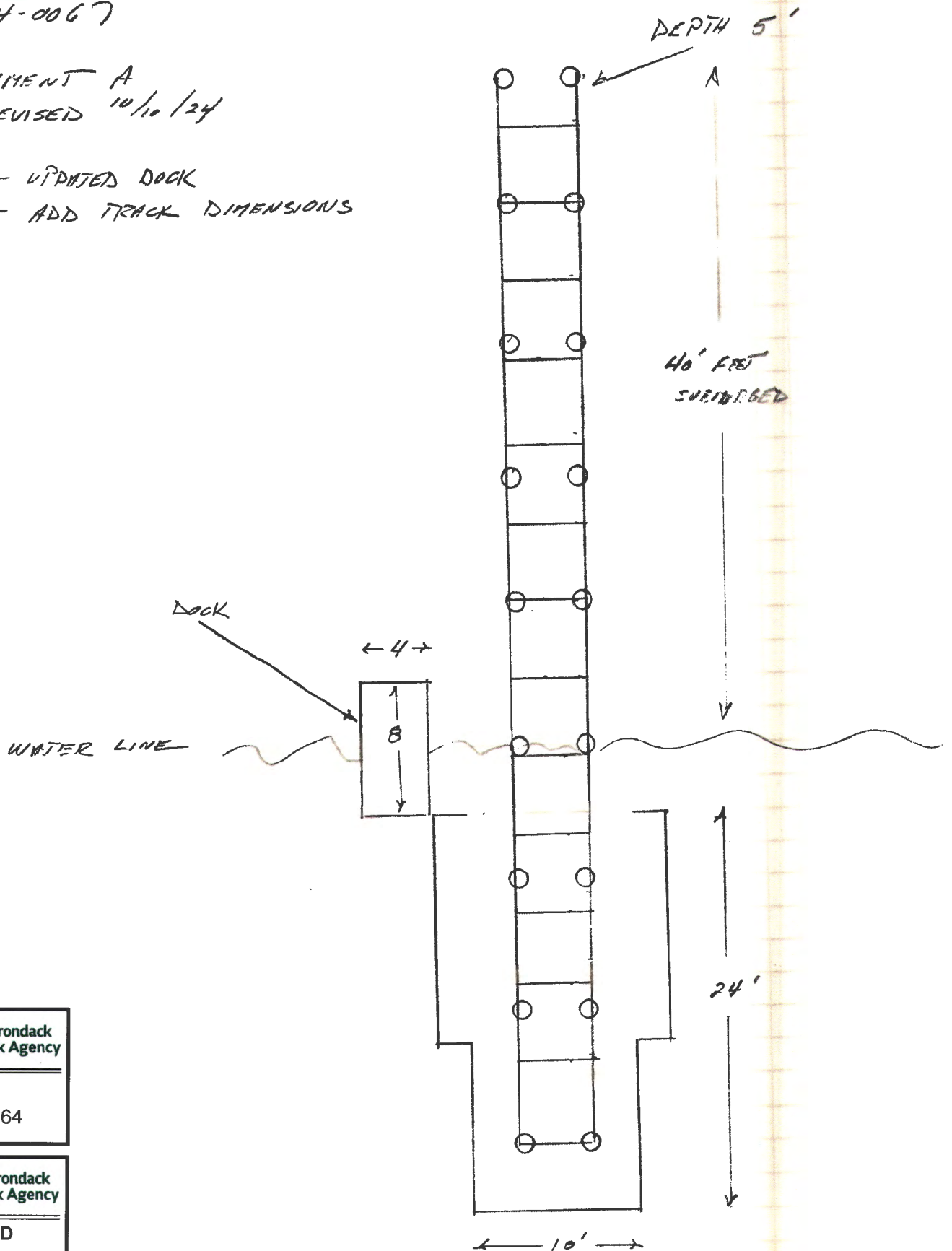
Stephanie L. Petith  
Notary Public

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

COLEBECK  
A2024-0067

ATTACHMENT A  
- REVISED 10/10/24

- UPDATED DOCK
- ADD TRACK DIMENSIONS



NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency  
**FINAL**  
P2024-0264

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency  
**RECEIVED**  
Date: October 11, 2024