


THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0012
In the Matter of the Application of DEBORAH DRAKE CARRIE TURNER Permittee for a permit pursuant to §809 of the Adirondack Park Agency Act	Date Issued: March 12, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Deborah Drake 2. Carrie Turner

SUMMARY AND AUTHORIZATION

This permit authorizes the 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 Altona, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when the foundation of the authorized single family dwelling 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 1.6-acre parcel of land located on Rand Hill Road in the Town of Altona, Clinton 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 118, Block 1, Parcel 3.8, and is described in a deed from Aaron D. Bush and April M. Bush to Deborah Drake and Carrie Turner, dated November 14, 2024, and recorded November 15, 2024 in the Clinton County Clerk's Office under Instrument Number 2024-00340987.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and attached garage with associated driveway, well, and on-site wastewater treatment system.

The project is shown on the following Project Plans:

- A two-page set of plans titled "Site Plan, Drake Residence Sewage Treatment System, Rand Hill Road, Altona, NY 12910," prepared by Mosher Engineering, and dated November 20, 2024 (Site Plan); and
- A plan sheet titled "Elevation Views," prepared by Mosher Engineering, and received by the Agency on January 17, 2025 (Elevation 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 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 Clinton 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 2025-0012, issued March 12, 2025, 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 and attached garage 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. Construction of any guest cottage on the project site shall require prior written Agency authorization.
7. Any on-site wastewater treatment system 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 Plan. 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.
8. 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.
9. 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 Rand Hill Road or adjoining property.
10. 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 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 12th day of March, 2025.

ADIRONDACK PARK AGENCY

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

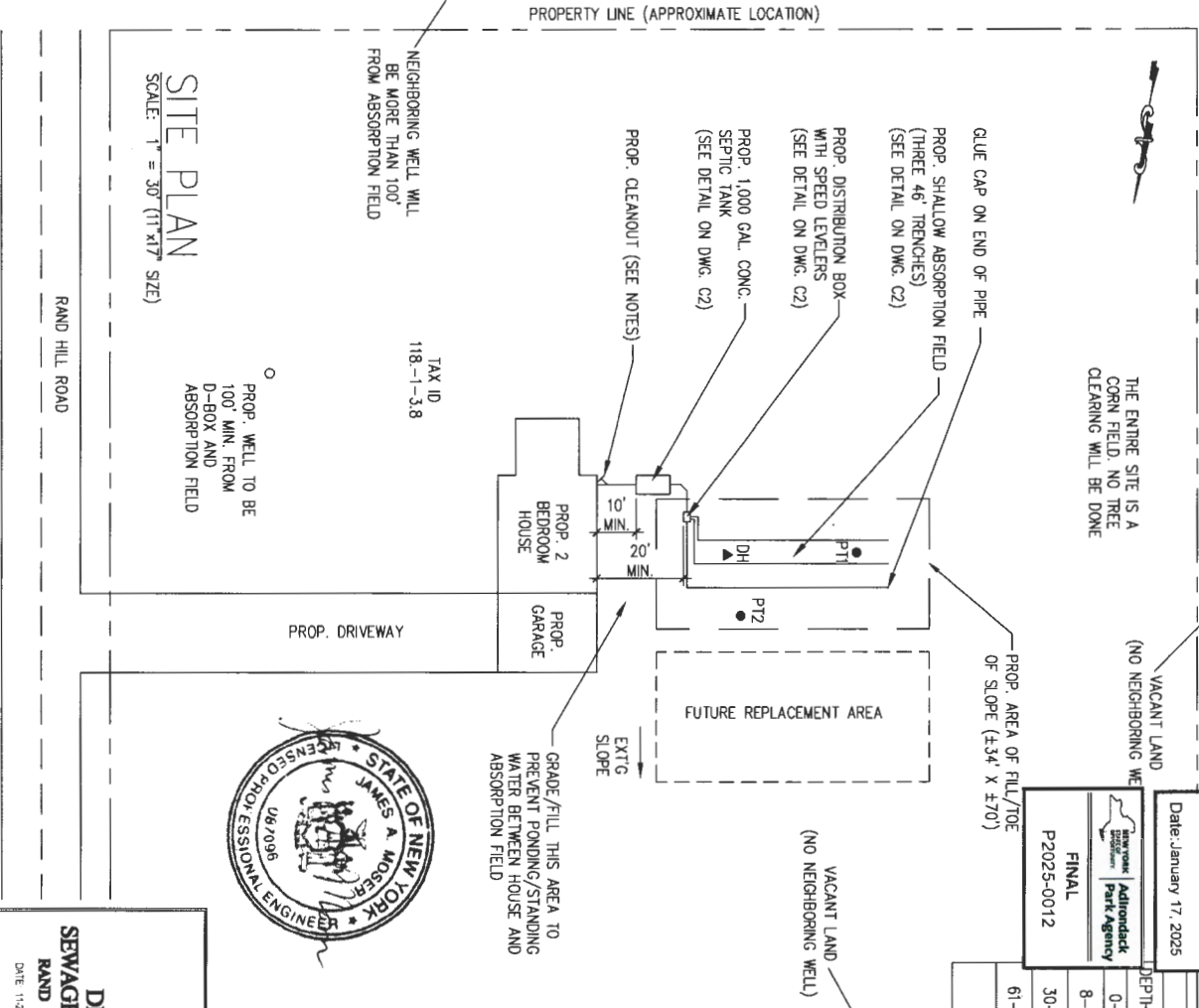
STATE OF NEW YORK
COUNTY OF ESSEX

On the 12th day of March in the year 2025, 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, State of New York
Reg No 01PE6279890
Qualified in Franklin County
Commission Expires April 15 2025

Stephanie L. Petith
Notary Public

- NOTES:
1. SEPTIC SYSTEM TO COMPLY WITH ALL CCHD REQUIREMENTS. THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURE'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.
 2. SYSTEM INSTALLER SHALL ENSURE REQ'D. SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.
 3. SEE DRAWING C2 FOR DETAILS
 4. FILL TO BE PLACED PRIOR TO EXCAVATING TRENCHES AND TO HAVE PERC RATE SIMILAR TO THE USABLE SOIL PERC RATE.
 5. THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY WITH OWNER IF FILTER SHALL BE INSTALLED AND IF SO CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.
 6. A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.
 7. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
 8. IF, AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
 9. SEE THE CLINTON COUNTY HEALTH DEPT PERMIT/APPROVED PLANS FOR ADDITIONAL REQUIREMENTS.
 10. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT JUST OUTSIDE THE HOUSE. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
 11. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
 12. SLUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
 13. ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
 14. PRIOR TO EXCAVATING CONTACT DIG SAFETY NEW YORK AT 1-800-962-7962 OR 811.
 15. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.



RECEIVED

Date: January 17, 2025

Adirondack Park Agency

FINAL

P2025-0012

DEEP HOLE TEST DATA

DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE	MOTTLING
0-8	TOP-SOIL	BLACK	FINE	NO
8-30	LOAMY SAND	REDDISH BROWN	FINE	YES (30')
30-61	LOAMY SAND	LIGHT BROWN	FINE	YES
61-80	LOAMY SAND	BROWN	FINE	YES

TOTAL DEPTH OF USABLE SOIL: 30" (MOTTLING AT 30")
STABILIZED PERC RATE AT 6" DEEP: 13 MINUTES

PLOW/SCARIFY EXT'G. SOIL AND THEN PLACE 14" OF FILL PRIOR TO EXCAVATING TRENCHES

BOTTOM OF TRENCH TO BE NO MORE THAN 6" BELOW EXT'G. GRADE (BOTTOM OF PIPE TO BE AT EXT'G. GRADE)

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE HEALTH DEPARTMENT HAS ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION

DRAKE RESIDENCE
SEWAGE TREATMENT SYSTEM
RAND HILL ROAD, ALTONA, NY 12900

DATE: 11/26/24 PROJECT NO: 24317

MOSSE ENGINEERING
1180 N. STATE ST.
CATSKILL, NY 12513
518-463-3116
MOSSEENGINEERING@YAHOO.COM
WWW.MOSSEENGINEERING.COM

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