


**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>1998-0313D-21</b></p>
	<p>Date Issued: April 9, 2025</p>
<p>In the Matter of the Application of</p> <p><b>BRUCE E. REICHEL and DIANA E. REICHEL</b> <b>Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none"><li><b>1. Bruce E. Reichel</b></li><li><b>2. Diana E. Reichel</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision for property boundaryline adjustment purposes in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Croghan, 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 a new survey depicting the authorized boundaryline adjustment has been filed in Lewis County.

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 includes tax parcel 105.00-03-20.000 (Lot 20) and tax parcel 105.00-03-21.100 (Lot 21.100) located in the Soft Maple Flow Subdivision. Lot 20 is 0.83 acres and Lot 21.100 is 2.366 acres. Both lots are located on Soft Maple Reservoir Loop in the Town of Croghan, Lewis County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map.

The project site contains shoreline on Soft Maple Flow. Lot 20 is improved by an existing single family dwelling served by an on-site wastewater treatment system subject to Agency Permit 98-313D.

Lot 21.100 was created by subdivision as authorized by Agency Permit 98-313D-8 and is vacant.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision to adjust the property boundary line between Lot 20 and Lot 21.100.

The project is shown on an annotated survey map labeled "Proposed New Lot Line B/W Lots 20 & 21," received by the Adirondack Park Agency March 31, 2025 (Final Plan). A reduced-scale copy of the Final 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, a permit is required from the Adirondack Park Agency prior to any subdivision in a Resource Management land use area in the Adirondack Park.

Condition 6 Permit 98-313D requires Agency review of any subdivision of the project site.

### **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 Final 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 98-313D-8 in relation to the project site. The terms and conditions of Permit 98-313D-8 shall no longer apply to the project site.
5. All conditions in Permit 98-313D remain in full force and effect.
6. 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 1998-0313D-21, issued April 9, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Final Plan. Any subdivision of the project site not depicted on the Final Plan shall require a new or amended permit.
8. Within 30 days of filing a new survey depicting the authorized boundaryline adjustment in the Lewis County Clerk's Office, a copy of the new survey shall be submitted to the Adirondack Park Agency.
9. Within 30 days of filing a new survey depicting the authorized boundaryline adjustment in the Lewis County Clerk's Office, new deeds shall also be filed in the Lewis County Clerk's office describing Lot 20 and Lot 21.100 as individual lots as depicted on the recorded survey.
10. The construction of any dwelling or other principal building on Lot 21.100 shall require a new or amended permit. The construction of any accessory structure on the project site outside the existing limits of clearing shall require prior Agency authorization.
11. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
12. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.
13. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Soft Maple Flow.
14. There shall be no principal buildings located on Lot 20 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.

15. There shall be no more than one principal building located on Lot 21.100. 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 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 9<sup>th</sup> day  
of April, 2025.

ADIRONDACK PARK AGENCY

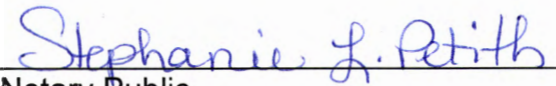
BY: 

John M. Burth  
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 9<sup>th</sup> day of April in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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



The 1,200-foot contour is the lowest (100')  
water mark. The 100-foot contour interval is  
based on the 1,200-foot contour.

Proposed New  
Hot Line Bldg  
Lots 20 & 21

Lot No. 21  
2.364 Acres

Lot No. 20  
2.88 Acres

Lot No. 18  
1.88 Acres

Lot No. 19  
1.73 Acres

Lot No. 22  
1.88 Acres

Lot No. 59  
2.47 Acres

P1998-0313D-21

FINAL

Adirondack  
Park Agency

