


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>2024-0265</b></p>
<p>In the Matter of the Application of</p> <p><b>NIAGARA MOHAWK POWER CORP d/b/a NATIONAL GRID and SOSOOSO, LLC Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: April 3, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. SOSOOSO, LLC</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes installation of four new utility poles in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Bolton, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the permit is recorded.

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 the Hamlet portion of a 5.01 acre parcel of land located on Shallow Beach Road in the Town of Bolton, Warren County. The site is identified as Tax Map Section 186.14, Block 1, Parcel 92, and is described in a deed from POV, LLC to SOSOOSO, LLC, dated September 12, 2024, and recorded in the Warren County Clerk's Office under Book 6980, Page 278. Tax Parcel 186.14-1-92 contains lands classified as Hamlet and Resource Management on the Adirondack Park Land Use and Development Plan Map.

The project site contains shoreline on Lake George and associated value "1" wetlands. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site was created as "Lot 1" in a three-lot subdivision as authorized by Agency Permit 2023-0158.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the installation of four utility poles on the project site.

The project is shown on the following plans:

- "Erosion & Sediment Control Plan," (Site Plans) completed by vhb and received by the Agency on September 26, 2024;
- "National Grid USA Work Request 40-22-30614114," completed by Dean Brophy, dated October 27, 2023 and received on September 26, 2024, in three sheets (Pole Plans).
- "Shallow Beach Planting Plan," completed by studio A, dated August 13, 2024, and received by the Agency on October 10, 2024 (Planting Plans); and
- An email received by the Agency on February 18, 2025 (Pole Dimension Plan).

The project will involve temporary impacts to adjacent wetlands. These temporary impacts will be minimized by erosion and sediment control as depicted on the Site Plans and by the planting of trees and shrubs as depicted on the Planting Plans.

A reduced-scale copy of the Site Plans 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any activity involving wetlands 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 Warren 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 any herein authorized utility poles remain on the site. Copies of this permit, the Site Plans, the Pole Plans and the Pole Dimensions 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 2023-0158 in relation to the project site. The terms and conditions of Permit 2023-0158 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 2024-0265, issued April 3, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.
6. The Hamlet portion of the project site shall not be conveyed separately from the Resource Management portion of Tax Parcel 186.14-1-92.
7. This permit authorizes the installation of four utility poles in the locations shown and as depicted on the Site Plans, the Pole Plans and the Pole Dimensions Plan. Any change to the location, dimensions, or other aspect of the installation of one or more utility poles shall require a new or amended permit.
8. The undertaking of any new land use and development not authorized herein on the project site shall require a new or amended permit. The undertaking of any activity not authorized herein involving wetlands shall also require a new or amended permit.
9. Any subdivision of the project site shall require a new or amended permit.
10. No on-site wastewater treatment system shall be installed on the project site without a new or amended permit.
11. The project shall be undertaken in compliance with the "Fiber Roll" depicted on the Site Plans.

12. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
13. The four utility poles authorized herein shall be a dark shade of grey, or brown.
14. Any new free-standing or building-mounted outdoor lights on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake George or adjoining properties.
15. Any new signs on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
16. No trees, shrubs, or other woody stemmed vegetation be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization.
17. All trees and shrubs depicted and described on the Planting Plans shall be planted as depicted and described in the Planting Plans. All trees and shrubs depicted on the Planting Plans shall be planted no later than the first spring or fall planting season after final grading related to the installation of the four utility poles herein authorized on the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.

### **CONCLUSIONS OF LAW**

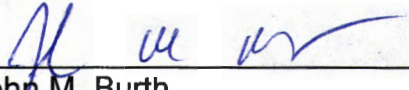
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Bolton;
- b. 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;
- c. 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
- d. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.



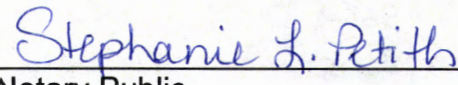
PERMIT issued this 3<sup>rd</sup> day  
of April, 2025.

ADIRONDACK PARK AGENCY

BY:   
John M. Burth  
Environmental Program Specialist 3 (EPS3)

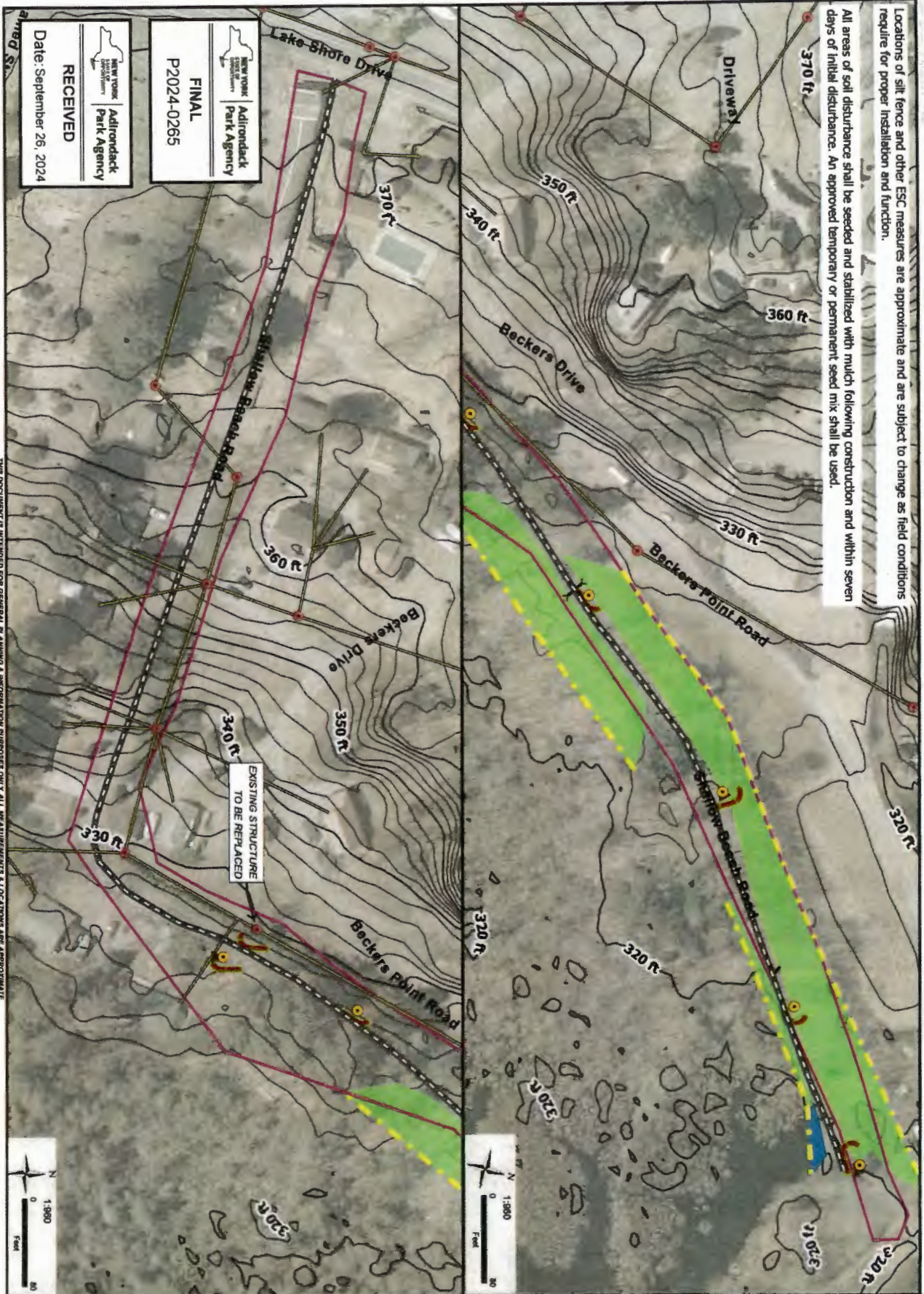
STATE OF NEW YORK  
COUNTY OF ESSEX

On the 3<sup>rd</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.

  
Notary Public

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















All areas of soil disturbance shall be seeded and stabilized with mulch following construction and within seven days of initial disturbance. An approved temporary or permanent seed mix shall be used.



**DRAFT**

Index Map



-  Existing Pole Locations  
 Existing OHW  
 Proposed New Pole Locations  
 Proposed Anchor Locations  
 Approximate Study Area  
 Culvert  
 Delineated Wetlands<sup>a</sup>  
 Delineated Waterbodies<sup>a</sup>  
 Feature Corridors  
 ESC Measures  
 Fiber Rod  
**Potential Access Roads**  
 Type 1 (Dk. gravel road, no grading)  
 2' Contour  
 10' Contour

**NATIONAL GRID ELECTRIC SERVICE LINE EXTENSION**  
**75 SHALLOW BEACH ROAD**  
**Erosion & Sediment Control Plan**  
Town of Bolton, Warren County

[illegible]