


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 2025-0043</p>
<p>In the Matter of the Application of</p> <p>ERIC PAUL SENNEVILLE AND DONNA MARIE SENNEVILLE Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 30, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Eric Paul Senneville 2. Donna Marie Senneville</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 Ticonderoga, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex 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 51± acres of land located on NYS Route 9N in the Town of Ticonderoga, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is comprised of Tax Map Section 139.2, Block 2 Parcels 7.12, 42.2, 42.3, and 42.11 and is described in a deed from Eric Paul Senneville and Donna Marie Senneville to Eric Paul Senneville and Donna Marie Senneville, dated April 25, 2025, and recorded on April 28, 2025.

The project site contains wetlands associated with Grant Brook. Additional wetlands not described herein or depicted on the Development Map may be located on or adjacent to the project site.

The project site is improved by accessory structures on Parcels 42.2 and 42.3.

The project site is improved by a single family dwelling constructed in approximately 1998 on Parcel 7.12.

The project site is improved by a single family dwelling constructed in approximately 1940 on Parcel 42.11.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the project site to create:

- A 1±-acre lot improved by the single family dwelling constructed in approximately 1940 (1-acre lot); and
- A 50±-acre lot improved by the single family constructed in 1998 (50-acre lot);

The project is shown on the following map and plans:

- A sketch received by the Agency on August 6, 2018 (Development Plan);
- An annotated map titled, "Map of Survey Showing Certain Lands of The Huestis Living Trust," last dated December 16, 2024, and received by the Agency on December 20, 2024 (Subdivision Plan); and
- An annotated tax map titled, "P2025-0043 Tax Map," received by the Agency on April 21, 2025 (Tax Map).

A reduced-scale copy of the Development Plan, Subdivision Plan and Tax Map 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 10 or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area in the Adirondack Park.

This permit amends Conditions 6 and 10 of Agency Permit 2018-0013 and Conditions 4, 8 and 11 of Agency Permit 2023-0199.

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 Essex 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, the Development Plan, the Subdivision Plan and the Tax Map 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 permits 2018-0013 and 2023-0199 in relation to the project site. The terms and conditions of permits 2018-0013 and 2023-0199 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 2025-0043, issued April 30, 2025, 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 Subdivision Plan. Any subdivision of the project site not depicted on the Subdivision Plan shall require a new or amended permit.
7. The construction of any new dwelling or other principal building on the project shall require a new or amended permit. The construction of any new accessory structure on the project site shall require prior written Agency authorization.

8. Any replacement of the on-site wastewater treatment system on the Parcel 7.12 portion of the project site shall require prior written Agency approval.
9. The undertaking of any activity involving wetlands shall require a new or amended permit.
10. There shall be no principal buildings located on the 1-acre lot other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
11. There shall be no more than 15 principal buildings located on the 50-acre lot at any time. The single family dwelling constructed in 1998 on Parcel 7.12 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

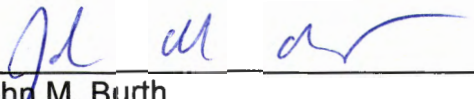
CONCLUSIONS OF LAW

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 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low 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; and
- 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.

PERMIT issued this 30th day
of April, 2025.

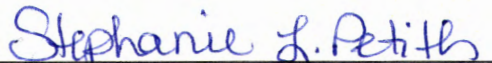
ADIRONDACK PARK AGENCY

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

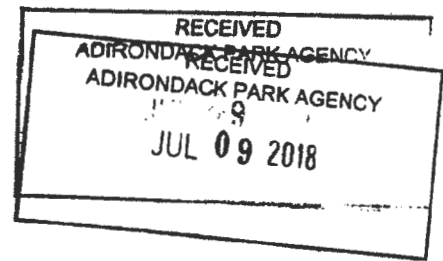
STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th 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, 2029


Notary Public

⊕ - Well
○ - Pool



1"=70'



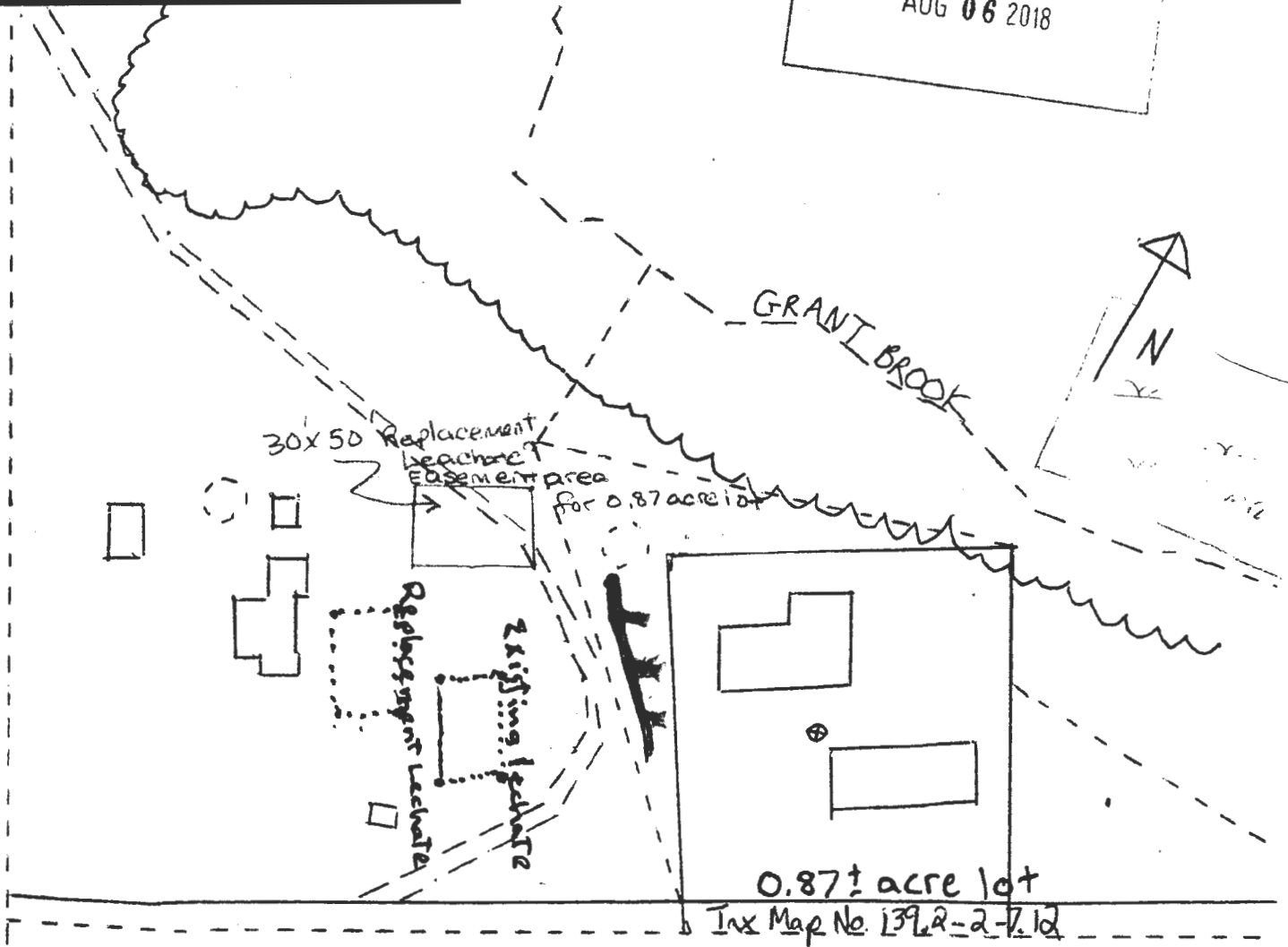
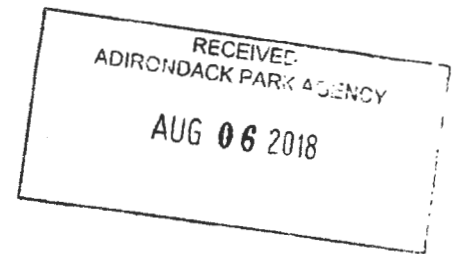
**Adirondack
Park Agency**

FINAL
P2025-0043

Map No. 139.2-2-7.111

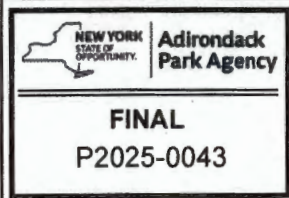
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ADIRONDACK PARK AGENCY

FILE # P2018-0013



Denise A. Huestis July 6 '18
Eric Lemerand July 7 '18
Denise Huestis 7-23-18

P2025-0043 Tax Map



Tax Map No. 139.2-2-42.11

Tax Map No. 139.2-2-42.3

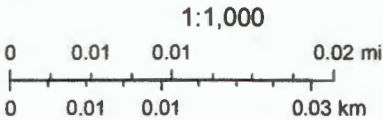
**Tax Map No.
139.2-2-42.2**

Tax Map No. 139.2-2-7.12

4/21/2025

- County Boundary
- Town Boundaries
- Parcels No Label

Citations



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

