

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
1985-0302H

Date Issued: **June 10, 2025**

In the Matter of the Application of

JACK A. LEWIS AND JULIE M. LAMERE
Permittees

for a permit pursuant to § 809 of the Adirondack
Park Agency Act and 9 NYCRR Part 577

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):

- 1. Jack A. Lewis**
- 2. Julie M. LaMere**

SUMMARY AND AUTHORIZATION

This permit authorizes a construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Piercefield, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 St. Lawrence County Clerk's Office. The Agency will consider the project in existence when the permit has been recorded in the St. Lawrence County Clerk's Office.

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 6.82-acre parcel of land located near Raquette Flow Drive in the Town of Piercefield, St. Lawrence County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 208.0, Block 2, Parcel 31, and is described in a deed from Jack Alan Lewis to Jack A. Lewis and Julie M. LaMere, dated March 25, 2024, and recorded in the St. Lawrence County Clerk's Office as Instrument Number R-2024-00003267.

The project site is partially located within the designated Raquette River Recreational River area. The project site also contains a stream and associated wetlands. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site was created as "Lot 31" in a subdivision as authorized by Agency Permit 85-302.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a single family dwelling in a location that differs from the location authorized by Condition 3 of Agency Permit 1985-0302.

The project is shown on the following maps, plans, and reports:

- "Map Showing Site Plan Prepared for Jack A. Lewis and Julie M. LaMere," received by the Agency on May 22, 2025 (Site Plan); and
- "Lewis-LaMere Residence," in 12 sheets dated February 14, 2025, and received by the Agency on (Dwelling Plans).

A reduced-scale copy of the Site Plan for the project, is attached as a part of this permit for reference.

AGENCY JURISDICTION

This permit amends Condition 3 of Permit 85-302.

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 St. Lawrence 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 Site Plan and the Dwelling 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 85-302 in relation to the project site. The terms and conditions of Permit 85-302 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 1985-0302H, issued June 10, 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 the construction of one single family dwelling on the project site in the location, and footprint, and as depicted and as described on the Site Plan and the Dwelling Plans. Any accessory structure on the project site shall be no greater than 40 feet in height and shall be located inside the "Edge of Cleared Area." Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Raquette River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit.
9. Construction of any guest cottage on the project site shall require prior written Agency approval.
10. Installation of any on-site wastewater treatment system on the project site shall require prior written Agency approval of engineered plans.
11. 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.
12. 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 Raquette Flow Drive or adjoining properties.

13. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
14. Outside of the "Edge of Cleared Area" and the "Proposed Septic System area," as depicted on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. There shall be no more than two principal buildings located on the project site at any time. The single family dwelling authorized herein 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, the Freshwater Wetlands Act and 9 NYCRR Part 578, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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 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;
- f. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- g. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- h. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

PERMIT issued this 10th day
of June, 2025.

ADIRONDACK PARK AGENCY

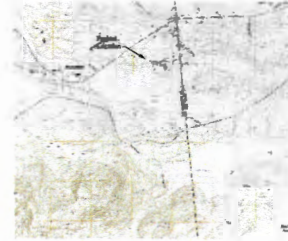
BY: John M. Burth
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th day of June 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

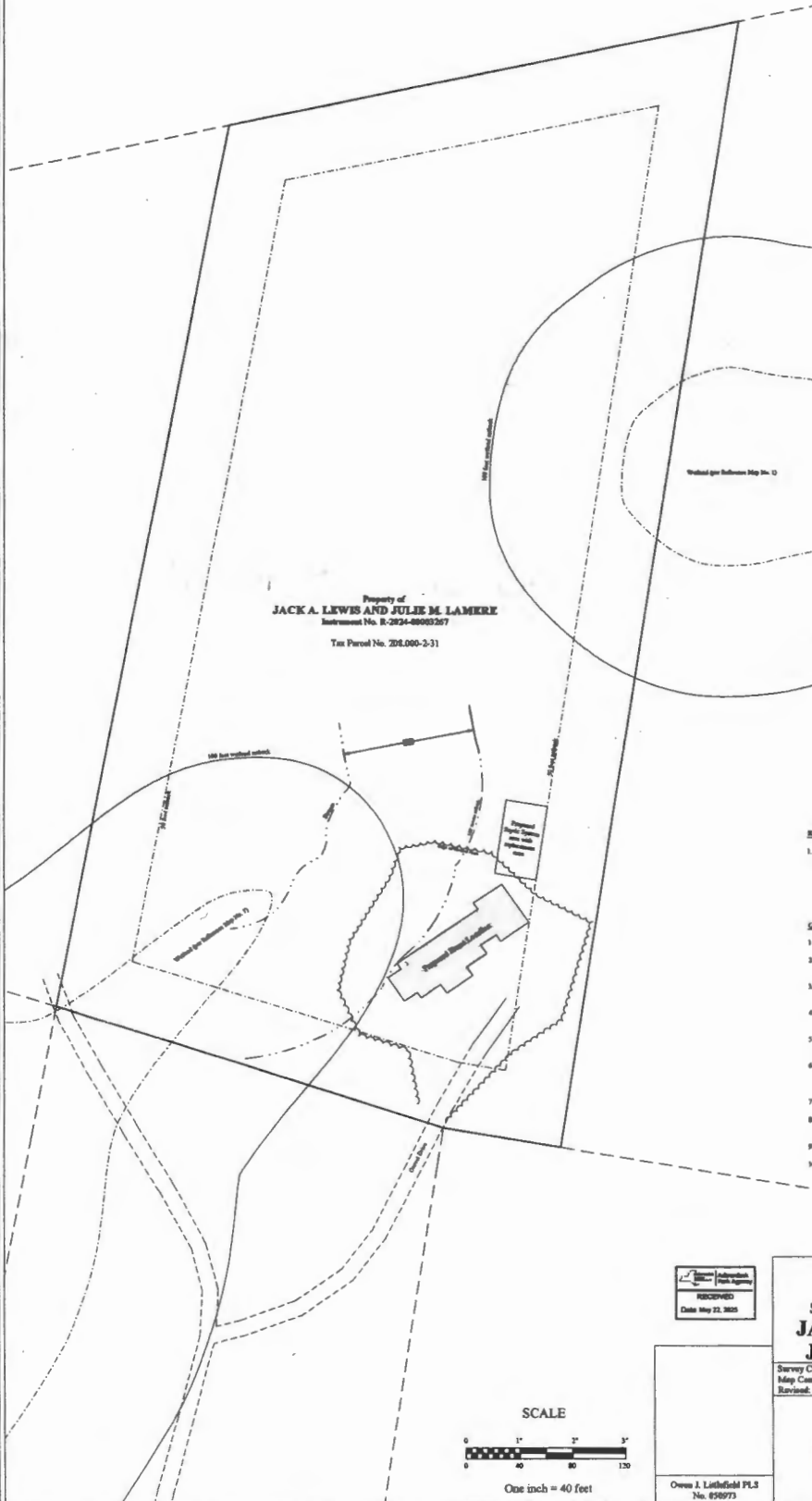
Stephanie L. Petith
Notary Public



Location Map
USGS Quadrangle - Plattsburgh, NY

LEGEND

- Property Line
- Adjacent Dead Line
- Overhead Utilities
- Wellhead
- Building Footprint



Property of
JACK A. LEWIS AND JULIE M. LAMERE
Instrument No. R-2824-88083267
Tax Parcel No. 308.080-2-31

REFERENCE MAPS

1. "Racquette Flow Site Development Plan" prepared by Thomas M. Hart, P.E., dated November 30, 1985 and last revised February 1, 1988.

GENERAL NOTES

1. This survey is referenced horizontally to NAD83-2011, NY State Coordinate System (East Zone).
2. It is a violation of the State Surveys Law for any person, unless acting under the direction of a licensed land surveyor, to alter or alter in any way.
3. Unintentional alteration or addition to a survey may be a violation of the State Surveys Law.
4. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
5. This survey was completed without the benefit of an abstract of title and is subject to such facts that may be discovered.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not shown by this survey.
7. The wellhead geometry as shown herein were obtained from Reference Drawing No. 1.
8. The water system location shown is approximate. Exact location will depend on such data and on engineering design.
9. The easements herein are not transferable.
10. Copyright 2023 Leifheit & Littlefield Land Surveying All Rights Reserved.

RECEIVED
Date May 22, 2023

**SHOWING
SITE PLAN PREPARED FOR
JACK A. LEWIS AND
JULIE M. LAMERE**

Survey Completed: September 10, 2024
Map Completed: November 11, 2024
Revised:

Lot 31 Racquette Flow Corp.
Macomber Purchase Grant Tract 2
Township 3 Lot 57

93 Racquette Flow Drive
Town of Plattsburgh
County of St. Lawrence
State of New York

Project No. LL510-07-24
Scale: 1" = 40'

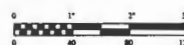


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SCALE



One inch = 40 feet

Owen J. Littlefield PLS
No. 626973