


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE 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 2003-0032E</p>
<p>In the Matter of the Application of</p> <p>JAMES BARSHINGER and JODY BARSHINGER Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 24, 2025</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">1. James Barshinger2. Jody Barshinger

SUMMARY AND AUTHORIZATION

This permit amends Agency Permit 2003-0032 to authorize the construction of a single family dwelling larger than 1,500 square feet in floor space in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Putnam, Washington County.

This authorization shall expire unless recorded in the Washington 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 Washington County Clerk's Office. The Agency will consider the project in existence when the foundation of the single family dwelling is completed.

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 1.29±-acre parcel of land located on Royal Anchorage Way in the Town of Putnam, Washington County, in an area classified Low Intensity on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 11.8, Block 5, Parcel 2, and is described in a deed from Linda A. Barber to James Barshinger and Jody Barshinger, dated September 8, 2023, and recorded September 15, 2023 in the Washington County Clerk's Office under Instrument Number 2023-4036.

The project site is a vacant lot that was created as "Lot 9" by Permit 1982-1 and 1982-1A as part of the Royal Anchorage Estates subdivision, which consists of 23 lots and contains shoreline on Lake George. All lots in the subdivision are served by a community wastewater treatment plant located on a separate community lot as authorized by Permit 2003-32.

PROJECT DESCRIPTION

The project as conditionally approved herein amends Permit 2003-32 to allow for the construction of a single family dwelling with 3,867 square feet of floor space within the Royal Anchorage Estates Homeowner's Association, Inc. subdivision.

The project is shown on the following sheets of maps and plans:

- A nine-sheet set of plans titled "Barshinger Residence 6614 Royal Anchorage Way Putnam Station, NY 12861," prepared by Studio A, with sheets C-0.00, C-0.10, C-0.20, C-2.10, C-3.10, C-5.10, and C-5.11 dated March 17, 2025, and sheets C-1.10 and C-4.10 dated May 27, 2025 (Site Plans);
- A single-sheet plan titled "Jim and Jody Barshinger Proposed Conditions – Plan 6641 Royal Anchorage Way, Putnam, NY," prepared by Anthony DeFranco, and dated May 20, 2025 (Walkway Plan); and
- A nine-sheet set of plans titled "Barshinger Residence 6614 Royal Anchorage Estates, Putnam Station, NY 12861," prepared by Baltzer & Tuck Architecture, with sheets A100 (Basement Floor Plans), A01, A102, A121, A202, G004 dated February 20, 2025, A201 dated December 20, 2024, and A100 (Floor and Roof Plans) dated May 9, 2025 (Architectural Plans).

A reduced-scale copy of Sheet C-1.10 of the Site Plans, is attached as a part of this permit for reference.

AGENCY JURISDICTION

The Royal Anchorage Estates subdivision consists of 23 lots in a Low Intensity Use land use area. Agency Permit 2003-32 authorized the construction of a wastewater treatment plant to serve the subdivision. Condition 9 of Permit 2003-32 requires all dwellings in the subdivision to be no greater than two-stories and to contain no more than 1,500 square feet of floor space. This permit amends Condition 9 of Permit 2003-32.

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 Washington 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 Site Plan, Walkway Plan, and Architectural 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. All conditions in Permit 2003-32 remain in full force and effect except as amended herein.
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 2003-0032E, issued June 24, 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 and one detached garage on the project site in the location, footprint, and height shown and as described on the Site Plans and Architectural Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. There shall be no guest cottages on the project site.
8. All wastewater treatment infrastructure on the project site shall be connected to and served by the Rotal Anchorage Estates Homeowners's Association, Inc. and the Town of Putnam Sewer District #1 community wastewater treatment system authorized by Permit 2003-32.
9. There shall be no more than three bedrooms in the dwelling authorized herein without prior written Agency authorization.
10. Prior to any blasting on the project site, a Blasting Plan shall be submitted to the Agency for review and authorization.
11. There shall be no boathouses on the project site.

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 75 feet, measured horizontally, of the mean high water mark of Lake George. Docks, as defined under 9 NYCRR § 570.3, are excepted from this requirement.
14. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan and the Erosion and Sediment Control Plan as shown on the Site Plans.
15. 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.
16. 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.
17. Outside of the limits of clearing shown on Sheet C-0.20 of the Site Plans, 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 1) an area to allow for the establishment of a footpath as described in the Walkway Plan, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
18. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
19. All trees and shrubs depicted on the Site Plans shall be planted and maintained as described on sheet C-4.10 Planting Plan.
20. There shall be no principal buildings located on the project site other than the single family dwelling authorized herein.


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 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; 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 24th day
of June, 2025.

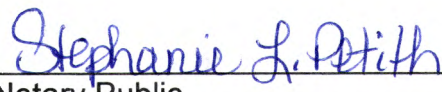
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th 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


Notary Public

1. EXIST LOCATION OF ALL WALLS, STEPS AND PATIO APPLICABLE TO THIS PROJECT.
2. THE LAYOUT OF ANY WORK FOR THE PROJECT SHALL BE COMPLETED BY A LICENSED SURVEYOR RETAINED BY THE CONTRACTOR, FOR THE PURPOSES TO APPROVE LAYOUT PRIOR TO BEGINNING CONSTRUCTION.
3. TITLE ALL DIMENSIONS FROM FACE OF EXISTING WALL OR GRADELINE.
4. ALL SHOWINGS TO BE IN DECIMALS AND ALL LENGTHS OF WALLS SHALL BE IN FEET AND INCHES.
5. ALL FINISHES TO BE PARALLEL UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS TO BE HORIZONTAL UNLESS NOTED OTHERWISE.
7. ALL NOTES ON DRAWINGS.
8. REFERENCE TO SCALE IS FOR PLOT SIZE DIMENSIONS ONLY, DO NOT SCALE FROM REDUCED DRAWINGS.

RECEIVED
FBI - Memphis
Apr 29 1968
Order May 20, 1968

IF **Approved for Agency**
P2003-0030E

studioA

TRUSTI QUALITY

C 711 : INNOVATION : INNOVATION

74 Warren Street, Suite 1 | PO Box 272
Saratoga Springs, NY 12866
518.450.4030

 PRECISION LINE DESIGN
 HIGH REAR WAGON LINE
 ADVANCED SHOCK-STOP
 PRECISION PLATE WAGON
 PRECISION BOLLARD /
 FLOW STRUTTING
 PRECISION SHOCK STOP



NORTH

GRAPHIC SCALE
1 inch = 10 FEET
ON 24" X 36" SHEET

REVISIONS	
DATE	DESCRIPTION
	<p>THIS DRAWING WAS ORIGINATED BY THE DESIGN ENGINEER'S OFFICE. THE DESIGN ENGINEER'S OFFICE HAS REVIEWED THE DRAWING AND APPROVED IT FOR CONSTRUCTION. THE DESIGN ENGINEER'S OFFICE HAS REVIEWED THE DRAWING AND APPROVED IT FOR CONSTRUCTION. THE DESIGN ENGINEER'S OFFICE HAS REVIEWED THE DRAWING AND APPROVED IT FOR CONSTRUCTION.</p>

© 1994 by the American Society of Human Genetics
0891-2247/94/060511-08\$04.00/0
DOI: 10.1093/hmg/12.6.511

**DRAWINGS
NOT FOR
CONSTRUCTION**

**Lands Now or Formerly of
Peter F. Emmi, Elizabeth I. Emmi
and Peter A. Emmi**
Book:2084 Page:170

Book:2084 Page:170

PREPARED FOR
JIM AND JOEY BARSHINGER
230 OAKWOOD DRIVE
STATE COLLEGE, PA 16801

PROJECT
BARSHINGER RESIDENCE
6614 ROYAL ANCHORAGE WAY
PUTNAM STATION, NY 12861

DRAWING TITLE

LAYOUT AND MATERIALS PL

PROJECT NO.	23093
DATE	DRAWING

C-05/27/2025

C-1.10