

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 1985-0302G
In the Matter of the Application of ANDREW M. DOHERTY AND SHARI L. DOHERTY Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577	Date Issued: August 28, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Andrew M. Doherty 2. Shari L. Doherty

SUMMARY AND AUTHORIZATION

This permit authorizes 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 when the permit has been 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 a 6.02±-acre parcel of land located on 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, Block 2, Parcel 4, and is described in a deed from Rowland E. Furcha to Andrew M. Doherty and Shari L. Doherty and recorded in the St. Lawrence County Clerk's Office as Instrument Number 2005-00017482.

The project site contains shoreline on Raquette River and the portion of the project site with existing and authorized development is located inside the designated Raquette River Recreational area. Wetlands associated with Raquette River and a stream may be located on or adjacent to the project site.

The project site is improved by an existing principal building constructed in approximately 2012 that is connected to the existing on-site wastewater treatment system.

The project site was created as "Lot 4" 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 and conversion of the existing single family dwelling to a guest cottage. The new single family dwelling will connect to the existing on-site wastewater treatment system.

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

- "Map Showing Survey of Property of Andrew M. and Shari L. Doherty," prepared by Leifheit & Littlefield Land Surveying, dated and received by the Agency on July 28, 2025 (Survey Plan);
- "Approval Plans for Andrew Doherty," in seven sheets, dated April 8, 2025, and received by the Agency on May 5, 2025 (Dwelling Plans);
- "Front Elevation and Side Elevation," in two sheets, received by the Agency on July 18, 2025 (Dwelling Height Plans);
- On-site wastewater treatment system plans in three sheets, a letter dated June 20, 2011, and an installation certification letter dated June 13, 2012, were received by the Agency on May 9, 2025 (Septic Plans);
- "Second Floor," received by the Agency on June 4, 2025 (Garage Sketch Map);
- "Garage On Slab," received by the Agency on June 18, 2025 (Garage Height Sketch Map);
- Letters dated June 13, 2012, and June 20, 2011, and on-site wastewater treatment plans in three sheets; received by the Agency on May 9, 2025 (Septic Plans).

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

AGENCY JURISDICTION

Agency Permit 85-302 required a permit pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, as a permit is required from the Adirondack Park Agency prior to any subdivision or new land use and development on Low Intensity Use lands within any designated recreational river area 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 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 and the Survey 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, 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 1985-0302G, issued August 27, 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 conversion of the existing structure to an accessory structure with guest cottage space on the project site in the locations depicted and as described on the Survey Plan, and in the footprint, and height depicted and as described on the Dwelling Plans, Dwelling Height Plans, Garage Sketch Map and Garage Height Sketch Map. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. The existing footpath depicted on the Survey Plan shall be no greater than 6 feet in width and shall have a surface comprised of natural vegetation, grass, natural or synthetic mulch, pea stone, or permeable pavers.

8. The undertaking of any new land use or development not authorized herein on the project site shall require a new or amended permit. Any subdivision of the project site shall also require a new or amended permit.
9. The undertaking of any activity involving wetlands shall require a new or amended permit.
10. Upon issuance of a certificate of occupancy for the single family dwelling authorized herein, the accessory structure with living space shall be used as a guest cottage for Agency purposes. It shall be used only on an occasional basis and shall not be offered or used for rent or hire separately from the primary dwelling on the property.
11. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
12. Pursuant to the Adirondack Park Agency Act and Agency regulations implementing the Wild, Scenic and Recreational Rivers System Act, new structures are prohibited within 150 feet, measured horizontally, of the mean high water mark of the Raquette River.

Docks as defined under 9 NYCRR § 570.3 are excepted from this requirement. Fences, poles, lean-tos, and bridges are also excepted from this requirement, except that no fence, pole, lean-to, or bridge greater than 100 square feet in size may be located within 75 feet of the mean high water mark.

13. Installation of any new or replacement on-site wastewater treatment system(s) on the project site shall require prior written Agency approval.
14. 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.
15. 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 River, Raquette Flow Drive, NYS Route 3 or adjoining properties.
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 cleared vegetation" depicted and described on the Survey 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.

18. Pursuant to the Adirondack Park Agency Act and Agency regulations implementing the Wild, Scenic and Recreational Rivers System Act, new structures are prohibited within 150 feet, measured horizontally, of the mean high water mark of the Raquette River.
19. There shall be no more than two principal buildings located on the project site. 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 28th day
of August, 2025.

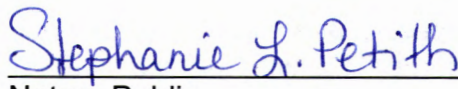
ADIRONDACK PARK AGENCY

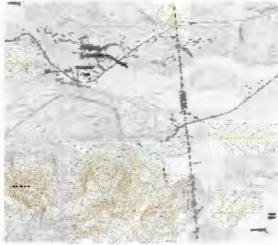
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

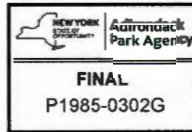
On the 28th day of August in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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

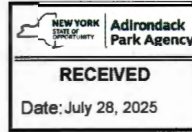

Notary Public



Location Map
USGS Quadrangle - Piercefild, NY



FINAL
P1985-0302G



RECEIVED
Date: July 28, 2025

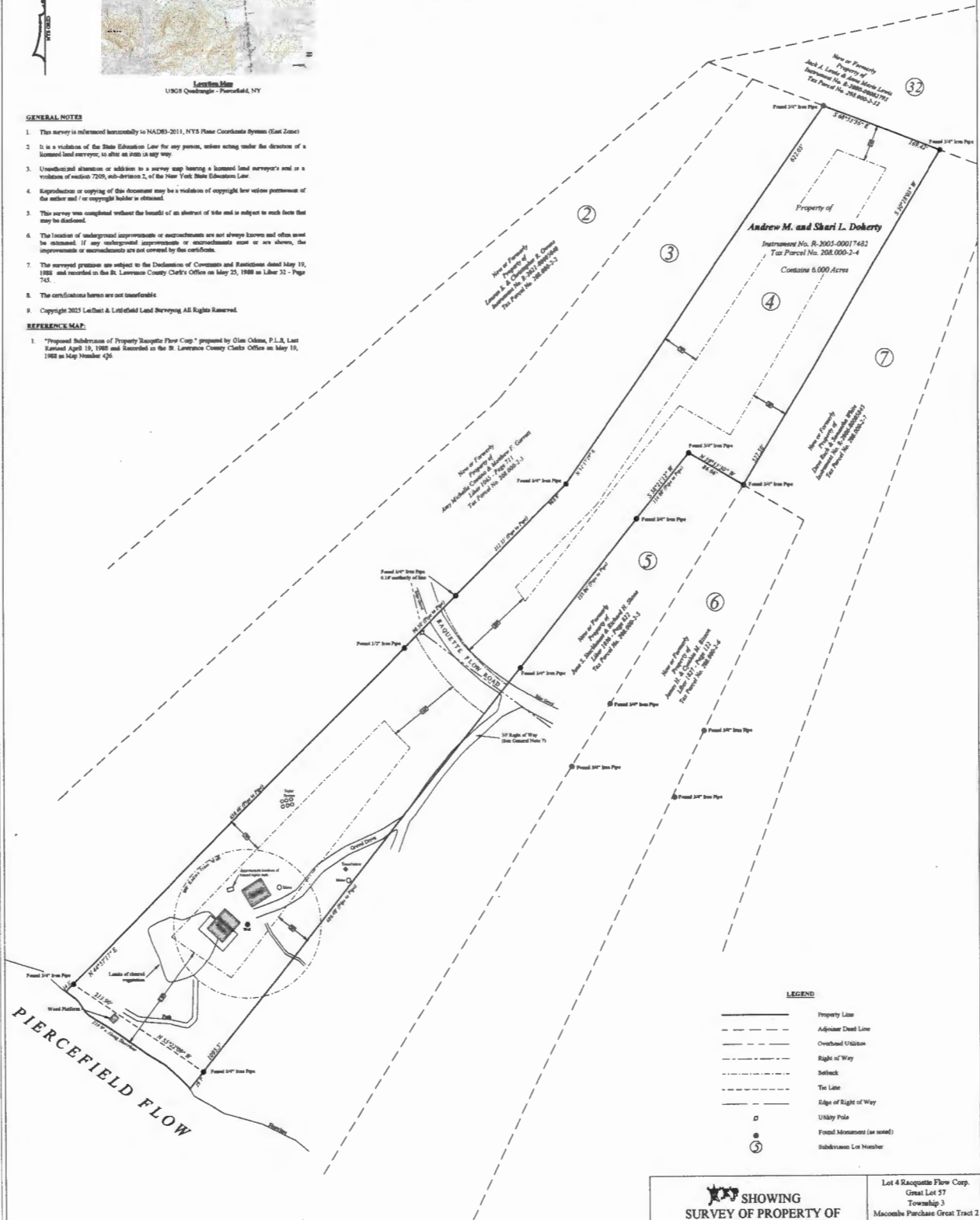
Tax Parcel Number:
Town of Piercefild, St. Lawrence County, New York
Section 208.000 Block 2 Lot 4
Deed Reference:
Richard E. Perdue
to
Andrew M. Doherty and Shari L. Doherty
Instrument No. R-2003-00017482
Deed Dated: April 28, 2003
Deed Recorded: October 07, 2003

GENERAL NOTES

1. This survey is referenced horizontally to NAD83-2011, NYS Phase Coordinate System (East Zone).
2. It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter in any way.
3. Unadvised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7205, sub-section 2, of the New York State Education Law.
4. Reproduction or copying of this document may be a violation of copyright law without 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 disclosed.
6. The location of underground improvements or encroachments are not always known and often need be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. The surveyed portions are subject to the Declaration of Condemnation and Relinquishment dated May 10, 1988 and recorded in the St. Lawrence County Clerk's Office on May 25, 1988 as Liber 32 - Page 743.
8. The certificate herein are not transferable.
9. Copyright 2025 Lefheit & Littlefield Land Surveying All Rights Reserved.

REFERENCE MAP:

1. "Proposed Subdivision of Property Racquette Flow Corp." prepared by Glen Adams, P.L.S., Last Revised April 15, 1985 and Recorded in the St. Lawrence County Clerk's Office on May 15, 1985 as Map Number 436.



LEGEND

- Property Line
- Adjacent Deed Line
- Overlaid Unknown
- Right of Way
- Setback
- Tie Line
- Edge of Right of Way
- Utility Pole
- Found Monument (as noted)
- Subdivision Lot Number

SURVEYORS CERTIFICATION

The undersigned surveyor hereby certifies that boundary survey and the field survey upon which it is based, was prepared in accordance with the current Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the parties listed below:

1. Andrew M. Doherty
2. Shari L. Doherty

Owen J. Littlefield, Licensed Land Surveyor No. 050973

SCALE



One inch = 60 feet

SHOWING SURVEY OF PROPERTY OF ANDREW M. AND SHARI L. DOHERTY

Survey Completed: July 06, 2025
Map Completed: July 28, 2025

Drawn By: M.W.K.
Checked By: O.H.

Lot 4 Racquette Flow Corp.
Great Lot 37
Township 3
Macomber Purchase Great Tract 2

36 Racquette Flow Road
Town of Piercefild
County of St. Lawrence
State of New York

Project No. L.L.710-05-25
Scale: 1" = 60'



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