

**THIS PERMIT AMENDS AND SUPERSEDES PERMIT 2011-0122, ISSUED
SEPTEMBER 27, 2011. 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 2011-0122B
In the Matter of the Application of STEPHEN L. BUZZELL, MARY G. BUZZELL, and CHRISTOPHER F. BURNHAM Permittees for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: August 13, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Stephen L. Buzzell 2. Mary G. Buzzell 3. Christopher F. Burnham

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2011-0122 authorized a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, Franklin County. This permit amends Permit 2011-0122 as conditioned below to re-locate a previously authorized driveway and authorize construction of a 28-foot by 40-foot barn.

This authorization shall expire unless recorded in the Franklin 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 Agency will consider the project in existence when the permit has been recorded.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit amendment is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit amendment 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 amendment 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 16.6±-acre parcel of land located on McMaster Road in the Town of Harrietstown, Franklin County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of Harrietstown Tax Map Section 445, Block 1 as Parcel 1.800, and is described in a deed from John J. McDonald to Stephen L. Buzzell and Mary G. Buzzell, dated October 21, 2011, and recorded October 24, 2011 in the Franklin County Clerk's Office under Instrument Number 2011-5397.

The project site was created as "Lot 2" in a two-lot subdivision as authorized by Agency Permit 2011-0122.

PROJECT DESCRIPTION

The project as conditionally approved herein involves re-location of the previously authorized barn and driveway on the 16.1±-acre project site. No changes are proposed to the previously authorized single family dwelling, on-site wastewater treatment system, and the on-site water supply.

The project is shown on the following five sheets:

- an annotated Site Plan titled "Request to Amend Permit 2011-0122A, Move Barn and Driveway Location," prepared by Christopher F. Burnham, and dated July 2025 (Barn and Driveway Plan),
- three sketch plans depicting the elevation views of the proposed barn, each prepared by the applicant and received by the Agency on July 21, 2025 (Barn Elevation Drawings); and
- the 2011 sketch map depicting the location of the authorized dwelling, drawn by Stephen Buzzell, and received by the Agency on September 23, 2011 (Single Family Dwelling Plan).

A copy of the annotated Barn and Driveway Plan and the Single Family Dwelling Plan are attached as a part of this permit for reference.

AGENCY JURISDICTION

Agency Permit 2011-0122 was issued pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, as a permit is required from the Adirondack Park Agency prior to any subdivision that results in the creation of four or more lots, parcels, or sites since May 22, 1973, in a Rural Use land use area in the Adirondack Park.

This permit amends Conditions 1,6, and 13 of Agency Permit 2011-0122.

CONDITIONS

1. The project shall not be undertaken until this permit has been recorded in the Franklin 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 Barn and Driveway Plan, Barn Elevation Drawings, and Single Family Dwelling 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.

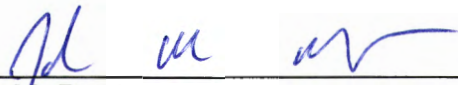
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2011-0122 in relation to the 16.6±-acre project site. The terms and conditions of Permit 2011-0122 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 2011-0122B, issued August 13, 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 a four-bedroom single-family dwelling on the project site in the location shown on the Single Family Dwelling Plan. The single family dwelling shall not exceed a footprint of 2500 square feet including all covered and un-covered attached porches, decks, exterior stairs, or garage. The dwelling shall not exceed 25 feet in height. The height shall be measured from the highest point on the structure, including the chimney, to the lowest point of existing grade or finished grade, whichever is lower. Any expansion beyond these dimensions shall require prior written Agency authorization.
7. Subject to the conditions stated herein, this permit authorizes the construction of one barn on the project site in the location shown on the Barn and Driveway Plan and in the footprint and height shown and as described on the Barn Elevation Drawings. This permit also authorizes construction of the driveway in the location shown on the Barn and Driveway Plan. Any change to the location or dimensions of the barn or driveway shall require prior written Agency authorization.
8. The construction of any accessory structure on the project site that is greater than 100 feet from the single family dwelling, other than the barn authorized herein, shall require prior written Agency authorization.
9. Construction of any guest cottage on the project site shall require prior written Agency authorization.
10. The on-site wastewater treatment system shall be constructed in complete conformity with the location and design shown on the Single Family Dwelling Plan referenced herein. The system shall comply with New York State Department of Health's "Wastewater Treatment Standards for Individual

Household Systems" (10 NYCRR Appendix 75 A), the Agency's "Guidelines for On-site Sewage Disposal Systems", and with Agency standards in 9 NYCRR Appendix Q-4. Conventional on-site wastewater treatment trench systems shall be installed on existing slopes less than 15 percent.

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 McMaster Road or adjoining property.
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. Within 50 feet of the edge of pavement of McMaster Road, 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 a) within an area up to 25 feet in width for construction of the relocated driveway and utility installations and b) 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 subdivision of the project site without a new or amended Agency permit.
16. 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.
17. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization.

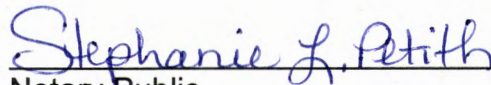
Permit Amendment issued this 13th day
of August, 2025.

ADIRONDACK PARK AGENCY

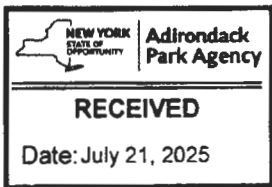
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

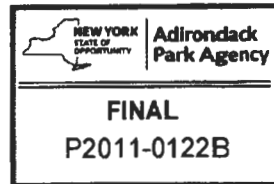
On the 13th day of August in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2029

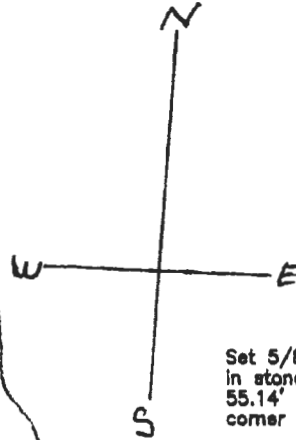


Property to be conveyed by
JOHN J. McDONALD
to
STEPHEN L. BUZZELL



16.644 Acres
(inclusive of lands within road bounds)

REFERENCE DEED
L. 857 pg. 264



Set 5/8" rebar w/cap
in stones at grade
55.14' from calculated
corner in centerline

Limits
of clearing

Proposed Driveway

BATH

move north
210'

Found 3/4" iron pipe
in stone row

Found 1" iron pipe
0.4' above grade
N 76°58'30"E 67.83'
from centerline road

APPROXIMATE ROAD BOUNDS

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APPROXIMATE ROAD BOUNDS

Request to Amend Permit 2011-0122A
Move Bath & Driveway location

Christopher F. Burnham 7/1/2025
Adapted F. Burnham

16.644 Acres

(inclusive of lands within road bounds)

NEW YORK STATE OF OPPORTUNITY	Adirondack Park Agency
FINAL P2011-0122B	

REFERENCE DEED
4. 857 pg. 264

BACK UP
ABSORPTION TRENCHES

SEPTIC TANK 22' to house

ABSORPTION
TRENCHES

PERK TEST PIT 36' TO HOUSE

DISTRIBUTION BOX
LOCATION

RECEIVED
SEP 23 2011
ADIRONDACK PARK AGENCY

Set 5/8" rebar w/cap
in stones at grade
55.14' from calculated
corner in centerline

FINAL PLANS
ADIRONDACK PARK AGENCY
P 2011 - 122
DATE: 9/26/11

Found 3/4" iron pipe
in stone row

DRIVE WAY &
ELECTRIC

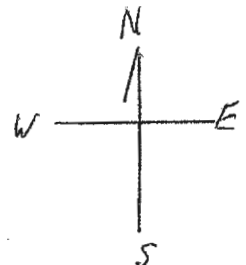
APPROXIMATE ROAD BOUNDS

APPROXIMATE ROAD BOUNDS

McMASTER ROAD

County Route

Found 1" iron pipe
0.4' above grade
N 76°58'30"E 67.83'
from centerline road



1" = 100'

STEPHEN L. BUZZELL
MARY G. BUZZELL

