

THIS IS A TWO-SIDED DOCUMENT

 P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0172
In the Matter of the Application of JAMES D. KYRIAZIS AND JAMES D. OLENIK Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: September 23, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. James D. Kyriazis 2. James D. Olenik

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Stratford, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton County Clerk's Office. 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 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 82.17±-acre parcel of land located on Stone Pound Road in the Town of Stratford, Fulton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 49, Block 1, Parcel 49, and is described in a deed from UTC Land Management Group, Inc. to James D. Kyriazis and James Olenik, dated December 20, 2006, and recorded in the Fulton County Clerk's Office under Book 1073, Page 151 and depicted and described in "Survey for United Timber Corp.," by Ronald C. Scheiss dated June 2, 1994.

The project site contains wetlands associated with a stream. Additional wetlands not described herein or depicted on the Sketch Plan may be located on or adjacent to the project site.

The project site was created as "Lot 3" in a four-lot subdivision as authorized by Agency Permit 2003-26. The project site is improved by two single family dwellings constructed in approximately 2000, and is subject to Agency Permits 2007-0049 and 2007-0049A.

PROJECT DESCRIPTION

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

- a 40.6±-acre lot improved by a single family dwelling with an onsite wastewater treatment system; and
- a 40.6±-acre lot improved by a single family dwelling with an outhouse.

The project is shown on "Site Plan for Kyriazis & Olenik Subdivision," prepared by James D. Kyriazis, dated July 24, 2025, and received by the Agency on July 24, 2025 (Sketch Plan).

A reduced-scale copy of the Sketch Plan 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

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 five or more lots, parcels, or sites since May 22, 1973, in a Rural Use land use area in the Adirondack Park.

This permit amends Condition 16 of Permit 2007-0049 and Condition 8 of Permit 2007-0049A.

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 Fulton 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 Sketch 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 2003-0026, and 2007-0049 in relation to the project site. The terms and conditions of Permit 2003-0026, and 2007-0049 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 2025-0172, issued September 23, 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 Sketch Plan. Any subdivision of the project site not depicted on the Sketch Plan shall require a new or amended permit.
7. The construction of any additional dwelling or other principal building on the project site in addition to the existing single family dwellings shall require a new or amended permit.

Except for construction of an accessory structure located within 100 feet of the existing dwellings and no greater than the height of the existing dwellings as depicted and described on the Sketch Plan, any accessory structure shall require written Agency authorization.

8. Prior to construction of any on-site wastewater treatment system(s) on Lot 2, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A) and

the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was installed in compliance with the Agency authorized plan set.

9. 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 Stone Pound Road or adjoining properties.
10. All exterior building materials, including roof, siding and trim, of any new structure on the project site shall be a dark shade of green, grey, or brown.
11. Outside of the driveways and outside of 100 feet from the existing single family dwellings; and within 75 feet of the centerline of Stone Pound Road depicted on the Sketch 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 trees for firewood, and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than five principal buildings located on Lot 1 at any time. The single family dwelling constructed on Lot 1 in approximately 2000 constitutes a principal building.

There shall be no more than five principal buildings located on Lot 2 at any time. The single family dwelling constructed on Lot 2 in approximately 2000 constitutes a principal building.

The Agency makes no assurances that the maximum development mathematically allowed can be approved.

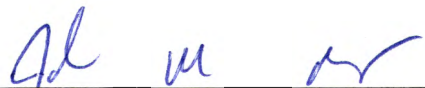
CONCLUSIONS OF LAW

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, 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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 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; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 23rd day
of September, 2025.

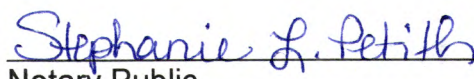
ADIRONDACK PARK AGENCY

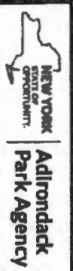
BY: 
John M. Burth
Deputy Director, Regulatory Programs

**STATE OF NEW YORK
COUNTY OF ESSEX**

On the 23rd day of September 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6270800
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public



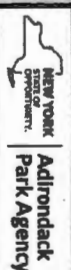
Adirondack
Park Agency

FINAL

P2025-0172

Site Plan for Mykuzis Olewik Subdivision

Scale 1" = 150'



RECEIVED

Date: July 24, 2025

Prepared by S. Mykuzis.
7/24/2025.

North



Proposal Boundary Line

Lot 1

~40.6 Acres

181 Stone Road Road.

Mykuzis Residence.

Olewik Residence

WETLAND Boundary

Driveway

Stone Road Road

150' 300' 450' 600' 750' 900' 1050' 1200' 1350' 1500'

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