

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 2025-0155
In the Matter of the Application of SETH R. RIDDLE AND DIANA S. RIDDLE Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: October 9, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Seth Riddle 2. Diana Riddle

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling and accessory garage in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Moriah, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when an authorized single-family dwelling has been 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 130±-acre parcel of land located on Bartlett Pond Road in the Town of Moriah, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 86.4, Block 2, Parcel 2.1, and is described in a deed from Barbara McConley to Seth Russell Riddle and Diana Smith Riddle, dated April 5, 2022, and recorded April 8, 2022 in the Essex County Clerk's Office under Instrument Number 2022-1785.

The project site also contains wetlands associated with Bartlett Brook on the western side of the project site. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing single family dwelling and pole barn.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and accessory garage.

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

- A two-page set of plans entitled "Riddle Residence Sewage Treatment System," prepared by Moser Engineering and dated August 26, 2025 (Septic Plans); and
- A one page map entitled "Property View," prepared by Seth Riddle and dated August 29, 2025 (Project Site).

A reduced-scale copy of the Site Plan for the project, shown on page one of the Septic Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the construction of any single family dwelling on Resource Management lands 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 Essex 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, Septic Plans and Site 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 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 2025-0155, issued October 9, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory garage on the project site in the locations and footprints as shown on the Site Plan. The single family dwelling and accessory garage shall not exceed 30 feet in overall height. Any change to the location or dimensions of the authorized structures shall require prior written Agency authorization.
6. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit. The construction of any additional accessory structure on the project site shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall also require a new or amended permit.
7. Any on-site wastewater treatment system on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Septic Plans. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

8. 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.
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 adjoining property.
10. Within 75 feet of the wetland edge, 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 up to 30 feet in width for driveway construction and utility installations, and 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

11. Between April 1 and November 30, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
12. There shall be no more than three principal buildings located on project site at any time. The pre-existing single family dwelling constructed on the property in 1970 and the single-family dwelling authorized herein constitute principal buildings. 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 single family dwelling and accessory garage 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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 9th day
of October, 2025.

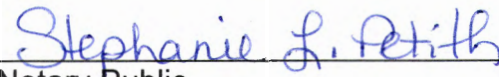
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director of Regulatory Programs

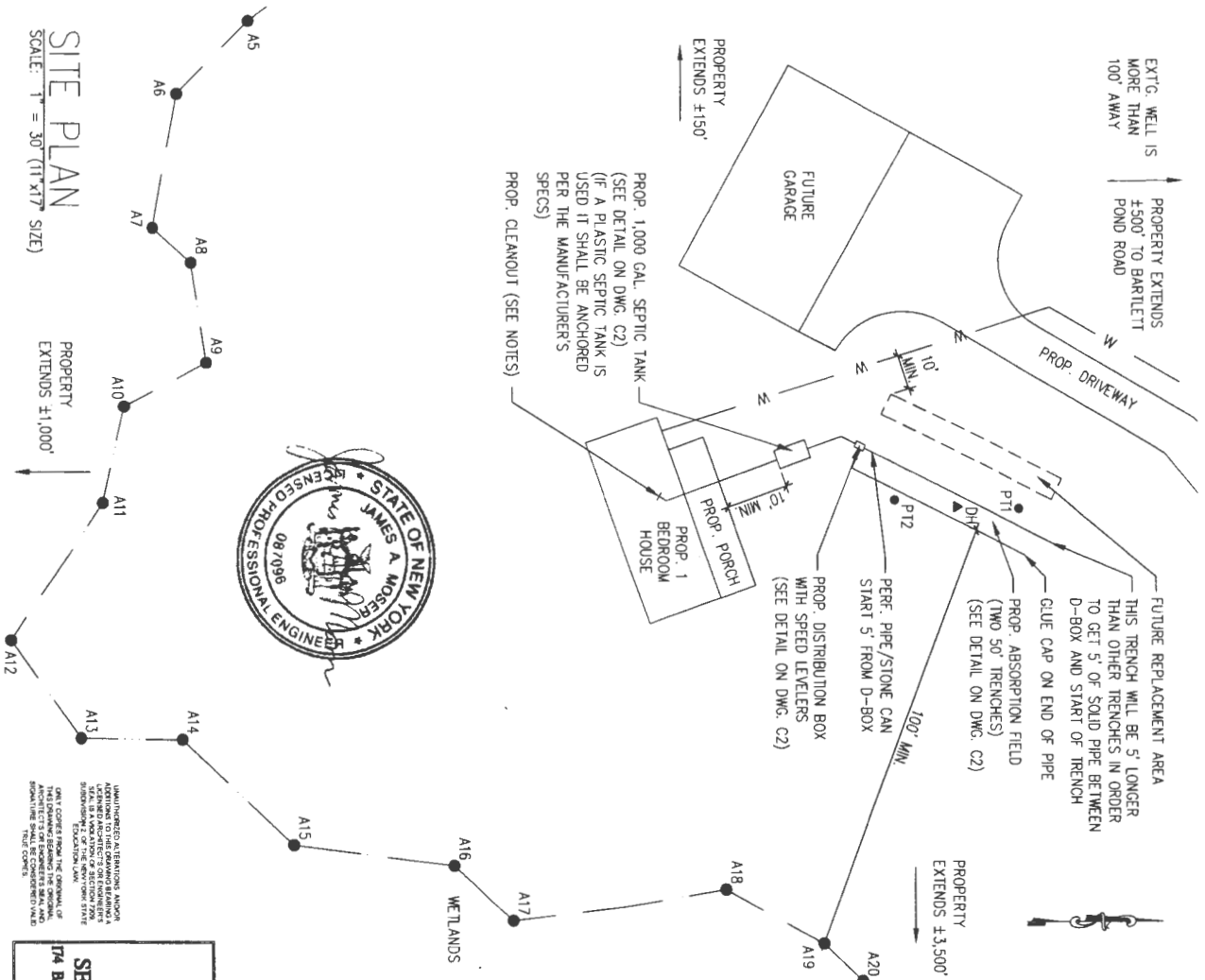
STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th day of October 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. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public

- NOTES:
1. SEPTIC SYSTEM TO COMPLY WITH ALL NYSDOH REQUIREMENTS, THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURER'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.
 2. SYSTEM INSTALLER SHALL ENSURE REQ'D. SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.
 3. SEE DRAWING C2 FOR DETAILS
 4. THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY WITH OWNER IF FILTER SHALL BE INSTALLED AND IF SO CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.
 5. A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.
 6. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
 7. IF AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
 8. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT JUST OUTSIDE THE HOUSE. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
 9. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
 10. SLUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
 11. ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
 12. PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.
 13. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.



DEEP HOLE TEST DATA				
DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE	MOTTLING
0-4	TOPSOIL	BLACK	FINE	NO
4-11	LOAMY SAND	DARK BROWN	FINE	NO
11-25	SAND	REDDISH BROWN	FINE	NO
25-48	SAND	LIGHT BROWN	FINE	NO
48+	SAND	BROWN	FIRM	NO
TOTAL DEPTH OF USABLE SOIL: 48"				
STABILIZED PERC RATE AT 24" DEEP: 4 MINUTES				

THE SEPTIC SYSTEM HAS BEEN SIZED FOR A 2 BEDROOM HOUSE

BOTTOM OF TRENCH TO BE NO MORE THAN 24" BELOW EXT'G. GRADE (BOTTOM OF PIPE NO MORE THAN 18" BELOW EXISTING GRADE)

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE ADIRONDACK PARK AGENCY AND TOWN HAVE ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER PRIOR TO INSTALLATION

RECEIVED
Adirondack Park Agency
Date: August 29, 2025

FINAL
Adirondack Park Agency
P2025-0155

SITE PLAN
RIDDLE RESIDENCE
SEWAGE TREATMENT SYSTEM
174 BARTLETT POND ROAD, MINERVILLE, NY 12956
DATE: 6-26-25
PROJECT NO: 25-81

MOSER ENGINEERING
7780 GLEN ROAD
CHATEAU NY 12011
518-446-3160
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