

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 2025-0168
In the Matter of the Application of KAITRIN M. MAIDELIS, MARCUS I. MAIDELIS, & HOBART M. HENDERSON Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: October 2, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Kaitrin M. Maidelis 2. Marcus I. Maidelis 3. Hobart M. Henderson

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 Black Brook, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed.

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 comprised of two adjoining parcels of land located on Union Falls Road in the Town of Black Brook, Clinton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map, further described as follows:

- a 100±-acre Tax Map Section 307, Block 1, Parcel 1, described in a deed from Diane L. Adamson to Marcus I. Maidelis and Kaitrin M. Maidelis, dated June 21, 2018, and recorded July 19, 2018 in the Clinton County Clerk's Office under Instrument Number 2018-00295363; and
- a 157±-acre Tax Map Section 307, Block 1, Parcel 2, described in a deed from Thomas Dashnaw to H. M. Henderson, dated May 23, 2019, and recorded June 7, 2019 in the Clinton County Clerk's Office under Instrument Number 2019-00301273.

Tax map parcel 307.-1-1 is improved by a pre-existing single family dwelling and on-site wastewater treatment system located north of Union Falls Road, and contains wetlands located south of Union Falls Road. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site. Tax map parcel 307.-1-2 is a vacant lot with an existing driveway located south of Union Falls Road.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 100±-acre tax map parcel 307.-1-1, creating a 63±-acre lot improved by an existing single family dwelling and on-site wastewater treatment system located north of Union Falls Road (Lot 1), and a vacant 37±-acre lot located south of Union Falls Road (Lot 2). Lot 2 will be merged with the adjoining 157±-acre tax map parcel 307.-1-2, resulting in a 194±-acre lot. No new land use and development is proposed or authorized herein.

The subdivision is shown on an un-titled annotated map, prepared by Marcus and Kaitrin Maidelis, and dated August 18, 2025 (Site Plan). A reduced-scale copy of the Site Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) and 810(1)(d)(1)(b) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 Clinton 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 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. 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 2025-0168, issued October 2, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. Within 30 days of conveyance of Lot 2 described herein, a new deed shall be filed in the Clinton County Clerk's office describing Lot 2 and Parcel 307.-1-2 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
7. The undertaking of any new land use or development not authorized herein on Lot 1 within one-quarter mile of the Saranac River shall require a new or amended permit.
8. The undertaking of any new land use or development not authorized herein on Lot 2 shall require prior written Agency authorization.
9. The undertaking of any activity involving wetlands shall require a new or amended permit.
10. Installation of any on-site wastewater treatment system(s) on Lot 2 shall require prior written Agency authorization.
11. There shall be no more than seven principal building(s) located on Lot 1 in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
12. There shall be no more than 23 principal building(s) located on the merged 194±-acre lot at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

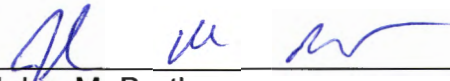
CONCLUSIONS OF LAW

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 2nd day
of October, 2025.

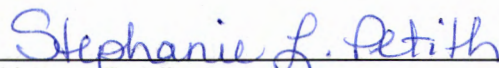
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 2nd 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

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 1.14 Miles

Area: 37.30 Acres

Mouse Navigation Save Clear

Lot 2

Lot 2: Roughly 27 acres to be merged with tax map parcel 307-1-2 to the south

Note: Contains wetlands

Directions: To here - From here

Existing single ~7⁺ acres family dwelling

8/18/25
M&K Moulders

