

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 2025-0209
In the Matter of the Application of CLOUD SPLITTER PROPERTIES, LLC and JOHN & SUSAN STREIFF Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: October 23, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Cloud Splitter Properties, LLC 2. John Streiff 3. Susan Streiff

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Duane, Franklin County.

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 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 Franklin 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 includes a 100±-acre parcel of land located on County Route 26 in the Town of Duane, Franklin 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 246, Block 1, Parcel 17, and is described in a deed from Barry Silverstein to Cloud Splitter Properties, LLC, dated October 2, 2002, and recorded October 17, 2002 in the Franklin County Clerk's Office at Book 814, Page 272. Tax Parcel 246-1-17 is improved by an existing single family dwelling constructed in 1940.

The project site also includes a 17±-acre adjoining parcel identified as Tax Map Section 246, Block 1, Parcel 16.2 and described in a deed from Farwell W. Perry to John Streiff and Susan A. Streiff dated January 20, 2007, and recorded March 7, 2007 in the Franklin County Clerk's Office at Instrument Number 2007-00001046. Tax Parcel 246-1-16.2 is improved by an existing single family dwelling constructed in 2011 pursuant to Agency determination J2007-577.

The project site also contains wetlands associated with an un-named pond and associated with the Duane Stream and Debar Brook. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 100±-acre (Parcel 17) parcel to create a 94.4±-acre lot (Lot 1), improved by the pre-existing single family dwelling and a 5.6±-acre vacant lot (Lot 2) to be merged with adjoining Parcel 16.2.

The project is shown on a survey map entitled "Map of Survey Prepared for Cloud Splitter Properties, LLC," prepared by Geomatics Adirondack Land Surveying, PLLC and dated October 3, 2025 (Survey).

A reduced-scale copy of the Survey 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 in a Resource Management land use 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 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 and Survey 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 2025-0209, issued October 23, 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 of Parcel 17 as depicted on the Survey. Any subdivision of Parcel 17 not depicted on the Survey shall require a new or amended permit.
6. Within 30 days of conveyance of Lot 2, a new deed shall be filed in the Franklin County Clerk's office describing Lot 2 and Parcel 16.2 as a single, un-divided lot. Any future subdivision of this undivided lot shall require a new or amended permit.
7. The construction of any dwelling or other principal building on the project site shall require a new or amended permit. The construction of any 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.
8. Prior to undertaking construction of any boathouse on Lot 1, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
9. Prior to undertaking construction of any dock on Lot 1, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
10. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of the pond on Lot 1. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.

11. Installation of any new on-site wastewater treatment systems on the project site shall require prior written Agency approval.
12. There shall be no more than two principal buildings 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.
13. There shall be no more than one principal building located on the merged property comprised of Lot 2 and Parcel 16.2 at any time. The single family dwelling constructed on the property in 2011 constitutes a principal building.

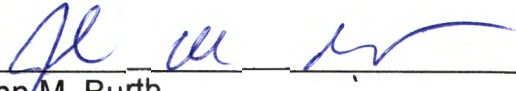
CONCLUSIONS OF LAW

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 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 23rd day
of October, 2025.

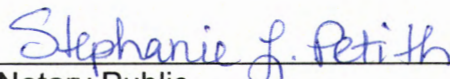
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director of Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd 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, 2027


Notary Public

