

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 2025-0245
In the Matter of the Application of EILEEN ARMSTRONG Permittee for a permit pursuant to §809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: October 30, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Eileen Armstrong

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Saranac, 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 to another party.

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 42.1±-acre parcel of land located on Hardscrabble Road in the Town of Saranac, Clinton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 228, Block 3, Parcel 2.2, and is described in a deed from Thomas Lavarney to James R. Armstrong and Eileen H. Armstrong, dated June 9, 1975, and recorded July 18, 1975 in the Clinton County Clerk's Office at Book 573, Page 805.

The project site contains a permanent stream running along the eastern property boundary. The project site also contains linear wetlands along the permanent stream. 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 single family dwelling constructed in 1976 with associated on-site wastewater treatment system and a barn. The project site is also improved by a commercial kennel constructed in 2007 as authorized by Agency Permit 2006-0254.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision creating Lot 1, a 41.53±-acre lot with the existing single family dwelling and commercial kennel, and Lot 2, a 0.57±-acre lot. A single family dwelling and on-site wastewater treatment system will be constructed on Lot 2.

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

- Two sheets titled "Lot 1" and "Lot 2," prepared by Eileen Armstrong dated October 15, 2025, and received by the Agency on October 16, 2025 (Subdivision Plans).
- Two sheets titled "Armstrong Residence Sewage Treatment System," prepared by Moser Engineering, dated September 3, 2025, and received September 30, 2025 (Septic Plans).

Reduced-scale copies of the Subdivision Plans for the project, are 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 of Low Intensity Use lands that results in the creation of a non-shoreline lot smaller than 2.8 acres in size in the Adirondack Park.

Condition 11 of Agency Permit 2006-0254 requires a new or amended permit prior to any future subdivision of the project site.

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, Subdivision Plans, and Septic Plans 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 2006-0254 in relation to the project site. The terms and conditions of Permit 2006-0254 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 2025-0245, issued October 30, 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 Subdivision Plans. Any subdivision not depicted on the Subdivision Plans shall require a new or amended permit.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling with attached garage on Lot 2 in the location shown and as described on the Subdivision Plans and Septic Plans.

The single family dwelling shall be no more than 35 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The single family dwelling shall be less than 2,500 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions shall require prior written Agency authorization.

8. The construction of any additional dwelling or other principal building on the project site not shown on the Septic Plans and Subdivision Plans shall require a new or amended permit. The construction of any accessory structure on the project site greater than 1,000 square feet in footprint or 30 feet in height shall require a new or amended permit.

9. Construction of any guest cottage on the project site shall require prior written Agency authorization.
10. Any on-site wastewater treatment system on Lot 2 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.

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.
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, Hardscrabble Road, or adjoining property.
13. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, grey, or brown.
14. Within 50 feet of the permanent stream bordering the eastern property line, or between the kennel and Hardscrabble Road on Lot 1, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. The undertaking of any activity involving wetlands shall require a new or amended permit.
16. All signs associated with the commercial kennel on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
17. There shall be no more than 12 principal buildings located on Lot 1 at any time. The single family dwelling constructed on the property in 1976 and the kennel constructed in 2007 each constitute one principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

18. There shall be no more than one principal building located on Lot 2 at any time. The single family dwelling authorized herein constitutes a principal building.

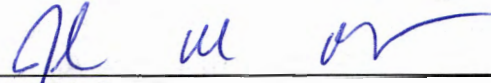
CONCLUSIONS OF LAW

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 and single family dwelling 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 Low Intensity land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity 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 30th day
of October, 2025.

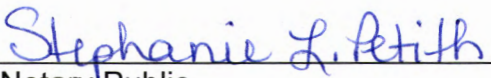
ADIRONDACK PARK AGENCY

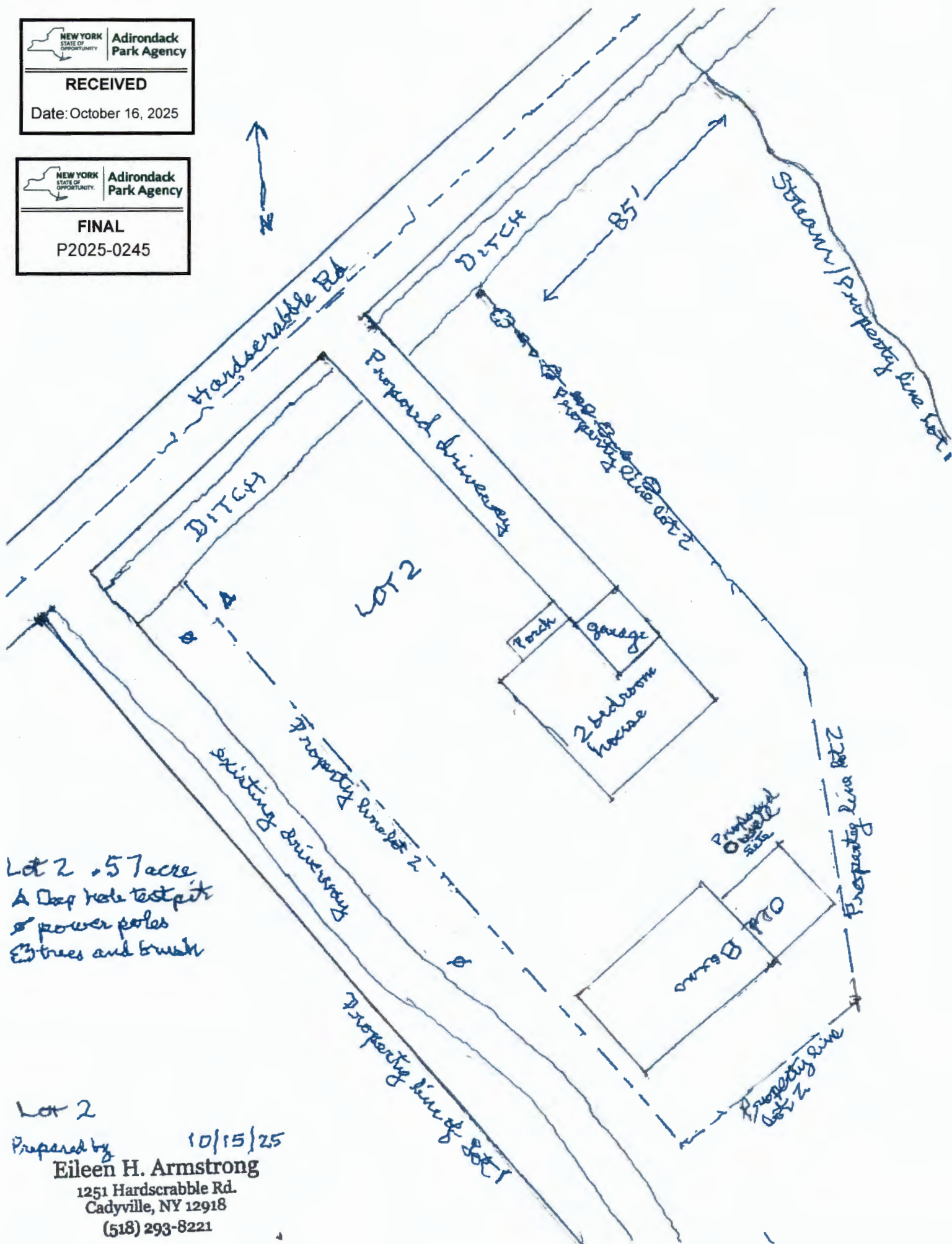
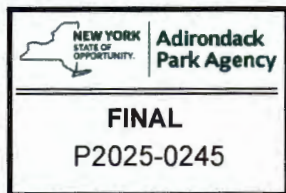
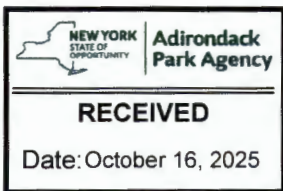
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th 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

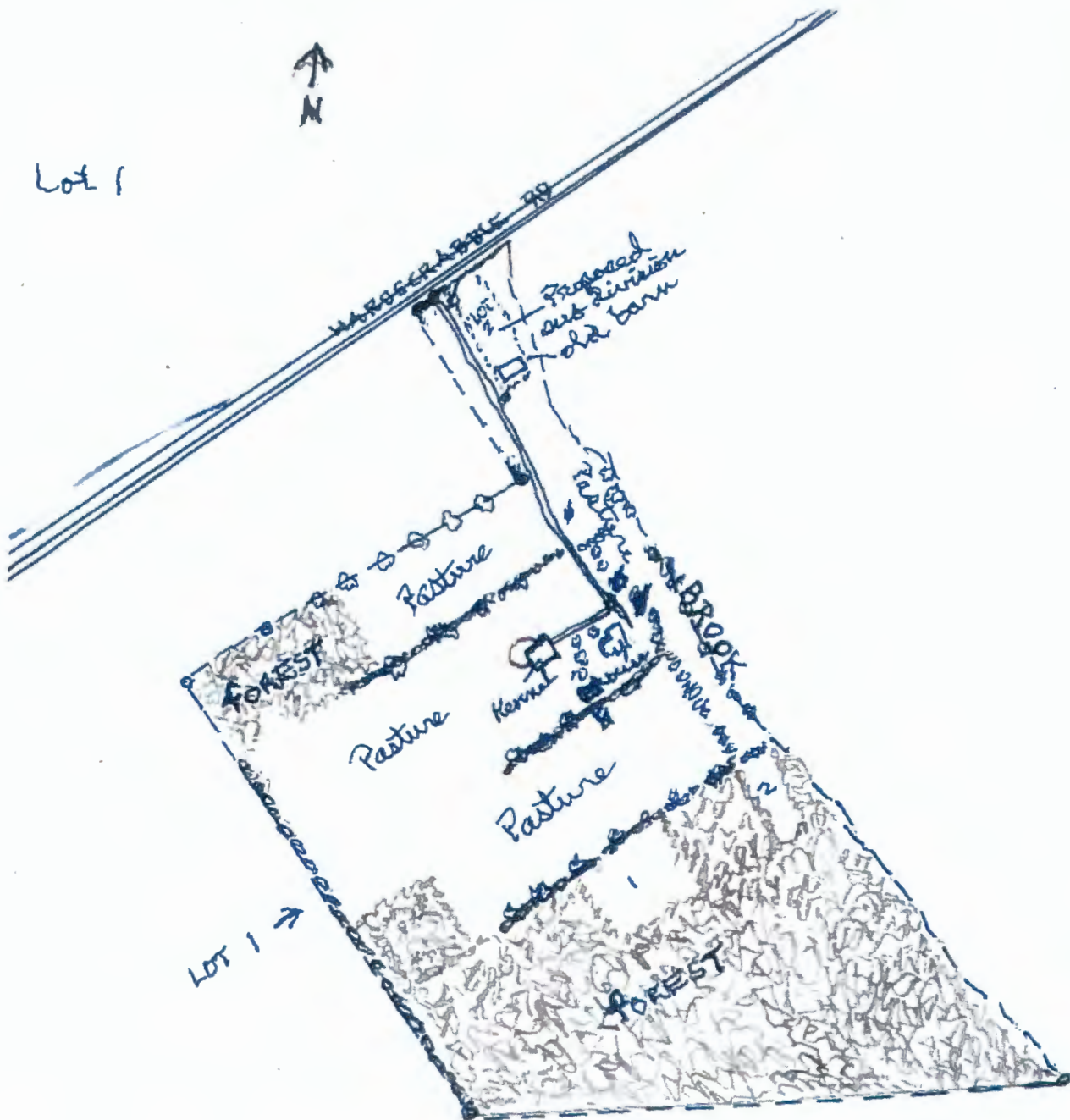

Notary Public



Lot 2 .57 acre
A Deep hole test pit
& power poles
& trees and brush

Lot 2
Prepared by 10/15/25
Eileen H. Armstrong
1251 Hardscrabble Rd.
Cadyville, NY 12918
(518) 293-8221

Lot 1



currently 42.1 acres

less lot 2 of .57 acre =

41.53 acres

LOT 1

10/15/25

Prepared by:

Eileen H. Armstrong

1251 Hardscrabble Rd.

Cadyville, NY 12918

(518) 293-8221

1" = 340'

1/2 - brushy old meadows

Forest

o iron pipe

o power pole

|| gravel Driveway

o Stone Walls

o Shade

o Trees