

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
2024-0143

Date Issued: **December 17, 2025**

In the Matter of the Application of

**RONALD C. MNIECKOWSKI, JR. and
LISA B. MNIECKOWSKI
Permittees**

for a permit pursuant to § 809 of the Adirondack
Park Agency Act and 9 NYCRR Part 578

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):
**1. Ronald C. Mnieckowski, Jr.
2. Lisa B. Mnieckowski**

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of three boardwalks involving wetlands in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the boardwalks have been constructed.

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 $12.61\pm$ -acre parcel of land located on Friends Lake Road in the Town of Chester, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 120.6, Block 1, Parcel 13, and is described in a deed from Amy M. Kwiat as Trustee of The Alpha Revocable Living Trust u/t/a 5/3/14, to Ronald C. Mnieckowski, Jr. and Lisa B. Mnieckowski, husband and wife, dated October 6, 2021, and recorded November 3, 2021 in the Warren County Clerk's Office under Instrument Number 2021-9271.

The project site contains shoreline on Friends Lake. The project site also contains an emergent marsh and mixed forest swamp with a value rating of "2". 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 with associated on-site wastewater treatment system, a garage, and a dock.

The project site was created as "Lot 3" in a six-lot subdivision as authorized by Agency Permit 2002-0292. The existing single family dwelling and on-site wastewater treatment system was authorized by Agency Permit 2002-0292A. The project site was also the subject of a boundary line adjustment with an adjoining lot as authorized by Agency Permit 2002-0292C.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of three wetland crossings using boardwalks. One boardwalk will be 87.3 feet in length, to access an upland area along the shoreline. Two boardwalks will be 18 feet and 13 feet in length, to access the northern portion of the property.

The project will involve the loss of $19.5\pm$ square feet of wetlands and the partial shading of $734\pm$ square feet of wetlands.

The project is shown on the following Project Plans:

- A single-sheet site plan, titled, "Layout Plan," labelled as Drawing L1.10, prepared by Studio A Landscape Architecture + Engineering, DPC, dated October 9, 2025 and received by the Agency on October 9, 2025 (Site Plan);
- A single-sheet drawing titled, "Site Details – Erosion & Sediment Control," labelled as Drawing L3.00, prepared by Studio A Landscape Architecture + Engineering, DPC, dated September 8, 2025 and received by the Agency on October 9, 2025 (Erosion & Sediment Control Plan); and
- A single-sheet drawing titled, "Site Details - Boardwalk," labelled as Drawing L3.02, prepared by Studio A Landscape Architecture + Engineering, DPC, dated June 6, 2025, last revised September 8, 2025 and received by the Agency on October 9, 2025 (Boardwalk Plan).

A reduced-scale copy of the Site Plan for the project is attached as a part of this permit for reference.

10. 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.
11. Within 100 feet of the mean high water mark of Friends Lake and within the wetlands, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed and within 200 feet of the mean high water mark of Friends Lake, no trees greater than 6 inches in diameter 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 8 feet in width for maintenance of the existing path to the lake, 2) the boardwalks and pathways shown on the Site Plan, 3) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
12. Within the wetland areas shown on the Site 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.
13. The undertaking of any activity involving wetlands not authorized herein shall require a new or amended permit.
14. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
15. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

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 project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester;
- b. 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;
- c. 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
- d. will result in minimal degradation or destruction of the wetland or its associated values and is the only alternative which reasonably can accomplish the applicant's objectives.

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 deposit of fill in a wetland 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 Warren 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, for as long as the boardwalk remains on the site. Copies of this permit and Site Plan, Erosion & Sediment Control Plan, and Boardwalk 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 permits 2002-0292, 2002-0292A, 2002-0292B, 2002-0292C, 1997-0088, and 1990-56 in relation to the project site. The terms and conditions of permits 2002-0292, 2002-0292A, 2002-0292B, 2002-0292C, 1997-0088, and 1990-56 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 2024-0143, issued December 17, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes the construction of three boardwalks in the locations shown and as depicted on the Site Plan, and as described on the Boardwalk Plan. Any change to the location, dimensions, or other aspect of the boardwalks shall require a new or amended permit.
7. Any subdivision of the project site shall require a new or amended permit.
8. The construction of any accessory within 100 feet of wetlands shall require prior written Agency authorization.
9. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan.

PERMIT issued this 17th day
of December, 2025.

ADIRONDACK PARK AGENCY

BY: J. M. Burth

John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 17th day of December 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

Stephanie L. Petith

Notary Public

