



**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
2025-0197

Date Issued: **December 16, 2025**

In the Matter of the Application of

PAUL J. MITCHELL
Permittee

for a permit pursuant to § 809 of the Adirondack
Park Agency Act

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):

- 1. Paul J. Mitchell**
- 2. Mary L. Mitchell**

SUMMARY AND AUTHORIZATION

This permit authorizes continued operation and the expansion of a commercial sand and gravel extraction in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Piercefieeld, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 Agency will consider the project in existence when the permit has been recorded.

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 an approximately 209-acre parcel of land located on NYS Route 3 in the Town of Piercefieeld, St. Lawrence County, in an area classified Rural Use on the

Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 195, Block 6, Parcel 11.100, and is described in a deed from Orra A. Langdon as Administrator of the Estate of Nettie S. Gale to Paul J. Mitchell and Mary L. Mitchell dated January 11, 1995 and recorded on January 24, 1995 in the St. Lawrence County Clerk's Office in Liber 1085 of Deeds at Page 1115.

The project site contains lands within the highway critical environmental area of NYS Route 3 extending 150 feet from the edge of the NYS Department of Transportation Highway Right-of-Way.

The project site is forested and is managed primarily for timber production. There is an existing transmission line and associated easement that bisects the property and there is a wetland area north of the transmission line and adjacent to NYS Route 3. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site contains an existing commercial sand and gravel extraction operating in two open pit faces as authorized by Agency permits 91-136, 95-90, 95-90R, 95-90R2, 95-90R3, 95-90R4, 95-90R5.

PROJECT DESCRIPTION

The project as conditionally approved herein involves expansion of the current 11.6-acre Life of Mine in two areas by a total of 9.1 acres as follows:

- Pit # 1 is currently 8.53 acres and will be expanded to the northwest by 4.1 acres.
- Pit # 2 is currently 3.04 acres and will be expanded to the south and west by 5 acres.

The new total Life of Mine area will be 20.67 acres.

Both Pit #1 and Pit #2 utilize an existing access road extending north into the project site from NYS Route 3.

A permit modification from the NYS Department of Environmental Conservation is required for the commercial sand and gravel extraction authorized herein (6-4068-00038/0001).

The project is shown on the Project Plans consisting of a Mined Land-Use Plan titled "Gale Pit (Mine ID # 60757)," including a Mining Plan Map, Reclamation Plan Map, and Typical Cross-Sections, prepared by Strategic Mining Solutions, and dated August 1, 2025.

A reduced-scale copy of the Reclamation Plan Map is attached as a part of this permit for easy 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 expansion by more than 25% of any commercial sand and gravel extraction on Rural Use 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 St. Lawrence 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 commercial sand and gravel extraction continues on the site.

Copies of this permit and Mined Land-Use 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 Agency permits 91-136, 95-90, 95-90R, 95-90R2, 95-90R3, 95-90R4 and 95-90R5 in relation to the project site. The terms and conditions of permits 91-136, 95-90, 95-90R, 95-90R2, 95-90R3, 95-90R4 and 95-90R5 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 2025-0197, issued December 16, 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 operation and expansion of the commercial sand and gravel extraction in the location shown on the Mining Plan Map and as described and depicted in the Mined Land-Use Plan. Any change to the Project Plans, or the location, dimensions, or other aspect of the commercial sand and gravel extraction shall require prior written Agency authorization.
7. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development not authorized herein on the project site within 150 feet of the NYS Route 3 highway right-of-way will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
8. Within 150 feet of the NYS Route 3 highway right-of-way, no trees, shrubs, or other woody stemmed vegetation may be cut or otherwise removed on the project site 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.

9. Any crushing on the project site shall require prior written Agency authorization.
10. This permit shall expire upon the expiration date of any Mined Land Reclamation Permit issued by the New York State Department of Environmental Conservation (DEC), unless the Mined Land Reclamation Permit has been re-issued or a new permit issued by the DEC and written authorization for continued operation has been obtained from the Agency prior to that date.
11. Reclamation shall occur according to the Reclamation Plan and as described in the Mined Land-Use Plan. Any change to the Reclamation Plan, Reclamation Methodology or Reclamation Schedule shall require prior written Agency authorization.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project 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; and
- 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.

PERMIT issued this 16th day
of December, 2025.

ADIRONDACK PARK AGENCY

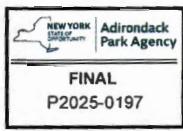
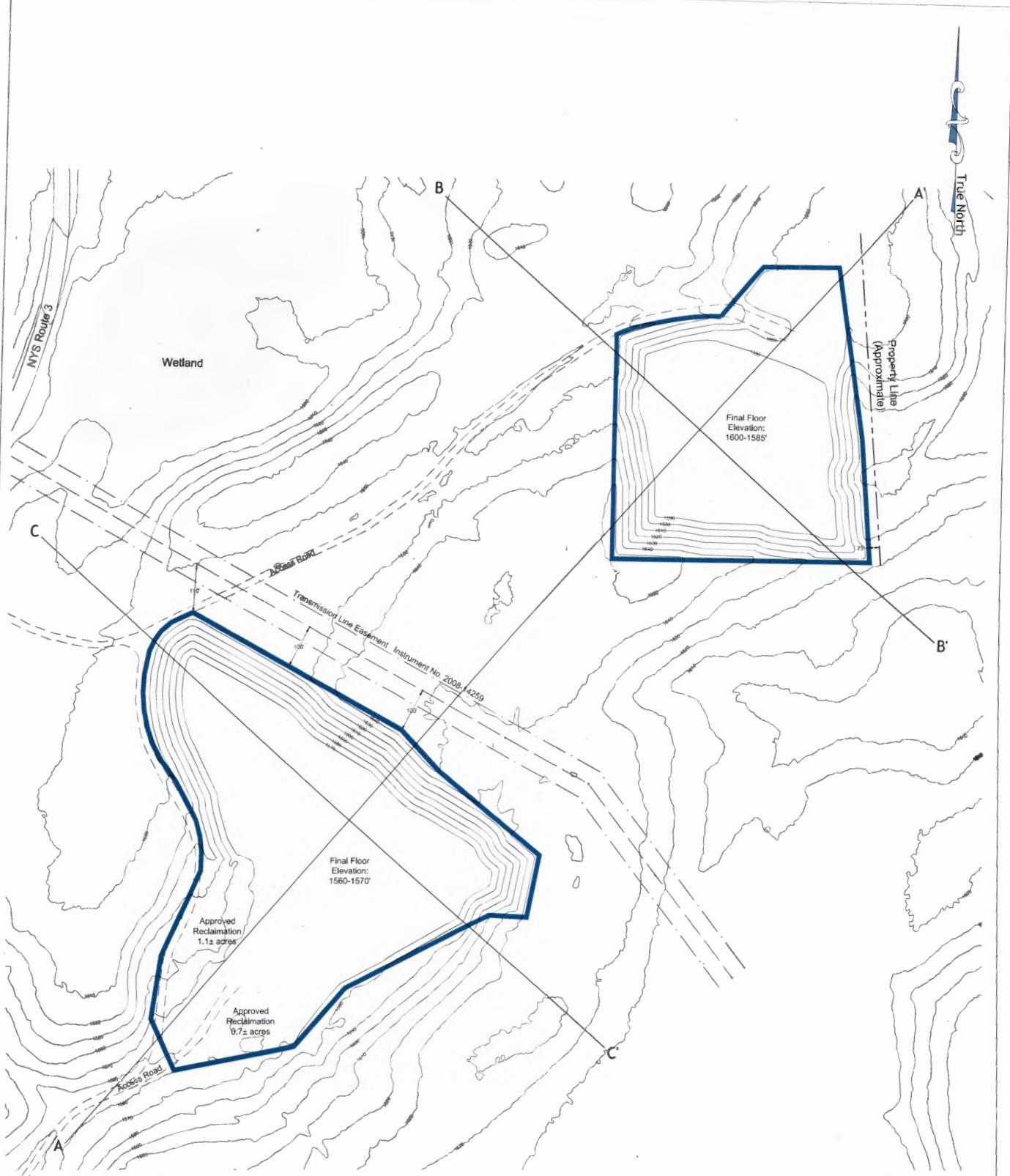
BY: J. M. Burth
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 16th 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



RECLAMATION PLAN MAP

Paul Mitchell

Gale Pit

Town of Piercfield, St. Lawrence County, New York

Prepared by:



Details:
 Date: August 1, 2025
 Last Survey: October 30, 2024
 Horizontal Scale: 1" = 100'
 Datum: Mean Sea Level
 Elevation: 1000 ft ASL
 Contour Interval: 7.5'
 Drafted by: Nollman

REVISIONS

Date Description By

LEGEND

- Property Line
- 10' Contour Line
- Streams/Edge of Water
- Building
- Unpaved Road
- Paved Road

NOTES

Base Maps & Background Information:
 1. Topographic contours and aerial photo from October 30, 2024 drone survey by Adirondack Geospatial Services, DPC.
 2. Certain map features digitized from digital high resolution aerial orthophotos from UAV survey and the HYDROS Clearinghouse.
 3. Map scale is 1" = 100'.
 4. Mining Plan Map prepared by Advanced Environmental Geologists LLC.
 5. Reclamation Plan Map prepared by Advanced Environmental Geologists LLC.

ACREAGE SUMMARY

Life of Mine Area To Be Reclaimed:
 20.7± acres

SCALE

1" = 100'

