



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
2025-0256

Date Issued: **December 31, 2025**

In the Matter of the Application of
PATRICK & CYNTHIA SUMMO
Permittees

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. Patrick Summo
2. Cynthia Summo

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and the 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 Keene, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside 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 $7.43\pm$ -acre parcel of land located on NYS Route 73 in the Town of Keene, Essex 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 44.19, Block 1, Parcel 49.200, and is described in a deed from Conrad J. Knapp to Patrick Summo and Cynthia Summo, dated March 14, 2005, and recorded March 22, 2025 in the Essex County Clerk's Office at Book 1436, Page 165.

Cascade Brook forms the southern property boundary of the project site, and the site also contains an un-named brook.

The project site was created as "Lot 3" in a three-lot subdivision and is improved by a circa 2006 single family dwelling as authorized by Agency Permit 2004-0004.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision creating:

- Lot 1, a $0.26\pm$ -acre lot to be improved by a single family dwelling; and
- Lot 2, a $7.18\pm$ -acre lot improved by an existing single family dwelling.

The project is shown on the following plans:

- The location of the subdivision and single family dwelling are depicted on an un-titled, hand marked map, prepared by Patrick and Cynthia Summo, received by the Agency November 4, 2025 (Subdivision Plan).
- The location and details of the on-site wastewater treatment system are depicted on a two-page set of plans, titled "Site Plan - Summo Residence Sewage Treatment System," prepared by Moser Engineering, received by the Agency August 20, 2025 (Site Plan).

A reduced-scale copy of the Subdivision Plan and Site Plan 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, 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 2.75 acres in size 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 that results in the creation of ten or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area in the Adirondack Park.

This permit amends Condition 12 of Permit 2004-0004.

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 Essex 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 Subdivision Plan 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, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2004-0004 in relation to the project site. The terms and conditions of Permit 2004-0004 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 2025-0256, issued December 31, 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 Plan. Any subdivision of the project site not depicted on the Subdivision Plan shall require prior written Agency authorization.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot 1 in the location shown on the Subdivision Plan. 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 1,600 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any change to the location or dimensions of the single family dwelling shall require prior written Agency authorization.
8. Construction of any guest cottage on the project site shall require prior written Agency authorization.
9. Any on-site wastewater treatment system on Lot 1 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 Site Plan. 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.

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. 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 or toward Route 73 or adjoining property.
12. All exterior building materials, including roof, siding and trim, of the authorized dwelling shall be a shade of green, grey, or brown.
13. Between Route 73 and the un-named brook, no trees greater than 4 inches in diameter at breast height 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 dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. There shall be no more than one principal building located on Lot 1 at any time. The single family dwelling authorized herein constitutes a principal building.
15. There shall be no more than one principal building located on Lot 2 at any time. The single family dwelling constructed on the property in 2006 constitutes a principal building.

CONCLUSIONS OF LAW

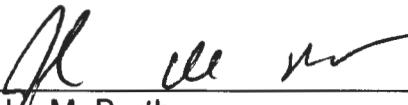
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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 Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity 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 31st day
of December, 2025.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 31st 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 29
Commission Expires April 15, 2029

Stephanie L. Petith
Notary Public

NOTES

1. SEPTIC SYSTEM TO COMPLY WITH ALL NYSDOH REQUIREMENTS, THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURER'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.

2. SYSTEM INSTALLER SHALL ENSURE REOID SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.

3. SEE DRAWING C2 FOR DETAILS

4. THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY WITH OWNER IF FILTER SHALL BE INSTALLED AND IF SO, CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.

5. A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.

6. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.

7. IF AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.

8. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT IN THE BASEMENT. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
9. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.

10. SUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.

11. ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.

12. PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.

13. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.

PROPERTY LINE (APPROXIMATE LOCATION)

DEEP HOLE TEST DATA			
DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE
0-3	LOAM	BLACK	FINE
3-8	SAND	DARK BROWN	FINE
8-21	SAND	REDDISH BROWN	FINE
21-51	SAND	BROWN	FINE
51-60	SAND	BROWN	FIRM
TOTAL DEPTH OF USABLE SOIL: 51" (FIRM SAND AT 51")			NO

PROP. DRIVEWAY

PROP. CLEANOUT (SEE NOTES)
PROP. 1,000 GAL. CONC.
SEPTIC TANK
(SEE DETAIL ON DWG. C2)

RECEIVED	RECEIVED
Date: August 20, 2025	
NEW YORK Adirondack Park Agency	NEW YORK Adirondack Park Agency
FINAL	
P2025-0256	

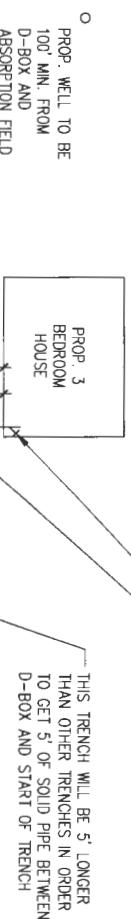


BOTTOM OF TRENCH TO BE NO MORE THAN 24" BELOW EXISTING GRADE (BOTTOM OF PIPE NO MORE THAN 18" BELOW EXISTING GRADE)

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE HEALTH DEPARTMENT HAS ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION



SITE PLAN

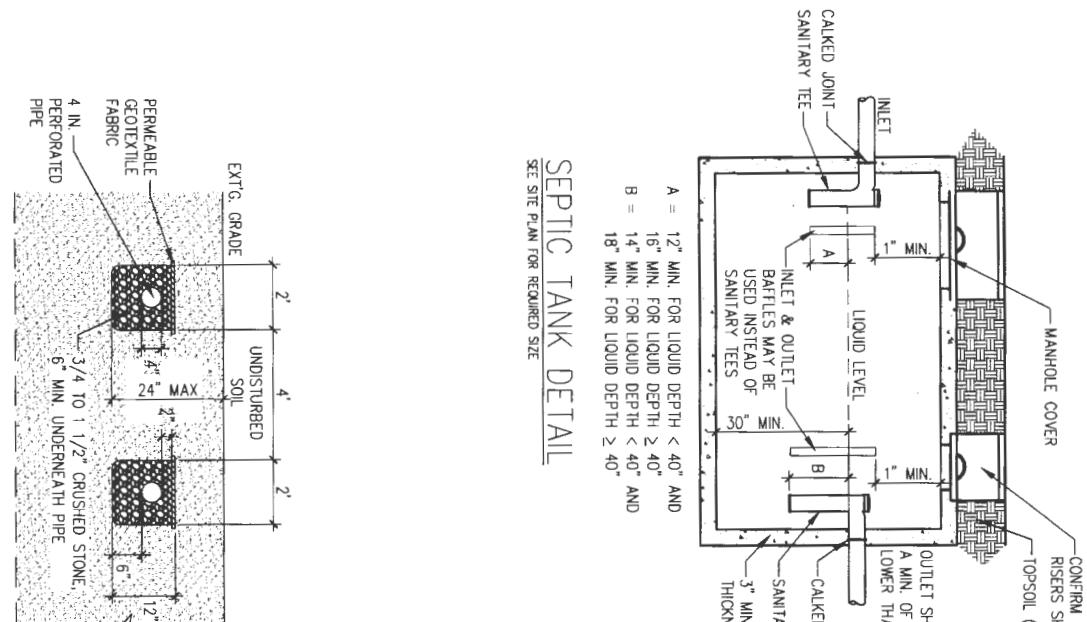
PROP. DISTRIBUTION BOX
WITH SPEED LEVELERS
(SEE DETAIL ON DWG. C2)

PROP. PIPE/STONE CAN
START 5' FROM D-BOX

PROPERTY
EXTENDS ±300'

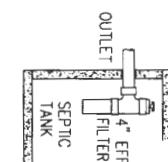
PROP. ABSORPTION FIELD (FOR 35'
TRENCHES) (SEE DETAIL ON DWG. C2)

SITE PLAN	MOSER ENGINEERING 73 BURG ROAD OSS, NY 12142 518-845-1160 WWW.MOSERENGINEERING.COM
SUMMO RESIDENCE SEWAGE TREATMENT SYSTEM ROUTE 7A, KEENE, NY 12542 DATE 8-25-25 PROJECT NO. 15-21	C1



SEPTIC TANK DETAIL

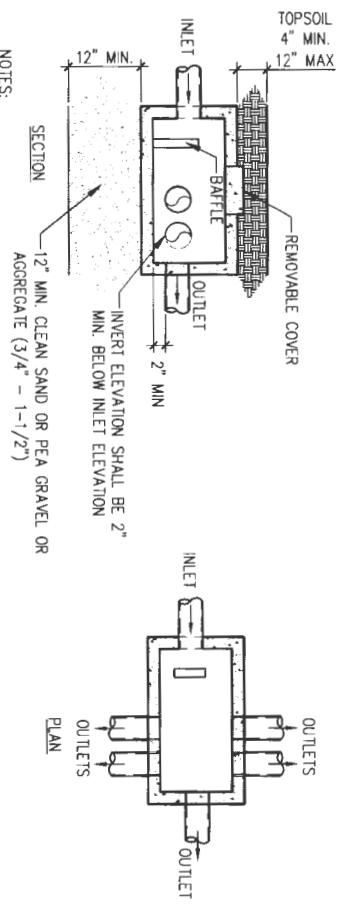
SEE SITE PLAN FOR REQUIRED SIZE



EFFLUENT FILTER DETAIL (OPTIONAL)

DISTRIBUTION BOX DETAIL

N.T.S.



NOTES:

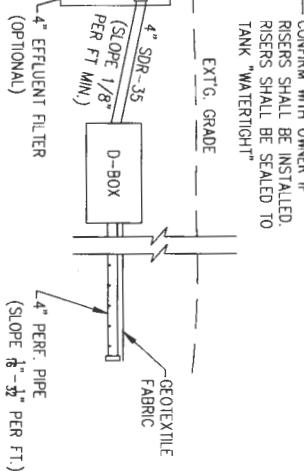
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATION OF ALL OUTLET PIPES MUST BE EQUAL. USE OF SPEED LEVELING DEVICES IS RECOMMENDED.
3. THE PIPE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX INLET SHALL BE SLOPED AT 1/8" PER FOOT MIN.
4. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTION LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.
5. BAFFLE REQUIRED FOR SIPHON OR AUTOMATIC DOSING OR IF INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.

EFFLUENT FILTER DETAIL (OPTIONAL)

N.T.S.

HYDRAULIC PROFILE

N.T.S.



DETAILS

SUMMO RESIDENCE SEWAGE TREATMENT SYSTEM

ROUTE 7A, KEEBE, NY 12942

JOHN J. MOSER
P.E. #1096
PROFESSIONAL ENGINEER
8/19/96
STATE OF NEW YORK
PENNSYLVANIA
JAMES A. MOSER
WORKS
N.T.S.

DETAILS	
MOSER 151 BUCKEY ROAD CHAZY, NY 12921 518-465-3165 MOSERENGINEERING@YAHOO.COM WWW.MOSERENGINEERING.COM	PROJECT NO. 25-221
C2	