

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](http://www.apa.ny.gov)

APA Permit  
2025-0276

Date Issued: **December 31, 2025**

In the Matter of the Application of

**RUSSELL N. OLSEN, CARMELA M. OLSEN, and  
RICHARD A. MAYERS**  
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. Russell N. Olsen**
- 2. Carmela M. Olsen**
- 3. Richard A. Mayers**

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Pleasant, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton 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 comprised of two adjacent parcels of land totalling 93.51 acres located on Page Street in the Town of Lake Pleasant, Hamilton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map, further described as follows:

- Tax Map Section 113.009, Block 1, Parcel 3.110, described in a deed from Russell N. Olsen to Russell N. Olsen and Carmela M. Olsen, dated September 21, 2022, and recorded September 27, 2022 in the Hamilton County Clerk's Office under Instrument Number 2022-1319; and
- Tax Map Section 113.009, Block 1, Parcel 6, described in a deed from Richard A. Mayers, Helen M. Kline, Walter A. Mayers and Roberta O'Brien to Richard A. Mayers, dated May 2, 1984 and recorded July 2, 1985 in the Hamilton County Clerk's Office at Book 188, Page 294.

Tax Map Parcel 113.009-1-3.110 contains wetlands along the shoreline of Echo Lake, along the western boundary on the shoreline side of Page Street, and associated with the eastern boundary north of Page Street. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

Tax map parcel 113.009-1-3.110 was created as "Lot 1" in a two-lot subdivision as authorized by Agency Permit 2023-0114.

Tax Map Parcel 113.009-1-6 is improved by a circa 1958 single family dwelling with related development.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision of Tax Map Parcel 113.009-1-3.110, creating an  $86.14\pm$ -acre vacant shoreline lot (Lot 1) and a  $6.97\pm$ -acre vacant non-shoreline lot (Lot 2). Lot 2 will be merged with the  $0.41\pm$ -acre adjoining tax parcel 113.009-1-6, resulting in a 7.38-acre lot improved by the circa 1958 single family dwelling.

The project is shown on a map titled "Survey Map and Subdivision of Lands of Russell & Camella Olsen Living Trust to Be Conveyed to Richard A. Mayers," prepared by Ferguson & Foss Professional Land Surveyors, and dated October 8, 2025 (Site Plan). A reduced-scale copy of the Site Plan 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.

## 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 Hamilton 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 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 2023-0114 in relation to the project site. The terms and conditions of Permit 2023-0114 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 2025-0276, 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 Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
7. Within 30 days of conveyance of Lot 2, a new deed shall be filed in the Hamilton County Clerk's office describing Lot 2 and Tax Map Parcel 113.009-1-6 as a single, un-divided lot.
8. Any boathouse constructed on Lot 1 must be used only for the storage of boats and associated equipment, not contain sanitary plumbing of any kind, not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and have a footprint of 1200 square feet or less and a height of fifteen feet or less.
9. Any dock constructed on Lot 1 must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or un-loading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must

remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.

10. Installation of any on-site wastewater treatment system on Lot 2 shall require prior written Agency authorization.
11. The undertaking of any activity involving wetlands shall require a new or amended permit.
12. There shall be no more than 67 principal buildings located on Lot 1. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
13. There shall be no more than five principal buildings located on the merged property comprised of Lot 2 and Tax Map Parcel 113.009-1-6, 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.
14. No structures greater than 100 square feet in size shall be constructed within 50 feet, measured horizontally, of the mean high water mark of Echo Lake. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.

#### **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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use 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 31<sup>st</sup> day  
of December, 2025.

ADIRONDACK PARK AGENCY

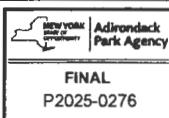
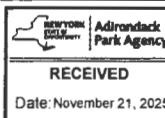
BY: John M. Burth  
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 31<sup>st</sup> 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

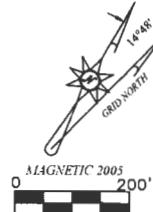


RECEIVED  
Date: November 21, 2025

FINAL  
P2025-0276

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON MARKER FOUND
- IRON ROD SET
- TELEPHONE RISER
- OVERHEAD UTILITY LINE
- WIRE FENCE



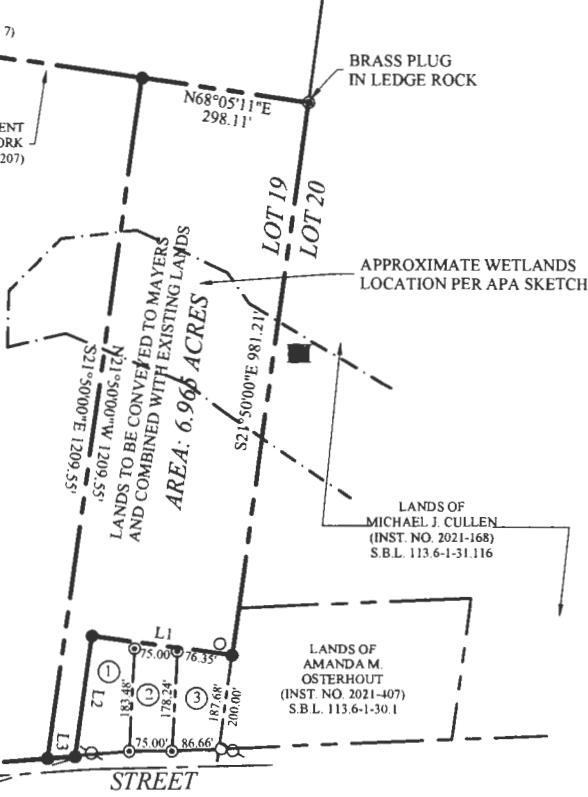
LANDS OF  
STATE OF NEW YORK  
DEED BOOK AM 64  
S.B.L. 113.009-1-1

(S54°18'27"W 1476.42' PER MAP REF. 7)  
S68°05'11"W 1178.26'

25' X 25' SPRING LOT  
SEE BOUNDARY LINE AGREEMENT  
BETWEEN OLSEN & STATE OF NEW YORK  
(L. 243/P. 207)

SEE LIBER 15 PAGE 31  
JANE CALL TO LYMAN SLACK  
RECORDED 5/3/1875  
AND  
LIBER 15 PAGE 309  
DATED 6/13/1871  
RECORDED JULY 18, 1871

LANDS TO BE  
RETAINED BY OLSEN  
AREA: 56.120 ACRES



SURVEY MAP AND SUBDIVISION OF LANDS OF

**RUSSELL & CAMELLA  
OLSEN LIVING TRUST**

(ISNT NO. 2022-1319)  
S.B.L. 113.009-1-3-1

TO BE CONVEYED TO

**RICHARD A. MAYERS**

TOWN OF LAKE PLEASANT  
COUNTY OF HAMILTON  
STATE OF NEW YORK

S.B.L. REFERS TO SECTION-BLOCK-LOT  
NUMBER AS FOUND IN HAMILTON COUNTY  
REAL PROPERTY TAX SERVICE

ONLY COPIES FROM THE ORIGINAL OF THIS  
SURVEY MARKED WITH AN ORIGINAL OF THE  
LAND SURVEYORS SEAL SHALL BE CONSIDERED  
TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A  
SURVEY MAP BEARING A LICENSED LAND  
SURVEYORS SEAL IS A VIOLATION OF SECTION  
7209-3 OF THE NEW YORK STATE EDUCATION LAW.

SCALE: 1"=200'

OCTOBER 8, 2025

J. CHRISTOPHER FOSS P.L.S. #50044
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**FERGUSON & FOSS**  
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