

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  
2025-0207

Date Issued: **January 5, 2026**

In the Matter of the Application of

**ADAM GRIFFIN AND TERRI LYNN GRIFFIN**  
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. Adam Griffin**  
**2. Terri Lynn Griffin**

**SUMMARY AND AUTHORIZATION**

This permit authorizes the construction of a boardwalk in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Horicon, 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 authorized structure has 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 4.33±-acre parcel of land located on East Shore Drive in the Town of Horicon, 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 36.11, Block 1, Parcel 15, and is described in a deed from Edward T. Moore to Adam Griffin & Terri Lynn Griffin, dated December 29, 2020, and recorded March 12, 2021 in the Warren County Clerk's Office at Book 6316, Page 39.

The project site contains shoreline on Schroon Lake. The project site also contains wetlands along the shoreline of Schroon Lake comprised of an Emergent Marsh covertype with a value rating of "2".

## PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a boardwalk for access to a shoreline structure.

The project is shown on the following:

- A five-page document titled "Griffin Lakeshore SIR Question #3," prepared by Phinney Design Group and Studio A Landscape Architecture and Engineering DPC, dated November 25, 2025 (Project Narrative); and
- Eleven sheets of plans titled "Griffin Residence II Shoreline," prepared by Phinney Design Group, dated November 25, 2025 (Project Plans).

A reduced-scale copy of Page 6 of the Project Plans 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 activities involving 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 Project 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 authorizes the construction of a boardwalk in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the boardwalk shall require written Agency authorization.
5. Prior to any ground disturbance on the project site associated with the authorized development, silt fence shall be installed in the locations depicted on the Site Plan Map and maintained until all disturbed soils are stabilized with native, non-invasive vegetation.
6. 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.
7. Except as authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.

#### **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; and
- 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.

PERMIT issued this 5th day  
of January, 2026.

ADIRONDACK PARK AGENCY

BY: J. M. B.

John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 5th day of January, in the year 2026, 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 L. Petith  
Notary Public

STEPHANIE PETITH  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Essex County  
Commission Expires April 15, 2029

