

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
2025-0216

Date Issued: **January 12, 2026**

In the Matter of the Application of

**STEVE MACNERLAND
DEIRDRE MACNERLAND
DENNIS SHETLER
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. Steve MacNerland**
- 2. Deirdre MacNerland**
- 3. Dennis Shetler**

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Willsboro, 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.

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 made up of two parcels of land. The first is a $115\pm$ -acre parcel of land located on Sunset Drive in the Town of Willsboro, Essex 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 39.1, Block 1, Parcel 17.100, and is described in a deed from Roland Rudolf Grosse to Dennis B. Shetler and Mary J. Shetler, dated September 2, 2016, and recorded September 15, 2016 in the Essex County Clerk's Office at Book 1848, Page 208. Parcel 17.100 is improved by two single family dwellings and associated outbuildings.

The second parcel is identified as Tax Map Section 39.1-1-17.200, and is described in a deed from Samuel M. Blanchard and Cheryl Blanchard to Deirdre MacNerland and Steve MacNerland, dated May 13, 2021 and recorded May 17, 2021 in the Essex County Clerk's Office at Book 2035, Page 106. Parcel 17.200 is improved by a single family dwelling authorized by Agency Permit 78-302.

The project site was created in a two-lot subdivision as authorized by Agency Permit 79-115A. The project site contains shoreline on the North Branch Bouquet River, a listed Study River. The project site also contains wetlands associated with the river. Wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The construction of the two single family dwellings on Parcel 17.100 within one quarter mile of a listed Study River required an Agency Permit. Agency records indicated that no permit was obtained. By issuance of this permit, the single family dwellings shall be recognized as lawful for Agency purposes.

PROJECT DESCRIPTION

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

- Lot 1, a $44.5\pm$ -acre parcel improved by a an existing single family dwelling and outbuildings.
- Lot 2, a $70\pm$ -acre parcel improved by a single family dwelling and outbuildings, to be merged with Parcel 17.200.

The project is shown on a "Map of Limited Survey of the Shetler Subdivision," prepared by Kevin A. Hall and received by the Agency January 9, 2026 (Survey).

A reduced-scale copy of the Survey is 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 Rural Use lands within any Study River critical environmental area.

This permit amends Condition 10 of Permit 79-115A.

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 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 79-115A in relation to the project site. The terms and conditions of Permit 79-115A 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 2025-0216, issued January 12, 2026, 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 and subsequent merger as depicted on the Survey. Any subdivision of the project site not depicted on the Survey shall require prior written Agency authorization.
7. The undertaking of any new land use or development on the project site within one-quarter mile of the North Branch Bouquet River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. Prior to construction of any new, replacement, or expanded on-site wastewater treatment system(s) on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A), the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was installed in compliance with the Agency authorized plan set.

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 meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Willsboro; 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.

PERMIT issued this 12th day
of January, 2026.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 12th 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2026

Stephanie L. Petith
Notary Public

