


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2025-0105</b></p>
<p>In the Matter of the Application of</p> <p><b>AUSABLE CHASM COMPANY</b> Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577</p>	<p>Date Issued: <b>February 5, 2026</b></p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. Ausable Chasm Company</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a five-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of AuSable, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton 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 365.4±-acre parcel of land located on Chasm Road and NYS Route 9 in the Town of AuSable, Clinton 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 305, Block 1, Parcel 3.1, and is described in a deed from Jon L. Schermerhorn and Jan Schermerhorn to AuSable Chasm Company, dated December 27, 2022, and recorded January 18, 2023 in the Clinton County Clerk's Office under Instrument Number 2023-00329279.

The project site is partially located within the designated AuSable River Recreational River area. The project site also contains wetlands located south and west of an existing overhead utility transmission corridor. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a five-lot subdivision of 365± acres to create one 350±-acre vacant lot (Lot 1) and four residential building lots (lots 2, 3, 4, and 5) ranging in size from 3.25-3.76 acres for the construction of one single family dwelling, on-site wastewater treatment system, and driveway on each lot. All residential driveway access will be from Chasm Road.

The project site constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan, and was created by subdivision from this larger property in 1989. As this subdivision occurred within a designated river area, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, the project site shall be recognized as lawful for Agency purposes.

The project is shown on a five-sheet set of plans titled "Ausable Chasm Company Subdivision," prepared by Robert M. Sutherland P.C., and dated December 2, 2025 (Project Plans). A reduced-scale copy of sheet "2/4" and sheet "Master" of the Project Plans is attached as a part of this permit for reference.

## **AGENCY JURISDICTION**

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any subdivision of Low Intensity Use lands located within any designated recreational river area 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 Clinton 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 Project Plans 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. 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 2025-0105, issued February 5, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a five-lot subdivision as depicted on the Project Plans. Any subdivision of the project site not depicted on the Project Plans shall require prior written Agency authorization.
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot 2, Lot 3, Lot 4, and Lot 5 in the locations and footprints shown and as described on the Project Plans. The single family dwellings 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. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. The construction of any dwelling or other principal building on Lot 1 shall require prior written Agency authorization.
8. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the AuSable River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
9. The construction of any accessory structure on any of the lots authorized herein outside the limits of clearing depicted on the Project Plans shall require prior written Agency authorization.
10. Construction of any guest cottage on the project site shall require prior written Agency approval.
11. Any on-site wastewater treatment system(s) on the project site 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 Project Plans.

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.

12. The project shall be undertaken in compliance with the erosion and sediment controls depicted and described on the Project Plans.
13. 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.
14. 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 Chasm Road, NYS Route 9, or adjoining property.
15. Outside of the limits of clearing shown on the Project Plans, no trees greater than 6 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed on Lot 2, Lot 3, Lot 4, or Lot 5 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.
16. There shall be no more than 110 principal building(s) located on Lot 1. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
17. There shall be no more than one principal building located on Lot 2, Lot 3, Lot 4, and Lot 5 at any time. The single family dwellings authorized herein each constitute 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, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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 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;
- 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;
- h. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- i. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- j. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

Dated: February 5<sup>th</sup>, 2026

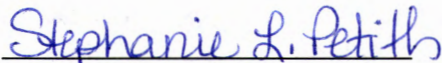
Ray Brook, New York

**ADIRONDACK PARK AGENCY**

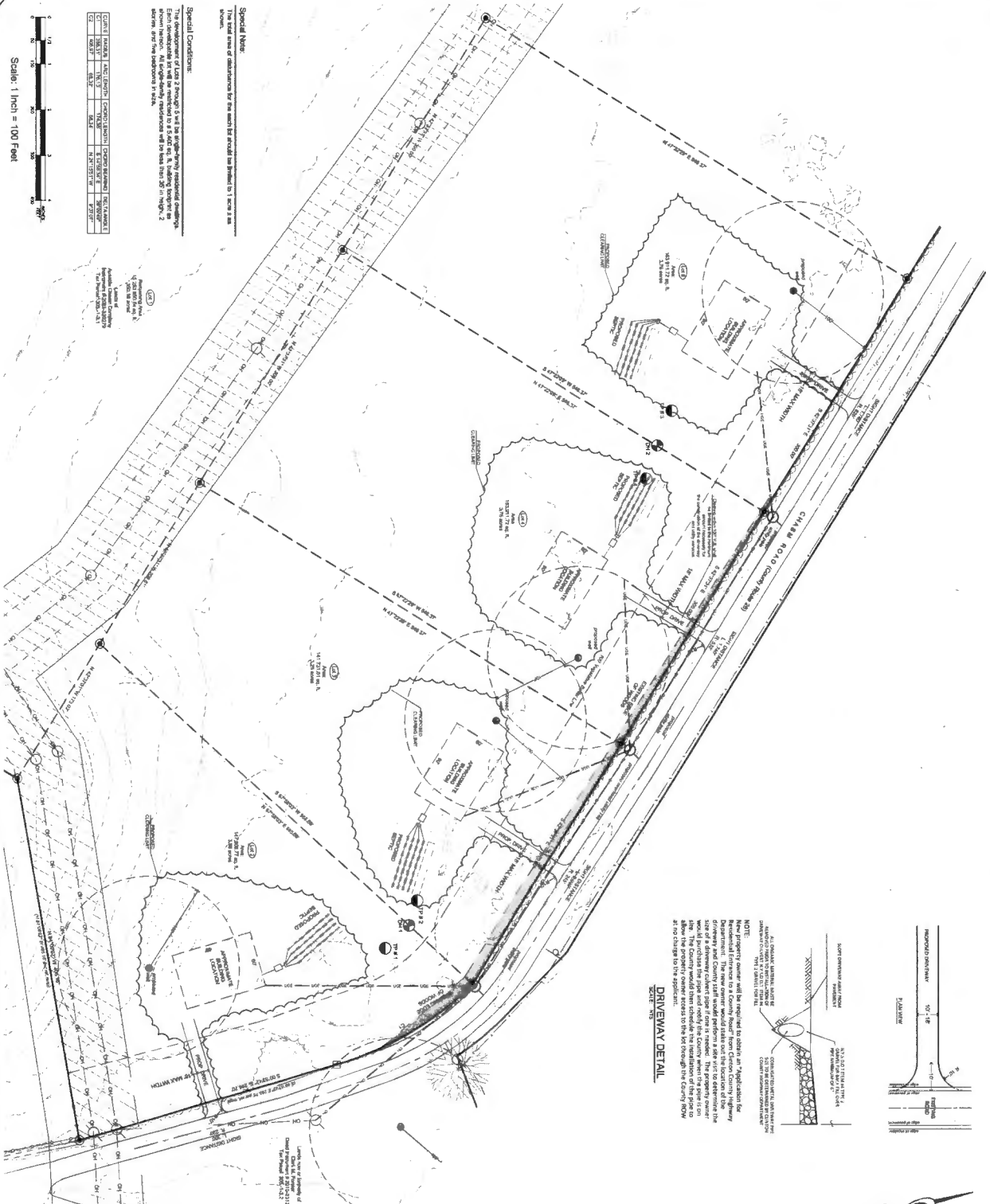
By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 5<sup>th</sup> day of February 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.

  
Notary Public

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



Scale: 1 inch = 100 Feet

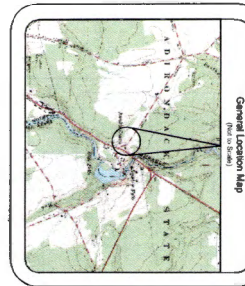
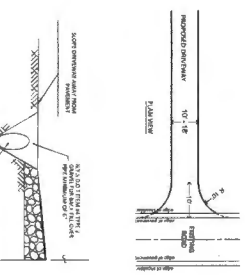
DATE	DESCRIPTION	BY	CHKD
01/15/11	ISSUED FOR PERMIT	RS	RS
01/15/11	REVISED	RS	RS
01/15/11	REVISED	RS	RS
01/15/11	REVISED	RS	RS
01/15/11	REVISED	RS	RS

**Special Note:**  
The total area of disturbance for the work to be performed by 1 acre is 1.00 acre.

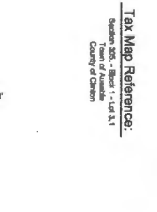
**Special Conditions:**  
The development of this driveway is subject to the following special conditions:  
1. The driveway shall be constructed in accordance with the standards set forth in the Uniform Subdivision Map Act, Chapter 220 of the Laws of the State of New York, and the rules and regulations of the Department of Environmental Conservation, Chapter 615 of the Rules and Regulations of the State of New York.  
2. All proposed residential lots shall be at least 30 feet wide and 120 feet deep.

**DRIVEWAY DETAIL**  
SCALE: 1" = 10'-0"

**NOTE:**  
ALL DRIVEWAY MATERIALS SHALL BE APPROVED BY THE TOWN ENGINEER. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TOWN ENGINEER. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TOWN ENGINEER. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TOWN ENGINEER.



- Legend:**
- Proposed driveway
  - Existing driveway
  - Proposed sidewalk
  - Existing sidewalk
  - Proposed utility line
  - Existing utility line
  - Proposed easement
  - Existing easement
  - Proposed setback
  - Existing setback
  - Proposed building footprint
  - Existing building footprint
  - Proposed building setback
  - Existing building setback
  - Proposed building footprint
  - Existing building footprint
  - Proposed building setback
  - Existing building setback



**RSMS**  
REGISTERED PROFESSIONAL SURVEYOR  
1170 ROUTE 108, SUITE 100, CATSKILL, NY 13814  
(518) 851-1111

**Available Cham Company Subdivision Plans:**  
Phase 1, Lots 1-4  
Proposed Septic Systems and Well Locations, Erosion Control  
Cham Company, Town of Cham, NY

**Project 11-11-11**  
2417  
Date: 1/15/2011  
Scale: 1" = 100'  
Drawn: ESC/PJT  
Check: AJO/JRB

2/4

COPYRIGHT R. M. SMITHLAND, P. E., 2015

**Map Notes:**

1. Unapproved alterations or additions to a survey map bearing a Licensed Land Surveyor's seal in a violation of section 7205, subdivision 2 of the New York State Environmental Conservation Law shall be deemed null and void.
2. The location of a utility easement shall be shown with an original 1/4" = 1" scale drawing. The location of a utility easement shall be shown with an original 1/4" = 1" scale drawing.
3. Certifications included herein require that the survey was prepared in accordance with the standards of the American Society of Professional Land Surveyors (ASPLS) and that the survey was prepared by a Licensed Land Surveyor in good standing with the State of New York.
4. Copyright 2024, Robert M. Sauerbrey, P.E., All rights reserved.
5. The location of a utility easement shall be shown with an original 1/4" = 1" scale drawing.
6. Subject to any height of an accurate distance of 100 feet or more.
7. Subject to any and all right of ways and easements of record.
8. All distances shown herein are ground distances.
9. All distances shown herein are ground distances.
10. Vertical datum based on NAVD 1988.
11. Elevation figures, if any, have not been established as a result of this survey.
12. Building corners, as shown on the map, are not to be used for construction purposes.
13. "C" denotes the number of feet of proposed subdivision.
14. "C" denotes the number of feet of proposed subdivision.
15. Should subject be required to amend the public map, the public map is and to the portion of Chapter filed need for highway purposes.

**Applicant:**  
 Ausable Chain Company  
 P.O. Box 200  
 Champlain, NY 12911

**Reference Dead:**

John L. Sauerbrey and Robert M. Sauerbrey by Ausable Chain Company by deed dated November 27, 2024 and recorded in Champlain County Records 2024-028776 on January 18, 2025 in the Office of the County Clerk, Champlain County, New York.

**Reference Map:**

Map of Survey (attached) with a portion of Section 8, Champlain County, New York, as shown on the Champlain County Official Map of 1988 and as shown on the Champlain County Official Map of 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 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