


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 2025-0249
In the Matter of the Application of CONNOR YOCUM KATHLEEN QUEENAN Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: February 25, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Cheryl Esposito 2. Loyal Stone III 3. Lauren Shuler 4. Connor Yocum 5. Kathleen Queenan

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Elizabethtown, 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 the authorized dwelling 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 5.8±-acre parcel of land located on Scriver Lane in the Town of Elizabethtown, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 74, Block 1, Parcel 32.000 (Lot 32), and is described in a deed from Cheryl Stone Esposito, Loyal H. Stone III, and Lauren A Shuler, sole surviving heirs at-law of Loyal H. Stone, Jr. to Esposito, Loyal H. Stone III, and Lauren A Shuler, dated December 8, 2011, and recorded May 17, 2012 in the Essex County Clerk's Office at Book 1697, Page 242.

Connor Yocum and Kathleen Queenan have a purchase contract with Cheryl Esposito, Loyal Stone III and Lauren Shuler for Lot 32.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and guest cottage on Lot 32.

The project is shown on the following map and plans:

- The locations of the dwelling, guest cottage, and driveway are depicted on a plan titled "Schematic Site Plan", prepared by Connor Yocum, Architect, dated December 17, 2025 and received by the Agency December 17, 2025 (Site Plan).
- The location and details of the on-site wastewater treatment system are depicted on a five-page set of plans titled "Yocum Septic System", prepared by Mark J. Buckley, P.E., dated November 26, 2025 and received by the Agency December 1, 2025 (Septic Plan).

A reduced-scale copy of the Site Plan and Septic 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 the construction of a single family dwelling on Resource Management lands 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 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 and Septic 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. 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 2025-0249, issued February 25, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of a single family dwelling and guest cottage in the location shown and as depicted on the Site Plan. The single family dwelling and guest cottage shall be no more than 30 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, dimensions, or other aspect of the single family dwelling or guest cottage shall require prior written Agency authorization.
6. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system shall be constructed in conformance with the location and design shown on the Septic Plan. Construction of the system shall be supervised by a 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.

7. 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.
8. All exterior building materials, including roof, siding and trim, of the single family dwelling and guest cottage shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the single family dwelling and guest cottage on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Scriver Lane or adjoining property.
10. Outside of the limits of clearing shown on the Site Plan, no trees greater than 6 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 an area up to 16 feet in width for driveway

construction and utility installations and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

- 11. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
- 12. There shall be no more than one principal building located on Lot 32 at any time. The single family dwelling authorized herein constitutes a principal building.

CONCLUSIONS OF LAW

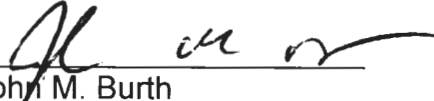
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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.

Dated: February 25, 2024

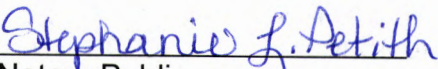
Ray Brook, New York

ADIRONDACK PARK AGENCY

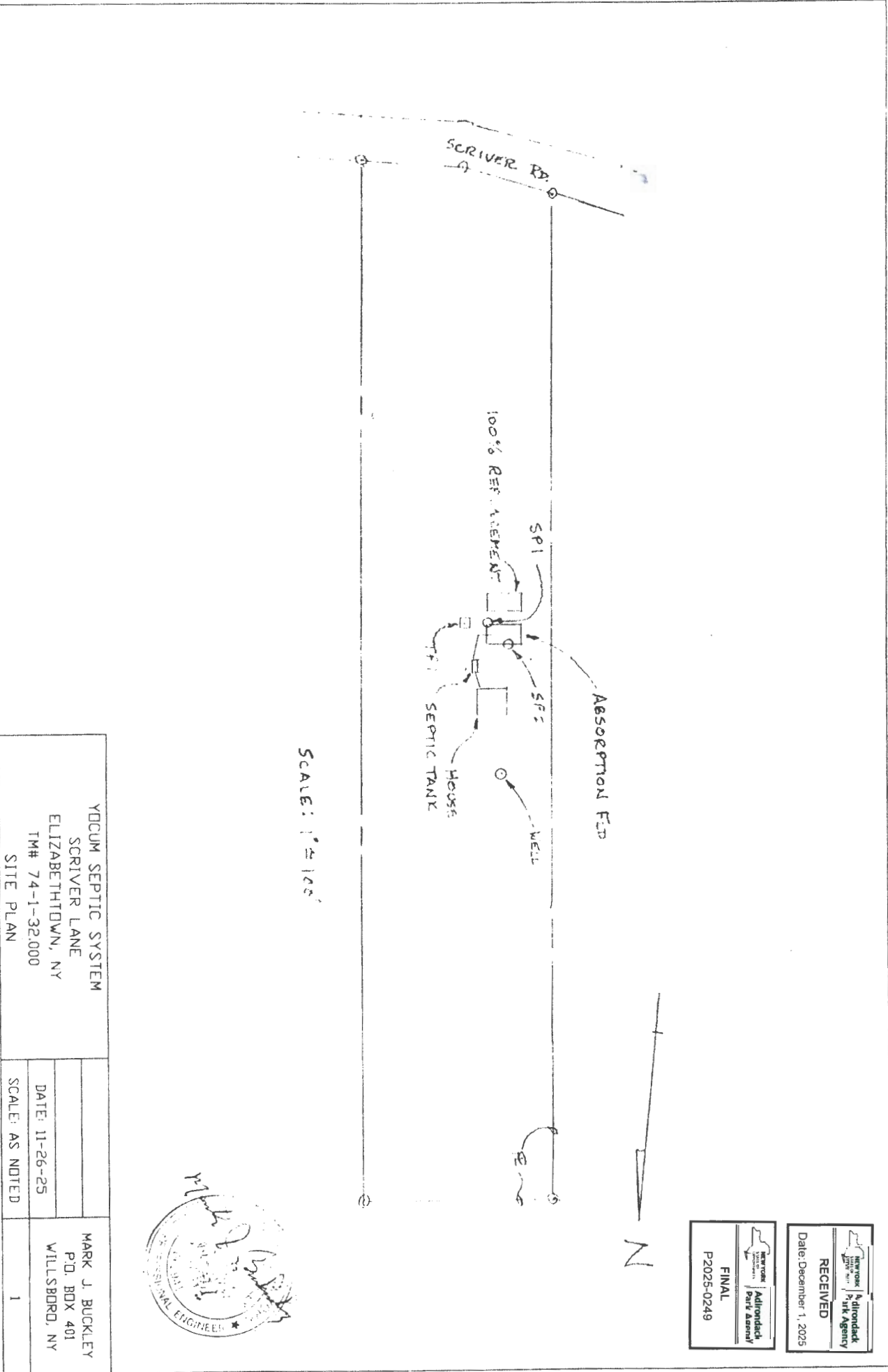
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 25th day of February in the year 2024, 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, 2024



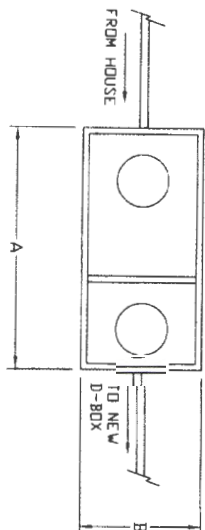
YDCUM SEPTIC SYSTEM
 SCRIVER LANE
 ELIZABETHTOWN, NY
 TM# 74-1-32.000
 SITE PLAN

DATE: 11-26-25
 SCALE: AS NOTED

MARK J. BUCKLEY
 P.O. BOX 401
 WILLSBORO, NY
 1



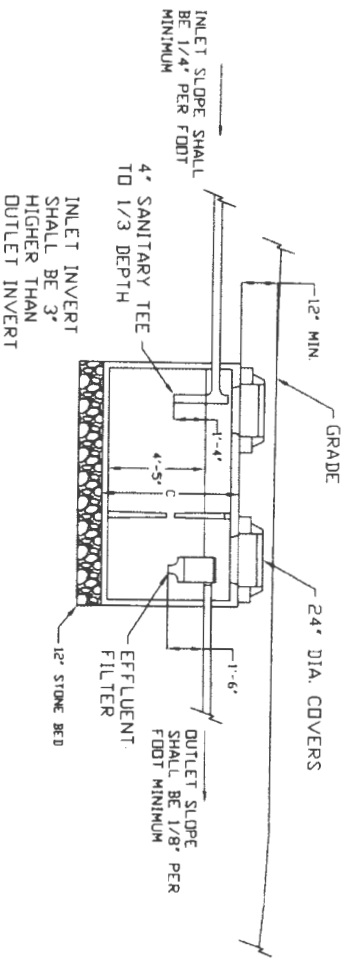
 RECEIVED Date: December 1, 2025	 FINAL P2025-0249
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NEW SEPTIC TANK
 DUAL COMPARTMENT TANK SHALL
 DISCHARGE TO D-BOX

	OUTSIDE DIMENSIONS			MIN. LIQUID SURFACE AREA
	A	B	C	
1,000	8'-0"	5'-2"	5'-8"	27 SF
1,250	10'-0"	5'-0"	5'-8"	34 SF
1,500	10'-6"	5'-8"	5'-8"	40 SF

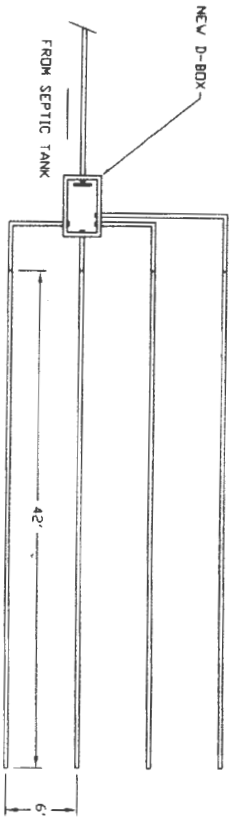
1,000, 1,250 & 1,500 GAL. SEPTIC TANKS



NEW SEPTIC TANK
 DOUBLE COMPARTMENT - FRONT COMPARTMENT SHALL
 CONTAIN 60% TO 70% OF TOTAL VOLUME, BACK COMPARTMENT
 SHALL CONTAIN 30% TO 40% OF TOTAL VOLUME



YOCUM SEPTIC SYSTEM SCRIVER LANE ELIZABETHTOWN, NY TM# 74-1-22,000		MARK J. BUCKLEY P.O. BOX 401 WILLSBORD, NY	
SEPTIC TANK X-SECTIONS	DATE: 11-26-25	SCALE: NONE	2



ABSORPTION FIELD PLAN VIEW
(THREE BEDROOM)

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS (FEET)

SYSTEM COMPONENT	WELL OR ABSORPTION LINE	TO STRUCTURE OR WELLSHED	PROPERTY LINE	BOUNDARY	MINIMUM
HOUSE SEWER	50	25	3	10	-
SEPTIC TANK	50	50	10	10	10
PERFORATED LINE TO DISTRIBUTION BOX	50	50	10	10	10
DISTRIBUTION BOX	100	100	20	10	20
ABSORPTION FIELD	100	100	20	10	20
SCREENED PIT	150	100	20	10	20
AIR WELL, COOP. AIR SYSTEMS	50	25	20	10	10
WELL OR MOUND SYSTEM	100	100	20	10	20

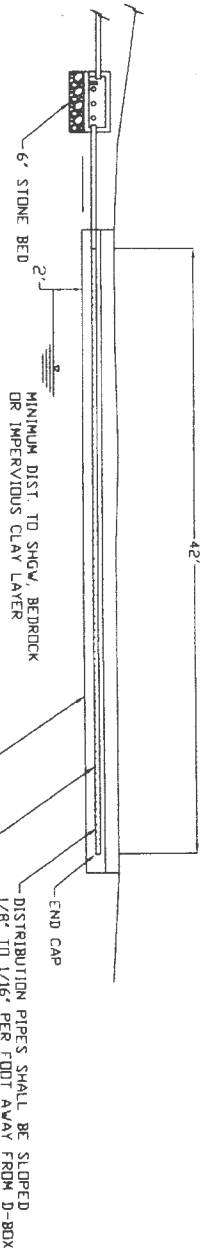
VDCUM SEPTIC SYSTEM
 SCRIVER LANE
 ELIZABETHTOWN, NY
 TM# 74-1-22000
 ABSORPTION FIELD PLAN

MARK J. BUCKLEY
 P.O. BOX 401
 WILLSBORO, NY

DATE: 11-26-25
 SCALE: NONE

3





D-BOX
ABSORPTION FIELD X-SECTION (TYP.)

DEEP HOLE TESTS (11-26-25)

TEST HOLE	DEPTH	SHOW	BEDROCK	NOTES
TP 1	72'	31'	>72'	0-8" FOREST LITTER, BLACK SILT LOAM 8-27" YELLOWISH SILT LOAM 27-49" GRAY SILT LOAM 49-72" GRAY SILTY CLAY, STONES NOTHING @ 31'

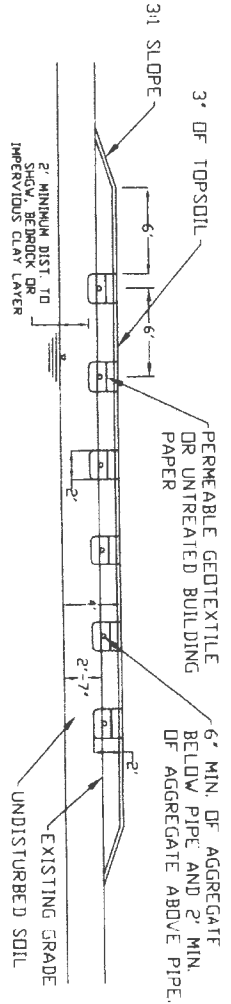
PERCOLATION TEST RATES

TEST HOLE	DEPTH	PERC. RATE (GMS./H)	DATE
SP 1	15	6	11-26-25
SP 2	15	4	11-26-25

REQUIRED LENGTH OF ABSORPTION TRENCH

PERC. RATE	FLOW RATE (GAL S./DAY)
MIN/INCH	220 (2 BDRH) 330 (3 BDRH) 440 (4 BDRH)
6	110' 165' 220'
SEPTIC TANK SIZE (GAL)	1,000 1,250
SEPTIC TANK SIZE V./CUBIC GRINDER	1,250 1,500

NOTE: THE WASTEWATER TREATMENT SYSTEM IS DESIGNED AND APPROVED BASED ON THE INSTALLATION OF WATER CONSERVATION FIXTURES AND A DESIGN FLOW OF 110 GALLONS PER PERSON PER DAY. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE EXTREME WATER USE. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS UNLESS THE SEPTIC TANK IS ENLARGED BY 250 GALLONS (SEE ABOVE). THE INSTALLATION OF NON-CONSERVING OF WATER FIXTURES OR EXTREME WATER USE FIXTURES IS CONTRARY TO THE APPROVAL OF THIS WASTEWATER TREATMENT SYSTEM.

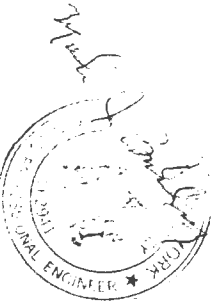


ABSORPTION FIELD SECTION
FOR REFERENCE PURPOSES ONLY
NUMBER OF LATERALS AND CHAIN MAY VARY

YOCUM SEPTIC SYSTEM
SCRIVER LANE
ELIZABETHTOWN, NY
TM# 74-1-22,000

TEST DATA AND X-SECTIONS

DATE: 11-26-25	SCALE: NONE
MARK J. BUCKLEY P.O. BOX 401 WILLSBORO, NY	4



SPECIFICATIONS AND NOTES:

1. The contractor shall verify all measurements in the field prior to ordering materials.
2. The contractor shall verify tank and pipe sizes and locations for as-built drawings. Also, the contractor shall verify and note elevations and distances of septic tank, and distribution box. The contractor shall provide the owner with a set of as-built drawings after the completion of the work.
3. Slope on all non-perforated gravity pipe shall be 1/8" per L.F. minimum unless otherwise noted.
4. All tanks and boxes shall be concrete 4000 psi. Size and specifications to conform to The New York Department of Health Appendix 75-A standards and the NYSDOH Design Standards for Residential Onsite Wastewater Treatment Systems dated 2012.
5. All tanks and boxes shall be water tight and have a minimum of 12 inches of cover.
6. All solid pipe shall be schedule 40 PVC unless otherwise noted.
7. All perforated pipe shall be SDR 35 PVC or equivalent unless otherwise noted.
8. Outlet leveling devices shall be installed on each of the outlets of the distribution box to ensure equal flow to each distribution line.
9. Backfill and bedding of all tanks shall strictly follow manufacturer's written recommendations. After the tanks are installed they shall be inspected to ensure they are water tight and level. Any visible damage shall be repaired prior to backfilling.
10. All backfill and bedding shall be installed with minimum 6 inch lifts. No rocks greater than 2 inches in diameter will be used for backfill.
11. Washed stone or crushed gravel shall be used as aggregate in the absorption trenches. Aggregate size shall be between 3/4" and 1-1/2".
12. Absorption trenches shall be constructed parallel to ground contours and the trench bottoms shall be essentially level.
13. Absorption fields shall not be built under driveways, parts of buildings, under any other structure or areas subject to heavy loading. Surface waters shall be diverted from the vicinity of the system.
14. Absorption fields shall not be placed in areas where the slope exceeds 15 percent. The area presently selected has a slope of approximately 3 percent.
15. All tanks and components of the tank system shall be constructed of durable materials resistant to corrosion, frost damage, deformation (cracking or buckling) due to settlement or soil pressures.
16. Heavy equipment shall be kept out of the absorption field before, during and after construction.

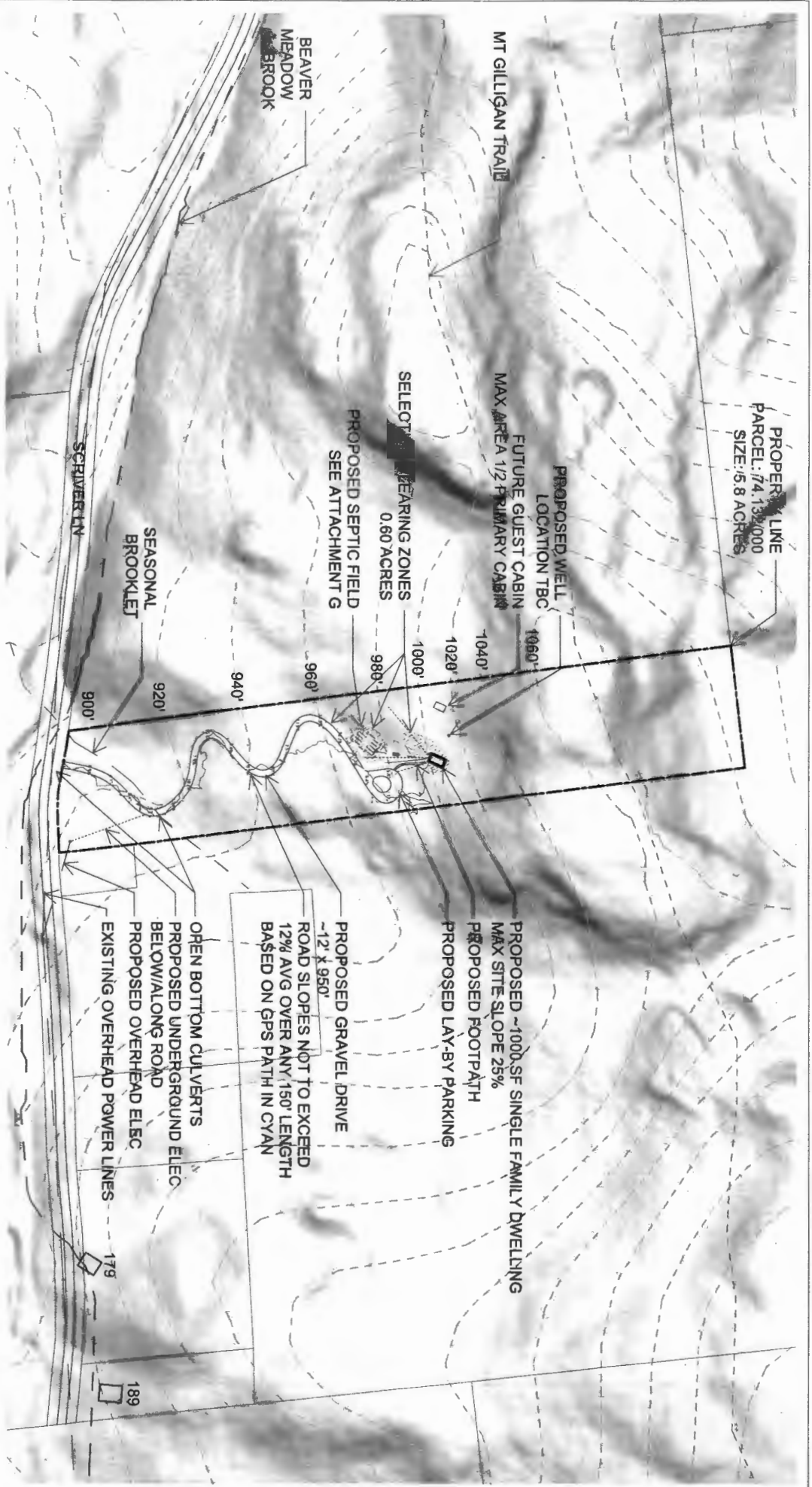
17. Contractor shall remove and properly dispose of any large boulders, concrete or other manmade materials encountered during construction that will inhibit the function of the new system. Contractor shall replace the removed material with sand that has the same perc rate as the native soils.
18. The Contractor shall be responsible for applying topsoil and seeding in all areas damaged by the installation of the system.
19. Percolation tests shall be conducted on the absorption field fill material at the borrow pit and after installation at the construction site. Stabilization fill material with a percolation rate less than 5 min/in, or greater than 12 min/in, shall be removed and replaced with suitable fill.
20. The contractor (or installer shall contact "DIG-SAFE L Y" at "8-1-1" ten days prior the commencement of any excavation work.

SEPTIC TANKS:

1. Dual compartment septic tank compartments shall be connected by a 4-inch slot at least 18" in width, a 6-inch elbow, two 4-inch elbows or four 4-inch diameter holes located 2/3 the total liquid depth from the bottom of the septic tank.
2. The septic tanks shall have a minimum liquid area as indicated on the table.
3. Septic tank baffles shall have one inch clear on top.
4. A Zable Model A1800 Septic Tank Filter or equivalent shall be used.
5. The wastewater treatment system is designed and approved based on the installation of water conserving fixtures. The septic tank is not designed to accommodate extreme water use fixtures, such as jacuzzi-type spas tubs or water treatment equipment. The system is designed to accommodate garbage grinders. The installation of non-conserving water fixtures or extreme water use fixtures is contrary to the approval of this wastewater treatment system.
6. Septic tank shall be installed at an elevation to facilitate gravity flow from the house and then into the absorption field. The contractor shall ensure the septic tank is covered with enough sand fill to prevent freezing.

YOCUM SEPTIC SYSTEM		MARK J. BUCKLEY P.D. BOX 401 WILLSBORO, NY
SCRIVER LANE		
ELIZABETH TOWN, NY		DATE: 11-26-25
TM# 74-1-22,000		
SPECIFICATIONS		SCALE: NONE
		5





PROPERTY LINE
 PARCEL: 74.132/000
 SIZE: 5.8 ACRES

SCHEMATIC SITE PLAN
 SCHRIVER LN CABIN
 ELIZABETHTOWN, NEW YORK

RECEIVED
 Adirondack Park Agency
 Date: December 17, 2025

FINAL
 Adirondack Park Agency
 P2025-0249



JOB # 1250902
 DATE 1/21/75
 SCALE 1:2000

DSK-001

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