


THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</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 2018-0136B</p>
<p>In the Matter of the Application of</p> <p>TIMOTHY S. EASTWOOD and LISA M. EASTWOOD Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: March 25, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Timothy S. Eastwood2. Lisa M. Eastwood

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling and on-site wastewater treatment system in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Inlet, 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 the foundation of the authorized single family 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 2±-acre parcel of land located on Gilbert Road in the Town of Inlet, Hamilton County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 59.016, Block 3, Parcel 38.111, and is described in a deed from David Corasanti to Timothy S. Eastwood and Lisa M. Eastwood, dated March 19, 2021, and recorded April 13, 2021 in the Hamilton County Clerk's Office under Instrument Number 2021-580.

The project site contains a Palustrine wetlands system with a value rating of "2". Additional wetlands not described herein or depicted on the Septic Plans may be located on or adjacent to the project site.

The project site is improved by an existing driveway and water supply well that will serve the single family dwelling.

The project site was created as "Lot 2" in a six-lot subdivision as authorized by Agency Permit 2018-0136.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the re-location of the on-site wastewater treatment system from the north side of the lot, in front of the single family dwelling, to the south side of the lot, behind the single family dwelling. The location of the single family dwelling will also be slightly adjusted from what was authorized by Permit 2018-0136.

The project is shown on the following maps, plans, and reports:

- A two-sheet set of plans titled "Septic System Plan Eljen In-Drain System – Standard Trench," prepared by Boulder Consultants, dated August 24, 2023, and received by the Agency October 6, 2025 (Septic Plans); and
- A single-sheet site plan titled "Proposed Limits of Clearing," prepared by the landowner, undated and received by the Agency on March 17, 2026 (Clearing Plan).

A reduced-scale copy of the Clearing 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 7 and 11 of Agency Permit 2018-0136B require prior written Agency authorization for construction of a single family dwelling and on-site wastewater treatment system in different locations than authorized by that permit.

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, Septic Plans, and Clearing 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 2018-0136 in relation to the project site. The terms and conditions of Permit 2018-0136 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 2018-0136B, issued March 25, 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 the construction of one single family dwelling and accessory structures on the project site within the building envelope shown on the Clearing Plan. The single family dwelling shall be no more than 40 feet in height, as measured from the highest point on the structure, including the chimney, to the lower of either existing or finished grade. The single family dwelling shall not exceed 2,500 square feet in footprint, including attached porches, decks, exterior stairs, garages, and other attached structures. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. Any on-site wastewater treatment system 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 Septic 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.

8. 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.
9. 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 adjoining property.
10. Outside of the limits of clearing shown on the Clearing Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, or otherwise removed on the project site without prior written Agency authorization, except for a) the removal of trees for firewood, b) within an area up to 25 feet in width for driveway construction and utility installations, c) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

CONCLUSIONS OF LAW

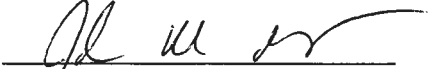
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

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

Dated: March 25th, 2024

Ray Brook, New York

ADIRONDACK PARK AGENCY

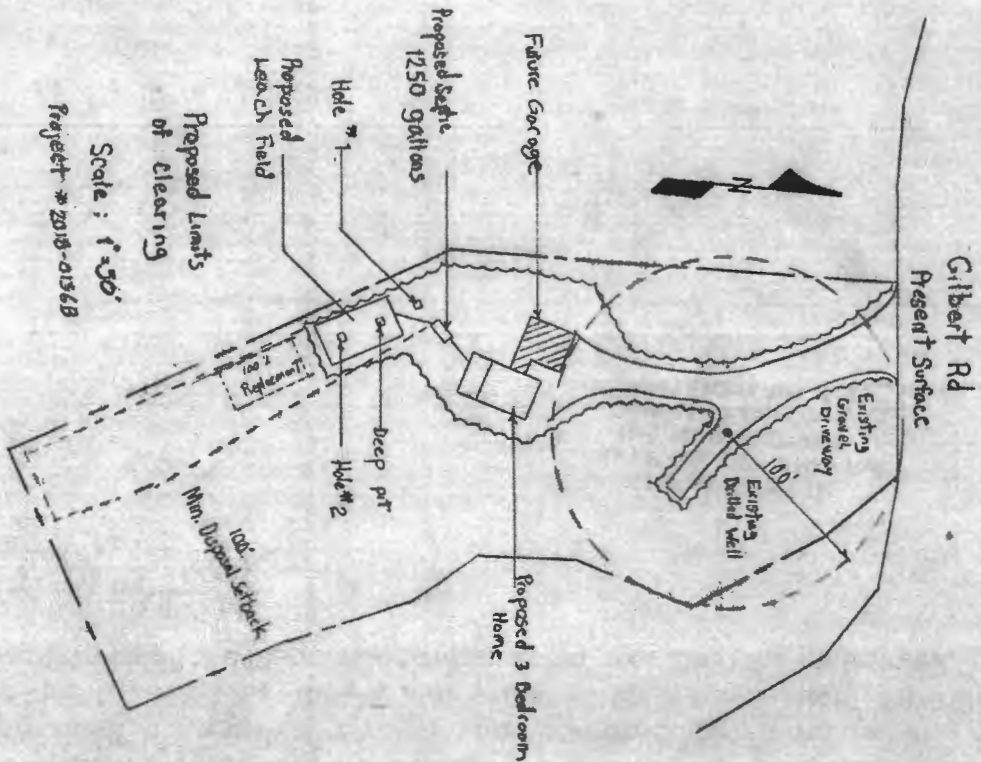
By: 
John M. Burth
Deputy Director, Regulatory Programs



STATE OF NEW YORK
COUNTY OF ESSEX

On the 25th day of March 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.

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




 RECEIVED
 Date: March 17, 2018

 FINAL
 P2018-0136B

SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVIEWED:	DATE:
DRAWING NUMBER:		