


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 2020-0243A</p>
<p>In the Matter of the Application of</p> <p>GARY OLCOTT, LORI OLCOTT, DONALD OLCOTT, and NANCY OLCOTT 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. Gary Olcott2. Lori Olcott3. Donald Olcott4. Nancy Olcott

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 Ticonderoga, 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 upon either the filing of a new deed in the Essex County Clerk's Office describing Amended Lot 1 as a single, undivided property as authorized herein, or conveyance of Amended Lot 2.

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 35.9± acres of land located on Killicut Mountain Road in the Town of Ticonderoga, 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 139.3, Block 2, Parcel(s) 52.000, 58.100, 58.200, 60.100, and 60.200. These parcels are described in the following deeds:

- From Gary L. Olcott to Gary L. Olcott and Donald J. Olcott, dated January 31, 2022, and recorded May 9, 2022 in the Essex County Clerk's Office under Instrument Number 2022-2230;
- From Gary L. Olcott to Gary L. Olcott, dated January 31, 2022, and recorded May 9, 2022 in the Essex County Clerk's Office under Instrument Number 2022-2231;
- From Donald A. Olcott and Nancy Olcott to Donald Olcott and Gary Olcott, dated October 22, 2019, and recorded October 24, 2019 in the Essex County Clerk's Office at Book 1968, Page 239; and
- From Donald A. Olcott to Gary Olcott and Lori Olcott, dated June 7 1994, and recorded July 1, 1994 in the Essex County Clerk's Office at Book 1065, Page 44.

The project site was created as "Lots 2A, 1B, & 1C" and "Lots 2A & 2B" in a two-lot subdivision authorized by Agency Permit 2020-0243.

Parcel 52.000 is improved by an existing single family dwelling (circa 1996) that is served by an on-site wastewater treatment system and well. Parcel 60.200 is improved by an existing single family dwelling (circa 1989) that is served by an on-site wastewater treatment system and well.

The project site contains deciduous forested and scrub shrub wetlands located along the western and southern property boundary of the project site, and wetlands located behind the barn associated with single-family dwelling on Parcel 52.000. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the re-configuration of lot lines on the project site to create a 34.1±-acre lot (Amended Lot 1) and a 1.654±-acre lot (Amended Lot 2), each containing existing residential development.

The project is shown on a map titled "Map of Proposed Subdivision of Certain Lands of Gary L. Olcott & Lori L. Olcott, Certain Lands of Donald J. Olcott & Gary L. Olcott, and Certain Lands of Gary L. Olcott Situated in Lots 1 & 2 of the Severson Patent, West Side of Killicut Mountain Road, Town of Ticonderoga, Essex County, New York", prepared by Pawlowski Land Surveying, last revised by Magdalena Hale Spencer, and received by the Agency on March 19, 2026 (Site Plan).

A reduced-scale copy of the Site Plan is attached as a part of this permit for easy reference. The original, full-scale map described in this paragraph is the official plan for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

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.

This permit amends Condition 7 and 8 of Permit 2020-0243.

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 2020-0243. The terms and conditions of Permit 2020-0243 shall no longer apply.
5. This permit supersedes Settlement Agreement E2020-0168. The terms and conditions of Settlement Agreement E2020-0168 shall no longer apply.
6. 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 2020-0243A, issued March 25, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision and merge as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.

8. Within 30 days of conveyance of any portion of the project site as authorized herein, a new deed shall be filed in the Essex County Clerk's office describing Lot 1A, Lot 1B, Lot 1C, and Lot 2A (Amended Lot 1) as a single, un-divided lot.
9. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization. The construction of any accessory structure on within 100 feet of wetlands shall require prior written Agency authorization.
10. Construction of any guest cottage on the project site require prior written Agency approval.
11. Prior to any replacement or expansion of the existing on-site wastewater treatment system on Amended Lot 1 or Lot 2, 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.

12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than one principal building located on Amended Lot 2 at any time. The single family dwelling constructed on the property in 1989 constitutes a principal building.
14. There shall be no more than three principal building(s) located on Amended Lot 1 at any time. The single-family dwelling constructed on the property in 1996 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

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 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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;
- 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, 2026

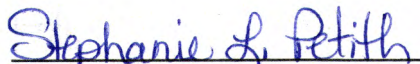
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 25th day of March 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

