


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 2025-0127</p>
<p>In the Matter of the Application of</p> <p>MICHAEL E. DOLHOF Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: March 27, 2026</p>
	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Michael E. Dolhof</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a six-lot subdivision and construction of six single family dwellings in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Greig, Lewis County.

This authorization shall expire unless recorded in the Lewis 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 Lewis County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party, or when an authorized structure 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 20±-acre parcel of land located on Van Arnam Road in the Town of Greig, Lewis 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 276.00, Block 01, Parcel 17.120, and is described in a deed from Jena A. Massoud, f/k/a Jena R. Atkins to Michael E. Dolhof, dated April 5, 2021, and recorded April 27, 2021 in the Lewis County Clerk's Office under Instrument Number 2021-002233.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a six-lot residential subdivision for the construction of six single family dwellings to be served by individual on-site wastewater treatment and well water supplies. Lots range in size from 3.2± acres to 3.67± acres and will be accessed from Van Arnam Road over a 50-foot-wide utility and access easement.

The project is shown on the following maps and plans (Project Plans):

- A one-sheet plan titled "Map Of Proposed Subdivision Lands Of Michael E. Dolhof," prepared by Kovach land Surveying, P.C., dated February 17, 2026 (Site Plan); and
- A one-sheet plan titled "Septic System Design," prepared by TTS Professional Engineers, PLLC, undated, received by the Agency on February 20, 2026 (On-Site Wastewater Treatment System Plans).

A reduced-scale copy of the Site Plan for the project 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 that results in the creation of 10 or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use 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 Lewis 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 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 2025-0127, issued March 27, 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 six-lot subdivision 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.
6. Any deed of conveyance for Lot 1 shall contain an easement providing access to Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6 over the easement area shown and described on the Site Plan.
7. Any deed of conveyance for Lot 2 shall contain an easement providing access to Lot 3, Lot 4, Lot 5, and Lot 6 over the easement area shown and described on the Site Plan.
8. Any deed of conveyance for Lot 3 shall contain an easement providing access to Lot 4, Lot 5, and Lot 6 over the easement area shown and described on the Site Plan.
9. Any deed of conveyance for Lot 4 shall contain an easement providing access Lot 5 over the easement area shown and described on the Site Plan.
10. Any deed of conveyance for Lot 5 shall contain an easement providing access to Lot 4 over the easement area shown and described on the Site Plan.
11. Any deed of conveyance for Lot 6 shall contain an easement providing access to Lot 2, Lot 3, Lot 4, and Lot 5 over the easement area shown and described on the Site Plan.
12. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6 within the building envelopes shown on the Site Plan.

The single family dwellings shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any expansion beyond these dimensions shall require prior written Agency authorization.

13. Construction of any accessory use structure on the project site outside of the building envelopes shown on the Site Plan shall require prior written Agency approval.

14. Construction of any guest cottage on the project site shall require prior written Agency approval.
15. 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.

16. 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.
17. 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 Van Arnam Road or adjoining property.
18. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
19. Outside of the limits of clearing shown on the Site Plan, no trees may be cut or otherwise removed or disturbed on the project site 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.
20. There shall be no more than one principal building located on Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, or Lot 6 at any one time. The six 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 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 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; 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: March 27th, 2026

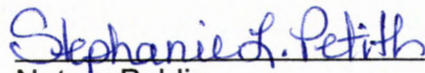
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 27th 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

