


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 2026-0016</p>
<p>In the Matter of the Application of</p> <p>ZACHARY PITCHER Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: March 17, 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. Zachary Pitcher2. Lilian Holt

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of a single family dwelling in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County.

This authorization shall expire unless recorded in the Warren 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 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 64±-acre parcel of land located on the east and west sides of NYS Route 28N in the Town of Chester, Warren 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 32., Block 1, Parcel 26.1, and is described in a deed from Kevin M. Stupplebeen to Zachary Pitcher and Lilian H. Holt, dated November 6, 2024, and recorded November 18, 2026 in the Warren County Clerk's Office at Book 7004, Page 305.

The project site is partially located within NYS Route 28N highway critical environmental area. The project site also contains wetlands associated with a stream on the western side of NYS Route 28N. Additional wetlands not described herein may be located on or adjacent to the project site.

The project site is improved by a circa 1900 single family dwelling and accessory barn on the western side of NYS Route 28N.

The project site on the western side of NYS Route 28N contains an abandoned sand and gravel extraction.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of Parcel 26.1 along NYS Route 28N, creating a 53.8±-acre parcel located west of NYS Route 28N containing a pre-existing single family dwelling (Parcel A) and a 10.3±-acre parcel located east of NYS Route 28N for the construction of a new single family dwelling (Parcel B).

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

- The proposed subdivision, the location of the development on Parcel A, deep hole test pit locations and a potential building site on Parcel B are depicted on "Map, showing the boundary survey of the Zachary Pitcher & Lilian H. Holt Property", prepared by Moncrief and McLean Land Surveyors, P.C., dated March 6, 2026 (Site Plan).
- Soils testing details and locations are on a six-page plan titled Residential Onsite Wastewater Treatment System Feasibility Report, prepared by Clover Engineering, PLLC, dated December 8, 2025 (Soil Plan).

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 of Rural Use lands within 150 feet of the edge of the right-of-way of any state highway 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 Warren 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. 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 2026-0016, issued March 17, 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 two-lot subdivision of the project site along NYS Route 28N 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. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Parcel B in the location shown on the Site Plan.

The single family dwelling 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. The single family dwellingshall be less than 2500 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions shall require prior written Agency authorization.

7. The undertaking of any new land use or development not authorized herein on the project site within 150 feet of the right of way of NYS Route 28N shall require a new or amended permit.
8. The construction of any additional dwelling or other principal building on Parcel B outside of the building envelope shown on the Site Plan shall require prior written Agency authorization.

9. Construction of any guest cottage on the project site shall require prior written Agency approval.
10. Prior to construction of any on-site wastewater treatment system(s) on Parcel B, 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 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.

11. 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.
12. Any new free-standing or building-mounted outdoor lights associated with Parcel B shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 28N or adjoining property.
13. All exterior building materials, including roof, siding and trim, of the authorized dwelling on Parcel B shall be a dark shade of green, grey, or brown.
14. Within 75 feet of the centerline of NYS Route 28N, no trees greater than 4 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed on Parcel B without prior written Agency authorization, except for within an area up to 16 feet in width for driveway construction and utility installations and the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. The undertaking of any activity involving wetlands shall require a new or amended permit.

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 meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester; and
- b. 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 17th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

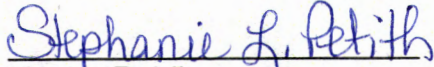


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 17th 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

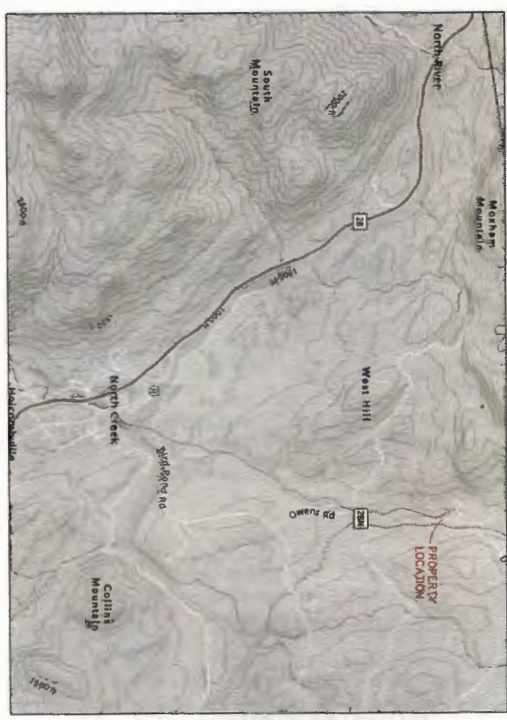
STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

- LEGEND:**
- iron pipe found
 - capped iron rod w/et (I.R.S.)
 - buried utility line
 - X — buried wire fence
 - — — — — fence
 - — — — — centerline
 - — — — — well



PARCEL A
53.872+ ACRES
PART OR PORTION OF
TIN: 32-1-281
ZACHARY FITCHER & LILLIAN H. HOLT
LIBER 7004/PAGE 305

PARCEL B
10.284+ ACRES
PART OR PORTION OF
TIN: 32-1-281
ZACHARY FITCHER & LILLIAN H. HOLT
LIBER 7004/PAGE 305



MOBILE MAP NOT TO SCALE
<https://ngeo.blob.gov/lookup/water/>

RECEIVED
Date: March 6, 2026

FINAL
P2026-0016

ABSTRACT REFERENCE:
NOTICE: This survey was conducted without the benefit of an abstract of title. The survey was based solely on the surveyor's fieldwork, observation, and any other available information and documents. The surveyor makes no representation as to the accuracy of any information or documents, or other limitations or encumbrances, or other limitations or encumbrances, or other limitations not intended to be relied upon as a substitute for a complete and accurate abstract of title. The recipient of this map assumes all responsibility for verifying the accuracy of the information contained herein. The surveyor's complete abstract of title if necessary. The surveyor shall not be liable for any errors or omissions in the map or for any damages resulting therefrom.

TIN: 32-1-27
ROBERT M. ZALOSKI
LIBER 6750/PAGE 231

TIN: 32-1-262
JEREMY PREGANTINI
& YOLANDE PERRE
LIBER 6988/PAGE 213

TIN: 32-1-215
RICHARD H. STANTON III
& TAWNY S. STANTON
LIBER 6001/PAGE 247

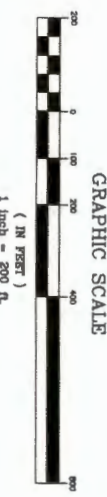
TIN: 32-2-32
MOLLY STONE &
HERBY JOSEPHINE MORSENEY

TIN: 32-1-281
KEVIN J. O'CONNOR
LIBER 5148/PAGE 134

TIN: 32-2-14
COREY BENNETT
& GARCE BENNETT
LIBER 6917/PAGE 85

TIN: 32-3-10
COREY BENNETT
& GARCE BENNETT
LIBER 5964/PAGE 5

TIN: 32-1-24
ROBERT M. ZALOSKI
LIBER 4756/PAGE 39



**MAP showing the BOUNDARY SURVEY of the
ZACHARY FITCHER & LILLIAN H. HOLT Property
NYA Route 28N Town of Chester
Warren County, New York State**

T.N. - 32-1-281
Project No. - 25064
Scale - 1"=200 feet
Survey Date - 10/27/25
Map Date - 02/08/26
Print Date - 03/06/26
Checked By - JDM
Revisions -

Survey Prepared For:
**MONCRIEF & McLEAN
LAND SURVEYORS, P.C.**
131 Homestead Drive, Canton, NY 13523
Tel: (518) 537-8444
www.moncriefandmclean.com

JOHN D. McLEAN
P.L.S. No. 029295

DEED REFERENCE:
Being that name of land conveyed by Kevin M. Stuppelstein to Zachary Fitcher & Lillian H. Holt as described in the deed recorded at Liber 7004 of Page 305.

NOTES:
1.) Subject to the rights of the public in New York State Route 28, Warren County, New York State Eastern Zone MOBX(2011).