


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 2016-0236RA</p>
<p>In the Matter of the Application of</p> <p>SUZANNE ANDREWS Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: April 14, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. Suzanne Andrews</p>

SUMMARY AND AUTHORIZATION

This amended permit authorizes the construction of one single family dwelling in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Saranac, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when 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 54.6-acre parcel of land located on Haley Way in the Town of Saranac, Clinton County, in an area classified Moderate Intensity Use, Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 202, Block 2, Parcel 53.1 (Lot 53.1), and is described in a deed from Drew A. Hastings to Suzanne Andrews, dated May 8, 2025, and recorded May 13, 2025 in the Clinton County Clerk's Office under Instrument Number 2025-00343974.

The project site was created as "NW Parcel 2" in a two-lot subdivision as authorized by Agency Permit 2016-0236.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and attached garage.

The project is shown on the following plans:

- "Map of Proposed Home" depicts the driveway and dwelling location, as well as the previously approved dwelling location, received by the Agency April 2, 2026 (Site Plan).
- "Andrews Residence Sewage Treatment System", sheets C1 and C2, prepared by Moser Engineering, dated November 13, 2025 depict the location and details of the on-site wastewater treatment system (Wastewater Plan).

A reduced-scale copy of the Site Plan and Wastewater 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 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 of Permit 2016-0236R.

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 Clinton 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 Wastewater 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 2016-0236R in relation to the project site. The terms and conditions of Permit 2016-0236R 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 2016-0236RA, issued April 14, 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 attached garage on Lot 35.1 in the location shown on the Site Plan. The single family dwelling and garage shall be no greater than 2700 square feet and the dwelling shall not exceed 25 feet in height. Any change to the location or dimensions of the dwelling shall require prior written Agency authorization.
7. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. Subject to the conditions stated herein, this permit authorizes the installation of utilities on the project site, along the driveway shown on the Site Plan. Any change to the location of the utilities or installation of any utility pole over 40 feet in height (above grade) shall require prior written Agency authorization.
10. Any on-site wastewater treatment system(s) on Lot 35.1 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 Plan. 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.

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 shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or adjoining property.
13. The undertaking of any activity involving wetlands shall require a new or amended permit.

CONCLUSIONS OF LAW

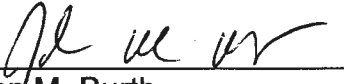
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Moderate Intensity Use, Low Intensity Use and Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use, Low Intensity Use and 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: April 14th, 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 14th day of April 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, 2021



NUM	BEARING	DISTANCE
1	N 64°43'50" W	50.04'
2	S 23°52'52" W	70.00'
3	N 68°33'58" W	79.58'
4	N 9°11'09" E	14.83'
5	S 78°48'43" W	8.98'
6	N 9°10'15" E	57.33'

NOW OR FORMERLY
WENDEL & THELMA COOK
V.505 P 17

MAP OF SURVEY - MYRON AND THOMAS CUMMINGS LO.
FILED SEPT. 10, 1945 - DRAWER 598 - CLINTON COUNTY
CLERKS OFFICE

O'NEIL
G 15
3K.12 PG. 100

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency
RECEIVED
 Date: April 2, 2026

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 P2016-0236RA

☒ = HOME SITE
 } } } = TREE LINE

OLD PASTURE

PERMANENT EASEMENT AREA
SERVES LOT 2, FOR THE PURPOSE
OF INGRESS AND EGRESS AND UTILITY
INSTALLATION, BOTH UNDERGROUND AND
OVERHEAD.
170' X 70' X 190' X 80'

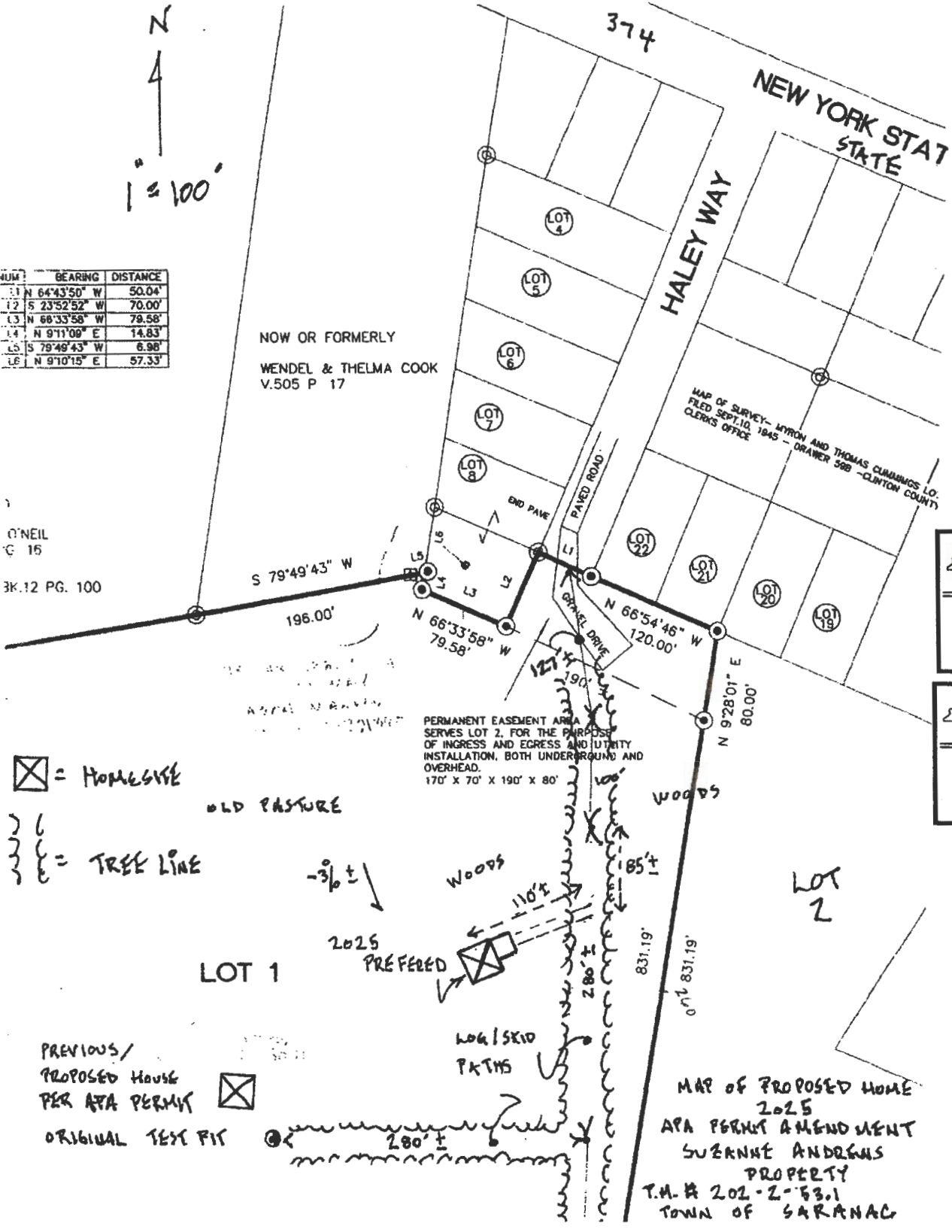
LOT 1

2025
PREFERRED

LOG/SKID
PATHS

PREVIOUS/
PROPOSED HOUSE
PER APA PERMIT ☒
ORIGINAL TEXT FIT

MAP OF PROPOSED HOME
2025
APA PERMIT AMENDMENT
SUZANNE ANDREWS
PROPERTY
T.M.# 202-Z-53.1
TOWN OF SARANAC



- NOTES:**
- SEPTIC SYSTEM TO COMPLY WITH ALL CCHD REQUIREMENTS, THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURER'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.
 - SYSTEM INSTALLER SHALL ENSURE REOD, SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.
 - SEE DRAWING C2 FOR DETAILS.
 - FILL TO BE PLACED PRIOR TO EXCAVATING TRENCHES AND TO HAVE PERC RATE SIMILAR TO THE USABLE SOIL PERC RATE.
 - THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY WITH OWNER IF FILTER SHALL BE INSTALLED AND IF SO CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.
 - A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.
 - ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
 - IF AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
 - SEE THE CLINTON COUNTY HEALTH DEPT PERMIT/APPROVED PLANS FOR ADDITIONAL REQUIREMENTS.
 - THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT IN THE BASEMENT. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
 - THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
 - SLUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
 - ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
 - PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.
 - SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.

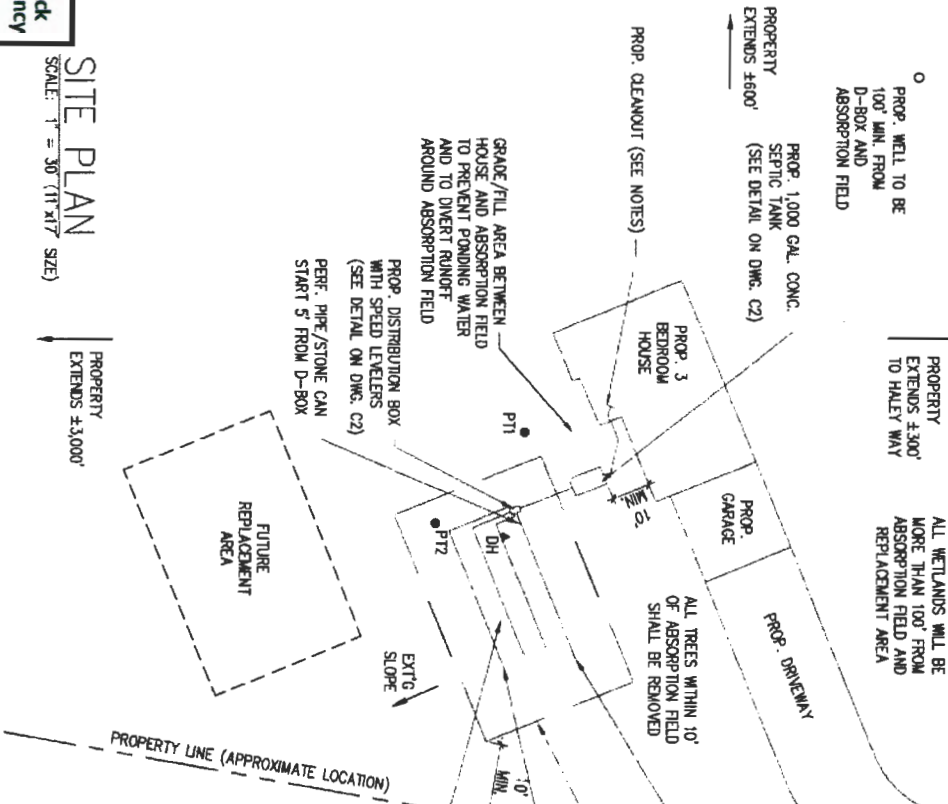
PLOW/SCARIFY EXT'G. SOIL AND THEN PLACE 14" OF FILL PRIOR TO EXCAVATING TRENCHES

IF EXISTING TOPSOIL IS REMOVED, ADDITIONAL FILL WILL BE REQUIRED. AMOUNT OF ADDITIONAL FILL TO MATCH AMOUNT OF TOPSOIL REMOVED

BOTTOM OF TRENCH TO BE NO MORE THAN 6" BELOW EXISTING GRADE (BOTTOM OF PIPE AT EXISTING GRADE)

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

ALL WETLANDS WILL BE MORE THAN 100' FROM ABSORPTION FIELD AND REPLACEMENT AREA



DEEP HOLE TEST DATA

DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE	MOTTLING
0-9	LOAM	BLACK	FINE	NO
9-25	LOAMY SAND	DARK BROWN	FINE	NO
25-32	LOAMY SAND	REDDISH BROWN	FINE	YES (30')
32-72	LOAMY SAND	BROWN	FINE	YES

TOTAL DEPTH OF USABLE SOIL: 30' (MOTTLING AT 30')
 STABILIZED PERC RATE AT 6" DEEP: 4 MINUTES

THIS TRENCH WILL BE 5' LONGER THAN OTHER TRENCHES IN ORDER TO GET 5' OF SOLID PIPE BETWEEN D-BOX AND START OF TRENCH

PROP. AREA OF FILL/TOE OF SLOPE (4.38' X ±7.6')

GLUE CAP ON END OF PIPE

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE HEALTH DEPARTMENT HAS ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION

SITE PLAN
 SCALE: 1" = 30' (11" x 17" SIZE)

PLOT PLAN
 SCALE: 1" = 20'

SITE PLAN

ANDREWS RESIDENCE
SEWAGE TREATMENT SYSTEM
HALEY WAY CADYVILLE, NY 12938

DATE: 11-13-26 PROJECT NO: 26-907

ENGINEERING
 12 BURNETT ROAD
 CADYVILLE, NY 12911
 518-836-5192
 WWW.ANDREWSENGINEERING.COM

C1

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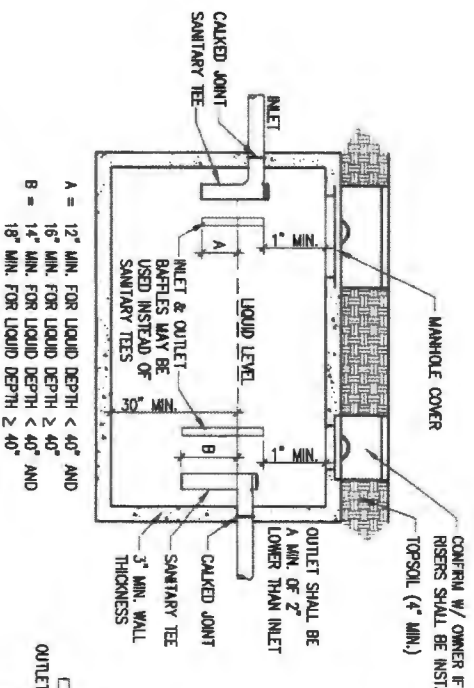
Adirondack Park Agency

Date: April 2, 2026

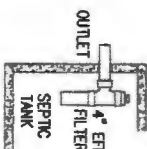
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P2016-0236RA

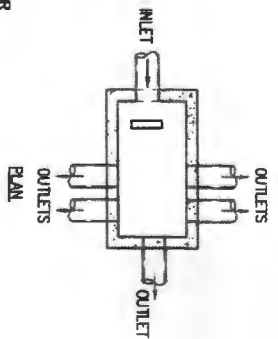
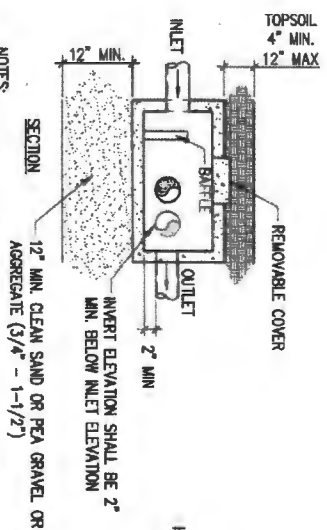


SEPTIC TANK DETAIL
SEE SITE PLAN FOR REQUIRED SIZE

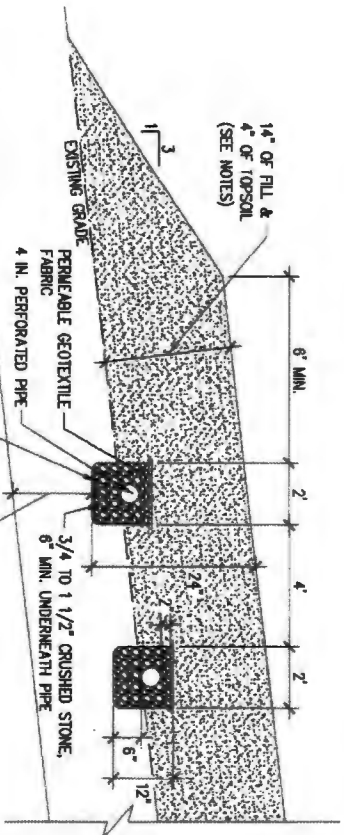


EFFLUENT FILTER DETAIL (OPTIONAL)
N.T.S.

CONTRACTOR TO PROVIDE HOUSING WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.

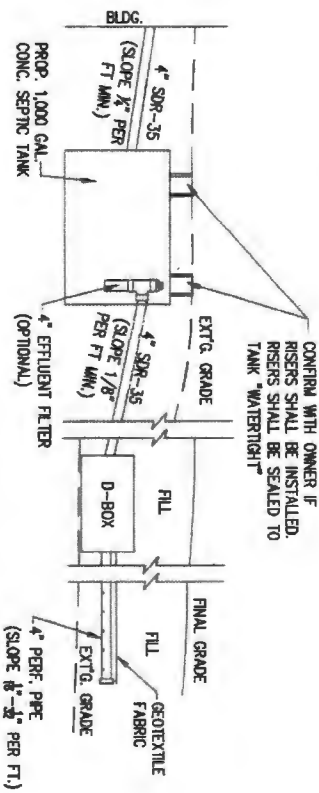


DISTRIBUTION BOX DETAIL
N.T.S.



SHALLOW TRENCH ABSORPTION FIELD
SCALE: N.T.S.

HYDRAULIC PROFILE
N.T.S.



DETAILS

ANDREWS RESIDENCE
SEWAGE TREATMENT SYSTEM
HAIKY WAY, CADYVILLE, NY 12916
DATE: 11-19-20

MOORE ENGINEERING
73 BERRY ROAD
SHARON, NY 14752
WWW.MOOREENGINEERING.COM

C2