


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 2025-0129</p>
<p>In the Matter of the Application of</p> <p>CHRISTMAS & ASSOCIATES, INC 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 21, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Christmas & Associates, Inc.</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a four-lot subdivision 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 99±-acre parcel of land located on Cobble Creek Road 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 47.1, and is described in a deed from Gregory J. Robinson to Christmas & Associates, Inc, dated May 14, 2025, and recorded June 4, 2025 in the Warren County Clerk's Office under Instrument Number 2025-2947.

The project site contains wetlands associated with a perennial stream. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is improved by an existing gravel driveway providing access to an adjoining property.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a four-lot subdivision of 99± acres to create four residential building lots ranging in size from 20.26 to 30.95 acres. One single family dwelling, on-site wastewater treatment system, potable water well, and driveway will be constructed on each lot. Lots 1 and 2 will be accessed via new driveway entrances from Cobble Creek Road. Lots 3 and 4 will be accessed from an existing driveway across the project site serving an adjoining property.

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

- A subdivision map titled "Subdivision Map, Lands of Christmas & Associates INC., Part of Lot Number 1 – Township Number 14 of Totten & Crossfield's Purchase, Cobble Creek Road," prepared by Kovach Land Surveying, P.C., and dated February 19, 2026 (Subdivision Map);
- A six-page set of plan sheets titled "Chester/Cobble Creek Rd Subdivision," prepared by Fisher Civil Engineering, PLLC, and dated February 7, 2026 (Site Plan); and
- A 29-page report titled "Stormwater Pollution Prevention Plan, Chester / Cobble Creek Rd Subdivision, Town of Chester, New York," prepared by Fisher Civil Engineering, PLLC, and dated January 2026 (SWPPP).

A reduced-scale copy of the Subdivision Map 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.

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 five or more lots, parcels, or sites since May 22, 1973, in a Rural 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 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 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 2025-0129, issued April 21, 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 four-lot subdivision as depicted on the Subdivision Map. Any subdivision not depicted on the Subdivision Map shall require prior written Agency authorization.
6. Any deed of conveyance for Lot 3 as depicted on the Subdivision Map shall contain an easement providing access to Lot 4 over the existing driveway shown and described on the Subdivision Map.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory structure on each authorized lot in the location, footprint, and height shown and as described on the Project Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
8. The construction of any additional dwelling or other principal building on any of the lots authorized herein shall require prior written Agency authorization. The construction of any accessory structure on any of the lots authorized herein outside the limits of clearing depicted on the Project Plans shall require prior written Agency authorization.
9. Construction of any guest cottage on the project site shall require prior written Agency authorization.

10. 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 Site 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. Any change to the location or design of any authorized system shall require prior written Agency authorization.

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. The project shall be undertaken in compliance with the SWPPP.
12. 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.
13. 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 Cobble Creek Road or adjoining property.
14. All exterior building materials of the roof of any structure on the project site shall be a dark shade of green, grey, or brown.
15. Within 100 feet of the wetlands depicted on the Project Plans, no trees, shrubs or other woody-stemmed vegetation 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.
16. Outside of the limits of clearing shown on the Project Plans, no trees greater than 6 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed on the project site within 100 feet of Cobble Creek Road or the existing shared driveway serving Lot 3 and Lot 4 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.
17. The undertaking of any activity involving wetlands shall require a new or amended permit.

CONCLUSIONS OF LAW

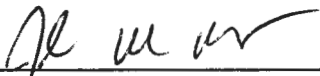
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester;
- 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;
- c. 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
- d. 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 21st, 2026

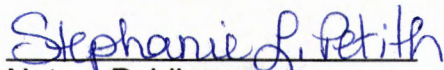
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 21st 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, 2029

