

THIS IS A TWO-SIDED DOCUMENT

 NEW YORK STATE Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2026-0076
In the Matter of the Application of KENNETH R. OSIER and MARY A. OSIER Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: May 14, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Kenneth R. Osier 2. Mary A. Osier

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 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 89.3±-acre parcel of land located on Putts Pond Road in the Town of Ticonderoga, Essex County, in an area classified Rural on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 149, Block 1, Parcels 65.200 and 50.120, and is described in a deed from Kenneth R. Osier and Mary Anna Osier to Kenneth R. Osier and Mary Anna Osier, dated September 12, 2024, and recorded September 12, 2024 in the Essex County Clerk's Office under Instrument Number 2024-3062.

The project site is partially located within one-eighth mile of the Pharaoh Lake Wilderness Area.

Agency Permit 2003-0193 authorized a two-lot subdivision that created a 1.8-acre lot (labelled Lot 2 on the Site Plan) and the current project site. The 1.8-acre lot is not part of the project site for this permit.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision, creating a 2±-acre lot (labelled as Lot 3 on the Site Plan) and an 87.3-acre lot.

The 2-acre lot previously contained a mobile home, which has been removed. The on-site wastewater treatment system and water supply well that served the mobile home are still in place. The replacement of the mobile home with a new single family dwelling, using the existing on-site wastewater treatment system and well, does not require a permit from the Agency.

The 87.3-acre lot is comprised of the 6.8-acre "Lot 1" shown on the Site Plan, the remainder "woods" acreage shown on the Site Plan, and Tax Map Parcel 149.-1-50.120. The 87.3-acre "Lot 1", the "woods" acreage, and Tax Map Parcel 149.-1-50.120 are under one deed and therefore considered to be one un-divided lot. This lot contains a single family dwelling (constructed in 1943), associated on-site wastewater treatment system, a barn, a shed, and a gazebo.

The project is shown on a site plan titled "Site Plan Map Title," prepared by Ken Osier, dated March 24, 2026, revised April 20, 2026, and received by the Agency on April 20, 2026. 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 lands that results in the creation of a non-shoreline lot smaller than 7.35 acres in size 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 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 Agency Permit 2003-0193 in relation to the project site. The terms and conditions of Permit 2003-0193 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 2026-0076, issued May 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 a two-lot subdivision as depicted on the Site Plan, to create a 2-acre lot and an 87.3-acre lot. Any subdivision not depicted on the Site Plan shall require a new or amended permit.
7. The undertaking of any new land use or development on within one-eighth mile of the Pharoah Lake Wilderness Area shall require a new or amended permit.
8. There shall be no more than eight principal buildings located on the 87.3-acre lot, in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
9. There shall be no more than one principal building located on the 2-acre lot at any time. The replacement single family dwelling constitutes 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 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 land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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: May 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 May 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.

Stephanie L. Petith
Notary Public

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



RECEIVED

Date: April 20, 2026



FINAL

P2026-0076

Power Pole 2
uses SS
Property Line -----

Site Plan map title

To 87 ← Ratts Pond Rd → to state Composite Dead End

North

WOODS 266

6.8 Acres
LOT 1

Existing

House

CARPORT

594

SHED

SHED

Barn

LOT 1

1.8 Acres
LOT 2

602
Existing

WOODS

86.5 Acres

Proposed Lot Line

SHED

Existing
Well

LOT 3

2.0 Acres

Proposed site

27x53'
Doublewide

WOODS

Existing
Septic

100%
Ref

15 WEST

Drawn By Ken Osien

Date Revised 8-24-2021

Revised 4-20-2026

Kenneth R Osien

Site