

THIS IS A TWO-SIDED DOCUMENT

 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 2018-0073A
	Date Issued: June 23, 2026
In the Matter of the Application of ANDREA HAYLOCK and ROBERT LITRELL Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Andrea Haylock 2. Robert Litrell

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ohio, Herkimer County.

This authorization shall expire unless recorded in the Herkimer 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 Agency will consider the project in existence when the permit has been recorded.

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 the east side of Reeds Mills Road in the Town of Ohio, Herkimer 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 68, Block 5, Parcel 8, and is described in a deed from Sharon Marie Gavitt as Trustee of the Sharon Marie Gavitt Revocable Trust to Andrea Haylock and

Robert Litrell, dated February 8, 2024, and recorded February 29, 2024 in the Herkimer County Clerk's Office under Instrument Number RP2024-918.

The project site contains wetlands in the southeast portion of the lot. The wetlands are part of a larger shrub swamp/emergent marsh/deep water marsh complex with a value of "2" pursuant to 9 NYCRR Part 578. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site was created as "Lot 9" in a 15-lot subdivision known as the Maple Lake Subdivision, as authorized by Agency Permit 2018-0073.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a new single-family dwelling with on-site wastewater treatment and on-site water supply and up to three accessory structures. This permit amends the driveway location, from a shared to a private driveway, and the size of the area of disturbance for construction of the dwelling and accessory structures, from 0.71 to 1.18 acres. This permit also re-authorizes the plans for on-site wastewater treatment for an additional five years.

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

- One sheet titled "Survey Map of Maple Lake Subdivision," prepared by Renodin-Plumley Land Surveying, dated June 8, 2018, stamped by Weston R. Renodin, LS, and last revised August 27, 2018 (Subdivision Map);
- One sheet titled "Site Plan Lands of Andrea Haylock & Robert Litrell, Lot 9 – Maple Lake Subdivision," prepared by LaFave, White & McGivern, LS, PC, dated April 2, 2026 and last revised May 20, 2026 (Site Plan). The Site Plan shows the new driveway location and area of disturbance;
- Five sheets titled "Maple Lake Subdivision," prepared by Fisher Civil Engineering, last dated July 1, 2018, and stamped by Ryan C. Fisher, PE. (Wastewater Plans);
- "Stormwater Pollution Prevention Plan, Maple Lake Subdivision," prepared by Fisher Civil Engineering, PLLC, dated July 6, 2018, and stamped by Ryan C. Fisher, PE (Stormwater 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 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 10 or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area in the Adirondack Park.

This permit amends conditions 7, 19, 21, 26, 27, and 31 of Permit 2018-0073.

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 Herkimer 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 the Subdivision Map, Site Plan, and Stormwater 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 2018-0073 in relation to the project site. The terms and conditions of Permit 2018-0073 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 2018-0073A, issued June 23, 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 three accessory structures on the project site within the 1.18±-acre area of disturbance shown on the Site Plan. The dwelling and structures may not exceed the following dimensions:
 - a. The single-family dwelling shall not exceed 60 feet in length, 60 feet in width, or 40 feet in height. The single-family dwelling shall not exceed 3,600 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures.
 - b. One accessory structure shall not exceed 30 feet in height or 2,500 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures.
 - c. The remaining two accessory structures shall not exceed 20 feet in height or 350 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures.

Height shall be measured from the highest point on the structure, including the chimney, to the lower of either existing or finished grade. Any change to location or expansion beyond these dimensions shall require prior written Agency authorization.

A new or amended permit shall be required for the construction of more than the one new dwelling authorized by this condition. The construction of any additional accessory structure on the project site shall require prior written Agency authorization.

7. The undertaking of any activity on the project site involving wetlands shall require a new or amended permit.
8. Construction of any guest cottage on the project site shall require a new or amended permit.
9. No structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of Maple Lake.
10. There shall be no docks or boathouses on the project site.
11. 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 Maple Lake, the Black River Wild Forest, the Black River, public roads, or adjoining property.
12. Outside the area of disturbance shown on the Site Plan and greater than 100 feet from the mean high water mark (MHWM) of Maple Lake and greater than 35 feet from wetlands or streams, no trees greater than 6 inches in diameter at breast height may be cut, culled, or otherwise removed or disturbed except (a) with prior written Agency authorization, (b) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard, or (c) pursuant to a Forest Management Plan prepared by and under the supervision of a qualified Professional Forester or a New York State Department of Environmental Conservation (NYSDEC) Forester. All forest management plans shall incorporate the standards contained in the "New York State Forestry Best Management Practices for Water Quality" Field Guide.
13. Within 100 feet of the MHWM of Maple Lake or within 35 feet of wetlands or streams, no vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on any lot except (a) pursuant to a Forest Management Plan prepared by and under the supervision of a qualified Professional Forester or a NYSDEC Forester that incorporates the standards contained in the "New York State Forestry Best Management Practices for Water Quality" Field Guide, (b) for maintenance of existing clearings, paths, or wood roads, (c) for the removal of certain trees, limbs, or vegetation after receiving written Agency authorization, or (d) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. Within 75 feet of the centerline of Reeds Mills Road, no vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on any lot except for (a) within the area of disturbance shown on the Site Plan, (b) installation of driveways and utilities as shown on the Site Plan, and (c) dead or diseased

vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

15. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
16. There shall be no more than two principal buildings located on the project site at any time. The single-family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum number of principal buildings allowed under this condition can be approved.
17. The driveway and utilities shall be constructed in the location shown on the Site Plan. Any modifications from this plan shall require prior written Agency approval.
18. Any on-site wastewater treatment system 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 Wastewater 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 use, 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.
19. Stormwater management, erosion and sediment control, and grading shall be undertaken in compliance with the Site Plan and Stormwater Plan. Any modification from these plans shall require prior written Agency approval.

CONCLUSIONS OF LAW

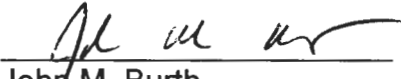
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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;
- 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: June 23rd, 2026

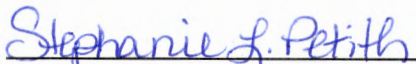
Ray Brook, New York

ADIRONDACK PARK AGENCY

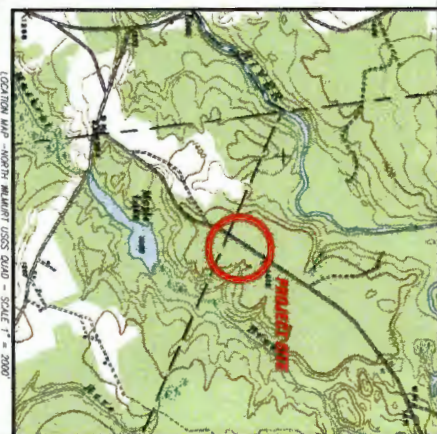
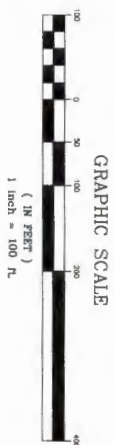
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 23rd day of June 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



MAP REFERENCE

1. FINAL PLAT SURVEY MAP OF MAPLE LAKE SUBDIVISION AS PREPARED BY BRIDGEMAN-PLUMLEY SURVEYORS, DATED JUNE 8, 2018, AS RECORDED IN THE HERKIMER COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2018 AS MAP NO. W2018-2114.

1) ANDREA HATLOCK
2) ROBERT LITHELL

PRELIMINARY
5/20/2026

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