

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 Project Permit 2021-0186A
	Date Issued: June 17, 2026
In the Matter of the Application of THOMAS and ANNE REED Permittees for a permit amendment 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. Thomas Reed 2. Anne Marie Reed

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2021-0186 authorized a four-lot subdivision and construction of three single family dwellings. This permit amends Permit 2021-0186, as conditioned below, to allow for the construction of a single family dwelling on Lot 1 in a revised location.

The amendment authorized herein is shown on a site plan titled "Revised Lot 1 Concept," prepared by Studio A, dated April 30, 2026 (Site Plan). A reduced-scale copy of the (Site Plan) is attached as a part of this permit for easy reference.

This permit amendment 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 amendment 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 1.58-acre portion (Lot 1) of a 95.45-acre parcel of land located on Hidden Valley Road in the Town of Lake Luzerne, 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 286, Block 1, Parcel 18.2.

CONDITIONS

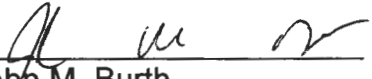
1. Condition 7 of Permit 2021-0186 is hereby amended to authorize the construction of a single family dwelling in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the dwelling shall require prior written Agency authorization.

All other terms and conditions in Permit 2021-0186 remain in full force and effect.
2. This permit amendment shall be recorded in the Warren County Clerk's Office within 60 days of the date of its issuance.
3. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit amendment as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2021-0186A, issued June 17, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
4. Prior to undertaking site disturbance on Lot 1, silt fence shall be installed as shown and described on the Site Plans.
5. The development of Lot 1 authorized herein shall be undertaken in compliance with the Stormwater Management Plan shown on the Site Plan.
6. Within 75 feet of Hidden Valley Road, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on the project site without prior written Agency authorization, except for the removal of 25 feet for driveway and utility installation and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
7. There shall be no more than one principal building located on Lot 1 at any time. The single family dwelling authorized herein constitutes a principal building.

Dated: June 17th, 2026

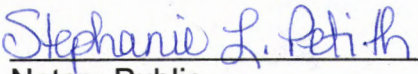
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 17th day of 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

1. MAINTAIN DISTURBED SITE AREA ON THIS PROJECT, EXCLUDING THE
WATER TREATMENT AND STORM WATER MANAGEMENT AREAS, IS
APPROXIMATELY 24,765 SQ. FT.

11'0" 0.000 1.000 0.000
 HOUSE FLOOR 2.376 SF
 DRIVEWAY + 210 LF x 16 FT = 2.940 SF
 X 0.316 SF x 1.5 = 7.248 CF/100L " "
 TOTAL REQUIRED STORAGE = 1.044 CF

$$\text{TOTAL PROVIDED STORAGE PROVIDED FOR SLURRY} = 1115.4 \text{ CF}$$

BALSACHTHEMENT INC.-L - TOP OF PROPOSED DRIVEWAY
 PROPOSED INTERSECTION
 DRIVEWAY = 15.7' X 16.41' = 2.582 SF
 X 2.542 SF = 6.577 LBS CIVIL = 6.58 CF
 TOTAL REQUIRED STORAGE = 4.30 CF
 PROPOSED STORAGE = 310.56

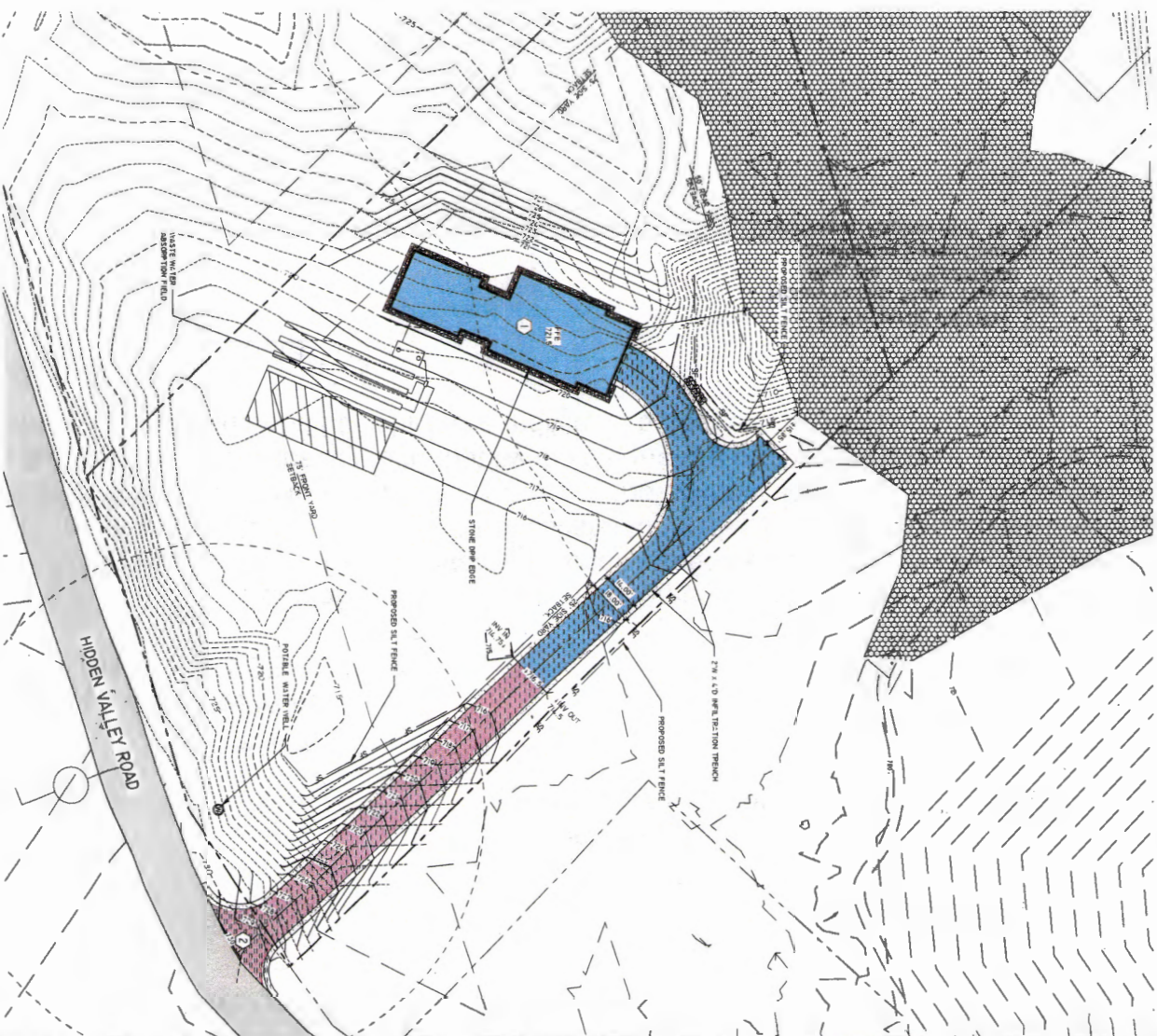
APPL. TRANSFORM TECHNIQUE = L X W X D X VOID RATION (0.45)
 NET LIGATION TECHNIQUE LENGTH = 364 LP X 2 X L X (0.45) = 1504.5 C
 TOTAL PROVIDED STORAGE PROVIDED FOR SUBCATH #1
 = 1004.5 CF

2. THE LAWN AND LANDSCAPED AREAS SHALL BE MAINTAINED IN GOOD CONDITION TO PREVENT EROSION. ANY DETRIMENTAL AREAS OF LAWN SHALL BE RE-SEEDING AND A STABLE TURF REESTABLISHED.

STORM WATER TREATMENT SCHEDULE			
SUBTREATMENT	IMPRESSOS AREA	STORAGE REQUIRED	STORAGE PROVIDED
①	3,316 SF	1,066 CF	1,115.6 CF
②	2,142 SF	430 CF	1,001.4 CF
			INFILTRATION TRENCH

MAINTENANCE NOTES

1. THE CONTRACTOR SHALL INSTALL STABILIZED TREATMENT AS SOON AS POSSIBLE, IN ORDER TO PREVENT THE SPREAD OF CONTAMINATION, OR, ALTERNATIVELY, CAPPED, BUT IN NO CASE MORE THAN 14 DAYS.
2. ALL PROBLEM AND REMEDIATION SERVICES SHALL BE PERFORMED WITHIN 24 HOURS OF THE REPORTING OF THE PROBLEM.
3. THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE ON A DAILY BASIS TO COLLECT LITTER, AND CONSTRUCTION DEBRIS, WHICH MUST BE DEPOSITED OR RECYCLED.
4. ALL LITTER, EXCAVATED MATERIAL, OR TONNAGE SHALL BE REMOVED BY THE CONTRACTOR FROM THE SITE AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PREVENT PROBLEM CONTAMINATION BY CAPPING, OR THE USE OF APPROPRIATE PROBLEM REMEDIATION, OR BOTH, AS NECESSARY.
6. THE CONTRACTOR SHALL SUBMIT A DAILY LOG OF THE PROBLEM, AND THE PROBLEM REMEDIATION, TO THE TOWNMASTER ON LITER.

[illegible]