

THIS IS A TWO-SIDED DOCUMENT

 P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0158
	Date Issued: June 11, 2026
In the Matter of the Application of JAMES MCINTYRE Permittee 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. James McIntyre

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and 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 Putnam, Washington County.

This authorization shall expire unless recorded in the Washington 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 Washington 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 66.50±-acre parcel of land located on County Route 2 in the Town of Putnam, Washington 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 2, Block 1, Parcel 27, and is described in a deed from J. Edward McIntyre and Myrtle M. McIntyre to J. Edward McIntyre, Richard E. McIntyre, and James McIntyre, dated and recorded May 24, 1983 in the Washington County Clerk's Office at Book 494, Page 1018.

The project site contains wetlands extending from the southern woodlot along the newly proposed boundary line between Lot 1 and Lot 2. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site is improved by the following structures:

- an agricultural silo constructed in 1978;
- a single-family dwelling constructed in 1975;
- a pre-existing single-family dwelling constructed in 1930;
- a pre-existing agricultural silo constructed in 1930; and
- two pre-existing agricultural barns constructed in 1920.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision and construction of a single-family dwelling, detached garage, and on-site wastewater treatment system.

The project is shown on an eight-sheet plan set titled "Moore Residence County Route 2", prepared by Trudeau Engineering, dated last revised April 16, 2026 and received by the Agency on April 16, 2026 (Site Plans).

A reduced-scale copy of Sheet 3 of the Site Plans 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.

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 Washington 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 Site 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 2025-0158, issued June 11, 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 two-lot subdivision as depicted on the Site Plans. Any subdivision not depicted on the Site Plans shall require a new or amended permit.
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and one garage on Lot 1 in the locations shown on the Site Plans.

The single family dwelling and garage shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The single family dwelling shall be less than 1,800 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures. The garage shall be less than 1,200 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures. Any expansion beyond these dimensions 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 Lot 1 shall require prior written Agency authorization.
9. Any on-site wastewater treatment system on Lot 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 Site 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 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.

10. 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.
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 County Route 2 or adjoining property.
12. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
13. Within 100 feet of wetlands, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on 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.
14. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
15. There shall be no more than three principal buildings located on Lot 1 at any time. The single family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
16. There shall be no more than 17 principal buildings located on Lot 2, in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The single family dwelling constructed in 1975 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

CONCLUSIONS OF LAW

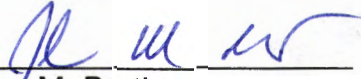
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision and single family dwelling authorized as conditioned herein:

- 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 11th, 2026

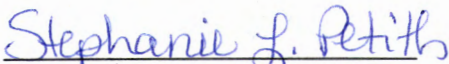
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
 John M. Burth
 Deputy Director, Regulatory Programs

STATE OF NEW YORK
 COUNTY OF ESSEX

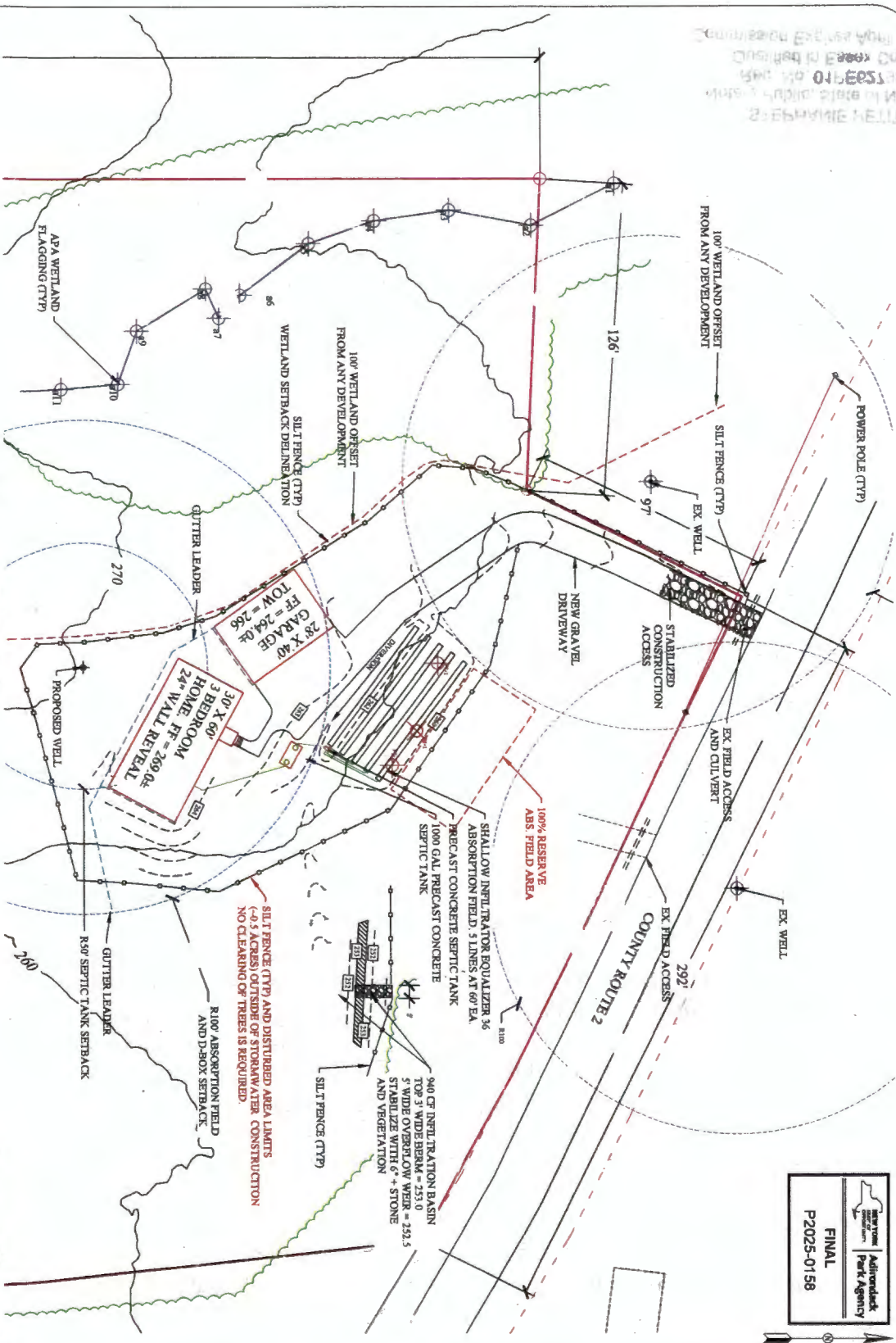
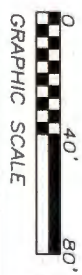
On the 11th day of June in the year 2026, before me, the undersigned, a Notary Public in and for said State personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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 SITE PLAN

Scale: 1" = 40'



Adirondack Park Agency
FINAL
 P2025-0158

General Notes 1. TYPICAL NATIVE TREES SUITABLE FOR SITE CONDITIONS: WHITE SPRUCE PRINCE GLAUCA BLACK GUM NYSSA SYLVATICA PAGODA DOGWOOD CORNUS ALTERNIFOLIA 2. PROVIDE NATIVE GRASSES, FERNS (SUCH AS CHRISTMAS FERN, POLYSTICHUM, ACROSTICHODES) AND GROUND COVERS, FLOWERS, VINES AND SHRUBS AS RECOMMENDED BY NYSDC AND BY APA. NOTES: SEE SHEET LAST PAGE FOR THE ADIRONDACK PARK AGENCY'S STANDARD SPECIFICATIONS.		 It is a violation of the Engineering Law, Section 2209-2, to allow anyone bearing the seal of a NY Licensed Professional Engineer, unless acting under the direction of a Licensed Professional Engineer.						
TRUDEAU ENGINEERING RICHARD TRUDEAU, P.E. 1000 ROUTE 28 PUTNAM SPRING, NY 12861 518-381-2427	MOORE RESIDENCE COUNTY ROUTE 2	<table border="1"> <tr> <th>No.</th> <th>Revision/Date</th> <th>By/For</th> </tr> <tr> <td>1</td> <td>REV. PER APA COM.</td> <td>W/PA</td> </tr> </table>	No.	Revision/Date	By/For	1	REV. PER APA COM.	W/PA
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1	REV. PER APA COM.	W/PA						
Project: 25-11-029 Title: 11/20/25 Sheet: 3 Drawing: 5-1 Title: SITE PLAN								