

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 2025-0283
	Date Issued: June 4, 2026
In the Matter of the Application of HUKWEEM LLC Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Hukweem LLC

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 North Elba, 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 a new deed has been filed for the authorized lot as required by Condition 6 herein.

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 2.08±-acre parcel of land containing shoreline on Lake Placid in the Town of North Elba, Essex 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 33.16, Block 1, Parcel 5.000, and is described in a deed from LPNY-1 Holdings LLC to Hukweem LLC, dated December 12, 2024, and recorded April 10, 2025 in the Essex County Clerk's Office at Book 2191, Page 102. Tax Map Parcel 33.16-1-5.000 is improved by one cabin constructed in 2009 and one boathouse constructed in 2005.

The site is also identified as Tax Map Section 33.16, Block 1, Parcel 6.000, and is described in a deed from LPNY-1 Holdings LLC to Hukweem LLC, dated December 12, 2024, and recorded April 10, 2025 in the Essex County Clerk's Office at Book 2198, Page 176. Tax Map Parcel 33.16-1-6.000 is improved by one pre-existing cabin constructed circa 1920 and one boathouse constructed in 2002.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to convey a 0.15±-acre portion of Tax Map Parcel 33.16-1-5.000 to be merged with adjoining Tax Map Parcel 33.16-1-6.000 to create a new 1.45±-acre lot (Tax Map Parcel 33.16-1-5.000) and a new 0.63±-acre lot (Tax Map Parcel 33.16-1-6.000). The boundary line adjustment will allow for the construction of a replacement on-site wastewater treatment system on Tax Map Parcel 33.16-1-6.000.

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

- A one-sheet plan titled "Boundary Line Adjustment between certain parcels of land of Hukweem, LLC," prepared by Ralph C. Schissler III, L.S., Adirondack Surveying PLLC, dated June 2, 2025, and last revised July 10, 2025 (Site Plan); and
- An eight-page plan titled "Todd Kemp Lot #510 Buck Island Lake Placid NY 12946," prepared by Saranac Engineering Co., dated May 17, 2025 (Engineered Plan).

A reduced-scale copy of the Site Plan and Page 2 of the Engineered Plan for the project are 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 Use lands that results in the creation of a shoreline lot smaller than 1.84±-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 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 2025-0283, issued June 4, 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 Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.
6. Within 30 days of conveyance of 0.15±-acre lot, a new deed shall be filed in the Essex County Clerk's office describing 0.15±-acre lot and Tax Map Parcel 33.16-1-6.000 as a single, un-divided lot.
7. The construction of any accessory use structure on project site shall require prior written Agency approval.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
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 Lake Placid. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
10. The replacement or expansion of any existing shoreline structure, including docks and boathouses, shall require prior written Agency approval.
11. The construction of any new shoreline structure shall require prior written Agency approval.

12. Any on-site wastewater treatment system(s) on Tax Map Parcel 33.16-1-6 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 Engineered 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.

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.

13. Any replacement or expansion of the existing on-site wastewater treatment system on Tax Map Parcel 33.16-1-5 shall require prior written Agency approval.
14. 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.
15. There shall be no principal buildings located on Tax Map Parcel 33.16-1-5.000 other than the cabin constructed in 2004, or any replacement structure for this dwelling as allowed by Agency regulations.
16. There shall be no principal buildings located Tax Map Parcel 33.16-1-6.000 other than the cabin constructed circa 1920, or any replacement structure for these dwellings as allowed by Agency regulations.

CONCLUSIONS OF LAW

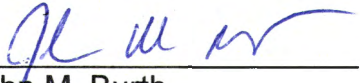
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use 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: June 4th, 2026

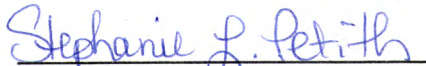
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 4th 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, 2027

[illegible]

1. L.P.R.Y. - Holdings, LLC to Midwestern LLC by deed dated December 12, 2004 and recorded in Deed Book 2791 at page 102 on January 18, 2005 in the Essex County Clerk's Office (see parcel 33, 16, 1-5)

2. L.P.R.Y. - Holdings, LLC to Midwestern LLC by deed dated December 12, 2004 and recorded in Deed Book 2790 at page 178 on April 10, 2005 in the Essex County Clerk's Office (see parcel 33, 16, 1-5)

1. *Map showing Division of the Woodrow Property* prepared by Mrs. Turner, L.S., dated October 1880 and filed in the Essex County Clerk's Office on map 8 2000
2. *Map of Survey showing certain lands of Owl Holdings Limited* prepared by Robert M. Warren, Jr., L.S., dated May 20, 2000 (copy provided)

Section 33, 16 - Block 1 - Lot 8
Town of North Elba - County of Essex

General Location Map
(NOT TO SCALE)

The map shows a large, irregularly shaped area representing the project site, outlined in a thick black line. This area is situated within a larger geographical context, with various smaller land parcels and features visible. A north arrow is located in the upper right corner of the map area. The map is labeled 'General Location Map (NOT TO SCALE)'.

LOCATION: North Lane Residential District (N1)	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	1.62 Acre or 69,000 sq. ft.
MINIMUM LOT WIDTH	60 feet
MINIMUM LOT DEPTH	80 feet
MINIMUM FRONT SETBACK	20 feet
MINIMUM SIDE SETBACK	20 feet
MINIMUM REAR SETBACK	20 feet
MINIMUM BUILDING FOOTPRINT COVERAGE	40%
MINIMUM BUILDING COVERAGE	40%
MINIMUM FRONT SETBACK	75 FEET

ADIRONDACK SURVEYING PLLC
PO Box 394
JAY, New York 12941
518.946.7571
ADKSURV@aol.com
info@ADKSURVnet2.com

Buck Island on Lake Placid
 Lot 295, Township 11, Old Military Tract, Richard's Survey
 Town of North Elba
 State of New York
 Essex County

Robert J. Miller
Real Property Tax Service Agency

Approved:

07/21/2025 10:08 AM
O Pegasus
MAP

APPROVED BY
LAKE PLACID - NORTH ELBA
REVIEW BOARD
ON 7/16/2025
[Signature], CHAIRMAN

BUCK ISLAND

LAKE PLACID

PROJECT ELIMAVON
Ralph C. Schneider III, L.S.
MYS License No. 060409

Ralph C. Schreiner III, L.S.
NYS License No. 060408

