

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 2026-0047
	Date Issued: June 17, 2026
In the Matter of the Application of LAWRENCE M. REID TRUST 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. Lawrence M. Reid Trust 2. Jeffrey B. Dobb 3. Kristine Hartenberg 4. Ethan Hartenberg

SUMMARY AND AUTHORIZATION

This permit authorizes the 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 Schroon, 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 the authorized single family dwelling has been constructed.

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 3.65±-acre parcel of land located on Reid Way in the Town of Schroon, Essex 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 136.4, Block 1, Parcel 13.000, and is described in a deed from Lawrence Morgan Reid to Lawrence M. Reid Trust, dated June 17, 2024, and recorded August 1, 2024 in the Essex County Clerk's Office at Book 2172, Page 7. Tax Map Parcel 136.4-1-13.000 is improved by a single family dwelling and on-site wastewater treatment system, constructed in 2004.

For the purpose of transfer of a principal building density allocation, the project site also includes the adjoining 72±-acre parcel of Low Intensity Use land, located in the Town of Schroon, and identified as Tax Map Section 136.4, Block 1, Lot 16.120. Tax Map Parcel 136.4-1-16.120 is described in a deed from Frederick B. Dobbs to Jeffrey B. Dobb, dated January 19, 2009, and recorded February 23, 2009 in the Essex County Clerk's Office at Book 1598, Page 128. Tax Map Parcel 136.4-1-16.120 was created in a two-lot subdivision, as authorized by Agency Permit 2023-0205.

For the purpose of a new access driveway, the project site includes the adjoining Tax Map Section 136.4, Block 1, Lot 2.120, described in a deed from Ronald H. Schleich and Mary L. Schleich to Ethan Hartenberg and Kristine L. Hartenberg, dated August 20, 2012, and recorded August 23, 2012, in the Essex County Clerk's Office at 1706, Page 196.

Tax Map Parcel 136.4-1-13.000 contains a vernal pool to the south of the proposed single family dwelling. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling, garage, and on-site wastewater treatment system on a parcel improved by an existing single family dwelling and on-site wastewater treatment system. One available principal building density allocation will be transferred from Tax Map Parcel 136.4-1-16.120 to Tax Map Parcel 136.4-1-13.000 to allow for the construction of the single family dwelling. The access driveway to the new single family dwelling will be constructed across an existing easement area located on Tax Map Parcel 136.4-1-2.120.

The project is shown on a seven-page set of plans titled "Lawrence Reid Septic," prepared by Engineering Ventures, PC, and received by the Agency on April 30, 2026 (Project Plans). A reduced-scale copy of sheets C101 (Site Plan), C203 (Erosion and Sediment Control Plan), and C501 (Sewer Details) 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 Low Intensity Use lands that results in the creation of a non-shoreline lot smaller than 2.75 acres in size in the Adirondack Park. Pursuant to § 570.3(al) of Agency regulations, subdivision includes the

construction of a single family dwelling on a lot already containing an existing single family dwelling.

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. This permit supersedes Permit 2023-0205 in relation to principal building density. All other conditions in Permit 2023-0205 remain in full force and effect.
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 2026-0047, issued June 17, 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, garage, and driveway on Tax Map Parcel 136.4-1-13.000 in the location, footprint, and height shown and as described on the Site Plan.

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. Any change to the location or dimensions of the authorized single family dwelling, garage, and driveway shall require prior written Agency authorization.
7. The construction of any accessory structure Tax Map Parcel 136.4-1-13.000 outside the limits of clearing on depicted on the Site Plan shall require written prior Agency authorization.
8. Subject to the conditions stated herein, this permit authorizes the construction of an access driveway on Tax Map Parcel 136.4-1-2.120, in the location shown and as depicted on the Site Plan. Any change to the location or design of the driveway shall require prior written Agency authorization.

9. Construction of any guest cottage on Tax Map Parcel 136.4-1-13.000 shall require prior written Agency authorization.
10. Any on-site wastewater treatment system on Tax Map Parcel 136.4-1-13.000 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 Project 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 Tax Map Parcel 136.4-1-13.000 more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.
11. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan.
12. 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.
13. Any new free-standing or building-mounted outdoor lights on Tax Map Parcel 136.4-1-13.000 shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Paradox Lake.
14. Outside of the limits of clearing and downgradient of the 890-foot contour line shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on Tax Map Parcel 136.4-1-13.000 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.
15. The undertaking of any activity involving wetlands shall require a new or amended permit.
16. There shall be no more than two principal buildings located on Tax Map Parcel 136.4-1-13.000 at any time. The single family dwelling constructed on the property in 2004 and the single family dwelling authorized herein each constitute a principal building.
17. There shall be no more than 21 principal building(s) located on Tax Map Parcel 136.4-1-16.120, 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.

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 single family dwelling authorized as conditioned herein:

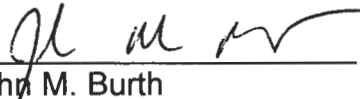
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; 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 17th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

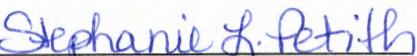


John M. Burth

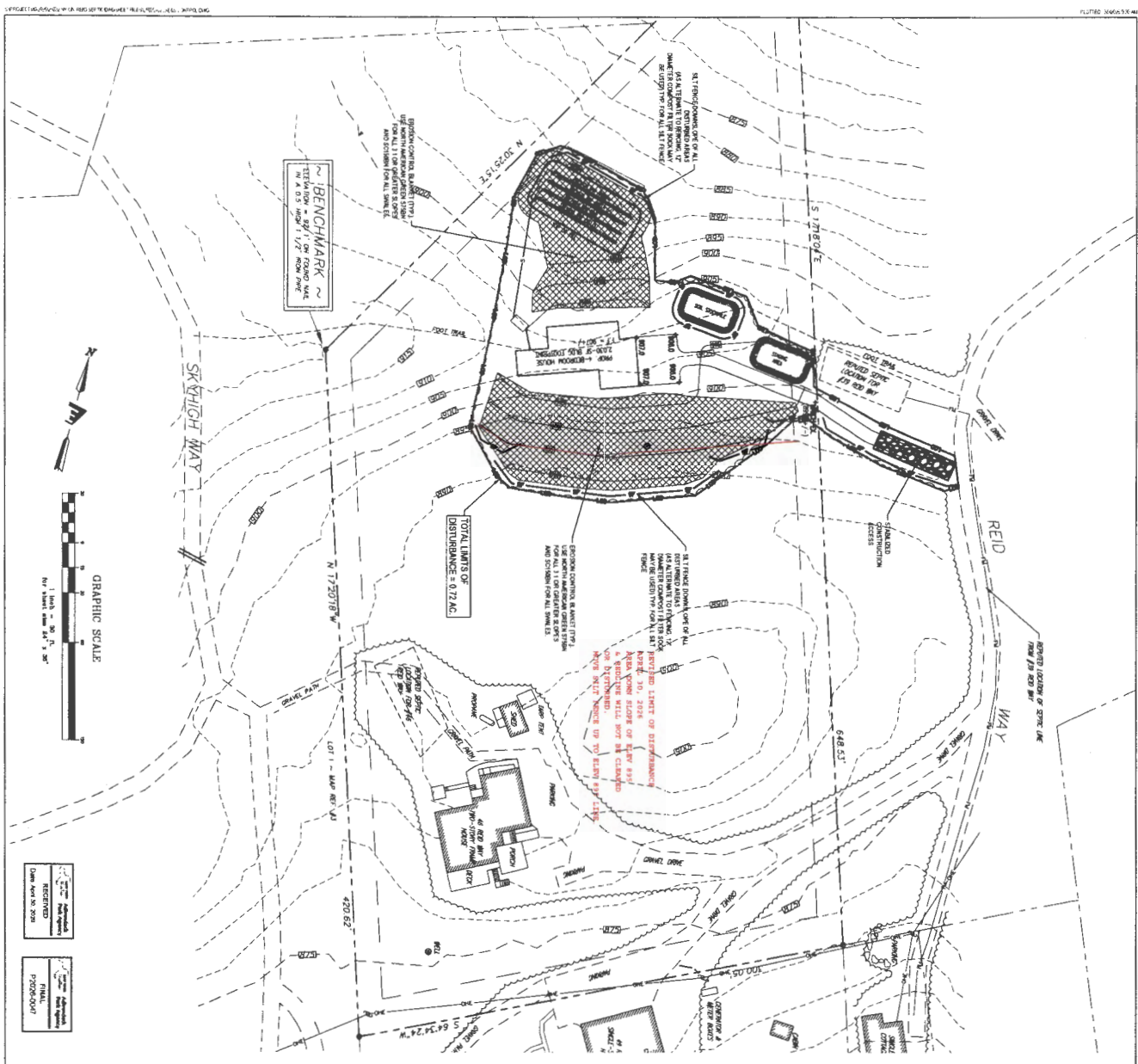
Deputy Director, Regulatory Programs

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



EROSION CONTROL LEGEND AND NOTES

EROSION CONTROL LEGEND

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES.
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EROSION CONTROL GENERAL NOTES

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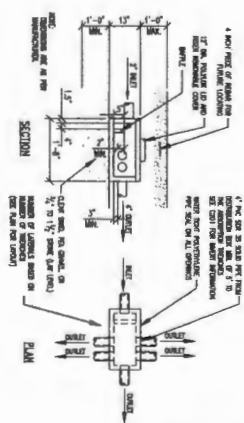
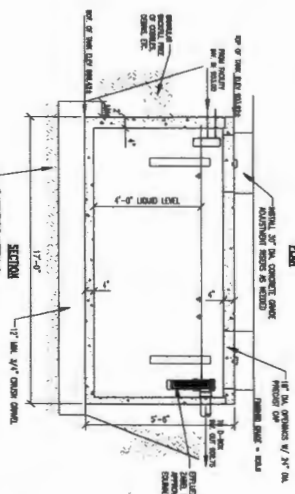
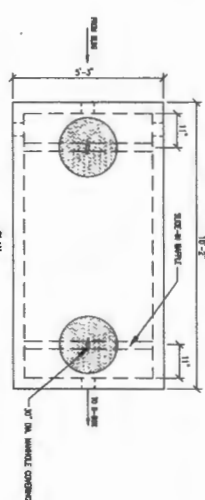
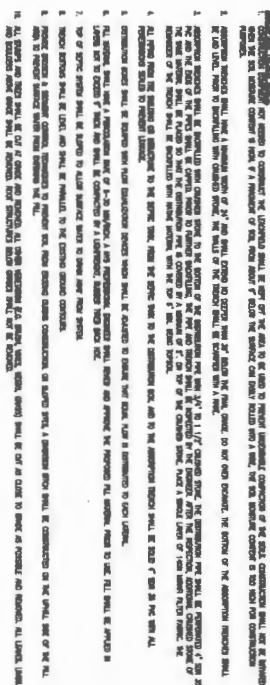
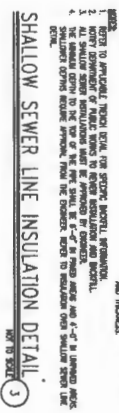
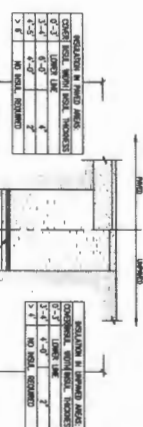
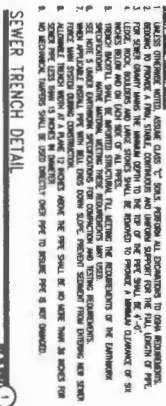
EROSION & SEDIMENT CONTROL PLAN

LAWRENCE REID SEPTIC

TOWN OF SCHROON, ESSEX COUNTY, NY

ENGINEERING VENTURES PC

46 REID WAY
SCHROON, NY 12887
(203) 964-1895



RECEIVED
 EPA
 Air Quality
 Division
 401 M Street, N.W.
 Washington, D.C. 20460

SOL. NO. PREPARED BY: CHEMISTRY (GENERAL) ANALYST: DR. JONES			
TEST NO. 11		SOL. ANALYST	
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TOWN OF SCHROON, ESSEX COUNTY, NY

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**E:ENGINEERING
VENTURES PC**

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C501