

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 2026-0120
In the Matter of the Application of CHARLOTTE GROSS Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: June 23, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Charlotte Gross

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Village of Speculator, Town of Lake Pleasant, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party, or when this permit has been filed.

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 29.681±-acre parcel of land located on South Shore Road in the Village of Speculator, Town of Lake Pleasant, Hamilton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 113.000, Block 3, Parcel 7, and is described in a deed from Stanley Gross and Henriette Marcus Gross to Charles Marcus Gross and Charlotte Gross, dated December 18, 1978, and recorded January 25, 1979 in the Hamilton County Clerk's Office at Liber 175 Page 67. Tax Map Section 113.000, Block 3, Parcel 7, and is also described in a deed from and is described in a deed from Charles Marcus Gross to Charlotte Gross, dated December 10, 1998, and recorded January 12, 1999 in the Hamilton County Clerk's Office at Book 218, Page 662.

The project site contains shoreline on an un-named tributary to Lake Pleasant and is partially located within 1/8th mile of a wilderness area. The project site also contains wetlands in the northeast corner of the parcel, and wetlands along the southern boundary of the parcel. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by one single family dwelling constructed circa 1960.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 7.962±-acre lot improved by a pre-existing single family dwelling (Lot 1) and a 21.719±-acre vacant lot to be conveyed to the State of New York (Lot 2). No new development is proposed.

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

- A one sheet survey map titled "Survey Map And Subdivision Of Lands Of Charlotte Gross," prepared by Ferguson & Foss, Professional Land Surveyors PC, dated April 14, 2026 (Survey Map); and
- A one-sheet plan, un-titled and un-signed, received by the Agency on June 11, 2026 (Annotated Survey Map).

A reduced-scale copy of the Project 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 Hamilton 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 2026-0120, issued June 23, 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 prior written Agency authorization.
6. The conveyance of Lot 2 to any entity other than the State of New York shall require prior written Agency authorization.
7. The construction of any principal building or guest cottage on Lot 1 shall require prior written Agency authorization.
8. Installation of any new or replacement on-site wastewater treatment system on Lot 1 shall require prior written Agency approval.
9. Prior to undertaking construction of any boathouse on Lot 1, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
10. Prior to undertaking construction of any dock on Lot 1, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
11. No structures greater than 100 square feet in size shall be constructed within 50 feet, measured horizontally, of the mean high water mark of the tributary to Lake Pleasant.
12. The undertaking of any activity involving wetlands shall require a new or amended permit. The undertaking of any new land use or development within 200 feet of wetlands requires prior written Agency authorization.
13. There shall be no more than five principal buildings located on Lot 1, 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

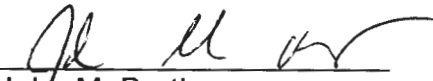
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578 and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate 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.

Stephanie L. Petith
Notary Public

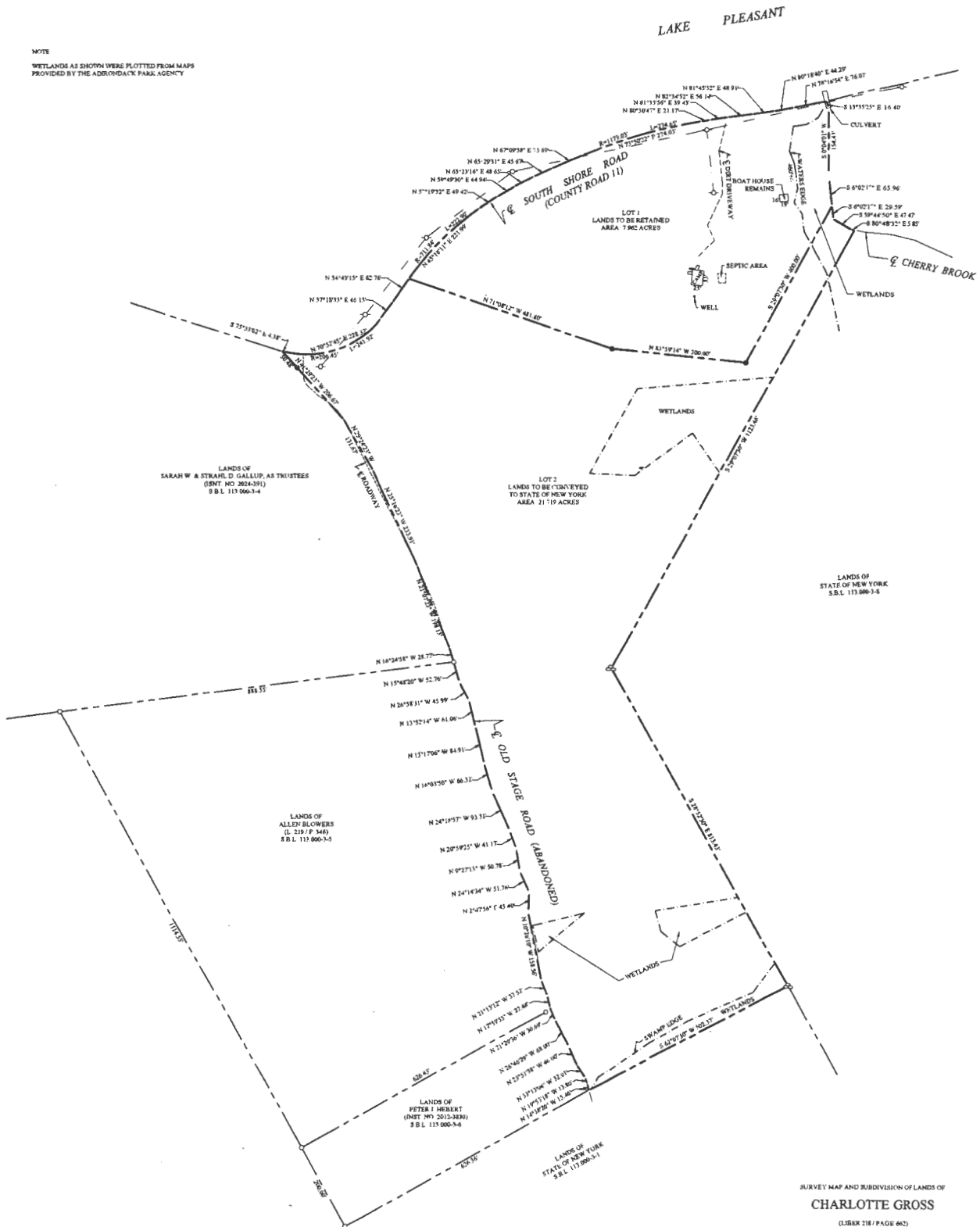
STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

LEGEND	
	STONE PILE
	IRON PIPE FOUND
	IRON ROD FOUND
	IRON ROD SET
	OVERHEAD UTILITY LINE



TOTAL AREA: 29.681 ACRES

NOTE
WETLANDS AS SHOWN WERE PLOTTED FROM MAPS
PROVIDED BY THE ADELRONDACK PARK AGENCY



SURVEY MAP AND SUBDIVISION OF LANDS OF

CHARLOTTE GROSS

(LIBER 216 / PAGE 602)
S.B.L. 113.000-3-4

VILLAGE OF SPECULATOR
COUNTY OF HAMILTON
STATE OF NEW YORK

SCALE 1" = 100'

APRIL 14, 2026

S.B.L. REFERS TO SECTION-BLOCK-LOT
NUMBER AS FOUND IN HAMILTON
COUNTY REAL PROPERTY TAX SERVICE

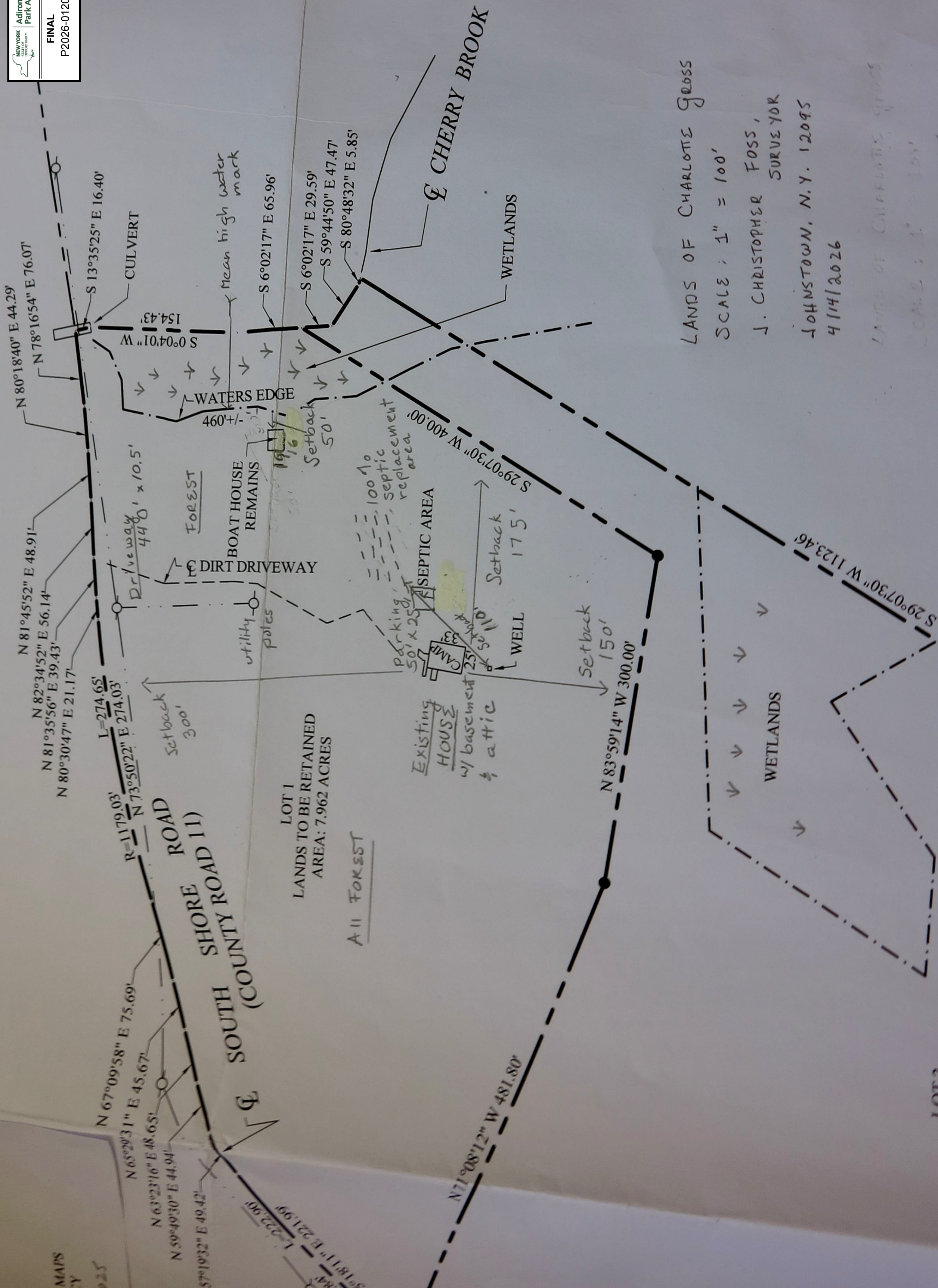
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL
SHALL BE CONSIDERED TO BE VALID TRUE COPIES

UNAUTHORIZED ALTERATION OR ADDITION TO A
SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION
7206-3 OF THE NEW YORK STATE EDUCATION LAW

 RECEIVED Date: May 27, 2026 FINAL P2026-0120	 RECEIVED Date: May 27, 2026 FINAL P2026-0120
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1 CHRISTOPHER T'GSS
P.L.S. 850044

FERGUSON & POSS
PROFESSIONAL LAND SURVEYORS, P.C.
P.O. BOX 316-1000 TOWN, NY 12001-316-1001
EMAIL: charlotte@fergusonposs.com



LANDS OF CHARLOTTE GROSS
SCALE: 1" = 100'
J. CHRISTOPHER FOSS,
SURVEYOR
JOHNSTOWN, N.Y. 12095
4/14/2026

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