

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 2022-0160A
	Date Issued: July 29, 2026
In the Matter of the Application of STALT 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. Stalt LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and the construction of two single family dwellings in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Crown Point, 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 an authorized lot has been recorded.

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 25.38±-acre parcel of land located on Creek Road in the Town of Crown Point, 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 127.4, Block 1, Parcel 67.120, and is described in a deed from Adirondack Mt Land LLC to Stalt LLC, dated March 15, 2023, and recorded March 31, 2023 in the Essex County Clerk's Office at Book 2120, Page 154.

The project site contains wetlands associated with the shoreline on Putnam Creek. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site was created as "Lot 1" in a two-lot subdivision as authorized by Agency Permit 2022-0160.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision creating Lot 1, a 17.48-acre parcel to be improved by a single family dwelling and garage, and Lot 2, a 7.9-acre parcel to be improved by a single family dwelling and guest cottage. A shared driveway will be used to access both parcels.

The project is shown on an eight-page set of plans titled "STALT LLC SUBDIVISION," prepared by SRA Engineers and received by the Agency June 24, 2026 (Site Plan). A reduced-scale copy of the Site Plan 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.

This permit amends Conditions 6, 7, 8 and 9 of Permit 2022-0160.

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 Site Plan 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 amends and supersedes Permit 2022-0160 in relation to the project site. The terms and conditions of Permit 2022-0160 shall no longer apply to the project site.
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 2022-0160A, issued July 29, 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 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.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory garage on Lot 1 in the location, shown on the Site Plan. The single family dwelling shall be no more than 35 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 not exceed 3,000 square feet in footprint, including any attachments and garages, without prior written Agency authorization. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
8. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and guest cottage on Lot 2 in the location on the Site Plan. The single family dwelling shall be no more than 35 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 not exceed 3,000 square feet in footprint, including any attachments and garages, without prior written Agency authorization. The guest cottage shall not exceed one half the enclosed floor space of the single family dwelling or 35 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 any authorized structure shall require prior written Agency authorization. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
9. Subject to the conditions stated herein, this permit authorizes the construction of a shared access driveway on the project site, in the location shown and as depicted on the Site Plan. Any change to the location or design of the shared driveway shall require prior written Agency authorization.
10. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization. The construction of any accessory structure on any of the lots authorized herein outside the limits of clearing shall require prior written Agency authorization.

11. Construction of any guest cottage on Lot 1 shall require prior written Agency authorization.
12. Any on-site wastewater treatment system(s) on the project site 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 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. 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.
14. 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 Creek Road or adjoining property.
15. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than five 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.
18. There shall be no more than three principal buildings located on Lot 2 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.

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 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: July 30th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By: [Signature]

John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of July 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

TOWN OF CROWN POINT NO SUBDIVISION SITE PLAN REVIEW OR ZONING REGULATION
TAX MAP NO. 127.4-146.120
LOT SIZE 26.36 ACRES
TOTAL DISTURBANCE AREA 77,066.72 SQ.FT. (1.77 ACRES)

DATE AND NO. OF RECORDS	SIC CODE	PROCESSED	
		LOT 1	LOT 2
FRONT LOADING	NA	NA	NA
BACK LOADING	NA	67.46 P.T.	428.79 P.T.
SIDE LOADING	NA	686.47 P.T.	66.95 P.T.
REAR LOADING	NA	523.06 P.T.	152.24 P.T.
REAR (BACK)	NA	528.97 P.T.	382.97 P.T.
UNIVERSITY	4017		
	500 BUILDINGS PER SQ. MILE (3.2 ACRES PER SINGLE-FAMILY DWELLING)		

1. BASE MAPING DEVELOPED FROM "MAP OF SURVEY PREPARED FOR DANIEL STERN PROPOSED 2 LOT SUBDIVISION, TOWN OF CROWN POINT, COUNTY OF ESSEX, STATE OF NEW YORK, BY SHEPPARD LAND SURVEYING, DATED MAY 2022 WITH ADDITIONAL TOPOGRAPHIC DATA PROVIDED 07/11/2025.

1. EXCAVATION SHALL BE TO ELEVATIONS INDICATED WITH A TOLERANCE OF PLUS/MINUS 1/4"

- [illegible]

[illegible]

1. THE CONTRACT SHALL BE A LEGAL AND NON-EXCLUSIVE CONTRACT. THE MATERIALS CONTAINED IN THE PLAN AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE CONTRACTOR.
2. ALL UTILITIES AND THE EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES AND THE EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF THE PROJECT.
3. ALL UTILITIES EXPOSED BY THE CONTRACTOR SHALL BE COVERED WITH A MINIMUM OF 18" OF TOPSOIL IMMEDIATELY AFTER THE EXPOSURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES AND THE EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF THE PROJECT.
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NUMBER OF BEDROOMS	3
DESIGN WASTEWATER FLOW RATE	350 gpd

[illegible]

- [illegible]

TEST PIT TP-101	DEPTH	SOIL DESCRIPTION
0" TO 6"	TOPSOIL, FINE TO VERY FINE SANDY LOAM, DRY	
6" TO 36"	LOAMY FINE SAND, VERY SLIGHTLY SILTY, COCKY SILT	

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DESIGN WASTEWATER FLOW RATE 500 gpd
DESIGN PERCOLATION RATE 1/2 inch

[illegible]

2. ALL INFORMATION RELATING TO THE CONTRACTOR'S SHALL BE KEPT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. THE EXPOSURE OF ALL EXISTING UTILITIES, SUCH AS, WATER MAINS, POWER LINES, WATER MAINS, GAS MAINS, AND OTHER UTILITIES, SHALL BE KEPT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
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TEST PIT 79-201
6 TO 7
TOP SOIL. VERY FINE SANDY LOAM DRY, FRILAB
VERY FINE LOAMY SAND. HIGH CLAY & SILICA

[illegible]



SRA
ENGINEERS

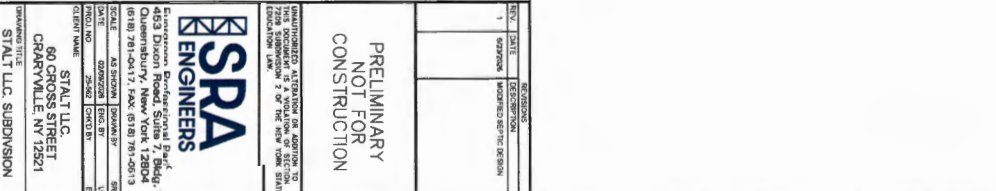
**STALT LLC, SUBDIVISION
CREEK ROAD
CROWN POINT, NY 12928**

SUBDIVISION PLAN
DRAWING NO. C-101
SHT. 2 OF 8
REV. _____

C-101

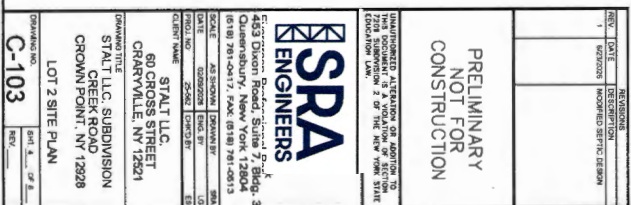
SMT. 2 OF 2
REV. _____

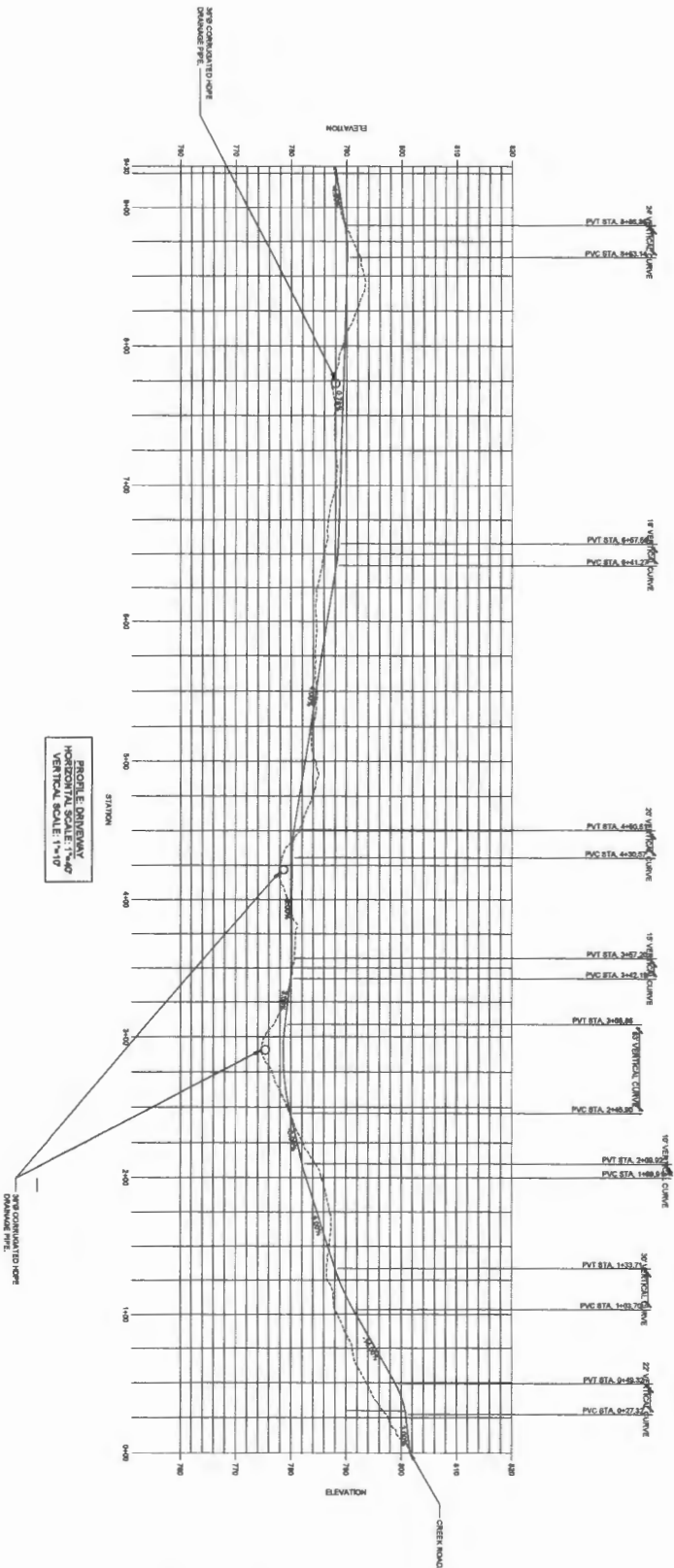
SMT. 2 OF 2
REV. _____



SRA
ENGINEERS

453 Dixon Road, Suite 7, Bldg. 2
Queensbury, New York 12250
(618) 781-0417, Fax: (618) 781-00-
SCALE AS SHOWN DRAWN BY
DATE 02/29/2002 ENCL. BY
PROJECT NO. 25-262 CHECK BY
CLIENT NAME
STALT LLC.
60 CROSS STREET
CRARVILLE, NY 12522
DRAWING TITLE
STALT LLC. SUBDIVISION
CREEK ROAD
CROWN POINT, NY 12523
LOT 1 SITE PLAN





PROPOSED DRIVEWAY
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



Evergreen Professional Park
453 Dixon Road, Suite 7, Bldg. 3
Crown Point, IN 46033
(618) 781-0417 FAX: (618) 781-0513

SCALE: AS SHOWN DRAWING
DATE: 08/08/2018
PROJECT NO: 201808
CLIENT NAME: STALT LLC

60 CROSS STREET
CROWN POINT, IN 46033
DRIVEWAY PROFILE

STALT LLC
60 CROSS STREET
CROWN POINT, IN 46033
DRIVEWAY PROFILE

STALT LLC
60 CROSS STREET
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STALT LLC
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STALT LLC
60 CROSS STREET
CROWN POINT, IN 46033
DRIVEWAY PROFILE

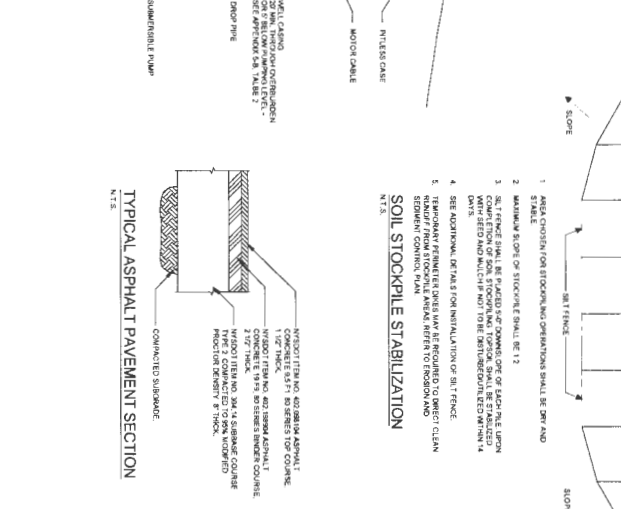
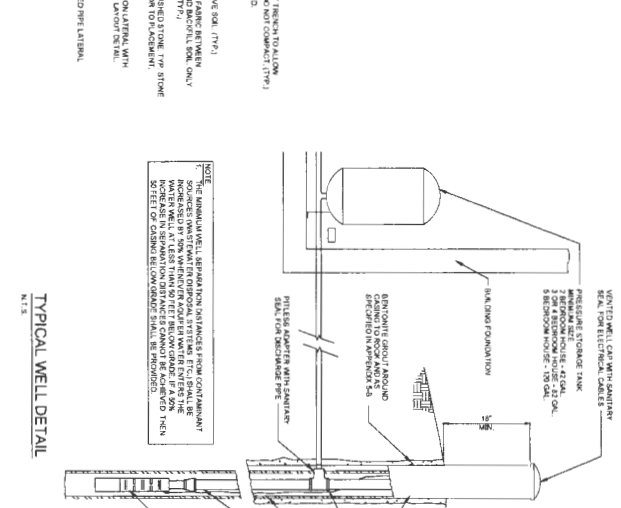
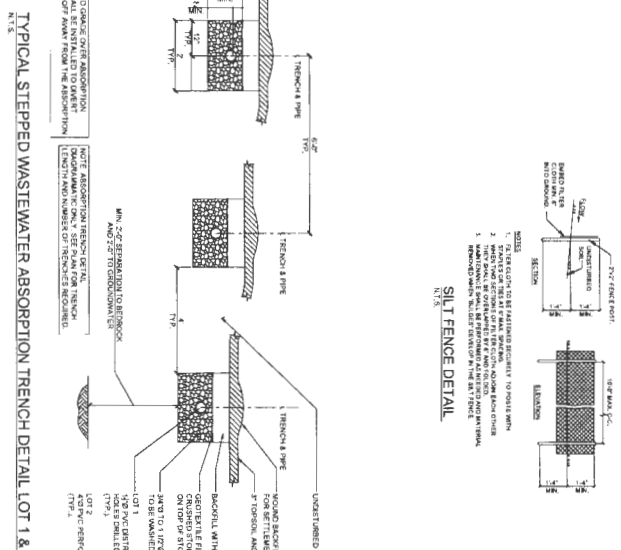
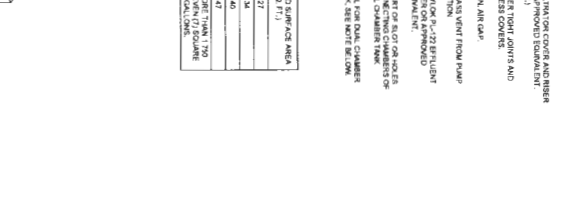
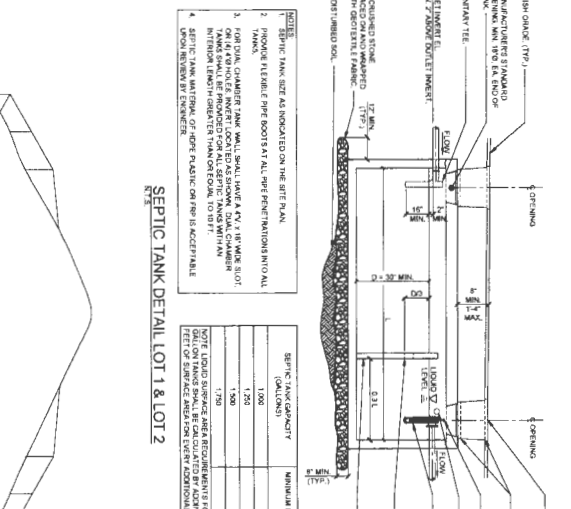
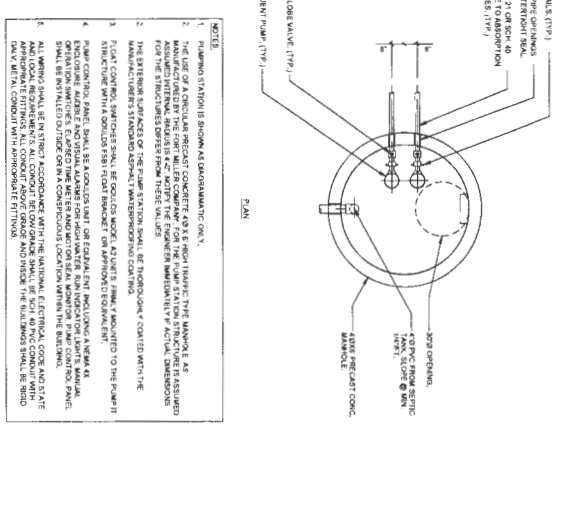
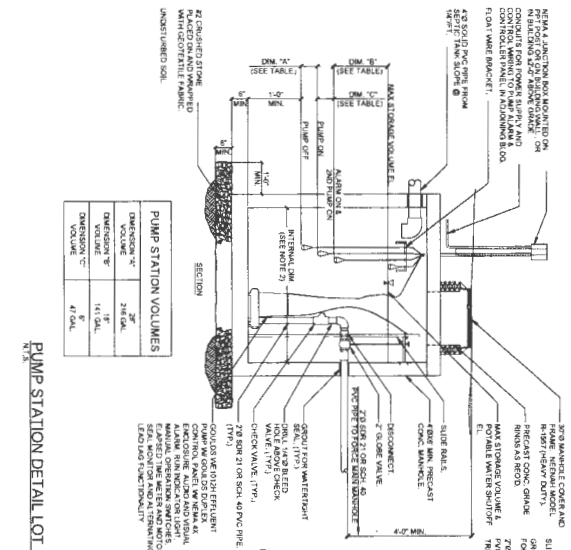
STALT LLC
60 CROSS STREET
CROWN POINT, IN 46033
DRIVEWAY PROFILE

DATE	REVISION
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100	8/22/2018

PRELIMINARY
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DATE: 08/08/2018
PROJECT NO: 201808
CLIENT NAME: STALT LLC
60 CROSS STREET
CROWN POINT, IN 46033
DRIVEWAY PROFILE





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DRAWING NO. C-502	SHT. 8	OF 8
	REV.	