

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 2025-0220
In the Matter of the Application of ANN O. CHRISTENSEN and CARLTON C. CHRISTENSEN Permittees for a permit pursuant to 9 NYCRR Part 578	Date Issued: July 30, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Ann O. Christensen 2. Carlton C. Christensen

SUMMARY AND AUTHORIZATION

This permit authorizes the temporary installation of silt fence within wetlands in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Brighton, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when the authorized silt fence has been installed.

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 0.11-acre parcel of land located on Hill Camp Road in the Town of Brighton, Franklin 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 380.7, Block 1, Parcel 6, and is described in a deed from Herbert B. Baynon and Bonnis F. Baynon to Carlton C. Christensen and Ann O. Christensen, dated September 11, 2025, and recorded September 17, 2015 in the Franklin County Clerk's Office under Instrument Number 2015-4528.

The project site contains shoreline on Osgood Pond, and is located within the designated Osgood River Study River area. The project site also contains wet meadow and deepwater marsh wetlands with a value rating of "3" associated with the shoreline of Osgood Pond.

The project site is improved by a single-family dwelling and a concrete and stone retaining wall on the shoreline of Osgood Pond.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the temporary installation of silt fence within wetlands associated with the replacement of a stone retaining wall on Osgood Pond.

The project is shown on a two-page set of plans titled "Project 2025-0220 Project Plan 1," received by the Agency on May 11, 2026 (Project Plans).

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 deposit of fill in a wetland 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 Franklin 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, for as long as the retaining wall remains on the site. 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 authorizes the installation of silt fence within wetlands in the location shown and as depicted on the Project Plan. Any change to the location, dimensions, or other aspect of the activity involving wetlands shall require prior written agency authorization.
5. Prior to construction of the retaining wall, temporary erosion and sediment control measures shall be installed and maintained as depicted and described in the Project Plans. All silt fence shall be properly installed with the bottom buried at a depth of at least 4 inches. Once the site has been stabilized, silt fence and any other temporary erosion and sediment controls shall be completely removed.
6. 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.
7. No vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site within wetlands 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.
8. Upon completion of the retaining wall and prior to removal of silt fence, any incidental fill in wetlands resulting from the retaining wall repair shall be removed by hand.
9. Upon completion of the retaining wall and any incidental fill removal and prior to removal of silt fence, color photographs which clearly show the completed work and shoreline wetlands shall be submitted to the Agency.

CONCLUSIONS OF LAW

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

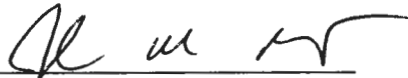
- a. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- b. will result in the minimum possible degradation or destruction of any part of the wetland or its associated values, is the only alternative which reasonably can accomplish the applicant's objectives, and will, weighing the benefits of the activity against its cost and the wetland values lost, provide a net social and/or economic gain to the community.

Dated: July 30th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

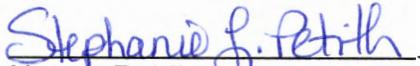


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 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.


Notary Public

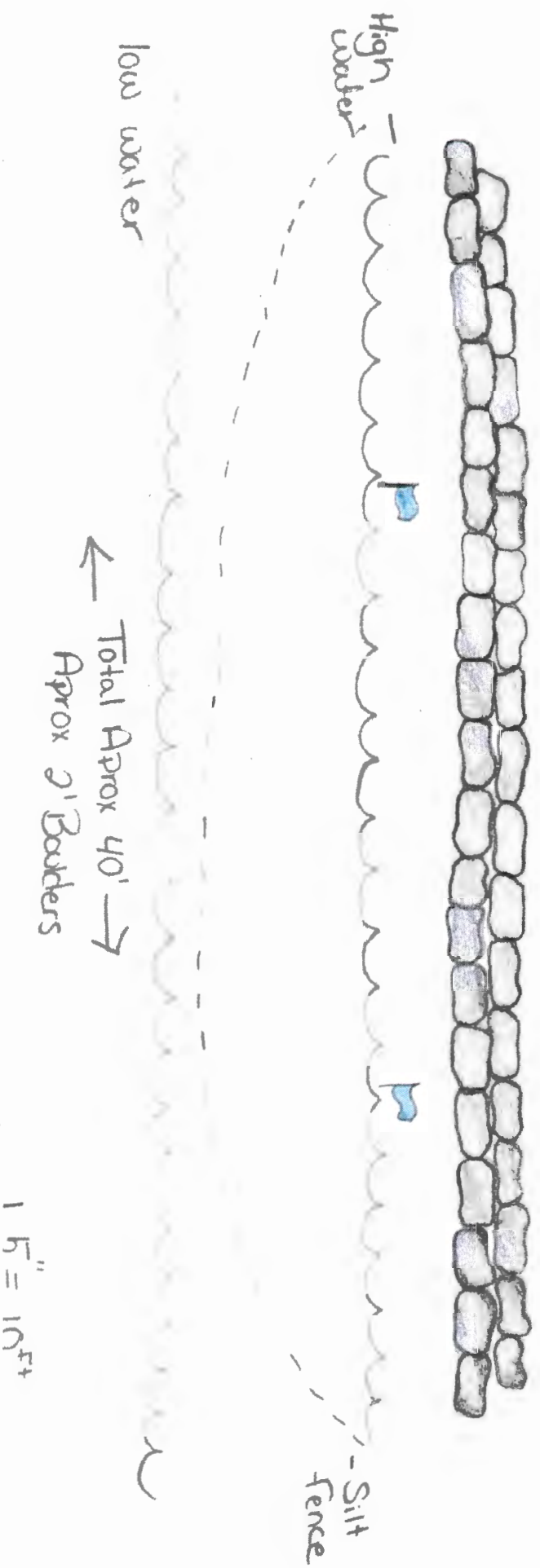
STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

Ann Christenson
204 Beech Hill Camp Rd
Full Smiths

Map 1
Project 2025-0220
Project Plan 1 A

front view
Boulder Seawall

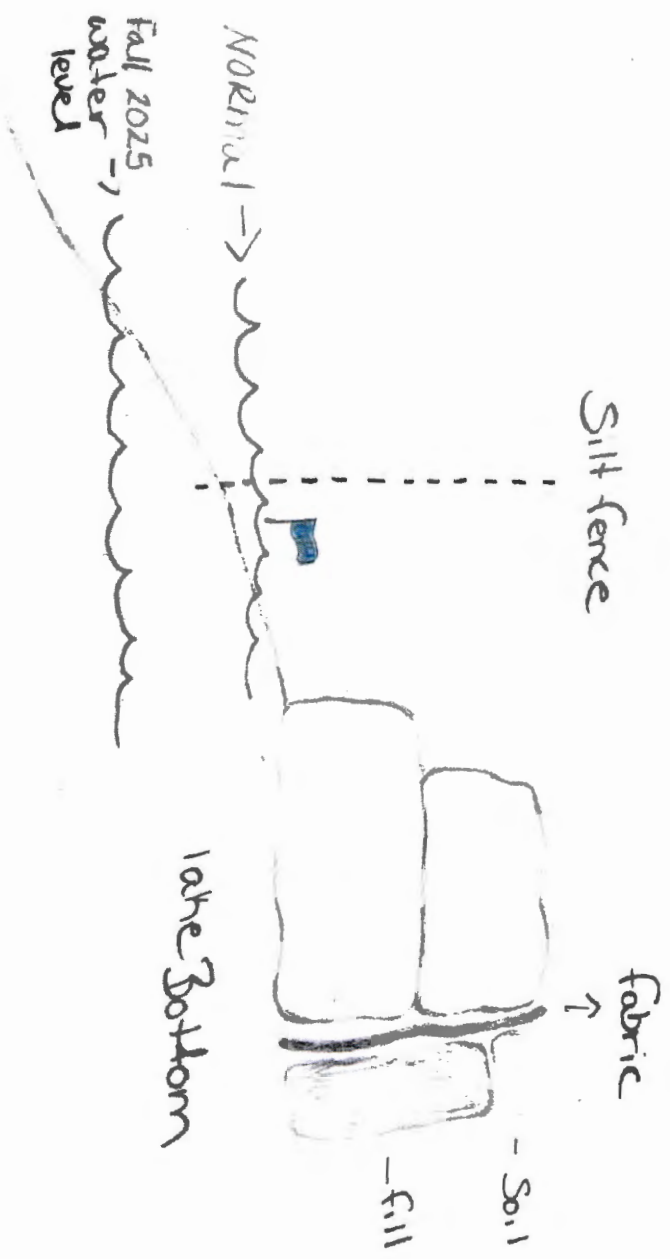
 NEW YORK STATE OF ADIRONDACK	Adirondack Park Agency
RECEIVED	
Date: May 11, 2026	
FINAL	
P2025-0220	



Ann Christenson
204 Beech Hill Camp Rd
Paul Smiths

Cross View Boulder Seawall

Project 2025-0220
Project Plan 1.4
B



Map 2

3/4" = 1'