

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 2026-0017
In the Matter of the Application of ALLEN GRANT & CYNTHIA GRANT Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: July 1, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Allen Grant 2. Cynthia Grant

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Ellenburg, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton 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 233.1±-acre parcel of land located on Smith Road in the Town of Ellenburg, Clinton County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 130, Block 1, Parcel 1.1, and is described in a deed from Mack Miller and Barbara Miller to Allen Grant and Cynthia Grant, dated October 15, 2003, and recorded October 16, 2003 in the Clinton County Clerk's Office under Instrument Number 2003-00161865.

The project site contains wetlands as shown on the Site Plan. 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 1.1" as authorized by Agency Settlement Agreement E2009-104.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a 1,200-square-foot, two-bedroom single family dwelling and associated driveway, well, and on-site wastewater treatment system.

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

- A three-page set of plan sheets titled "Site Plan Grant Residence Sewage Treatment System," prepared by Moser Engineering, and dated December 27, 2025 (Septic Plan);
- One sheet titled "Floor Plan" prepared by Moser Engineering, and dated December 27, 2025 (Floor Plan);
- One sheet titled "Elevation Views" prepared by Moser Engineering, and dated December 27, 2025 (Elevation Plan); and
- A three-page set of plan sheets titled "Grant Residence Tax Map Parcel 130.1-1.1 Smith Road Ellenburg New York" prepared by Distinctive Design, LLC, and dated February 21, 2026 (Site Plan).

A reduced-scale copy of sheets C1 and C2 of the Septic Plan and sheets S1.00 and S1.02 of the Site 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 the construction of any single family dwelling on Resource Management lands 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 Clinton 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 2026-0017, issued July 1, 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 the construction of one single family dwelling on the project site in the location, footprint, and height shown and as described on the Project Plans. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
6. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit.
7. Construction of any guest cottage on the project site shall require prior written Agency authorization.
8. 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 Septic 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.

9. 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.
10. 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 Smith Road.
11. Outside of the limits of clearing shown on the Site Plan, no trees greater than 6 inches in diameter at breast height may be cut or otherwise removed on the project site within 250 feet of Smith Road 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.
12. Any on-site power generating system installed to serve the single family dwelling authorized herein shall be located in a structure that is sound insulated and the equipment shall utilize a muffler that complies with the manufacturer's specifications.
13. The undertaking of any activity involving wetlands shall require a new or amended permit.
14. There shall be no more than five principal buildings located on the project site 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 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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 1st, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

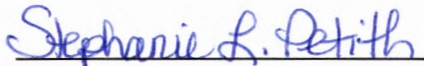


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 1st 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.

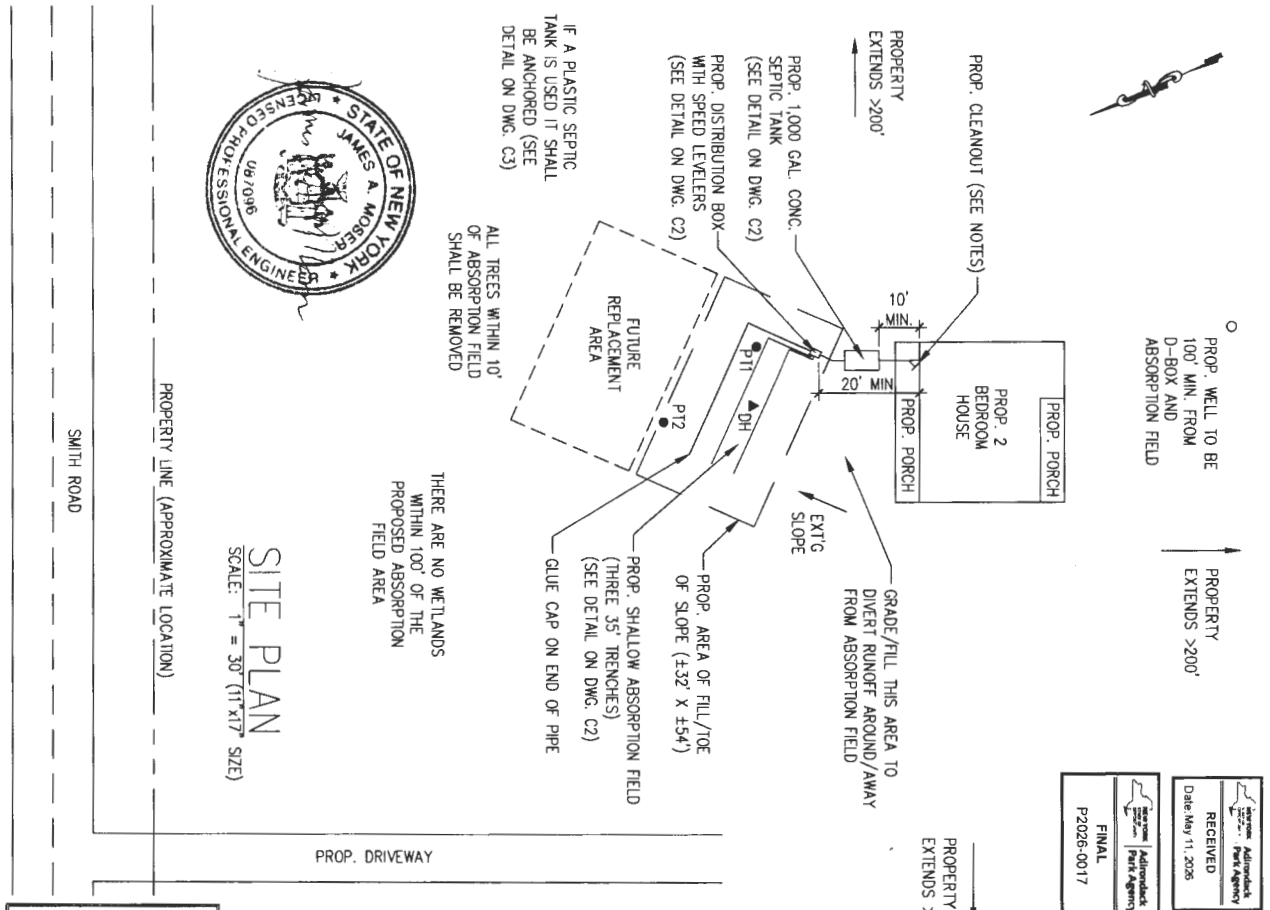


Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2027

NOTES:

1. SEPTIC SYSTEM TO COMPLY WITH ALL CCHD REQUIREMENTS. THE INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK & ANY MANUFACTURER'S REQUIREMENTS AND BE INSTALLED AS PER THEIR RECOMMENDATIONS.
2. SYSTEM INSTALLER SHALL ENSURE RECD. SEPARATION DISTANCES ARE MET PRIOR TO AND DURING INSTALL.
3. SEE DRAWING C2 AND C3 FOR DETAILS
4. FILL TO BE PLACED PRIOR TO EXCAVATING TRENCHES AND TO HAVE PERC RATE SIMILAR TO THE USABLE SOIL PERC RATE.
5. THE ENGINEER RECOMMENDS INSTALLING AN EFFLUENT FILTER IN THE SEPTIC TANK. CONTRACTOR TO VERIFY WITH OWNER IF FILTER SHALL BE INSTALLED AND IF SO CONTRACTOR SHALL PROVIDE HOMEOWNER WITH NECESSARY INFORMATION TO MAINTAIN ROUTINE EFFLUENT FILTER CLEANING.
6. A GARBAGE DISPOSAL SHALL NOT BE USED WITH THIS SYSTEM. IF OWNER INSISTS ON A GARBAGE DISPOSAL, A DUAL COMPARTMENT SEPTIC TANK SHALL BE INSTALLED AND THE SIZE OF THE TANK SHALL BE INCREASED BY 250 GALLONS.
7. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
8. IF, AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
9. SEE THE CLINTON COUNTY HEALTH DEPT PERMIT/APPROVED PLANS FOR ADDITIONAL REQUIREMENTS.
10. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT JUST OUTSIDE THE HOUSE. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
11. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
12. SLUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
13. ALL PING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
14. PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.
15. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.
17. AVOID DISPOSING OF GREASE IN SINK/DRAINS AS GREASE WILL CLOG THE ABSORPTION FIELD.



DEEP HOLE TEST DATA				
DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE	MOTTILING
0-6	LOAM	BLACK	FINE	NO
6-14	LOAMY SAND	DARK BROWN	FINE	NO
14-39	LOAMY SAND	LIGHT BROWN	FINE	YES (36")
39-72	LOAMY SAND	BROWN	FINE	YES
TOTAL DEPTH OF USABLE SOIL: 36" (MOTTILING AT 36")				
STABILIZED PERC RATE AT 12" DEEP: 4 MIN/INCHES				

IF EXISTING TOPSOIL IS REMOVED ADDITIONAL FILL WILL BE REQUIRED. AMOUNT OF ADDITIONAL FILL TO MATCH AMOUNT OF TOPSOIL REMOVED

BOTTOM OF TRENCH TO BE NO MORE THAN 12" BELOW EXISTING GRADE (BOTTOM OF PIPE NO MORE THAN 6" BELOW EXISTING GRADE)

4" OF TOPSOIL & SEED TO BE PLACED OVER ENTIRE ABSORPTION FIELD AFTER INSPECTION

DO NOT INSTALL ANY PART OF THE SEPTIC SYSTEM UNTIL THE HEALTH DEPARTMENT HAS ISSUED A PERMIT

ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION

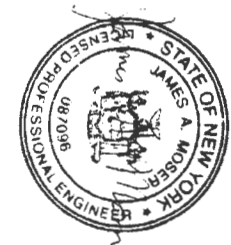
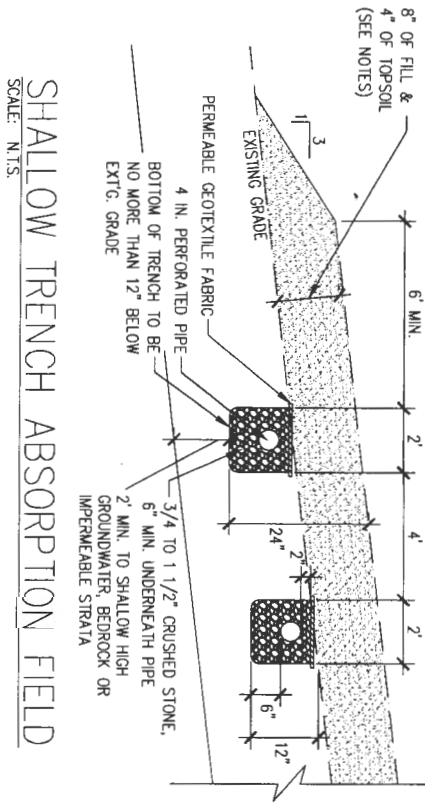
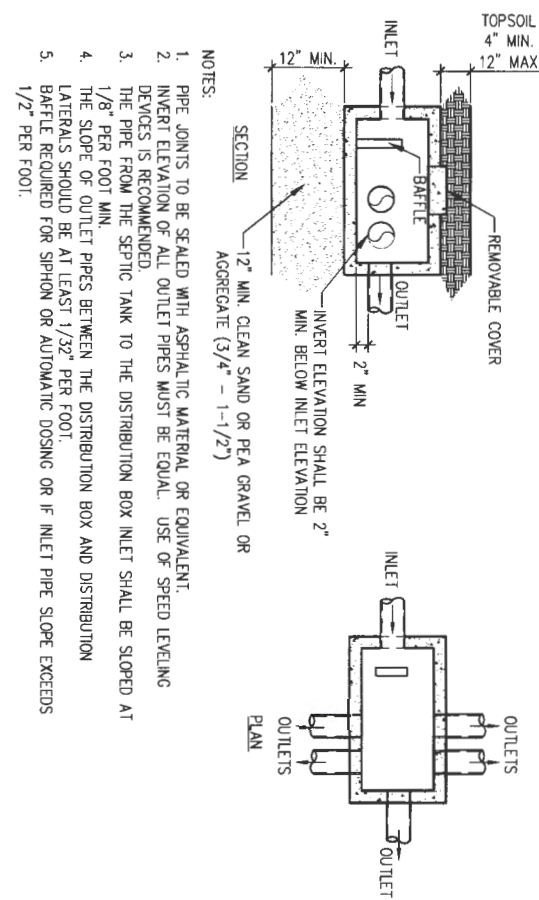
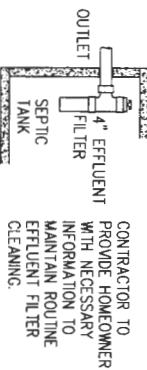
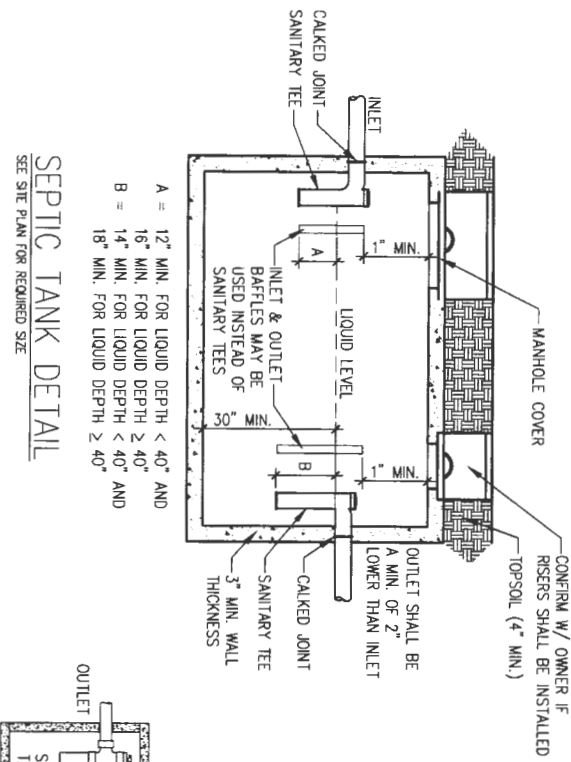
SITE PLAN

GRANT RESIDENCE
SEWAGE TREATMENT SYSTEM
SMITH ROAD, BLENBURG DEPOT, NY 1285

DATE: 3-21-06 PROJECT NO: 55-119

MOSIER ENGINEERING
73 BLOOMING ROAD
CHAZY, NY 12021
518-666-3186
WWW.MOSIERENGINEERING.COM

C1



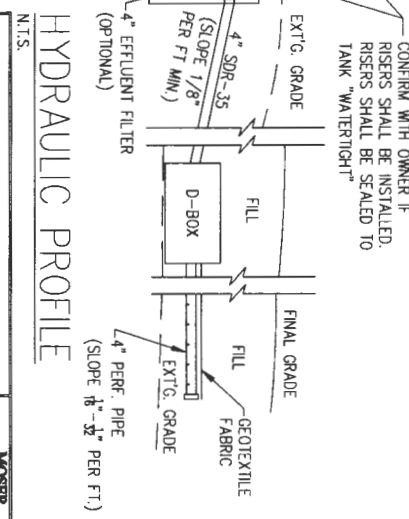
DETAILS

GRANT RESIDENCE
SEWAGE TREATMENT SYSTEM
SMITH ROAD, ELLENBURG DEPOT, NY 1285

DATE: 3-21-08
PROJECT NO. 25-319

MOSER ENGINEERING
773 BLOOMING ROAD
CHATEAU, NY 12011
518-464-3160
WWW.MOSERENGINEERING.COM

C2



1
S102

SITE PLAN

SCALE 1"=30'-0"

7

EXISTING 20 FT. DRIVEWAY
WITH EXISTING 18" CULVERT

NOTE: THERE WILL NOT BE ANY UNDERGROUND OR OVERHEAD ELECTRICAL UTILITY ON THIS PROPERTY. ELECTRICAL RESOURCES WILL BE SUPPLIED THROUGH OTHER MEANS OF GREEN ENERGY OR L.P. GAS.

NOTE: ALL GRASS AREA'S ALONG SMITH ROAD SHALL BE ALLOWED REGROWTH WITH NATIVE VEGETATION OR BE PLANTED WITH SAPLINGS TO MATCH EXISTING WOODED AREA SO AS TO MATCH SPECIES IN NATIVE PRIVATE FOREST SURROUNDINGS.

NOTE: THERE WILL NOT BE ANY UNDERGROUND OR OVERHEAD

ELECTRIC UTILITY ON THIS PROPERTY. ELECTRICAL RESOURCES WILL
BE SUPPLY THROUGH OTHER MEANS OF GREEN ENERGY OR L.P. GAS

PROJECT:
GRANT RESIDENCE
TAX MAP 130.1-1.1 SMITH ROAD
ELLENBURG NEW YORK

PROJECT 2022100
DRAWN BY CAG
DATE FEBRUARY 21 2026

LANDING #1
PROPOSED
PARTIAL SITE PLAN
- 1" = 30'

SL.02
OF 3 SHEETS

**Distinctive
Designs, LLC**
38649 CTH "A"
Cedarburg, Wisconsin 54619
Phone: 608.631.2375
dtdesigns519@gmail.com

NO. 2150-1

REVISIONS
SITE PLAN
LANDING #1
PROPOSED
1" = 30' 2/21/26
REVISED PER APA
PROJECT
#2026-0017
REQUEST FOR
INFORMATION