

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 2026-0067
In the Matter of the Application of JENNIFER M. FULLER, RONALD P. GODFREY, and CHARLES H. HAYES Permittees for a permit pursuant to 9 NYCRR Part 577	Date Issued: July 30, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Charles H. Hayes

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the 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 0.898±-acre parcel of land located on Schroon River Road in the Town of Chester, Warren County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 87.16, Block 1, Parcel 7, and is described in a deed from Kathleen V. Monroe to Charles H. Hayes, dated December 10, 2019, and recorded December 19, 2019 in the Warren County Clerk's Office under Instrument Number 2019-8104.

The project site is located within the designated Schroon River Recreational area.

The project site was created as "Parcel 1" in a two-lot subdivision as authorized by Agency Permit 1989-0574.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and on-site wastewater treatment system located on a vacant lot.

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

- One-page un-titled plan sheet, prepared by Joseph Michael Moryl, P.E., and dated June 6, 2026 (Site Plan);
- Five-page set of sheets titled "Foundation Plan", prepared by Joseph Michael Moryl, P.E., and dated March 24, 2026 (Foundation Plan); and
- Five-page set of sheets titled "Ron Godfrey/Jennifer Fuller 3156 Schroon River Road Chester Town, N.Y. 12817 Septic Plan Design" prepared by Joseph Michael Moryl, P.E., and last revised February 28, 2026 (Septic Plan).

A reduced-scale copy of the Site Plan and Sheet 5 of the Septic Plan is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any new land use and development on Rural Use lands located within any designated recreational river area 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 Warren 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 1989-0574 in relation to the project site. The terms and conditions of Permit 1989-0574 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 2026-0067, issued July 30, 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 on the project site in the location, footprint, and height shown and as described on the Site Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
7. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Schroon River shall require a new or amended permit.
8. Construction of any guest cottage on the project site shall require prior written Agency authorization.
9. 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 and Septic 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 the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.
10. 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.
11. 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 Schroon River Road or adjoining property.

CONCLUSIONS OF LAW

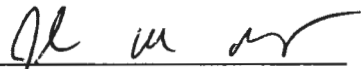
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, and 9 NYCRR Part 574. The Agency hereby finds that the single family dwelling authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester;
- b. 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;
- c. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- d. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- e. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, *botanical*, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

Dated: July 30th, 2026

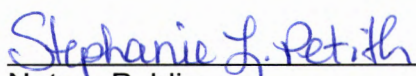
Ray Brook, New York

ADIRONDACK PARK AGENCY

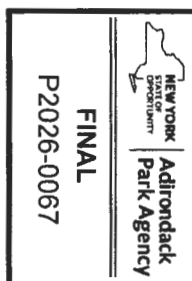
By: 
 John M. Burth
 Deputy Director, Regulatory Programs

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

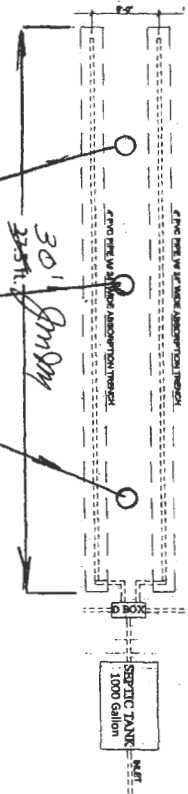
STEPHANIE PETITH
 Notary Public, State of New York
 Reg. No. 01PE6279890
 Qualified in Essex County
 Commission Expires April 15, 2029



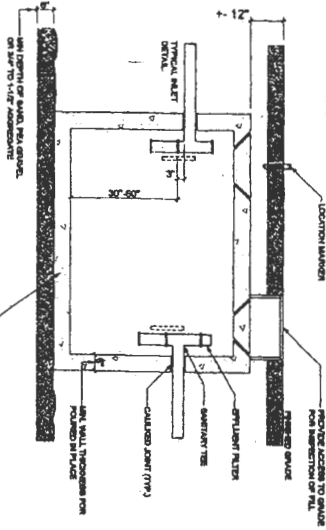
SEPTIC TANK AND ABSORPTION TRENCH

1) SEPTIC TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEPTIC TANK AND ABSORPTION TRENCH ACT AND THE SEPTIC TANK AND ABSORPTION TRENCH REGULATIONS. THE SEPTIC TANK SHALL BE CONSTRUCTED OF CONCRETE OR FIBERGLASS AND SHALL BE CAPABLE OF HOLDING A MINIMUM OF 1000 GALLONS OF SEWAGE. THE SEPTIC TANK SHALL BE LOCATED AT LEAST 10 FEET FROM ANY WATER BODY AND AT LEAST 5 FEET FROM ANY LOT LINE. THE SEPTIC TANK SHALL BE ACCESSIBLE BY A ROAD OR DRIVEWAY. THE SEPTIC TANK SHALL BE PROTECTED BY A FENCE OR OTHER MEANS TO PREVENT ACCESS BY CHILDREN OR OTHERS. THE SEPTIC TANK SHALL BE MAINTAINED AND REPAIRED AS NEEDED. THE SEPTIC TANK SHALL BE REMOVED AND REPLACED AS NEEDED. THE SEPTIC TANK SHALL BE REPAIRED AND MAINTAINED FOR THE LIFE OF THE BUILDING.

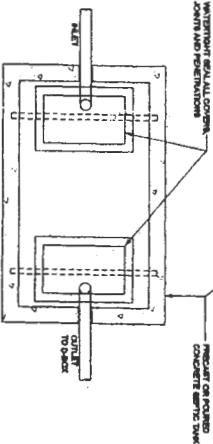
2) PRELIMINARY TRENCH AND ABSORPTION TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEPTIC TANK AND ABSORPTION TRENCH ACT AND THE SEPTIC TANK AND ABSORPTION TRENCH REGULATIONS. THE TRENCH SHALL BE CONSTRUCTED OF CONCRETE OR FIBERGLASS AND SHALL BE CAPABLE OF HOLDING A MINIMUM OF 1000 GALLONS OF SEWAGE. THE TRENCH SHALL BE LOCATED AT LEAST 10 FEET FROM ANY WATER BODY AND AT LEAST 5 FEET FROM ANY LOT LINE. THE TRENCH SHALL BE ACCESSIBLE BY A ROAD OR DRIVEWAY. THE TRENCH SHALL BE PROTECTED BY A FENCE OR OTHER MEANS TO PREVENT ACCESS BY CHILDREN OR OTHERS. THE TRENCH SHALL BE MAINTAINED AND REPAIRED AS NEEDED. THE TRENCH SHALL BE REMOVED AND REPLACED AS NEEDED. THE TRENCH SHALL BE REPAIRED AND MAINTAINED FOR THE LIFE OF THE BUILDING.



See Sheet 2 of 4



CONCRETE SEPTIC TANK DETAIL



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ABSORPTION FIELD SECTION

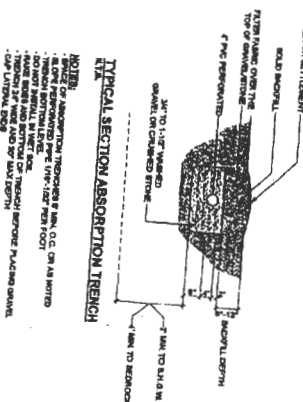
Use 2 laterals in 27.5' for current building



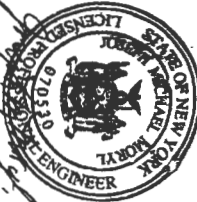
DESIGN BASIS FLOW RATE:

Residential Design for a 1 Bedroom House
 Percolation Test results - 6 mins. / inch
 Application Rate 1.0 gal./day / Sq. ft. * (table 6B)
 Design Flow rate (1 Bedroom House) --- 110 gal./day * (table 6A)
 Required Area = Design Flow Rate / Application rate
 = 110 gal./day / 1.0 gal./day / sq.ft.
 = 110 sq. ft.
 Absorption Field Length = Required Area / Trench width
 = 110 sq. ft. / 2 ft. (width)
 = 55 ft.

Use 2 laterals @ 27.5 ft. x 24 in. x 24 in.



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Ron Godfrey / Jenn Fuller
 3156 Schroom River Road
 Chester Town, N. Y. 12817

Project 2026-416
 Feb. 28, 2026

RECEIVED
 Adirondack Park Agency
 Date: March 24, 2026

FINAL
 Adirondack Park Agency
 P2026-0067