

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 2026-0069
In the Matter of the Application of RICHARD PELLERIN DEBORAH PELLERIN Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577	Date Issued: July 1, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Richard Pellerin 2. Deborah Pellerin

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Saranac, 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 an authorized lot has been conveyed to an outside party.

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 34.93-acre parcel of land located on Ore Bed Road in the Town of Saranac, Clinton 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 263, Block 1, Parcel 52.22, and is described in a deed from Nancy A. Roberts, Robert J. Pellerin, Richard L. Pellerin, Kathryn A. Pellerin, Tina M. Pellerin and Lawrence A. Pellerin to Richard Pellerin and Deborah Pellerin, dated March 30, 2006, and recorded March 13, 2006 in the Clinton County Clerk's Office under Instrument Number 2006-195286.

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

The project site is improved by a single family dwelling with related on-site wastewater treatment system constructed in 2005 and a detached garage constructed in 2007.

The project site was authorized by Agency Settlement Agreement 2004-240.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of Tax Parcel 263.-1-52.22 creating:

- A 24.53-acre lot improved by a circa 2005 single family dwelling with related development (Lot 1); and
- A 10.4-acre lot to be improved by construction of a new single family dwelling with related development (Lot 2).

The project is shown on a one-page map titled "Site Plan Richard and Deborah Pellerin 873 Ore Bed Road," prepared by Mark F. Petrashune, LLS, dated April 30, 2025 and last revised June 3, 2026 (Site Plan); and a two-sheet plan set titled "Clausen Residence Sewage Treatment System Ore Bed Road, Saranac, NY 12981," prepared by Moser Engineering, and dated April 29, 2026 (Septic Plan). A reduced-scale copy of the Site Plan and Septic Plan for the project are 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 subdivision of Low Intensity 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 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, Site Plan and Septic 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. 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 2026-0069, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.
6. Any deed of conveyance for Lot 1 as depicted on the Site Plan shall contain an easement providing for utility installation and access to Lot 2 over the existing driveway as shown and described on the Site Plan.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling with attached garage on Lot 2 in the location and footprint shown and as described on the Site Plan. The single family with attached garage shall be no more than 25 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.
8. Subject to the conditions stated herein, this permit authorizes the installation of underground utilities on the project site, in the location shown and as depicted on the Site Plan. Any change to the location of the utilities shall require prior written Agency authorization.
9. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Saranac River shall require a new or amended permit.
10. Construction of any guest cottage on the project site shall require prior written Agency approval.

11. 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.
12. Any dock constructed on Lot 1 must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.
13. Pursuant to the Adirondack Park Agency Act and Agency regulations implementing the Wild, Scenic and Recreational Rivers System Act, new structures are prohibited within 150 feet, measured horizontally, of the mean high water mark of the Saranac River.

Docks and boathouses as defined under 9 NYCRR § 570.3 are excepted from this requirement. Fences, poles, lean-tos, and bridges are also excepted from this requirement, except that no fence, pole, lean-to, or bridge greater than 100 square feet in size may be located within 75 feet of the mean high water mark.

14. Any on-site wastewater treatment system on Lot 2 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.

15. 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.
16. 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 the Saranac River, Ore Bed Road or adjoining property.
17. Within 100 feet of the centerline of Ore Bed Road, no trees greater than 6 inches diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed or disturbed on Lot 2 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.

18. There shall be no more than seven principal buildings located on Lot 1 at any time. The single family dwelling constructed on the property in 2005 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
19. There shall be no more than four 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.

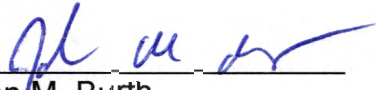
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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;
- 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 be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- g. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- h. 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.

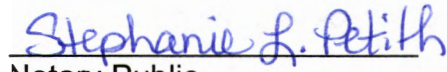
Dated: July 1st, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

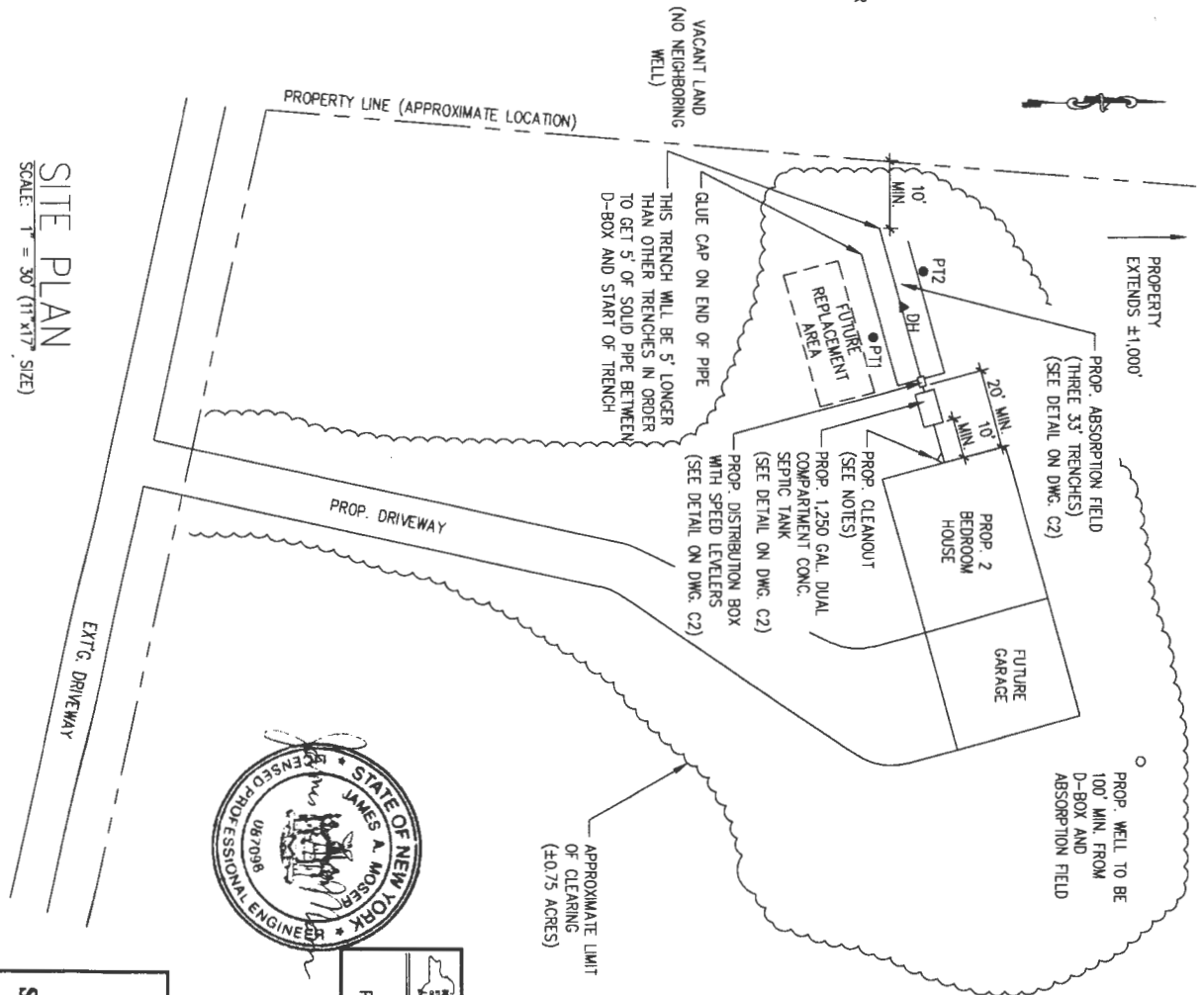
STATE OF NEW YORK
COUNTY OF ESSEX

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, 2029

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 FOR DETAILS
4. 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.
5. A GARBAGE DISPOSAL CAN BE USED WITH THIS SYSTEM.
6. ANY TREE WITHIN 10' OF ANY SEPTIC SYSTEM COMPONENT SHALL BE REMOVED.
7. IF AT ANY POINT DURING INSTALLATION, SOIL CONDITIONS ARE ENCOUNTERED THAT VARY FROM THE DEEP HOLE TEST DATA, STOP WORK AND CONTACT ENGINEER.
8. SEE THE CLINTON COUNTY HEALTH DEPT. PERMIT/APPROVED PLANS FOR ADDITIONAL REQUIREMENTS.
9. THE ENGINEER RECOMMENDS INSTALLING A CLEANOUT JUST OUTSIDE THE HOUSE OR IN THE BASEMENT. THE CONTRACTOR SHALL CONFIRM LOCATION WITH OWNER PRIOR TO INSTALL.
10. THE SEPTIC TANK SHALL BE PUMPED OUT EVERY 3-5 YEARS.
11. SLUMP PUMPS, WATER SOFTENERS, AND ANY OTHER WATER TREATMENT SYSTEMS SHALL NOT DISCHARGE INTO THE SEPTIC TANK.
12. ALL PIPING BETWEEN HOUSE, SEPTIC TANK AND D-BOX SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND ANY BEND SHALL NOT EXCEED 45 DEGREES.
13. PRIOR TO EXCAVATING CONTACT DIG SAFELY NEW YORK AT 1-800-962-7962 OR 811.
14. SNOW SHALL NOT BE STOCKPILED ON ABSORPTION FIELD OR SEPTIC TANK.
15. AVOID DISPOSING OF GREASE IN SINK/DRAINS AS GREASE WILL CLOG THE ABSORPTION FIELD



SITE PLAN
SCALE: 1" = 30' (11'x17" SIZE)



NOT TO SCALE
THIS DRAWING IS THE ORIGINAL OF THE SET. ANY COPIES SHALL BE CONSIDERED VOID.
DATE: MAY 1, 2026

SITE PLAN

**CLAUSEN RESIDENCE
SEWAGE TREATMENT SYSTEM**

ORE BED ROAD, SARANAC, NY 12858

DATE: 4.25.26 PROJECT NO: 26-52

MOSE
ENGINEERING
71 BUDGET ROAD
CATY, NY 12011
WWW.MOSEENGINEERING.COM

C1

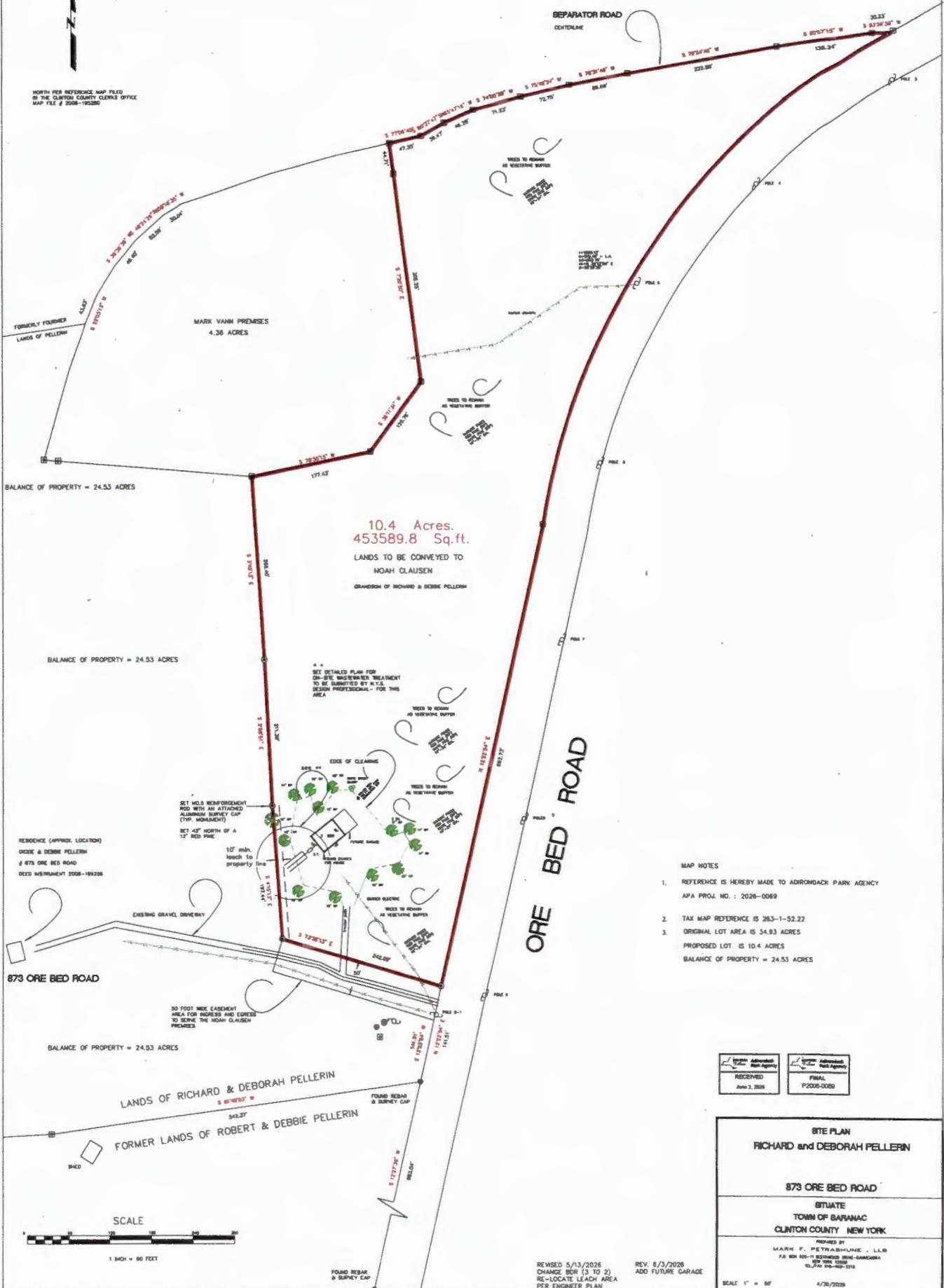
DEEP HOLE TEST DATA			
DEPTH (IN.)	SOIL HORIZON	COLOR	TEXTURE
0-10	LOAM	BLACK	FINE
10-26	SAND	REDDISH BROWN	FINE
26-44	SAND	LIGHT BROWN	FINE
44-84	SAND	BROWN	FINE
TOTAL DEPTH OF USABLE SOIL: 84"			
STABILIZED PERC RATE AT 24" DEEP: 4 MINUTES			

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

NORTH PER REFERENCE MAP FILED
IN THE CLINTON COUNTY CLERK'S OFFICE
MAP FILE # 2008-192280



MAP NOTES

1. REFERENCE IS HEREBY MADE TO ADIRONDACK PARK AGENCY
APA PROJ. NO. : 2028-0089
2. TAX MAP REFERENCE IS 263-1-52.22
3. ORIGINAL LOT AREA IS 34.93 ACRES
PROPOSED LOT IS 10.4 ACRES
BALANCE OF PROPERTY = 24.53 ACRES

RECEIVED June 2, 2028	RECEIVED June 2, 2028
ADIRONDACK Park Agency	ADIRONDACK Park Agency
FINAL P.2005-0059	FINAL P.2005-0059

SITE PLAN RICHARD and DEBORAH PELLERIN	
873 ORE BED ROAD	
SITUATE TOWN OF SARANAC CLINTON COUNTY NEW YORK	
DESIGNED BY MARK F. PETRASHEVSKY, L.L.B. P.O. BOX 820-11 SARANAC LAKE, NEW YORK 12158 TEL. 518 535-1010	
SCALE 1" = 60'	4/30/2028

REVISED 5/13/2026
CHANGE BOR (3 TO 2)
RE-LOCATE LEACH AREA
PER ENGINEER PLAN

REV. 6/3/2028
ADD FUTURE GARAGE