

THIS IS A TWO-SIDED DOCUMENT

|                                                                                                                                                                                                                                                                 |                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>NEW YORK STATE</b><br/><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86<br/>Ray Brook, New York 12977<br/>Tel: (518) 891-4050<br/>www.apa.ny.gov</p> | <p>APA Permit<br/><b>2026-0098</b></p>                                                                                                  |
|                                                                                                                                                                                                                                                                 | <p>Date Issued: <b>September 1, 2026</b></p>                                                                                            |
| <p>In the Matter of the Application of</p> <p><b>LACY FAMILY LLC</b><br/><b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>                                                                                           | <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p><b>1. Lacy Family LLC</b></p> |

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Keene, 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 records 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 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 527± acres of land located on Bartlett Road and Clifford Falls Lane in the Town of Keene, Essex County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site contains an existing single family dwelling and includes the following tax parcels:

- 44.3-1-23.110 (58.42± acres);
- 44.-1-12.100 (234.74± acres);
- 44.-1-15.000 (85± acres); and
- 44.-1-16.000 (155.70± acres).

The project site was created as "Lot 1" in a two-lot subdivision as authorized by Agency Permit 2023-0195A and is described in a deed from BNY Mellon, N.A. to Lacy Family LLC, dated July 28, 2014, and recorded August 4, 2014 in the Essex County Clerk's Office under Instrument Number 2014-3073 at Book 1774, Page 23.

The project site is partially located within the Sentinel Range Wilderness critical environmental area. The project site also contains wetlands and is bordered on the west by Clifford Brook. Additional wetlands not described herein or depicted on the Survey Map may be located on or adjacent to the project site.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision of the 527±-acre project site to create a 515±-acre lot containing an existing single family dwelling (Lot 1), and a vacant 12.2±-acre lot with one principal building allocation (Lot 1B). No new land use and development is proposed.

The project is shown on a "Map of Limited Survey Prepared For Lacy Family LLC," prepared by Kevin Hall, P.L.S. and dated July 1, 2026 (Survey Map). A reduced-scale copy of the Survey Map is 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 any subdivision in a Resource Management land use 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 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 Survey Map 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 2023-0195A in relation to the project site. The terms and conditions of Permit 2023-0195A 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 2026-0098, issued September 1, 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 Survey Map. Any subdivision not depicted on the Survey Map shall require a new or amended permit.
7. The undertaking of any new land use or development on Lot 1 within one-eighth mile of the Sentinel Range Wilderness shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. The construction of any dwelling or other principal building on Lot 1B shall require a new or amended permit.
9. Installation of any on-site wastewater treatment system(s) on Lot 1B shall require prior written Agency approval.
10. There shall be no more than one principal building located on Lot 1B.
11. There shall be no more than 11 principal buildings located on Lot 1 in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved. The construction of any additional dwelling or other principal building on Lot 1 shall require a new or amended permit.

ADIRONDACK PARK AGENCY  
1600 N. 10TH ST.  
SARASOTA, FL 34236  
(941) 554-1234  
www.adirondackparkagency.com

**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 authorized as conditioned herein:

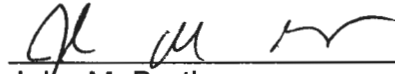
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- 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: September 1<sup>st</sup>, 2024

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

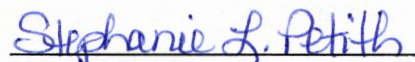
By:

  
John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 1<sup>st</sup> day of September in the year 2024, 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

