

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 2026-0130
In the Matter of the Application of THOMAS T. BISSELL, JR. Permittee for a permit pursuant to §809 of the Adirondack Park Agency Act	Date Issued: September 24, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Thomas T. Bissell, Jr.

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Long Lake, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton 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 comprised of 70.22± acres of land located on Endion Lane in the Town of Long Lake, Hamilton 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 25.019, Block 5, Parcels 1.111, 1.121, 23 and 24 and is described in the following deeds:

- from Thomas T. Bissell, Sr. and Jane A. Bissell, Trustees of the Thomas T. and Jane A. Bissell Living Trust Dated May 9, 1994 to Thomas T. Bissell, Jr. Thomas T. Bissell, Sr. and Jane A. Bissell, dated March 25, 2015, and recorded April 2, 2015 in the Hamilton County Clerk's Office under Instrument Number 2015-479 Parcel 1.111);
- from Thomas T. Bissell and Jane Bissell to Thomas T. Bissell, Jr., dated May 22, 2015, dated December 23, 1991 and recorded June 12, 2015 in the Hamilton County Clerk's Office under Instrument Number 2015-767 (Parcel 1.121);
- from Thomas T. Bissell, Sr. and Jane Bissell to Thomas T. Bissell, Jr., dated December 23, 1991, and recorded December 27, 1991 in the Hamilton County Clerk's Office in Book 204, at Page 29 (Parcel 23); and
- from Thomas T. Bissell and Jane Bissell to Thomas T. Bissell, Jr., February 8, 2000, and recorded March 1, 2000 in the Hamilton County Clerk's Office in Book 221 at Page 252 (Parcel 24).

The project site contains shoreline on Long Lake. Wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

Parcel 1.111 is improved by two pre-existing single family dwellings with related development; Parcel 1.121 is vacant; Parcel 23 is improved by a circa 1992 single family dwelling with related development; and Parcel 24 is improved by two accessory structures.

PROJECT DESCRIPTION

The project as conditionally approved herein a two-lot subdivision creating:

- "Lot 1," a 0.41±-acre shoreline lot improved by a pre-existing single family dwelling with related development; and
- "Lot 2," a 69.81±-acre shoreline lot improved by a pre-existing single family dwelling with related development and a circa 1992 single family dwelling with related development.

The project is shown on a map titled "Map of Survey Prepared for Thomas T. Bissell, Jr.," prepared by A.L.L. Land Surveying and dated July 30, 2026 (Site Plan). A reduced-scale copy of the Site Plan 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 of Moderate Intensity Use lands that results in the creation of a shoreline lot smaller than 0.57 acres in size in the Adirondack Park.

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 that results in the creation of 15 or more lots, parcels, or sites since May 22, 1973, in a Moderate Intensity Use 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 Hamilton 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, 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 2026-0130, issued September 24, 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 2 shall contain an easement for a 100% replacement absorption field in the easement area shown and described on the Site Plan to serve Lot 1.
7. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. Any boathouse constructed on the project site must be used only for the storage of boats and associated equipment, not contain sanitary plumbing of any kind, not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and have a footprint of 1200 square feet or less and a height of 15 feet or less.

10. Any dock constructed on the project site 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.
11. No structures greater than 100 square feet in size shall be constructed within 50 feet, measured horizontally, of the mean high water mark of Long Lake.
12. Prior to construction of any on-site wastewater treatment system expansion in the easement area on Lot 2 for replacement of the on-site wastewater treatment system serving Lot 1, the absorption field soils must be amended to meet Agency Appendix Q-4 standards.
13. There shall be no principal buildings located on Lot 1 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
14. Remaining principal building density potential for Lot 2 will be calculated upon submission of an outbound survey. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

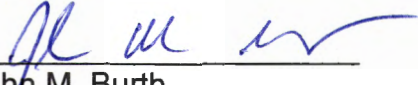
CONCLUSIONS OF LAW

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 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use 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.

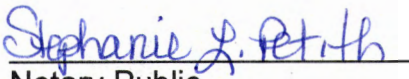
Dated: September 24th, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of September 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

Map of Survey
prepared for
Thomas T. Bissell, Jr.

City of Long Lake, County of Hamilton, State of New York

being part of -
Lot No. 78, Township 21, Totten & Crossfield's Purchase

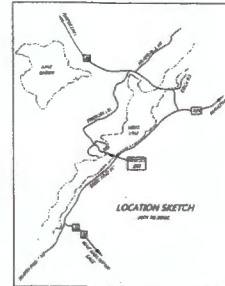
being part of the same Premises as conveyed by -
Thomas T. Bissell, Sr. and Jane A. Bissell to Thomas T. Bissell, Jr. and
Thomas T. Bissell, Sr. and Jane A. Bissell by deed dated March 25, 2015
and recorded in the Hamilton County Clerk's Office on April 2, 2015 as
Instrument No. 2015-475.

- Tax Map No. 25.019-5-1.111 -

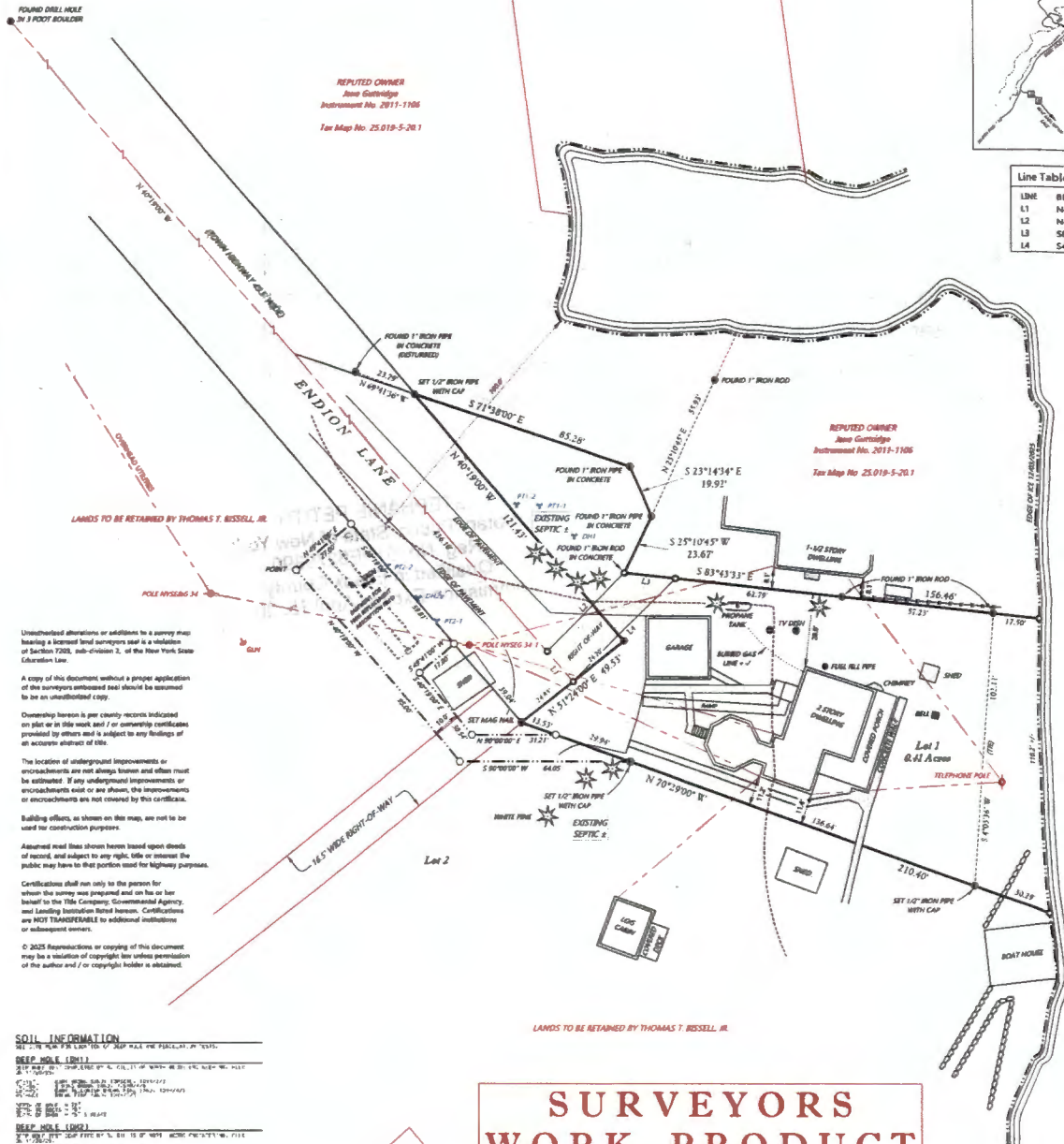
- Map Completed: July 30, 2026 -



ENDION SUBDIVISION
HAMILTON COUNTY CLERK'S OFFICE
MAP NO. 771



LINE	BEARING	DISTANCE
L1	N40°13'00"W	15.00'
L2	N44°13'50"E	41.81'
L3	S83°43'33"E	18.94'
L4	S44°14'03"W	54.88'



SOIL INFORMATION

NOTED: THE RESULTS OF SOIL TESTS WERE OBTAINED BY THE FOLLOWING:

TEST NO.	TEST DATE	TEST RESULTS
1	10/15/2025	CLAY, SILT, SAND, GRAVEL
2	10/15/2025	CLAY, SILT, SAND, GRAVEL
3	10/15/2025	CLAY, SILT, SAND, GRAVEL
4	10/15/2025	CLAY, SILT, SAND, GRAVEL
5	10/15/2025	CLAY, SILT, SAND, GRAVEL
6	10/15/2025	CLAY, SILT, SAND, GRAVEL
7	10/15/2025	CLAY, SILT, SAND, GRAVEL
8	10/15/2025	CLAY, SILT, SAND, GRAVEL
9	10/15/2025	CLAY, SILT, SAND, GRAVEL
10	10/15/2025	CLAY, SILT, SAND, GRAVEL

PERCOLATION TESTS

TEST NO.	TEST DATE	TEST RESULTS
1	10/15/2025	CLAY, SILT, SAND, GRAVEL
2	10/15/2025	CLAY, SILT, SAND, GRAVEL
3	10/15/2025	CLAY, SILT, SAND, GRAVEL
4	10/15/2025	CLAY, SILT, SAND, GRAVEL
5	10/15/2025	CLAY, SILT, SAND, GRAVEL
6	10/15/2025	CLAY, SILT, SAND, GRAVEL
7	10/15/2025	CLAY, SILT, SAND, GRAVEL
8	10/15/2025	CLAY, SILT, SAND, GRAVEL
9	10/15/2025	CLAY, SILT, SAND, GRAVEL
10	10/15/2025	CLAY, SILT, SAND, GRAVEL

ABSORPTION FIELD DESIGN

NOTED: THE RESULTS OF THE ABSORPTION FIELD DESIGN WERE OBTAINED BY THE FOLLOWING:

TEST NO.	TEST DATE	TEST RESULTS
1	10/15/2025	CLAY, SILT, SAND, GRAVEL
2	10/15/2025	CLAY, SILT, SAND, GRAVEL
3	10/15/2025	CLAY, SILT, SAND, GRAVEL
4	10/15/2025	CLAY, SILT, SAND, GRAVEL
5	10/15/2025	CLAY, SILT, SAND, GRAVEL
6	10/15/2025	CLAY, SILT, SAND, GRAVEL
7	10/15/2025	CLAY, SILT, SAND, GRAVEL
8	10/15/2025	CLAY, SILT, SAND, GRAVEL
9	10/15/2025	CLAY, SILT, SAND, GRAVEL
10	10/15/2025	CLAY, SILT, SAND, GRAVEL

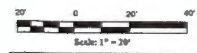
SEPTIC TANK SIZE

NOTED: THE RESULTS OF THE SEPTIC TANK SIZE WERE OBTAINED BY THE FOLLOWING:

TEST NO.	TEST DATE	TEST RESULTS
1	10/15/2025	CLAY, SILT, SAND, GRAVEL
2	10/15/2025	CLAY, SILT, SAND, GRAVEL
3	10/15/2025	CLAY, SILT, SAND, GRAVEL
4	10/15/2025	CLAY, SILT, SAND, GRAVEL
5	10/15/2025	CLAY, SILT, SAND, GRAVEL
6	10/15/2025	CLAY, SILT, SAND, GRAVEL
7	10/15/2025	CLAY, SILT, SAND, GRAVEL
8	10/15/2025	CLAY, SILT, SAND, GRAVEL
9	10/15/2025	CLAY, SILT, SAND, GRAVEL
10	10/15/2025	CLAY, SILT, SAND, GRAVEL

**SURVEYORS
WORK PRODUCT**

Adirondack Park Agency Land Use Area Classification:
Moderate Intensity Use
Avg. Lot Size (paved) 7.3 acres



RECEIVED
Date August 19, 2025

FINAL
P2026-0130

A.T.I. Land Surveying
Alan L. Latourville
Professional Land Surveyor
License No. 656263

**SUBDIVISION OF
EXISTING COTTAGES
ON LANDS OF
THOMAS BISELL**
HAMILTON COUNTY CLERK'S OFFICE
MAP NO. 794

I hereby certify to:
Thomas T. Bissell, Jr.
That this map was prepared from a field survey
of the premises shown hereon completed on
April 21, 2026.