THIS IS A TWO-SIDED DOCUMENT

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| NEW YORK STATE \| Adirondack Park Agency<br><br>P.O. Box 99, 1133 NYS Route 86<br>Ray Brook, New York 12977<br>Tel: (518) 891-4050<br>www.apa.ny.gov | APA Permit<br>**2007-0108C**<br><br>Date Issued: **October 27, 2026** |
| In the Matter of the Application of<br><br>**HORICON GROUP, LLC**<br>**Permittee**<br><br>for a permit pursuant to § 809 of the Adirondack Park Agency Act | To the County Clerk: Please index this permit in the grantor index under the following name(s):<br>**1. Horicon Group, LLC** |

## SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Dresden, Washington County.

This authorization shall expire unless recorded in the Washington 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 Washington County Clerk's Office. The Agency will consider the project in existence when the permit has been recorded.

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 0.25-acre parcel of land located on Jaques Way East in the Town of Dresden, Washington 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 26.8, Block 3, Parcel 17, and is described in a deed from Michael Hennessy to Horicon Group, LLC, dated January 31, 2021, and recorded in the Washington County Clerk's Office as Instrument Number 2021-872.

The project site is adjacent to wetlands associated with a stream. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site is improved by a single family dwelling and was created as a 0.25-acre lot in a three-lot subdivision as authorized by Agency Permit 2007-0108. Agency Permit 2007-0108A authorized the well easement across the project site and the installation of a well on the project site, which serves an adjacent property as described and depicted in easement recorded under Book 2829, Page 85 .

## PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a replacement single family dwelling on the project site.

The project is shown on the following maps and plans, received by the Agency on :

- "Horicon Group, LLC; 2433 Jacques Way East," in nine sheets, prepared by Van Dusen & Steves Land Surveyors; Hutchins Engineering, PLLC; and Flynn Design Studio; dated and received by the Agency on September 11, 2026 (Site Plans); and
- "Stoutenburg Residence," in five sheets, prepared by Flynn Design Studio, LLC; dated August 4, 2026, and received by the Agency on August 21, 2026 (Dwelling Plans).

A reduced-scale copy of Sheet 7 of the Site Plans for the project is attached as a part of this permit for reference.

## AGENCY JURISDICTION

This permit amends conditions 5, 10, 11 and 13 of Permit 2007-0108.

## 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 Washington 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, the Site Plans and the Dwelling 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. This permit amends and supersedes permits 2007-0108, 2007-0108A and 2007-0108B in relation to the project site. The terms and conditions of permits 2007-0108, 2007-0108A and 2007-0108B 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 2007-0108C, issued October 27, 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 Plans and Dwelling Plans. The construction of any accessory structure on the project site outside of the"Disturbance Limit," depicted and described on the Site Plans, shall require prior written Agency authorization.

7. Construction of any guest cottage on the project site shall require prior written Agency approval.

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 Site 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.

9. The project shall be undertaken in compliance with the Site Plans.

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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.

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 Sheep Meadow Lane, Jaques Way East, or adjoining properties.

12. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.

13. Outside of the"Disturbance Limit," depicted and described on the Site Plans, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site 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.

14. All vegetation planted in the "Prop. Rain Garden Planting Bed," as described and depicted on the Site Plans shall be planted and maintained in compliance with the Site Plans.

15. All vegetation depicted on the Site Plans shall be planted no later than the first spring or fall planting season after final grading related to the construction of the single family dwelling on the project site. Vegetation that does not survive shall be replaced annually until established in a healthy growing condition.

16. The undertaking of any activity involving wetlands shall require a new or amended permit.

17. There shall be no principal buildings located on the project site other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The single family dwelling authorized herein constitutes a principal building.

## CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, 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 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;
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 secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated: October 27th, 2026

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

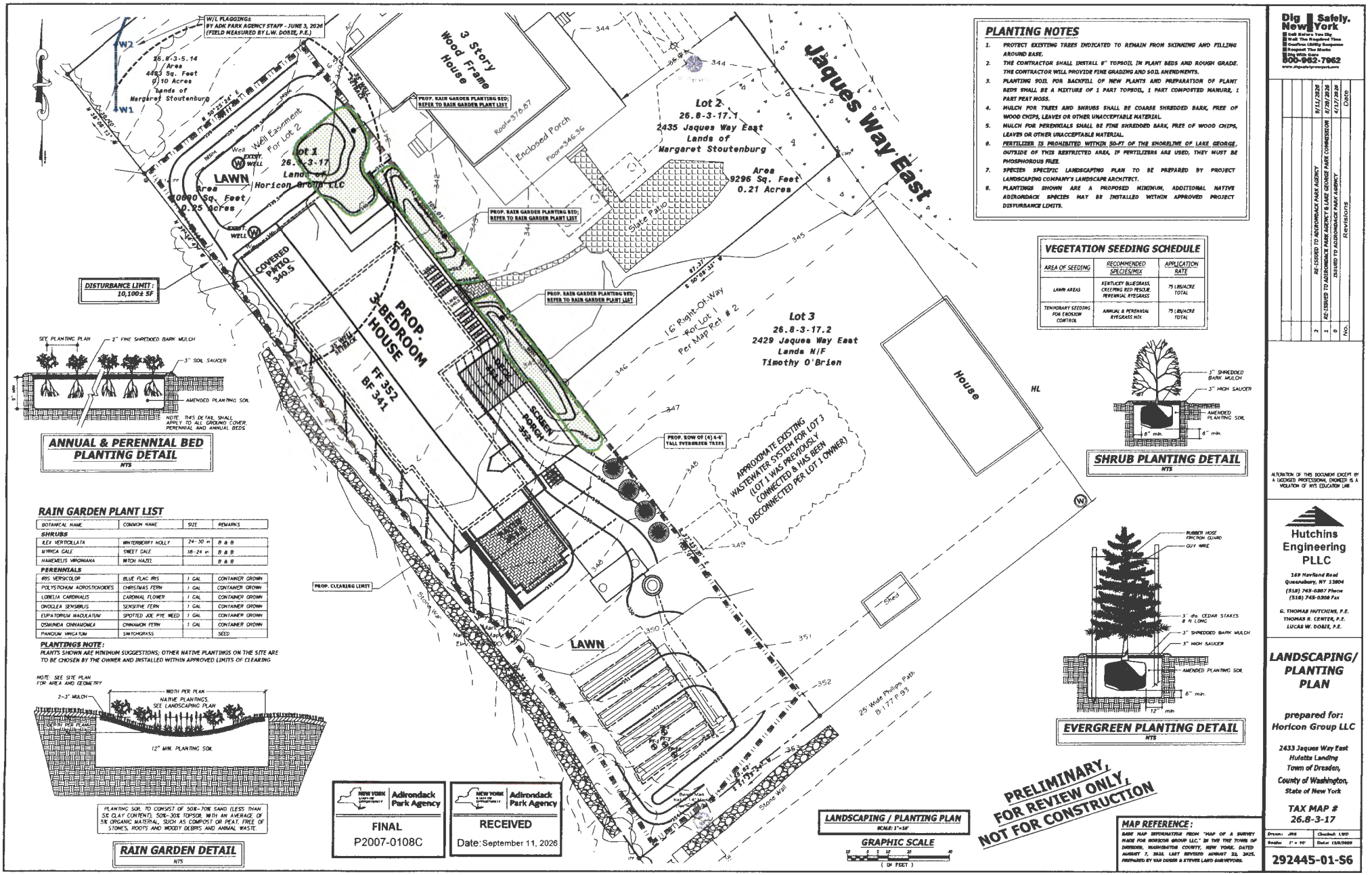
By: _____
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 27th day of October 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.

Stephanie L. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 29




## PLANTING NOTES

1. PROTECT EXISTING TREES INDICATED TO REMAIN FROM SKINNING AND FILLING AROUND BASE.
2. THE CONTRACTOR SHALL INSTALL 9" TOPSOIL IN PLANT BEDS AND ROUGH GRADE. THE CONTRACTOR WILL PROVIDE FINE GRADING AND SOIL AMENDMENTS.
3. PLANTING SOIL FOR BACKFILL OF NEW PLANTS AND PREPARATION OF PLANT BEDS SHALL BE A MIXTURE OF 1 PART TOPSOIL, 1 PART COMPOSTED MANURE, 1 PART PEAT MOSS.
4. MULCH FOR TREES AND SHRUBS SHALL BE COARSE SHREDDED BARK, FREE OF WOOD CHIPS, LEAVES OR OTHER UNACCEPTABLE MATERIAL
5. MULCH FOR PERENNIALS SHALL BE FINE SHREDDED BARK, FREE OF WOOD CHIPS, LEAVES OR OTHER UNACCEPTABLE MATERIAL.
6. FERTILIZER IS PROHIBITED WITHIN 50-FT OF THE SHORELINE OF LAKE GEORGE, OUTSIDE OF THIS RESTRICTED AREA, IF FERTILIZERS ARE USED, THEY MUST BE PHOSPHOROUS FREE.
7. SPECIES SPECIFIC LANDSCAPING PLAN TO BE PREPARED BY PROJECT LANDSCAPING COMPANY'S LANDSCAPE ARCHITECT.
8. PLANTINGS SHOWN ARE A PROPOSED MINIMUM, ADDITIONAL NATIVE ADIRONDACK SPECIES MAY BE INSTALLED WITHIN APPROVED PROJECT DISTURBANCE LIMITS.

## VEGETATION SEEDING SCHEDULE

| AREA OF SEEDING | RECOMMENDED SPECIES/MIX | APPLICATION RATE |
|---|---|---|
| LAWN AREAS | KENTUCKY BLUEGRASS, CREEPING RED FESCUE, PERENNIAL RYEGRASS | 75 LBS/ACRE TOTAL |
| TEMPORARY SEEDING FOR EROSION CONTROL | ANNUAL & PERENNIAL RYEGRASS MIX | 75 LBS/ACRE TOTAL |

## RAIN GARDEN PLANT LIST

| BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|
| **SHRUBS** | | | |
| ILEX VERTICILLATA | WINTERBERRY HOLLY | 24-30 in | B & B |
| MYRICA GALE | SWEET GALE | 18-24 in | B & B |
| HAMAMELIS VIRGINIANA | WITCH HAZEL | | B & B |
| **PERENNIALS** | | | |
| IRIS VERSICOLOR | BLUE FLAG IRIS | 1 GAL | CONTAINER GROWN |
| POLYSTICHUM ACROSTICHOIDES | CHRISTMAS FERN | 1 GAL | CONTAINER GROWN |
| LOBELIA CARDINALIS | CARDINAL FLOWER | 1 GAL | CONTAINER GROWN |
| ONOCLEA SENSIBILIS | SENSITIVE FERN | 1 GAL | CONTAINER GROWN |
| EUPATORIUM MACULATUM | SPOTTED JOE PYE WEED | 1 GAL | CONTAINER GROWN |
| OSMUNDA CINNAMOMEA | CINNAMON FERN | 1 GAL | CONTAINER GROWN |
| PANICUM VIRGATUM | SWITCHGRASS | | SEED |

**PLANTINGS NOTE:** PLANTS SHOWN ARE MINIMUM SUGGESTIONS; OTHER NATIVE PLANTINGS ON THE SITE ARE TO BE CHOSEN BY THE OWNER AND INSTALLED WITHIN APPROVED LIMITS OF CLEARING

## ANNUAL & PERENNIAL BED PLANTING DETAIL
NTS

## SHRUB PLANTING DETAIL
NTS

## EVERGREEN PLANTING DETAIL
NTS

## RAIN GARDEN DETAIL
NTS

NEW YORK Adirondack Park Agency
FINAL
P2007-0108C

NEW YORK Adirondack Park Agency
RECEIVED
Date: September 11, 2026

PRELIMINARY, FOR REVIEW ONLY, NOT FOR CONSTRUCTION

**MAP REFERENCE:** BASE MAP INFORMATION FROM "MAP OF A SURVEY MADE FOR HORICON GROUP LLC." IN THE TOWN OF DRESDEN, WASHINGTON COUNTY, NEW YORK, DATED AUGUST 7, 2024. LAST REVISED AUGUST 22, 2025. PREPARED BY VAN DOBIE & STEVEN LAND SURVEYORS.

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| NO. | Revisions | Date |
|---|---|---|
| 3 | RE-ISSUED TO ADIRONDACK PARK AGENCY | 9/11/2026 |
| 2 | RE-ISSUED TO ADIRONDACK PARK AGENCY & LAKE GEORGE PARK COMMISSION | 7/30/2026 |
| 1 | ISSUED TO ADIRONDACK PARK AGENCY | 4/17/2026 |

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

Hutchins Engineering PLLC
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Queensbury, NY 12804
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G. THOMAS HUTCHINS, P.E.
THOMAS R. CENTER, P.E.
LUCAS W. DOBIE, P.E.

# LANDSCAPING/ PLANTING PLAN

prepared for:
Horicon Group LLC

2433 Jaques Way East
Huletts Landing
Town of Dresden,
County of Washington,
State of New York

TAX MAP # 26.8-3-17

Drawn: JMS | Checked: LWD
Scale: 1" = 50' | Date: 10/8/2025

292445-01-S6