THIS IS A TWO-SIDED DOCUMENT

NEW YORK STATE | 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 **2009-0075B** Date Issued: **October 7, 2026**
In the Matter of the Application of **MATTHEW DARIN AND JENNIFER DARIN** **Permittees** 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): **1. Matthew DaRin** **2. Jennifer DaRin**

SUMMARY AND AUTHORIZATION

This permit authorizes a 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 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 permit is 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 14.70-acre parcel of land located on Adirondack Heights Road in the Town of Chester, Warren 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 120.3, Block 1, Parcel 12, and is described in a deed from Lawrence S. Warner and Sandra D. Warner to Matthew Darin and Jennifer Darin, dated December 9, 2025, and recorded in the Warren County Clerk's Office as Instrument Number 2025-6932.

The project site contains wetlands associated with a tributary to a stream on the southeastern side of the project site. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site was created as a 14.70-acre lot in a subdivision as authorized by Agency Permit 2009-0075.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a single family dwelling.

The project is shown on the following maps and plans:

- "CONVENTIONAL WASTEWATER TREATMENT SYSTEM PREPARED FOR MATTHEW DaRIN," dated July 13, 2026, and received by the Agency on September 10, 2026 (Site Plans);
- "FULL CONSTRUCTION PLANS FOR JENNIFER & MATTHEW DARIN," in 16 sheets prepared by Timberhaven Log and Timber Homes, LLC, dated October 6, 2025, and received by the Agency on June 4, 2026 (Dwelling Plans); and
- "Stormwater & Misc Details Adirondack Heights," dated March 15, 2010, and received on June 7, 2010 (Erosion and Sediment Control Plan).

A reduced-scale copy of the Site Plans and the Erosion and Sediment Control Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

This permit amends conditions 13 and 14 of Permit 2009-0075.

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 the Site 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 Permit 2009-0075 in relation to the project site. The terms and conditions of Permit 2009-0075 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 2009-0075B, issued October 7, 2025, 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 as depicted and described on the Site Plans and the Dwelling Plans. Any accessory structure shall be located inside the limits of vegetation clearing comprised of the "Original Limits of Clearing" and the "Approximate Limit of Additional Clearing" on the Site Plans and shall be no more than 40 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.

7. Subject to the conditions stated herein, this permit authorizes the installation of underground utilities on the project site, along the driveway shown on the Site Plans. Any change to the location or design of the utilities shall require prior written Agency authorization.

8. The construction of any additional dwelling or other principal building on the project site shown on the Site Plans shall require a new or amended permit. The construction of any accessory structure outside the limits of vegetation clearing shall require prior written Agency authorization.

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

10. 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.

11. The project shall be undertaken in compliance with the Site Plans and the Erosion and Sediment Control Plan.

12. 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.

13. Any new free-standing or building-mounted outdoor lights on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Adirondack Heights Road or adjoining properties.

14. 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.

15. Outside of the limits of vegetation clearing 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 the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

16. Cleared trees, shrubs and other woody-stemmed vegetation outside the limits of vegetation clearing shall be allowed to revegetate naturally as depicted and described on the Site Plans.

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

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 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 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
d. 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 7th, 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 7th 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. 01PE6279390
Qualified in Essex County
Commission Expires April 15, 2029

GENERAL NOTES:

1.) Sanitary Facilities may be constructed only after the authorizing agency, Rensselaer County Department of Health (authorizing agency), "Permit to Construct" has been issued.
2.) These facilities shall not be placed in operation until a authorizing agency "Certificate of Completion" has been issued. Contact the designated authorizing agency representative regarding the procedures involved.
3.) There shall be no deviation from the sewage system plans during construction without prior approval of a licensed design professional (LDP is an Engineer, Exempt Surveyor, or Architect, licensed to practice in the State of New York), and the authorizing agency. Any significant sewage system modifications must be approved in writing prior to implementation
4.) This system is designed for a 3 bedroom house. It is NOT designed to allow installation of a food disposer or spa tub.
5.) No roof, floor, footing, cooling system, or water softener backwash drains are to be connected to this system. All such discharges are to be directed away from the absorption field as shown on the plans.
6.) Prior to excavation, consult the Underground Facilities Protective Organization.
7.) Electrical equipment installed in accordance with this plan must be complaint with the NYS Uniform Building Code.

SEWAGE SYSTEM NOTES:

1.) The materials specified on these plans, or equal, must be utilized unless alternates are accepted and approved in writing by a LDP and the authorizing agency. Follow all manufacturers' instructions for component installation.
2.) Proposed site grading shown on these plans is an integral part of the authorizing agency plan approval. Any changes to the proposed grading affecting the wastewater absorption area in any way SHALL be approved by the LDP and the authorizing agency prior to implementation.
3.) A LDP shall supervise system installation; certify that the construction followed the approved plan; furnish an "as built" plan; and apply to the authorizing agency for a "Certificate of Completion.
4.) No existing or proposed water supply or sewage treatment facilities are located within 200 feet of the boundaries of this project except as specifically noted on the plan.
5.) No vehicular parking or traffic circulation shall be allowed on any portion of the completed sewage treatment system except as specifically provided for and noted on the plan.
6.) A copy of the approved plan, including "As Built" dimensions, shall be provided to the purchaser of the lot or house and to the authorizing agency.

ABSORPTION FIELD PROTECTION:

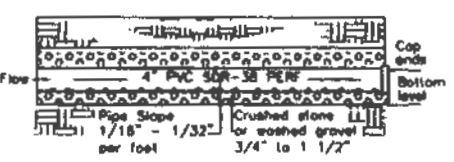
1. The contractor shall protect the area(s) where the absorption system is to be constructed to preclude disturbance or compaction of the natural soil. Except as needed to install distribution piping, and spread topsoil and seed, no construction equipment is to run over the area and it is not to be used for material stockpiling or storage. Do not strip topsoil from the absorption area. FAILING TO FOLLOW THIS INSTRUCTION MAY RESULT IN THE SUSPENSION OF AUTHORIZING AGENCY APPROVAL AND REQUIRE RETESTING OF THE IN-PLACE SOILS TO INSURE THAT THEY STILL MEET THE REQUIRED SYSTEM DESIGN PARAMETERS.

REQUIRED INSPECTIONS:

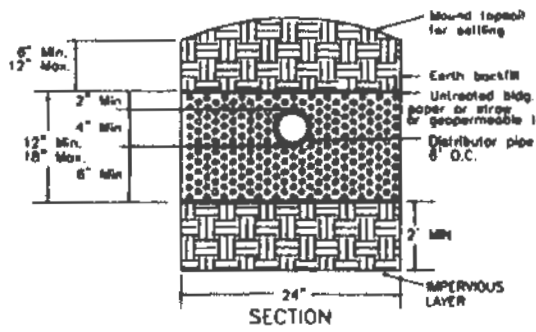
1. Site inspections of sanitary facility construction shall be conducted jointly by a LDP and the designated authorizing agency representative as follows:
   a. During design, prior to plan approval – deep test pits and native soil percolation testing
   b. Prior to backfilling wastewater distribution system, i.e tank, distribution box, absorption field piping, pump or siphon system calibration.
   c. After final grading and seeding.

DESIGN CRITERIA

- DESIGN APPROACH BASED ON SOIL INVESTIGATIONS : CONVENTIONAL SYSTEM
- ASSUMED DESIGN FLOW FOR 3 BEDROOMS IS 330 GALLONS PER DAY
- APPLICATION RATE BASED ON PERCOLATION RATE: 1.0 G/O/SF
- TOTAL REQUIRED LENGTH OF 4" LATERAL PIPE IN 2'W TRENCH IS 165'
- INSTALL (4) 50' 4"D PERFORATED LATERALS AS PART OF A CONSERVATIVE DESIGN



TILE FIELD DETAIL NTS



SECTION

TYPICAL TRENCH DETAIL NTS

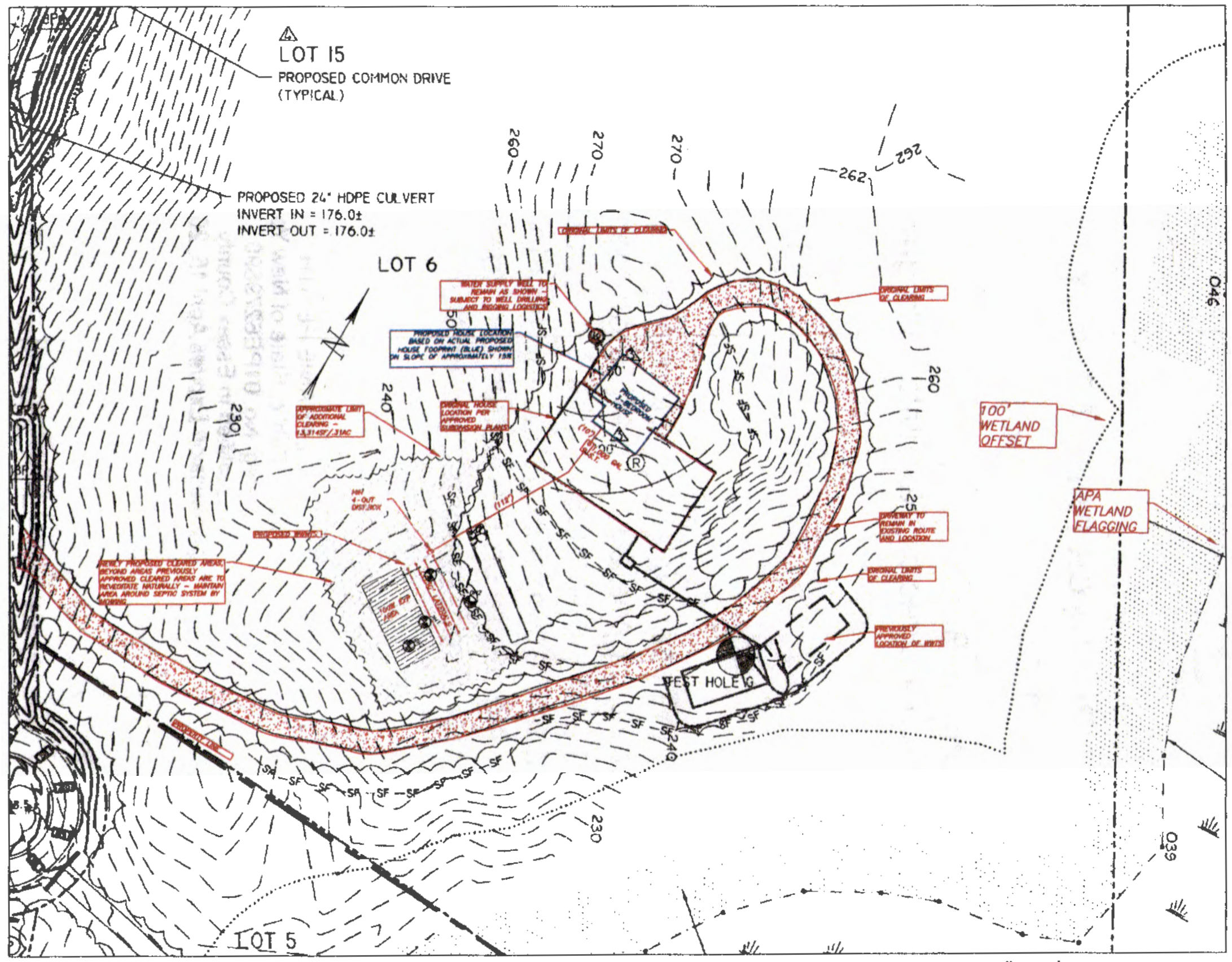
DEEP TEST HOLE RESULTS

TEST HOLE NO.	RESULTS
1	0"-8" SILT LOAM TOPSOIL 8"-17" SANDY LOAM 17"-56" SANDY LOAM WITH GRAVEL 56"-77" CLEANER SANDS AND GRAVEL
2	0"-9" SILTY LOAMY TOPSOIL 9"-29" SILTY SANDY LOAM WITH MINOR GRAVEL 29"-57" SANDY LOAM WITH SILTY GRAVEL 57"-79" CLEANER SAND AND GRAVEL

SOIL TESTING WAS CONDUCTED BY STEPHEN T. DEAN, P.E., P.C. ON APRIL 27, 2026

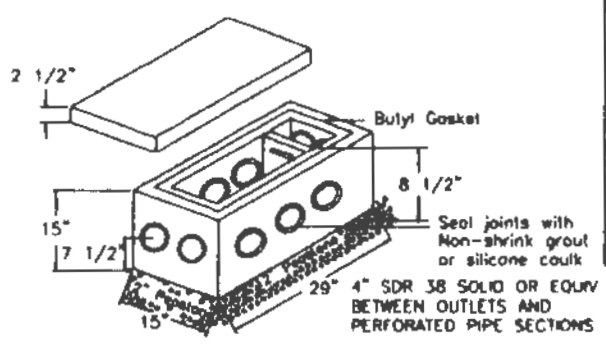
PERCOLATION TEST RESULTS

Test Hole #	Depth in inches	Stabilized Rate Per Inch of Water Absorbed	Percolation Rate Class
1	24"	4 min.	6-7
2	24"	6 min.	6-7



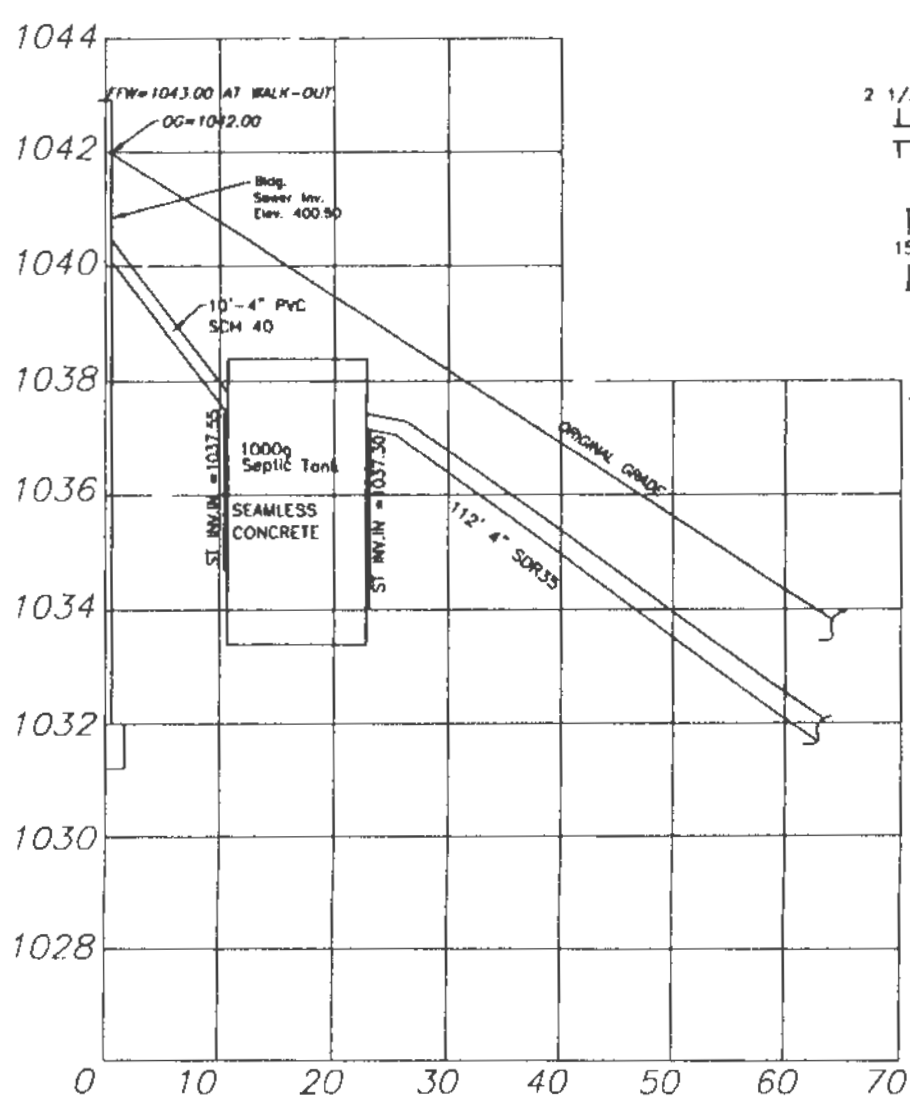
SITE PLAN: 1"=40'

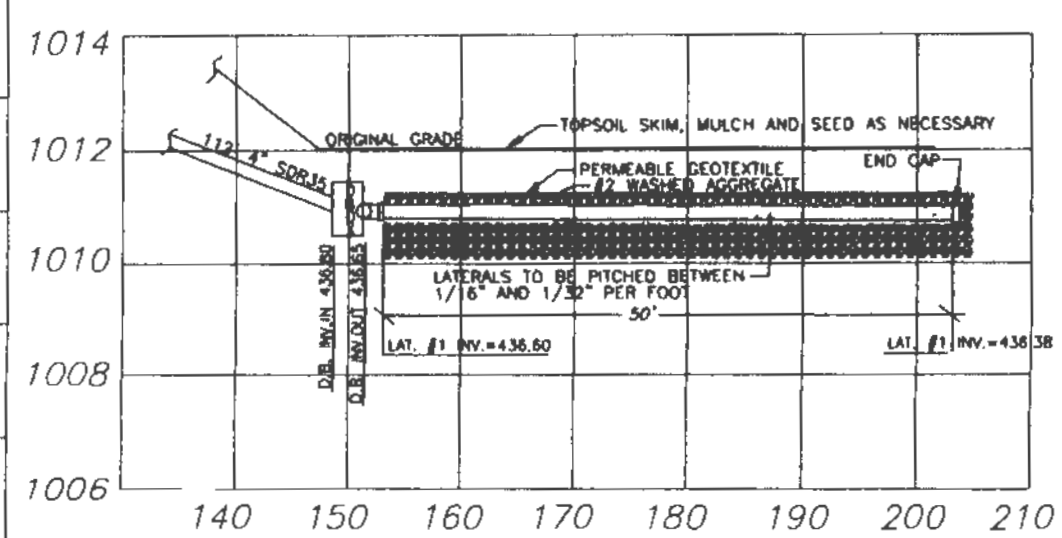
THE BENCHMARK FLAG SHOWN ON THIS PLAN SHALL NOT BE REMOVED OR DISTURBED PRIOR TO THE ENGINEER'S FINAL INSPECTION. IF REMOVED/DISTURBED, THE BENCHMARK SHALL BE REESTABLISHED AT THE OWNER'S EXPENSE.



DISTRIBUTION BOX

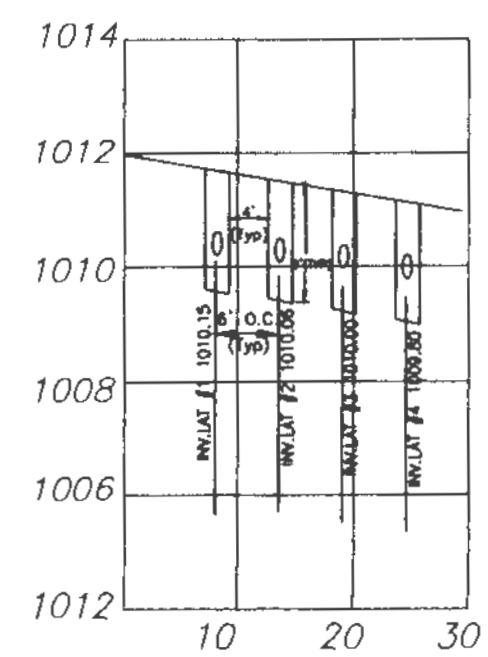
EQUIPPED WITH SPEED LEVELERS NTS
EQUIPPED WITH SPLASH BAFFLE





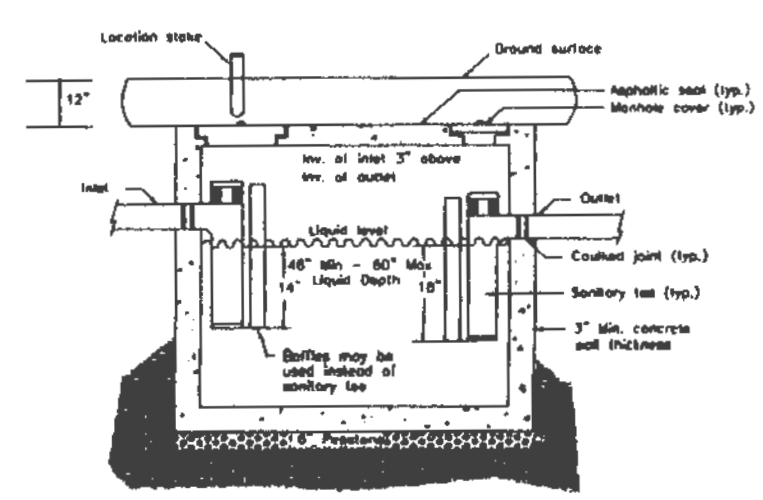
CONVENTIONAL SEWAGE SYSTEM – SECTION DETAIL A-A' (CONT'D)

Scales: 1" = 10' Hor, 1" = 2' Ver Vertical Section Taken Along Route of Pipe



CONVENTIONAL SEWAGE SYSTEM
SECTION B-B'

Taken Along Cross-Section of Lateral Pipes Scales: 1" = 10' Hor, 1" = 2' Ver



SEPTIC TANK DETAIL

1,000 GALLON SEAMLESS NTS

Adirondack Park Agency
RECEIVED
Date: September 10, 2026

Adirondack Park Agency
FINAL
P2009-0075B

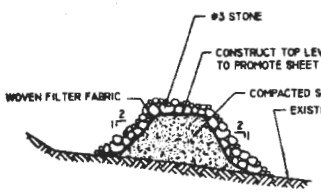
REVISIONS	DATE
CONCEPT APA REVIEW	7/13/26

STEPHEN T. DEAN, P.E., P.C.
185 ADN ROAD
JOHNSONVILLE, NY 12094
(518) 527-3867/steve@stdeanpe.com

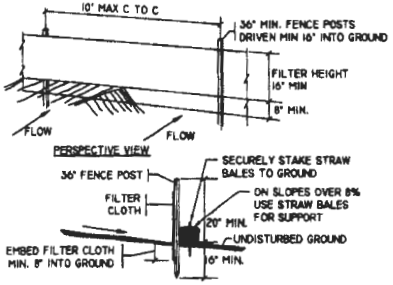
CONVENTIONAL WASTEWATER TREATMENT SYSTEM
PREPARED FOR: MATTHEW DaRIN
LOT 6 – ADIRONDACK HEIGHTS SUBDIVISION
TOWN OF CHESTER – WARREN COUNTY NY

Tax Map # 120.-3-3-12 | DATE 9/10/25 | CHK: | BY: DLD | SCALE AS SHOWN | FILE 25_5_114

SH 1 of 1



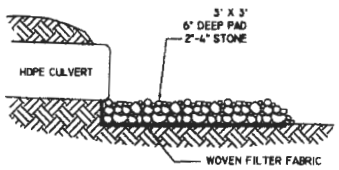
RETENTION AREA BERM
(N.T.S.)



SECTION

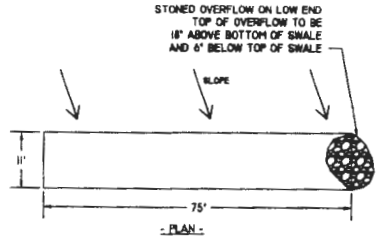
- FILTER CLOTH TO BE FASTENED SECURELY TO STAKES, WITH TIES, SPACED EVERY 24" AT TOP AND MID SECTION
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

SILT FENCE
(N.T.S.)

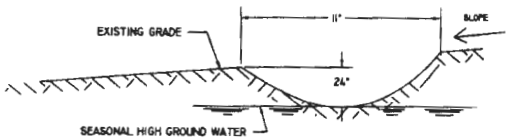


STONED OUTLET PAD
(N.T.S.)

NOTE: PROVIDE STONED OUTLET PROTECTION FOR ALL CULVERTS

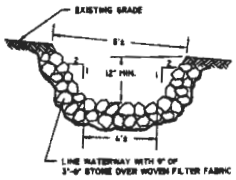


- PLAN -

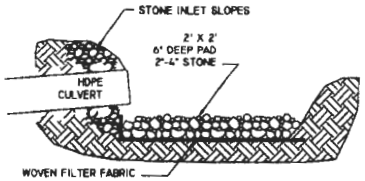


- SECTION -

TYPICAL WET SWALE
N.T.S.

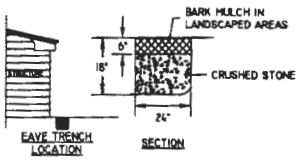


PROPOSED WATERWAY A
TYPICAL SECTION
(N.T.S.)



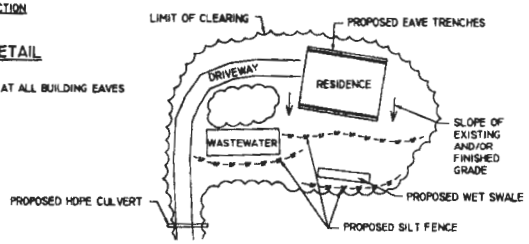
STONED INLET
(N.T.S.)

NOTE: PROVIDE STONED INLET PROTECTION FOR ALL CULVERTS



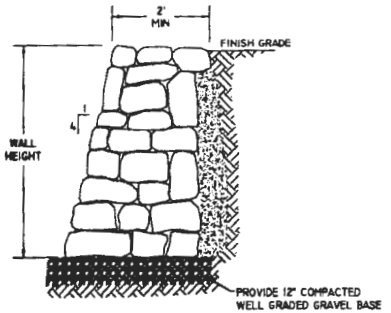
EAVE TRENCH DETAIL
(N.T.S.)

NOTE: CONSTRUCT EAVE TRENCHES AT ALL BUILDING EAVES



TYPICAL EROSION/SEDIMENT CONTROL PLAN
(N.T.S)

NOTES:
- CONSTRUCT EAVE TRENCHES AT ALL BUILDING DRIP LINES
- PLACE SILT FENCE ALONG CONTOUR
- PLACE SILT FENCES IMMEDIATELY DOWNHILL OF ALL DISTURBANCES
- ON SLOPES UP TO 8% USE SILT FENCE
- ON SLOPES EXCEEDING 8% USE SILT FENCE BACKED BY STRAW BALES FOR SUPPORT
- TOPSOIL, FERTILIZE, SEED AND STRAW MULCH ALL DISTURBED NON-SURFACED AREAS AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED
- STABILIZE DRIVEWAY WITH GRAVEL OR CRUSHED STONE TO PREVENT VEHICLES FROM TRACKING SEDIMENT AND MUD OFF-SITE
- ALL EROSION/SEDIMENT CONTROL PRACTICES SHALL CONFORM TO NEW YORK STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL



FIELD STONE RETAINING WALL- TYPICAL SECTION
N.T.S.

- PROVIDE BASE WIDTH > 2/3 WALL HEIGHT. BATTER WALL 1 MINIMUM HORIZONTAL ON 4 VERTICAL
- CONSTRUCT WALL OF FIELD STONE PREDOMINATELY 300+LBS. FILL VOID WITH SMALLER STONE. MAXIMIZE STONE CONTACT
- PROVIDE 12" GRADED GRAVEL OR CRUSHED STONE (1" - 6") DRAIN BEHIND WALL. WRAP IN WOVEN FILTER FABRIC. DISCHARGE TO DRAINAGE

Adirondack Park Agency
FINAL
P2009-0075B

Approved by resolution of the Planning Board of the Town of Chester, Warren County, New York on the 4th day of June, 2010 by Diane M. Krause, Chairman and Alice M. Smith, Secretary.

NEW YORK STATE DEPARTMENT OF HEALTH
Ritma Pulla Chandra Citizen
Refer to final sheet for approved data and signature.

STORMWATER DEVICE OUTLET SCHEDULE				
DEVICE	TYPE	DIAMETER	INVERT ELEV	INVERT OUT
2P	CULVERT	4"	210.0	210.0
3P	CULVERT	2"	198.0	196.0
	OVERFLOW		200.0	
4P	CULVERT	1"	244.5	237.0
	CULVERT	12"	246.0	237.0
5P	CULVERT	1"	186.1	186.1
	CULVERT	8"	187.3	186.5
	CULVERT	15"	189.0	188.5
	OVERFLOW		191.25	
6P	CULVERT	1"	196.0	196.0
	OVERFLOW		198.5	
7P	CULVERT	1"	193.0	188.0
	OVERFLOW		196.0	
8PA	CULVERT		200.0	199.0
	OVERFLOW		202.5	
8PB	CULVERT	3"	176.0	176.0
	CULVERT		177.0	177.0
	OVERFLOW		180.0	
9P	CULVERT	1"	184.0	183.0
	OVERFLOW		185.5	

NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO AN ENGINEERING DOCUMENT BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

A	JEH	3-15-10	MOVED WELL DETAIL TO PAGE 9 OF 9
A	JEH	5-24-09	REVISED PER APA COMMENTS
NO.	BY	DATE	WHY

STORMWATER & MISC DETAILS
ADIRONDACK HEIGHTS
TOWN OF CHESTER
WARREN COUNTY, NEW YORK

JAMES E. HUTCHINS, P.E.
P.O. BOX 230, 12 CIRCLE AVE.
NORTH CREEK, N.Y. 12853

DATE SEALED

SCALE:	AS NOTED
DRAWN:	Z.N.M.
CHECKED:	J.E.H.
DRAWING NO.:	07-102
SHEET 6 OF 9	DATE PRINTED: 3-22-10