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 **2026-0005** Date Issued: **October 7, 2026**
In the Matter of the Application of **CORVETTI FAMILY IRREVOCABLE TRUST** **Permittee** for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): **1. Corvetti Family Irrevocable Trust**

This permit supersedes un-recorded Permit 2026-0005, issued by the Agency on September 24, 2026.

SUMMARY AND AUTHORIZATION

This permit authorizes a three-lot subdivision and construction of a single family dwelling in an area classified Moderate Intensity and Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Pleasant, 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 or the single family dwelling has been constructed.

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 323±-acre parcel of land located on Lake Pleasant and South Shore Road in the Town of Lake Pleasant, Hamilton County, in an area classified Moderate Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as three separate Tax Map numbers: Section 121, Block 1, Parcel 29, and Section 113.018, Block 1, Parcels 18.111 and 16.114 and is described in a deed from Diane M. Corvetti to Diane M. Corvetti as Trustee of the Corvetti Family Irrevocable Trust, dated October 12, 2023, and recorded October 16, 2023 in the Hamilton County Clerk's Office under Instrument Number 2023-1167.

The project site contains shoreline on Lake Pleasant. The project site also contains forested/shrub wetlands. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing single family dwelling with associated on-site wastewater treatment system and an existing driveway.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a three-lot subdivision of a 323±-acre property to create a vacant 2.2-acre lot for the construction of a single family dwelling, a vacant 55.80±-acre lot for continued forestry management, and a 265.6±-acre lot containing a pre-existing single family dwelling. The 265.6±-acre lot is comprised of Lot 3 as shown on the Subdivision Plan and adjoining Tax Parcel 113.018-1-16.114 (Combined Lot 3).

The project is shown on the following Project Plans:

- A two sheet map set titled "Map showing Lands to be Subdivided by Diane M. Corvetti," prepared by Blanchard Land Surveying, last revised October 1, 2026 and received by the Agency on October 2, 2026 (Subdivision Plans); and
- A single-sheet plan titled "Proposed Septic Design – Diane Corvetti," prepared by James Francis Reis Jr., dated June 26, 2026 and received by the Agency on June 26, 2026 (Septic Plan).

A reduced-scale copy of Sheet 1 of the Subdivision Plans for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 Project 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. 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 2026-0005, issued October 7, 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 three-lot subdivision as depicted on the Subdivision Plan. Any subdivision not depicted on the Subdivision Plan shall require a new or amended permit.

6. The Rural Use portions of Lots 2 and the combined Lot 3 shall not be conveyed separately from the Moderate Intensity portions of Lot 2 and the combined Lot 3.

7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot 1 in the location shown on the Septic Plan. Any change to the location of any authorized structure shall require prior written Agency authorization.

   The single family dwelling 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. The single family dwelling shall be less than 2,600 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions 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, along the access road from Pearson Lane. Any change to the location or design of the utilities shall require prior written Agency authorization.

9. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall also require a new or amended permit.

10. Construction any accessory structure on Lot 1 outside the limits of clearing shown on the Septic Plan or on Lot 3 outside the limits of clearing shown on the Subdivision Plan shall require prior written Agency authorization.

11. Construction of any guest cottage on the project site shall require prior written Agency authorization.

12. 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 1,200 square feet or less and a height of 15 feet or less.

13. 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.

14. No structures greater than 100 square feet in size shall be constructed within 50 feet, measured horizontally, of the mean high water mark of Lake Pleasant. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.

15. Any on-site wastewater treatment system on Lot 1 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.

16. 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.

17. 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 Lake Pleasant or adjoining property.

18. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, grey, or brown.

19. Outside of the limits of clearing shown on the Septic Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on Lot 1 without prior written Agency authorization, except for a) the removal of trees for firewood, b) within an area up to 25 feet in width for driveway maintenance and utility installations, the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

20. There shall be no more than two principal buildings located on Lot 1 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 Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision and 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 Rural and Moderate Intensity land use area;
c. will be consistent with the overall intensity guidelines for the Rural Use and Moderate 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 7th, 2024

Ray Brook, New York

ADIRONDACK PARK AGENCY

By: _____

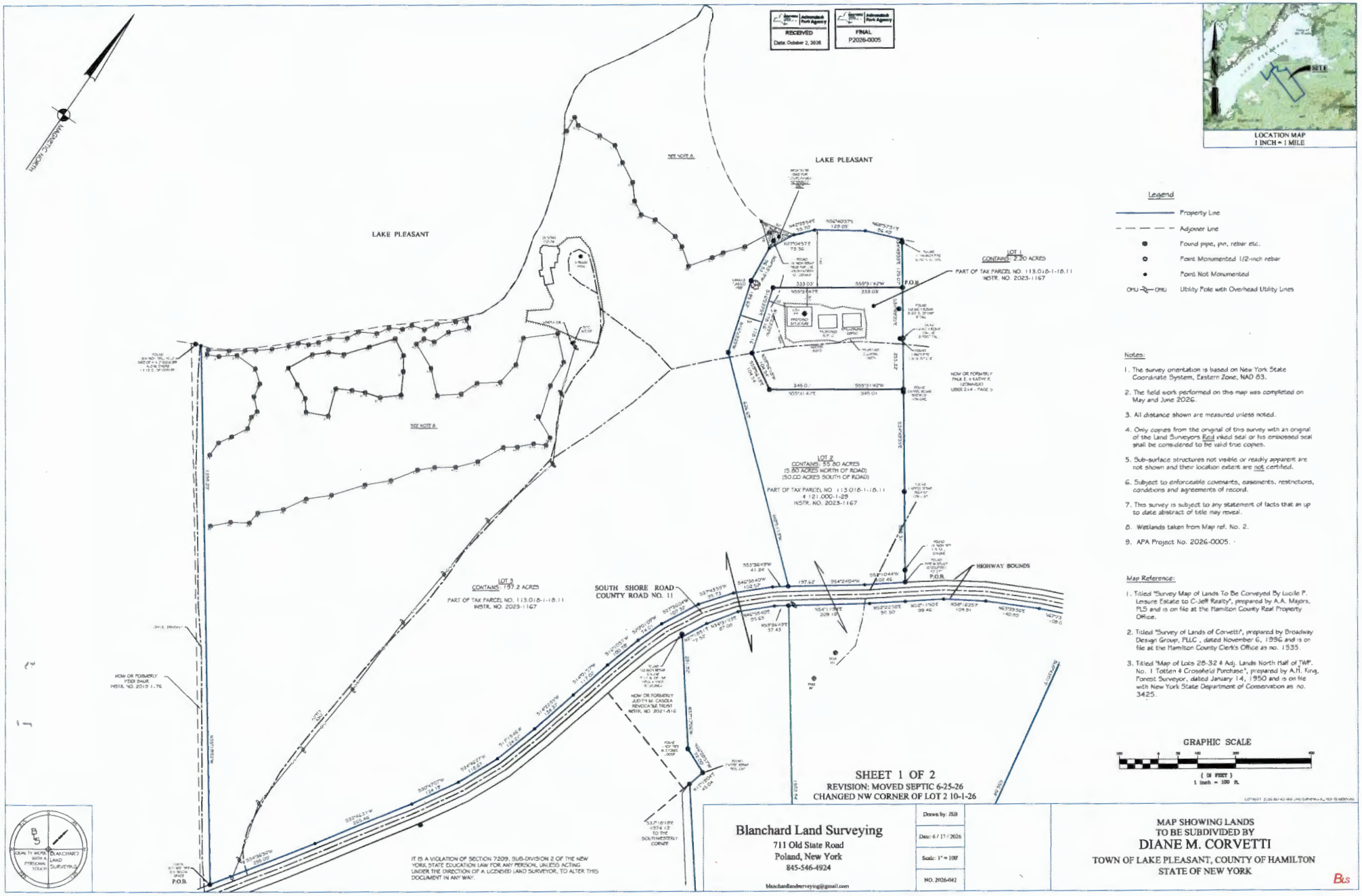
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 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. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


RECEIVED
Date: October 2, 2026
Adirondack Park Agency
FINAL
P2026-0005
LOCATION MAP
1 INCH = 1 MILE
MAGNETIC NORTH
LAKE PLEASANT
SEE NOTE A
SEE NOTE B
LOT 1
CONTAINS: 2.20 ACRES
PART OF TAX PARCEL NO. 113.016-1-18.11
INSTR. NO. 2023-1167
P.O.B.
LOT 2
CONTAINS: 55.20 ACRES
(5.00 ACRES NORTH OF ROAD)
(50.00 ACRES SOUTH OF ROAD)
PART OF TAX PARCEL NO. 113.016-1-18.11
& 121.000-1-28
INSTR. NO. 2023-1167
LOT 3
CONTAINS: 197.2 ACRES
PART OF TAX PARCEL NO. 113.016-1-18.11
INSTR. NO. 2023-1167
SOUTH SHORE ROAD
COUNTY ROAD NO. 11
HIGHWAY BOUNDS
NOW OR FORMERLY
PAUL E. & KATHY R.
LEONARDO
LIBER 214 - PAGE 5
NOW OR FORMERLY
PEER BAUR
INSTR. NO. 2019-1176
NOW OR FORMERLY
JUDITH M. CASOLA
REVOCABLE TRUST
INSTR. NO. 2021-816
IRON PIN FOUND
IRON PIPE FOUND
IRON PIN SET
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
P.O.B.
S33°48'30"W
209.00'
S37°01'01"E
4574.13'
TO THE
SOUTHWESTERLY
CORNER
IT IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY.
Legend
Property Line
Adjoiner Line
Found pipe, pin, rebar etc.
Point Monumented 1/2-inch rebar
Point Not Monumented
OHU OHU Utility Pole with Overhead Utility Lines
Notes:
1. The survey orientation is based on New York State Coordinate System, Eastern Zone, NAD 83.
2. The field work performed on this map was completed on May and June 2026.
3. All distance shown are measured unless noted.
4. Only copies from the original of this survey with an original of the Land Surveyors Red inked seal or his embossed seal shall be considered to be valid true copies.
5. Sub-surface structures not visible or readily apparent are not shown and their location extent are not certified.
6. Subject to enforceable covenants, easements, restrictions, conditions and agreements of record.
7. This survey is subject to any statement of facts that an up to date abstract of title may reveal.
8. Wetlands taken from Map ref. No. 2.
9. APA Project No. 2026-0005.
Map Reference:
1. Titled "Survey Map of Lands To Be Conveyed By Lucille P. Leisure Estate to C-Jeff Realty", prepared by A.A. Majors, PLS and is on file at the Hamilton County Real Property Office.
2. Titled "Survey of Lands of Corvetti", prepared by Broadway Design Group, PLLC , dated November 6, 1996 and is on file at the Hamilton County Clerk's Office as no. 1535.
3. Titled "Map of Lots 28-32 & Adj. Lands North Half of TWP. No. 1 Totten & Crossfield Purchase", prepared by A.H. King, Forest Surveyor, dated January 14, 1950 and is on file with New York State Department of Conservation as no. 3425.
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
SHEET 1 OF 2
REVISION: MOVED SEPTIC 6-25-26
CHANGED NW CORNER OF LOT 2 10-1-26
BLANCHARD LAND SURVEYING
QUALITY WORK WITH A PERSONAL TOUCH
Blanchard Land Surveying
711 Old State Road
Poland, New York
845-546-4924
blanchardlandsurveying@gmail.com
Drawn by: JSB
Date: 6 / 17 / 2026
Scale: 1" = 100'
NO. 2026-042
MAP SHOWING LANDS
TO BE SUBDIVIDED BY
DIANE M. CORVETTI
TOWN OF LAKE PLEASANT, COUNTY OF HAMILTON
STATE OF NEW YORK
BLS