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>**2026-0054**<br><br>Date Issued: **October 8, 2026** |
| In the Matter of the Application of<br><br>**STANISLAW TOKARZ, OLGA TOKARZ and DANIEL TOKARZ**<br>**Permittees**<br><br>for a permit pursuant to 9 NYCRR Part 577 | To the County Clerk: Please index this permit in the grantor index under the following name(s):<br>**1. Stanislaw Tokarz**<br>**2. Daniel Tokarz**<br>**3. Olga Tokarz** |

## SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, 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 record of any portion of the project site on the recordation date. 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 2.4 acre parcel of land located on the east side of River Road in the Town of North Elba, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax

Map Section 43.3, Block 2, Parcel 20, and is described in a deed from Jonathan R. Seguin to Stanislaw Tokarz, Olga Tokarz, and Daniel Tokarz, dated August 27, 2025, and recorded September 4, 2025 in the Essex County Clerk's Office under Instrument Number 2025-3011.

The project site is located within the designated West Branch AuSable River Recreational River area and is partially located within 1/8 mile of the Sentinel Range Wilderness Area CEA.

## PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling with an attached garage, on-site well water supply, on-site wastewater treatment system (OSWTS), and access driveway.

The project is shown on the following Project Plans:

- One-page plan sheet entitled "SP-1," prepared by Maciej J. Kazubowski, R.A., of MJK Architect PLLC, and dated February 27, 2026 (Site Plan);
- One-page plan sheet entitled "A-5," prepared by Maciej J. Kazubowski, R.A., of MJK Architect PLLC, and dated December 7, 2025 (Elevation Plan); and
- Six-page set of plans entitled "26-0062 Tokarz Septic System," prepared by Maciej J. Kazubowski, R.A., of MJK Architect PLLC, last revised September 11, 2026 (Septic Plans).

A reduced-scale copy of the Site Plan is attached as a part of this permit for reference.

## AGENCY JURISDICTION

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any new land use and development on Low Intensity Use lands located within any designated recreational river 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 permitand 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, Wild, Scenic and Recreational Rivers System 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 2026-0054, issued October 8, 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 the construction of one single family dwelling and associated site development on the project site in the location, footprint, and height shown and as described on the Project Plans. Any change to the location or dimensions of any authorized structure or site development shall require prior written Agency authorization.

6. Erosion and sediment control measures shall be implemented as necessary downgradient from all disturbed soils to ensure site stabilization. All erosion and sediment control measures shall be removed from the site upon final grading and successful soil stabilization.

7. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the West Branch AuSable River or within one-eighth mile of the Sentinel Range Wilderness area shall require a new or amended permit.

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

9. Pursuant to the Adirondack Park Agency Act and Agency regulations implementing the Wild, Scenic and Recreational Rivers System Act, new structures are prohibited within 150 feet, measured horizontally, of the mean high water mark of the West Branch AuSable River.

10. Any on-site wastewater treatment system 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 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.

11. 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.

12. 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 River Road or adjoining property.

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

14. Outside of the limits of clearing shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation/trees greater than 4 inches in diameter at breast height 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 the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

15. There shall be no more than one principal building located on the project site at any time. 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 Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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 Low Intensity Use land use area;
c. will be consistent with the overall intensity guidelines for the Low 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 be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
g. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
h. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

Dated: October 8th, 2026

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

By: _____

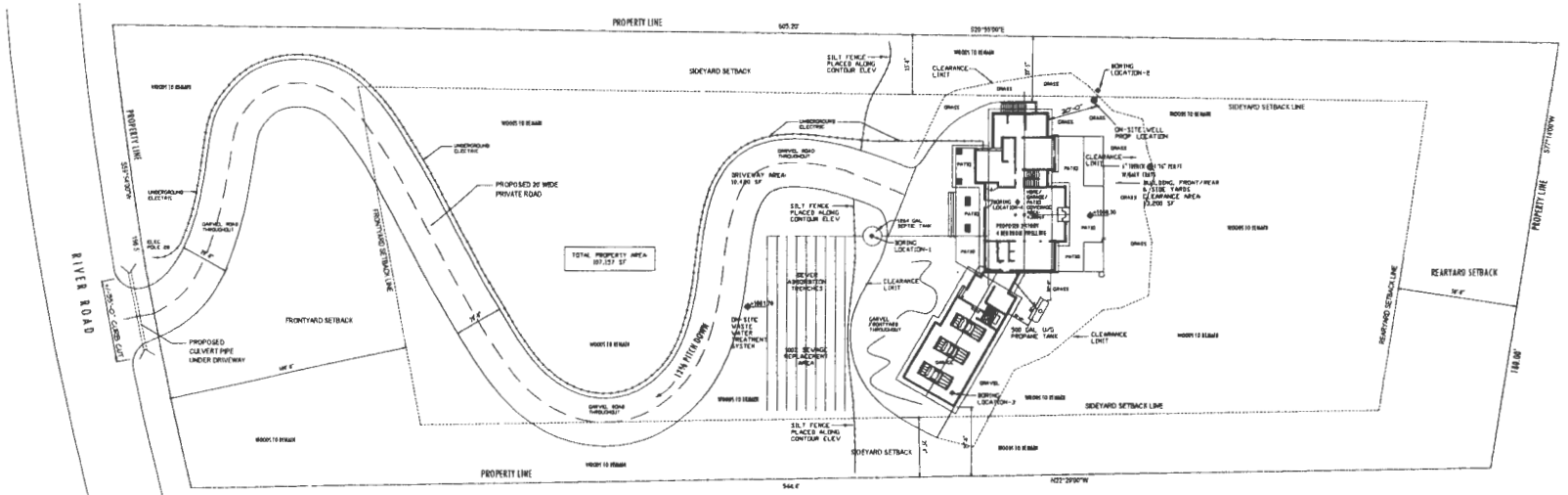
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 8th 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




PROPOSED SITE PLAN

SCALE 1" = 100'-0"

LEGEND

TOTAL PROPERTY AREA 107,157 SF

TOTAL CLEARED AREA 27,000 SF = 25.6%

BLDG. FOOTPRINT AREA: 3,780 SF

APPROX. 100 TREES WITH CALIPER OVER 4" SHALL BE REMOVED FOR BUILDING SITE AND DRIVEWAY AREA

SILT FENCE APPROPRIATE WALL BE ESTABLISHED AFTER THE SURVEY TEST WELL HAS BEEN PLACED

RECEIVED
Date: April 28, 2026
Adirondack Park Agency

FINAL
P2026-0054
Adirondack Park Agency

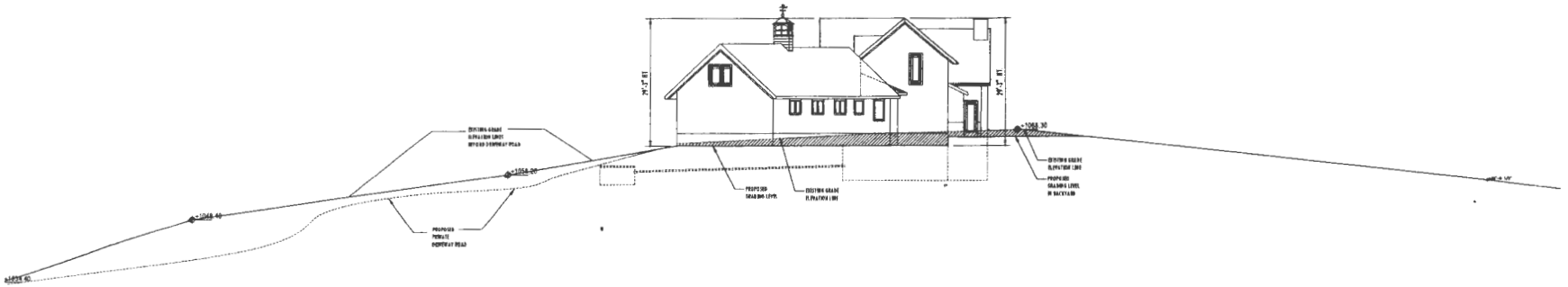
## SITE INFORMATION

| | |
|---|---|
| TAX MAP | 43.3-1-20.0 |
| ZONE | Rural Countryside |
| LOT AREA | 2.46 acres (107,157 SF) |
| BLDG AREA | 3,780 S.F |
| BLDG AREA % | 3.2 % |
| 1ST FL AREA | 2,350 S.F |
| 2ND FL AREA | 920 S.F |
| TOTAL FL AREA | 3,770 S.F |
| GARAGE AREA | 1,825 S.F |

SURVEY INFORMATION OBTAINED FROM SURVEY MAP SUPPLIED BY
MARK F. PETRASHUNE, LLS
PO BOX 939, 11 BEECHWOOD DRIVE
DANNEMORA, NY 12929
TEL/FAX 518-492-2215

FIELD SURVEY COMPLETED ON MARCH 11, 2017

PROPOSED 2 STORY
4 BEDROOM DWELLING




SECTION

SCALE 1" = 10'-0"

MJK
ARCHITECT PLLC

178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
mk@mjkarchitect.com
(934) 218-9196

MACIEJ J. KAZUBOWSKI, R.A.

| No. | Date | Revision/Description |
|---|---|---|
| | 12/09/25 | Preliminary |
| | 12/30/25 | RD Revised submission |
| | 02/27/2026 | DEC Review |

CLIENT NAME
STANISLAW TOKARZ
49 FURNACE AVENUE
MANAHOUE, NJ 07445
TEL. 201-479-0482

PROJECT No. 25-06

REGULATORY STAMP

TAX MAP PARCEL 43.3-1-20.0
DRAWING BY M.K
CHECKED BY MK
DATE 2/27/2026

PROJECT
TOKARZ HOME
NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE

ADDRESS
Rene Rd, Lake Placid, NY 12946

DRAWING TITLE
SITE PLAN

ZONING:
RURAL COUNTRYSIDE DISTRICT

SEAL & SIGNATURE

REGISTERED ARCHITECT
MACIEJ J. KAZUBOWSKI
No. 027446
STATE OF NEW YORK

DRAWING No
SP-1

SHEET
2 OF