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 **2026-0107** Date Issued: **October 29, 2026**
In the Matter of the Application of **TOWN OF JAY** **Permittee** 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. Town of Jay**

SUMMARY AND AUTHORIZATION

This permit authorizes replacement and expansion of a salt storage structure at an existing municipal maintenance facility in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Jay, 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 12.3±-acre portion of a 18±-acre parcel of land located on Valley Road in the Town of Jay, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The parcel is identified as Tax Map Section 36.1, Block 1, Parcel 13.1, and is described in a deed from Ward Lumber Company, Inc. to Town of Jay, dated August 2, 1985, and recorded in the Essex County Clerk's Office under Book 840, Page 314.

The site is improved by the Town of Jay municipal maintenance building and a salt storage structure subject to the requirements of Agency Permit 1985-0182.

In 2025, Town of Jay replaced and expanded the salt storage structure without a new or amended Agency permit.

PROJECT DESCRIPTION

The project as conditionally approved herein involves after-the-fact authorization of the replacement and expansion of a salt storage structure constructed in 2025. By issuance of this permit, the salt storage structure shall be recognized as lawful for Agency purposes.

The project is shown on the following maps and plans:

- "72' HT Profile on Concrete Wall," in five sheets, prepared by Calhoun Superstructure Ltd., dated June 17, 2014, and received by the Agency on May 12, 2026 (Structure Plans); and
- "Site Plan Town of Jay Salt Storage Facility," in two sheets, prepared by MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C., dated April 21, 2026, and received by the Agency on July 23, 2026 (Site Plans).

A reduced-scale copy of the Site 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, a permit is required from the Adirondack Park Agency prior to the construction of any structure in excess of 40 feet in height on Low Intensity Use lands in the Adirondack Park.

This permit amends Condition 5 of Permit 1985-0182.

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, for as long as the Town of Jay municipal maintenance operations remain on the site. 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 1985-0182 in relation to the project site. The terms and conditions of Permit 1985-0182 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 2026-0107, issued October 29, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

6. This permit authorizes the Town of Jay municipal maintenance facility operations activities associated with the "Wood Framed Garage," accessory structures and surrounding staging areas in the locations depicted and described on the Site Plans; and authorizes after-the-fact the 2025 replacement and expansion of the salt storage structure in the approximate location shown and as depicted on the Site Plans; and in the footprint and height depicted and described on the Structure Plans. Any change to the location, dimensions, or other aspect of the structures or operations on the Town of Jay municipal facility shall require prior written Agency authorization.

7. Installation of any replacement or expansion of the on-site wastewater treatment system on the project site shall require prior written Agency approval.

8. 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.

9. Excluding the salt storage structure authorized herein, any exterior building materials, including roof, siding and trim, of any new accessory structure on the project site shall be a dark shade of green, grey, or brown.

10. Any new free-standing or building-mounted outdoor lights associated with the Town of Jay municipal maintenance facility 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 Valley Road, Dave Straight Road or adjoining properties.

11. All signs associated on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].

12. Inside the "Wooded Area," depicted on the Site Plan, no trees, shrubs, or other woody stemmed vegetation 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.

13. All trees depicted on the Site Plans shall be planted no later than the second spring or fall planting season after final grading related to the 2025 replacement and expansion of the salt storage structure. Trees that do not survive shall be replaced annually until established in a healthy growing condition.

14. There shall be no more than four principal buildings located on the project site at any time. The Wood Framed Garage constructed in approximately 1983 constitutes a principal building. The salt storage structure constructed in 2025 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 project 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; 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: October 29th, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

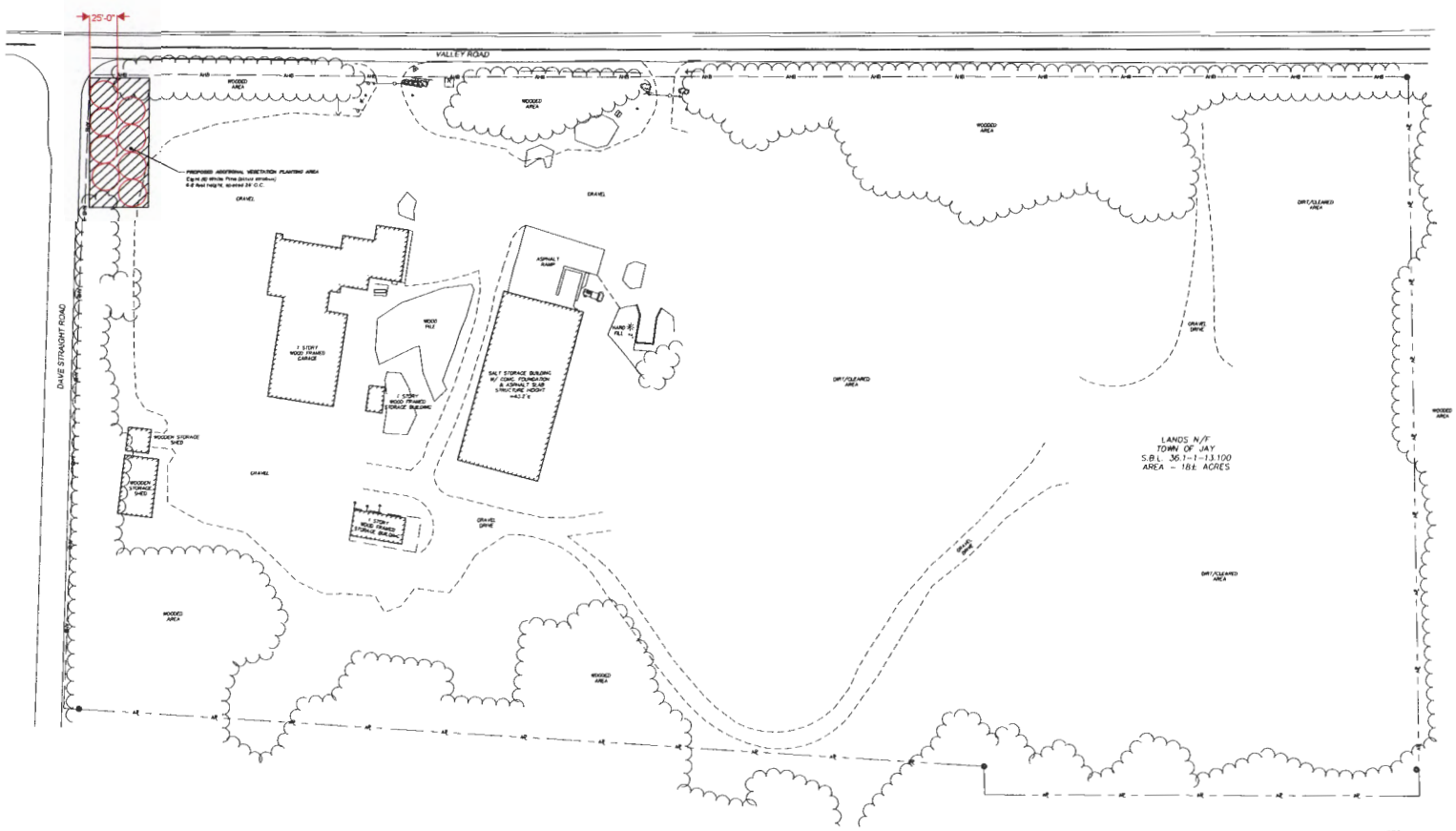
By: _____
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 29th 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





MERIDIAN OF WEST LONGITUDE
TRUE NORTH AT THE 74°30'

LEGEND

- BENCHMARK
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- DECIDUOUS TREE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WOOD POST
- DRAINAGE INVERT
- ROCK
- BUILDING LINE
- SPOT ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR
- WOODS LINE
- CULVERT
- DITCH
- CHAIN LINK FENCE
- RAILING
- TAX PARCEL BOUNDARY
- APPROX. PROPERTY LINE

Adirondack Park Agency
FINAL
P2026-0107

Adirondack Park Agency
RECEIVED
Date July 23, 2026

(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED BY MJ ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND LAND SURVEYING, P.C. ON MARCH 31, 2026, COMBINED WITH 2025 AERIAL IMAGERY.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101.
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18.
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. PROPERTY LINES SHOWN HEREON ARE APPROXIMATIONS ONLY BASED ON AVAILABLE DATA AND TAX MAPS FROM ESSEX COUNTY REAL PROPERTY TAX SERVICES AND ARE NOT THE RESULTS OF A FULL BOUNDARY SURVEY.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE VALID COPIES.

SUBMITTAL / REVISIONS

No	DATE	DESCRIPTION	BY	REVIEWED BY	DATE
1	7/15/2026	APA COMMENTS ADDRESSED	BPM	JEQ	7/15/26

PROJ MANAGER	JEQ
CHIEF DESIGNER	
DESIGNED BY	
DRAWN BY	MDL
CHECKED BY	JGM

SEAL

SEAL

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR

Engineering,
Architecture,
Landscape Architecture,
and Land Surveying, P.C.
21 Corporate Dr., Clifton Park, NY 12065
(518) 371-0799 • mjteam.com

SITE PLAN

TOWN OF JAY
SALT STORAGE FACILITY

168 VALLEY RD
ESSEX COUNTY

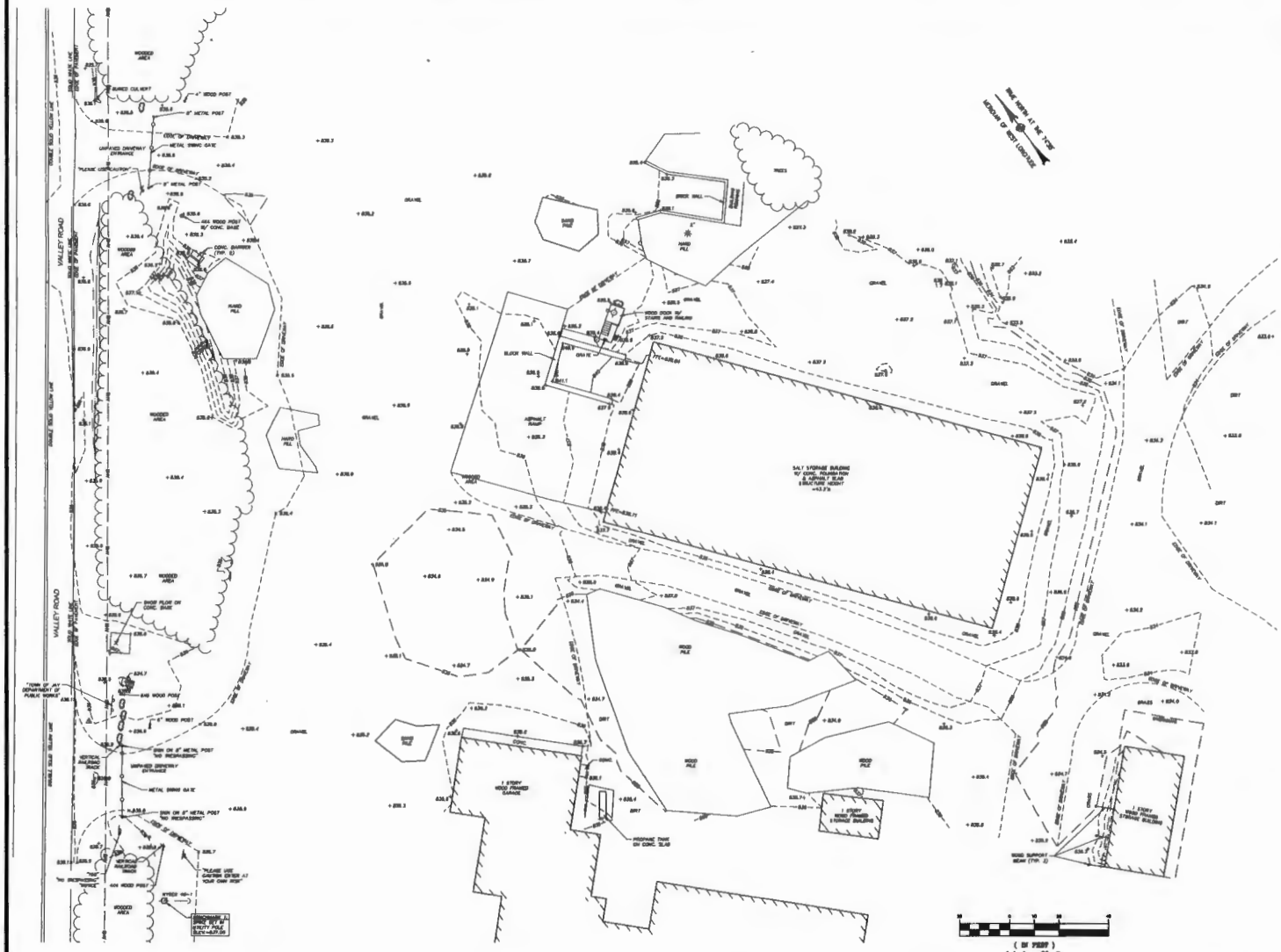
TOWN OF JAY
NEW YORK

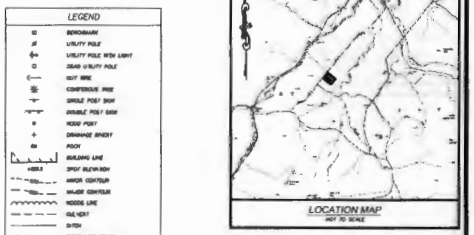
PREPARED FOR TOWN OF JAY

SCALE: 1" = 50'
CONTRACT No
MJ PROJ No MJ1075.21
DATE 04/21/2026

1 OF 2

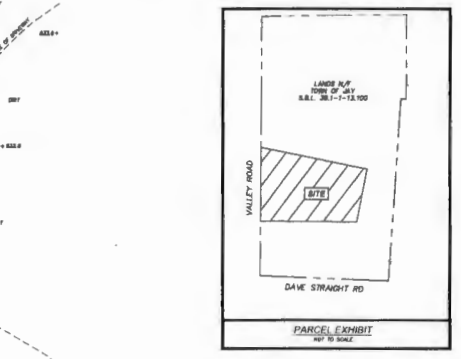
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Date: Thu, Jul 16, 2026 - 9:13 AM (User Name: Kevin)





LEGEND

- BENCHMARK
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- DEAD UTILITY POLE
- GUY WIRE
- CONIFEROUS TREE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- WOOD POST
- DRAINAGE INVERT
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- BUILDING LINE
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- MAJOR CONTOUR
- TREELINE
- CULVERT
- DITCH
- CHAIN LINK FENCE
- RAILING
- TAX PARCEL BOUNDARY
- APPROX. PROPERTY LINE



PARCEL EXHIBIT
NOT TO SCALE

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PROJ. MANAGER	JEQ
CHIEF DESIGNER	
DESIGNED BY	
DRAWN BY	MDL
CHECKED BY	JGM

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Engineering,
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and Land Surveying, P.C.
21 Corporate Dr., Clifton Park, NY 12065
(518) 371-0799 • mjteam.com

AS-BUILT SURVEY

TOWN OF JAY
SALT STORAGE FACILITY

168 VALLEY RD
ESSEX COUNTY
TOWN OF JAY
NEW YORK

PREPARED FOR TOWN OF JAY

SCALE	1" = 20'
CONTRACT No.	
MJ PROJ No.	MJ1075.21
DATE	04/21/2026

2 OF 2

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