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 **2026-0110** Date Issued: **October 27, 2026**
In the Matter of the Application of **KATHRYN STEINBRUECK and** **STEVEN FRAZIER** **Permittees** 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. Kathryn Steinbrueck** **2. Steven Frazier**

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Towns of Thurman and Johnsburg, 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 an authorized lot has been conveyed to an outside party.

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 160±-acre parcel of land located on South Garnet Lake Road in the towns of Thurman and Johnsburg, Warren County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 193, Block 1, Parcel 12 and Section 179, Block 1, Parcel 44, and is described in a deed from Warren W. Leigh to the Leigh Trust: Kathryn M. Steinbrueck and Steven Frazier, as Trustees, dated July 9, 1990, and recorded October 1, 1990 in the Warren County Clerk's Office at Book 805, Page 158.

The project site contains wetlands throughout the property on the eastern side of South Garnet Lake Road and associated with Pine Ridge Brook.

The project site is improved by a single family dwelling and associated on-site wastewater treatment system as authorized by Agency Permit 1988-0220.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create Lot 1, a 7±-acre lot improved by the existing single family dwelling and Lot 2, a vacant 153±-acre lot.

The project is shown on a single sheet map titled "Leigh Trust 2 Lot Subdivision," prepared by Kathryn Steinbrueck, dated September 2, 2026 and received by the Agency on September 3, 2026 (Site Plan). A reduced-scale copy of the Site Plan 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 any subdivision involving wetlands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision in a Resource Management land use 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 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 Site Plan 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 2026-0110, issued October 27, 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 two-lot subdivision as depicted on the Site Plan. Any subdivision not depicted on the Site Plan shall require a new or amended permit.

6. The construction of any dwelling or other principal building on the project site shall require a new or amended permit.

7. Construction of any guest cottage on Lot 1 shall require prior written Agency authorization.

8. Within 50 feet of the centerline of South Garnet Lake Road, no trees, shrubs or other woody-stemmed vegetation may be cut, or otherwise removed on Lot 1 without prior written Agency authorization, except for a) within two areas up to 25 feet in width for driveway and utility maintenance, b) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

9. There shall be no more than one principal building located on Lot 1 at any time. The single family dwelling constructed on the property in 1988 constitutes a principal building.

10. There shall be no more than two principal buildings located on Lot 2. 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 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 Resource Management land use area;
c. will be consistent with the overall intensity guidelines for the Resource Management 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.

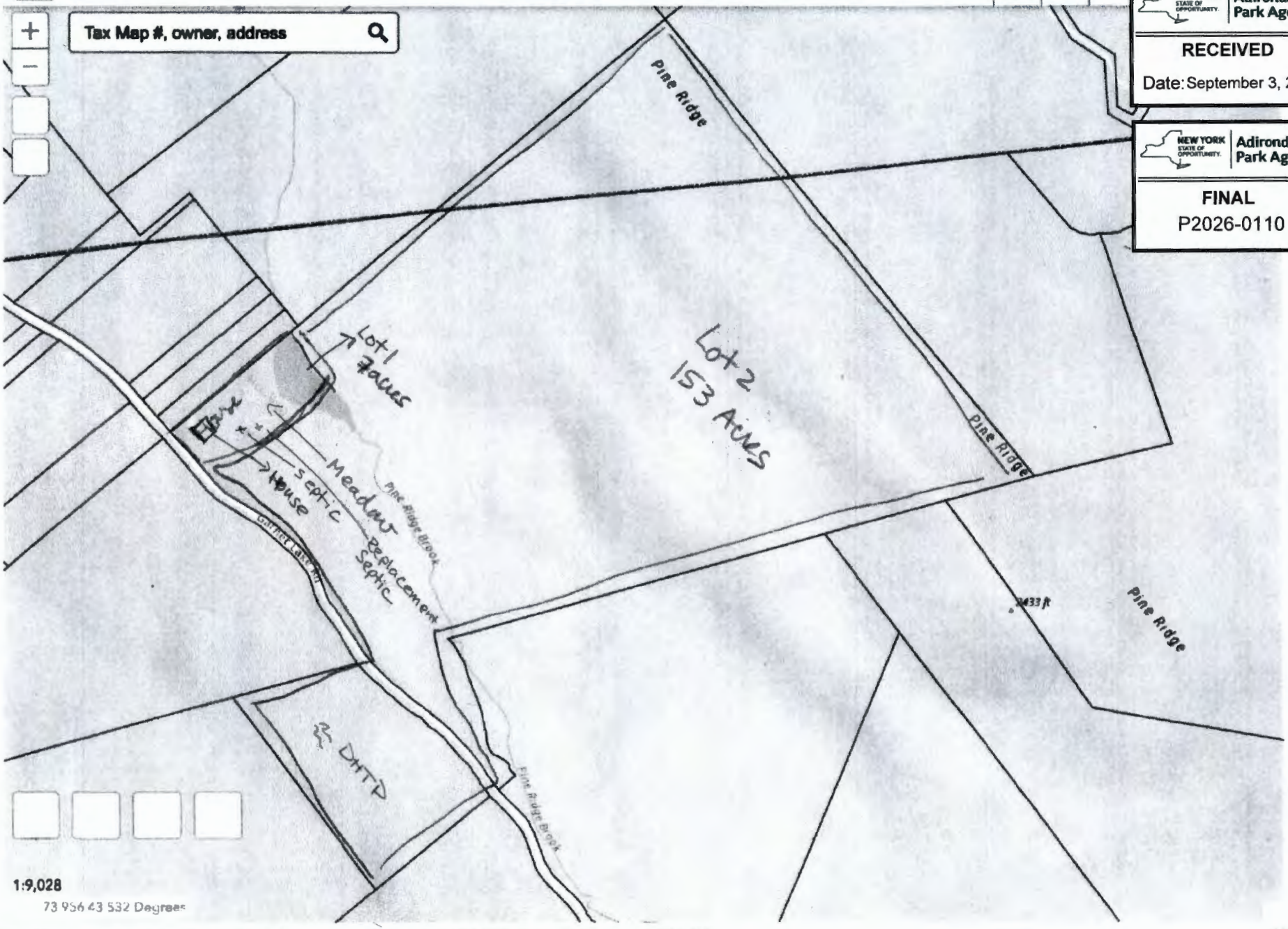
Stephanie L. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

Leigh Trust 2 Lot SUB Division 9/2/26

Warren County Community Map Warren County, NY

Kathryn Steinbrueck



NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

RECEIVED

Date: September 3, 2026

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

FINAL

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