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 **2026-0114** Date Issued: **October 7, 2026**
In the Matter of the Application of **DIODOROS MIHALIOS** **KASTELLI PROPERTY, LLC** **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. Kastelli Property, LLC**

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Bleecker, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton 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 136.7±- acre parcel of land located on County Highway 125 in the Town of Bleecker, Fulton County, in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is comprised of 93.4± acres of Rural Use lands and 43± acres of Resource Management lands. The site is identified as Tax Map Section 55, Block 1, Parcel 31.5, and is described in a deed from Bleecker New York Properties, LLC to Kastelli Property, LLC, dated December 16, 2011, and recorded February 6, 2012 in the Fulton County Clerk's Office under Instrument Number 2012-11742.

The project site is partially located within the West Stony Creek designated Recreational River area. The project site also contains wetlands, as shown on the Site Plan. 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 an existing mobile home installed in 2012.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 136.7±-acre project site, to create a 86.65±-acre lot improved by an existing single family dwelling (Lot 1), and a 50.06±-acre vacant residential lot (Lot 2). Lot 1 is comprised of 47± acres of Rural Use lands and 39.68± acres of Resource Management lands. Lot 2 is comprised of 46.4± acres of Rural Use lands and 3.6± acres of Resource Management lands. No new land use and development is proposed or authorized herein.

The subdivision is shown on a map titled "Survey Map and Subdivision of Lands of Kastelli Property LLC," prepared by Ferguson and Foss, and last revised August 5, 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 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.

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 that results in the creation of five or more lots, parcels, or sites since May 22, 1973, in a Rural Use land use area 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 Fulton 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 2026-0114, 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 two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require a new or amended permit.

6. The Resource Management portion of Lot 1 shall not be conveyed separately from the Rural Use portion of Lot 1 without prior Agency authorization.

7. The Resource Management portion of Lot 2 shall not be conveyed separately from the Rural Use portion of Lot 2 without prior Agency authorization.

8. The construction of any additional dwelling or principal building on Lot 1 shall require a new or amended permit. The construction of any accessory structure on the Resource Management portion of Lot 1 shall require prior written Agency authorization.

9. The construction of any dwelling or principal building on Lot 2 shall require a new or amended permit. The construction of any accessory structure on the Resource Management portion of Lot 2 shall require prior written Agency authorization.

10. The undertaking of any new land use or development within one-quarter mile of West Stony Creek shall require a new or amended permit.

11. Within 100 feet of the West Stony Creek, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on southern portion of Lot 1 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.

12. The undertaking of any new land use or development with 200 feet of the wetlands depicted on the Site Plan shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.

13. There shall be no more than six principal buildings located on the Rural Use portion of Lot 1. The mobile home installed on the property in 2012 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

14. There shall be no more than one principal building located on the Resource Management portion of Lot 1.

15. There shall be no more than five principal buildings located on the Rural Use portion of Lot 2. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

16. There shall be no principal buildings located on the Resource Management portion of Lot 2.

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 Rural Use and Resource Management land use areas;
c. will be consistent with the overall intensity guidelines for the Rural Use and Resource Management land use areas;
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, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

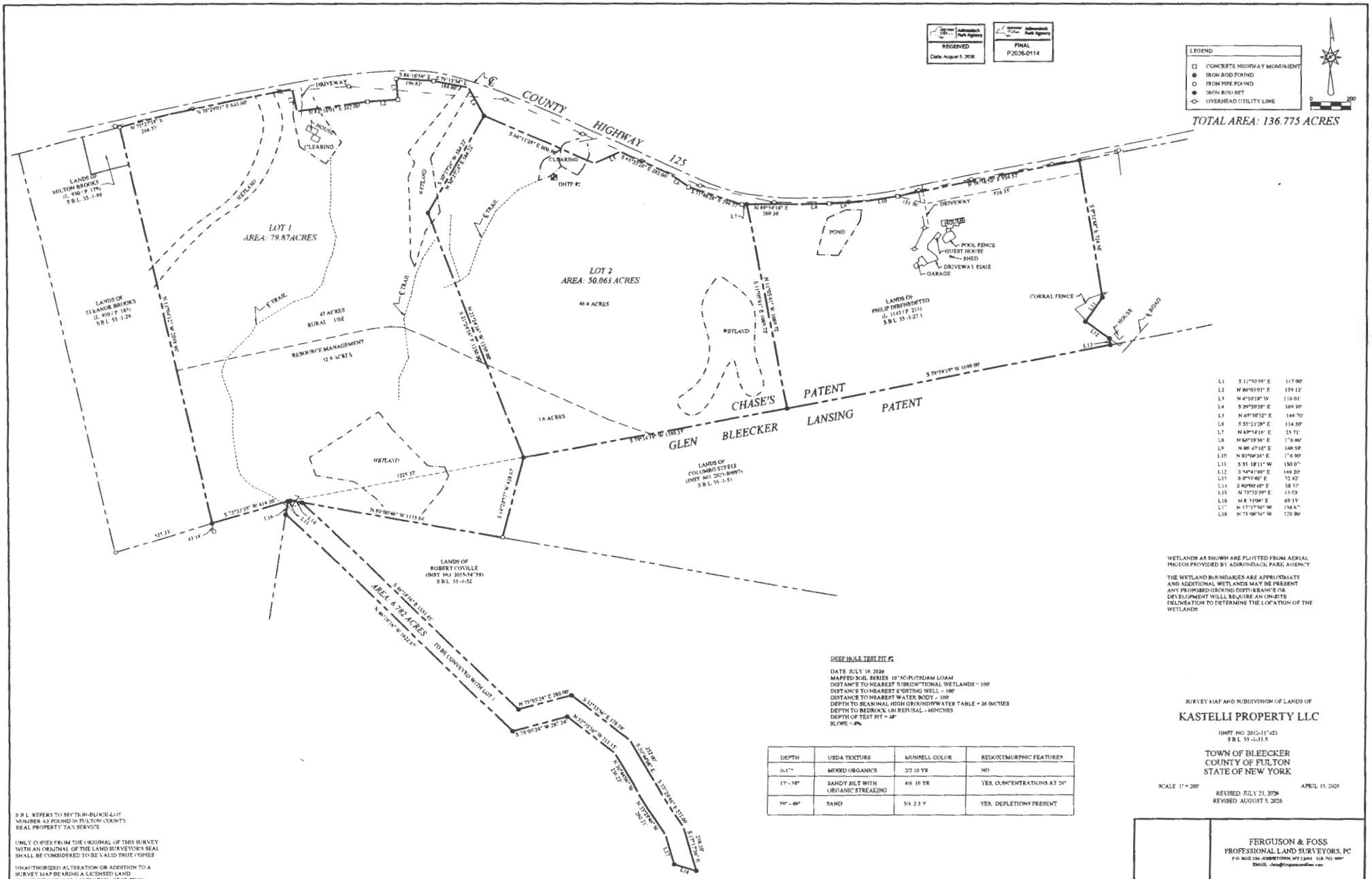
By: _____
John M. Burth
Deputy Director, Regulatory Programs

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



L1	S 11°30'59" E	117.00'
L2	N 86°03'01" E	159.12'
L3	N 4°10'19" W	110.01'
L4	S 29°20'28" E	169.30'
L5	N 65°58'32" E	146.70'
L6	S 55°21'28" E	114.30'
L7	N 89°54'16" E	25.71'
L8	N 64°19'36" E	176.86'
L9	N 88°47'16" E	148.59'
L10	N 81°06'36" E	176.90'
L11	S 35° 18'11" W	150.07'
L12	S 54°47'49" E	149.20'
L13	S 8°51'48" E	52.42'
L14	S 80°00'16" E	58.17'
L15	N 73°33'39" E	13.03'
L16	N 8° 31'06" E	69.13'
L17	N 17°17'56" W	136.87'
L18	N 73°06'56" W	120.86'

WETLANDS AS SHOWN ARE PLOTTED FROM AERIAL PHOTOS PROVIDED BY ADIRONDACK PARK AGENCY

THE WETLAND BOUNDARIES ARE APPROXIMATE AND ADDITIONAL WETLANDS MAY BE PRESENT ANY PROPOSED GROUND DISTURBANCE OR DEVELOPMENT WILL REQUIRE AN ON-SITE DELINEATION TO DETERMINE THE LOCATION OF THE WETLANDS

DEEP HOLE TEST PIT #2

DATE: JULY 16, 2026
MAPPED SOIL SERIES: 10°SO-PUTNAM LOAM
DISTANCE TO NEAREST SURFACE WETLANDS = 100'
DISTANCE TO NEAREST EXISTING WELL = 100'
DISTANCE TO NEAREST WATER BODY = 100'
DEPTH TO SEASONAL HIGH GROUNDWATER TABLE = 36 INCHES
DEPTH TO BEDROCK OR REFUSAL = 48INCHES
DEPTH OF TEST PIT = 48"
SLOPE = 8%

DEPTH	USDA TEXTURE	MUNSELL COLOR	REDOXYMORPHIC FEATURES
0-17"	MIXED ORGANICS	2/2 10 YR	NO
17" - 39"	SANDY SILT WITH ORGANIC STREAKING	4/6 10 YR	YES, CONCENTRATIONS AT 26"
39" - 48"	SAND	5/4 2.5 Y	YES, DEPLETIONS PRESENT

SURVEY MAP AND SUBDIVISION OF LANDS OF

KASTELLI PROPERTY LLC

(INST. NO. 2012-11"43)
S.B.L. 55.-1-31.5

TOWN OF BLEECKER
COUNTY OF FULTON
STATE OF NEW YORK

SCALE 1" = 200' APRIL 15, 2026

REVISED JULY 21, 2026
REVISED AUGUST 5, 2026

S.B.L. REFERS TO SECTION-BLOCK-LOT NUMBER AS FOUND IN FULTON COUNTY REAL PROPERTY TAX SERVICE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209.3 OF THE NEW YORK STATE EDUCATION LAW

FERGUSON & FOSS
PROFESSIONAL LAND SURVEYORS, PC
P.O. BOX 186 - JOHNSTOWN, NY 12095 - 518-762-9007
EMAIL: chris@fergusonandfoss.com

J. CHRISTOPHER FOSS
P.L.S. #50644