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 **2026-0155** Date Issued: **October 7, 2026**
In the Matter of the Application of **BENJAMIN BLACK and NORTH POINT VENTURES, LLC** **Permittees** 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. North Point Ventures, LLC**

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of North Hudson, 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 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 Essex County Clerk's Office. The Agency will consider the project in existence when foundation of the single family dwelling authorized herein 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 33.48±-acre parcel of land located on Ensign Pond Road in the Town of North Hudson, Essex 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 115, Block 1, Parcel 1.120, and is described in a deed from Brenda M. Dobie to North Point Ventures, LLC, dated May 1, 2025, and recorded July 14, 2025 in the Essex County Clerk's Office under Instrument Number 2025-2287.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a single family dwelling and associated on-site wastewater treatment system, individual water supply well, and driveway.

The project is shown on the following Project Plans:

- A six-page set of plans titled "Black Septic System, 369 Ensign Road, North Hudson, NY, TM# 115.-1-1.100," prepared by Mark J. Buckley, P.E., dated July 6, 2026, and received by the Agency on July 21, 2026 (Septic Plans);
- A one-page map titled "North Point Ventures LLC, 388 Ensign Pond Road, Site Detail Map," prepared by Sheppard Land Surveying, last revised August 22, 2026, and received by the Agency on August 27, 2026 (Site Plan Detail); and
- A one-page map titled "North Point Ventures, LLC, County Route 4," prepared by Sheppard Land Surveying, dated July 18, 2026, and received by the Agency on August 27, 2026 (Overall Site Plan).

A reduced-scale copy of the Overall Site Plan 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 single family dwelling on Resource Management lands 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 permit and all 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 2026-0155, 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 the construction of one single family dwelling and associated 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 the single family dwelling shall require prior written Agency authorization.

6. The construction of any accessory structure outside the limits of clearing shown on the Project Plans shall require prior written Agency authorization.

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

8. 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 Plans. 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.

9. 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.

10. 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 Ensign Pond Road.

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

12. Between the single family dwelling and Ensign Pond Road, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed without prior written Agency authorization, except for a) within the "Clearing Limits" shown on the Project Plans, b) maintenance of the "Existing Clearing" along Ensign Pond Road and east of the dwelling as shown on the Project Plans, and c) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

13. 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 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 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; 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 7th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By: _____

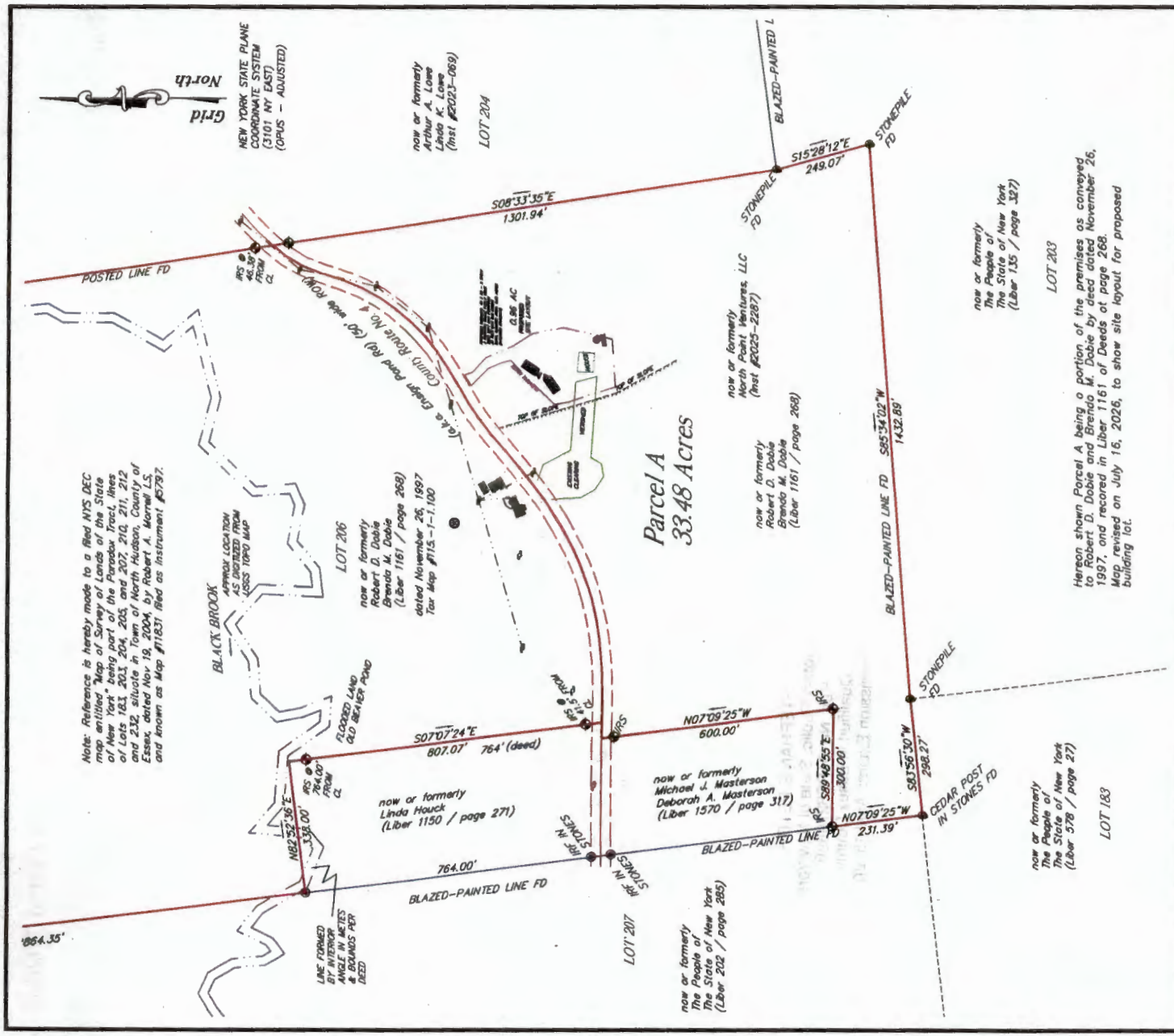
John M. Burth
Deputy Director, Regulatory Programs

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



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.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements exist or are shown, the improvements are not covered by this certificate.

The certifications herein are not transferable.

This survey was prepared without benefit of examination of an up to date Abstract of Title.

LEGEND

- CENTER OF ROAD
- RIGHT-OF-WAY BOUNDARY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF BLDG. EAVES
- INTERIOR PROPERTY LINE
- SHORE/STREAM/DITCH
- FENCELINE
- STONE WALL
- UTILITY LINE AND POLE
- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON ROD
- (d) DEED RECITAL
- (m) MEASURED
- CONCRETE HIGHWAY MONUMENT

I certify that I am a Land Surveyor Licensed by the State of New York and that this survey was performed by me in accordance with the Code of Practice adopted by The New York State Association of Professional Land Surveyors and is true and complete as shown.

Adirondack Park Agency — RECEIVED Date: August 27, 2026

Adirondack Park Agency — FINAL P2026-0155

MAP OF SURVEY PREPARED FOR:

North Point Ventures, LLC
County Route 4

SITUATE IN:
TOWN OF NORTH HUDSON
COUNTY OF ESSEX
STATE OF NEW YORK

DATE: 07/18/2026 SCALE: 1 inch = 250 feet

TAX MAP ID # 115.-1-1.120 FILE # 2025-017

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