

THIS IS A TWO-SIDED DOCUMENT

 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 2024-0245
	Date Issued: November 22, 2024
In the Matter of the Application of MICHELLE DROLLETTE Permittee for a permit pursuant to 9 NYCRR Part 577	To the County Clerk: Please index this permit in the grantor index under the following names: 1. Michelle Drollette

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 Chesterfield, 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 the frame and roof of the single family dwelling are 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 65.9±-acre parcel of land located on Dugway Road in the Town of Chesterfield, 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 3.4, Block 1, Parcel 3.000, and is described in a deed from Alan Milchman and Madelyn S. Milchman to Michelle Drollette, dated May 14, 2019, and recorded May 23, 2019 in the Essex County Clerk's Office at Book 1952, Page 105.

The project site contains shoreline on the Main Branch AuSable River and is located within the designated Main Branch AuSable River Recreational River area. The project site also contains forested wetlands north and west of the proposed dwelling location. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling.

The project is shown on the following plans:

- A two-page map titled, "Sketch Map prepared for Michelle Drollette" (Site Plan), prepared by Kevin A. Hall, L.S. and dated February 22, 2022

A reduced-scale copy of the Site Plan for the project 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 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 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, 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 2024-0245, issued November 22, 2024, 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 to be served by a chemical toilet on the project site in the location shown on the Site Plan. The footprint of the single family dwelling shall not exceed 800 square feet and the height shall not exceed 22 feet as measured from the highest point of the structure to the lower of either existing or finished grade. Any change to the location or dimensions or other aspects of any authorized structure shall require prior written Agency authorization.
6. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the AuSable River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. 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 AuSable River.

Docks and boathouses as defined under the Town of Chesterfield land use code are excepted from this requirement. Fences, poles, lean-tos, and bridges are also excepted from this requirement, except that no fence, pole, lean-to, or bridge greater than 100 square feet in size may be located within 150 feet of the mean high water mark.
9. Installation of any on-site wastewater treatment system(s) on the project site shall require prior written Agency approval.
10. 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.

11. 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 the AuSable River or adjoining property.
12. West of the Proposed Clearing Area shown on the Site Plan, between the single family dwelling and the AuSable River, no trees greater than 6 inches in diameter at breast height may be cut or otherwise removed 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.

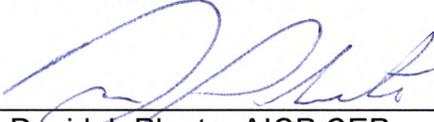
CONCLUSIONS OF LAW

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 subdivision/single family dwelling authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chesterfield;
- b. 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;
- e. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- f. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- g. 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.

PERMIT issued this 22nd day
of November, 2024.

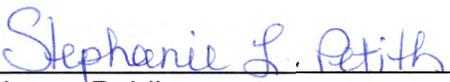
ADIRONDACK PARK AGENCY

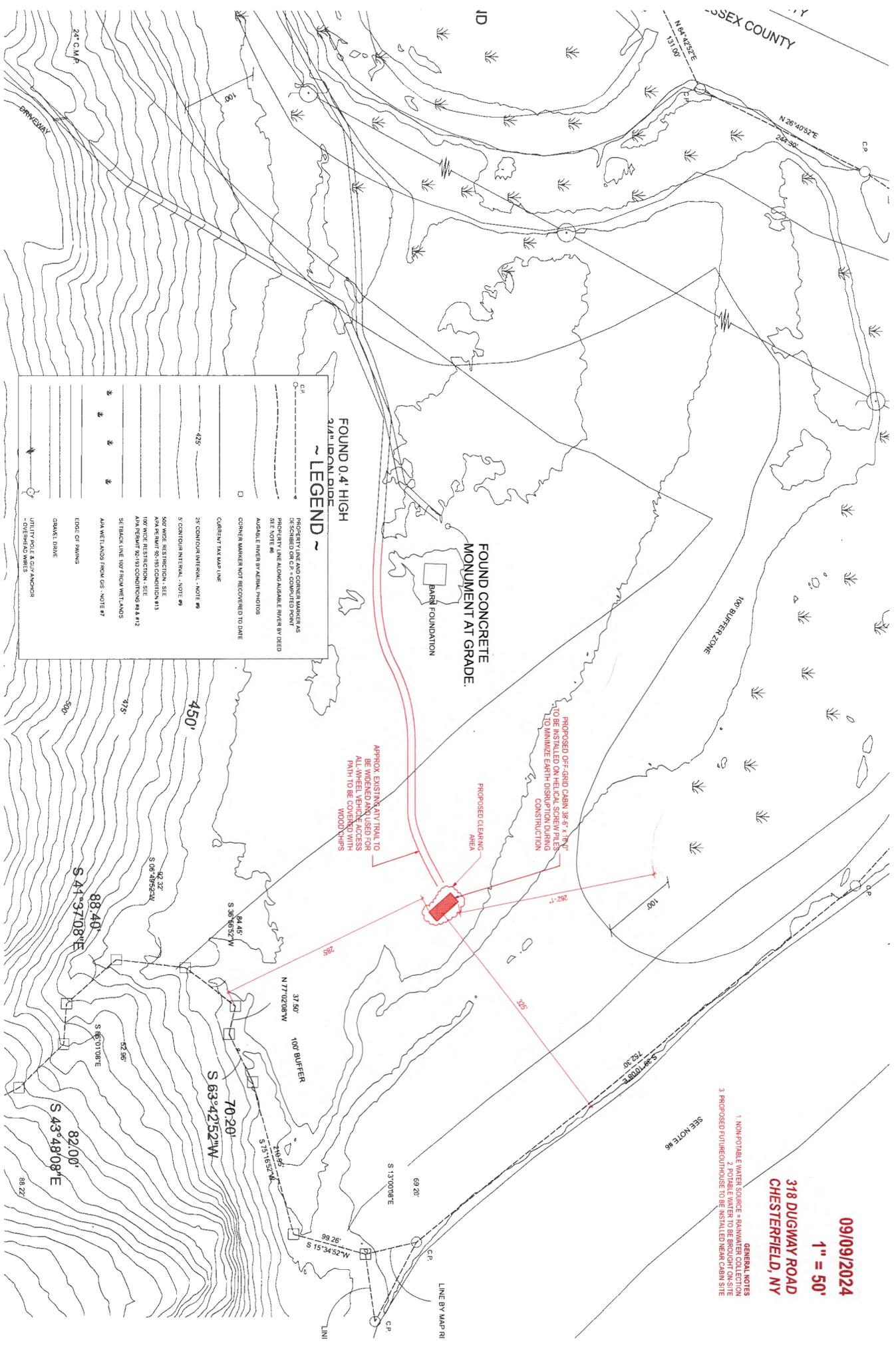
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 22nd day of November in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



GENERAL NOTES
 1. NON-POTABLE WATER SOURCE = RAINWATER COLLECTION
 2. POTABLE WATER TO BE BROUGHT ON SITE
 3. PROPOSED FOUND HOUSE TO BE INSTALLED NEAR CABIN SITE
 SEE NOTE #6

**318 DUGWAY ROAD
 CHESTERFIELD, NY**

**09/09/2024
 1" = 50'**

**FOUND 0.4' HIGH
 3/4" IDEAL DISE**

~ LEGEND ~

	PROPERTY LINE AND CORNER NUMBERS PROPERTY LINE ALONG ADJACENT EASES BY DEED SEE NOTE #8
	EASEMENT RIGHTS BY AERIAL PHOTOS CORNER MARKER NOT RECOVERED TO DATE
	CURRENT TAX MAP LINE
	25' CONTOUR INTERVAL - NOTE #9
	500' WIDE RESTRICTION - NOTE #9
	100' WIDE RESTRICTION - SEE AIA PERMIT #20193 CONDITION #13
	50' SETBACK LINE 100' FROM WETLANDS AIA WETLANDS FROM OS - NOTE #7
	EDGE OF PANNING
	CHANNEL/DITCH
	UTILITY POLE & SIGN ANCHOR CONCRETE FOUNDATION

APPROX. EXISTING ANV TRAIL TO
 BE WIDENED AND USED FOR
 ALL WHEEL VEHICLE ACCESS
 PATH TO BE COVERED WITH
 WOOD CHIPS

PROPOSED OFF-GRID CABIN 30' x 4' x 10'
 TO BE INSTALLED ON HELICAL SOILBORN PILES
 TO MINIMIZE EARTH DISRUPTION DURING
 CONSTRUCTION

PROPOSED CLEARING
 AREA

SEE NOTE #6