

THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2024-0307</p>
<p>In the Matter of the Application of</p> <p>PAUL HERBOLD III Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: February 13, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. Paul Herbold III</p>

SUMMARY AND AUTHORIZATION

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

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when one of the authorized lots 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 250.2±-acre parcel of land located on Station Road in the Town of Saranac, Clinton 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 214, Block 1, Parcels 9.1 (66.4± acres) and 9.5 (183.80± acres), and is described in a deed from Paul Herbold and Laura G. Carbone to Paul Herbold III, dated January 11, 2010, and recorded January 13, 2010 in the Clinton County Clerk's Office under Instrument Number 2010-00229839.

The project site is improved by a single family dwelling constructed in 2006 as authorized by Agency Permit 2006-0033.

The project site was created as "Parcel A" in a two-lot subdivision as authorized by Agency Permit 2024-0135.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a four-lot subdivision of 250.2± acres to create a 20.4±-acre parcel (Lot 1) improved by the single family dwelling, a 13.5±-acre vacant parcel (Lot 2), a 25±-acre vacant parcel (Lot 3), and a 191.3±-acre vacant parcel (Lot 4 and Parcel 9.5, together). No new land use and development is proposed for the project site.

Each lot will be accessed from the existing driveway labeled "my main road" on the Site Plan referenced below.

The subdivision of Parcel 9.1 is shown on a hand drawn sketch entitled "Attachment A & B Site Plan Map," prepared by Paul Herbold and dated November 6, 2024 (Site Plan). 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 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 Clinton 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. This permit amends and supersedes Permit 2024-0135 in relation to the project site. The terms and conditions of Permit 2024-0135 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 2024-0307, issued February 13, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes a four-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. Lot 4 shall not be conveyed separately from Parcel 9.5 without a new or amended permit.
7. Any deed of conveyance for Lot 1, Lot 2, Lot 3, and Lot 4/Parcel 9.5 shall contain an easement providing access over the existing driveway, labeled "my main road" on the Site Plan, for the benefit of the other lots that are further down the existing driveway.
8. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the construction of any dwelling or other principal building on the project site shall require a new or amended permit. The construction of any accessory structure on the project site shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall also require a new or amended permit.
9. Installation of any on-site wastewater treatment system on the project site shall require prior written Agency approval.
10. 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 2006 constitutes a principal building.
11. There shall be no more than one principal building located on Lot 2 at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

12. There shall be no more than one principal building located on Lot 3 at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
13. There shall be no more than six principal buildings located on the 190.5±-acre parcel comprised of Lot 4 and Parcel 9.5 at any time. 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 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; 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.

PERMIT issued this 13th day
of February, 2025.

ADIRONDACK PARK AGENCY

BY: Ariel Lynch
Ariel Lynch
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 13th day of February in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Ariel Lynch, 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 L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency
RECEIVED
Date: November 6, 2024

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency
FINAL
P2024-0307

