

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 2024-0304</p>
<p>In the Matter of the Application of</p> <p>RANDALL BULL, HOLLY WESTON BULL, MONIQUE WESTON CLAGUE Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: March 6, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Randall Bull2. Holly Weston Bull3. Monique Weston Clague

SUMMARY AND AUTHORIZATION

This permit authorizes two two-lot subdivisions and the construction of one single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Keene, 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 either an authorized lot has been conveyed to an outside party or the foundation of the single family dwelling 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 16.59± acres of land located on O'Toole Lane in the Town of Keene, 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 45.3, Block 1, Parcels 11.000 and 12.000 (Parcels 11 & 12).

Parcel 11 is an 8.45±-acre parcel of land and is described in a deed from Monique Weston Clague, as trustee of the Clague Family Revocable Trust, to Holly Weston Bull, Randall Bull and Monique Weston Clague, dated July 24, 2024, and recorded August 16, 2024 in the Essex County Clerk's Office at Book 2173, Page 247.

Parcel 12 is an 8.14±-acre parcel of land and is described in a deed from Monique Weston Clague to Randall R. Bull and Holly Weston Bull, dated August 1, 2014, and recorded August 1, 2014 in the Essex County Clerk's Office at Book 1773, Page 251.

Parcel 11 is improved by a single family dwelling as authorized by Agency Permit 2014-0019.

PROJECT DESCRIPTION

The project as conditionally approved herein involves two quarter-acre subdivisions and subsequent mergers to adjust the boundary line between Parcels 11 and 12 and the construction of a single family dwelling on Parcel 11.

The project is shown on the following plans:

- The proposed subdivisions and subsequent mergers, and the location of the single family dwelling are depicted on a plan titled "Map of Survey, prepared for Monique Weston Clague and Randall R. Bull & Holly Weston Bull," prepared by Kevin A. Hall, L.S. and dated February 11, 2025 (Site Plan).
- Location and details of the on-site wastewater treatment system are depicted on a five-page set of plans titled "Bull Septic System," prepared by Mark J. Buckley, P.E. and dated September 2, 2024 (Septic Plan).
- Details of the proposed single family dwelling are shown on a 10-page set of plans titled "Proposed Residence For: Randy & Holly Bull, 108 O'Toole Lane, Town of Keene, NY," prepared by Jung Architecture and dated January 13, 2025 (House Plans).

A reduced-scale copy of the Site Plan and Septic Plan for the project, are 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 or construction of any single family dwelling 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 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 the Site Plan, Septic Plan, and House 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 conditions in Permit 2014-0019 remain in full force and effect.
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 2024-0304, issued March 6, 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 two, two-lot subdivisions and subsequent mergers, 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.
7. Within 30 days of conveyance of either quarter-acre lot, a new deed shall be filed in the Essex County Clerk's office describing the quarter-acre lot and the lot it merges with as a single, un-divided lot.
8. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Parcel 11 in the location, footprint, and height shown and as described on the Site Plan and House Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
9. The construction of any accessory structure on Parcel 11 outside the limits of clearing shall require prior written Agency authorization.
10. Construction of any guest cottage on Parcel 11 shall require prior written Agency approval.
11. Any on-site wastewater treatment system(s) on Parcel 11 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 Plan. 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.

12. 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.
13. 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 O'Toole Lane or adjoining property.
14. All exterior building materials, including roof, siding and trim, of any structure on Parcel 11 shall be a dark shade of green, grey, or brown.
15. Within 100 feet of the limits of clearing depicted on the Site Plan, no trees greater than 6 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed or disturbed on Parcel 11 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.
16. There shall be no more than one principal building located on Parcel 11 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 subdivision and 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.

PERMIT issued this 6th day
of march, 2025.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 6th day of march 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, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

Stephanie L. Petith
Notary Public



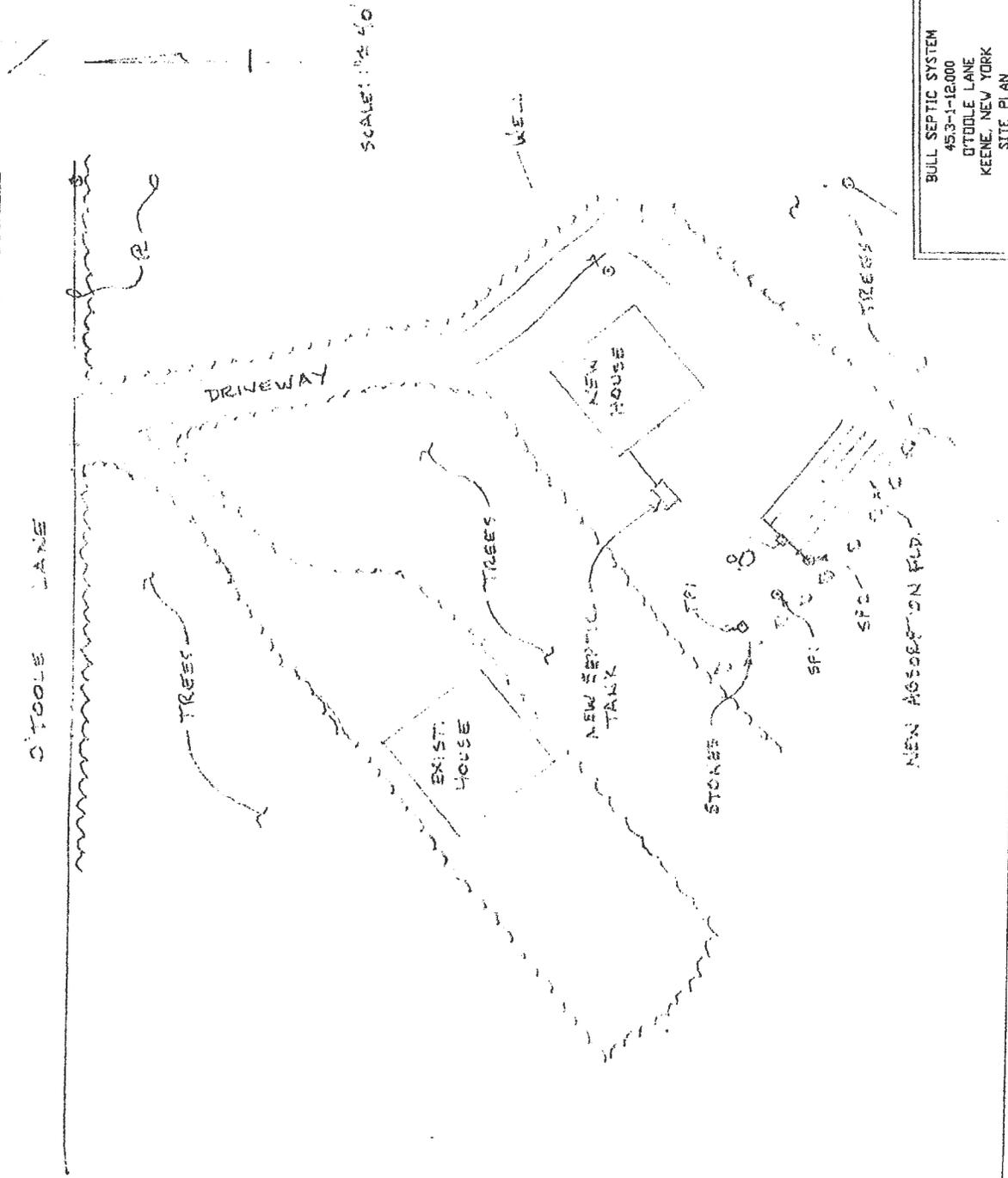
RECEIVED

Date: November 24, 2024



FINAL

P2024-0304



BULL SEPTIC SYSTEM
 45.3-1-12.000
 OTTOLE LANE
 KEENE, NEW YORK
 SITE PLAN

DATE: 9-2-24
 MARK J. BUCKLEY
 P.O. BOX 401
 WILLSBORO, NY

SCALE: AS SHOWN
 1

TEST PIT 1, DEEP HOLE INVESTIGATION (8/29/24)

TEST HOLE	DEPTH	SHGW	BEDROCK	HORIZ.	DEPTH	USDA TEXTURE
TP 1	72'	>48"	>72"			
				1'-2'		GRAY SANDY GRAVEL
				2'-4'		BLACK SANDY TOPSOIL
				4'-11'		REDISH SAND AND GRAVEL
				11'-16'		GRAY COURSE SAND
				15'-20'		BLACK SAND LDM
				20'-23'		REDISH SAND LDM
				23'-27'		BLACK SAND LDM
				27'-38'		REDISH SILTY SAND
				38'-48'		RED SAND
				TO 72'		NO BEDROCK/REFUSAL

PERCOLATION TEST RATES BY MARK J. BUCKLEY

TEST HOLE	DEPTH	PERC. RATE (MINS/IN)	DATE
SP 1	18	15	(8/29/24)
SP 2	18	17	(8/29/24)

REQUIRED LENGTH OF ABSORPTION TRENCH

PERC. RATE	FLOW RATE (GALS./DAY)		
MIN/INCH	220 (2 BDRM)	330 (3 BDRM)	440 (4 BDRM)
17	158'	236'	315'
SEPTIC TANK SIZE (GAL)	1,000	1,000	1,250
SEPTIC TANK SIZE V/GARBAGE GRINDER	1,250	1,250	1,500

NOTE: THE WASTEWATER TREATMENT SYSTEM IS DESIGNED AND APPROVED BASED ON THE INSTALLATION OF WATER CONSERVATION FIXTURES AND A DESIGN FLOW OF 110 GALLONS PER BEDROOM PER DAY. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE EXTREME WATER USE FIXTURES SUCH AS JACUZZI-TYPE SPA TUBS OR WATER TREATMENT EQUIPMENT. THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS UNLESS THE SEPTIC TANK IS ENLARGED BY 250 GALLONS (SEE ABOVE). THE INSTALLATION OF NON-CONSERVING OF WATER FIXTURES OR EXTREME WATER USE FIXTURES IS CONTRARY TO THE APPROVAL OF THIS WASTEWATER TREATMENT SYSTEM.

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS (FEET)

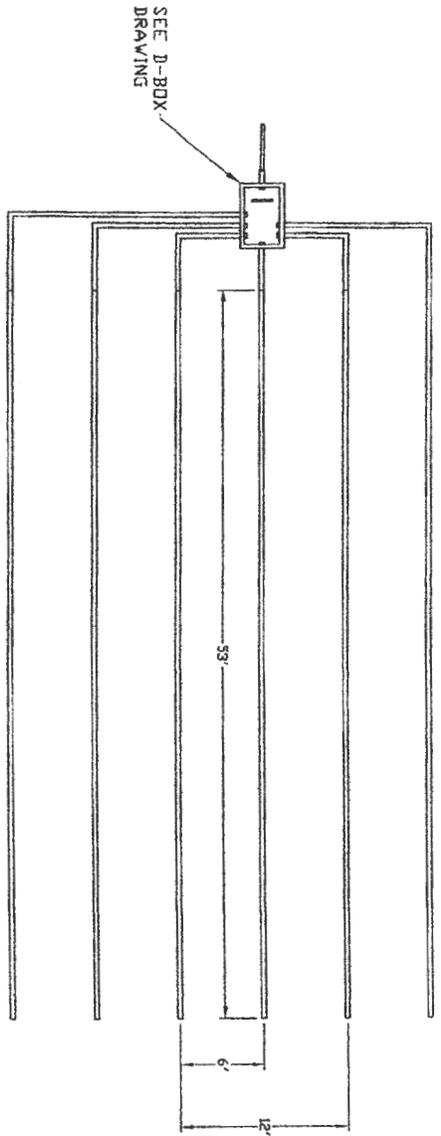
SYSTEM COMPONENT	WELL OR SUCTON LINE	TO STREAM, LAKE WATERCOURSE OR VETLAND	DWELLING	PROPERTY LINE	RAINAGE DITCH
HOUSE SEWER	50	25	3	10	-
SEPTIC TANK	50	50	10	10	10
EFFLUENT LINE TO DISTRIBUTION BOX	50	50	10	10	10
DISTRIBUTION BOX	100	100	20	10	20
ABSORPTION FIELD	100	100	20	10	20
SEEPAGE PIT	150	100	20	10	20
DRY WELL, GRDFP AND FOOTING	50	25	20	10	10
RAISED OR MAIND SYSTEM	100	100	20	10	20

OUTSIDE DIMENSIONS

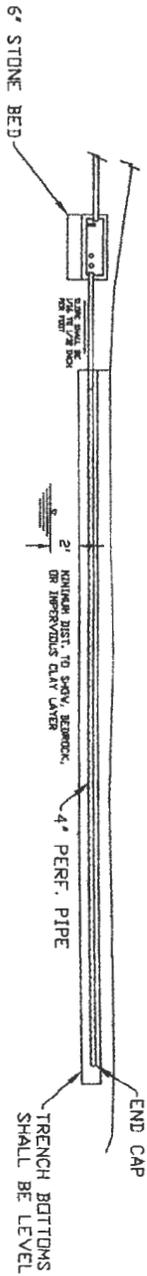
	A	B	C	MIN. LIQUID SURFACE AREA (SF)
1,000	8'-1"	5'-8"	5'-0"	27
1,250	10'-4"	5'-8"	5'-0"	34
1,500	12'-1"	5'-8"	5'-0"	40
1,750	12'-10"	6'-8"	5'-0"	47



BILL SEPTIC SYSTEM 453-1-12.000 07TODLE LANE KEENE, NEW YORK	DATE: 9-2-24	MARK J. BUCKLEY P.O. BOX 401 VILLSBORD, NY
FIELD AND TEST DATA	SCALE: NONE	2

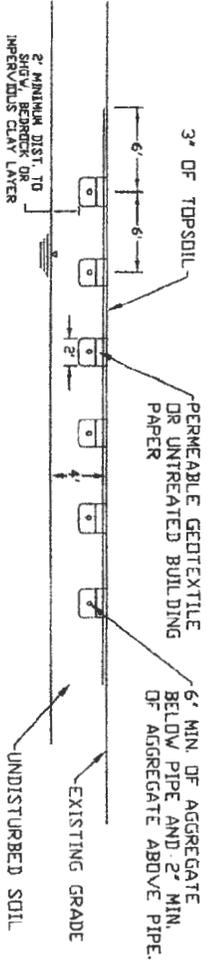


ABSORPTION FIELD PLAN VIEW
(3 BEDROOM PLAN)



DIST. BOX

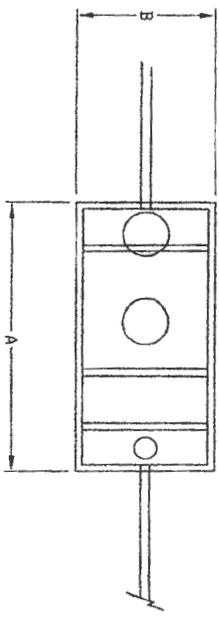
ABSORPTION FIELD SECTION



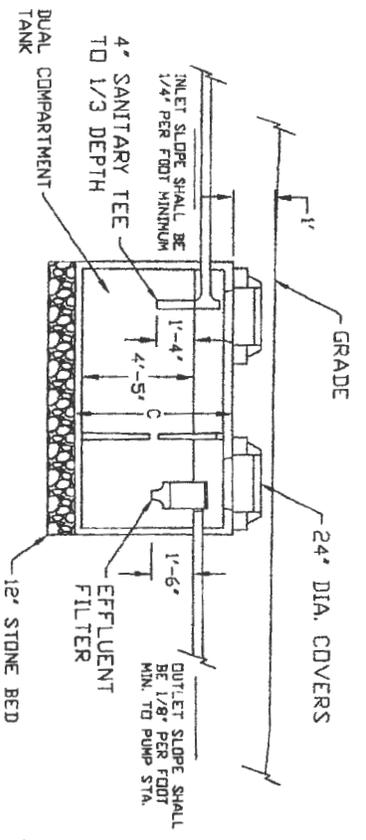
ABSORPTION FIELD SECTION
FOR REFERENCE PURPOSES ONLY - 4 TO 7 LATERALS MAY BE REQUIRED



BULL SEPTIC SYSTEM		DATE: 9-2-24	MARK J. BUCKLEY P.E. BOX 401 VILLSBRO, NY
453-1-12-000 DIDDLE LANE KEENE, NEW YORK		SCALE: NONE	
X-SECTIONS AND SPECIFICATIONS			3



1,250 GAL. SEPTIC TANK



1,250 GAL. SEPTIC TANK



BILL SEPTIC SYSTEM 4513-1-12,000 O'TOOLE LANE KEENE, NEW YORK X-SECTIONS		DATE: 9-2-24	MARK J. BUCKLEY P.O. BOX 401 WILLSBORO, NY
SCALE: NONE	4		

SPECIFICATIONS AND NOTES:

1. The contractor shall verify all measurements in the field prior to ordering materials.
2. The contractor shall verify tank and pipe sizes and locations for as-built drawings. Also, the contractor shall verify and note elevations and distances of septic tank, and distribution box. The contractor shall provide the owner with a set of as-built drawings after the completion of the work.
3. Slope on all non-perforated gravity pipe shall be 1/8" per L.F. minimum unless otherwise noted.
4. All tanks and boxes shall be concrete 4000 psi. Size and specifications to conform to The New York Department of Health Appendix 75-A standards and the NYSDOH Design Standards for residential Onsite Wastewater Treatment Systems dated 2012.
5. All tanks and boxes shall be water tight and have a minimum of 12 inches of cover.
6. All solid pipe shall be schedule 40 PVC unless otherwise noted.
7. All perforated pipe shall be SDR 35 PVC or equivalent unless otherwise noted.
8. Outlet leveling devices shall be installed on each of the outlets of the distribution box to ensure equal flow to each distribution line.
9. Backfill and bedding of all tanks shall strictly follow manufacturer's written recommendations. After the tanks are installed they shall be inspected to ensure they are water tight and level. Any visible damage shall be repaired prior to backfilling.
10. All backfill and bedding shall be installed with minimum 6 inch lifts. No rocks greater than 2 inches in diameter will be used for backfill.
11. Washed stone or crushed gravel shall be used as aggregate in the absorption trenches. Aggregate size shall be between 3/4" and 1-1/2".
12. Absorption trenches shall be constructed parallel to ground contours and the trench bottoms shall be essentially level.
13. Absorption fields shall not be built under driveways, parts of buildings, under any other structure or areas subject to heavy loading. Surface waters shall be diverted from the vicinity of the system.
14. Absorption fields shall not be placed in areas where the slope exceeds 15 percent. The area presently selected has a slope of approximately 2 percent.
15. All tanks and components of the tank system shall be constructed of durable materials resistant to corrosion, frost damage, deformation (cracking or buckling) due to settlement or soil pressures.
16. Septic tank shall be a dual compartment tank and shall meet the requirements set forth in the above mentioned NYSDOH design standard.

17. Heavy equipment shall be kept out of the absorption field before, during and after construction.
18. The Contractor shall be responsible for applying topsoil and seeding in all areas damaged by the installation of the system.
19. Percolation tests shall be conducted on the absorption field fill material at the borrow pit and after installation at the construction site. Stabilization fill material with a percolation rate less than 10 min/in, or greater than 20 min/in, shall be removed and replaced with suitable fill.
20. A Zable Model A1800 Septic Tank Filter or equivalent shall be installed at the septic tank's outlet.
21. The contractor (or installer shall contact "DIG-SAFE1 Y" at "8-1-1" ten days prior the commencement of any excavation Work.
22. Contractor shall redirect runoff from house downspouts, roof, driveway and other impermeable structures away from the new absorption field to either a nearby ditch or a area down-slope from the new absorption field.



BILL SEPTIC SYSTEM	DATE: 9-2-24	MARK J. BUCKLEY
45-3-1-12.000		P.O. BOX 401
OTTOLE LANE		VILLSBORO, NY
KEENE, NEW YORK		
SPECIFICATIONS	SCALE: NONE	5