

THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></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 <b>2024-0345</b></p>
<p>In the Matter of the Application of</p> <p><b>DOUGLAS B. KIPPING</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: March 13, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. Douglas Kipping Jr.</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a four-lot subdivision and the construction of four single family dwellings in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Franklin, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party, or when an authorized 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 a 40±-acre parcel of land located on County Route 60 in the Town of Franklin, Franklin 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 367, Block 2, Parcel 1.100, and is described in a deed from James F. Eller to Douglas B. Kipping, dated November 1, 2021, and recorded December 7, 2021 in the Franklin County Clerk's Office under Instrument Number 2021-6655.

The project site contains wetlands between County Route 60 and the original Rainbow Lake Road in the area between Flag C-1 and Flag C-2 as shown on the Site Plan referenced below. 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 a four-lot subdivision to create a 3.2±-acre lot (Lot 4), a 12.9±-acre lot (Lot 5), an 18.9±-acre lot (Lot 6), and a 5±-acre lot (Lot 8). Each vacant building lot will be improved by one single family dwelling, on-site wastewater treatment system and individual well water supply.

The project is shown on the following maps, plans, and reports (Project Plans):

- A one-sheet plan titled "Site Plan Map," prepared by George V. Outcalt, Jr., dated December 10, 2024, and received by the Agency on January 30, 2025 (Site Plan);
- Four sheets of plans titled "Boundary Survey of Lot 4 / Lot 5 / Lot 6 / Lot 8 of Rainbow Ridge," prepared by Krehbiel Land Surveying, dated September 20, 2011, and received by the Agency on December 12, 2025 (Survey Maps); and
- A twelve-page report titled "Lot 4 Summary, Lot 5 Summary, Lot 6 Summary, Lot 8 Summary," prepared by Joseph M. Sciortino, PE, dated January 29, 2025, and received by the Agency on January 30, 2025 (On-Site Wastewater Treatment System Report).

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 that results in the creation of 10 or more lots, parcels, or sites since May 22, 1973 in a Low Intensity Use 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 Franklin 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 2024-0345, issued March 13, 2025, 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 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.
6. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on each of Lot 4, Lot 5, Lot 6, and Lot 8 within the limits of clearing shown on the Site Plan.

The single family dwellings shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any expansion beyond these dimensions shall require prior written Agency authorization.

7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. Any on-site wastewater treatment system(s) 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 Project 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 County Route 60 or adjoining property.
11. Outside of the limits of clearing shown on the Site Plan, no trees may be removed or disturbed 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.
12. Any improvements to the existing access for Lot 4 or Lot 8 shall require prior written authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than one principal building located on Lot 4 at any time. The single family dwelling authorized herein constitutes a principal building.
14. There shall be no more than four principal buildings located on Lot 5 at any time. The single family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
15. There shall be no more than six principal buildings located on Lot 6 at any time. The single family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
16. There shall be no more than two principal buildings located on Lot 8 at any time. The single family dwelling authorized herein constitutes a principal building. 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, the Freshwater Wetlands Act and 9 NYCRR Part 578 and 9 NYCRR Part 574. The Agency hereby finds that the subdivision and single family dwellings 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use 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 13<sup>th</sup> 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 13<sup>th</sup> 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

# DOUGLAS B. KIPPING

# SITE PLAN MAP

1 IN. = 300 FT

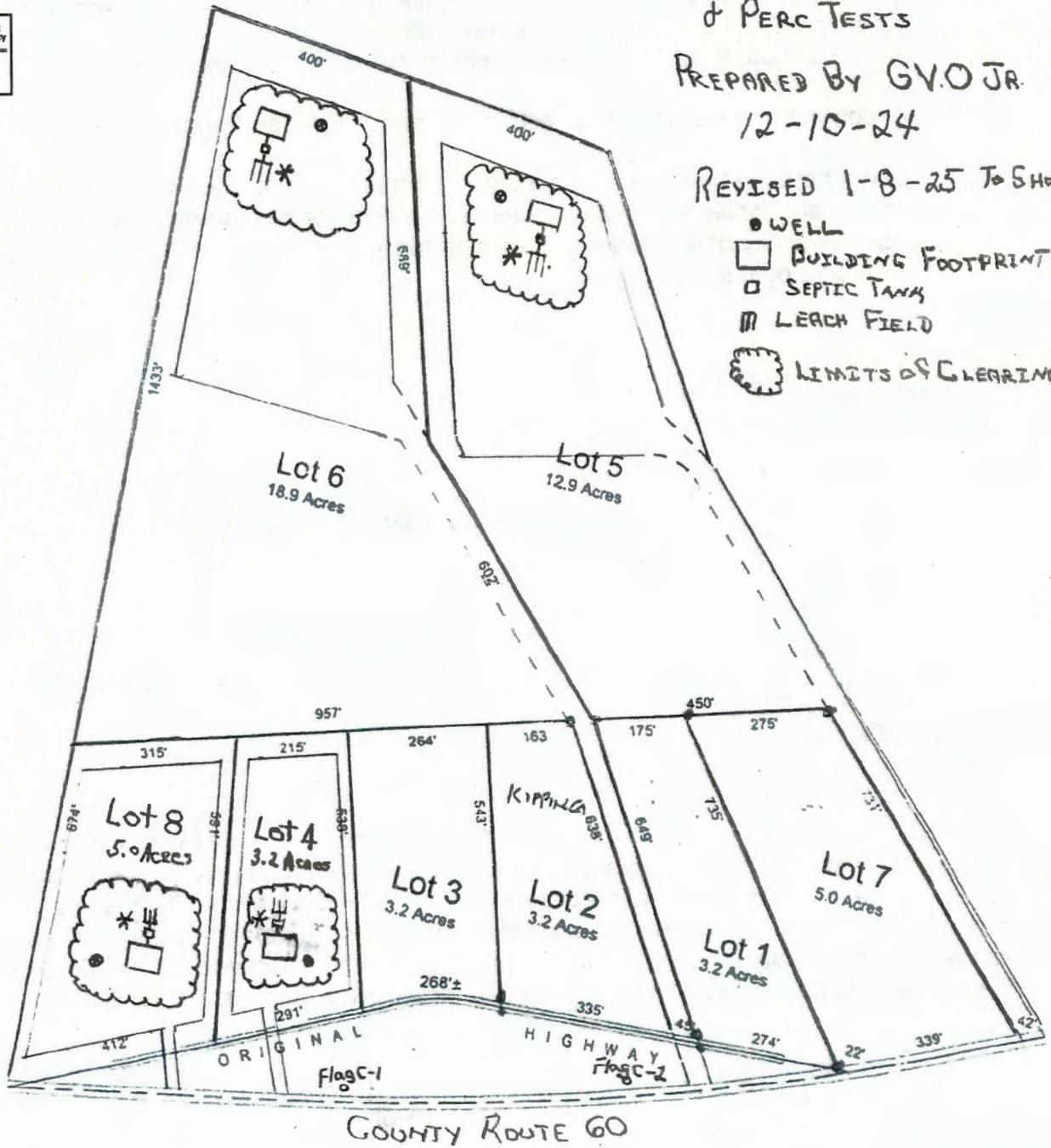
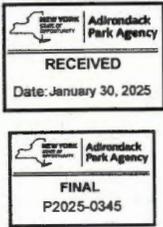
\* APPROXIMATE  
LOCATION OF TEST PITS  
& PERC TESTS

PREPARED BY G.V.O. JR.

12-10-24

REVISED 1-8-25 TO SHOW:

- WELL
- BUILDING FOOTPRINT
- SEPTIC TANK
- ▨ LEACH FIELD
- ☁ LIMITS OF CLEARING



BASED ON SURVEY BY KREHBIEL LAND SURVEYING  
DATED 3-20-2011