

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 1989-0343D</p>
	<p>Date Issued: April 10, 2025</p>
<p>In the Matter of the Application of</p> <p>BARBARA L. GLASER, TRUSTEE OF THE BARBARA LINELL GLASER REVOCABLE TRUST AGREEMENT DATED DECEMBER 3, 2004, AS AMENDED</p> <p>Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. Barbara L. Glaser, Trustee of the Barbara Linell Glaser Revocable Trust Agreement Dated December 3, 2004, as amended</p>

SUMMARY AND AUTHORIZATION

This permit amends Permit 1989-0343 to authorize a two-lot subdivision in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Long Lake, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed for the boundary line adjustment.

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 consists of two parcels of land:

- A 1.54±-acre parcel of land located on Mohegan Lake Road in the Town of Long Lake, Hamilton 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 61, Block 1, Parcel 9.310, and is described in a deed from Barbara L. Glaser to Barbara L. Glaser, Trustee of the Barbara Linell Glaser Revocable Trust Agreement dated December 3, 2004, as amended, dated April 29, 2019, and recorded May 13, 2019 in the Hamilton County Clerk's Office under Instrument Number 2019-2116 (Parcel 3).
- A 3.28±-acre parcel of land located on Mohegan Lake Road in the Town of Long Lake, Hamilton 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 61, Block 1, Parcel 9.411, and is described in a deed from Barbara L. Glaser to Barbara L. Glaser to Barbara L. Glaser, Trustee of the Barbara Linell Glaser Revocable Trust Agreement, dated April 29, 2019, and recorded May 13, 2019 in the Hamilton County Clerk's Office under Instrument Number 2019-2115 (Parcel 4).

The project site contains shoreline on Mohegan Lake. Parcel 3 is improved by a single family dwelling and accessory structures. Parcel 4 is improved by a single family dwelling, barn, and accessory structures. Parcel 4 contains the on-site wastewater treatment system for Parcel 2 and Parcel 3, located south of the barn, with a replacement area south of the residence. The on-site wastewater treatment system for Parcel 4 is located on Parcel 5.

The project site was created as "Parcel 3" and "Parcel 4" in a four-lot subdivision as authorized by Agency Permit 1989-0343.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of Parcel 4 to create a 2.18±-acre lot and a 1.1±-acre lot. The 1.1±-acre lot will be merged with Parcel 3.

The project is shown on the following map: "Map of Subdivision of Portion of Camp Uncas in Southeast One-quarter," prepared by William D. Hollister, and dated November 2, 2011 and last amended April 2, 2025 (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

The project as originally proposed consisted of a subdivision involving wetlands in a Resource Management land use area, a Class A regional project pursuant to § 810(1)(e)(1)(b) and (1)(e)(3).

This permit amends Condition 2 of Permit 1989-0343.

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 Hamilton 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 permits 1989-0343, 1989-0343A, and 1989-0343C in relation to the project site. The terms and conditions of permits 1989-0343, 1989-0343A, and 1989-0343C 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 1989-0343D, issued April 10, 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 2-lot subdivision as depicted on the Site Plan. Any subdivision not depicted on the Site Plan shall require a new or amended permit.
7. Within 30 days of conveyance of the 1.1±acre lot, a new deed shall be filed in the Hamilton County Clerk's office describing Parcel 3 and the 1.1±acre lot as a single, undivided lot. Any future subdivision of this undivided lot shall require a new or amended permit.
8. The undertaking of any new land use or development on the project site shall require a new or amended permit.
9. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
10. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

11. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Mohegan Lake.
13. Installation of any on-site wastewater treatment system(s) on shall require prior written Agency approval.
14. 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.
15. There shall be no more than two principal buildings located on the property comprised of Parcel 3 and the the 1.1±-acre lot at any time. The single family dwelling and barn constructed on the property in prior to 1920 constitutes a principal building.
16. There shall be no more than one principal building located on the Parcel 4 at any time. The single family dwelling constructed on the property prior to 1920 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/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 10th day
of April, 2025.

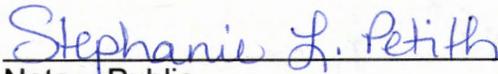
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th day of April in the year 2025, 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, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



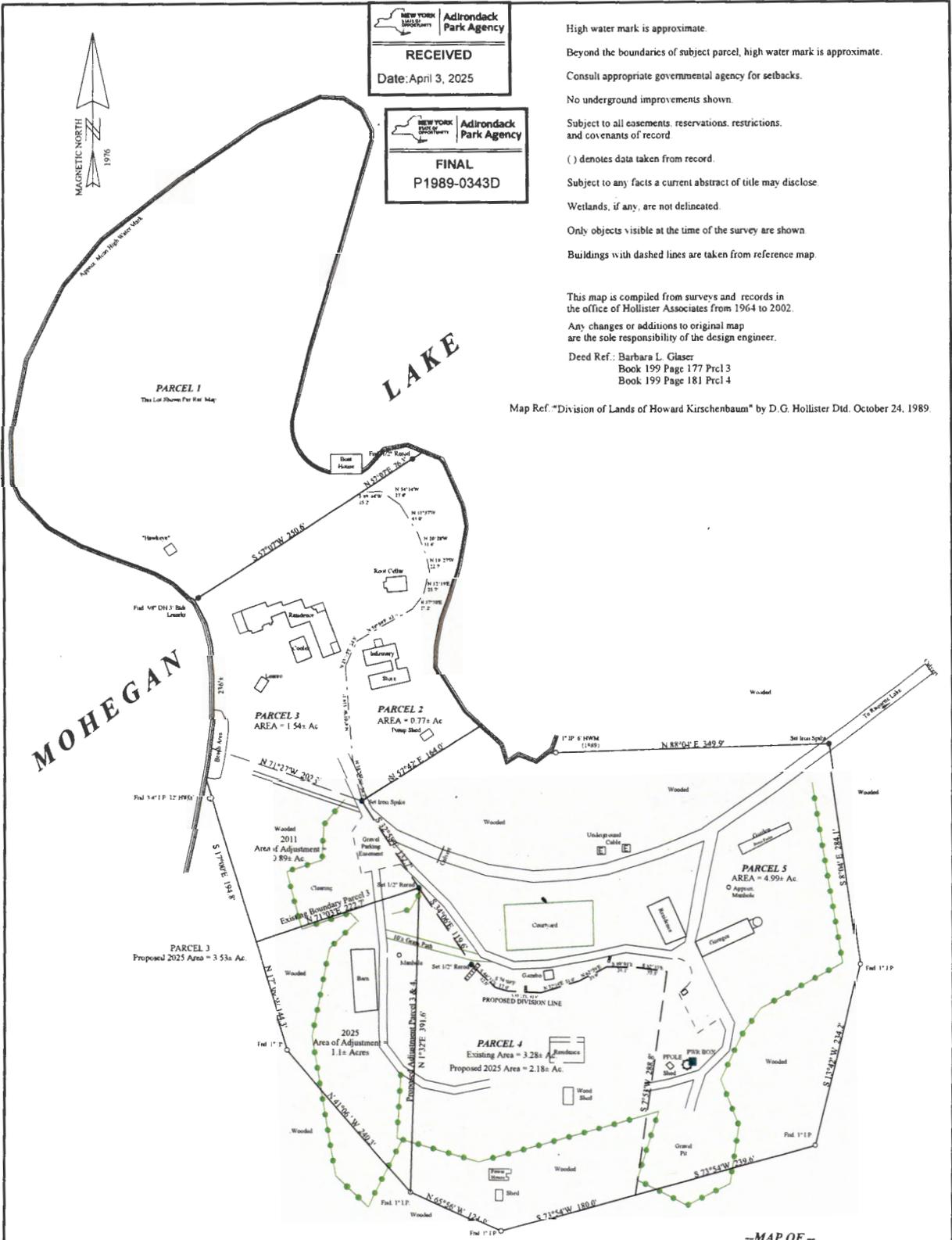
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P1989-0343D

High water mark is approximate.
Beyond the boundaries of subject parcel, high water mark is approximate.
Consult appropriate governmental agency for setbacks.
No underground improvements shown.
Subject to all easements, reservations, restrictions, and covenants of record.
() denotes data taken from record.
Subject to any facts a current abstract of title may disclose.
Wetlands, if any, are not delineated.
Only objects visible at the time of the survey are shown.
Buildings with dashed lines are taken from reference map.

This map is compiled from surveys and records in the office of Hollister Associates from 1964 to 2002.
Any changes or additions to original map are the sole responsibility of the design engineer.
Deed Ref.: Barbara L. Glaser
Book 199 Page 177 Prcl 3
Book 199 Page 181 Prcl 4

Map Ref. "Division of Lands of Howard Kirschenbaum" by D.G. Hollister Dtd. October 24, 1989.



SUBDIVISION APPROVED BY: _____
Approval Date: _____
Date: _____

Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, or lending institution listed hereon and to the assignees of the lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

Only survey maps bearing the surveyors embossed seal or stamp are true copies of the surveyors original work.

—MAP OF—
SUBDIVISION OF PORTION OF CAMP UNCAS
IN SOUTHEAST ONE-QUARTER
TWP 5 - TOTTEN & CROSSFIELD PURCHASE
Town of Long Lake - Hamilton County - New York
SCALE 1" = 120'

0 40 80 120 160 200
7 6 2 4 5 R 4 M
November 3, 2011
INC-SB25.dwg
AMENDED Dec. 15, 2011 To show adjustment lot line 4/5
AMENDED April 2, 2025 To show adjustment lot line 3/4

William D. Hollister P.L.S.# 050665
Old Forge, N.Y.

Any alteration of this document not under the supervision of a licensed Land Surveyor is in violation of par. 7209 chapter 987 of the New York State Education Law.