


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE 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 2024-0050</p> <p>Date Issued: May 13, 2025</p>
<p>In the Matter of the Application of</p> <p>JAMES CRANE, III Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. James Crane, III</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ticonderoga, 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 foundation of the single family dwelling has been installed.

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 0.51±-acre parcel of land located on Mossy Point Road in the Town of Ticonderoga, Essex County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 150.83, Block 1, Parcel 11.111, and is described in a deed from Robert L. Basso to James R. Crane, III, dated September 13, 2023, and recorded September 21, 2023 in the Essex County Clerk's Office at Book 2137, Page 262.

The project site contains 119± feet of shoreline on Lake George. The project site also contains forested deciduous swamp wetlands with a value of "3" between Mossy Point Road and Lake George.

The project site is improved by an existing driveway.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the improvement of an existing access drive through wetlands and the construction of a single family dwelling.

The project will involve the loss of 1,116± square feet of wetlands. An area of 1,800± square feet of new wetlands will be created as mitigation for this loss, as depicted on the Compensatory Wetland Plan described below.

The project is shown on the following seven-page set of plans (Project Plan) prepared by Holmes Engineers, PLLC and dated March 5, 2025:

- The project site location is depicted on Sheet 1 of 7, "Cover Sheet".
- The existing site conditions and location of wetlands on the property are depicted on Sheet 2 of 7, "Existing Conditions".
- The location of the single family dwelling and driveway improvements are depicted on sheet 3 of 7, "Site Plan".
- The permanent and temporary wetland impacts and area of wetland compensation are depicted on Sheet 4 of 7, "Wetland Disturbance".
- The area of wetland compensation and planting list is depicted on Sheet 5 of 7, "Compensatory Wetland Plan".
- Details of stormwater controls are depicted on Sheet 6 of 7, "Stormwater Details".
- Erosion and sediment control details are described and depicted on Sheet 7 of 7, "Environmental Controls".

The dimensions and design of the single family dwelling and boathouse are depicted on a four-page set of plans titled "New Lake House and Boathouse for James Crane" (Dwelling Plan), prepared by Vilardo Architecture, and dated September 27, 2024.

A reduced-scale copy of the Project 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any deposit of fill in, or excavation of a wetland in the Adirondack Park.

The project received a stormwater management permit from the Lake George Park Commission on March 7, 2025.

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, for as long as the single family dwelling remains on the site. Copies of this permit and Project 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. 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 2024-0050, issued May 13, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of a single family dwelling and related development as depicted in the Project Plan and the Dwelling Plan. Any change to the location, dimensions, or other aspect of the single family dwelling or related development shall require prior written Agency authorization.
6. Any boathouse constructed on the project site must be used only for the storage of boats and associated equipment, not contain sanitary plumbing of any kind, and comply with the dimensional requirements established by the Lake George Park Commission.
7. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse,

and must be used for securing and/or loading or unloading watercraft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.

8. All wastewater treatment infrastructure on the project site shall be connected to and served by the municipal wastewater treatment system.
9. The project shall be undertaken in compliance with the Stormwater Details Plan.
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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
11. All exterior building materials, including roof, siding and trim, of the single family dwelling shall be a dark shade of green, grey, or brown.
12. Any new free-standing or building-mounted outdoor lights associated with the single family dwelling on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake George or any adjoining property.
13. Outside of the limits of disturbance shown on the Site Plan and between the single family dwelling and the shore of Lake George, 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.
14. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
15. All plantings depicted on the Stormwater Details Plan and Compensatory Wetlands Plan shall be planted and maintained as described in those plans.
16. Except for as authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than one principal building located on the project site at any time. The single family dwelling authorized herein constitutes a principal building.

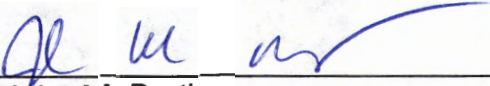
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 574. The Agency hereby finds that the project 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will result in the minimum possible degradation or destruction of any part of the wetland or its associated values, is the only alternative which reasonably can accomplish the applicant's objectives, and will, weighing the benefits of the activity against its cost and the wetland values lost, provide a net social and/or economic gain to the community.

PERMIT issued this 13th day
of May, 2025.

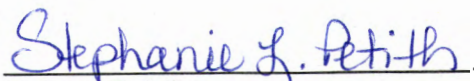
ADIRONDACK PARK AGENCY

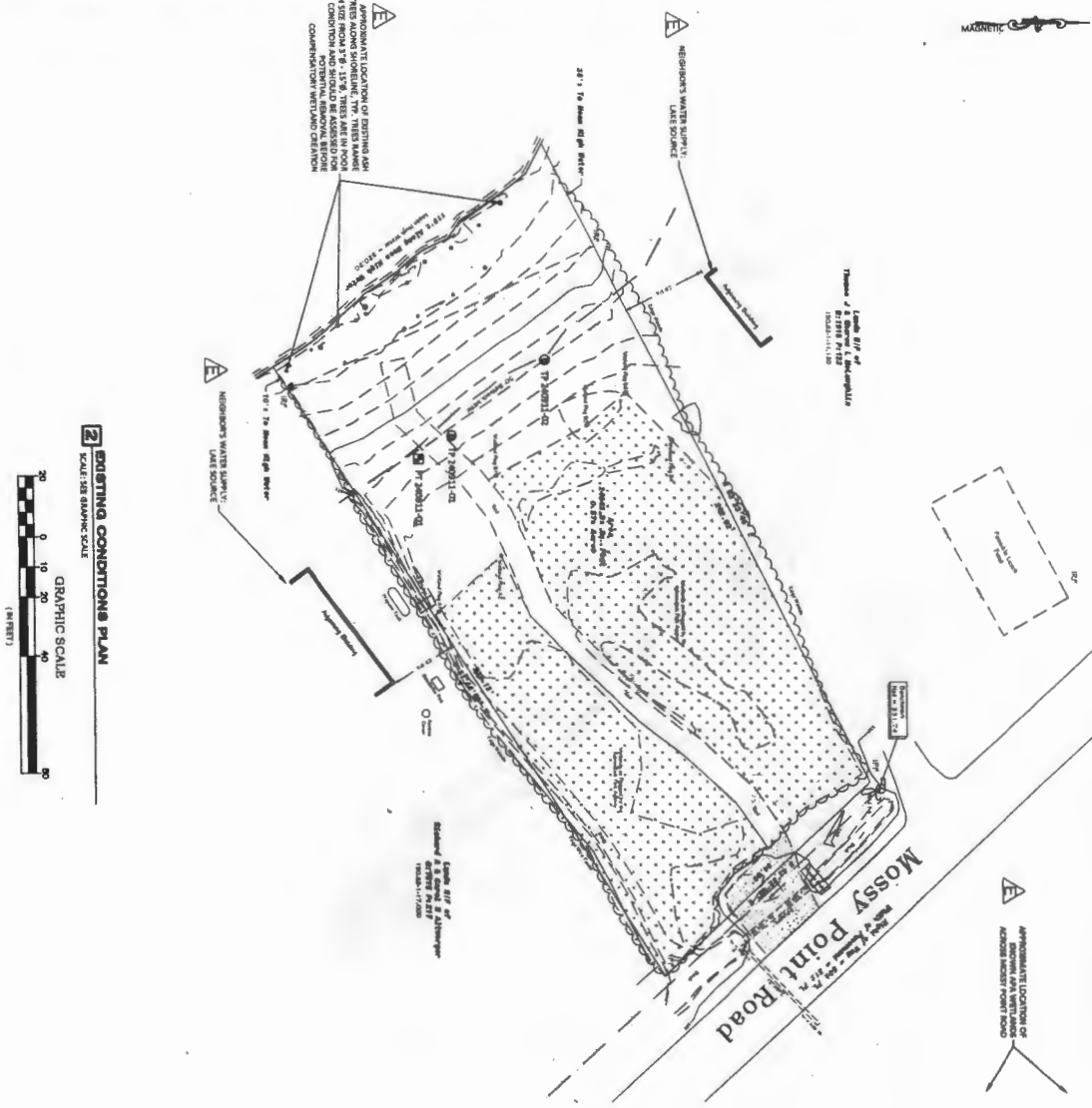
BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 13th day of May 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, 2029


Notary Public



GENERAL NOTES:

6-1) SURVEY & MAP INFORMATION OBTAINED FROM MAP OF A TOPOGRAPHIC SURVEY MADE FOR JAMES CRANE, TOWN OF TICONDEROGA, ESSEX COUNTY, NEW YORK, DEVELOPED BY VAN DUSEN AND STEVE DAVIS/JANUARY 1, 2004.

6-2) UTILITIES SHOWN BY THE ADJACENT PARK AGENCY.

6-3) CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT THE ADJACENT NEW YORK STATE PARKS AND RECREATION DEPARTMENT FOR THE LOCATION OF EXISTING UTILITIES. THE ADJACENT NEW YORK STATE PARKS AND RECREATION DEPARTMENT SHALL BE REPORTED TO THE OWNER OR ENGINEER IMMEDIATELY. NOTIFY ENGINEER IMMEDIATELY IF SITE CONDITIONS ARE NOT AS INDICATED.

September 11, 2024 SUSPENSE INVESTIGATION
performed/performed by **RU Holmes Engineers, PLLC**

TEST DATE	TEST TYPE	TEST RESULTS
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
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REGULATION TESTS

TEST DATE	TEST TYPE	TEST RESULTS
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
09/11/2024	SOIL BORING	Medium brown clay with some very fine sand
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09/11/2024	SOIL BORING	Medium brown clay with some very fine sand

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DATE: March 5, 2025

Adrian Mack
Park Agency

FINAL
P2024-0050

EXISTING
CONDITIONS
EX1

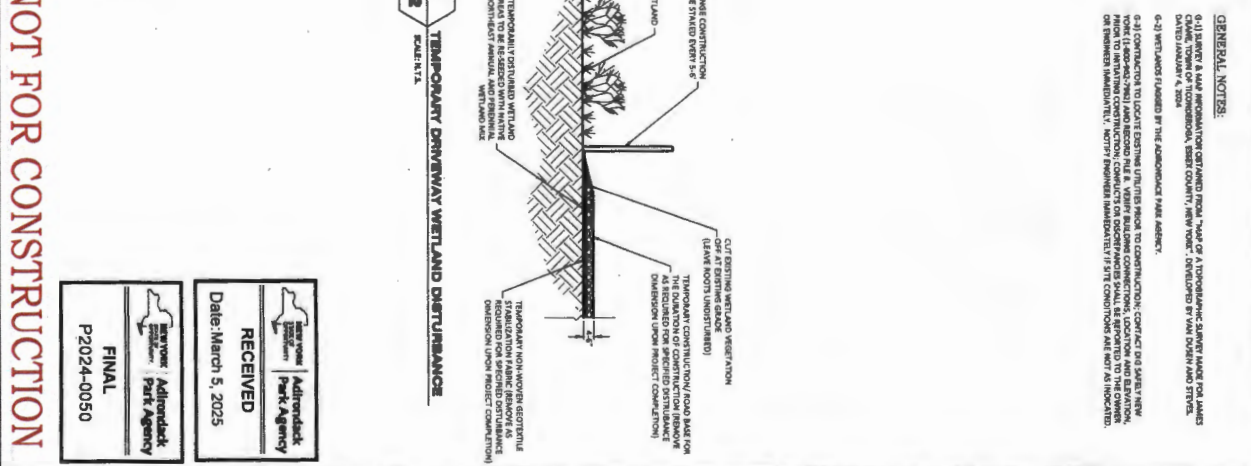
NO EXISTING
SHEET: 2 OF 7
PLOT: 02/02/2025 11:50 AM

COMPILED BY: JAMES CRANE
DATE: 02/02/2025 11:50 AM

JAMES R. CRANE, III
RESIDENTIAL SITE DEVELOPMENT
31 MOSSY POINT RD
MUNICIPALITY OF TICONDEROGA


RU HOLMES Engineers, PLLC
Civil & Environmental Engineering
12 EAST WASHINGTON STREET
GLENS FALLS, NEW YORK
PHONE: 518-792-2907


DATE	REV #	ISSUED / REVISIONS
03/05/2025	1	REVISED PER COMMENTS FROM APA AND LOPC (NO CHANGE THIS SHEET)
02/05/2025	2	REVISED PER COMMENTS FROM APA (NIPA #4) AND LOPC (NO CHANGE THIS SHEET)
11/22/2024	3	REVISED PER APA COMMENTS (NIPA #3) SUBMITTED TO LOPC (NO CHANGE THIS SHEET)
09/30/2024	4	REVISED PER APA COMMENTS (NIPA #2) (NO CHANGE THIS SHEET)
08/23/2024	5	REVISED PER APA COMMENTS (NIPA #1) AND CLIENTS REQUESTS (NO CHANGE THIS SHEET)
08/13/2024	6	SUBMITTED TO THE APA FOR JURISDICTIONAL INQUIRY

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03/05/2025	△	REVISED PER COMMENTS FROM APA AND LGPC AND CHANGE THIS SHEET
02/05/2025	△	REVISED PER COMMENTS FROM APA (NPA #4 AND LGPC UPDATED WETLAND DISTURBANCE COMPENSATORY WETLANDS, CAICS, ETC.)
11/02/2024	△	REVISED PER APTA COMMENTS (NPA #3) SUBMITTED TO LGPC (NEW DRAWING SHEET)
DATE	REV #	ISSUED / REVISIONS

NOTES: REVISIONS PROVIDED AS PART OF THE CONSTRUCTION PERMITTING PROCESS. THIS SHEET IS THE PROPERTY OF THE U.S. ARMY CORPS OF ENGINEERS. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFIC PURPOSES ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF THE U.S. ARMY CORPS OF ENGINEERS. THE U.S. ARMY CORPS OF ENGINEERS ASSUMES NO LIABILITY FOR THE USE OF THIS SHEET FOR ANY OTHER PURPOSES. THE U.S. ARMY CORPS OF ENGINEERS ASSUMES NO LIABILITY FOR THE USE OF THIS SHEET FOR ANY OTHER PURPOSES. THE U.S. ARMY CORPS OF ENGINEERS ASSUMES NO LIABILITY FOR THE USE OF THIS SHEET FOR ANY OTHER PURPOSES.

 <p>ROBERT J. HOLMES II PROFESSIONAL ENGINEER STATE OF NEW YORK EXPIRATION: 12/31/2005</p>	<p>WETLAND DISTURBANCE</p> <p>C2</p> <p>PRO PLANS 0-001-1 OF 7 12/27/2004 - 04/04/2005 11:00 AM</p>	<p>JAMES R. CRANE, III RESIDENTIAL SITE DEVELOPMENT 31 MOSSY POINT RD MUNICIPALITY OF TICONDEROGA</p> <p>RU HOLMES Engineers, PLLC CML & Environmental Engineering</p> <p>12 EAST WASHINGTON STREET GLENS FALLS, NEW YORK</p> <p>PHONE: 518-792-2907</p>
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**Adirondack
Park Agency**

 NEW YORK
STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
Adirondack
Park Agency

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P2024-0050

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STATE
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ATTORNEY GENERAL
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FAX: 212-692-1201
E-MAIL: info@holmes.com
WWW: www.holmes.com
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1. The first part of the document is a list of names and their corresponding addresses. The names are listed in the left column, and the addresses are listed in the right column. The names are: John Doe, Jane Smith, and Bob Johnson. The addresses are: 123 Main St, 456 Elm St, and 789 Oak St.

NOTED FOR ANY OTHER
REASON AS "RETURNED FOR

GRAPHIC SCALE

LAST GOODBYE

12 EAST WASHINGTON STREET GLENS FALLS, NEW YORK
PHONE: 518-792-2307

		
		
03/05/2025		REVISED PER COMMENTS FROM APA AND LGPC (DO CHANGE THIS SHEET)
02/05/2025		REVISED PER COMMENTS FROM APA (NPA 74) AND LGPC (NEW DRAWING SHEET)
DATE	REV #	ISSUED / REVISIONS

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