


THIS IS A TWO-SIDED DOCUMENT

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|  <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 2025-0072</p> |
| <p>In the Matter of the Application of</p> <p>GARY R. DUQUETTE WILLIAM C. DUQUETTE Permittees</p> <p>for a permit pursuant to §809 of the Adirondack Park Agency Act and 9 NYCRR</p> | <p>Date Issued: May 21, 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. Gary R. Duquette2. William C. Duquette |

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use 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 an authorized lot 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 the 37±-acre Rural Use portion of a 51±-acre parcel of land located on Porky Ryan Road in the Town of Saranac, Clinton County, in an area classified Low Intensity and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 228, Block 2, Parcel 13, and is described in a deed from William C. Duquette and Gary Duquette, as Co-Administrators of the Estates of Clifford Duquette and Norma Duquette to William C. Duquette and Gary R. Duquette, dated February 18, 2015, and recorded May 20, 2015 in the Clinton County Clerk's Office under Instrument Number 2015-00270189.

The project site is improved by an existing mobile home, constructed in 1975, and located in the northeast corner of the lot. The remainder of tax map parcel 228.-2-13 is used for agricultural production.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 37±-acre Rural Use portion of tax map parcel 228.-2-13 to create a 1.3-acre parcel with an existing mobile home and associated on-site wastewater treatment system (Lot 1), and a vacant 36±-acre Rural Use lot for continued agricultural production (Lot 2). Lot 2 will be retained with the Low Intensity Use portion of tax map parcel 228.-2-13 for a total of 49.93± acres.

The project is shown on a one page survey map titled "Map Of Survey Portion Of Lands Of William C. Duquette and Gary R. Duquette" prepared by Mark F. Petrashune, LLS, and dated March 20, 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

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 of Rural Use lands that results in the creation of a non-shoreline lot smaller than 7.35 acres in size 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. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
5. The construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization.
6. Construction of any guest cottage on the project site shall require prior written Agency authorization.
7. Prior to construction of any on-site wastewater treatment system on Lot 2, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A)/Clinton County Department of Health's "Clinton County Sanitary Code, Article IX," the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was installed in compliance with the Agency-authorized plan set.

8. There shall be no more than one principal building located on Lot 1 at any time. The mobile home constructed on the property in 1975 constitutes a principal building.
9. There shall be no more than three principal buildings located Lot 2. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

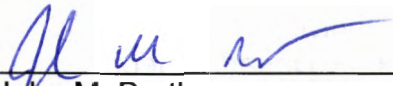
CONCLUSIONS OF LAW

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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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 21st day
of may, 2025.

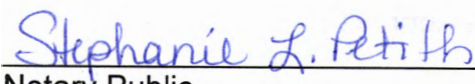
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 21st 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

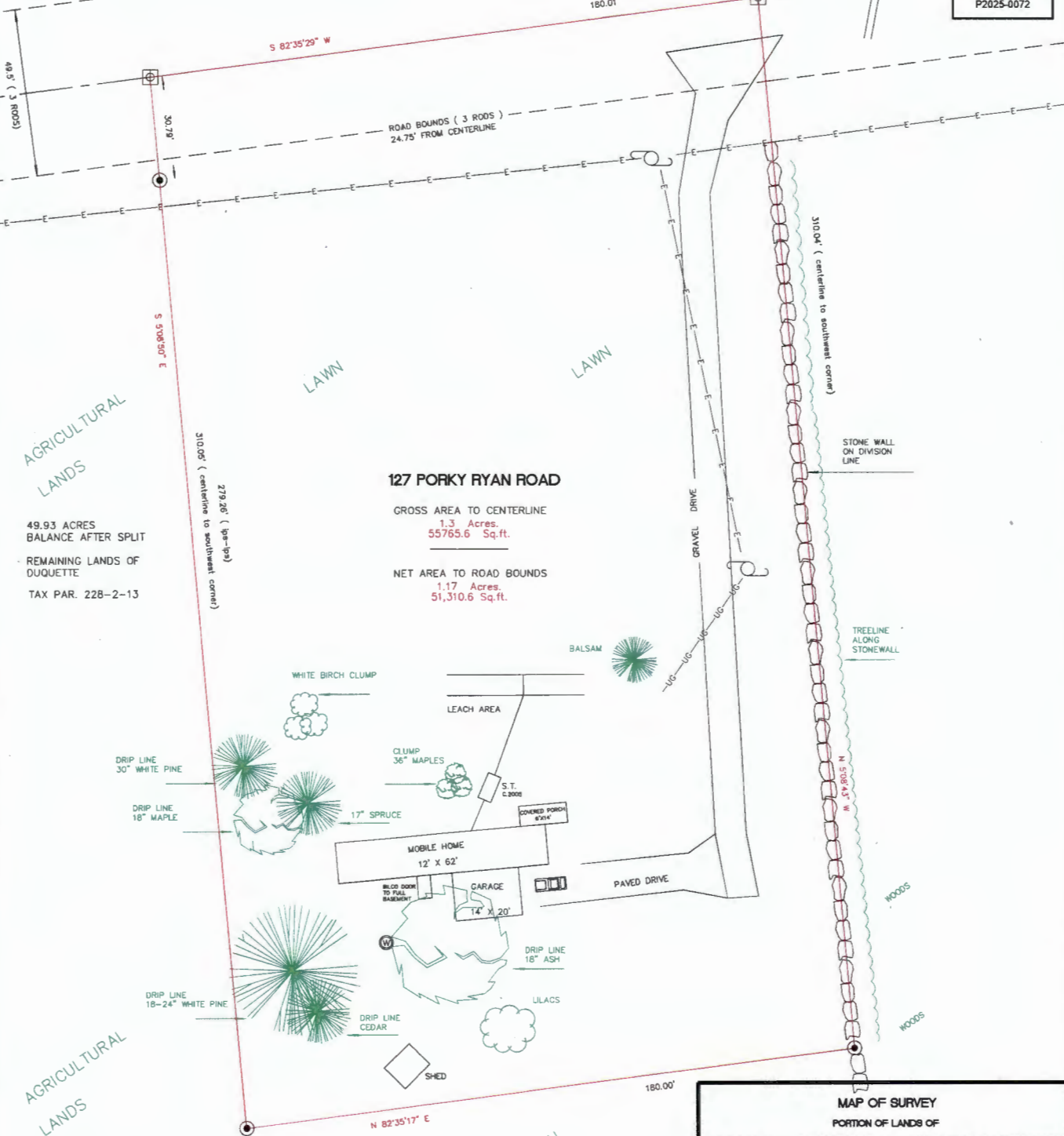
GRID NORTH

PORKY RYAN ROAD

24" CPP

RECEIVED
Date: March 31, 2025

Adirondack
Park Agency
FINAL
P2025-0072



MAP OF SURVEY

PORTION OF LANDS OF

WILLIAM C. DUQUETTE and GARY R. DUQUETTE
DEED INSTRUMENT 2015 - 270189

127 PORKY RYAN ROAD

SITUATE

TOWN OF SARANAC

CLINTON COUNTY NEW YORK

PREPARED BY

MARK F. PETRASHUNE, L.L.S.
P.O. BOX 929-11 BEECHWOOD DRIVE-DANMORA
NEW YORK 12829
TEL./FAX 518-482-2215

SCALE 1" = 20'

3/20/2025

SCALE



1 INCH = 20 FEET

49.93 ACRES
BALANCE AFTER SPLIT

REMAINING LANDS OF
DUQUETTE

TAX PAR. 228-2-13

10 X 24