


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 2006-0019C</p>
<p>In the Matter of the Application of</p> <p>ADAM E. PEARSALL and SARA E. PEARSALL Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: November 25, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Adam E. Pearsall 2. Sara E. Pearsall</p>

This permit supersedes un-recorded Permit 2006-0019C, issued by the Agency on November 18, 2025.

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a single family dwelling in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Johnsburg, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when 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 142.68± acres, consisting of three parcels of land located on Crane Mountain Road in the Town of Johnsbury, Warren County, in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The project site is described in the following two deeds:

- A 33.67±-acre parcel identified as Tax Map Section 179, Block 1, Parcel 19, and a 72.46±-acre parcel identified as Tax Map Section 179, Block 1, Parcel 14. Both are described in a deed from Evelyn Greene and Donald T. Greene, dated December 22, 2017, and recorded January 16, 2018 in the Warren County Clerk's Office under Instrument Number 2018-0361; and
- A 36.55±-acre parcel identified as Tax Map Section 179, Block 1, Parcel 13, and described in a deed from Donald T. Greene and Richard C. Slingerland to Adam E. Pearsall, dated August 30, 2007, and recorded January 16, 2018 in the Warren County Clerk's Office under Instrument Number 2018-0361.

The project site contains extensive wetlands on both sides of Crane Mountain Road. Additional wetlands not described herein may be located on or adjacent to the project site.

The project site was created by subdivision as authorized by Agency Permit 2006-0019. The project site is improved by a barn built in 1883, and a pole barn, a sleeping cabin, a sugar house, and a wood shed authorized by Permit 2006-0019B.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of an off-grid single family dwelling with associated on-site wastewater treatment system, solar panels with associated solar shed, and a greenhouse.

The project is shown on the following maps and plans:

- A three-sheet set of site plans titled "OVERALL SITE PLAN," "DETAILED SITE PLAN," and "WASTEWATER SYSTEM DETAILS," prepared by Hutchins Engineering PLLC, dated July 7, 2025, and received November 4, 2025 (Site Plans);
- A single-sheet plan titled "Extent of Clearing and Thinning," prepared by Adam Pearsall, dated 2025, and received October 14, 2025 (Clearing Plan); and
- A single-sheet plan titled "Project 2006-19B," revised March 16, 2015, received March 16, 2015 (Accessory Plan).

A reduced-scale copy of the the sheet titled "OVERALL SITE PLAN" of the Site Plans for the project, is attached as a part of this permit for reference.

AGENCY JURISDICTION

The subdivision authorized by Permit 2006-0019 required a permit pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, as a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

Condition 7 of Permit 2006-0019 requires a new or amended permit for any new land use or development.

Condition 8 of Permit 2006-0019B requires a new or amended permit for the construction of any single family dwelling.

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 Warren 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 Plans, Clearing Plan, and Accessory 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 2006-0019 and 2006-0019B in relation to the project site. The terms and conditions of permits 2006-0019 and 2006-0019B 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 2006-0019C, issued November 25, 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 the construction of one single family dwelling, greenhouse, solar panels, and a solar shed on the project site in the locations and with footprints shown on the Site Plans. The dwelling 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 change to the location or dimensions of any authorized structure shall require prior written Agency authorization.

7. Subject to the conditions stated herein, this permit authorizes the construction of one additional accessory structure on the project site in location 1 or 2 as shown and described on the Accessory Plan. The accessory structure shall be no more than 25 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade, with a maximum footprint of 96 square feet.
8. The construction of any additional dwelling or other principal building, or the conversion of any structure into a single family dwelling or other principal building on the project site shall require a new or amended permit.
9. Construction of any guest cottage on the project site shall require prior written Agency authorization.
10. There shall be no subdivision of the project site without a new or amended Agency permit.
11. Any on-site wastewater treatment system 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 Site 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.

12. Installation of any on-site wastewater treatment system on the project site not authorized herein shall require prior written Agency authorization.
13. 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.
14. 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 adjoining property.
15. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, red, brown, grey, or light grey.

16. Outside of the extent of clearing shown on the Site Plans and Clearing Plan, no trees greater than 16 inches in diameter at breast height may be cut or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of 1) trees for firewood, 2) the area on the Clearing Plan showing extent of thinning for the removal of trees over 20 feet in height, 3) Clearing and maintenance for ski trails, maple syrup production, and orchard use, and 4) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
17. The undertaking of any activity involving wetlands shall require a new or amended permit.




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/single family dwelling authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Johnsburg;
- b. 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;
- c. 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
- d. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

PERMIT issued this 25th day
of November, 2025.

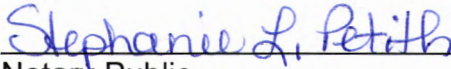
ADIRONDACK PARK AGENCY

BY:   
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 25th day of November 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public

