


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 2010-0063E</p>
<p>In the Matter of the Application of</p> <p>DANIEL P. STAATS AND ANN STAATS Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: November 17, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Daniel P. Staats 2. Ann Staats</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Low Intensity on the Adirondack Park Land Use and Development Plan Map in the Town of Wilmington, 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 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 6.15±-acre parcel of land located on Juniper Hill Lane in the Town of Wilmington, Essex 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 26.1, Block 3, Parcel 2.000, and is described in a deed from Cara Snell and Mark Thomas Pfahlert to Daniel P. Staats and Ann Staats, dated March 18, 2025, and recorded March 28, 2025 in the Essex County Clerk's Office at Book 2197, Page 49.

The project site was created as "Lot 2" in a nine-lot subdivision as authorized by Agency Permit 2010-0063.

PROJECT DESCRIPTION

Agency Permit 2010-0063 authorized a nine-lot subdivision and the construction of eight single-family dwellings to be served by on-site wastewater treatment and water supply facilities. Agency Permit 2010-0063A authorized an additional building site and eliminated two lots previously authorized under the nine-lot subdivision.

This permit amends Condition 8 of Permit 2010-0063 to change the authorized location of the single family dwelling and driveway on Lot 2.

The project is shown on the following maps, plans, and reports:

- A three-sheet plan titled "Staats Stormwater," prepared by Northwoods Engineering PLLC, dated November 10, 2025 (Engineered Plans); and
- A seven page report titled, "Storm Water Control Report," prepared by North Woods Engineering PLLC, dated November 10, 2025 (Storm Water Control Report).

A reduced-scale copy of the Engineered Plans for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Condition 8 of Agency Permit 2010-0063 requires an amended Agency Permit for any change to the authorized single family dwelling location on Lot 2.

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. Copies of this permit and 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. This permit amends and supersedes Agency Permits 2010-0063 and 2010-0063A in relation to the project site. The terms and conditions of Agency Permits 2010-0063 and 2010-0063A 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 2010-0063E, issued November 17, 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 on the project site in the location shown on the Site Plan.

The single family 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 of the single family dwelling or expansion beyond these dimensions shall require prior written Agency authorization.
7. The undertaking of any new land use or development not authorized herein shall require a require prior written Agency authorization
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. 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 Engineered 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.
10. The project shall be undertaken in compliance with the stormwater control features depicted on the Engineered Plans and described in the Storm Water Control Report.
11. Prior to any ground disturbance on the project associated with the authorized development, silt fence shall be installed in the locations depicted on the Site Plan Map and maintained until all disturbed soils are stabilized with native, non-invasive vegetation.

12. 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.
13. 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 Juniper Hill Lane or adjoining property.
14. All exterior building materials, including roof, siding and trim, of the dwelling shall be a dark shade of green, grey, or brown.
15. Outside of the limits of clearing shown on the Site Plan, no trees, shrubs or other woody-stemmed vegetation 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.
16. 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.

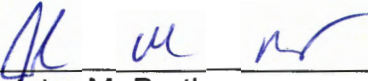
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act 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 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 17th day
of November, 2025.

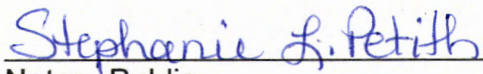
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director of Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 17th 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

STAATS STORMWATER
108 JUNIPER HILL LANE, WILMINGTON, NY 12997

DATE	ISSUED FOR
11/10/25	CONSTRUCTION

SITE PLAN

SHEET
C10



1. RETENTION AREA SHALL BE A NATURAL OR MAN-MADE DEPRESSSED AREA WITHIN THE FLOODPLAIN, AND SHALL BE A MINIMUM OF 10% OF THE FLOODPLAIN AREA. IT SHALL BE A MINIMUM OF 10% OF THE FLOODPLAIN AREA AND SHALL BE A MINIMUM OF 10% OF THE FLOODPLAIN AREA. IT SHALL BE A MINIMUM OF 10% OF THE FLOODPLAIN AREA.
2. MINIMUM OF 1.5' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN BOTTOM OF RETENTION AREA AND SEASONAL HIGH GROUND WATER LEVEL.
3. THE AREA SHALL BE SELECTED TO DRAIN, SEE DETAILING NOTES.



SHALLOW GRASSED RETENTION AREA

[illegible]

STORAGE AND DISPOSAL OF CONSTRUCTION SITE WASTES:

- [illegible]

MATERIAL HANDLING PROCEDURES AND STORAGE REQUIREMENTS

1. EFFECTIVE REPAIR OF BREAK-PROCESS MATERIALS, THEREBY REDUCING THE AMOUNT OF PROCESS MATERIALS THAT ARE WASTED ON SITE.
2. INSTALL LEAK DETECTION DEVICES, OVERFLOW CONTROLS, AND OVERFLOW BEAMS WITH APPROPRIATELY LOCATED ALARMS.
3. DISCONNECT ANY DRAINS FROM AREAS THAT LEAD TO THE DRAINAGE OF STORAGE-TYPE SYSTEMS.
4. PERFORM REGULAR MAINTENANCE ON TANKS, VALVES, PUMPS, PIPES AND OTHER EQUIPMENT. EQUIPMENT THAT HAS LEAKS SHOULD IMMEDIATELY BE REPAIRED OR REMOVED FROM THE SITE.
5. USE ROBUST MATERIAL TRANSFER PROCEDURES FOR FILLING PROCEDURES FOR TANKS AND OTHER EQUIPMENT.
6. SUBSTITUTE LESS OR NON-TOXIC MATERIALS FOR TOXIC EQUIPMENT.

SPILL RESPONSE:

1. PREVENT THE OILCAMP OR POLLUTANTS FROM SPILLS AND LEAKS AND UNEXPECTED CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
2. IN THE EVENT OF A SPILL, FOLLOW COMPANY PROCEDURES, DUTY, AND IN THE "CONSPICUOUS WHITE MANAGEMENT PLAN."
3. FOR HAZARDOUS MATERIALS, FOLLOW OILCAMP INSTRUCTIONS ON HOW TO USE AN ABSORBENT MATERIAL SUCH AS CEMOSOL OR LITTE LITTER TO CONTAIN THE SPILL.
4. IN THE EVENT OF A SPILL, NOTIFY THE SUPERINTENDENT, ENGINEER, AND LOCAL HIGHWAY DEPARTMENT STAFF. IN THE EVENT OF A HAZARDOUS MATERIAL SPILL, ALSO NOTIFY THE NIS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE NIS POLICE, AND THE LOCAL FIRE DEPARTMENT.

1. WINTER STABILIZATION SHALL BE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES INVOLVED WITH ONGOING LAND DISTURBANCE AND

- [illegible]

ACHIEVING FINAL STABILIZATION PRIOR TO THE WINTER SEASON

2. CRYSTALLINITY DETERMINED BY X-RAY DIFFRACTION.
3. CRYSTALLINITY IS MEASURED BY THE CRYSTALLINITY TEST METHOD OF DEBIESE, "CRYSTALLINITY DETERMINATION BY X-RAY DIFFRACTION," 1940, RESEARCH, 11, 103-113.
4. SEEDING OF AERALS WITH MELT CRYSTALS IS PREFERRED BUT SEEDING WITH ACRYLIC PARTICLES, INTERFERING WITH THE RECORDING, AND REPORTS OF ACRYLIC PARTICLES IN THE RECORDING ARE NOT ACCEPTABLE. ALL SYSTEMS SHOULD BE A WATER SOLUTION.

1. ENLARGE AND STABILIZE ACCESS POINTS.

2. 2 INCHES OF SILT, FINE, WEDGE DISTURBED AREA IS WITHIN 100 FEET OF WATERBODIES.
3. KEEP DRAINAGE STRUCTURES OPEN AND FREE FROM SLOTT.
4. SEEDMANT BARRIERS AMONG STOCKPILES AND SENSITIVE AREAS.
5. PROJECT ALL STOCKPILES AND SLOPES GREATER THAN 3:1 WITH WOLDED EROSION CONTROL BLANKETS.
6. MATCH ALL OTHER EXPOSED SLOPE AT 4 TO 1 OR GREATER (STRAIGHT).
7. DO NOT LEAVE AREAS UNPROTECTED MORE THAN 3 DAYS.
8. A SEDIMENT BARRIER MUST BE INSTALLED AT LEAST 15 FEET AWAY FROM STOCKPILES AND AREAS TO PREVENT SLOP TRANSFER.

1. MACH'S REGISTRATION SHALL BE COMPLETED WITHIN 90 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES

2. APPLY MACHING MATERIAL. MATCH SHALL BE CUT ON WHEEL STRAIN. FREE FROM DEFECTS FOR POSITION MATCHING OF DIRECTIONAL TO PLANT AND ONE.
3. IN MID-SUMMER, LATE FALL, OR WINTER. APPLY 100 LB PER 1000 SF. PLUS TRACIFIER. IN SPRING OR EARLY FALL. APPLY 45 LB PER 1000 SF. PLUS TRACIFIER.
4. INSTALL JUTE MATTING WITH OPEN SPACE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CORDEX 1 CL BY ACC APPROVED JUTE. UNO.

LINES, LEVELS, PROFILES AND CONTOURS, MAKE CHANGES IN GRADE GRADUAL.

- [illegible]

1. FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.

3. KEEP MOWED HEIGHT TO 3" - 4".

1. SAFETY FENCE IS ALSO KNOWN AS ORANGE CONSTRUCTION FENCE MATERIAL SHALL BE ORANGE MESH FENCE WITH

- SIZE OF 15.5 X 17.5. MOUNTING SNOW GUARD OR EQUIV.
3. FENCE SHALL BE 4' TALL.
4. USF LIGHT METAL POSTS OR METAL I-POSTS SET 10' ON MAX.
POSTS SHALL BE DRIVEN INTO THE GROUND MAINTAINING 8"
5. MAINTAIN FENCE TO POST WITH MINIMUM OF THREE STRAINERS.
6. FENCING TO POSTS WITH MINIMUM OF THREE STRAINERS.
7. FENCING TO POSTS WITH MINIMUM OF THREE STRAINERS.
8. TO CONNECT FENCE STRAINERS TO ENDOS AND RETAIN A RECORD
9. SET THROUGH THE OVERLAPPED STRANDS.

TEMPORARY STOCKPILE
NTS



- COMPOST FILTER SOCK
NTS

NOTES

- ## SILT FENCE DETAIL



- # STABILIZED CONSTRUCTION ENTRANCE

SECTION A-A

- CONCRETE WASHOUT BASIN



PUMPED SEDIMENT REMOVAL SYSTEM

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