


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 2025-0228</p>
<p>In the Matter of the Application of</p> <p>RUSSELL B. LAWRENCE III, TIMOTHY S. ALLEN AND JULIE M. ALLEN Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577 and 9 NYCRR Part 578</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):</p> <ol style="list-style-type: none">1. Russell B. Lawrence III2. Timothy S. Allen3. Julie M. Allen

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 Clare, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 St. Lawrence 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 a 315.53±-acre parcel of land located on White Road in the Town of Clare, St. Lawrence County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 134, Block 1, Parcel 8, and is described in a deed from Cheryl A. Shatraw to Russell B. Lawrence III, dated November 16, 2018, and recorded December 3, 2018 in the St. Lawrence County Clerk's Office under Instrument Number 2018-00016185. The site is also described in a deed from Catherine A. Gallinger to Timothy S. Allen and Julie M. Allen, dated May 29, 2021, and recorded July 1, 2021 in the St. Lawrence County Clerk's Office under Instrument Number 2021-00008583.

The project site is partially located within the designated North Branch Grass River Scenic River area. The project site also contains Bullhead Pond, several wetlands and two streams. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing hunting and fishing cabin and pit privy.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 315.53±-acre project site to create a 210±-acre vacant parcel (Lot 1) and a 105±-acre parcel (Lot 2) improved by the pre-existing hunting and fishing cabin and pit privy. No new land use and development is proposed.

The project is shown on a survey map entitled "Boundary Survey Division of Lands of Galham Club White Road Town of Clare, New York," prepared by Stickney Land Surveying, PC, and dated July 11, 2022 (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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any subdivision of Rural Use lands located within any designated scenic river area 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 St. Lawrence 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, Wild, Scenic and Recreational Rivers System 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 2025-0228, issued November 17, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. 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 a new or amended permit.
6. The undertaking of any new land use or development on the project site within one-quarter mile of the Grass River shall require a new or amended permit.
7. The undertaking of any activity involving wetlands shall also require a new or amended permit.
8. No structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of the Bullhead Pond on the project site.
9. Prior to construction of any on-site wastewater treatment system on the project site, 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) the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.
10. There shall be no more than 25 five principal buildings located on Lot 1. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
11. There shall be no more than 12 principal buildings located on 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, the Freshwater Wetlands Act and 9 NYCRR Part 578, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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;
- 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;
- g. 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;
- h. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- i. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- j. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

PERMIT issued this 17th day
of November, 2025.

ADIRONDACK PARK AGENCY

BY: John M. Burth
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

Stephanie L. Petith
Notary Public

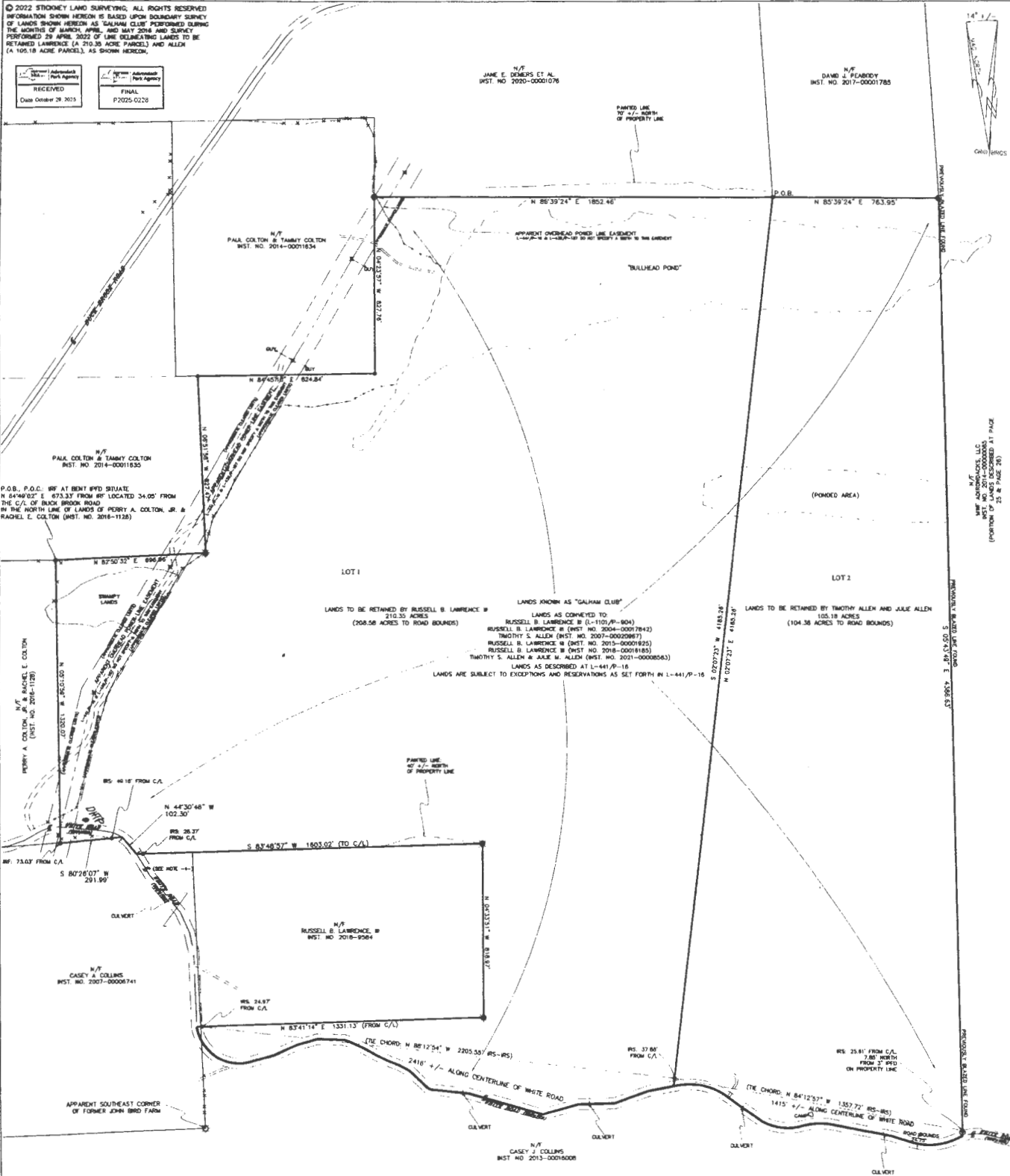
© 2022 STICKNEY LAND SURVEYING, ALL RIGHTS RESERVED
INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY SURVEY
OF LANDS SHOWN HEREON AS "GALHAM CLUB" PERFORMED DURING
THE MONTHS OF MARCH, APRIL, AND MAY 2016 AND SURVEY
PERFORMED 28 APRIL, 2022 OF LINE RELINEATING LANDS TO BE
RETAINED LAWRENCE (A 210.35 ACRE PARCEL) AND ALLEN
(A 100.18 ACRE PARCEL), AS SHOWN HEREON.

RECEIVED
Date October 28 2023

FINAL
P2025-0226

JANE E. DOMERS ET AL
INST. NO. 2020-00001076

DAVID J. STICKNEY
INST. NO. 2017-00001785



MAP NOTES:

- 1-1- SURVEY OF SUBJECT PARCELS WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO THE FACTS THAT SUCH WOULD DISCLOSE
- 2-2- A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSIGNED TO BE AN UNAUTHORIZED COPY
- 3-3- THE LOCATION OF UNDERGROUND UTILITIES ARE NOT ALWAYS KNOWN AND OFTEN CAN ONLY BE ESTIMATED. THERE WAS NO ATTEMPT TO SHOW UNDERGROUND UTILITIES DURING THIS SURVEY
- 4-4- CURRENTLY, ST. LAWRENCE COUNTY REAL PROPERTY TAXES ARE PAID TO THE EAST OF WHITE ROAD IN THIS AREA TO BE ASSESSED TO RUSSELL B. LAWRENCE, II AND CHERYL A. SHAWNEE PER INST. NO. 2010-18344. THE LOCATION OF THE PARCELS DESCRIBED IN SAID 2010 AS PROVIDED BY THE DISTANCES WITHIN THE DESCRIPTION IS REPRESENTED AS SHOWN HEREON. IT IS ASSUMED THIS AREA WOULD BE PROVIDED FOR WITHIN THE CHAIN OF TITLE OF LANDS FORMERLY OF JOHN BIRD AND LANDS NOW OR FORMERLY CASEY & COLLINS PER INST. NO. 2007-00006741
- 5-5- THERE ARE SEVERAL BIRDS LOCATED WITHIN THE INTERIOR OF LANDS KNOWN AS "GALHAM CLUB" THAT ARE NOT PROVIDED BY THIS SURVEY. PORTIONS OF THE LOCATION SHOWN HEREON OF "BULLHEAD POND" WERE MAPPED USING ORTHORECTIFIED AERIAL PHOTOGRAPHY
- 6-6- READINGS ARE BASED ON THE BEST AVAILABLE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) AND REFERENCED TO OPUS ADJUSTED GPS CONTROL. MAGNETIC DECLINATION IS APPROXIMATELY 14 DEGREES WEST OF GRID NORTH
- 7-7- ALL DISTANCES SHOWN HEREON ARE AT GRID SCALE. TO OBTAIN GROUND DISTANCE MULTIPLY GRID DISTANCE BY CORRECTION FACTOR OF 1.00018684
- 8-8- CONVEYANCE OF LANDS AS EXPECTED UPON MAY BE SUBJECT TO APPROVAL BY LOCAL PLANNING BOARDS AND/OR OTHER LOCAL JURISDICTIONS. CLIENT IS ADVISED TO CONSULT WITH COMPETENT LEGAL COUNSEL REGARDING THIS INFORMATION

LEGEND:

- POINT OF BEGINNING: P.O.B.
- 5/8" IRON REBAR SET, APRIL 2022 (RS): ●
- 5/8" IRON REBAR SET, MAY 2016 (RS): ●
- IRON PIPE FOUND, MAY 2016 (PFD): ○
- CAPPED IRON ROD FOUND, MAY 2016 (IRF): ○
- STONE PILE FOUND, MAY 2016: ○
- SUBJECT PARCEL LINES: ———
- STEEL UTILITY TOWER & LINES: ———
- PREVIOUS PARCEL LINE: ———
- ANCIENT FENCELINE EVIDENCE: ———
- EXISTING FENCELINE: ———
- WATER EDGE +/-: ———
- LANE INTO WOODS, WHEELER TRAIL: ———
- NOW OR FORMERLY: N/F

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND APPLY SOLELY TO SUBJECT PARCELS.

I, ROBERT L. STICKNEY, CERTIFY TO RUSSELL B. LAWRENCE II, TIMOTHY S. ALLEN, JANE E. DOMERS, AND CHERYL A. SHAWNEE THAT I AM A LICENSED LAND SURVEYOR BY THE STATE OF NEW YORK. THIS SURVEY WAS MADE BY ME AND TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS TRUE AND ACCURATE AS SHOWN. ALL MONUMENTS SET, TOGETHER WITH THOSE FOUND, ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

ROBERT L. STICKNEY, L.S. NO. 00087

SHEET 1 OF 1	CLIENT	RUSSELL B. LAWRENCE III 300 MAIN STREET MORRISTOWN, NY 13664	DRAWING TITLE BOUNDARY SURVEY DIVISION OF LANDS OF GALHAM CLUB WHITE ROAD TOWN OF CLARE, NEW YORK	STICKNEY LAND SURVEYING, PC ROBERT L. STICKNEY, L.S. 53 HOUGH ROAD MASSENA, NY 13662 PHONE: (315)705-4956 EMAIL: stickneylandsurveying@outlook.com	NOT VALID WITHOUT	4			
	PROJECT	WHITE ROAD TOWN OF CLARE, NEW YORK				3			
	TAX MAP NO.	134.000-1-8				2			
	DATE	11 JULY 2022				1			
						NO.	REVISIONS	DATE	BY

WARNING: UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP
IS IN VIOLATION OF SECTION 2209(2), NYS EDUCATION LAW