

Please send all application materials to [apasubmissions@apa.ny.gov](mailto:apasubmissions@apa.ny.gov).

<p><b>ADIRONDACK PARK AGENCY</b> Division of <b>Regulatory Programs</b> PO Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Telephone (518) 891-4050 www.apa.ny.gov</p>	 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></p>	<p><b>Large-scale Subdivision Application</b></p>
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 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></p>
<p><b>RECEIVED</b> Date: October 19, 2021</p>

### **Applicability**

The Large-scale Subdivision Application applies to all subdivisions involving five or more proposed lots, parcels or sites on Resource Management lands, ten or more proposed lots, parcels or sites on Rural Use lands, or twenty-five or more proposed lots, parcels or sites on Low Intensity Use lands.

### **Background Information**

The application process is intended to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design. The project sponsor will benefit from the opportunity to review conceptual designs and public comment with Agency staff early in the application process. Following these initial steps, the application process will lead to the development of preliminary and detailed design plans before presentation of the project to the Agency board. This review process is intended to improve efficiency and to help avoid unnecessary costs to the project sponsor.

For additional information related to development considerations that the Agency must take into account when reviewing subdivision proposals, please see <https://www.apa.ny.gov/Documents/Guidelines/DAP-DevelopmentConsiderations.pdf>.

### **Pre-Application Meeting**

Project sponsors are strongly encouraged to contact the Agency to schedule a pre-application meeting with staff prior to submission of the Large-scale Subdivision Application. Staff are available to explain the application process, help focus project design development, and answer questions.

Please contact the Agency's Regulatory Programs division to schedule a pre-application meeting.

## **Application**

### *Part I – Submission of Initial Project Site Information and Conceptual Designs*

Part I of the Large-scale Subdivision Application requests maps depicting resources and existing features, a project narrative, and conceptual design drawings of the proposal and potential alternatives. The conceptual design of the proposed project should avoid impacts to the resources on and off the project site. The application provides various references for source information, and Agency staff are available to assist in the use and interpretation of this resource material.

A site visit with Agency staff will be scheduled upon receipt of Part I of the application, and will occur prior to the end of the public comment period (see Part II below).

### *Part II – Public Comment*

Part II of the Large-scale Subdivision Application requires a public comment period. Upon receipt of Part I of the application, a notice of the opportunity for public comment will be published in the Environmental Notice Bulletin and mailed to adjoining landowners and municipal officials. The application materials and notice of the opportunity for public comment will also be posted on the Agency's website.

The application will be considered received upon the close of the public comment period. Alternatively, upon written notification to the Agency, the project sponsor may choose to provide a narrative and updated plans in response to any public comment. In this instance, the application will be considered received upon submission of the project sponsor's response.

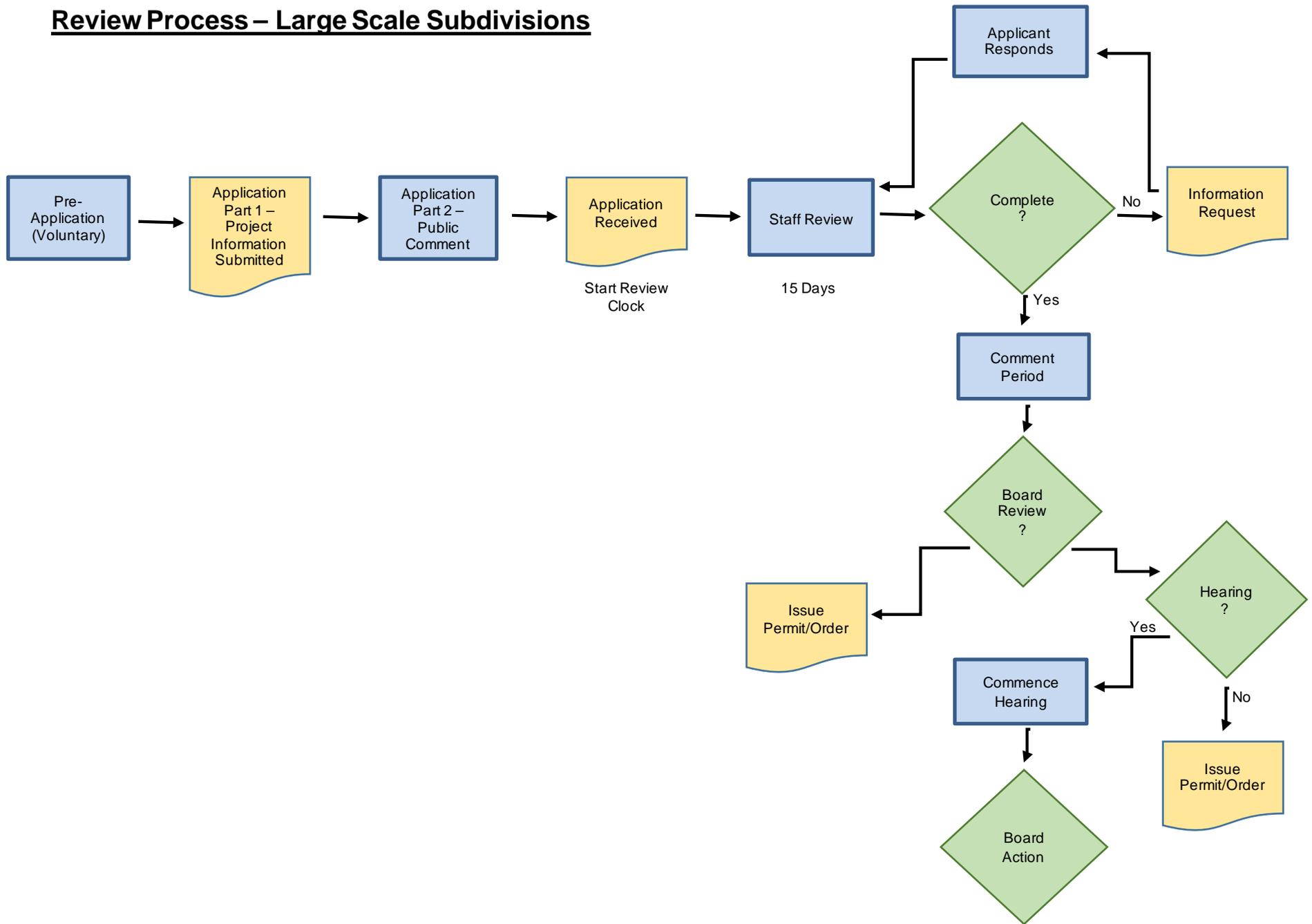
## **Review Process**

Upon receipt of the Large-scale Subdivision Application (Part I and Part II), the Agency may issue an information request within 15 days based on its analysis of the conceptual design drawings and project site maps, results of the site visit, and any concerns identified through public comments. This information request, and any subsequent information requests, will seek further clarification and evaluation of the project sponsor's proposal and alternatives, and will identify required site investigations and reports necessary for the analysis of impacts to Park resources. The project sponsor will also be required to submit final design plans for the proposal.

For a list of issues that may be addressed as part of the Agency's information requests, including the types of site investigations, reports, and plans that may be required, please see the attached Potential Information Request Topics.

At the time the application is deemed complete, the application will be publicly noticed pursuant to §809(2)(d) of the Adirondack Park Agency Act, and the required time periods for final Agency action on the proposed project will begin.

# Review Process – Large Scale Subdivisions



# APPLICATION PART I

**Instructions:** Please answer all of the following questions and provide all applicable attachments. Submit **three** completed copies of this application and all required attachments to the Agency. The application, including all maps, plans, photographs and other graphics, must also be provided in electronic format (Adobe Acrobat or PDF) unless otherwise agreed to by Agency staff. The proposed project may not be undertaken until a permit has been issued by the Agency.

**1. Project Sponsor(s):\***

Name(s): Eric Stackman  
Address: PO Box 402422  
Miami Beach FL 33141  
  
Telephone: 305-965-0926  
E-mail: ericstackman@bellsouth.net

**2. Current Property Owner(s):\*\***  
(if different than Project Sponsor)

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

\* A project sponsor is a person with a legal interest in a property who makes application to the Agency for the review of a project proposed on the property. Documentation demonstrating a legal interest must be provided, such as a current deed or purchase contract.

\*\* List all names on the current deed of record.

**3. Project Sponsor's Authorized Representative:**

By filling in the name and address below and signing this application, the project sponsor is authorizing the person named below to act as his/her agent in all matters relating to this permit application before the Adirondack Park Agency. The project sponsor acknowledges that all contact regarding the application will be through the Authorized Representative. The project sponsor is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance with all terms and conditions of any permit issued to him/her by the Agency.

Name: ERIC STACKMAN  
Address: PO BOX 402422  
MIAMI BEACH FL 33140  
Telephone: 305-447-2470  
Fax/E-mail: ERICSTACKMAN@BELLSOUTH.NET

Name: ROBERTA ALBA  
Address: 6540 NW 170TH TERRACE  
MIAMI FL 33015  
Telephone: 305-331-2587  
Fax/E-mail: ralba@robertaconsulting.com

Name: CHRISTOPHER G. BERGA - BERGA LAW PA  
Address: 121 ALHAMBRA PLAZA SUITE 1500  
CORAL GABLES FL 33134  
Telephone: 305-901-1620/305-901-1720 Direct  
Fax/E-mail: cberga@bergalaw.com

4. **Project Site Location/Identification** (a project site usually consists of all adjoining properties owned by the current landowner(s), including properties separated by a public road):

Road/Highway: STATE ROAD 9N  
Nearby Waterbody: AUSABLE RIVER  
Town/Village: TOWN OF JAY/ HAMLET OF AU SABLE FORKS  
County: ESSEX  
Size: 355.82 acres

Tax Map Designation (from the tax bill for the property):

Section: <u>17.2</u>	Block: <u>1</u>	Parcel: <u>4.000</u>
Section: <u>17.2</u>	Block: <u>1</u>	Parcel: <u>5.100</u>
Section: <u>17.2</u>	Block: <u>1</u>	Parcel: <u>20.111</u>

5. **Project Sponsor's Legal Interest in Project Site** (check the one that applies):

owner      \_\_\_\_\_ signed purchase agreement holder  
\_\_\_\_\_ lessee      \_\_\_\_\_ option holder      \_\_\_\_\_ other: (Identify: \_\_\_\_\_)

6. **Prior Agency Contact:**

a) Has there been any previous contact or discussions with Agency staff regarding this project or project site, or has Agency staff visited the project site?

\_\_\_\_\_ Unknown

\_\_\_\_\_ No

Yes. Staff person's name: DEVAN KORN (EPS2) / THOMAS E. SAEHRIG

Date of contact: APRIL 6, 2021 (LATEST) / 2011 TO 2017

AGENCY FILE A2007-5 / APA PREAPPLICATION REQUEST A2021-005

b) Has the project or project site been the subject of a past Agency action (e.g., permit, variance, jurisdictional inquiry, enforcement case, or wetland flagging)?

No

\_\_\_\_\_ Yes. If yes, provide the number and date:

Past Permit or Variance Number: \_\_\_\_\_ date: \_\_\_\_\_

Jurisdictional Inquiry Number: \_\_\_\_\_ date: \_\_\_\_\_

Enforcement Case Number: \_\_\_\_\_ date: \_\_\_\_\_

Wetland Boundary Flagging: \_\_\_\_\_ date: \_\_\_\_\_

## **CONCEPTUAL DESIGN INFORMATION**

### **7. Resource and Existing Features Mapping and Inventory:**

- a) **Project Site Base Map** – at a stated scale appropriate to the project, provide a Project Site Base Map showing:
1. Property ownership boundary lines;
  2. Boundaries of the project site (if not identical with the property boundaries);
  3. Adjoining and adjacent landowners and owners of inholdings, if any;
  4. All Adirondack Park Land Use and Development Plan Map land use area boundaries;
  5. Local zoning districts;
  6. All bodies of water (rivers, ponds, and lakes) and permanent and intermittent streams (based on USGS planimetric maps and as designated by New York State Department of Environmental Conservation);
  7. Preliminary boundaries of all wetlands using freshwater wetland covertype maps prepared by the Adirondack Park Agency<sup>1</sup>

*Please note that this information is subject to field verification, and there may be wetlands on the project site that do not appear on the Agency's covertype maps;*

8. Significant terrestrial habitats

*Recommended resources include: 1) the North Atlantic Landscape Conservation Cooperative (NALCC) Land Use Planning Tools for Municipalities in New York State<sup>2</sup> for mapping; 2) Northeast Habitat Guides: A Companion to the Terrestrial and Aquatic Habitat Maps<sup>3</sup> for a description of habitat types; and 3) the New York Natural Heritage Program<sup>4</sup> for classification descriptions;*

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<sup>1</sup> <http://www.arcgis.com/home/webmap/viewer.html?webmap=80eb2e7ac00640eba0bd5ac53821e9c4&extent=-75.0255,43.6019,-73.5876,44.3402>

<sup>2</sup> <https://nalcc.databasin.org/galleries/16f2dbb5c7a948429f93a7fe69c7f299>

<sup>3</sup> [https://rcngrants.org/sites/default/files/final\\_reports/RCN%202011-5%2C6%20final%20product%20NortheastHabitatGuides.pdf](https://rcngrants.org/sites/default/files/final_reports/RCN%202011-5%2C6%20final%20product%20NortheastHabitatGuides.pdf)

<sup>4</sup> [http://www.dec.ny.gov/docs/wildlife\\_pdf/ecocomm2014.pdf](http://www.dec.ny.gov/docs/wildlife_pdf/ecocomm2014.pdf)

9. Existing facilities, buildings, and structures on the site (labeled with size, use, and date of construction);  
**S E E R M S S I T E S U R V E Y**
  10. Existing paved and unpaved roadways, driveways, and parking areas; and  
**N O N E**
  11. Existing municipal or private water, wastewater, and utility infrastructure.  
**N O N E**
- b) **Wetlands Map** - A high-resolution aerial photography interpretation of wetlands on the project site (available upon request from Agency staff).
- c) **Soils Map** - Provide a map of the “Detailed Soil Map Units” present on the project site using the same scale as the Project Site Base Map. Soils mapping is available through the USDA’s Natural Resource Conservation Service web soil survey<sup>5</sup> or in published soil surveys available at a local soil and water conservation service office.
- d) **Slope Map** - At the same scale as the Project Site Base Map, provide 20-foot contours (or higher resolution where available) topographic mapping that is shaded to show slope categories of 0 to 8%, 8 to 15%, 15 to 25%, and greater than 25%.
- e) **Critical Areas Map** - At the same scale as the Project Site Base Map, provide a Critical Areas Map depicting the following ecological, cultural, and sensitive resources:
1. A 100-foot buffer area from all lakes, ponds, rivers, streams and wetlands;
  2. The following critical environmental areas identified in the Adirondack Park Agency Act:
    - i. Areas within one-quarter mile of rivers navigable by boat designated to be studied as wild, scenic, or recreational;
    - ii. Wetlands;
    - iii. Areas at elevations of 2,500 feet or more;
    - iv. Areas within 1/8 mile of tracts of forest preserve land or water classified as wilderness, primitive, or canoe in the Adirondack Park State Land Master Plan;
    - v. For project sites located in Rural Use land use areas, areas within 150 feet of the edge of the right-of-way of federal or state highways;
    - vi. For project sites located in Resource Management land use areas,

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<sup>5</sup> <https://websoilsurvey.sc.egov.usda.gov>

areas within 300 feet of the edge of the right-of-way of federal or state highways;

3. 100-year flood plains based on Federal Emergency Management Agency flood area maps;
  4. Unique features, including gorges, waterfalls, and geologic formations;  
**N O T   A P P L I C A B L E**
  5. Designated Wild, Scenic and Recreational River “river areas” (generally within one-quarter mile of the bank of a designated river or as otherwise described in Appendix Q-6 of the Agency’s regulations);
  6. Rare or valuable ecosystems;
  7. Significant wildlife habitats (deer wintering areas, significant avian nesting areas, vernal pools, connectivity and natural corridors, etc.);
  8. Designated archeological areas, historic structures, and historic districts or landscapes;
  9. Designated scenic vistas and other areas of local scenic significance;
  10. Areas of the site presently visible from public view locations (roads, trails, waterways, etc.); and
  11. Any renewable resource lands such as primary and principal aquifers and aquifer recharge areas, designated agricultural districts, significant agricultural lands, or public watershed lands.
- f) **Site Analysis Mapping** - Provide a Site Limitations Composite Map at the same scale as the Project Site Base Map. This map should be developed by overlaying the previous resource maps and should identify areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.) through the use of overlay shadings.
- g) **Natural Heritage Program Report** - Provide a narrative of New York Natural Heritage Program reported occurrences of rare, threatened, endangered, or exploitably vulnerable plants, and threatened, endangered, and special-concern animals. Include known unique natural communities and significant wildlife habitats (deer wintering areas, significant avian nesting areas, vernal pools, connectivity and natural corridors, etc.) on the project site and surrounding areas.
- h) **Other Inventories and Classifications** - After consultation with Agency staff,

provide the following if necessary: 7 . P A R 8 P A G E 6 O F 1 5

- **Bird Species Inventory** - Provide a list of bird species expected to be on the project site based on habitat requirements and geographical distribution. Please consult the 2000-2005 New York State Breeding Bird Atlas<sup>6</sup> for a listing of species expected to be present.
- **Invasive Species Inventory** - Provide a list and a map of the location of any invasive species known on the project site, including any species identified on the NYS iMapInvasive website.<sup>7</sup>
- **Lake and Pond Classification** - Provide the surface water classification of known lakes and ponds on the project site as determined by the Department of Environmental Conservation pursuant to 6 NYCRR Part 701. Please also provide additional information about the water bodies as found in the descriptions on the NALCC website<sup>8</sup> and in the Northeast Habitat Guides: A Companion to the Terrestrial and Aquatic Habitat Maps.<sup>9</sup>
- **Large Forest Blocks** - Provide a map at a regional scale that depicts the large forest blocks surrounding the project site. Please consult the NALCC Land Use Planning Tools for Municipalities in New York State.<sup>10</sup>

## 8. Project Description:

Submit a brief narrative description of the proposed project and the project sponsor's land use objectives.

## 9. Conceptual Design Plans:

- a) Submit a to-scale sketch map of the project sponsor's preferred project design that shows proposed building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and avoids impacts to any sensitive resources identified through the Resource and Existing Features Mapping and Inventory. The preferred project design should minimize the creation of new areas of disturbance on the project site to the greatest extent practicable, and should concentrate development to the greatest extent practicable.

<sup>6</sup> McGowan, K.J., & Corwin, K. (2008). The Second Atlas of Breeding Birds in New York State. Ithaca, NY: Cornell University Press.

<sup>7</sup> <http://www.nyimainvasives.org/>

<sup>8</sup> <https://www.conservationgateway.org/ConservationByGeography/NorthAmerica/UnitedStates/edc/reportsdata/freshwater/Pages/Northeast-Lakes.aspx>

<sup>9</sup> [https://rcngrants.org/sites/default/files/final\\_reports/RCN%202011-5%2C6%20final%20product%20NortheastHabitatGuides.pdf](https://rcngrants.org/sites/default/files/final_reports/RCN%202011-5%2C6%20final%20product%20NortheastHabitatGuides.pdf)

<sup>10</sup> <https://nalcc.databasin.org/galleries/16f2dbb5c7a948429f93a7fe69c7f299>

- b) Submit a series of to-scale sketch map alternatives that have been considered as part of the design process.

**PROJECT SITE DOCUMENTATION**

**10. Deed(s):**

Provide, as **Attachment A**, a copy of the current recorded deed(s) for the project site containing the recording information. Copies are available from the County Clerk’s Office. Also, if the project sponsor has an executed contract or agreement to purchase or lease the project site, please provide a copy in order to establish the sponsor’s legal interest in the project site. (The purchase price and other confidential information may be blacked out.)

**11. Adjacent Properties:**                    S E E   P R E V I O U S   S E C T I O N  
     7 . P A R 3   P A G E   6   O F   1 5

Provide, as **Attachment B**, a current list of the names and addresses of all landowners whose property adjoins the project site, along with tax map references (tax map section, block, and parcel numbers) based on the latest completed tax assessment roll. This list must include landowners whose property would otherwise adjoin the project site but is located across a public road or right-of-way from the site. Attached is a sheet that may be used for this list. This information is typically available from Real Property Tax Services at county offices or from Town/Village assessors.

**12. Project Site History:**

As part of its review of the project, Agency staff must understand the history of the project site. If the project site was part of a larger parcel on May 22, 1973 (the enactment date of the Adirondack Park Agency Land Use and Development Plan), the exact property boundaries of the larger parcel and the size of all buildings on that date must be established.

- a) State the current acreage of all connected lands owned by the current landowner, even if the parcels have different deeds and/or tax map numbers and even if they are larger than the project site: N/A acres

- b) As of May 22, 1973, did the owner at that time own any adjoining property, including properties on the opposite sides of public roads?

No

Yes. If yes, provide the Tax Map References of these adjoining properties:

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

c) Has any portion of the total as it existed on May 22, 1973 been conveyed, sold, given away or otherwise subdivided since that date?

No

Yes. If yes, provide the following information for those lots or parcels (Use a separate 8-1/2" x 11" sheet of paper if necessary):

Lot Number (from current tax map)	Date of Conveyance	Lot Size (sq. ft. or acres)	Was Conveyance by Gift or Sale?

Provide, as **Attachment C**, a copy of all recorded deeds (not just abstracts) for the above conveyances back through May 22, 1973.

Provide, as **Attachment D**, a full scale copy of a survey map or the current real property tax map clearly showing the property boundaries of the project site and any tax parcel or lot that the project site was part of on May 22, 1973.

**13. Deed Restrictions and Easements:**

Describe and provide, as **Attachment E**, any current deed restrictions or easements associated with the project site.

Attach, as **Attachment F**, any proposed deed language that will restrict further subdivision or development on the project site and any other proposed deed restrictions or easements.

**PROJECT SITE RESOURCES**

**14. Historic Resources:**

Does the project site include any buildings that are more than 50 years old or involve any known archeological resources, or does the project site or surrounding area contain any structures or districts that are listed or deemed eligible to be listed on the State or National Register of Historic Places?

No

Yes

Carnes Barn /Granite Co. shows on historical record photos as early as 1921

**15. Other Regulatory Permits and Approvals:**

The Agency cannot approve a project that has been denied a permit or that is a prohibited use under local laws or ordinances. The Agency will also recognize

community goals expressed in a formally adopted land use plan. The project should be designed to the regulatory requirements of other involved agencies.

Local, State and Federal Agency Contacts: Complete the following and indicate whether any of the following agencies have been contacted. Please provide copies of any applications and other correspondence between the applicant and the agencies listed below. Your APA application will remain incomplete until applications have been submitted to all involved agencies. Please also provide a copy of the relevant minutes from any local meetings at which the project has been discussed.

Agency	No	Yes	Date	Contact Person and Phone Number
Local Zoning Authority		✓		Town of Jay - Planning Board 518-647-2204
NYS Dept. of Health		✓		Kristian Sayars
NYS Dept. of Transportation		✓		MARK BONFEY (518) 873-2170
NYS Dept. of Environmental Conservation		✓		Erin Burns - Permitting
NYS Office of Parks, Recreation and Historic Preservation				
US Army Corps of Engineers				
Lake George Park Commission				
Other APA/ADIRONDACK PARK AGCY		✓		DEVAN KORN / THOMAS E. SAEHRIG

(518) 891-4050 | devan.korn@apa.ny.gov

TOWN OF JAY NY - HISTORIAN

✓

SHARON HEWSTON (518) 647-2204 ext. 109

## **APPLICATION** **PART II**

- 16.** The Large-scale Subdivision Application requires a public comment period. Upon receipt of Part I of the application, notice of the opportunity for public comment will be published in the Environmental Notice Bulletin (ENB) and sent to adjoining landowners and municipal officials. The application materials and notice of the opportunity for public comment will also be posted on the Agency's website. Public comment may address but is not limited to the following:
- The potential impacts associated with the project, including identification of the particular aspects of the project site that may be affected;
  - Methodologies for assessing any potential impacts; and
  - Reasonable alternatives to be considered.

The posted notice will include a deadline for submitting public comment that is at least 15 days and no more than 45 days from the date of publishing in the ENB. All comments will be forwarded to the project sponsor upon receipt. The application will be considered received upon the close of the public comment period or, at the request of the project sponsor, upon receipt of the project sponsor's updated plans and written response to any public comment.

# APPLICATION SIGNATURES

**Required Signatures:** Please submit required signatures with Part I of the application.

I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT SPONSOR, CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

I HEREBY AUTHORIZE THE ADIRONDACK PARK AGENCY AND MEMBERS OF ITS STAFF TO ENTER ON THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF CONDUCTING SUCH INVESTIGATIONS, EXAMINATIONS, TESTS AND SITE EVALUATIONS AS IT DEEMS NECESSARY, AT REASONABLE TIMES, AND WITH ADVANCE NOTICE WHERE POSSIBLE, TO VERIFY INFORMATION CONTAINED IN OR RELATED TO THIS APPLICATION FOR A PROJECT PERMIT.

**Signature of all Project Sponsors: (if not the landowners)**

 _____	ROBERTA ALBA _____	 _____
Signature	Print Name/Title	Date

**Signature(s) of all Landowner(s) from current deed:**

 _____	ERIC STACKMAN _____	 _____
Signature	Print Name	Date

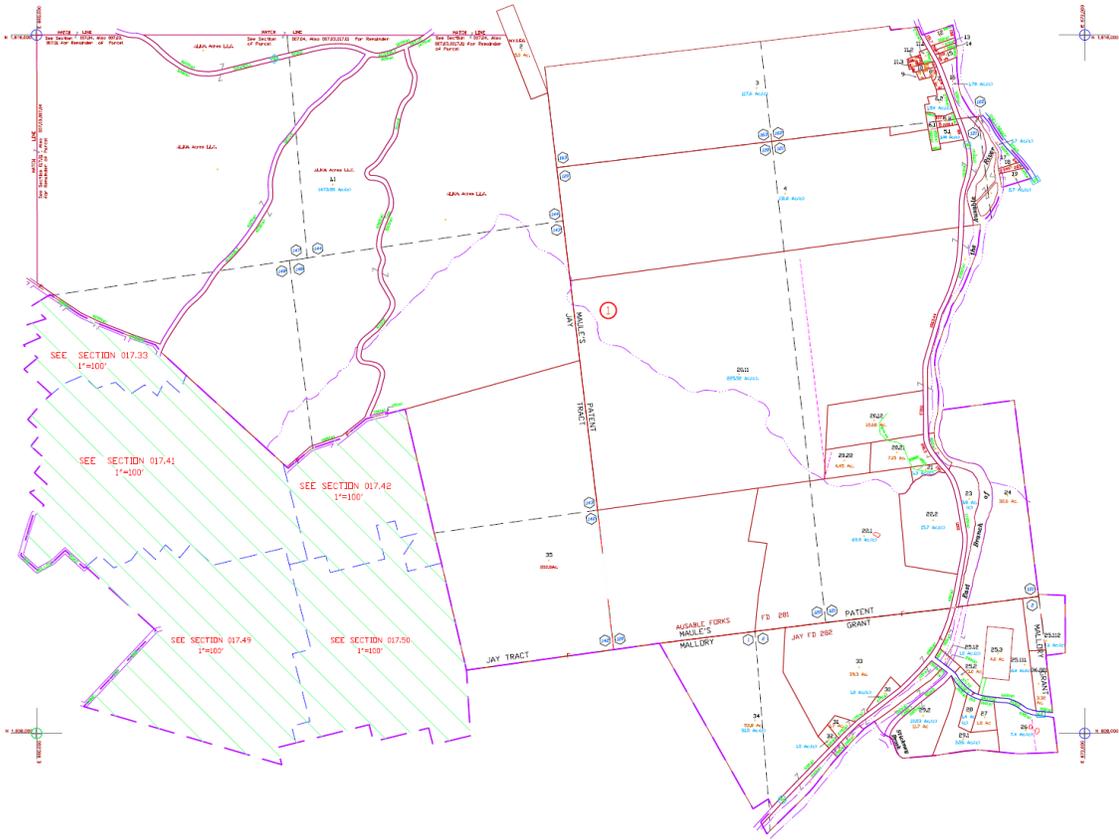
**Signature of Authorized Representative: (required if designated in Section 3 of this application)**

 _____	 _____	 _____
Signature	Print Name/Title	Date

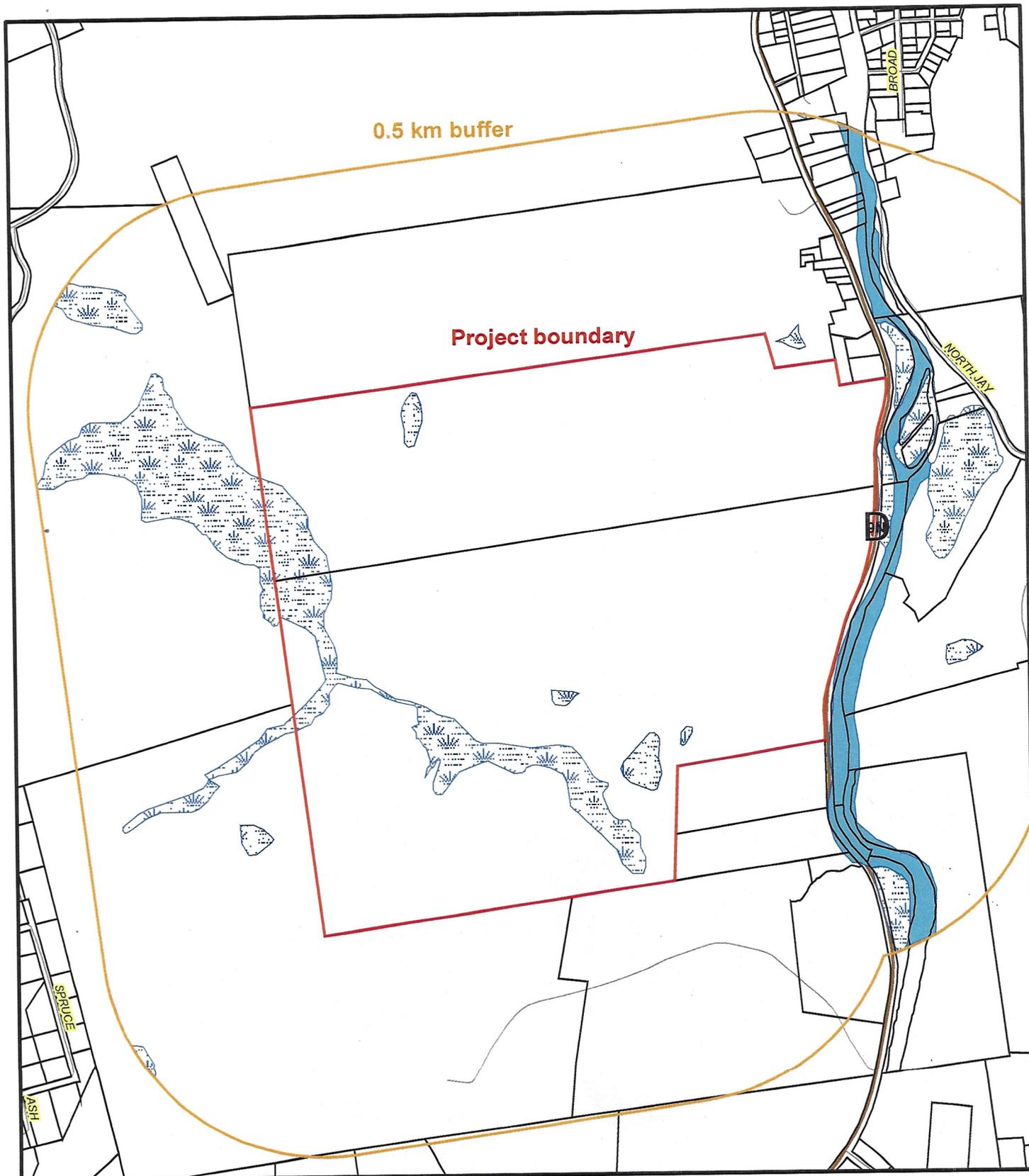
**Attachment B**

Provide tax map references (tax map, block, and parcels numbers), landowner names, and addresses for all properties adjoining the project site, including those across public roads and rights-of-way.

Example: 155-1-27 Mr. John Doe Main Street Saranac Lake, NY 12983		



<p><b>REAL PROPERTY MAP</b> THE USE OF THIS MAP IS FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY. PRINTED BY: ESSEX COUNTY BOARD OF SUPERVISORS DRAWN BY: DAVID L. WILSON, INC. DATE: 01/20/2024</p>	 <p>DATE OF CONVERSION - JANUARY 2024</p>	<p><b>SPECIAL DISTRICTS</b></p> <table border="1"> <thead> <tr> <th>LINE</th> <th>THICK</th> <th>THIN</th> <th>NAME</th> </tr> </thead> <tbody> <tr> <td>—</td> <td>—</td> <td>—</td> <td>ADJACENT TOWN TO THE TOWN OF JAY</td> </tr> <tr> <td>—</td> <td>—</td> <td>—</td> <td>ADJACENT TOWN TO THE TOWN OF JAY</td> </tr> <tr> <td>—</td> <td>—</td> <td>—</td> <td>ADJACENT TOWN TO THE TOWN OF JAY</td> </tr> <tr> <td>—</td> <td>—</td> <td>—</td> <td>ADJACENT TOWN TO THE TOWN OF JAY</td> </tr> <tr> <td>—</td> <td>—</td> <td>—</td> <td>ADJACENT TOWN TO THE TOWN OF JAY</td> </tr> </tbody> </table>	LINE	THICK	THIN	NAME	—	—	—	ADJACENT TOWN TO THE TOWN OF JAY	—	—	—	ADJACENT TOWN TO THE TOWN OF JAY	—	—	—	ADJACENT TOWN TO THE TOWN OF JAY	—	—	—	ADJACENT TOWN TO THE TOWN OF JAY	—	—	—	ADJACENT TOWN TO THE TOWN OF JAY	<p><b>LEGEND</b></p> <table border="1"> <thead> <tr> <th>LINE</th> <th>THICK</th> <th>THIN</th> <th>NAME</th> </tr> </thead> 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**A2007-0005 Stackman**

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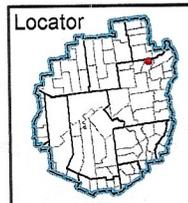


= wetland\*  
\*subject to field verification

Basemap:  
Tax Parcels (Essex County RPS)

Adirondack Park Agency  
Prepared by A. Diggory, 10/15/07

This map should not  
be used for legal  
jurisdictional determinations.





**A2007-0005 Stackman**

1:12,000



= wetland\*

\*subject to field verification

Basemap:  
'94-'99 CIR 1m Orthoimagery



**Adirondack Park Agency**

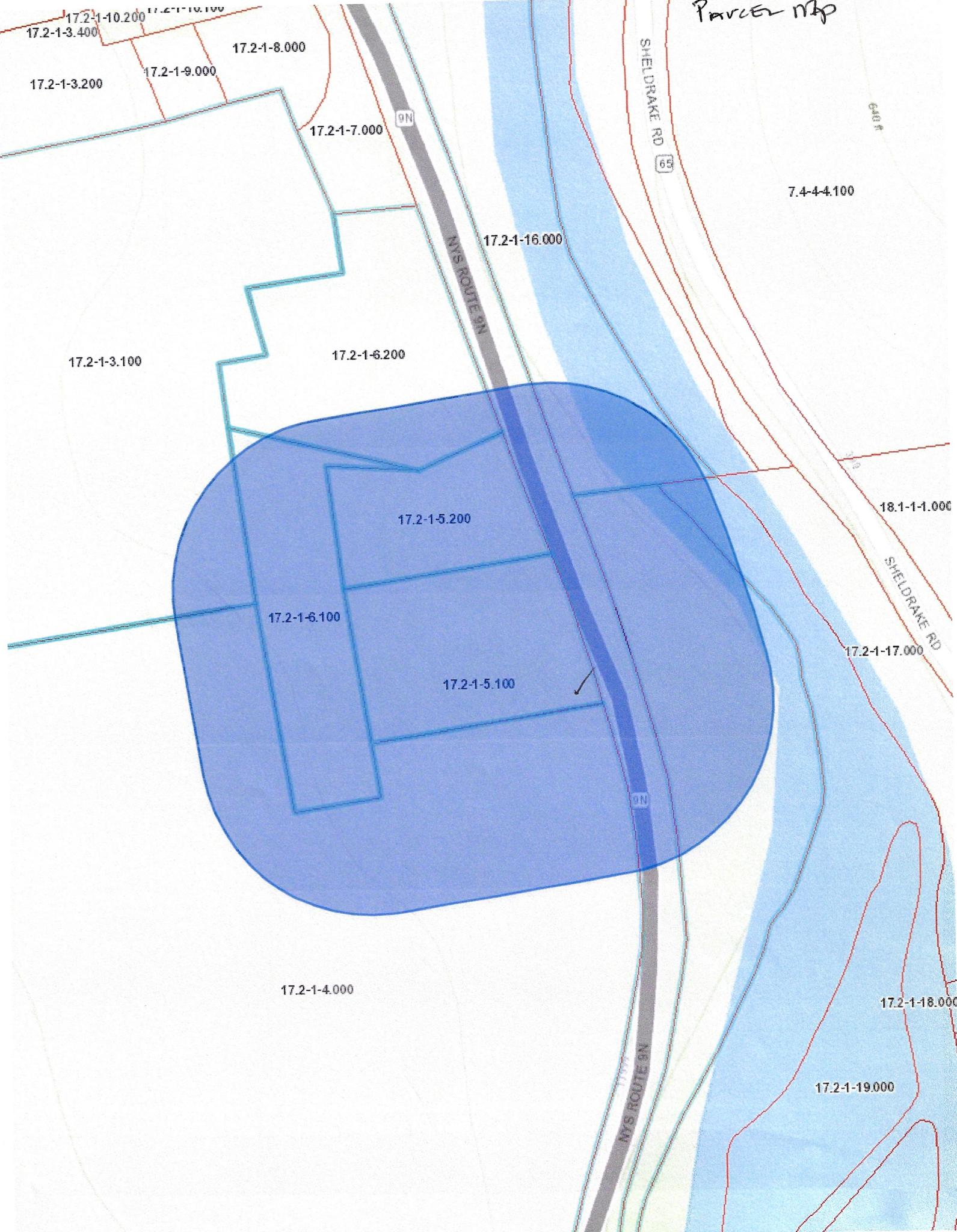
Prepared by A. Diggory, 10/15/07

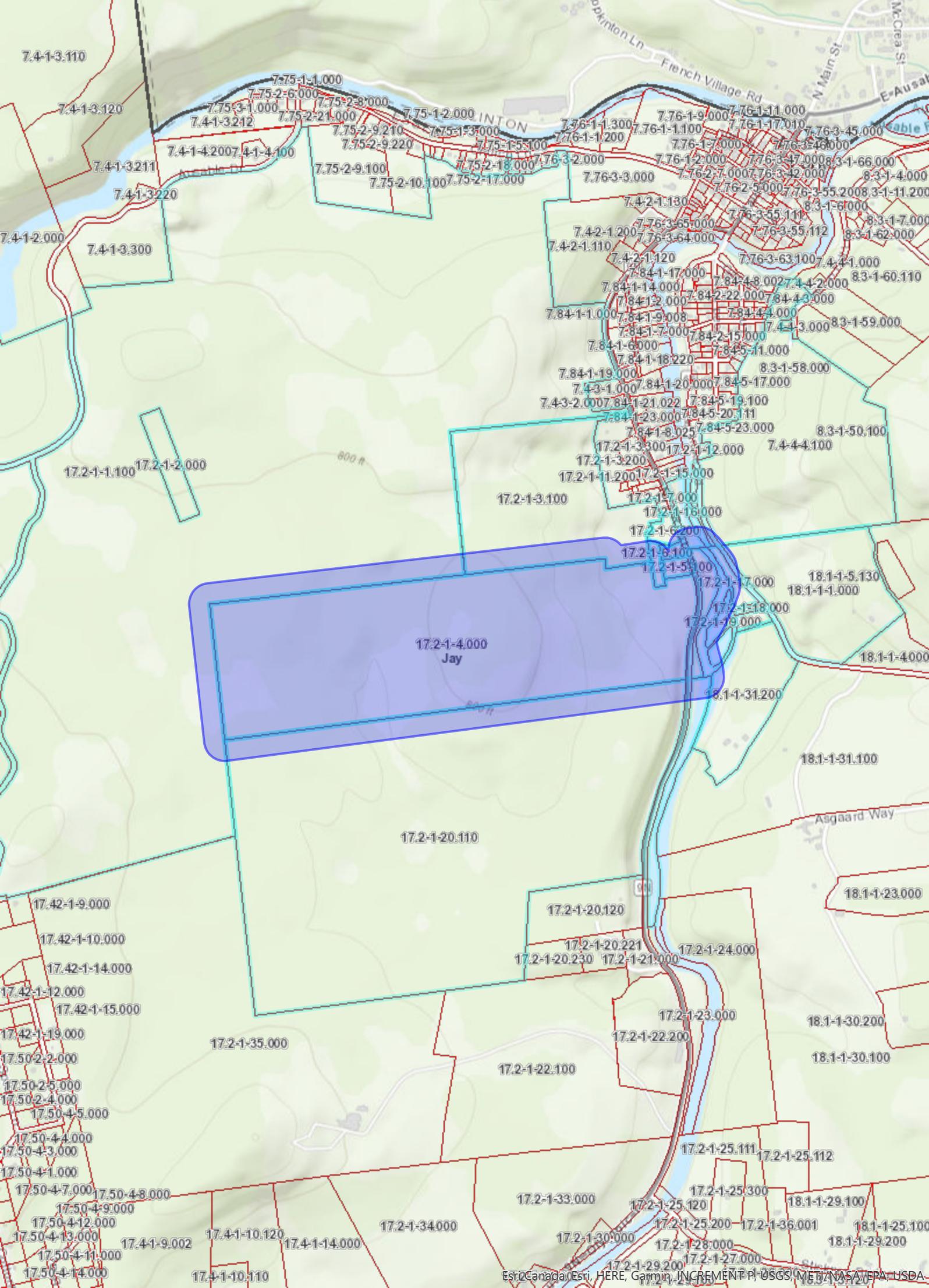
This map should not  
be used for legal  
jurisdictional determinations.

Locator

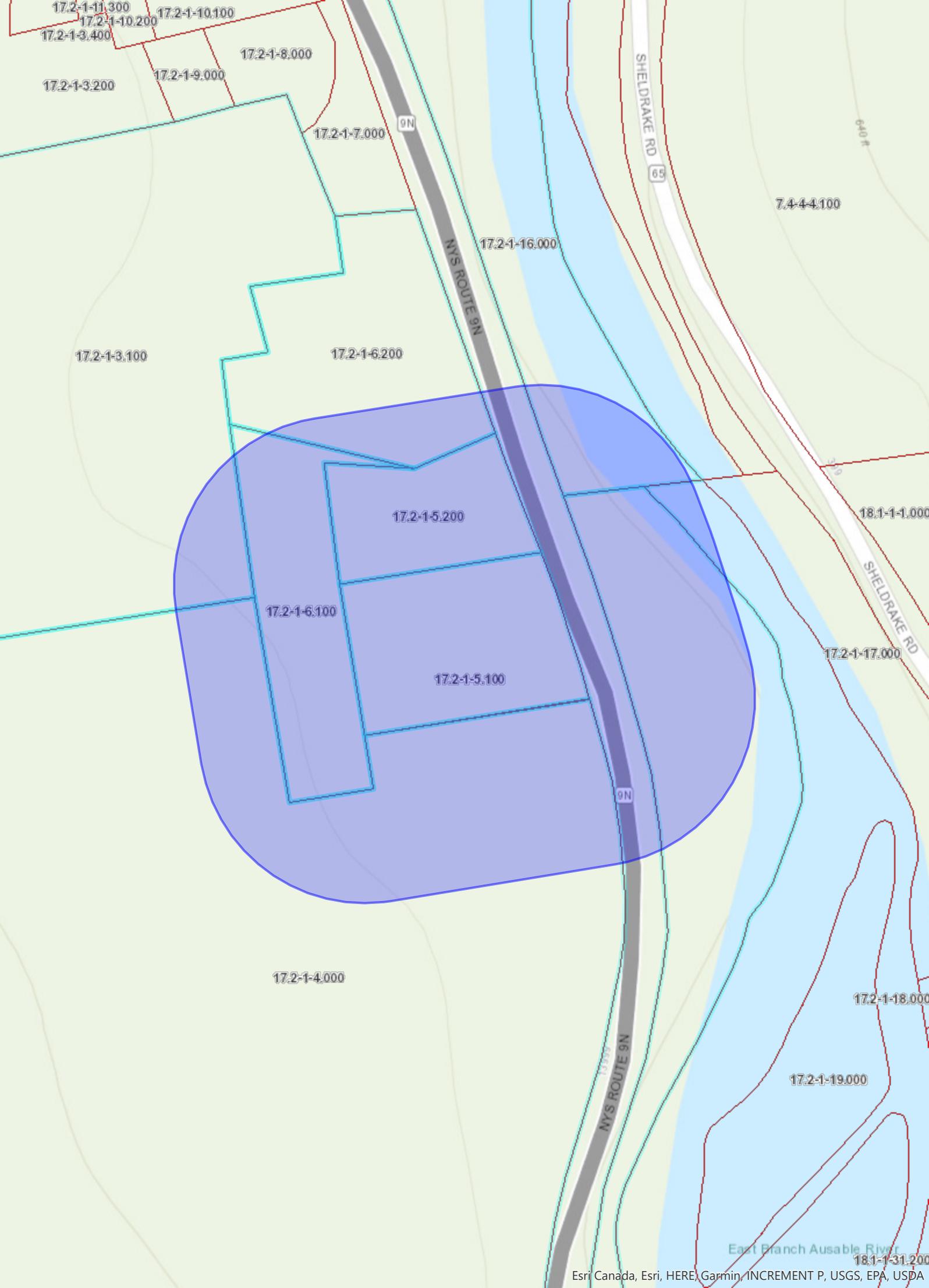


Parcel map









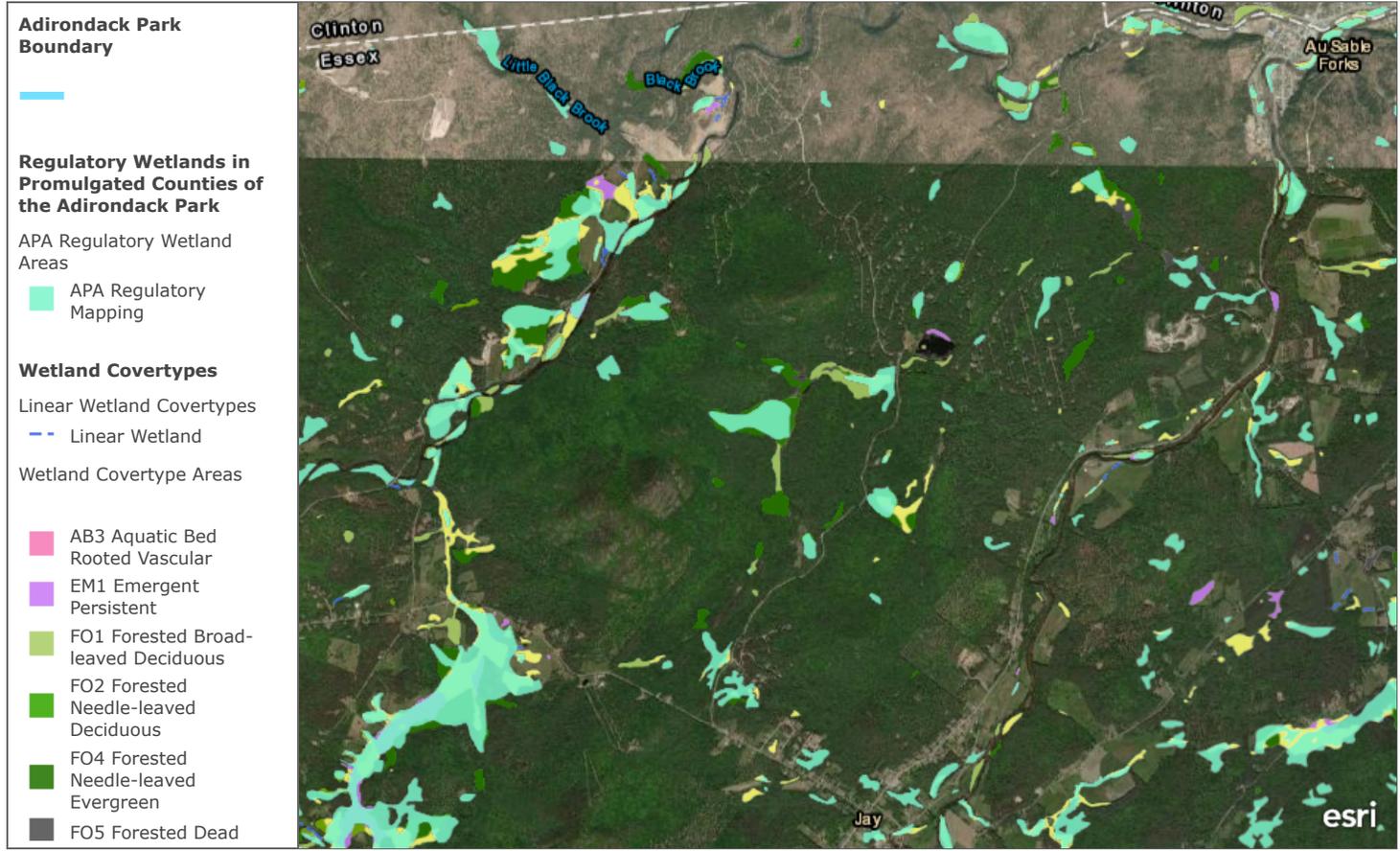
Below is the general information on the adjacent properties and owners: *The below information is provided to the best of our knowledge based on Site Survey Map from RMS Robert M. Sutherland PC dated 3/28/08.*

<b>Adjoining Landowner</b>	<b>Location &amp; Acreage</b>	<b>Tax Map Section Account No.</b>	<b>Tax Map Section Parcel Numbers</b>	<b>Additional Notes/Details</b>
James Lehigh Properties, LLC	North of Property boundary		17.02-01-03	Deed Libber 1374 Page 084
Parcel I and IX formerly LaGoy Brothers and Hurley Lumber	North of Property boundary	Apparent right of way and ingress/egress as described in deeds		Deed Libber 284 Page 238 (exception 5)
SS&J Northeast Development, LLC	Northeast of Property boundary		17.02-01-16	Deed 1295 Page 278
Todd Carnes	Northeast of Property boundary		17.02-01-5.2	Deed 1302 Page 005
Wilfred D. Carnes & Audrey Carnes	Northeast of Property boundary		17.02-01-5.1	Deed 447 Page 191
Walter J. Dubay & Linda M. Dubay	Northeast of Property boundary		18.01-01-31.2	
Fred Carnes & Wilfred Carnes	Northeast of Property boundary		17.02-01-6.1	Deed 447 Page 187 and Deed 1060 at Page 301
State Road Route 9N	East of Property boundary			

<b>Adjoining Landowner</b>	<b>Location &amp; Acreage</b>	<b>Tax Map Section Account No.</b>	<b>Tax Map Section Parcel Numbers</b>	<b>Additional Notes/Details</b>
Paul Kenneth Coolidge & Valerie Coolidge	Southeast of Property Boundary		17.02-01-20.12	Deed 1604 Page 122
Randy E. Spoon & Susan F. Spoon	Southeast of Property Boundary		17.02-01-20.2	Deed 1207 Page 257
Lake Placid Granite Company	South of Property Boundary		17.02-01-221	Deed 933 Parcel 090
Lake Placid Granite Company	Southwest of Property Boundary		17.02-01-35	Deed 379 Page 596
Jay L. K. N. Acres, LLC	West of Property Boundary		17.02-01-01	Deed 1484 Page 323



# Adirondack Park Wetlands



Regulatory wetlands and wetland covertypes of the Adirondack Park.

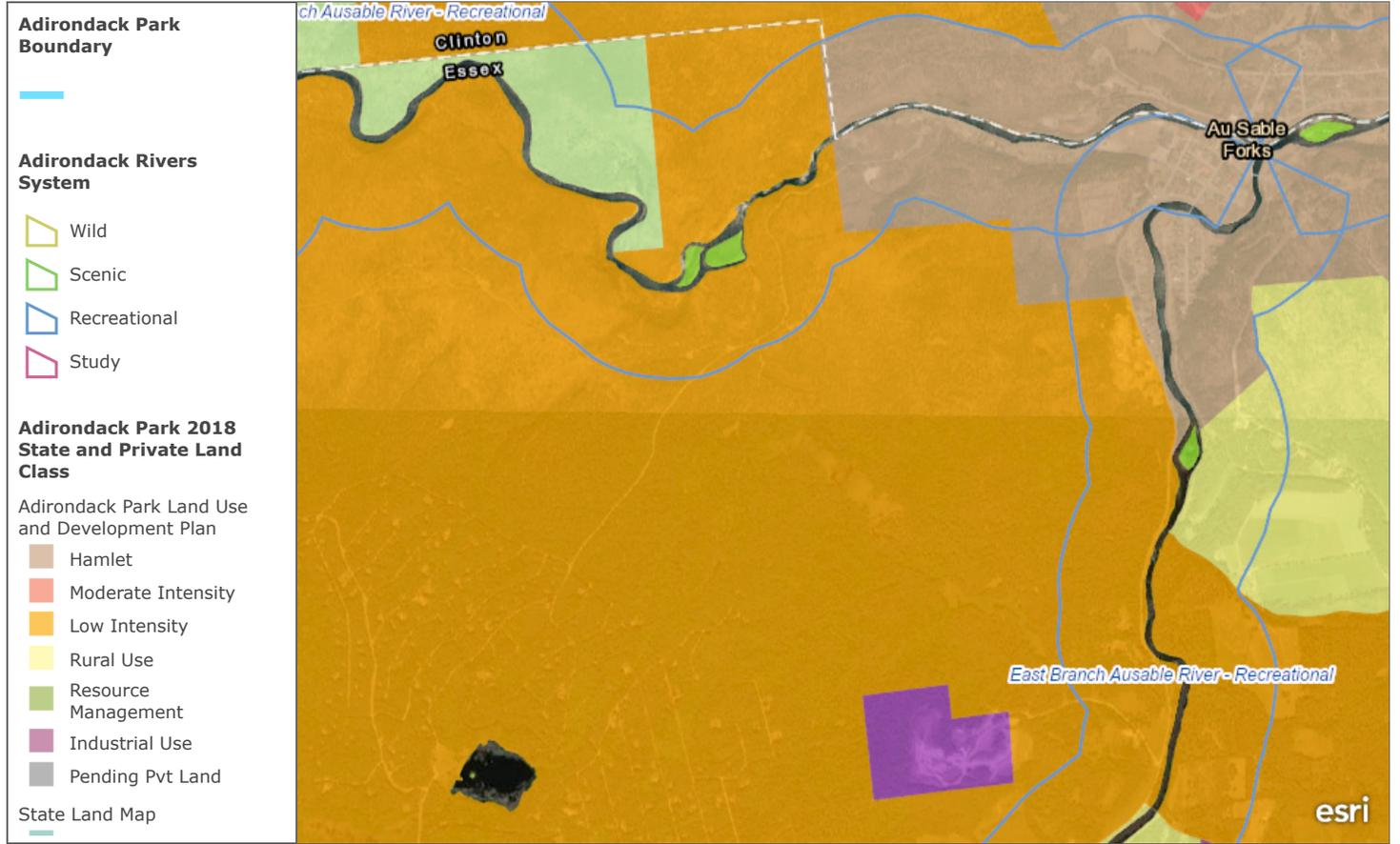
1mi

# Adirondack Park Regulatory Wetlands



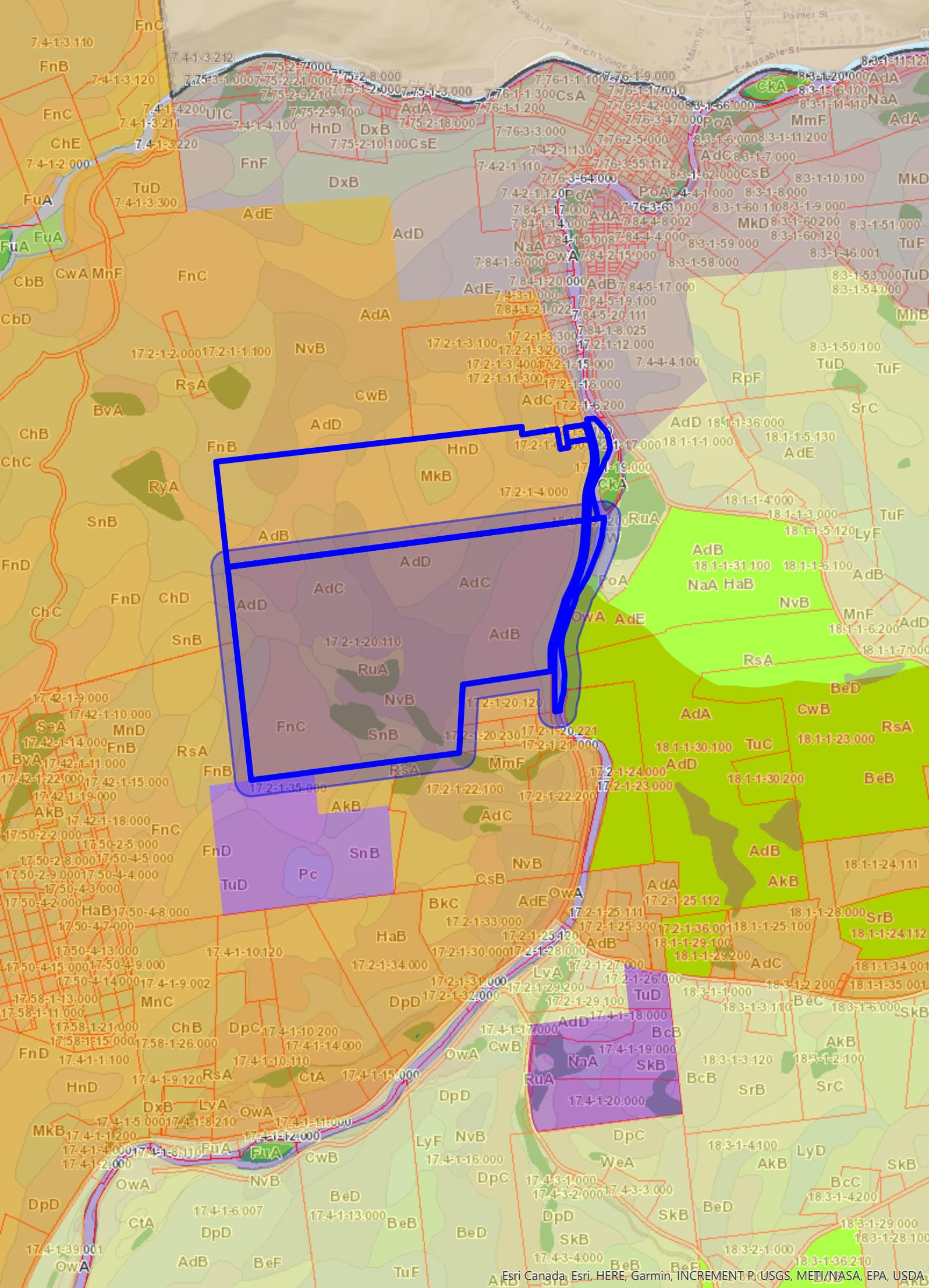
Regulatory wetlands of the Adirondack Park.

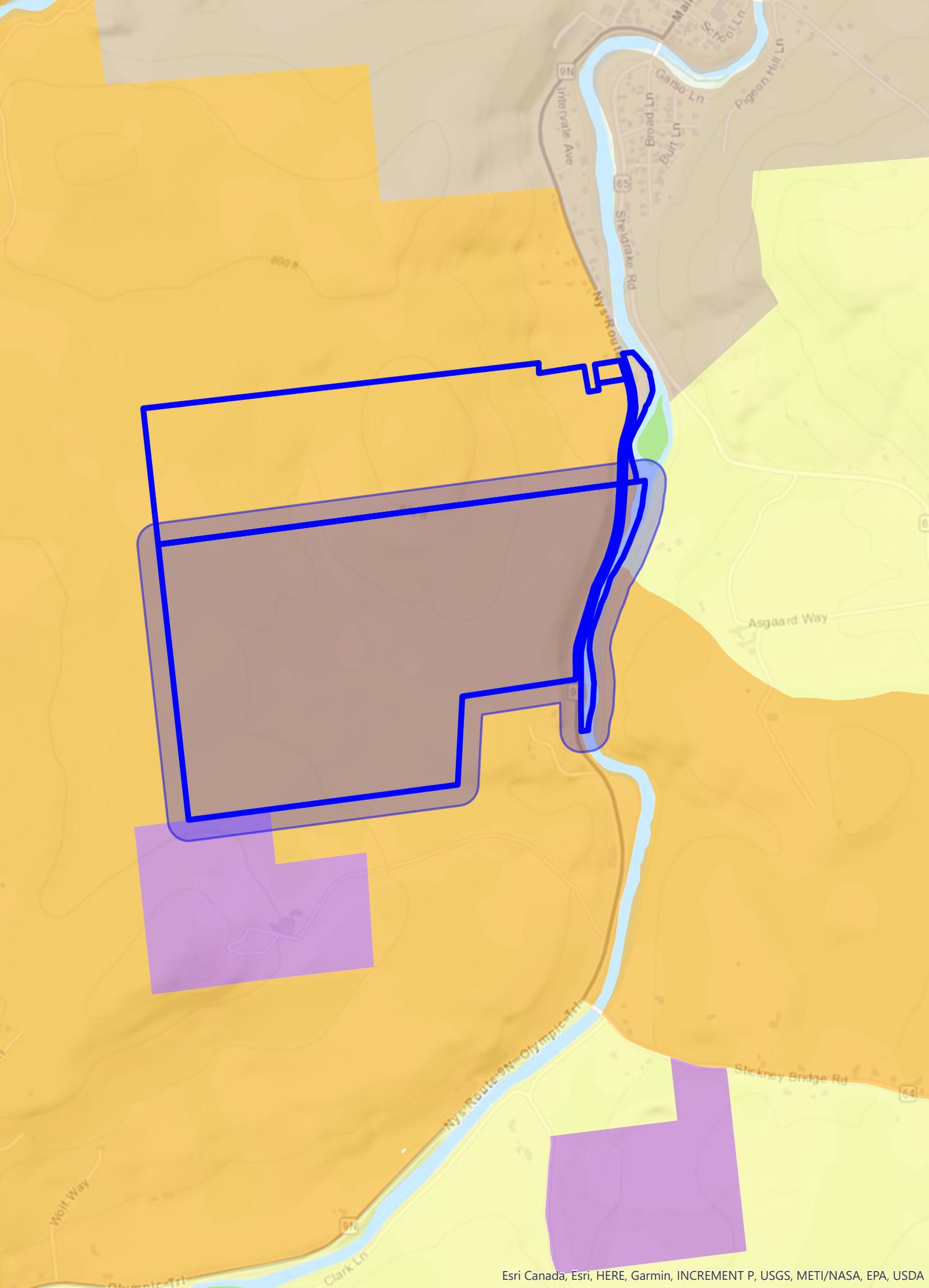
# Land Classification and Rivers System of the Adirondack Park



Web map of Adirondack Park Agency state and private land classification, Rivers System, and the park boundary.

0.4mi









# Adirondack Sub-Alpine Forest Bird Conservation Area



**LEGEND**

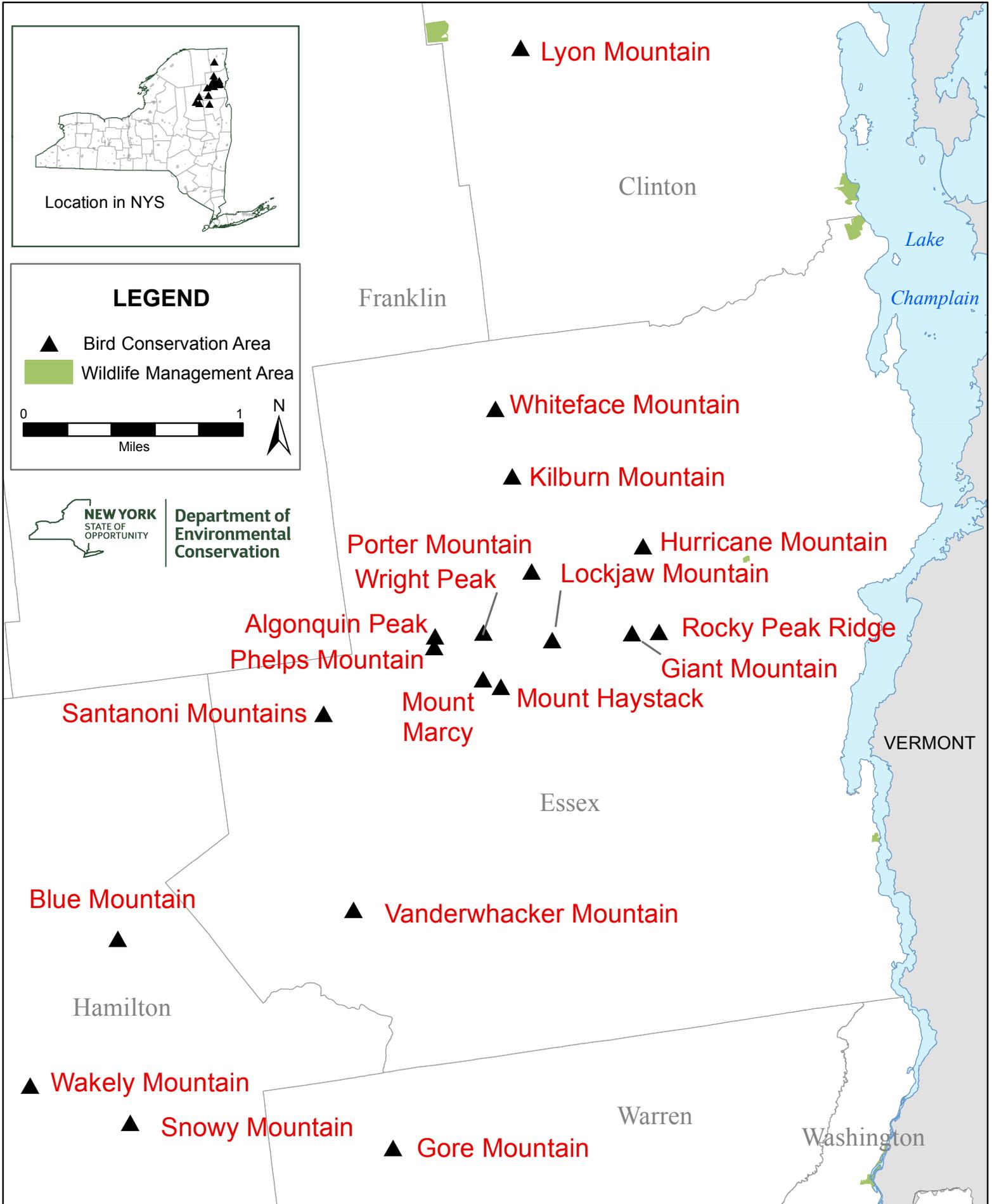
- ▲ Bird Conservation Area
- Wildlife Management Area

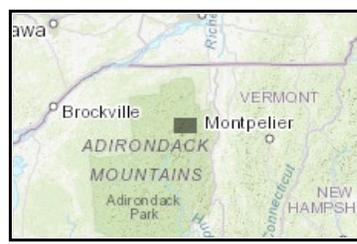
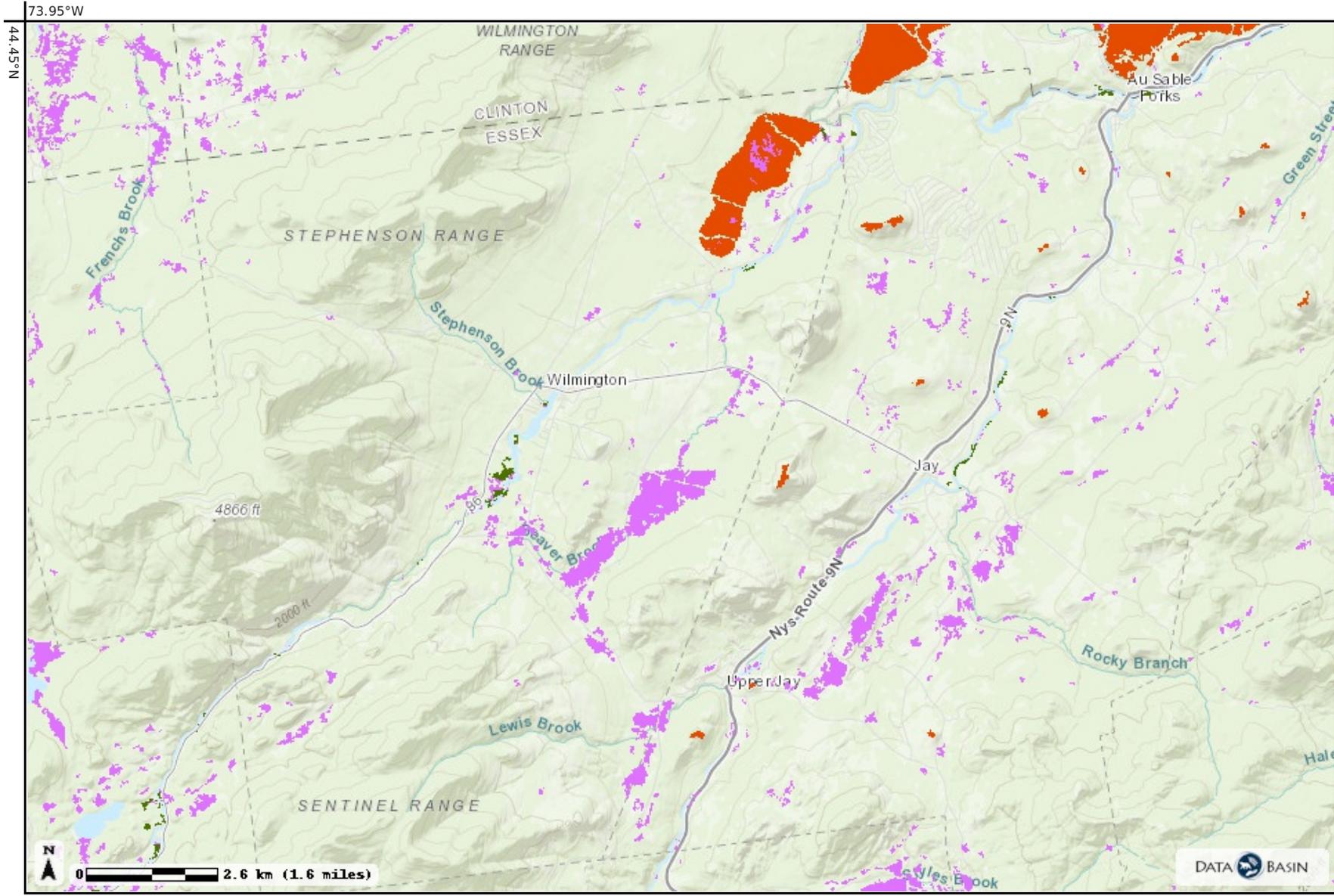
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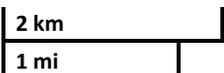
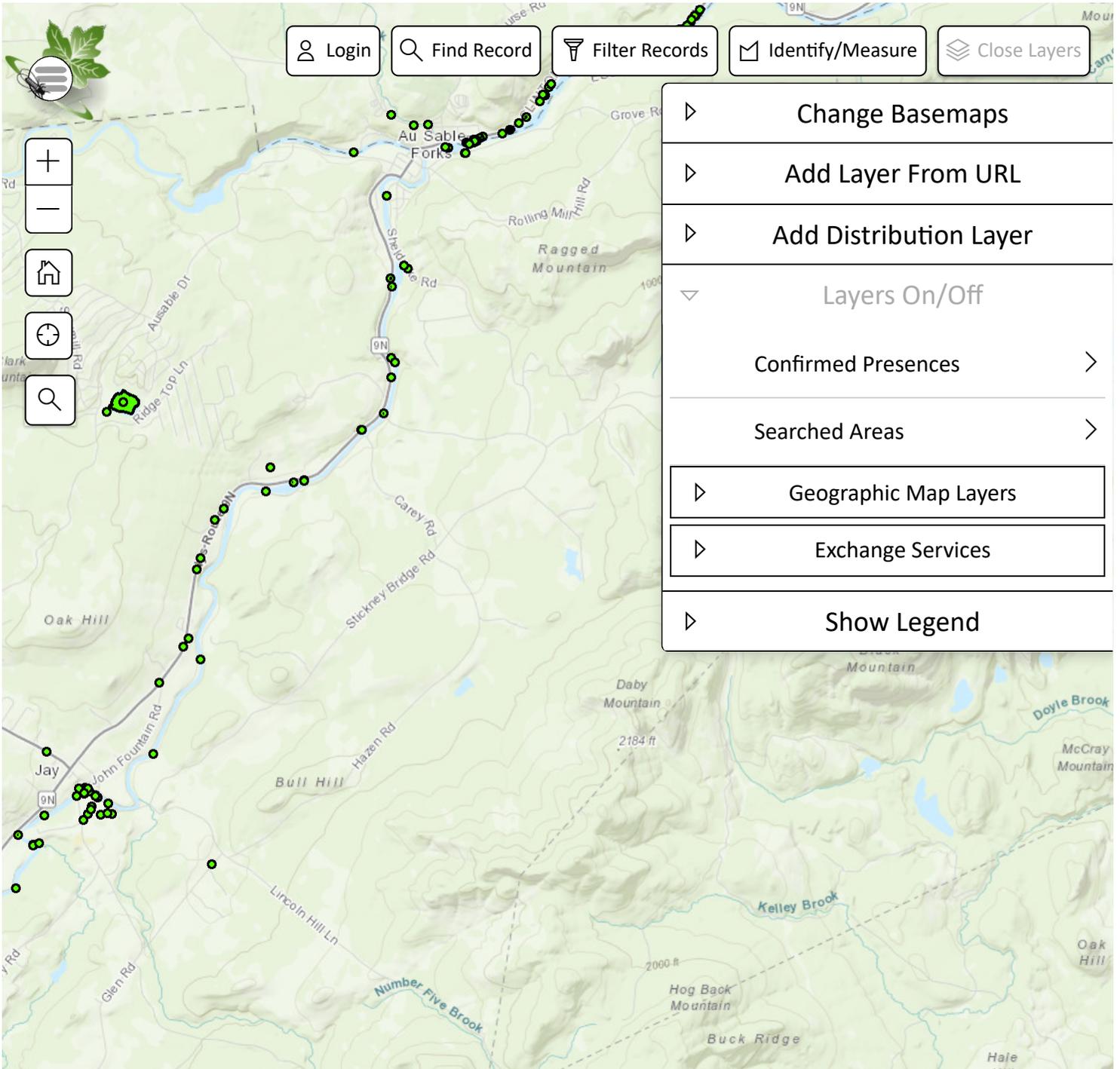
N



Department of Environmental Conservation







Scale 1:94,140  
 Latitude: 44.4372, Longitude: -73.5290



**Number Found:** Not Listed

**Evaluation Type:** Not Listed

**Follow-Up:** Not Listed

**Impact of Invasive:** \_\_\_\_\_  
Not Listed

**Repository Information ⓘ :** \_\_\_\_\_  
Not Listed

**Biocontrol Species Found:** Not Listed

**Biocontrol Species Comments:** \_\_\_\_\_  
Not Listed

**Distribution:** Sparse (Scattered plants/clumps)

**Percent Cover:** 5% - 25%

**Phenologies:** Flowers

**Age of Woody Plants:** Not Listed

**Intentional Planting:** Not Listed

**Tagged Projects:** \_\_\_\_\_

[NY APIPP IPMMS 2020 prep BATCH CROSSWALK](#)

#### Confirmation

**Confirmation Method:** Partner Data

**Species Verified By:** [Zachary Simek - 4559](#)

**Confirmation Comments:** \_\_\_\_\_  
Record confirmed in The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS)

#### General Reference Info

Reference Photo:





*Linda Wilson, University of Idaho, Bugwood.org*

**Reference Links:**

[External Info Page](#)

[iMap Jurisdiction Species Page](#)

**Last Updated By:** Zachary Simek - 4559      **Last Updated On:** 12/2/2020

**Source Unique Id:** {6905C674-27D3-466A-9BC0-22CCE38257B0}

**Created By:** Zachary Simek - 4559      **Created On:** 12/2/2020      **Last Updated By:** Zachary Simek - 4559

**Last Updated On:** 12/2/2020      **Entry Method:** Bulk Upload      **iMap2 Id:** Not Listed



## Presence Record

### Presence #1079694

**Date:** 8/13/2020  
**Observer:** [APIPP Data Recorder - 19322](#)  
**Organization:** Adirondack Park Invasive Plant Program (APIPP)  
**Time Searched:** Not Listed  
**Species Found:** Common reed grass, phragmites

[Go to Searched Area page to enter/view more information](#)



Latitude: 44.4267 °  
Longitude: -73.67972 °

[Go To Map](#)

### Geographical Information ▼

1 Species Present

#### Common reed grass, phragmites

[See Less ^](#)

*Phragmites australis ssp. australis*  
(Poaceae Family)

✔ Confirmed

🔒 Not Confidential

#### Photos of Present Species:

None

**Infested Area:** 4.53 m<sup>2</sup>

#### Comments:

Uploaded from The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS). For more information, visit [www.adkinvasives.com](http://www.adkinvasives.com)

**Number Found:** Not Listed

**Evaluation Type:** Not Listed

**Follow-Up:** Not Listed

**Impact of Invasive:** \_\_\_\_\_  
Not Listed

**Repository Information ⓘ :** \_\_\_\_\_  
Not Listed

**Biocontrol Species Found:** Not Listed

**Biocontrol Species Comments:** \_\_\_\_\_  
Not Listed

**Distribution:** Trace (Single plant/clump)

**Percent Cover:** 5% - 25%

**Phenologies:** Vegetative

**Age of Woody Plants:** Not Listed

**Intentional Planting:** Not Listed

**Tagged Projects:** \_\_\_\_\_

[NY APIPP IPMMS 2020 prep BATCH CROSSWALK](#)

#### Confirmation

**Confirmation Method:** Partner Data

**Species Verified By:** [Zachary Simek - 4559](#)

**Confirmation Comments:** \_\_\_\_\_  
Record confirmed in The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS)

#### General Reference Info

Reference Photo:





*Leslie J. Mehrhoff, University of Connecticut*

**Reference Links:**

[External Info Page](#)

[iMap Jurisdiction Species Page](#)

**Last Updated By:** Zachary Simek - 4559    **Last Updated On:** 12/2/2020

**Source Unique Id:** {6E6493C7-24F3-4253-990F-0B03EF2707DC}

**Created By:** Zachary Simek - 4559    **Created On:** 12/2/2020    **Last Updated By:** Zachary Simek - 4559

**Last Updated On:** 12/2/2020    **Entry Method:** Bulk Upload    **iMap2 Id:** Not Listed

# Map Details

## Datasets



### Significant Habitats, New York State

<https://nalcc.databasin.org/datasets/a17d6a66105a405e85871929cba0c2ea/>

**Credits:** generated using ADIwg mdTranslator 2.6.1

**Layers:**

- Significant Habitats, New York State



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**Organization:** Adirondack Park Invasive Plant Program (APIPP)  
**Time Searched:** Not Listed  
**Species Found:** Common reed grass, phragmites

[Go to Searched Area page to enter/view more information](#)



Latitude: 44.4267 °  
Longitude: -73.67972 °

[Go To Map](#)

### Geographical Information ▼

1 Species Present

#### Common reed grass, phragmites

[See Less ^](#)

*Phragmites australis ssp. australis*  
(Poaceae Family)

✔ Confirmed

🔒 Not Confidential

#### Photos of Present Species:

None

**Infested Area:** 4.53 m<sup>2</sup>

#### Comments:

Uploaded from The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS). For more information, visit [www.adkinvasives.com](http://www.adkinvasives.com)

**Number Found:** Not Listed

**Evaluation Type:** Not Listed

**Follow-Up:** Not Listed

**Impact of Invasive:** \_\_\_\_\_  
Not Listed

**Repository Information ⓘ :** \_\_\_\_\_  
Not Listed

**Biocontrol Species Found:** Not Listed

**Biocontrol Species Comments:** \_\_\_\_\_  
Not Listed

**Distribution:** Trace (Single plant/clump)

**Percent Cover:** 5% - 25%

**Phenologies:** Vegetative

**Age of Woody Plants:** Not Listed

**Intentional Planting:** Not Listed

**Tagged Projects:** \_\_\_\_\_

[NY APIPP IPMMS 2020 prep BATCH CROSSWALK](#)

#### Confirmation

**Confirmation Method:** Partner Data

**Species Verified By:** [Zachary Simek - 4559](#)

**Confirmation Comments:** \_\_\_\_\_  
Record confirmed in The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS)

#### General Reference Info

Reference Photo:





*Leslie J. Mehrhoff, University of Connecticut*

**Reference Links:**

[External Info Page](#)

[iMap Jurisdiction Species Page](#)

**Last Updated By:** Zachary Simek - 4559    **Last Updated On:** 12/2/2020

**Source Unique Id:** {6E6493C7-24F3-4253-990F-0B03EF2707DC}

**Created By:** Zachary Simek - 4559    **Created On:** 12/2/2020    **Last Updated By:** Zachary Simek - 4559

**Last Updated On:** 12/2/2020    **Entry Method:** Bulk Upload    **iMap2 Id:** Not Listed



**Number Found:** Not Listed

**Evaluation Type:** Not Listed

**Follow-Up:** Not Listed

**Impact of Invasive:** \_\_\_\_\_  
Not Listed

**Repository Information ⓘ :** \_\_\_\_\_  
Not Listed

**Biocontrol Species Found:** Not Listed

**Biocontrol Species Comments:** \_\_\_\_\_  
Not Listed

**Distribution:** Sparse (Scattered plants/clumps)

**Percent Cover:** 5% - 25%

**Phenologies:** Flowers

**Age of Woody Plants:** Not Listed

**Intentional Planting:** Not Listed

**Tagged Projects:** \_\_\_\_\_

[NY APIPP IPMMS 2020 prep BATCH CROSSWALK](#)

#### Confirmation

**Confirmation Method:** Partner Data

**Species Verified By:** [Zachary Simek - 4559](#)

**Confirmation Comments:** \_\_\_\_\_  
Record confirmed in The Nature Conservancy's Invasive Plant Mobile Monitoring System (IPMMS)

#### General Reference Info

Reference Photo:





*Linda Wilson, University of Idaho, Bugwood.org*

**Reference Links:**

[External Info Page](#)

[iMap Jurisdiction Species Page](#)

**Last Updated By:** Zachary Simek - 4559      **Last Updated On:** 12/2/2020

**Source Unique Id:** {6905C674-27D3-466A-9BC0-22CCE38257B0}

**Created By:** Zachary Simek - 4559      **Created On:** 12/2/2020      **Last Updated By:** Zachary Simek - 4559

**Last Updated On:** 12/2/2020      **Entry Method:** Bulk Upload      **iMap2 Id:** Not Listed

**Notes:**

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
- Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
- Copyright 2008, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- Subject to any findings of an accurate abstract of title or those discoverable by inspection.
- Subject to any and all right of ways and easements of record, if any.
- North arrow and bearings based on Grid North, NAD1983 - State Plane, New York East Zone - 18.
- Vertical datum based on NAVD 1988'.
- Riparian rights, if any, have not been established as a result of this survey.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Assumed road bounds, shown hereon, based on current NYSDOT mapping of record. NYS Route 9N appears to exist as a road-by-use (Prescriptive Easement). A right-of-way of 50' was assumed, as shown on reference map #2. An acquisition of lands for highway purposes was taken in 1938 and is depicted on reference map #6 and described in Deed liber 229 at page 093.
- Subject to any right, title or interest the public may have in and to that portion of NYS Route 9N (AuSable Forks - Jay, Part 1 State Highway 5011), used for highway purposes.
- Field survey completed with snow conditions of 0-22" of cover.
- Wetlands, depicted hereon, are plotted from mapping provided by the Adirondack Park Agency, no field verification was made at this time.
- Together with all access right-of-ways, for ingress and egress, as described in the current deeds of record.
- Subject to easements granted to the AuSable Valley Telephone Company. No record document was found describing this easement.
- Subject to an Utility Easement to the New York State Electric and Gas Corporation as described in Deed liber 256 at page 449, Deed liber 713 at page 201 and Deed liber 1039 at page 294.
- Subject to Fishing Rights along and 33' off the west bank of the AuSable River to the People of the State of New York as described in Deed liber 231 at page 496.
- Portion of the overall parcel, tax parcel 17.02-01-20.11, is subject to Adirondack Park Agency Permit No. 93-372.
- Interior roads, shown hereon, are dirt woods roads. No additional location of interior improvements were performed outside the area immediately visible from the woods roads.
- Subject parcel is within the "Low Intensity" Adirondack Park Agency Land Use Classification.
- Topography along NYS Route 9N with the 1 foot contour interval was derived from an accurate field survey. Remaining contouring with a 10 foot interval was derived from the USGS Quadrangle mapping.

**Reference Deeds:**

- Brian LaBrake and Bruce LaBrake to Eric Clarke Stackman by deed dated March 24, 2006 and recorded in Deed Liber 1487 at page 302 on April 27, 2006 in the Essex County Clerk's Office. (tax parcel 17.02-01-04)
- Brian Paul Coolidge to Paul Kenneth Coolidge by deed dated November 20, 2000 and recorded in Deed Liber 1288 at page 127 on November 28, 2000 in the Essex County Clerk's Office. (tax parcel 17.02-01-20.11)

**Reference Maps:**

- "Survey Map showing Two Lots of land owned by Benjamin Paul Coolidge ( Evelyn Lucille Coolidge) prepared by James C. Blaise, L.S. dated April 27, 1985.
- "Survey Map showing land being conveyed to Paul K. and Valerie Coolidge" prepared by James C. Blaise, L.S. dated March 31, 1994 and filed in the Essex County Clerk's Office as filed map #4538.
- "Map of certain parcels surveyed for Fred G. Carnes" prepared by Norman Briggs, L.S. dated January 27, 1960 and filed in the Essex County Clerk's Office.
- "Map of Survey showing certain lands to be conveyed to Walter J. Dubay and Linda M. Dubay" prepared by Robert M. Marvin, L.S. dated May 18, 1987 and filed in the Essex County Clerk's Office as filed map #8705.
- Jay-Upper Jay SH 5235, AuSable Forks-Jay Part 2 SH 5184, AuSable Forks-Jay Part 1 SH 5011 sheets 30-39 and known as RC2527, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.
- AuSable Forks - Jay Part 1, SH 5011, Map No. 17.1, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.

**Tax Map Reference:**

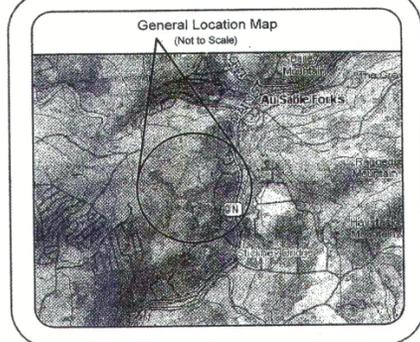
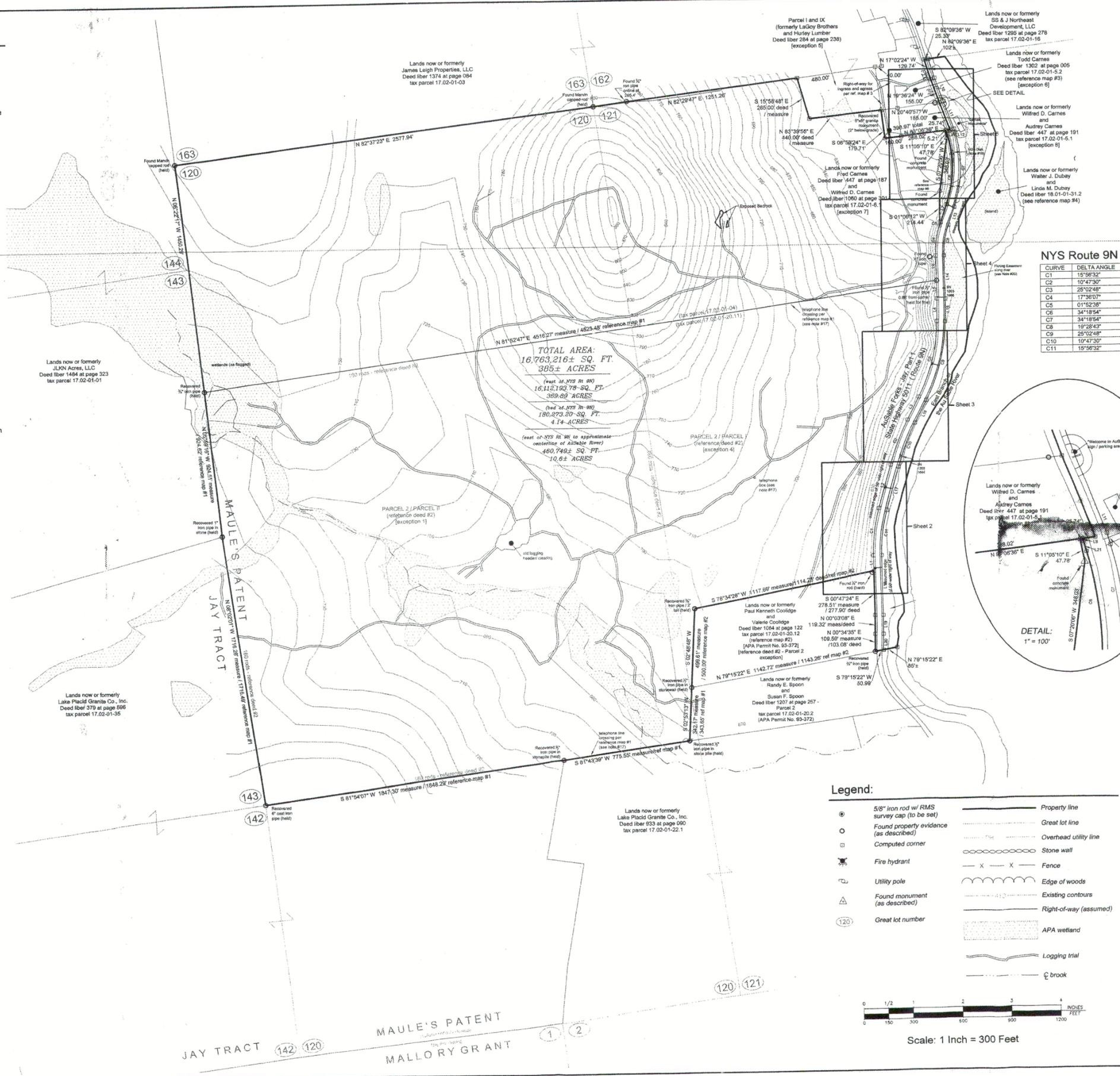
Section 17.02 - Block 01 - Lots 04 and 20.11  
Town of Jay / County of Essex

**Certification:**

I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.

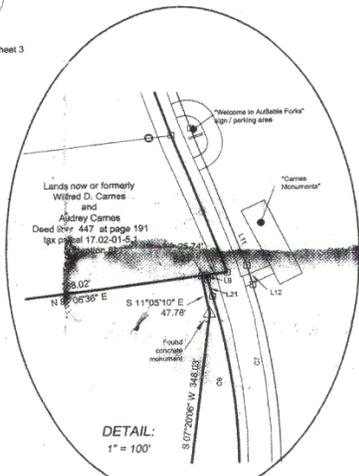
Eric Clarke Stackman

Burns, L.S.  
License #050702



**NYS Route 9N Assumed Right-of-Way:**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°56'32"	1058.91'	294.64'	L1	N 00°47'24" W	99.47'
C2	10°47'30"	1605.11'	302.32'	L2	N 15°09'08" E	286.55'
C3	25°02'48"	1136.85'	496.97'	L3	N 25°56'38" E	161.10'
C4	17°36'07"	842.77'	197.47'	L4	N 03°33'48" E	138.02'
C5	01°52'25"	942.77'	21.05'	L5	N 01°00'17" W	110.35'
C6	34°18'54"	782.90'	456.91'	L6	N 01°09'17" W	155.95'
C7	34°18'54"	812.90'	486.85'	L7	N 18°19'27" E	117.29'
C8	10°28'43"	592.77'	201.52'	L8	S 20°40'57" E	5.11'
C9	25°02'48"	1186.85'	518.83'	L9	S 17°02'24" E	125.13'
C10	10°47'30"	1555.11'	292.90'	L10	S 19°36'24" E	154.21'
C11	15°56'32"	1008.91'	280.72'	L11	S 20°40'57" E	185.79'
				L12	S 15°59'27" E	23.76'
				L13	S 18°19'27" W	117.29'
				L14	S 01°09'17" E	287.20'
				L15	S 00°34'49" W	136.81'
				L16	S 25°56'38" W	161.10'
				L17	S 15°09'08" W	286.55'
				L18	S 00°47'24" E	378.35'
				L19	S 00°03'08" W	119.52'
				L20	S 00°34'25" W	96.81'
				L21	N15°59'27" W	21.71'



NEW YORK STATE OF OPPORTUNITY  
**Adirondack Park Agency**

**RECEIVED**

Date: October 19, 2021

No.	Revision/Issue	Date
2.	Changed drawing scale on sheets 2-5.	2/25/09
1.	Added contour information.	3/20/08

**RMS**  
ROBERT M. SUTHERLAND P.C.  
ENGINEERS - PLANNERS - SURVEYORS  
SOIL & MATERIAL TESTING

11 MADDENBUSH STREET, PLATTSBURGH, NY 12001  
518.561.6145 (PH) 518.561.2496 (FX)  
R M S P C C O M

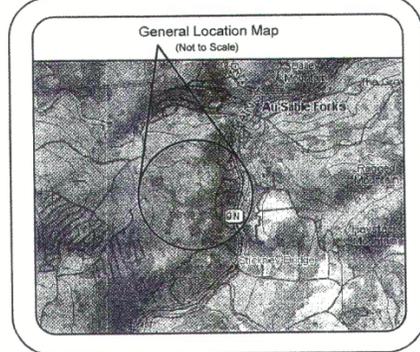
Project Name & Address  
Map of Survey prepared for  
**Eric Clarke Stackman**  
- Situate -  
Lots 120 and 121 of Maule's Patent  
Town of Jay  
Essex County State of New York

Project #	07269	Sheet	SHEET 1
Scale	1" = 300'		KEY MAP
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

**Legend:**

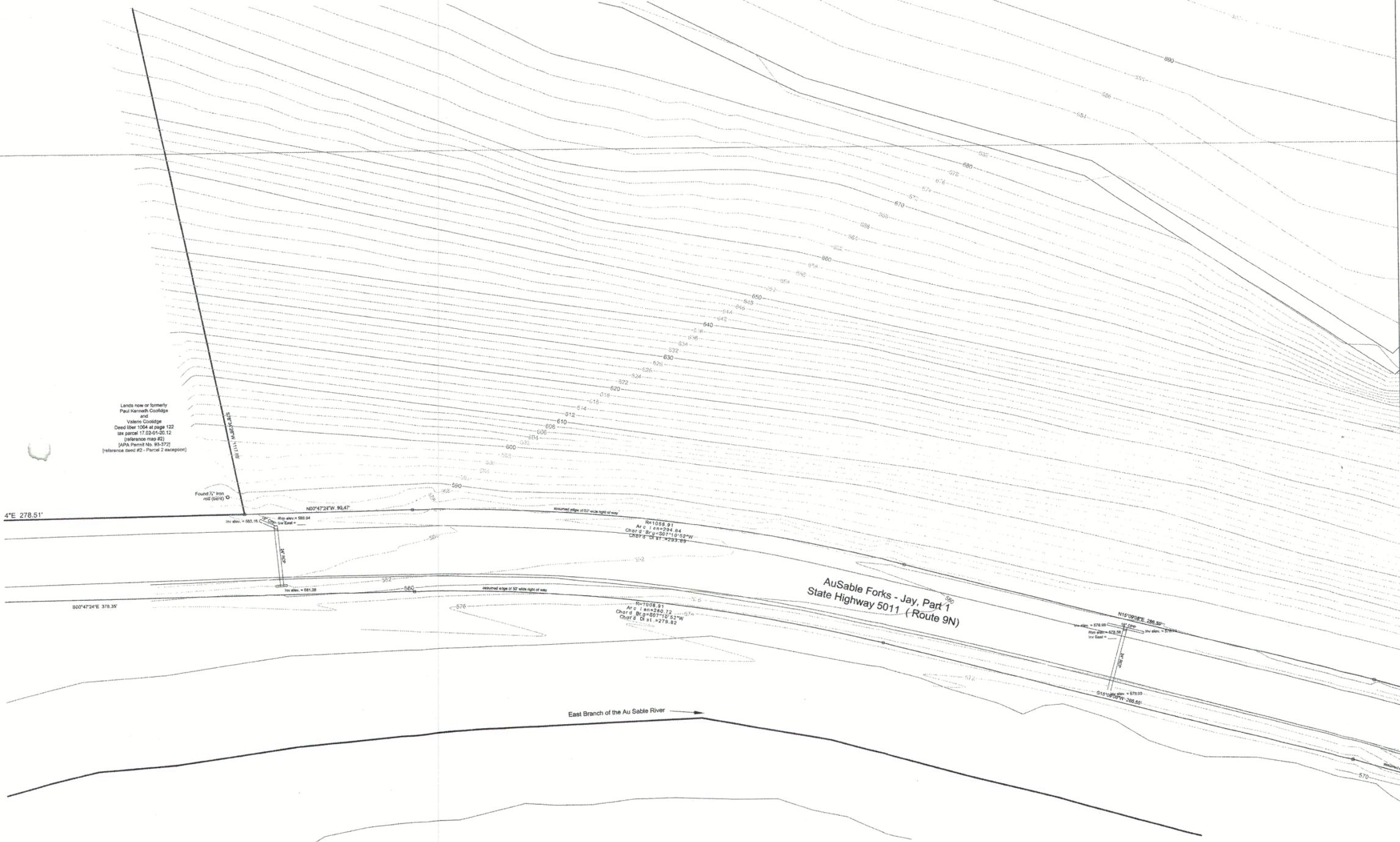
- 5/8" iron rod w/ RMS survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Found monument (as described)
- Great lot number
- Property line
- Great lot line
- Overhead utility line
- Stone wall
- Fence
- Edge of woods
- Existing contours
- Right-of-way (assumed)
- APA wetland
- Logging trail
- Brook

Scale: 1 Inch = 300 Feet



- Legend:**
- Found property evidence (as described)
  - Computed corner
  - ⊗ Fire hydrant
  - ⊕ Utility pole
  - △ Found monument (as described)
  - Property line
  - Great lot line
  - - - Overhead utility line
  - · - Existing contours
  - Right-of-way (assumed)

Match line to Sheet 3

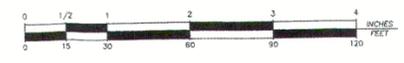


Land is now or formerly  
Paul Kenneth Cooledge  
and  
Valerie Cooledge  
Deed liber 1004 at page 122  
tax parcel 17.03.01.02.12  
(reference map #2)  
JAPA Permit No. 93-372  
(reference deed #2 - Parcel 2 exception)

AuSable Forks - Jay, Part 1  
State Highway 5011 (Route 9N)

East Branch of the Au Sable River

**Certification:**  
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008  
  
Eric Clarke Stackman



Scale: 1 Inch = 30 Feet

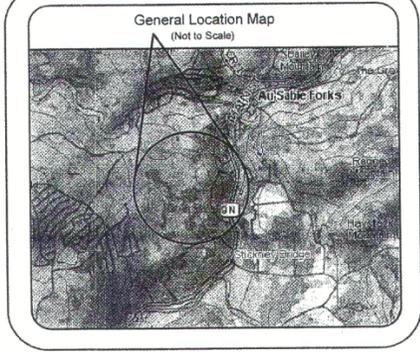
1.	Changed drawing scale.	2/25/09
No.	Revision/Issue	Date

**RMS**  
ROBERT M. SUTHERLAND P.C.  
ENGINEERS - PLANNERS - SURVEYORS  
SOIL & MATERIAL TESTING  
11 MADDOUGH STREET, PLATTBURGH, NY 12901  
518.561.2145 (PH) 518.561.2496 (FX)  
RMS P.C. COM

Project Name & Address  
Map of Survey  
prepared for  
**Eric Clarke Stackman**  
showing  
**Topography along NYS RTE. 9**  
- Situate -  
Lots 120 and 121 of Maule's Patent  
Town of Jay  
Essex County State of New York

Project #	07269	Sheet	Sheet 2
Scale	1" = 30'		
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked J.F.B.	

GRID NORTH  
(see note #9)



Legend:

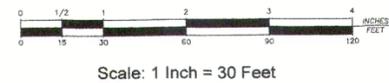
- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

Match line to Sheet 2

Match line to Sheet 4



**Certification:**  
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.  
Eric Clarke Stackman

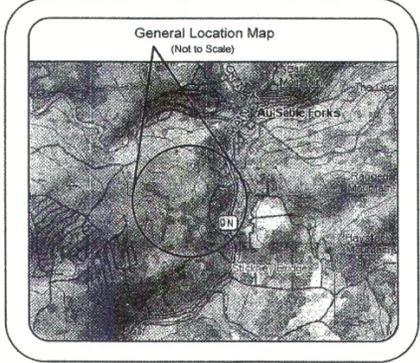


No.	Revision/Issue	Date
1.	Changed drawing scale.	2/25/09

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518.561.6145 (PH) 518.561.2496 (FX)  
R M S P C . C O M

Project Name & Address  
Map of Survey prepared for  
**Eric Clarke Stackman**  
showing  
**Topography along NYS RTE. 9**  
- Situate -  
Lots 120 and 121 of Maule's Patent  
Town of Jay  
Essex County State of New York

Project #	07269	Sheet	Sheet 3
Scale	1" = 30'		
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	



Match line to Sheet 3

Match line to Sheet 5



- Legend:**
- Found property evidence (as described)
  - Computed corner
  - Fire hydrant
  - Utility pole
  - Found monument (as described)
  - Property line
  - Great lot line
  - Overhead utility line
  - Existing contours
  - Right-of-way (assumed)

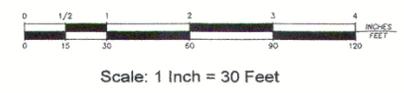
No.	Revision/Issue	Date
1.	Changed drawing scale.	2/25/09

**RMS**  
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 11 MADONNUSH STREET, PLATTSBURGH, NY 12901  
 518.561.6145 (PH) 518.561.2496 (FX)  
 RMS P.C. C O M

Project Name & Address  
 Map of Survey  
 prepared for  
**Eric Clarke Stackman**  
 showing  
**Topography along NYS RTE. 9**  
 ~ Situate ~  
 Lots 120 and 121 of Maule's Patent  
 Town of Jay  
 Essex County State of New York

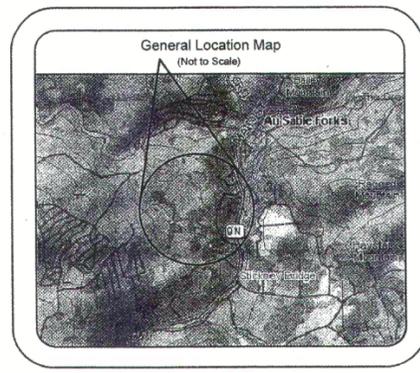
Project #	07269	Sheet	
Scale	1" = 30'	<b>Sheet 4</b>	
Date Drawn	01/31/08	Drawn	R.C.S.
Checked	J.F.B.	Drawn	R.C.S.

**Certification:**  
 I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.  
 Eric Clarke Stackman



Jeffrey Burns, L.S.  
 N.Y.S. License #050702

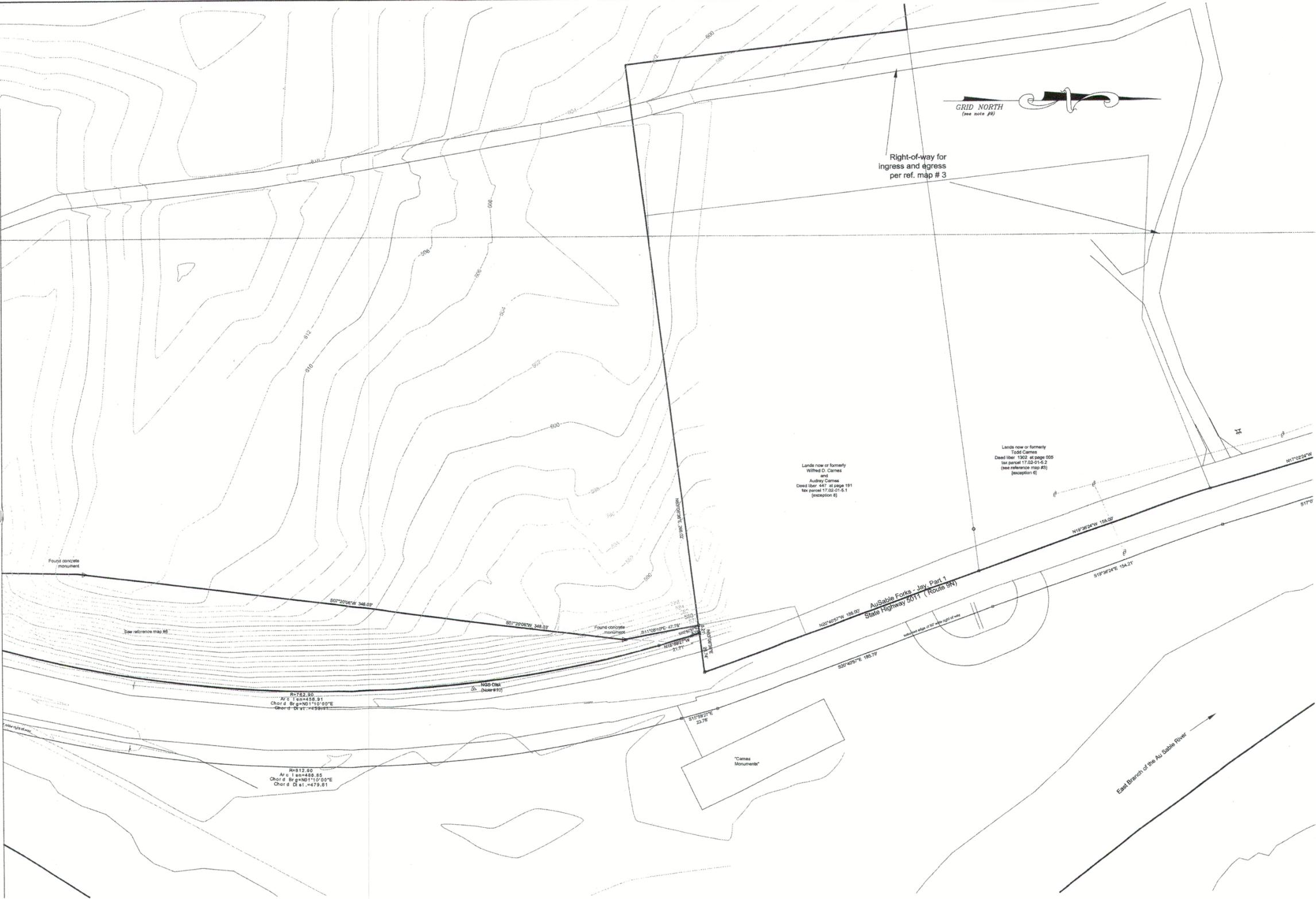
Match to Sheet 4



Right-of-way for ingress and egress per ref. map # 3

Lands now or formerly of Wilfred D. Carnes and Audrey Carnes Deed (for ref. at page 005 for parcel 17.02-01-5.2 (see reference map #5) (exception 6)

Lands now or formerly of Todd Carnes Deed (for ref. at page 005 for parcel 17.02-01-5.2 (see reference map #5) (exception 6)



Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

No.	Revision/Issue	Date
1.	Changed drawing scale.	2/25/09

**RMS**  
 ROBERT M. SUTHERLAND P.C.  
 ENGINEERS - PLANNERS - SURVEYORS  
 SOIL & MATERIAL TESTING  
 11 MADONGBURGH STREET, PLATTSBURGH, NY 13901  
 518.561.6145 (PH) 518.561.2496 (FX)  
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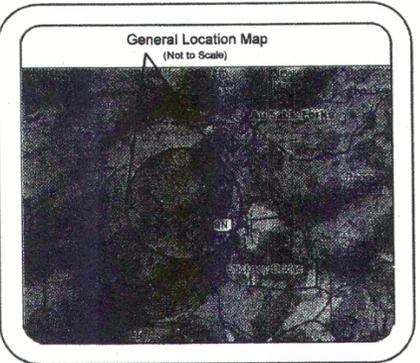
Project Name & Address  
 Map of Survey prepared for  
**Eric Clarke Stackman**  
 showing  
**Topography along NYS RTE. 9**  
 - Situate -  
 Lots 120 and 121 of Maule's Patent  
 Town of Jay  
 Essex County State of New York

Project #	07269	Sheet	
Scale	1" = 30'	<b>Sheet 5</b>	
Date Drawn	01/31/08	Drawn	R.C.S.
		Checked	J.F.B.

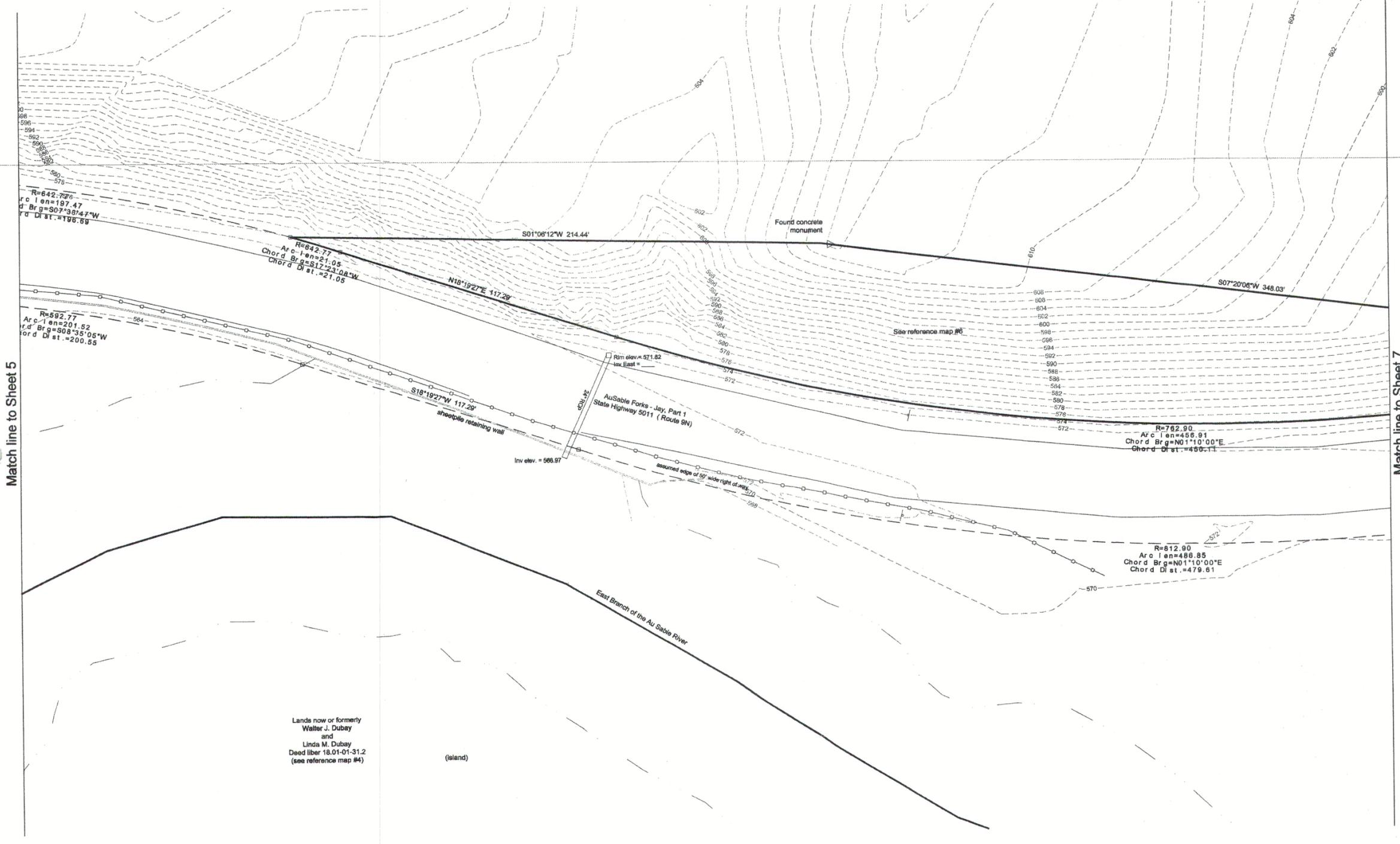
**Certification:**  
 I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.  
 Eric Clarke Stackman



Scale: 1 Inch = 30 Feet



GRID NORTH  
(see note #6)



Match line to Sheet 5

Match line to Sheet 7

- Legend:**
- Found property evidence (as described)
  - Computed corner
  - ⊕ Fire hydrant
  - ⊙ Utility pole
  - △ Found monument (as described)
  - Property line
  - Great lot line
  - OH Overhead utility line
  - 418 Existing contours
  - - - Right-of-way (assumed)

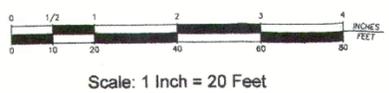
No.	Revision/Issue	Date

**RMS**  
ROBERT M. SUTHERLAND P.C.  
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SOIL & MATERIAL TESTING  
11 MADDOUGH STREET, PLATTSBURGH, NY 12901  
518.561.4145 (PH) 518.561.2496 (FX)  
R M S P C . C O M

Project Name & Address  
Map of Survey prepared for  
**Eric Clarke Stackman**  
showing  
**Topography along NYS RTE. 9**  
- Situate -  
Lots 120 and 121 of Maule's Patent  
Town of Jay  
Essex County State of New York

Project #	07269	Sheet	
Scale	1" = 20'	<b>Sheet 6</b>	
Date Drawn	01/31/08	Drawn	J.F.B.
Drawn	J.F.B.	Checked	R.C.S.

**Certification:**  
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.  
1. Eric Clarke Stackman



Ralph C. Schisler III, L.S.  
N.Y.S. License #50409

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**Map Notes:**

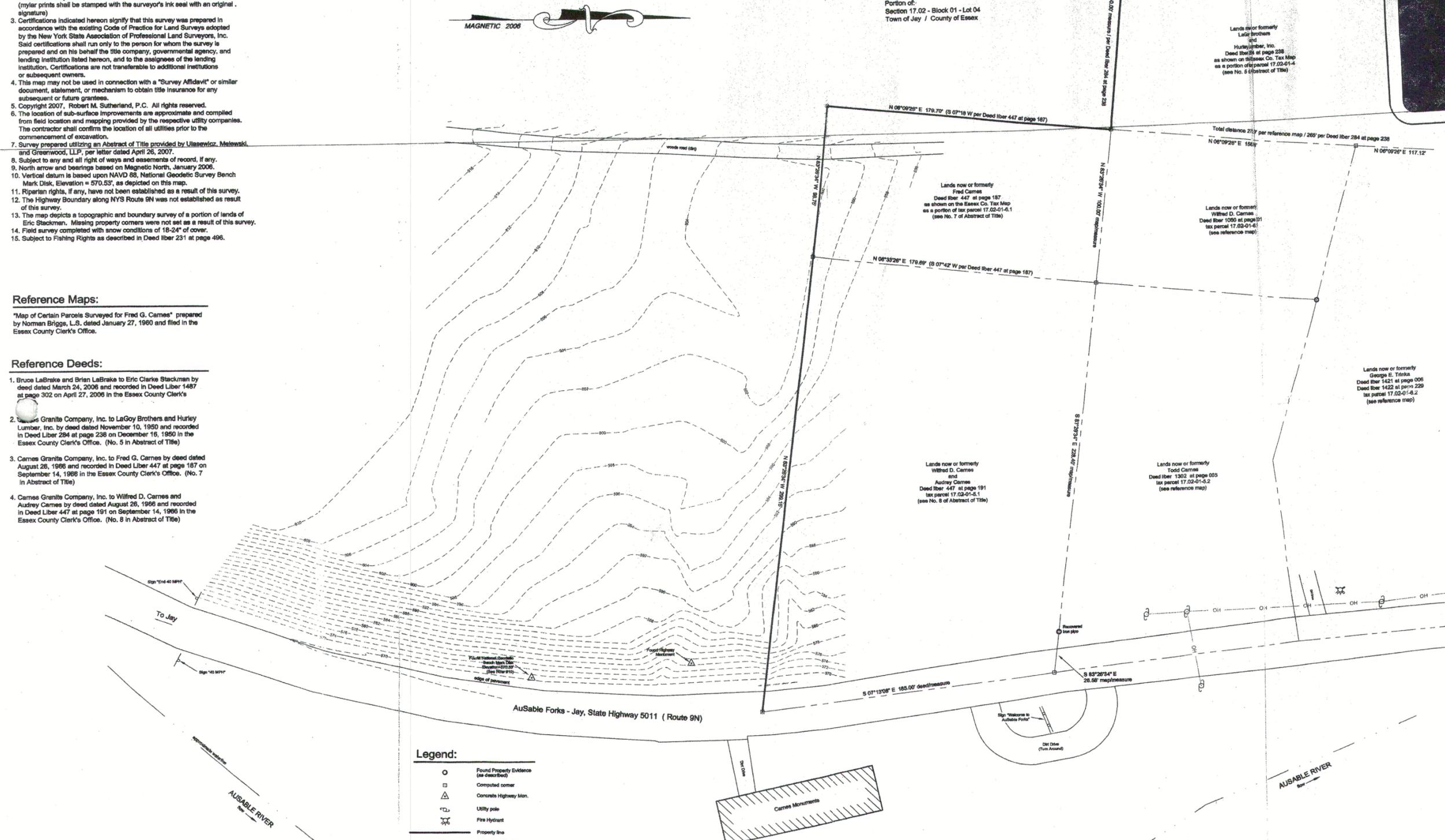
1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (Mylar prints shall be stamped with the surveyor's ink seal with an original signature.)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantee(s).
5. Copyright 2007, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Survey prepared utilizing an Abstract of Title provided by Ulasevick, Melowski and Greenwood, LLP, per letter dated April 26, 2007.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Magnetic North, January 2006.
10. Vertical datum is based upon NAVD 88, National Geodetic Survey Bench Mark Disk, Elevation = 570.53', as depicted on this map.
11. Riparian rights, if any, have not been established as a result of this survey.
12. The Highway Boundary along NYS Route 9N was not established as result of this survey.
13. The map depicts a topographic and boundary survey of a portion of lands of Eric Stackman. Missing property corners were not set as a result of this survey.
14. Field survey completed with snow conditions of 18-24" of cover.
15. Subject to Fishing Rights as described in Deed liber 231 at page 496.

**Reference Maps:**

"Map of Certain Parcels Surveyed for Fred G. Carnes" prepared by Norman Briggs, L.S., dated January 27, 1960 and filed in the Essex County Clerk's Office.

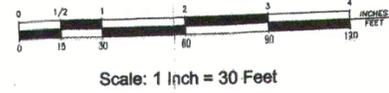
**Reference Deeds:**

1. Bruce LaBrake and Brian LaBrake to Eric Clarke Stackman by deed dated March 24, 2006 and recorded in Deed Liber 1487 at page 302 on April 27, 2006 in the Essex County Clerk's Office.
2. Carnes Granite Company, Inc. to LaGoy Brothers and Hurley Lumber, Inc. by deed dated November 10, 1950 and recorded in Deed Liber 284 at page 238 on December 15, 1950 in the Essex County Clerk's Office. (No. 5 in Abstract of Title)
3. Carnes Granite Company, Inc. to Fred G. Carnes by deed dated August 28, 1968 and recorded in Deed Liber 447 at page 187 on September 14, 1968 in the Essex County Clerk's Office. (No. 7 in Abstract of Title)
4. Carnes Granite Company, Inc. to Wilfred D. Carnes and Audrey Carnes by deed dated August 26, 1966 and recorded in Deed Liber 447 at page 191 on September 14, 1966 in the Essex County Clerk's Office. (No. 8 in Abstract of Title)

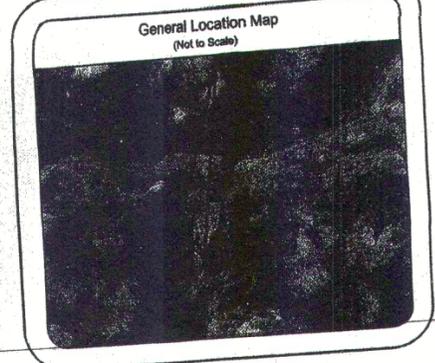


*R.C.S.*  
 Date 05-11-07  
 Ralph C. Schissler III, L.S.  
 N.Y.S. License #50409

- Legend:**
- Found Property Evidence (as described)
  - Computed corner
  - △ Concrete Highway Mon.
  - ⊕ Utility pole
  - ⊗ Fire Hydrant
  - Property line
  - Overhead utility line
  - - - Existing contour
  - - - Edge of river



**Tax Map Reference:**  
 Portion of:  
 Section 17.02 - Block 01 - Lot 04  
 Town of Jay / County of Essex

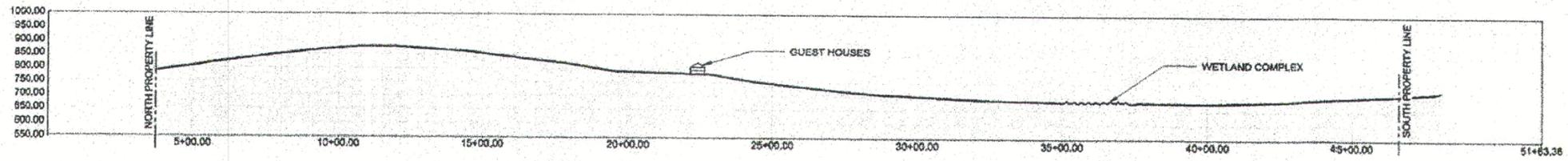


No.	revision / Abstract of Title	Date
1	revised / Abstract of Title	05/11/07

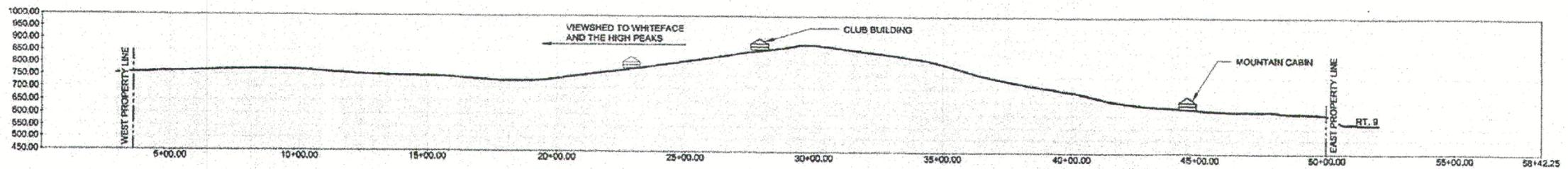
**R. M. SUTHERLAND, P.C.**  
 ENGINEER - SURVEYOR - PLANNER  
 SOIL & MATERIAL TESTING  
 11 MAC STREET  
 PLATTSBURGH, NEW YORK 12901  
 TEL: 518-561-6145 FAX: 518-561-2496  
 RC.SCHISLER@VERIZON.NET  
 WWW.RMSPC.COM

Project Name & Address  
 Topographic Survey prepared for  
**Eric Stackman**  
 - Site -  
 Lot 121, Mauler's Patent  
 Town of Jay  
 Essex County State of New York

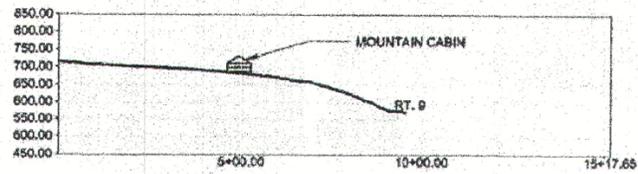
Project #	06319	Sheet	SURVEY
Date	03/14/07	Survey	02/22/07
Scale	1" = 30'	Checked	R.C.S.
Drawn	J.F.B.		



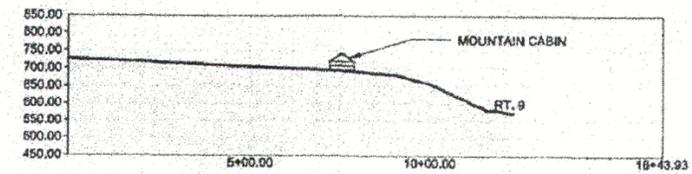
**A** SECTION A: NORTH-SOUTH  
SCALE 1" = 200'-0"



**B** SECTION B: EAST-WEST  
SCALE 1" = 200'-0"



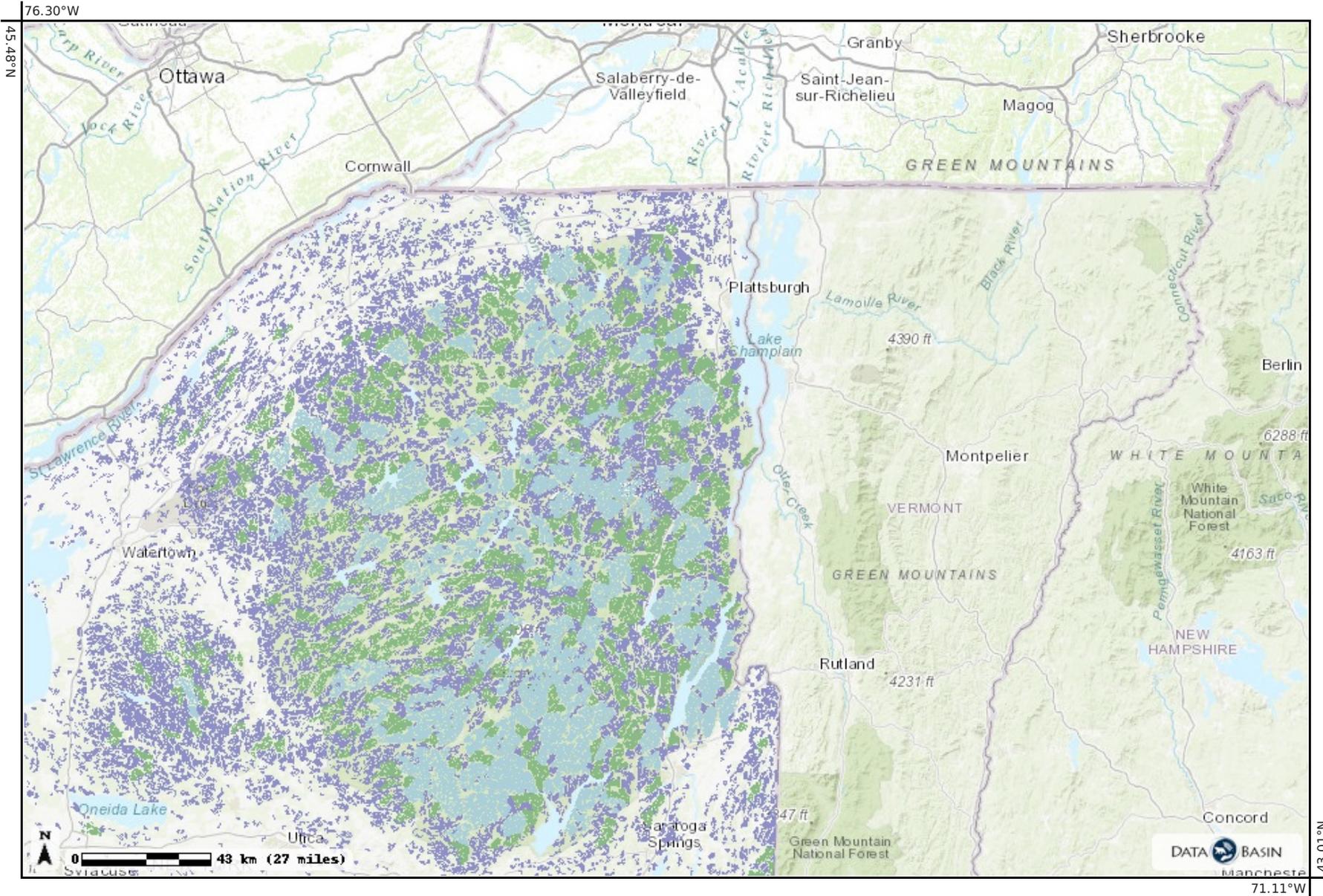
**C** SECTION C: NORTH BLUFF  
SCALE 1" = 200'-0"



**D** SECTION D: SOUTH BLUFF  
SCALE 1" = 200'-0"







# Map Details

## Datasets



### Large Forest Blocks, New York State

<https://nalcc.databasin.org/datasets/33ec2898e7004255a7fc05987a39875a/>

- Credits:**      generated using ADIWg mdTranslator 2.6.1
- Layers:**      ● forest blocks web

## **Project Description**

The over all site plan design goal is to maintain as much of the property's natural setting with the trails in a semi-private community. The phasing plan would be estimated in 3 phases - 25 to 35 homes from 1,2,3, along with roads, utility in each phase and the 4th phase to remain as a future. This would take place over 3 year period, per the medium scale guidelines for permitting.

## **Conceptual Design**

Further below, we have attached the original development concept overlay on a map and the master site plan showing now all the PB on plan, within you will see 4 areas 1- townhomes 2- villas and 3 - estates and the 4th location would either will be future Mansions or hotel rooms with all location have a connection back to the club house which would be the main property amenity.

## **Phasing**

1-20 townhomes - estimate 1800 sqft

2-60 Villas with optional guest suite estimate 3500 sqft

3- 18 Estates with optional guest suite estimate 6500 sqft

4 - Future

4A- 6 Mansion- custom estimate 8 to 10000 sqft

4B- 6 hotel Building with 12 units each for a total of 72 units (1/10)

The scenario for 1,2,3, and 4A would be 104 PB used ,leaving 7 PB remaining overall

The scenario for 1,2,3 and 4B would be 105 PB used, leaving 6 PB remaining over all

Still having the amenity buildings – club house, barn, shed, green house as described prior we would subtract an additional 2 PB from the over count from either scenario as we have been discussing.



## Density Projection

- a. The property is located in the Low Intensity Use under the Land Use Area Classification per the Adirondack Park Land Use and Development Plan (APLUDP). The Low Intensity Use allows (200) buildings per square mile which equates to 1 unit per 3.2 acres.

The total acreage of both parcels equals 385 acres. The **total number of units or lots equals 120.** (The total acreage to calculate density is derived from all land area on the parcel – including wetlands, etc...).

- b. The technical minimum lot area for Low Intensity Use is 120,000 square feet involving less than 10 lots – would not require a permit. In the case of this project, it is most likely we will need a permit due to # of lots and Critical Environmental Areas (see below). Therefore, there is no minimum lot area – rather an overall density.

## Use

- a. The APA Act outlines the primary and secondary uses for the Low Intensity Use classification (refer to APA Act pg 13, section 805). The uses are shown on the attached sheet.

## Setbacks and Buffers

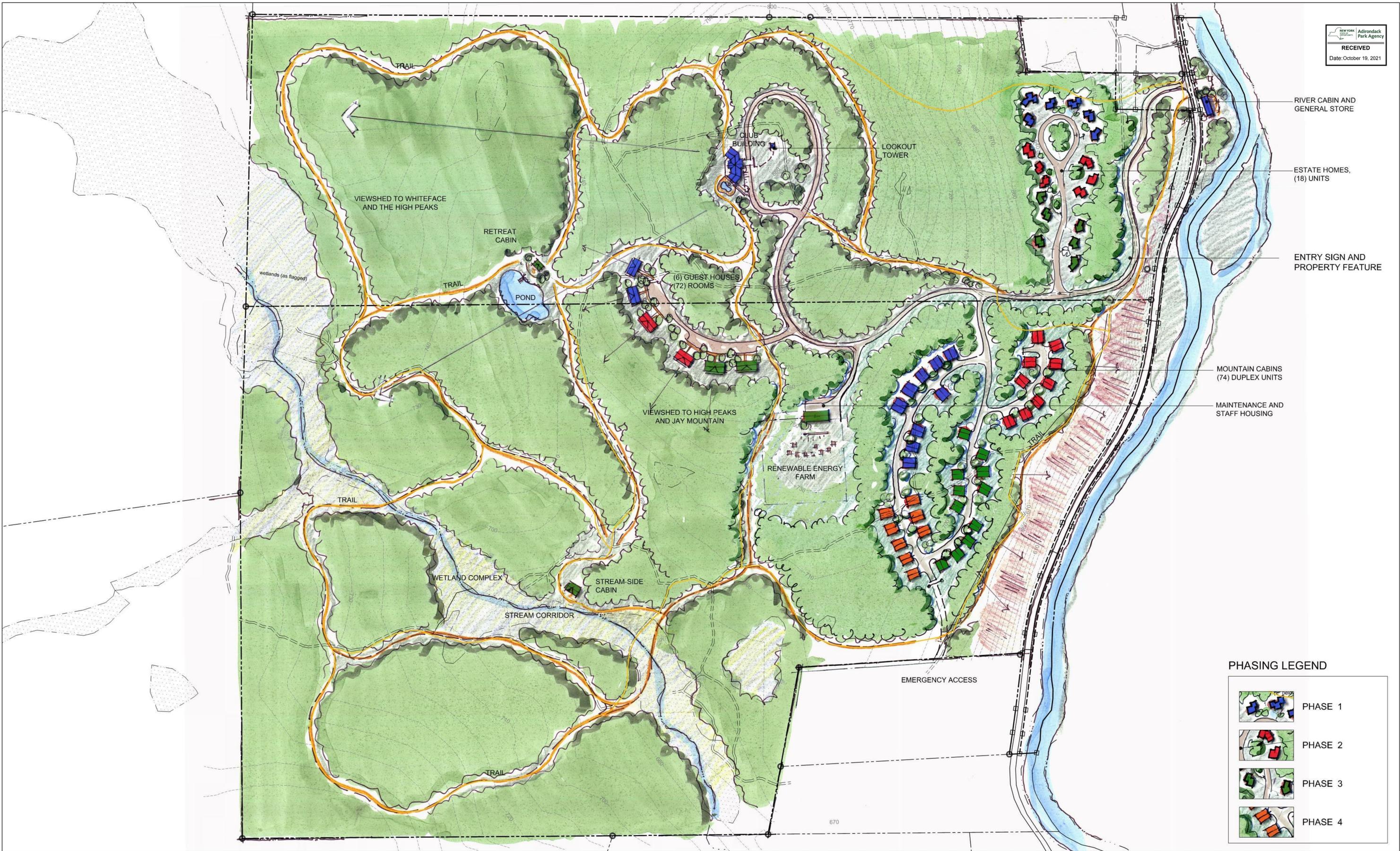
- a. The property does include a wetland system and several smaller individual wetland areas. These areas are considered Critical Environmental Areas (CEA) by the APA. Under the APA Act, almost all land uses require an Agency permit. There are ways to avoid this permit which we can discuss at a later time. Wetlands will need to be confirmed on site by Agency Staff. (major application form pg 7)
- b. Wild, scenic and recreational rivers and river areas. The property borders the East Branch of the Ausable River, which is designated as a Recreational River (refer to APA Rules and Regs, Appendix Q-6). The river buffer is ¼ mile or 1,320 feet. This buffer does not prohibit development rather requires jurisdictional review of the application.

## Road Grade Standards

- a. Avoid locating driveways and roads on steep slopes (greater than 25%), preferably locate on slopes less than 15%; avoid greater than 4 feet cut and fills, avoid stream and wetland crossings.
- b. Final grade should not exceed 12% average grade over any 150 feet length, 15% over any length, and 3% within 50 feet of any intersection with public roads. Locate driveway/public road intersections where sight distances are safe.
- c. Install culverts with headwalls to maintain existing drainage patterns.
- d. Clearing and grading for driveways and roads must be done carefully to avoid soil erosion and visual impact problems.
- e. Utilities located in visually sensitive areas should be undergrounded and follow roads and driveways whenever possible.

## Entitlement Process

- a. The proposed project would most likely be considered Class A due to the following:
  1. Land use and development located in the CEA's listed above (wetlands and river buffer). (APA Act 29, 810c(1))
  2. The project involves 35+ acres of land (APA Act 29, 810c(3))
- b. Pre-Application Hearing to review project concept and ensuring awareness of Agency's process and standards.
- c. Submit Application for Major Project
- d. Notification from Agency within 15 days of complete application.
- e. Once the application is complete, the substantial review will begin.
- f. Public Meetings are held on a monthly basis. The agency will determine if a public meeting is necessary
- g. The project – if greater than 50 lot subdivision – will require Board Approval vs Staff Approval.



RIVER CABIN AND GENERAL STORE  
ESTATE HOMES, (18) UNITS  
ENTRY SIGN AND PROPERTY FEATURE

MOUNTAIN CABINS (74) DUPLEX UNITS  
MAINTENANCE AND STAFF HOUSING

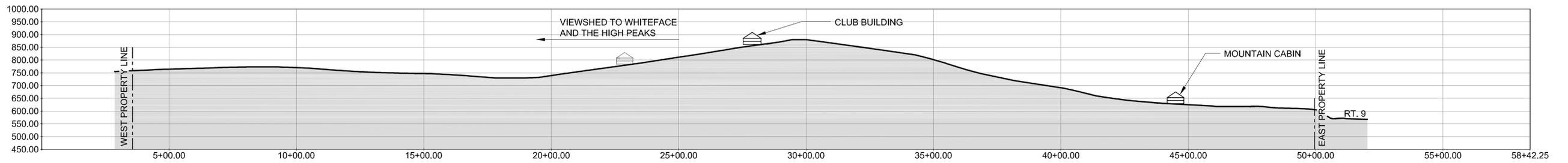
PHASING LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4

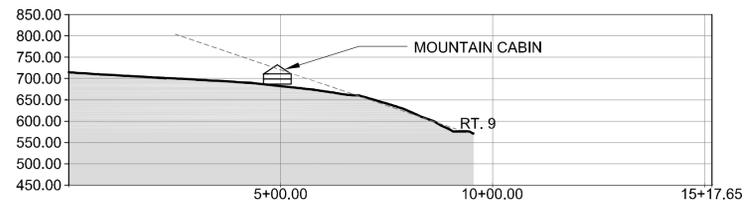




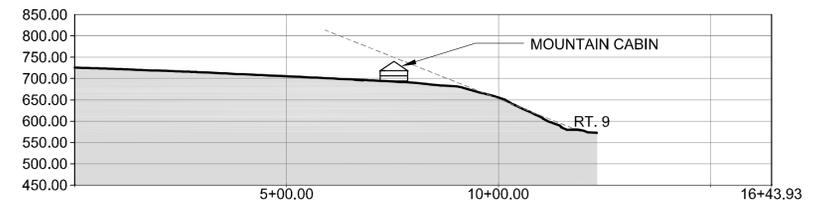
**A** SECTION A: NORTH-SOUTH  
 SCALE 1" = 200'-0"



**B** SECTION B: EAST-WEST  
 SCALE 1" = 200'-0"



**C** SECTION C: NORTH BLUFF  
 SCALE 1" = 200'-0"



**D** SECTION D: SOUTH BLUFF  
 SCALE 1" = 200'-0"



Essex County  
Joseph Provoncha  
County Clerk  
Elizabethtown, New York

Book: 1487 Page: 302

Document Number: 2006- 00002657 Document Type: Deed  
Recorded Date: 04/27/2006

Parties: LABRAKE, BRIAN  
STACKMAN, ERIC CLARKE

Pages Charged: 3  
Pages Scanned: 4

Comment: 17.2-1-4

Recorded By: HOLCOMBE ABSTRACT CORPORATION

**\*\* Examined and Charged as Follows \*\***

Deed	34.50
Coversheet	10.00
RP5217 Commercial	165.00
TP584 Affidavit	5.00

Recording Fee: 214.50

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>	<u>Tax Code</u>
Transfer Tax	722.00 JAY	1967	180,500.00	R
Basic	0.00			
Additional	0.00			
Special Additional	0.00			
Transfer	722.00			
Tax Fee:	722.00			

**\*\* DO NOT REMOVE \*\***

**\*\* This Page is Part of the Document \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office for:

**File Information**

Document Number: 2006- 00002657  
Recorded Date: 04/27/2006 12:28 P  
Receipt Number: 17214

**Mail Back**

ERIC CLARKE STACKMAN  
7513 WEST TREASURE DRIVE  
NORTH BAY VILLAGE FL 33141-

Index gm  
Verify \_\_\_\_\_  
Copy/Dis \_\_\_\_\_  
File \_\_\_\_\_



*J. Provoncha*  
Joseph A. Provoncha  
Essex County Clerk



**THIS INDENTURE**, Made the 24<sup>th</sup> day of March, Two Thousand and Six  
 Between, **BRIAN LABRAKE**, having an address of 119 State Route 372, Cambridge, New York  
 12816, and **BRUCE LABRAKE**, having an address of 721 Sailfish Road, Winter Springs, Florida,  
 32708  
*parties of the first part, and*

**ERIC CLARKE STACKMAN**, having an address of 7513 West Treasure Drive, North Bay Village,  
 Florida, 33141  
*parties of the second part,*

**WITNESSETH** that the party of the first part, in consideration of One Dollar (\$1.00) lawful  
 money of the United States, and other good and valuable consideration, paid by the parties of  
 the second part, does hereby hereby grant and release unto the parties of the second part, their  
 heirs and assigns forever,

**ALL THAT PIECE OR PARCEL OF LAND** in the Town of Jay, County of Essex, State  
 of New York, conveyed May 24, 1879 by Timothy Carpenter and wife -to- Ezra Fairbanks and  
 George W. Armstrong as administrators of the Estate of Thomas Armstrong, deceased, in trust for the  
 widow and heirs of said Thomas Armstrong, deceased, by deed recorded in the Essex County Clerk's  
 Office on December 12, 1879 in Liber 80 of Deeds at Page 387, said parcel is known as the Carpenter  
 Farm, and is bounded north by the south line of Lots No. 162 and 163, in Maul's Patent, east by the  
 south and east branch of the AuSable River; on the south by what was formerly known as the Timothy  
 Jaques Farm, now or formerly owned and occupied by Thos. Gorman, on the west line of Lot No. 120  
 Maul's Patent, being all those parts of Lot No. 120 and 121 in Maul's Patent, lying north of said Jaques  
 Farm (now or formerly called the Callahan Farm) and west of said River and supposed to contain four  
 hundred (400) acres of land, be the same more or less, and being the same premises conveyed by Ezra  
 Fairbanks and George W. Armstrong as trustees for the widow and heirs of Thomas Armstrong,  
 deceased, to Fred G. Carnes by Warranty Deed dated July 19, 1911 and recorded in the Essex County  
 Clerk's Office on December 1, 1914 in Liber 151 of Deeds at Page 489.

**EXCEPTING AND RESERVING** from the above described premises:

1. That 160 rod by 160 rod parcel described in deed: Carnes -to- Baldwin, dated August 25  
 1911 and recorded in the Essex County Clerk's Office on November 21, 1911 in Liber 145 of Deeds  
 at Page 325.

2. That 0.95 acre parcel described in deed: Carnes Granite Co., Inc. -to- The County of Essex,  
 dated August 5, 1941 and recorded in the Essex County Clerk's Office on August 13, 1941 in Liber  
 229 of Deeds at Page 93.

3. The Fishing Rights along the west bank of AuSable River described in deed: Carnes Granite  
 Company, Inc. -to- The People of the State of New York, dated February 21, 1942 and  
 recorded in the Essex County Clerk's Office on April 7, 1942 in Liber 231 of Deeds at Page

496.

4. That parcel described in deed: Carnes Granite Company, Inc. -to- Robert A. Torrance, dated April 16, 1946 and recorded in the Essex County Clerk's Office on May 16, 1946 in Liber 246 of Deeds at Page 85.

5. That 480' x 265' x 440' x 265' parcel described in deed: Carnes Granite Company, Inc. -to- Louis H. LaGoy and Ernest H. LaGoy, d/b/a LaGoy Brothers, and Hurley Lubert, Inc., dated November 10, 1950 and recorded in the Essex County Clerk's Office on December 16, 1950 in Liber 284 at Page 238.

6. That parcel described in deed: Carnes Granite Company, Inc. -to- Fred G. Carnes, dated August 26, 1966 and recorded in the Essex County Clerk's Office on September 14, 1966 in Liber 447 of Deeds at Page 183.

7. That parcel described in deed: Carnes Granite Company, Inc. -to- Fred G. Carnes, dated August 26, 1966 and recorded in the Essex County Clerk's Office on September 14, 1966 in Liber 447 of Deeds at Page 187.

8. That parcel described in deed: Carnes Granite Company, Inc. -to- Wilfred D. Carnes and Audrey Carnes, his wife, dated August 26, 1966 and recorded in the Essex County Clerk's Office on September 14, 1966 in Liber 447 of Deeds at Page 191.

BEING a portion of the parcel conveyed by William M. Carnes and Alice M. Carnes, his wife, -to- Carnes Granite Co., Inc. by Warranty Deed dated September 29, 1924 and recorded in the Essex County Clerk's Office on September 27, 1940 in Liber 226 of Deeds at Page 283.

BEING the same premises conveyed by Warranty Deed from Carnes Granite Company, Inc. -to- Richard F. LaBrake, dated April 16, 1996 and recorded in the Essex County Clerk's Office on May 8, 1996 in Liber 1110 of Deeds at Page 64.

REFERENCE is hereby made to and the above description was taken from Warranty Deed dated April 16, 1996, Richard F. LaBrake -to- Bruce LaBrake and Brian LaBrake and recorded in the Office of the Essex County Clerk July 18, 1996 in Liber 1117 of Deeds at Page 105.

**Together** with the appurtenances and all the estate and rights of the party of the first part in and to the said premises,

**To have and to hold** the premises herein granted unto the parties of the second part, her heirs and assigns forever.

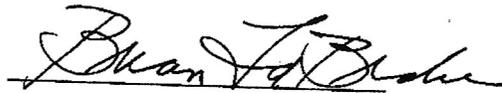
**And** said party of the first part covenants as follows:

**First**, that the parties of the second part shall quietly enjoy the said premises;

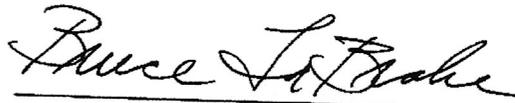
**Second**, That the said party of the first part will forever **WARRANT** the title to said premises.

**Third**, That, in Compliance with Section 13 of the Lien Law, the grantor herein will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal the day and year first above written.



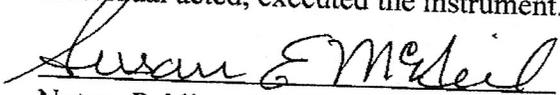
Brian LaBrake



Bruce LaBrake by Brian LaBrake as Power of Attorney

**State of New York** }  
**County of Washington** } **ss:**

On this <sup>29th</sup> day of March, 2006, before me, the undersigned, personally appeared **BRIAN LABRAKE**, and **BRIAN LABRAKE** acting as **Power of Attorney for BRUCE LABRAKE** 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 he executed the same in his capacity, and that by his signature on the instrument, the individuals, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

SUSAN E. McNEIL  
Notary Public, State of New York  
No. 01MC6078914  
Qualified in Washington County  
Commission Expires Aug. 12 20 06

Essex County  
Joseph Provoncha  
County Clerk  
Elizabethtown, New York

Book: 1542 Page: 1

Document Number: 2007- 00003596 Document Type: Deed  
Recorded Date: 06/26/2007

Parties: COOLIDGE, PAUL KENNETH  
STACKMAN, ERIC

Pages Charged: 3  
Pages Scanned: 5

Comment: PURPORTED 17.2-1-20.11

Recorded By: G&G ABSTRACT COMPANY INC

**\*\* Examined and Charged as Follows \*\***

Deed	35.00
Coversheet	10.00
RP5217 Commercial	165.00
TP584 Affidavit	5.00

Recording Fee: 215.00

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>	<u>Tax Code</u>
Transfer Tax	1,242.00 JAY	2113	310,090.00	R
Basic	0.00			
Local	0.00			
Additional	0.00			
Special Additional	0.00			
Transfer	1,242.00			
Tax Fee:	1,242.00			

Index \_\_\_\_\_  
Verifs \_\_\_\_\_  
Copy/Disc \_\_\_\_\_  
Scan \_\_\_\_\_

*BB*

**\*\* DO NOT REMOVE \*\***

**\*\* This Page is Part of the Document \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office for:

**File Information**

Document Number: 2007- 00003596  
Recorded Date: 06/26/2007 09:50 A  
Receipt Number: 35039

**Mail Back**

ULASEWICZ MELEWSKI & GREENWOOD LLP  
112 SPRING STREET SUITE 307  
ATTN PATRICIA M ULASEWICZ  
SARATOGA SPRINGS NY 12866-



*Joseph A. Provoncha Deputy*

Joseph A. Provoncha  
Essex County Clerk



## SCHEDULE A

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** located in the Town of Jay, unincorporated Village of AuSable Forks, Essex County, New York described in a deed given by Robert A. Torrance to Benjamin Paul Coolidge and Evelyn Lucille Coolidge which deed was dated the 8<sup>th</sup> day of June, 1979 and thereafter recorded in the office of the Essex County Clerk at Volume 704, page 1 on the 13<sup>th</sup> day of March, 1980 which premises were therein described as Parcel I and Parcel II as set forth at Schedule A attached hereto and made a part hereof.

### PARCEL I

**ALL THAT TRACT OR PARCEL OF LAND** being and lying in the Town of Jay, County of Essex, and State of New York, being apart of Lot 121, Maul's Patent lying on the westerly side of the east or south branch of the AuSable River bounded and described as follows: Beginning at the southeast corner of a 160 acre parcel of land conveyed by Fred G. Carnes and wife to Robert A. Torrance, the party of the second part herein on the 16<sup>th</sup> day of April, 1946, thence easterly on the division line between the Old Carpenter or Thew Farm, now owned by the party of the first part, and the Old Callanan Farm, now owned by Thomas Gorman, and in a straight line to the center of the east or south branch of the AuSable River; thence northerly along the center of said river as it winds and turns until it intersects a line made by the easterly extension of the northerly line, in the same course, of the 160 acre parcel aforesaid, thence westerly along said extended line to the northeast corner of the said 160 acre parcel; thence southerly along the easterly line of the 160 acre parcel to the place of beginning.

Also a right of way for a road for men, teams, vehicles and other equipment northerly over and across the property of the party of the first part to the state highway along the route of an old road on said lands.

It is hereby intended to convey all of the lands of the party of the first part in Lot 121 Mauls' Patent lying easterly of the northerly and southerly lines of the 160 acre parcel aforesaid extended to the center of the south or east branch of the AuSable River including all of the right, title and interest of the party of the first part to any and all cut and peeled poplar trees now lying on said property.

Excepting and reserving lands heretofore conveyed to the State of New York for highway right of way purposes along the State Highway.

Also excepting and reserving fishing rights along the west bank of said river heretofore conveyed to the State of New York.

The above described premises is the same property heretofore conveyed on the 16<sup>th</sup> day of April, 1946 by Carnes Granite Company, Inc. to Robert A. Torrance by deed which was recorded on the 18<sup>th</sup> day of May, 1946 in Liber 246 of Deeds at page 85.

### PARCEL II

All that tract, piece or parcel of land situate in the Town of Jay, County of Essex, and State of New York being a part of lots 120 and 121 in Maul's Patent, and is also known as part of the Carpenter of Thew Farm, so-called, bounded described as follows: Beginning at a large iron post set in the ground for a corner in the southwest corner of said Thew Farm on the west line of Lot 120 aforesaid and on the line of the Callanan or Gorman Farm and running thence northerly on the said west line of Lot 120 aforesaid 160 rods thence at right angles easterly 160 rods thence southerly at right angles and parallel with the first mentioned line 160 rods to the north line of the Callanan or Gorman Farm thence westerly 160 rods to the place of beginning containing 160 acres, more or less, including all of the right, title and interest of the parties of the first part herein to all out and peeled poplar trees now on said property. Also a right of way for a road for men, teams, vehicles and equipment from the above described parcel over and across the lands of the Carnes Granite Company, Inc. to the State Highway along the line and route of an old road on said lands.

It is hereby intended to convey the title of Fred G. Carnes as sole heir and next of kin of Alice M. Carnes, former title holder, who died intestate.

The above described property is the same premises described in a deed dated the 16<sup>th</sup> day of April, 1946 executed by Fred G. Carnes and Lucy E. Carnes to Robert A. Torrance by deed which was recorded in the Essex County Clerk's Office on the 16<sup>th</sup> day of May, 1946 in Liber 246 at page 84.

The party of the first part does hereby grant and convey all rights of way mentioned and described in the two parcels above described.

The above described premises are conveyed subject to any easement of record heretofore granted to the AuSable Valley Telephone Company, Inc. and the New York State Electric and Gas Corporation.

**EXCEPTING** from the hereinabove described premises all that certain piece or parcel of land conveyed by Benjamin Paul Coolidge and Evelyn Lucille Coolidge to Paul Kenneth Coolidge and Valerie Coolidge by deed dated the 1<sup>st</sup> day of June, 1994 and thereafter recorded on the 28<sup>th</sup> day of June, 1954 at Book 1064 of deeds, at page 122 in the Office of the Essex County Clerk.

**SUBJECT** to rights-of-way, easements, covenants, restrictions and other rights of record and to any state of facts which a personal inspection or accurate survey may reveal to the extent that they are presently in full force and effect.

The party of the first part does hereby grant and convey all rights of way mentioned and described in the two parcels above described.

The said Evelyn Lucille Coolidge died a resident of the Town of Jay, Essex County, New York on the 14<sup>th</sup> day of February, 1995 leaving the said Benjamin Paul Coolidge as sole surviving tenant by the entirety.

**BEING** the same premises conveyed by Benjamin Paul Coolidge to Paul Kenneth Coolidge by deed dated November 20, 2000, and recorded in the Essex County Clerk's Office on November 28, 2000, in Book 1268 of Deeds at Page 128.

The said Benjamin Paul Coolidge died on March 21, 2006, a resident of the Town of Jay, County of Essex thereby terminating the previously established life estate interest that was created by a deed dated November 20, 2000, and recorded in the Essex County Clerk's Office on November 28, 2000 in Book 1268 of Deeds at Page 128.

**EXCEPTING** from the hereinabove described premises all those certain pieces or parcels of land described in a deed given by Benjamin Paul Coolidge and Evelyn Lucille Coolidge to Randy E. Spoon and Nancy L. Spoon which deed was dated the 21<sup>st</sup> day of May, 1993 and thereafter recorded on the 2<sup>nd</sup> day of July, 1993 at Book 1042 of deeds, page 64 in the Office of the Essex County Clerk.

**SUBJECT** to Adirondack Park Agency Permit 93-372 issued August 4, 1994, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantor and all subsequent grantees.

**NOTE:** Do not accept this unless the raised seal of the City of Plattsburgh, New York, Register of Vital Records is affixed thereon. This is to certify that the Foregoing is a true copy of the record on file in the Office of Vital Statistics, 1542 PAGE Plattsburgh, New York.

Helen Williams

Register FILE NUMBER

**NEW YORK STATE DEPARTMENT OF HEALTH**  
**CERTIFICATE OF DEATH**

H-1961 (09/2003)

RECORDED DISTRICT: 901  
RESIDENCE REGISTER NUMBER: 134

1. NAME: FIRST **Benjamin P.** MIDDLE **Coolidge** LAST **Coolidge**

2. SEX: MALE  FEMALE

3A. DATE OF DEATH: MONTH **03** DAY **21** YEAR **2006** 3B. HOUR: **08:50 A** M

4A. PLACE OF DEATH: HOSPITAL INPATIENT  HOSPITAL OUTPATIENT  NURSING HOME  PRIVATE RESIDENCE  HOSPICE FACILITY  OTHER (Specify):

4B. IF FACILITY, DATE ADMITTED: MONTH **03** DAY **13** YEAR **2006**

4C. NAME OF FACILITY: (If not facility, give address) **C.V.-Ph medical center**

4D. LOCALITY: (Check one and specify) CITY  VILLAGE  TOWN  **Plattsburgh**

4E. COUNTY OF DEATH: **Clinton**

4F. MEDICAL RECORD NO.: **008144**

4G. WAS DECEDENT TRANSFERRED FROM ANOTHER INSTITUTION? (If yes, specify institution name, city or town, county and state) NO  YES  **Meadow Brook HealthCare Plattsburgh ny. 12901**

5. DATE OF BIRTH: MONTH **03** DAY **13** YEAR **1940**

6A. AGE IN YEARS: **67** YRS.

6B. IF UNDER 1 YEAR ENTER: MONTHS **03** DAYS **13**

6C. IF UNDER 1 DAY ENTER: HOURS **08** MINUTES **50**

7A. CITY AND STATE OF BIRTH: (If not USA, Country and Region/Province) **AUSABLE FORKS NY**

7B. IF AGE UNDER 1 YEAR, NAME OF HOSPITAL OF BIRTH:

8. SERVED IN U.S. ARMED FORCES? (Specify years) NO  YES  **1944-1946**

9. DECEDENT OF HISPANIC ORIGIN? Check the boxes that best describe whether the decedent is Spanish/Hispanic/Latino: A  No, not Spanish/Hispanic/Latino B  Yes, Mexican, Mexican American, Chicano C  Yes, Puerto Rican D  Yes, Cuban E  Yes, Other Spanish/Hispanic/Latino (Specify)

10. DECEDENT'S RACE: Check one or three races to indicate what the decedent considered himself or herself to be: A  White/Caucasian B  Black or African American C  Asian Indian D  Chinese E  Filipino F  Japanese G  Korean H  Vietnamese J  Native Hawaiian K  Guamanian or Chamorro M  Samoan N  American Indian or Alaska Native (specify) P  Other Asian (specify) R  Other Pacific Islander (specify) S  Other (specify)

11. DECEDENT'S EDUCATION: Check the box that best describes the highest degree or level of school completed at the time of death. 1  8th grade 2  9th-12th grade, no diploma 3  High school graduate or GED 4  Some college credit, but no degree 5  Associate's degree 6  Bachelor's degree 7  Master's degree 8  Doctorate/Professional degree

12. SOCIAL SECURITY NUMBER:

13. MARITAL STATUS: NEVER MARRIED  MARRIED  WIDOWED  DIVORCED  SEPARATED

14. SURVIVING SPOUSE: Enter name if married or separated. If surviving spouse is wife, enter maiden name.

15A. USUAL OCCUPATION: (Do not enter retired) **Logging**

15B. KIND OF BUSINESS OR INDUSTRY: **Logging Contractor**

15C. NAME AND LOCALITY OF COMPANY OR FIRM: **Coolidge Logging Ausable Forks N.Y.**

16A. RESIDENCE: (State or Country if not USA) **N.Y.**

16B. County or Region/Province if not USA: **Essex**

16C. LOCALITY: (Check one and specify) CITY  VILLAGE  TOWN  **Jay**

16D. STREET AND NUMBER OF RESIDENCE: **5 Pleasant St. Ausable Forks ny.**

16E. ZIP CODE: **12912**

16F. IF CITY OR VILLAGE IS RESIDENCE WITHIN CITY OR VILLAGE LIMITS? YES  NO  IF NO, SPECIFY TOWN:

17. NAME OF FATHER: FIRST **Walter** MI **Coolidge** LAST **Coolidge**

18. MAIDEN NAME OF MOTHER: FIRST **Grace** MI **Fletcher** LAST **Fletcher**

19A. NAME OF INFORMANT: **Jegne McGlynn**

19B. MAILING ADDRESS: (include zip code) **69 merced Lane, Plattsburgh ny. 12901**

20A. 1  BURIAL 2  CREMATION 3  REMOVAL 4  FIELD 5  DONATION 6  OTHER (Specify)

20B. PLACE OF BURIAL, CREMATION, REMOVAL OR OTHER DISPOSITION: **Fairview Cemetery**

20C. LOCATION: (City or town and state) **AUSABLE FORKS ny.**

21A. NAME AND ADDRESS OF FUNERAL HOME: **Zymetzer - Sprague Funeral Home 3 collegest Ausable Forks ny.**

21B. REGISTRATION NUMBER: **01967**

22A. NAME OF FUNERAL DIRECTOR: **John H. Thwaites**

22B. SIGNATURE OF FUNERAL DIRECTOR: *John H. Thwaites*

22C. REGISTRATION NUMBER: **03937**

23A. SIGNATURE OF REGISTRAR: *Helen Williams*

23B. DATE FILED: MONTH **03** DAY **22** YEAR **2006**

23C. REGISTRATION NUMBER: **03937**

23D. DATE ISSUED: MONTH **03** DAY **22** YEAR **2006**

24A. REGISTRATION NUMBER: **03937**

24B. DATE ISSUED: MONTH **03** DAY **22** YEAR **2006**

25A. CERTIFICATION: To the best of my knowledge, death occurred at the time, date and place and due to the causes stated.

25B. CERTIFIER'S NAME: **GEORGE I. STARR** License No. **094483** Signature: *George Starr* Month **3** Day **21** Year **06**

25C. CERTIFIER'S TITLE: 0  Attending Physician 1  Physician acting on behalf of Attending Physician 2  Coroner 3  Medical Examiner / Deputy Medical Examiner

25D. If coroner is not a physician, enter Coroner's Physician's name & title: License No.: Address: Signature: Month **3** Day **21** Year **06**

25E. If certifier is not attending physician, enter Attending Physician's name & title: License No.: Address: Signature: Month **3** Day **21** Year **06**

26A. Attending physician attended deceased: FROM Month **03** Day **13** Year **2006** TO Month **03** Day **21** Year **2006**

26B. Deceased last seen alive by attending physician: FROM Month **03** Day **13** Year **2006** TO Month **03** Day **21** Year **2006**

26C. Pre-mortem died by M.E. or Coroner: YES  NO

27. MANNER OF DEATH: NATURAL CAUSE  ACCIDENT  HOMICIDE  SUICIDE  UNDETERMINED CIRCUMSTANCES  PENDING INVESTIGATION

28. WAS CASE REFERRED TO CORONER OR MEDICAL EXAMINER? 0  NO 1  YES

29A. AUTOPSY? 0  NO 1  YES 2  REFUSED

29B. IF YES, WERE FINDINGS USED TO DETERMINE CAUSE OF DEATH? 0  NO 1  YES

30. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (A), (B), AND (C))

PART I. IMMEDIATE CAUSE: (A) **Respiratory failure** (B) **Parkinson's disease and dementia**

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (A):

31A. IF INJURY, DATE: MONTH **03** DAY **21** YEAR **2006** HOUR: **08:50**

31B. INJURY LOCALITY: (City or town and county and state)

31C. DESCRIBE HOW INJURY OCCURRED:

31D. PLACE OF INJURY:

31E. INJURY AT WORK? YES  NO

31F. IF TRANSPORTATION INJURY, SPECIFY: 1  Driver/Operator 2  Passenger 3  Pedestrian 4  OTHER (specify)

32. WAS DECEDENT HOSPITALIZED IN LAST 2 MONTHS? NO  YES

33A. IF FEMALE: 0  Not pregnant within last year 1  Pregnant at time of death 2  Not pregnant, but pregnant within 42 days of death 3  Unknown if pregnant within last year

33B. DATE OF DELIVERY: MONTH **03** DAY **21** YEAR **2006**

For use by physician or registrars: *Jegne McGlynn*



ESSEX COUNTY – STATE OF NEW YORK  
 JOSEPH A. PROVONCHA, COUNTY CLERK  
 7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



Recording:

Cover Page	5.00
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

RECEIPT NO. : 2013109467

Clerk: NM  
 Instr #: 2013-584  
 Book/Pg: 93 / 105  
 Rec Date: 02/04/2013 01:03:00 PM  
 Doc Grp: APA  
 Descrip: ADIRON PARK AGENCY  
 Num Pgs: 10  
 Rec'd Frm: VAL COOLIDGE

Total: 90.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

Party1: A P A  
 Party2: COOLIDGE PAUL K  
 Town: JAY

I hereby certify that the within and foregoing was recorded in the Essex County Clerk's Office.

Record and Return To:

PAUL K & VALERIE COOLIDGE  
 PO BOX 651  
 AUSABLE FORKS NY 12912

Joseph A. Provoncha  
 Essex County Clerk

THIS PERMIT AMENDS PERMIT 93-372 ISSUED 8/4/94  
THIS PERMIT IS A REISSUANCE OF UNRECORDED PERMIT 93-372A ISSUED  
DECEMBER 19, 2012 AND REISSUED JANUARY 7, 2013  
THIS IS A TWO SIDED DOCUMENT

 <p><b>Adirondack</b> parkagency P.O. Box 99 • Ray Brook, New York 12977 (518) 891-4050 www.apa.ny.gov</p>	<p><b>APA Project Permit</b> <b>93-372A</b></p>
<p>In the Matter of the Application of <i>R.</i> <b>PAUL K. COOLIDGE AND VALERIE COOLIDGE</b> <i>PO Box 651</i> <i>Awake Forks, NY 12912</i></p> <p>for a permit pursuant to §809 of the APA Act and 9NYCRR Parts 577 and 578</p>	<p>Date Issued: January 14, 2013</p> <p>To the County Clerk: This permit must be recorded on or before <b>March 18, 2013</b>. Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. Paul K. Coolidge</b></li><li><b>2. Valerie Coolidge</b></li><li><b>3. Randy Spoon</b></li><li><b>4. Susan Spoon</b></li><li><b>5. Eric Stackman</b></li><li><b>6. John Corrow</b></li></ol>

SUMMARY AND AUTHORIZATION

Paul K. and Valerie Coolidge are granted an amended permit, on conditions, authorizing correction of lot numbers for a previously authorized three-lot subdivision in an area classified Low Intensity Use by the Official Adirondack Park Land Use and Development Plan Map in the Town of Jay, Essex County.

No transfer deed shall be recorded until this amended permit is recorded in the Essex County Clerk's Office. This amended permit shall expire unless so recorded on or before March 18, 2013 in the names of all persons listed on the first page hereof and in the names of all owners of record of any portion of the project site on the recordation date.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the applicant to obtain any governmental approval or permit from any entity other than the Agency, whether federal, state, regional or local.

AGENCY JURISDICTION

The project as originally proposed consisted of subdivision of the 255±-acre project site into three non-shoreline building lots, two of which have corresponding shoreline non-building lots, and the construction of one single family dwelling. The proposed and after-the-fact subdivisions involving lands in a Low Intensity Use land use area and located within a designated river area are subject to Agency review jurisdiction as a rivers project pursuant to 9 NYCRR 577.5(c)(1). Also, the subdivision results in the creation of one non-building shoreline lot on the east side of Route 9N in a designated river area which is less than the minimum 50,000 square feet size triggering the need for a permit pursuant to Section 810(2)(b)(2) of the Adirondack Park Agency Act. Further, the subdivision involves wetlands and is therefore a Class A regional project pursuant to §810(1)(c)(1)(b) of the Adirondack Park Agency Act and is a regulated wetlands activity pursuant to 9 NYCRR 578.3(n)(1)(i).

Finally, the construction of a single family dwelling in a Low Intensity Use land use area and within one-quarter mile of a designated recreational river is a rivers project subject to Agency review pursuant to 9 NYCRR 577.4(a).

PROJECT DESCRIPTION AS PROPOSED

The project as originally proposed is described in Permit 93-372. The requested amendment involves correction of the facts recited in Conditions 7 in P93-372. Specifically, reference to lot numbers 1 and 2 was reversed. The correct listing of the lots approved is as follows:

- Lot 1 is 11.6± acres in size, was vacant when it was conveyed in June 1993 to Randy and Nancy Spoon as described in Finding of Fact 2b above. It is located in the southeast corner of the project site. Lot 1's corresponding shoreline lot is approximately less than one acre in size and has 450 feet of shoreline on the Au Sable River. No new land use and development is proposed for Lot 1 which will be used for recreational and buffer purposes. It is identified on the Town of Jay real property tax maps as parcel 17.2-1-20.21.

- Lot 2 is 12.68± acres in size, is vacant and is proposed to be conveyed by bona fide gift to Valerie and Paul K. Coolidge for the purpose of constructing one single family dwelling and a conventional on-site sewage disposal system. It has no corresponding shoreline lot. The proposed single family dwelling will be constructed no less than 180 feet from Route 9N and greater than 25 feet from the top of the severe slope along the highway. The dwelling will be two stories tall and will be served by a proposed well and conventional absorption trench on-site sewage disposal system, as shown on the site plan map. Access to the lot will be provided by existing easement on the existing driveway. It is identified on the Town of Jay real property tax maps as parcel 17.2-1-20.12.
- Lot 3 is 230.72± acres in size, is vacant and will be retained by Benjamin and Evelyn Coolidge. Its corresponding shoreline parcel is approximately 4.7± acres in size and has 2310± feet of shoreline. No new land use and development is proposed for this lot. It is identified on the Town of Jay real property tax maps as parcel 17.2-1-20.11 and is currently owned by Eric Stackman.

The project is illustrated by a photocopy of a survey map of Lot 2 entitled, " Survey Map Showing Land Being Conveyed to: Paul K. and Valerie Coolidge," dated March 31, 1994 and prepared by James C. Blaise, L.S. and by an untitled photocopy of the tax map showing the boundaries of lots 1 and 2 and the proposed single family dwelling on Lot 2. A reduced scale copy of the tax map cited above is attached as a part of this permit for easy reference. The original, full-scale maps and plans referenced in this permit are the official plans for the project.

#### CONDITIONS

BASED UPON THE FINDINGS BELOW, THE AMENDED PROJECT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. All conditions in Permit 93-372 remain in full force and effect unless specifically amended herein.
2. The amended project shall be undertaken as described in the request for an amended permit and the Project Description as Proposed herein, and in compliance with the Conditions herein. In the case of conflict, the Conditions control. Failure to comply with the permit is a violation and may subject the

applicant, successors and assigns to civil penalties and other legal proceedings, including modification, suspension or revocation of the permit.

3. This permit is binding on the applicant(s), all present and future owners of the project site and all contractors undertaking all or a portion of the project. Copies of this permit and all the approved maps and plans referred to herein shall be furnished by the applicant(s) to all contractors prior to undertaking the project, and to all subsequent owners or lessees of the project site prior to sale or lease. 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 93-372 issued August 4, 1994 and Permit 93-372A issued December 19, 2012, and reissued January 7, 2013, and January 14, 2013 the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
4. The Agency may conduct such on-site investigations, examinations, tests and evaluations as it deems necessary to ensure compliance with the terms and conditions hereof. Such activities shall take place at reasonable times and upon advance notice where possible.
5. No construction of buildings, subdivision of land, or other "land use or development" as defined in § 802(28) of the Adirondack Park Agency Act, not expressly authorized by this permit shall be undertaken without an additional Agency permit, amended permit, or letter of non-jurisdiction pursuant to 9 NYCRR Part 571.
6. All conditions stated herein shall apply to any hired contractor who shall also be responsible for compliance. The applicants and successors' in interest shall provide a copy of this permit and approved site plans to the contractor.
7. Not more than three additional principal buildings shall be allowed upon the 12.68±-acre Lot No. 2 after construction of the dwelling authorized herein and not more than four principal buildings shall be allowed on the 11.6±-acre Lot No. 1, and not more than 72 principal buildings shall be allowed on the 230.72±-acre Lot No. 3 unless the overall intensity guidelines of the Adirondack Park Agency Act or the Park Plan Map are amended or, pursuant to the adoption of an Agency-approved local land use program, refined, so as to permit additional principal buildings.

This is the maximum remaining principal building potential of the site, and the maximum may not be achieved because of site constraints or other development or environmental considerations.

The principal building limitation is not based on an accurate survey of the entire project site and may vary accordingly upon submission of an outbound survey of the site.

8. Within 150 feet of the centerline of Route 9N, no vegetation may be cut, pruned, limbed, trimmed, culled or otherwise removed. This condition shall not be deemed to prevent the removal of dead or diseased vegetation or of other vegetation that presents a safety or health hazard.
9. No structure except residential radio and television antennas or agricultural use structures shall exceed 40 feet in height without prior review and approval of the Agency. The height shall be measured from the highest point on the structure to the lowest point of existing grade or finished grade, whichever is lower.
10. No new land use or development shall occur on the project site where existing slopes exceed 25% as measured over any 50 foot horizontal distance. All earth disturbance associated with the herein approved development on Lot No. 2 shall be no less than 25 feet from such slopes.
11. All disturbed areas shall be reclaimed to a final grade of four horizontal to one vertical. All areas of bare soil shall be planted and successfully established with a permanent groundcover or grass by as soon as possible and no later than by October 1 of the year of undertaking. If successful planting is not completed by this date, the area shall be seeded with annual rye grass and mulched within 15 days of attaining final grade. The area shall then be successfully established with a permanent ground cover or grass the following spring.
12. The restrictions and standards of Agency regulations implementing the NYS Wild, Scenic and Recreational Rivers System Act (9 NYCRR 577.6) shall apply to all land uses and development (including the cutting of vegetation) on that portion of the project site located within 1,320 feet of the mean high water mark of the East Branch Au Sable River.
13. No new land use or development shall occur within 100 feet of the mean high water mark of the Au Sable River.

14. Any new on-site sewage disposal system installed on the project site shall comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75-A) and with Agency standards in 9 NYCRR Appendix Q-4.
15. The proposed conventional absorption trench on-site sewage disposal system shall be constructed at the proposed location on slopes of 15% or less and shall be at least 100 feet from any water supplies, bodies of water, wetlands and permanent or intermittent streams. Seepage pits (dry wells) shall not be used for sewage disposal.
16. The Agency may conduct such on-site investigations, examination, tests and evaluations as it deems necessary to ensure compliance with the terms and conditions hereof. Such activities shall take place at reasonable times and upon advance notice where possible.
17. At the request of the Agency, the applicants shall report in writing the status of the project including details of compliance with any terms and conditions of this permit.
18. Nothing contained in this permit shall be construed to satisfy any legal obligations of the applicants to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

**Legal Interests of Others**

19. This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project or subdivision, nor does it authorize the impairment of any easement, right, title or interest in real or personal property held or vested in any person.

**FINDINGS OF FACT**

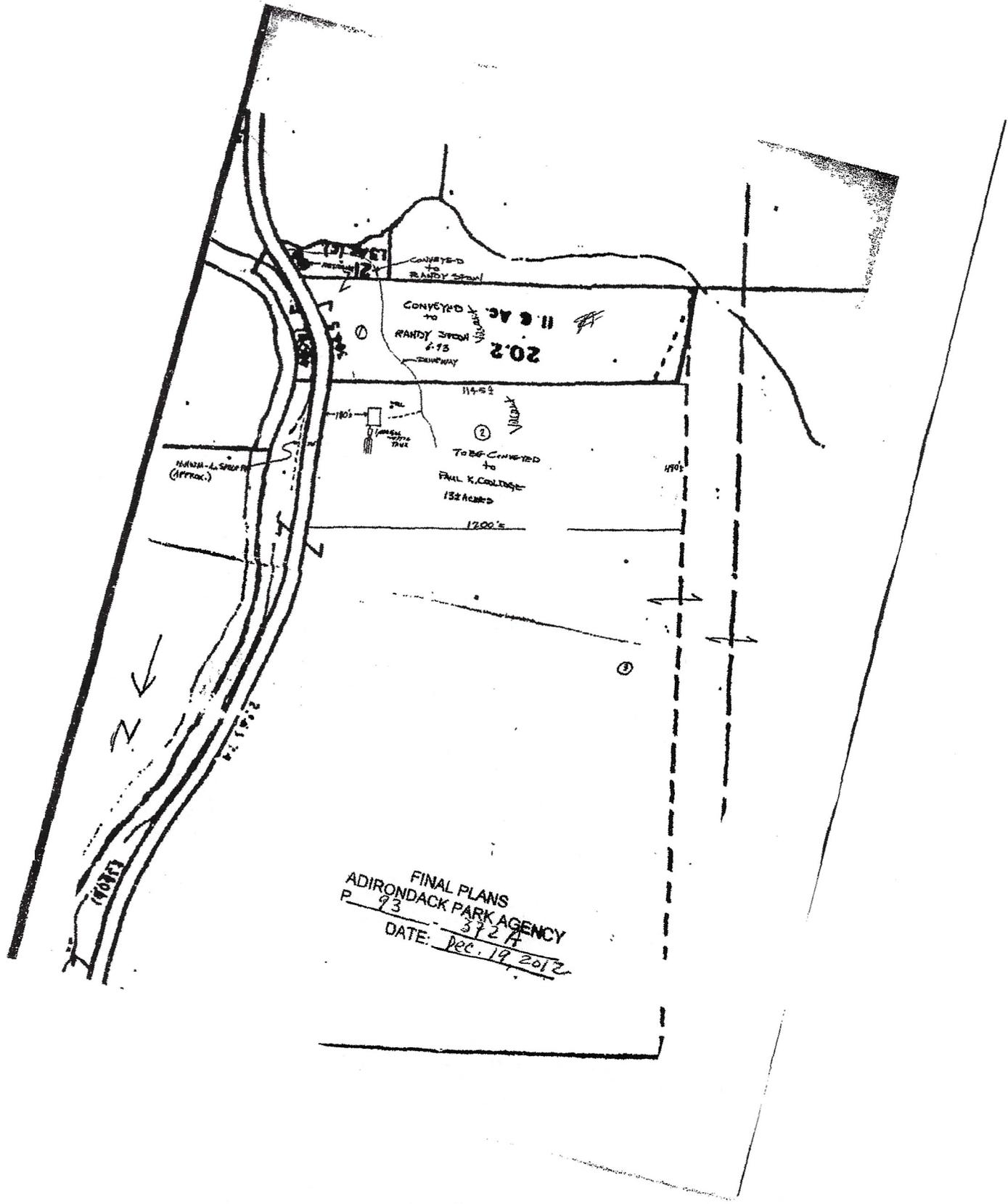
Findings of Fact 1 through 15 which are contained in Permit 93-372 which was issued on August 4, 1994 and recorded on August 16, 1994 in the Essex County Clerk's Office in Book 36 of APA Permits at Page 146 remain in effect.

16. By letter dated November 19, 2012 and received at the Agency on December 3, 2012, a request was made to amend Adirondack Park Agency Permit 93-372 authorizing a subdivision of 255± acres into three lots and construction of one single family dwelling.
17. Condition 7 of P93-372 incorrectly reversed the labeling of Lots 1 and 2. The lots are correctly identified in this amended permit.
18. Lot 2 is now owned by Paul K. and Valerie Coolidge. Lot 3 is owned by Eric Stackman. Lot 1 has been divided into two parcels, one owned by Randy Spoon and the other by John Corrow. That subdivision is the subject of Agency enforcement case 2009-27.
19. Permit 93-372 was filed in a timely manner, the project was undertaken in accordance with conditions of the permit and, therefore, the project is deemed to be in existence.
20. Following re-issuance of P93-372A on January 7, 2013, the applicant contacted the Agency to seek a minor correction of the landowners' names. This is a reissuance of P93-372A which was not recorded.
21. The requested amendment does not involve a material change in permit conditions, the applicable law, environmental conditions or technology since the issuance of Permit 93-372, therefore, the request is being processed pursuant to §809(8)(b)(1) of the Adirondack Park Agency Act.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval as set forth in: Section 809(10) of the Adirondack Park Agency Act (Executive Law, Article 27) and 9 NYCRR Part 574; Section 24-0801(2) of the NYS Freshwater Wetlands Act (ECL, Article 24, Title 8) and 9 NYCRR Section 578.10; Section 15-2709 of the NYS Wild, Scenic and Recreational Rivers System Act (ECL, Article 15, Title 27) and 9 NYCRR Section 577.8. The Agency hereby finds that the project is approvable and complies with the above criteria, provided it is undertaken in compliance with the conditions herein.





CONVEYED TO RANDY SWAN

CONVEYED TO RANDY SWAN 2.73 AC. 202

TO BE CONVEYED TO PAUL K. COLLIER 152 ACRES

WATER-L. SWAMP (APPROX.)

FINAL PLANS  
ADIRONDACK PARK AGENCY  
P 93  
DATE: Dec. 19, 2012

Joseph A. Provoncha, County Clerk

Printed: 09/24/2021 09:20:27 AM

Instr #: 2013-584

Book/Page: 93 / 105

Rec Date: 02/04/2013 01:03:00 PM

Doc Grp/Desc: APA / ADIRON PARK AGENCY

OR Party: A P A

EE Party: COOLIDGE PAUL K  
COOLIDGE VALERIE  
CORROW JOHN  
SPOON RANDY  
SPOON SUSAN  
STACKMAN ERIC

Property Information: JAY

Notes: 93-372A  
AMENDED PERMIT RECORDED 93-372 ISSUED 8/4/1994  
REISSUANCE UNRECORDED PERMIT 93-372A ISSUED 12/19/12  
AND REISSUED 1/7/2013

Return Name/Address: PAUL K & VALERIE COOLIDGE  
PO BOX 651  
AUSABLE FORKS NY 12912

Document Date: 1/14/2013

## **Project Site History**

As indicated in the Deed Documents, there is a previous APA Project Permit 93-372A Issued 8/4/94, which was amended with a reissuane of unrecorded permit 93-372A issued December 19. 2012 and Reissued January 7, 2013.

Attached in Pages 66 thru 75 herein above.