



Adirondack  
Park Agency

# Project Number 2024-0275 Elk Lake Land Inc.

May 22, 2025

# Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Review by Others
- Staff Recommendation
- Q & A

## Jurisdiction

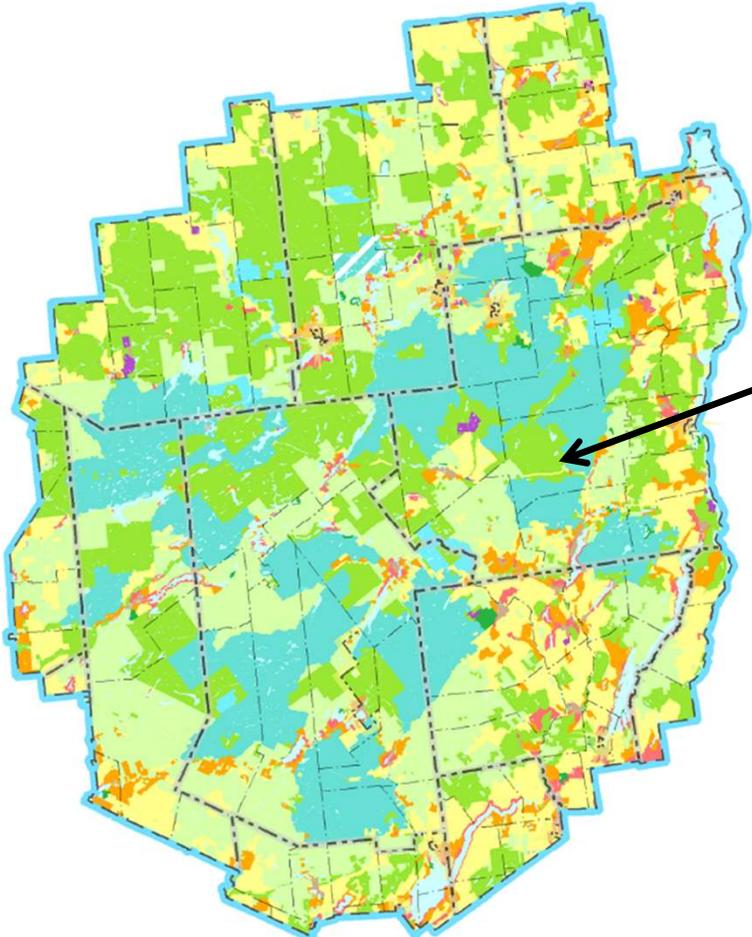
- APA Act § 809 and 810(2)(d)(1)
  - Class B Regional Project
  - A permit is required from the Adirondack Park Agency prior to the construction of any single family dwelling on Resource Management lands in the Adirondack Park.

## Conclusions of Law

- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes, policies, and objectives of the applicable land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources of the Park

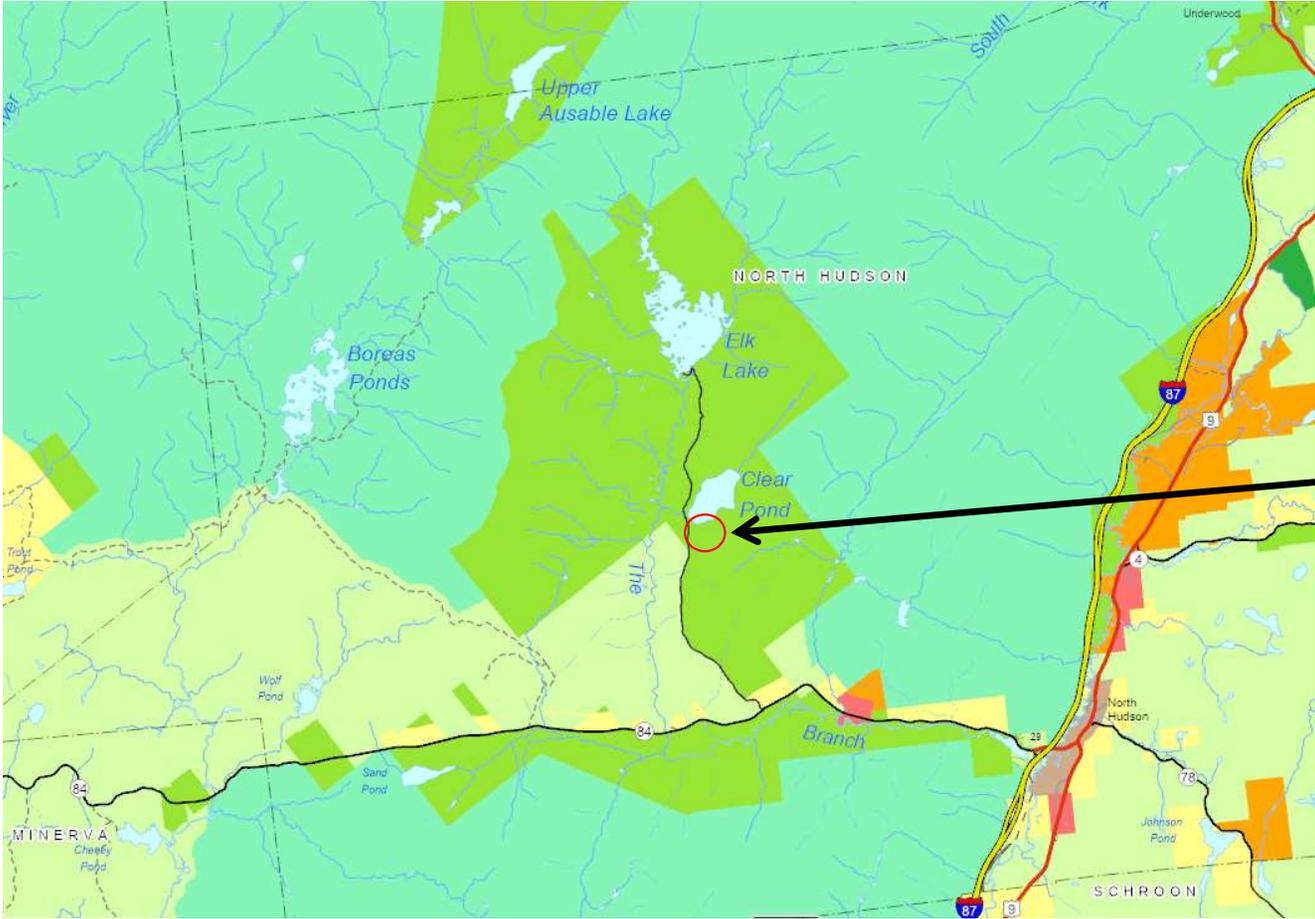
# **Project Location**

# Project Location



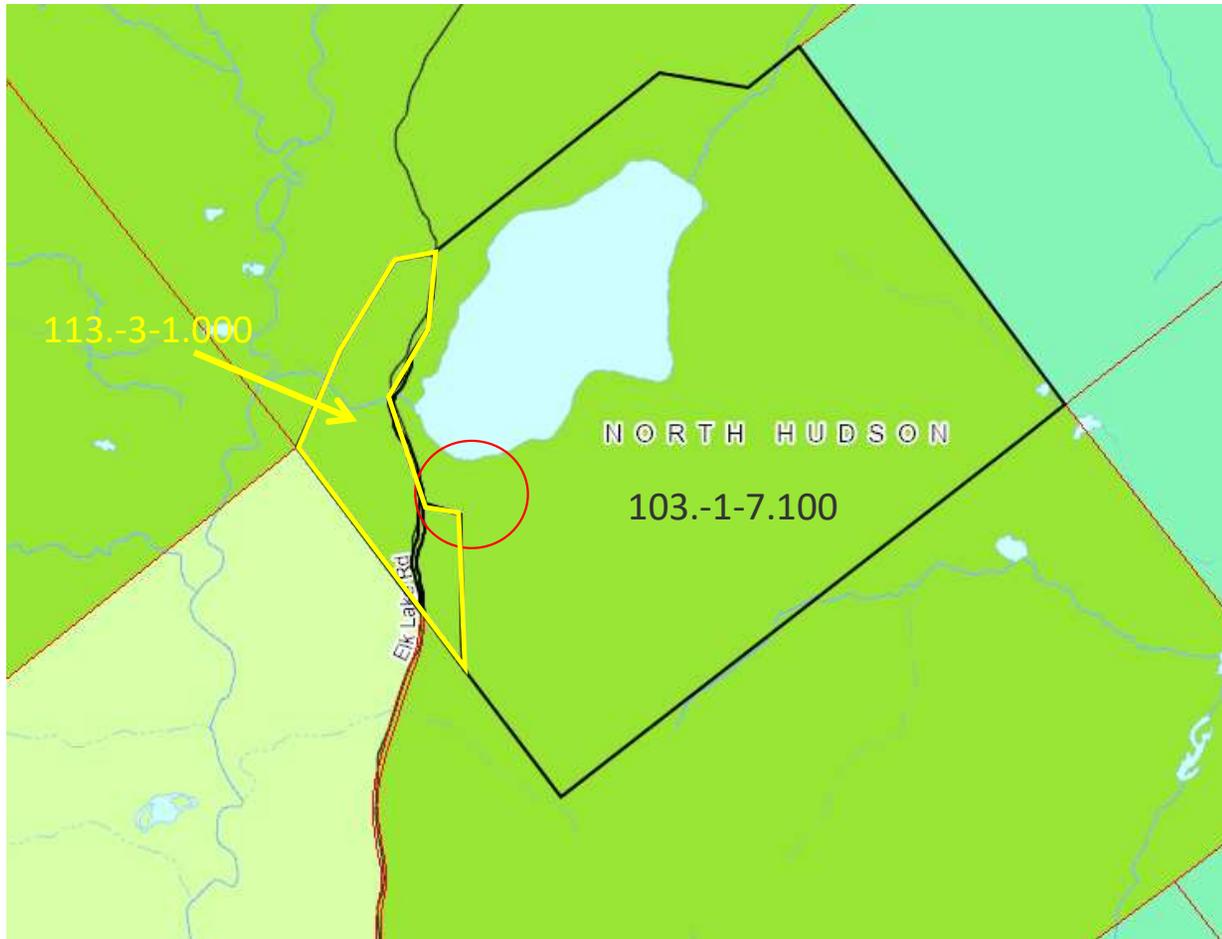
**Town of North Hudson  
Essex County**

# Project Location

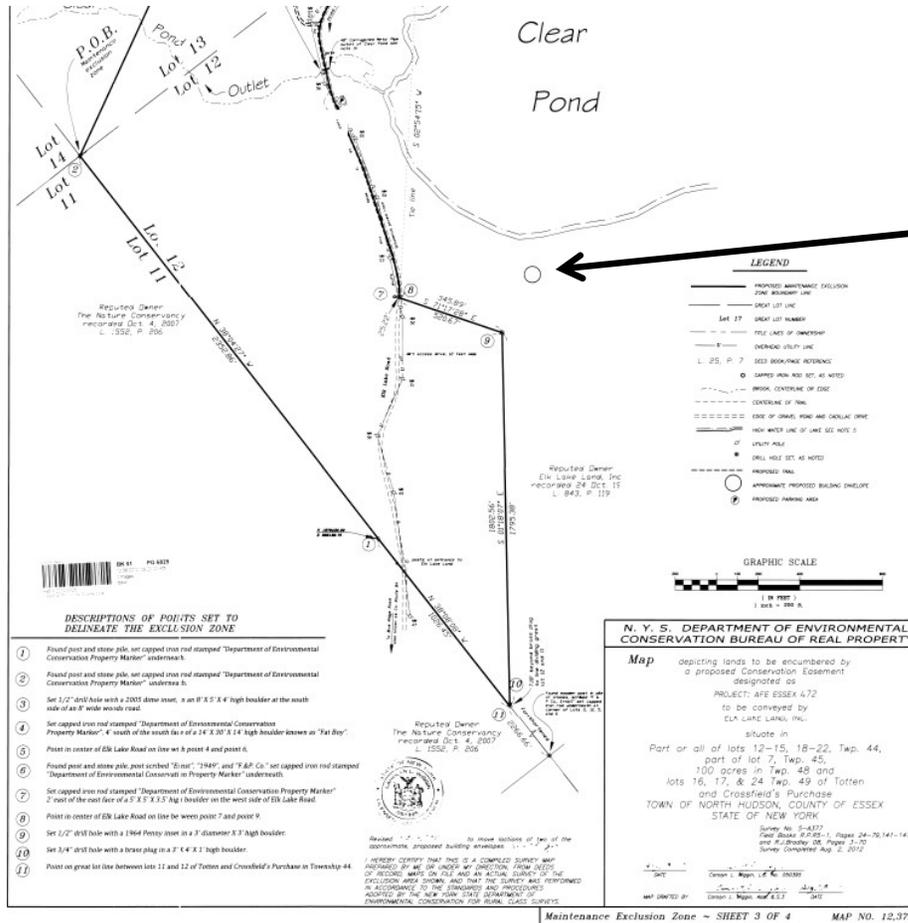


Project Site

# Project Location



# Project Location



Building Envelope Location

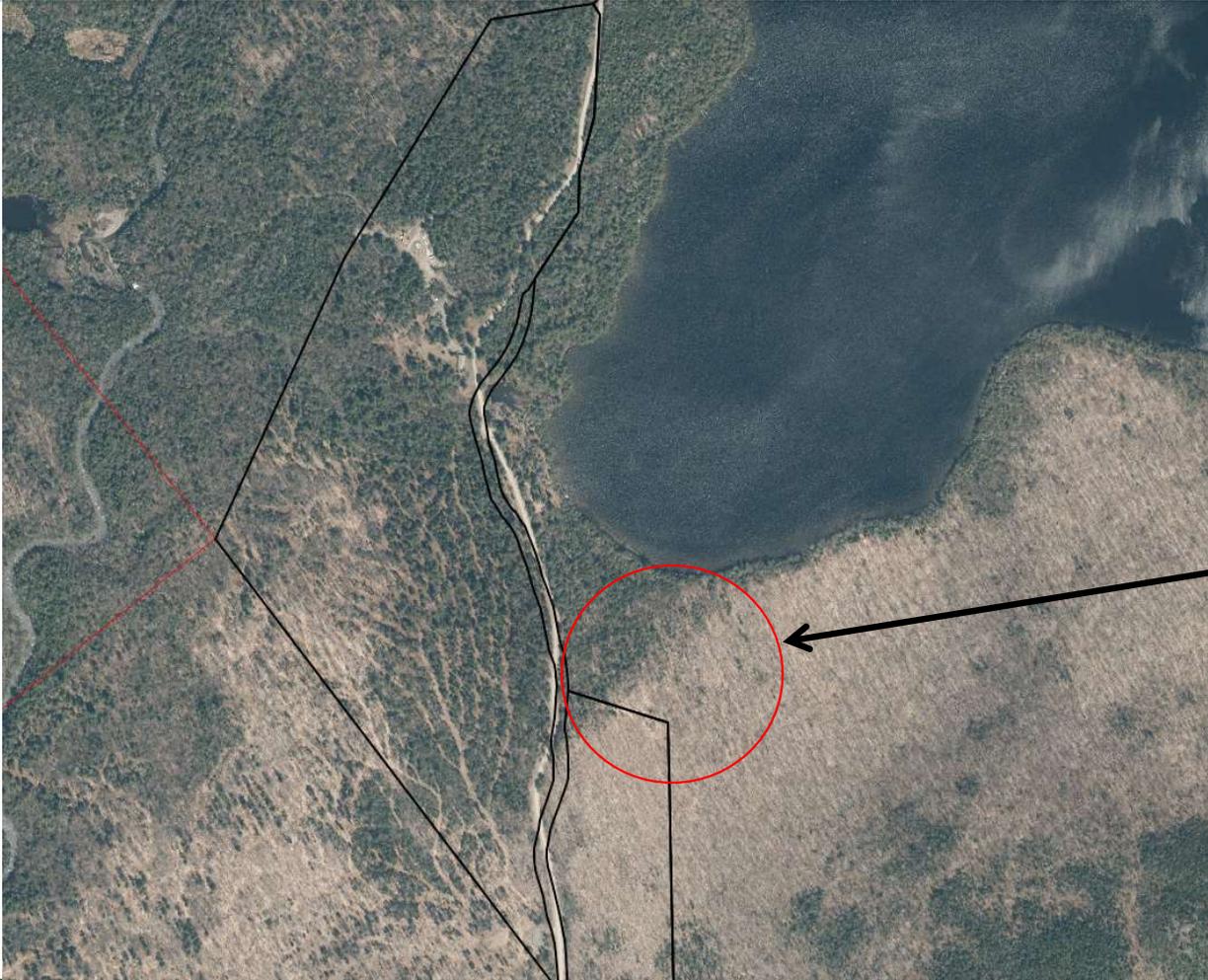
# Project Location



Project Site

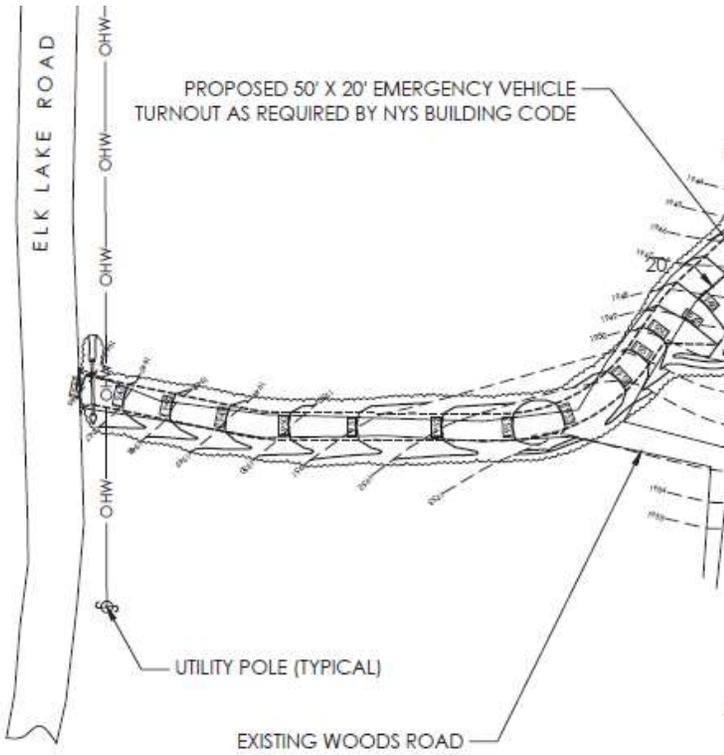
# Existing Conditions

# Surrounding Development



Project Site

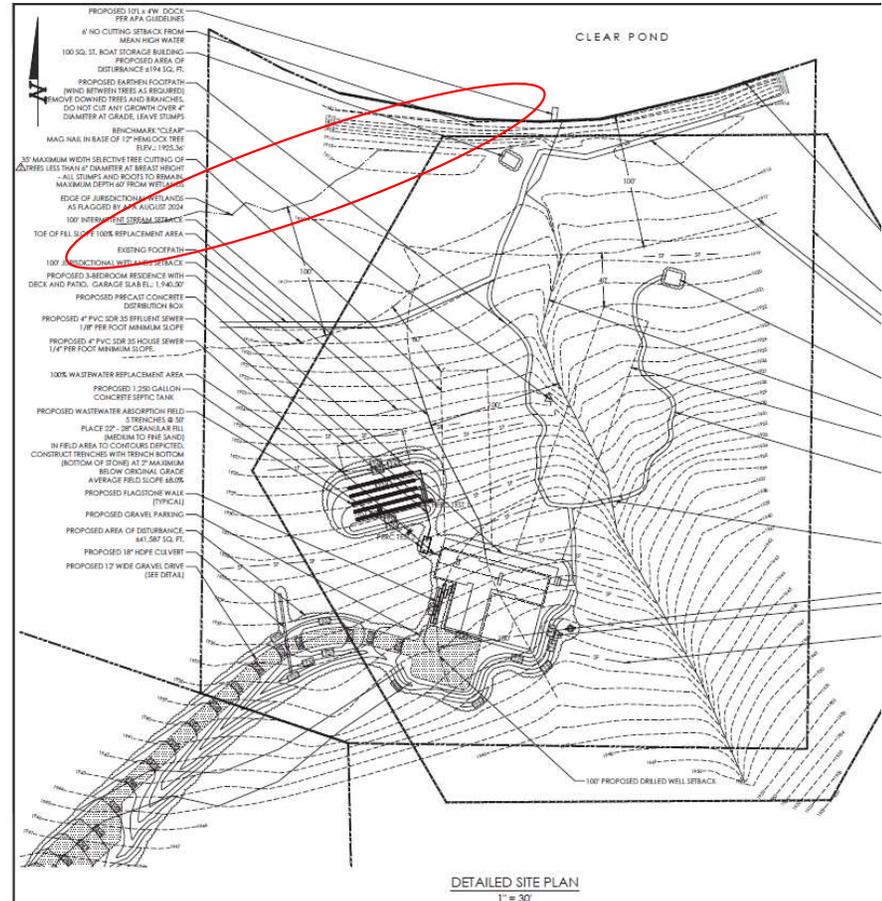
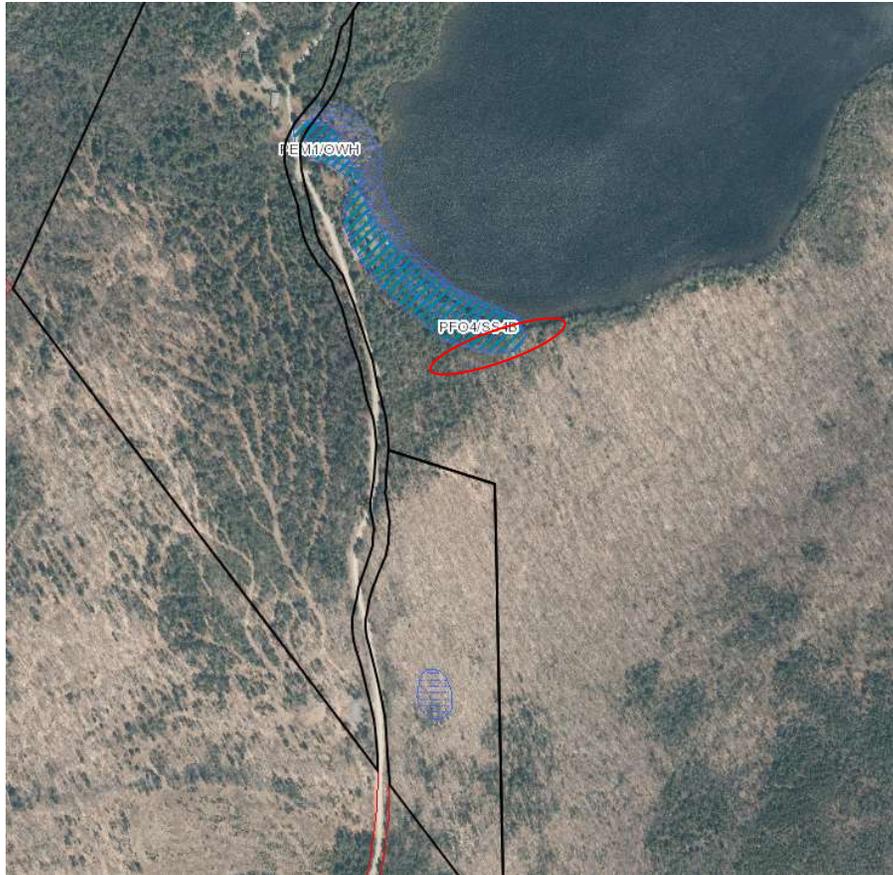
# Existing Access



# Development Site



# Wetlands



# Wetlands



# Wetlands



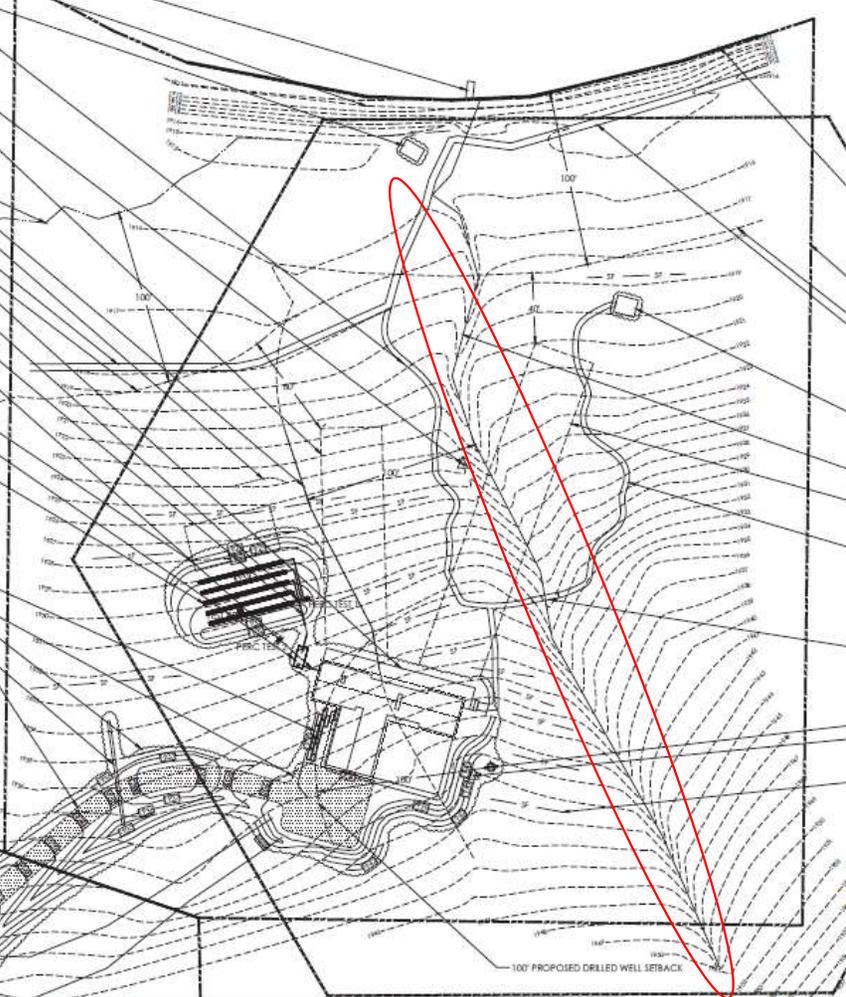
# Wetlands



# Wetlands



# Intermittent Stream



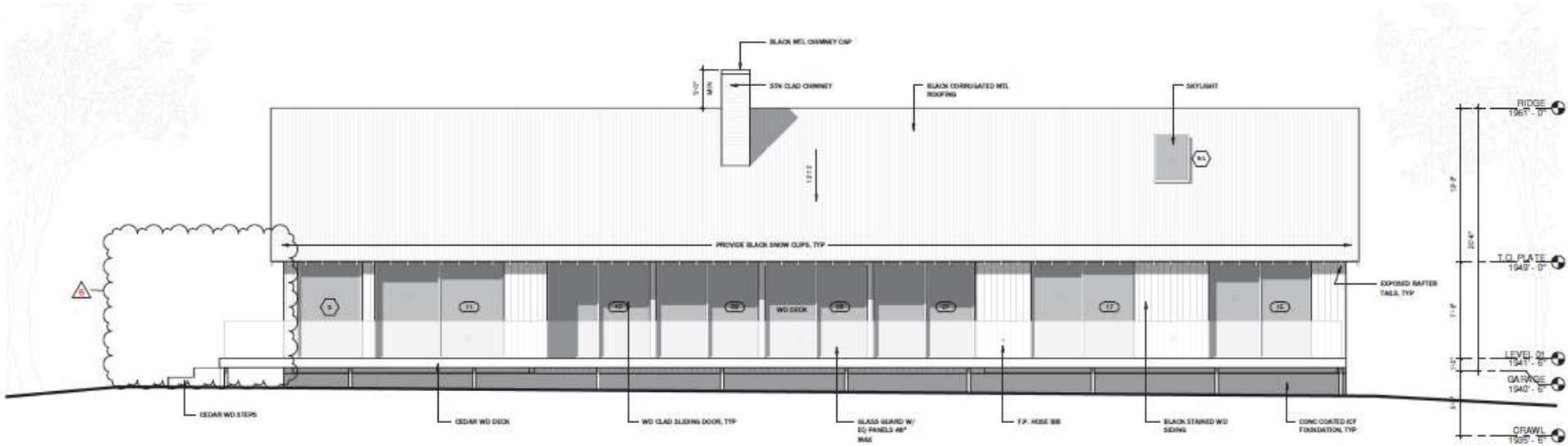
# Existing Footpaths



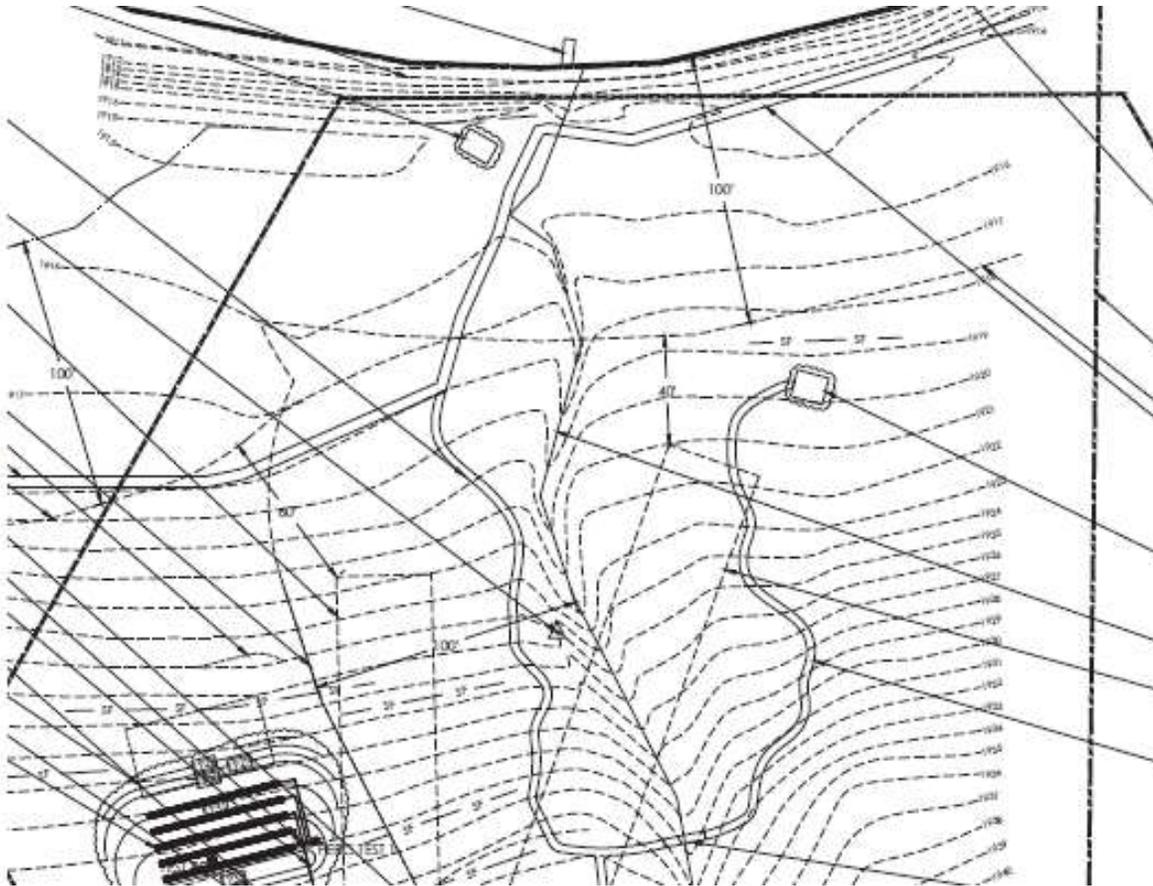
# Proposed Project



# Dwelling

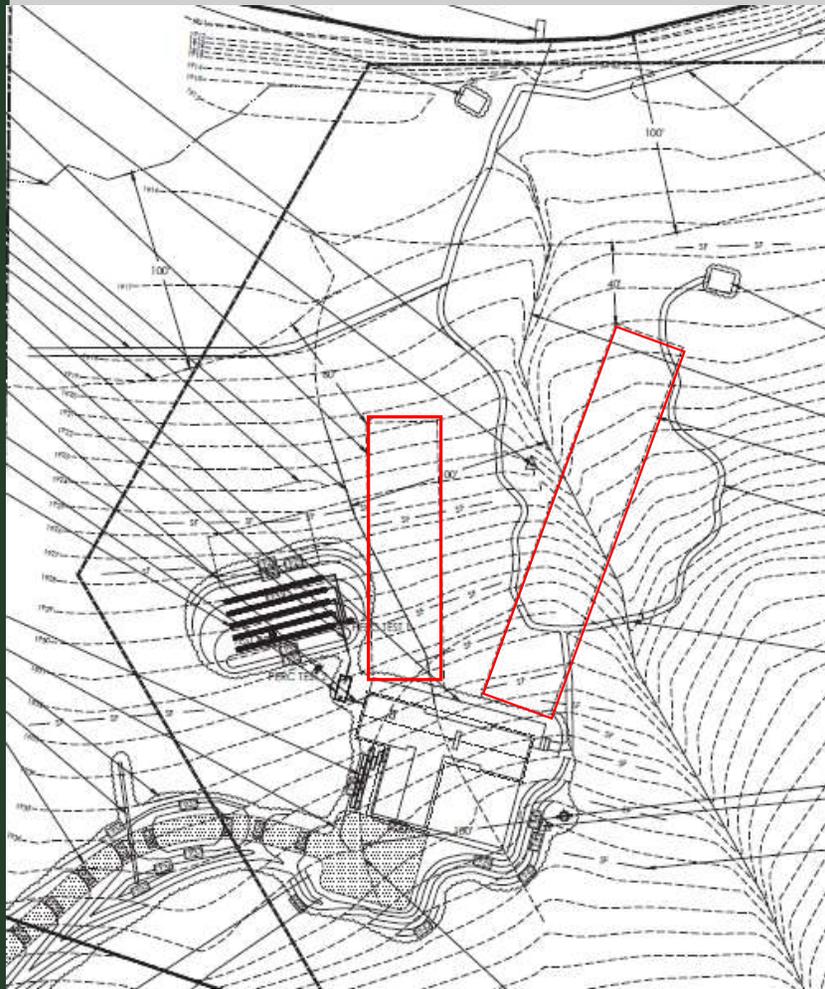


# Accessory Structures



- 4'x10' dock
- 100sqft boat storage shed
- 12'x10' structure outside shoreline setback

# Vegetation Removal



- 35' maximum width corridor
- Selective cutting, trees <6" DBH
- Stumps and root to remain

# Development Site



**Review by Others**

## Review by Others

- Town of North Hudson
  - The proposal is not prohibited by any local law or ordinance.
  - The proposal requires building, septic, zoning permits.
- NYS Department of Environmental Conservation
  - The building envelope as specified in the materials submitted, is commensurate with Elk Lake Land Inc.'s reserved rights as outlined by the conservation easement.
  - The specific structures as proposed and located do not pose a conflict with Department's affirmative rights or the terms and conditions of the conservation easement.

**Staff Recommendation:  
Approve with Conditions**

## Conclusions of Law

- Development authorized:
  - ✓ Consistent with land use and development plan
  - ✓ Compatible with character description and purposes, policies, and objectives of the applicable land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ No undue adverse impact on resources of the Park

## Draft Permit Conditions

- Construction of proposed structures in locations & dimensions as depicted in Project Plans
- Construction of the OSWTS in conformance with Project Plans
- Erosion and Sediment controls as depicted on Project Plans
- Invasive species prevention through construction equipment
- Shielded lighting
- Retention of trees except as described in the selective cutting corridors
- Retention of vegetation within 100 feet of wetlands



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