



Adirondack Park Agency

**MINOR PROJECT PUBLIC NOTICE
APPLICATION DETERMINED
APA PROJECT NO. 2022-0078**

Date: June 6, 2022

The purpose of this notice is to inform you that on **June 6, 2022**, the Agency conditionally approved the project and issued Permit **2022-0078**.

The project is located in the Town of **Putnam, Washington County**, on or near **Hutton Square Road** in an area designated as **Resource Management** on the Adirondack Park Land Use and Development Plan Map. The tax map number of the project site is: Section **9**, Block **1**, Parcel(s) **9**. The attached map shows the approximate location of the project site.

The project is briefly described as follows: **Construction of two single family dwellings & a barn.**

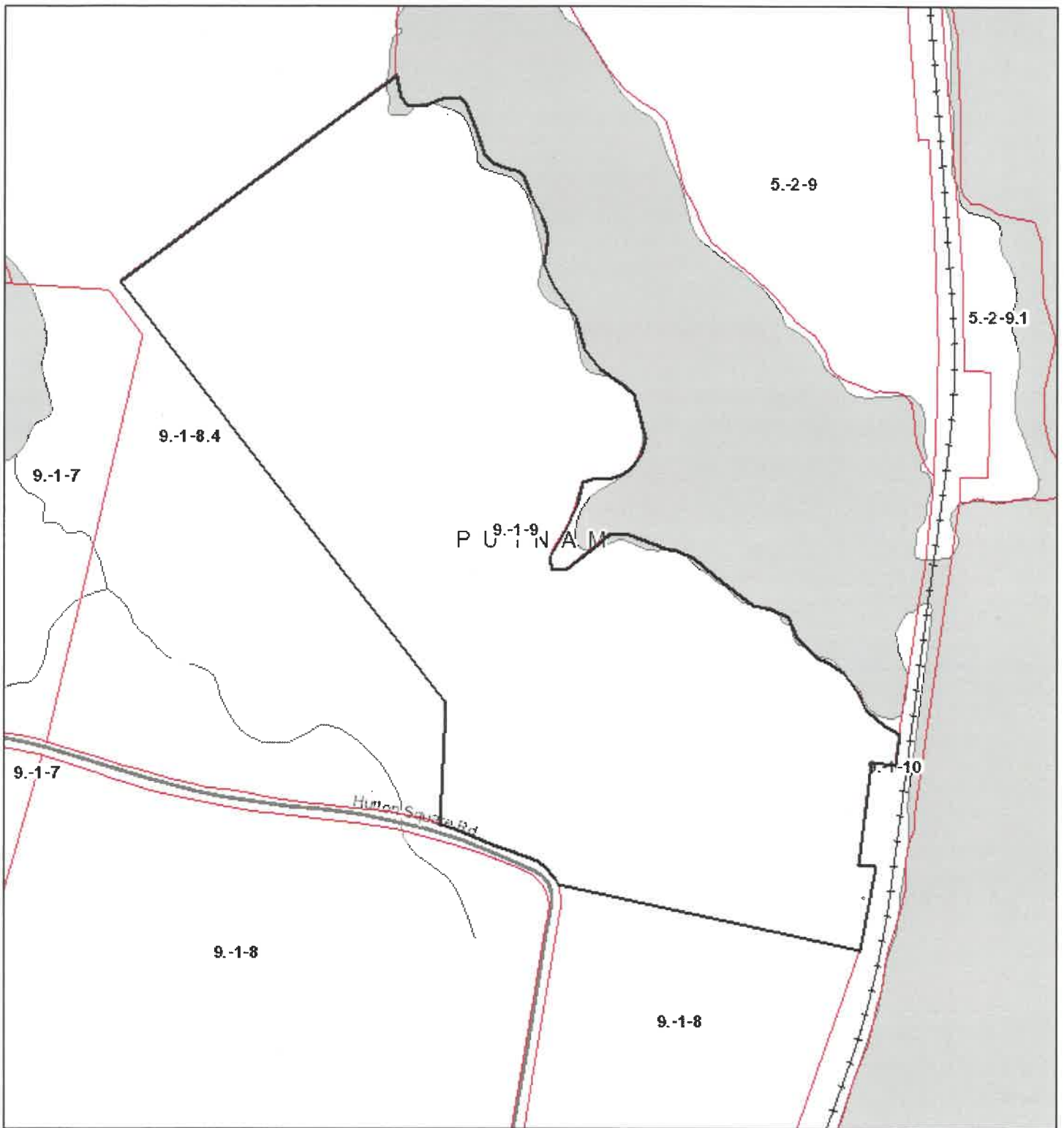
Please contact **Corrie Magee**, the assigned Environmental Program Specialist 1 (EPS1), if you should have any questions.

6/6/22
Date


Robert J. Lore
Deputy Director, Regulatory Programs

cc: Bruce & Rita Armstrong
Town, County & LGRB Officials

P2022-0078: Location Map



4/12/2022, 10:43:11 AM

This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.


1:9,028

- Temp Highlight Parcel(s)
- Parcels 2020
- Label Number
- Park Boundary
- Blueline

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency

THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2022-0078</p>
<p>In the Matter of the Application of</p> <p>BRUCE ARMSTRONG AND RITA ARMSTRONG Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 6, 2022</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. Bruce Armstrong2. Rita Armstrong

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling, the conversion of an existing accessory structure into a single family dwelling, and the construction of an accessory structure in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Putnam, Washington County.

This authorization shall expire unless recorded in the Washington County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when the single family dwelling authorized herein has been constructed or the second floor above the existing garage is converted to a single family as authorized herein.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

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

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is a 102.4±-acre parcel of land located on Hutton Square Road in the Town of Putnam, Washington County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 9, Block 1, Parcel 9, and is described in a deed from Patrick R Ida, Trustee of the Charles Thomas Cummings Irrevocable Trust to Bruce Armstrong and Rita Armstrong, dated May 1, 2019, and recorded May 13, 2019 in the Washington County Clerk's Office under Instrument Number 2019-126414.

The project site contains shoreline on Lake Champlain. Wetlands may be present on the project site along the shoreline. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by an existing two-story garage/workshop served by an existing on-site well and on-site wastewater treatment system.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of one two-bedroom single family dwelling, the conversion of the workshop above the existing garage into a one-bedroom single family dwelling, and the construction of an accessory structure.

The project is shown on the following maps and plans:

- "Insert for Attachment B" (Site Plan), prepared by Rita and Bruce Armstrong, dated March 28, 2022, and received by the Agency on April 6, 2022; and
- five-sheet set of plans titled "Armstrong Residence" (Septic Plans), prepared by Richard Trudeau, P.E., dated June 14, 2021, last revised April 23, 2022.

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

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, 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.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Washington County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit, Site Plan, and Septic Plan shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.

3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. 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 2022-0078, issued June 6, 2022, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and accessory structure on the project site as shown on the Site Plan and Septic Plan.

The single family dwelling shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The single family dwelling shall be no greater than two-bedrooms, and no greater than 2,500 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions or increase in number of bedrooms shall require prior written Agency authorization.

The accessory structure shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The accessory structure shall be no greater than 1,900 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. Any expansion beyond these dimensions shall require prior written Agency authorization.

6. Subject to the conditions stated herein, this permit authorizes the conversion of the second floor above the existing garage into a one-bedroom single family dwelling as described on the Site Plan and shown on the Septic Plan. Any expansion of this dwelling that increases the number of bedrooms shall require prior written Agency authorization.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. Any boathouse constructed on the project site must be used only for the storage of boats and associated equipment, not contain sanitary plumbing of any kind, not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and have a footprint of 1200 square feet or less and a height of 15 feet or less.
9. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or

suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.

10. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Lake Champlain. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
11. Prior to construction of any new on-site wastewater treatment system(s) on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect). The on-site wastewater treatment system(s) plans shall comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A), the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q 4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was built in compliance with the approved plans.
12. Any expansion of the existing on-site wastewater treatment system on the project site as shown on the Septic Plans shall require prior written Agency approval.
13. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
14. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake Champlain, or Hutton Square Road, or adjoining property.
15. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
16. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
17. The undertaking of any activity involving wetlands shall require a new or amended permit.
18. There shall be no more than two principal building(s) located on the project site. The single family dwellings authorized herein each constitute a principal building.


CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 6th day of June, 2022.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 6th day of June in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

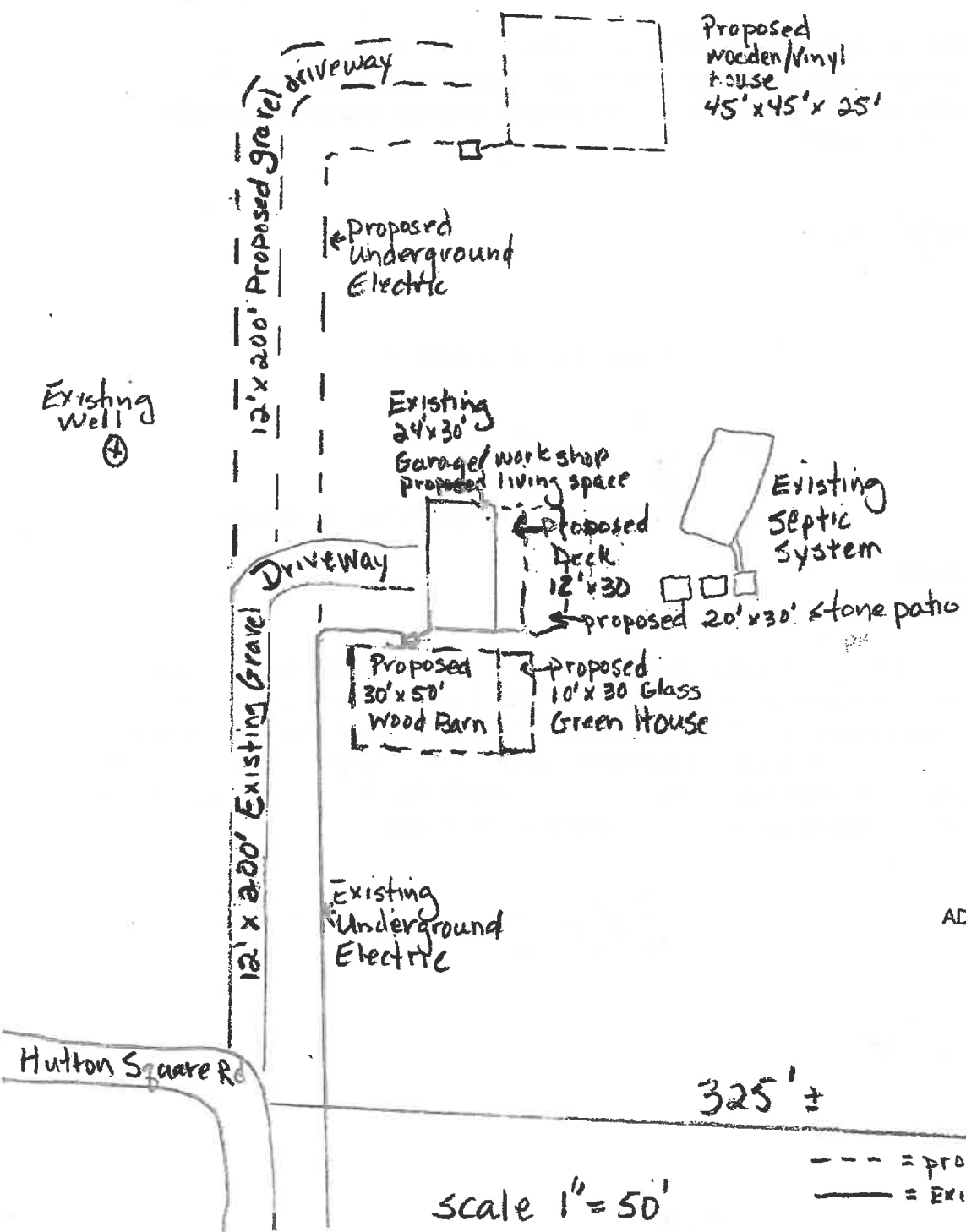

Notary Public

STEPHANIE L. PETITH
Notary Public - State of New York
Qualified in Franklin County
No. 01PE6279890
Commission Expires Apr. 15, 2025

3/28/22

Insert for Attachment B

Prepared by: Rita + Bruce Armstrong
Property owners



NEW YORK STATE OF OPPORTUNITY.	Adirondack Park Agency
FINAL	
P2022-0078	

RECEIVED
ADIRONDACK PARK AGENCY
APR 06 2022