



**Adirondack
Park Agency**

SCHUYLER, LLC

P2021-0213

March 12, 2024

Presentation Overview

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

Jurisdiction

- APA Act § 809
 - Class A & B Regional Project
 - A subdivision involving wetlands
 - Creating a Rural Use lot less than 7.35 acres
- Regulated Wetland Activity – 9 NYCRR Part 578
 - A subdivision involving wetlands

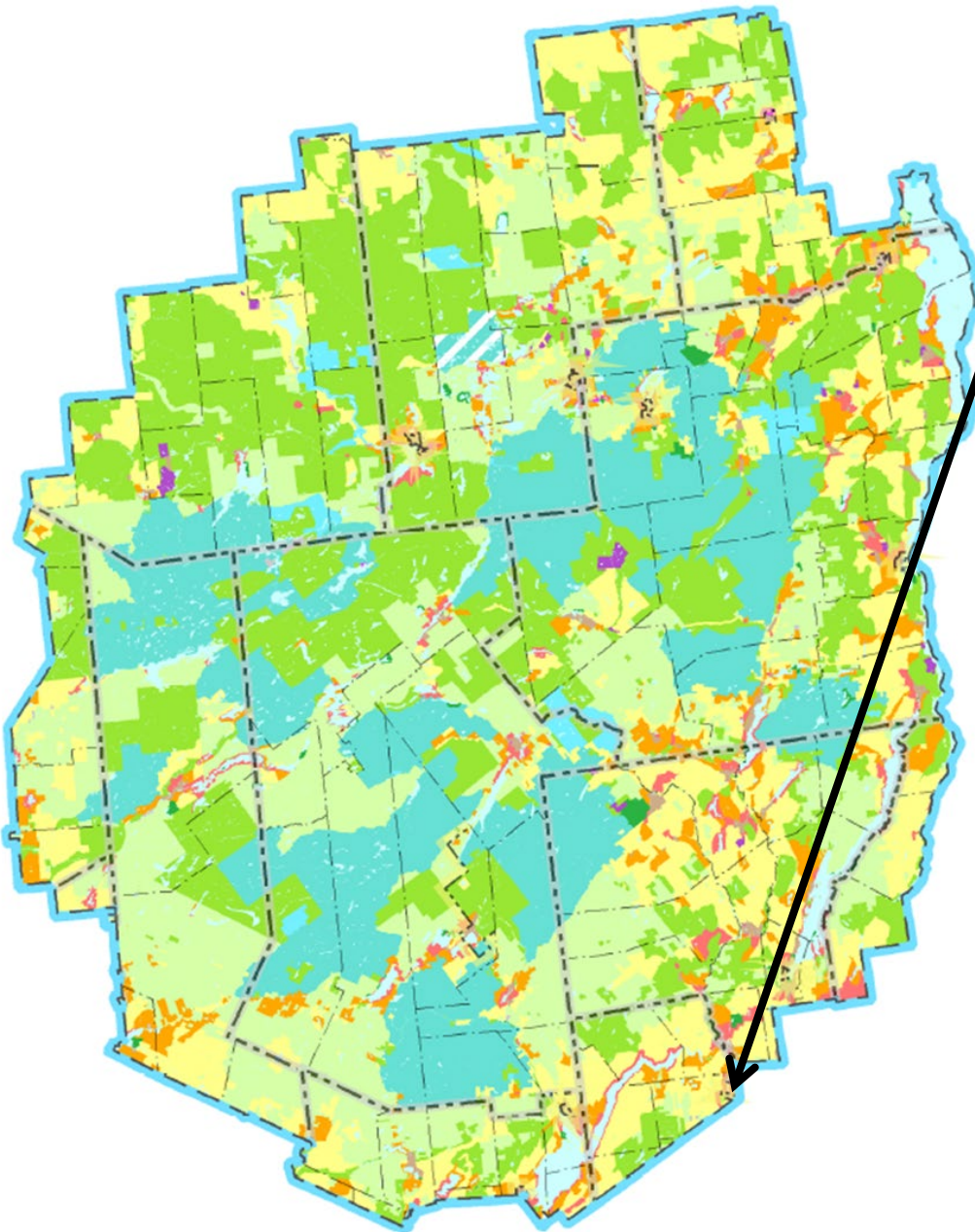
Conclusions of Law

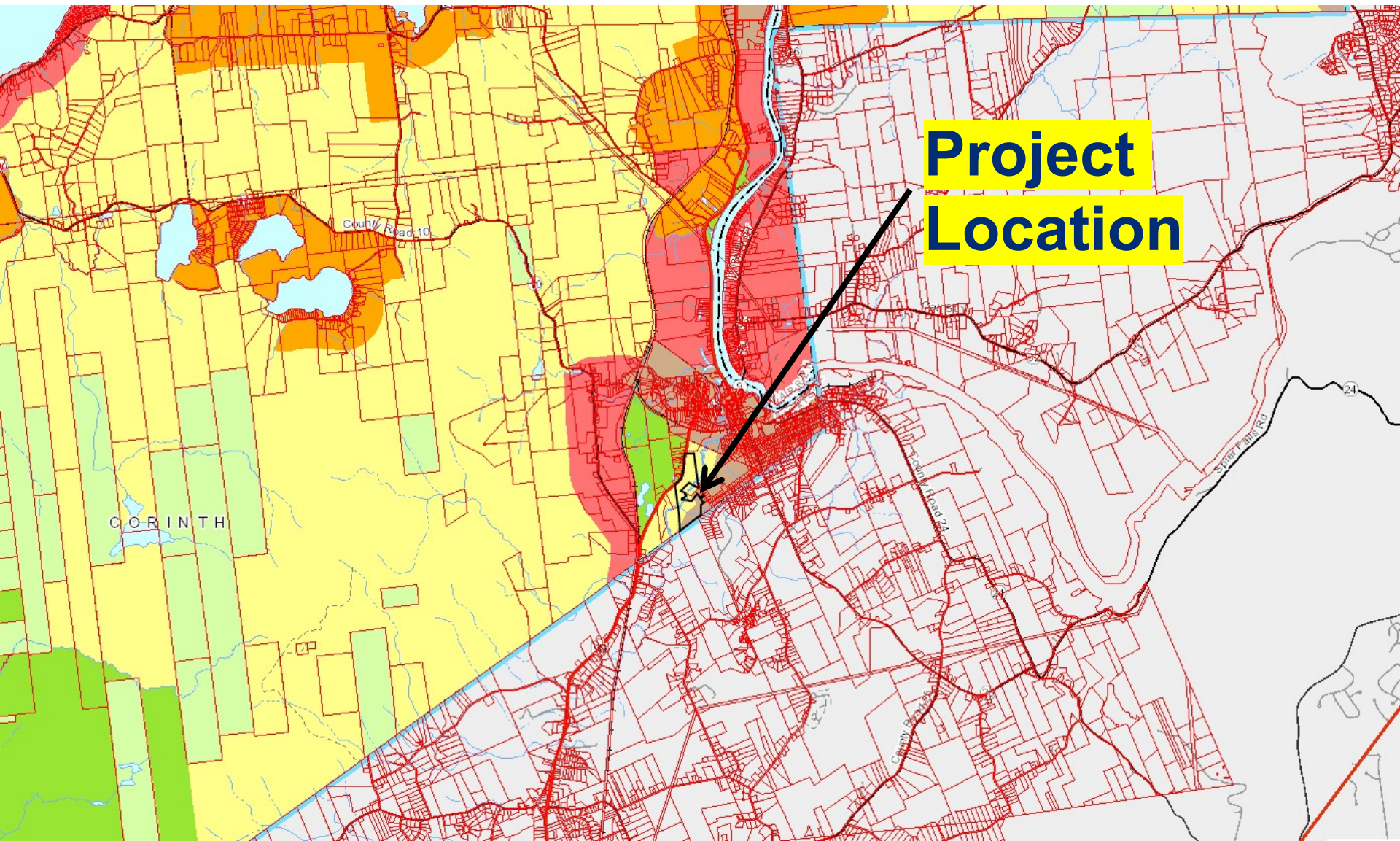
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park
 - Secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state.

Project Location

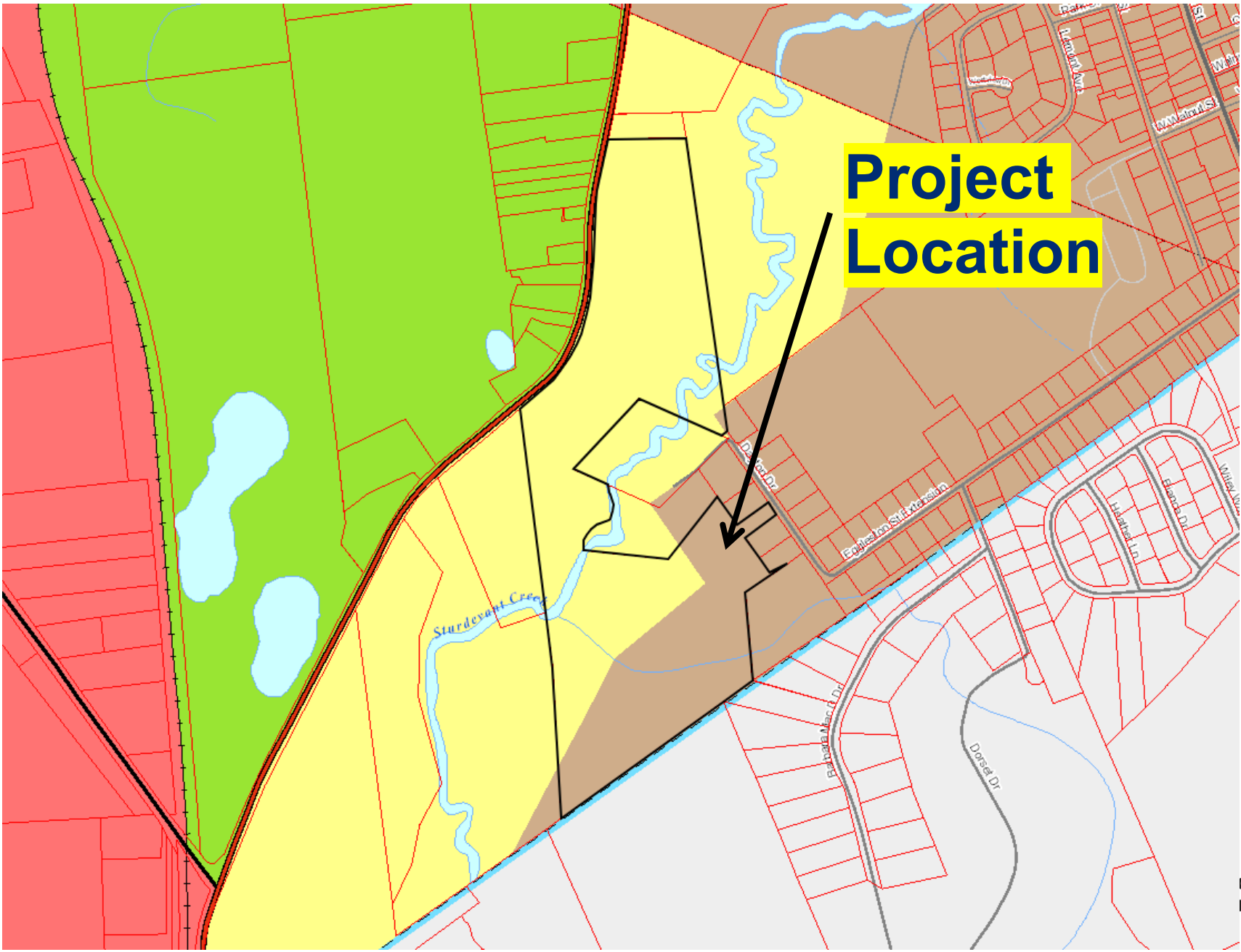
Project Location

Town of Corinth
Saratoga County



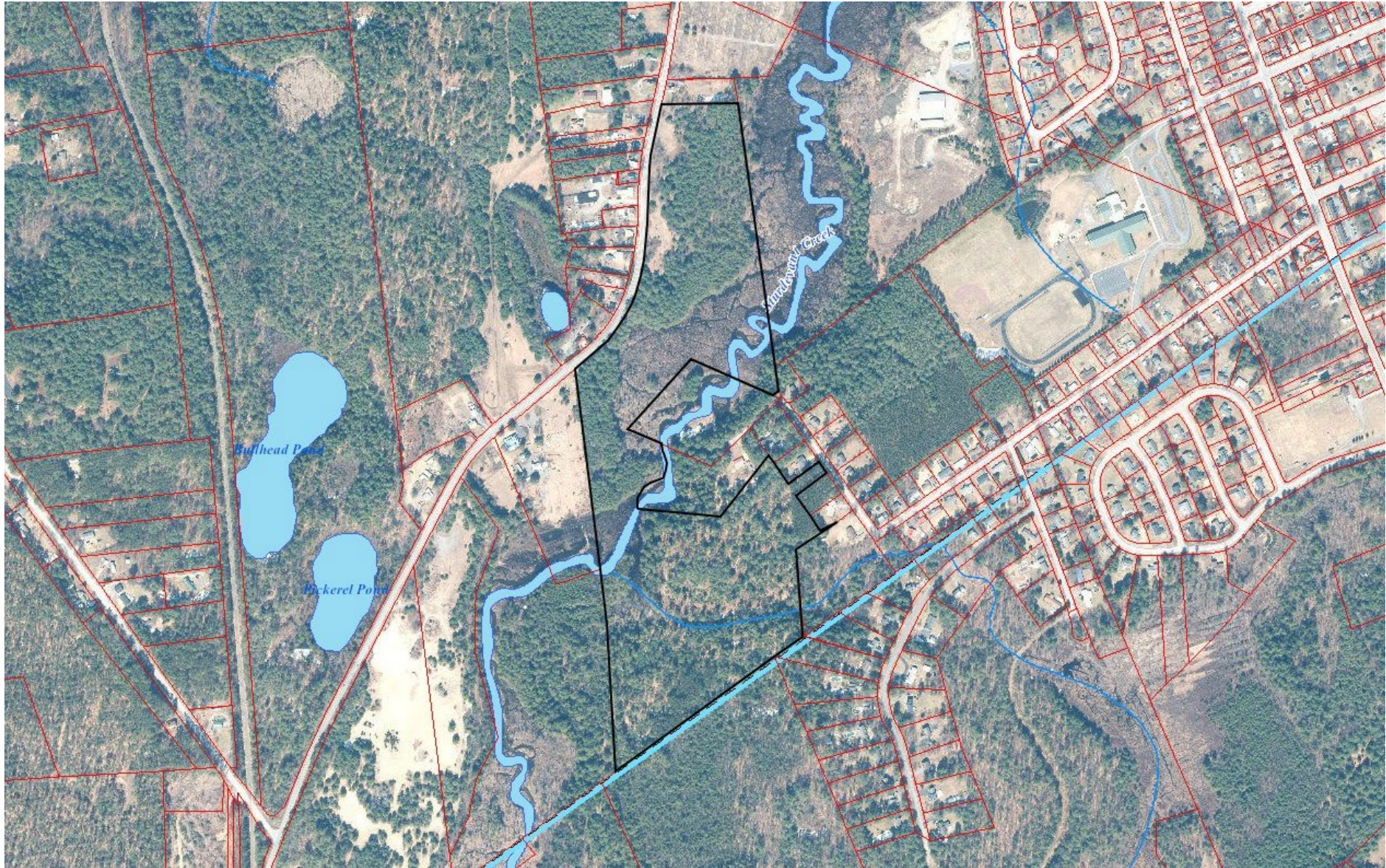


**Project
Location**



Existing Conditions



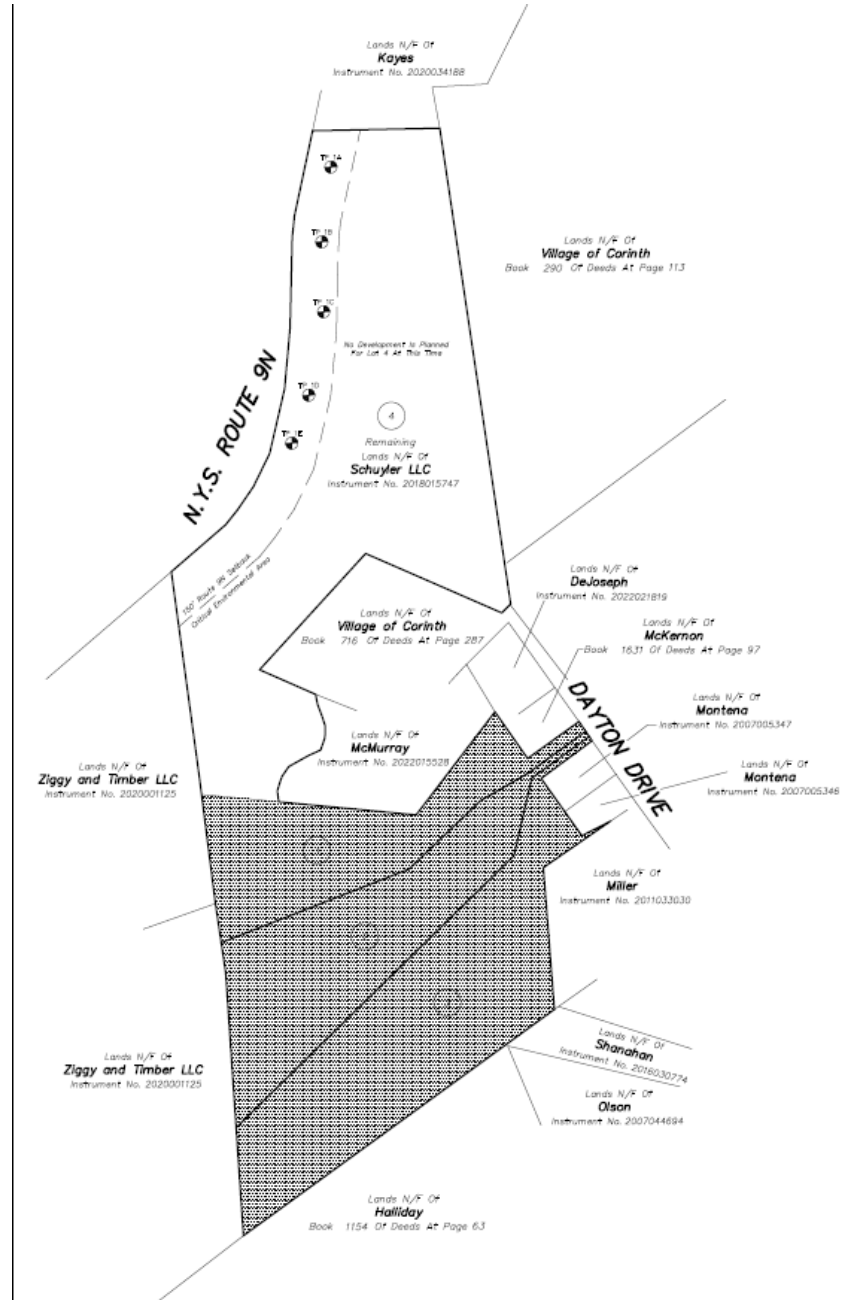




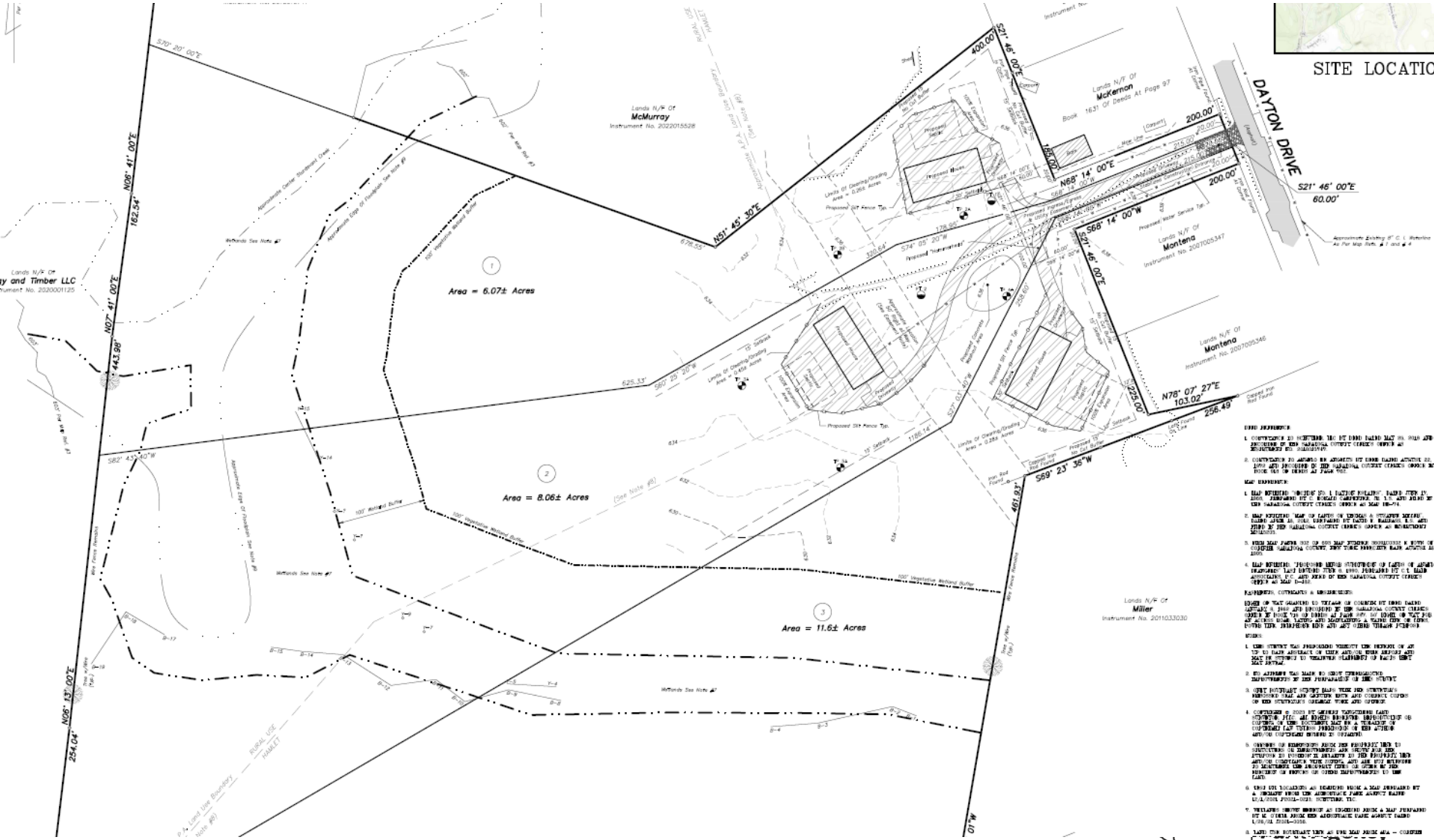
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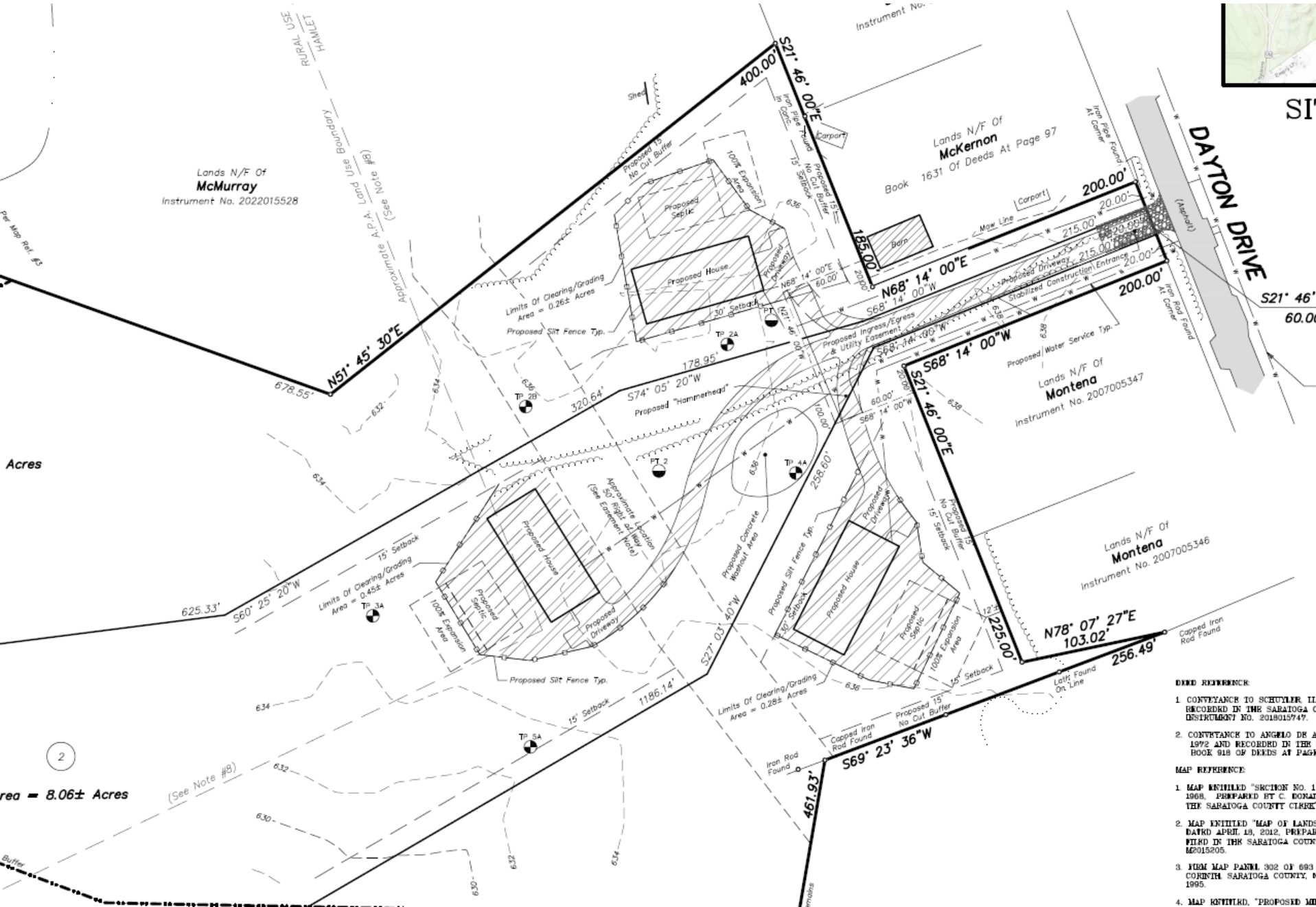
Proposed Project



Site Plan Map



- LEGAL DESCRIPTION:**
1. CONTAINS THE ENTIRE 10.00 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2022015528.
 2. CONTAINS THE ENTIRE 8.06 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2022015528.
 3. CONTAINS THE ENTIRE 11.6 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2011033030.
- NOTES:**
1. THE ENTIRE 10.00 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2022015528 IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.
 2. THE ENTIRE 8.06 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2022015528 IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.
 3. THE ENTIRE 11.6 ACRES OF LAND BEING PART OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT NO. 2011033030 IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.
- BOUNDARY CONTIGUOUS & UNBOUNDARY:**
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- ADDITIONAL NOTES:**
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Lands N/F Of
McMurray
Instrument No. 2022015528

Lands N/F Of
McKernon
Book 1631 Of Deeds At Page 97

Lands N/F Of
Montana
Instrument No. 2007005347

Lands N/F Of
Montana
Instrument No. 2007005346

DAYTON DRIVE
(Easement)

(See Note #8)

2

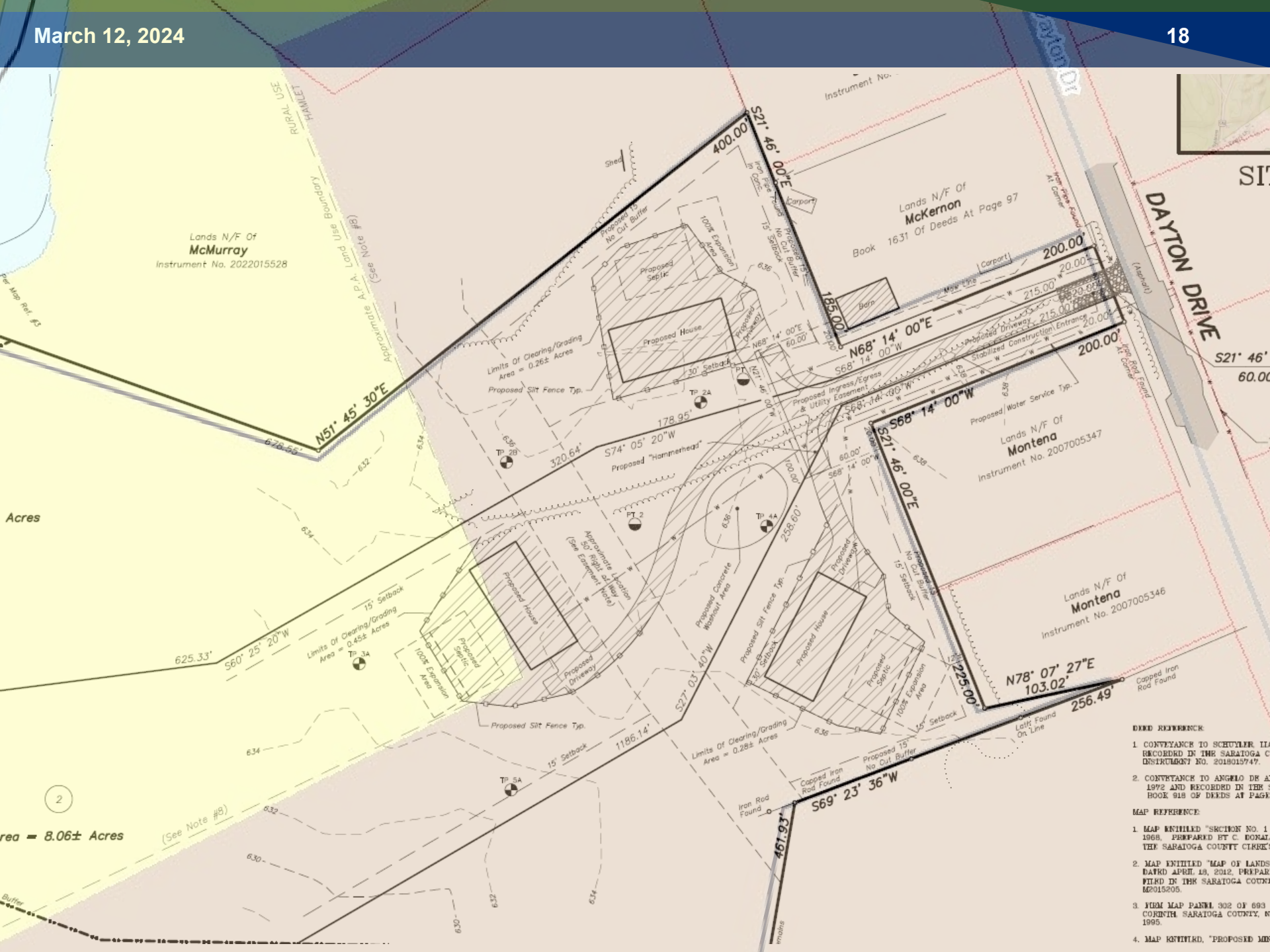
Area = 8.06± Acres

DEED REFERENCE

1. CONVEYANCE TO SCHULLER LLC RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE INSTRUMENT NO. 2019019747.
2. CONVEYANCE TO ANGELO DE ALBA RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE INSTRUMENT NO. 2007005347.

MAP REFERENCE

1. MAP ENTITLED "SECTION NO. 1 1968, PREPARED BY C. DONALD HARRIS, THE SARATOGA COUNTY CLERK."
2. MAP ENTITLED "MAP OF LANDS DATED APRIL 19, 2012, PREPARED BY JAMES H. HARRIS, THE SARATOGA COUNTY CLERK."
3. FROM MAP PANEL 302 OF 693 CORNISH SARATOGA COUNTY, N.Y. 1995.
4. MAP ENTITLED, "PROPOSED MAP"



Lands N/F Of
McMurray
Instrument No. 2022015528

Lands N/F Of
McKernon
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Acres

2

Area = 8.06± Acres

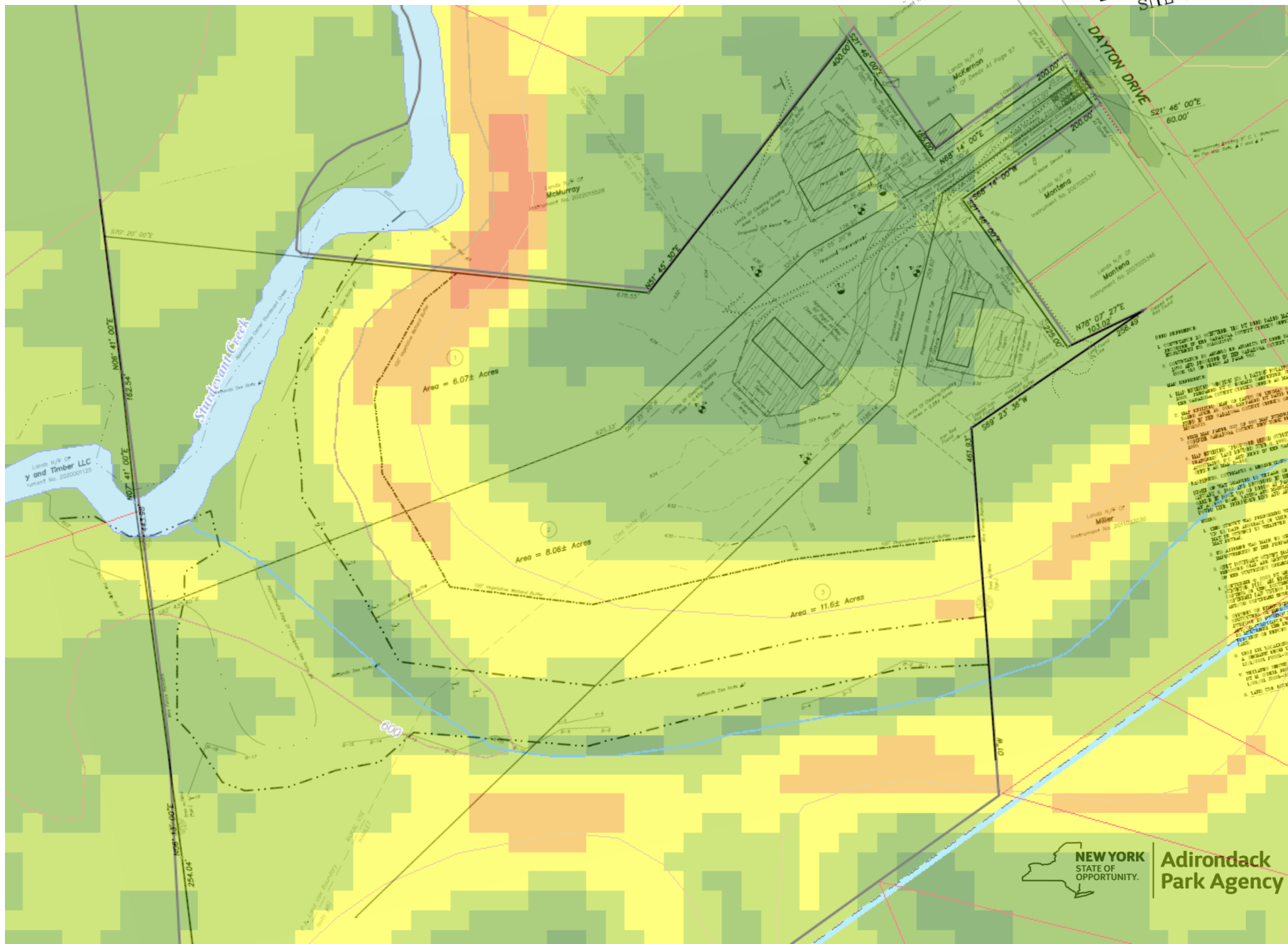
(See Note #9)

DEED REFERENCE

1. CONVEYANCE TO SCHUYLER II, RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2019015747.
2. CONVEYANCE TO ANGELO DE ANTONIO, DATED APRIL 19, 1992 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE, BOOK 918 OF DEEDS AT PAGE 100.

MAP REFERENCE

1. MAP ENTITLED "SECTION NO. 1, TOWNSHIP 21 NORTH, RANGE 12 WEST, COUNTY OF SARATOGA, STATE OF NEW YORK," PREPARED BY C. DONALD WILSON, CIVIL ENGINEER, DATED APRIL 19, 2012, PREPARED FOR THE SARATOGA COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2012005347.
2. MAP ENTITLED "MAP OF LANDS N/F OF MONTANA," DATED APRIL 19, 2012, PREPARED BY C. DONALD WILSON, CIVIL ENGINEER, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2012005347.
3. FROM MAP PANEL 302 OF 693 CORRECTED SARATOGA COUNTY, N.Y. 1995.
4. MAP ENTITLED, "PROPOSED MAP OF LANDS N/F OF MONTANA," DATED MARCH 12, 2024, PREPARED BY C. DONALD WILSON, CIVIL ENGINEER, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE, INSTRUMENT NO. 2024005347.



1. THE PROPERTY IS LOCATED IN THE CITY OF ADIRONDACK COUNTY, STATE OF NEW YORK.

2. THE PROPERTY IS SUBJECT TO THE ADIRONDACK FOREST PROTECTIVE ZONING LAW, AS AMENDED BY LOCAL LAW NO. 1 OF 1987, LOCAL LAW NO. 2 OF 1987, LOCAL LAW NO. 3 OF 1987, LOCAL LAW NO. 4 OF 1987, LOCAL LAW NO. 5 OF 1987, LOCAL LAW NO. 6 OF 1987, LOCAL LAW NO. 7 OF 1987, LOCAL LAW NO. 8 OF 1987, LOCAL LAW NO. 9 OF 1987, LOCAL LAW NO. 10 OF 1987, LOCAL LAW NO. 11 OF 1987, LOCAL LAW NO. 12 OF 1987, LOCAL LAW NO. 13 OF 1987, LOCAL LAW NO. 14 OF 1987, LOCAL LAW NO. 15 OF 1987, LOCAL LAW NO. 16 OF 1987, LOCAL LAW NO. 17 OF 1987, LOCAL LAW NO. 18 OF 1987, LOCAL LAW NO. 19 OF 1987, LOCAL LAW NO. 20 OF 1987, LOCAL LAW NO. 21 OF 1987, LOCAL LAW NO. 22 OF 1987, LOCAL LAW NO. 23 OF 1987, LOCAL LAW NO. 24 OF 1987, LOCAL LAW NO. 25 OF 1987, LOCAL LAW NO. 26 OF 1987, LOCAL LAW NO. 27 OF 1987, LOCAL LAW NO. 28 OF 1987, LOCAL LAW NO. 29 OF 1987, LOCAL LAW NO. 30 OF 1987, LOCAL LAW NO. 31 OF 1987, LOCAL LAW NO. 32 OF 1987, LOCAL LAW NO. 33 OF 1987, LOCAL LAW NO. 34 OF 1987, LOCAL LAW NO. 35 OF 1987, LOCAL LAW NO. 36 OF 1987, LOCAL LAW NO. 37 OF 1987, LOCAL LAW NO. 38 OF 1987, LOCAL LAW NO. 39 OF 1987, LOCAL LAW NO. 40 OF 1987, LOCAL LAW NO. 41 OF 1987, LOCAL LAW NO. 42 OF 1987, LOCAL LAW NO. 43 OF 1987, LOCAL LAW NO. 44 OF 1987, LOCAL LAW NO. 45 OF 1987, LOCAL LAW NO. 46 OF 1987, LOCAL LAW NO. 47 OF 1987, LOCAL LAW NO. 48 OF 1987, LOCAL LAW NO. 49 OF 1987, LOCAL LAW NO. 50 OF 1987, LOCAL LAW NO. 51 OF 1987, LOCAL LAW NO. 52 OF 1987, LOCAL LAW NO. 53 OF 1987, LOCAL LAW NO. 54 OF 1987, LOCAL LAW NO. 55 OF 1987, LOCAL LAW NO. 56 OF 1987, LOCAL LAW NO. 57 OF 1987, LOCAL LAW NO. 58 OF 1987, LOCAL LAW NO. 59 OF 1987, LOCAL LAW NO. 60 OF 1987, LOCAL LAW NO. 61 OF 1987, LOCAL LAW NO. 62 OF 1987, LOCAL LAW NO. 63 OF 1987, LOCAL LAW NO. 64 OF 1987, LOCAL LAW NO. 65 OF 1987, LOCAL LAW NO. 66 OF 1987, LOCAL LAW NO. 67 OF 1987, LOCAL LAW NO. 68 OF 1987, LOCAL LAW NO. 69 OF 1987, LOCAL LAW NO. 70 OF 1987, LOCAL LAW NO. 71 OF 1987, LOCAL LAW NO. 72 OF 1987, LOCAL LAW NO. 73 OF 1987, LOCAL LAW NO. 74 OF 1987, LOCAL LAW NO. 75 OF 1987, LOCAL LAW NO. 76 OF 1987, LOCAL LAW NO. 77 OF 1987, LOCAL LAW NO. 78 OF 1987, LOCAL LAW NO. 79 OF 1987, LOCAL LAW NO. 80 OF 1987, LOCAL LAW NO. 81 OF 1987, LOCAL LAW NO. 82 OF 1987, LOCAL LAW NO. 83 OF 1987, LOCAL LAW NO. 84 OF 1987, LOCAL LAW NO. 85 OF 1987, LOCAL LAW NO. 86 OF 1987, LOCAL LAW NO. 87 OF 1987, LOCAL LAW NO. 88 OF 1987, LOCAL LAW NO. 89 OF 1987, LOCAL LAW NO. 90 OF 1987, LOCAL LAW NO. 91 OF 1987, LOCAL LAW NO. 92 OF 1987, LOCAL LAW NO. 93 OF 1987, LOCAL LAW NO. 94 OF 1987, LOCAL LAW NO. 95 OF 1987, LOCAL LAW NO. 96 OF 1987, LOCAL LAW NO. 97 OF 1987, LOCAL LAW NO. 98 OF 1987, LOCAL LAW NO. 99 OF 1987, LOCAL LAW NO. 100 OF 1987.











10.25.2021

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Public Comment and Review by Others

Public Comment

- Public Notice
 - Public notices requesting comments were sent on January 24, 2024, and January 31, 2024 with a revision, as well as posted to the Environmental Notice Bulletin, and on the APA website.
 - Public comment ended on February 22, 2024.
 - Comments are accepted through the APA homepage, by email, by mail, or delivered to the Agency.
- Comment Letters – All against the project
 - Six letters received from three individuals.
 - One petition with 45 signatures.

Public Comment

- Public Comment Concerns-
 - Increased traffic around the intersection of the Corinth Elementary School from additional single family homes, more so for duplexes.
 - Increased traffic at the only ingress and egress from the neighborhoods.
 - Narrow streets become dangerous for walking and play from additional traffic and the 35 mph speed limit.
 - Rental homes do not fit the residential character of the area.
 - Municipal water is inadequate on this street. Adding additional homes will lower the water pressure for firefighters.

Public Comment Continued

- New homes should be required to hook into municipal water.
- Worried about additional projects if municipal water becomes available.
- Concerned about impacts to wildlife and protected plants and wetlands. Development should not be near Sturdevant Creek.
- Believed the “affected” zone is larger than outlined by the APA.
- Project has not received any approvals from any local authority. Project feels like “a backdoor entrance into getting what they want...”

Response by Landowner

- Plans for a single family dwelling or two-family dwelling are in accordance with the Town of Corinth's regulations for this area.
- The Town of Corinth was made aware of the project when the zoning administrator signed the APA's Local Government Notice Form.
- A 6 inch diameter waterline should be sufficient. The Town believed the waterline was 8 inches.
- The project will not have a negative impact on traffic, the creek, or public water supply.

APA Comment Review

- APA Act: “Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities.”
- APA Act: “No overall intensity guideline is applicable to hamlet areas.”
- Proposed development is within the Hamlet portion of the project site.
- Development size was reviewed and limited to the building footprint on the Site Plan. The number of bedrooms limited by the size of the septic (6 total per structure).
- No protected species were observed during site visits or indicated by the Department of Environmental Conservations maps.
- The 100-foot vegetative buffer and distances between water resources and development will protect Sturdevant Creek and the unnamed tributary.

Review by Others

- Town of Corinth Planning Board
 - Subdivision approval
 - No application submitted yet

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 each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park
 - ✓ Secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state.

Draft Permit Conditions

- Construction in the location & dimensions shown on the Site Plan
- Cutting Restrictions
- Restrict the Rural Use portions of Lots 1 and 2 from being subdivided from the Hamlet portions
- Require easements across Lot 2 for access
- Prior review of any guest cottages, new subdivisions or construction
- Erosion and Sediment Controls
- Require connection to municipal water



**Adirondack
Park Agency**

Schuyler, LLC

P2021-0213

March 12, 2024

