


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 2023-0122</p>
<p>In the Matter of the Application of</p> <p>JOHN J. ROBERTS, JR. AND KRISTY L. ROBERTS Permittees</p> <p>for a permit pursuant to §809 of the Adirondack Park Agency Act</p>	<p>Date Issued: August 3, 2023</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. John J. Roberts, Jr.2. Kristy L. Roberts

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Corinth, Saratoga County.

This authorization shall expire unless recorded in the Saratoga 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 Saratoga County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party, or when a new deed has been filed for an authorized lot.

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 1.29±-acre parcel of land located on West Mountain Road and County Road 10 in the Town of Corinth, Saratoga County, in an area classified Moderate Intensity use on the Adirondack Park Land Use and Development Plan Map and is identified as follows:

- Tax Map Section 73, Block 1, Parcel 10, described in a deed from Cynthia M. Mosher to John J. Roberts, dated October 1, 2018, and recorded October 10, 2018 in the Saratoga county Clerk's Office under Instrument Number 2018030263.
- Tax Map Section 73, Block 1, Parcel 54, described in a deed from Gail A. Wheaton to John J. Roberts, Jr. and Kristy L. Roberts, dated December 9, 2022, and recorded December 20, 2022 in the Saratoga County Clerk's Office under Instrument Number 2022038801.

Tax Map Parcel 73.-1-10 is improved by one single family dwelling, constructed in 1959.
Tax Map Parcel 73.-1-54 is improved by one single family dwelling, constructed in 1900.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of tax map parcel 73.-1-54 to create a 0.37±-acre lot improved by a pre-existing single family dwelling and a 0.68±-acre lot to be merged with adjoining tax map parcel 73.-1-10, to create a new 0.92±-acre lot improved by a pre-existing single family dwelling. No new development is proposed.

The project is shown on a one-sheet site plan map titled "Map of a Proposed Boundary Line Adjustment Lands Now or Formerly of John and Kristy Roberts," prepared by Darrah Land Surveying, PLLC, and dated April 20, 2023 (Site Plan Map).

A reduced-scale copy of the Site Plan Map 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 any subdivision of Moderate Intensity lands that results in the creation of a non-shoreline lots smaller than 0.92 acres in size 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 Saratoga County Clerk's Office.

2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit and Site Plan Map 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 2023-0122, issued August 3, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Site Plan Map. Any subdivision of the project site not depicted on the Site Plan Map shall require a new or amended permit.
6. Within 30 days of conveyance of the 0.68± acres, a new deed shall be filed in the Saratoga County Clerk's office describing the 0.68± acres and Tax Map Parcel 73.-1-10 as a single, un-divided lot.
7. There shall be no principal buildings located on Lot 1 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
8. There shall be no principal buildings located on Lot 2 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.

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 Moderate Intensity use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity use 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.

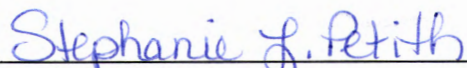
PERMIT issued this 3rd day
of August, 2023.

ADIRONDACK PARK AGENCY

BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 3rd day of August in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

MAP NOTES

1. Boundary information shown hereon was compiled from referenced map herein, and an actual field survey conducted on March 22, 2023.
2. North orientation and bearing base per map reference 3.
3. Saratoga County tax parcel 73-1-10 and 73-1-54.
4. The location of underground improvements or encroachments, if any exist, or as shown hereon, are not certified. There may be other underground utilities, the existence of which are unknown. Size and location of all underground utilities must be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
5. This survey was prepared without the benefit of an up to date abstract of title.
6. Field data capture took place with an accumulated snow cover of 12". Every effort has been made to prepare a complete plotting of the conditions.
7. Elevations and Contour data per Saratoga County GIS Overlay. Contour interval is 2 feet.
8. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
9. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
10. Property corner monuments were not placed as a part of this survey unless otherwise noted.

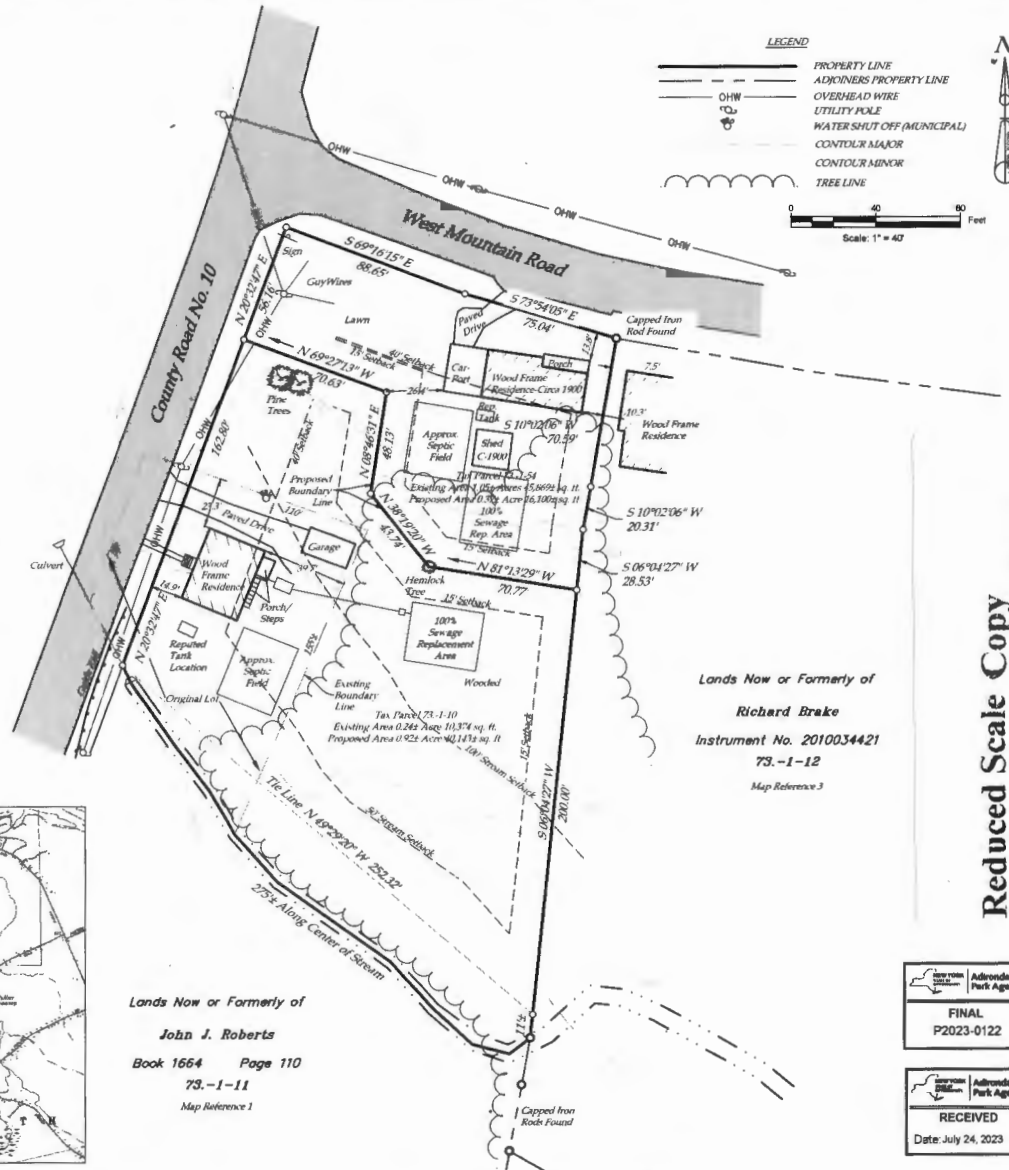
DEED REFERENCE:

1. Conveyance to John J. Roberts by deed dated October 1, 2018, filed in the Saratoga County Clerks Office on October 10, 2018 in Instrument No. 2018030263.
2. Conveyance to John J. Roberts, Jr. and Kristy L. Roberts by deed dated December 9, 2022, filed in the Saratoga County Clerks Office on December 20, 2022 in Instrument No. 2022038801.

MAP REFERENCES:

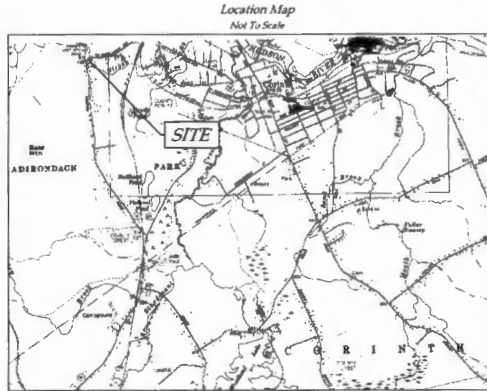
1. Map entitled "Map of the Estate of Leora Holmes", prepared by David F. Barrass, Land Surveyor, dated May 11, 1994.
2. Map entitled "Subdivision Map of Lands of John J. & Louise A. Carney", prepared by David F. Barrass, Land Surveyor, dated October 28, 2005.
3. Map entitled "Map of Lands Now or Formerly of Evelyn B. Kenyon", prepared by David F. Barrass, Land Surveyor, dated August 16, 2007.

The records of David F. Barrass are the property of Darrah Land Surveying, PLLC.



Lands Now or Formerly of
Richard Brake
 Instrument No. 2010034421
 73-1-12
 Map Reference 3

Lands Now or Formerly of
John J. Roberts
 Book 1664 Page 110
 73-1-11
 Map Reference 1



BOUNDARY LINE ADJUSTMENT
 THE TOWN OF CORINTH PLANNING BOARD INDICATES THAT THIS BOUNDARY LINE ADJUSTMENT IS NON-JURISDICTIONAL AND IS ON FILE IN THE TOWN OF CORINTH PLANNING OFFICE ON THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

ZONING REQUIREMENTS:

Zoned.....R-3
 Lot Size.....40,000 sq. ft.
 Minimum Lot Width.....200'
 Minimum Setbacks
 Front.....40'
 Side.....15'
 Rear.....15'

(Zoning data is shown for informational purpose only. It is the responsibility of the Owner/Builder to verify all zoning requirement and setbacks)

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS FROM AN ACTUAL SURVEY COMPLETED BY ME ON MARCH 22, 2023.

FOR PRELIMINARY REVIEW - APA PROJECT NO. 2023-0122

Map of a Proposed Boundary Line Adjustment
 Lands Now or Formerly of
John and Kristy Roberts

TOWN OF CORINTH SARATOGA COUNTY, NEW YORK

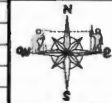
Darrah Land Surveying, PLLC
 59 Lake Avenue, Lake Luzerne, New York 12846
 Voice: (518) 798-4692
 or (518) 654-9416

23042-1
 SHEET: 1 OF 1
 PROJ NO: 23042

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER
3/24/23	1 Sewage Replacement Area for TMP# 73-1-10	DPM

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7206 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.
 © 2023
 Darrah Land Surveying, PLLC

APPROVED: KMD
 DRAFTED: MWB
 CHECKED: KMD
 PROJ. NO: 23042
 SCALE: 1"=40'
 DATE: 4/30/2023



"CONY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION"

**Reduced Scale Copy
 Not for Tax Map Purposes**

Adirondack Park Agency
 FINAL
 P2023-0122

Adirondack Park Agency
 RECEIVED
 Date: July 24, 2023