


THIS IS A TWO-SIDED DOCUMENT

 <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 2024-0033</p>
<p>In the Matter of the Application of</p> <p>PATRICK E. MINER and DONNA M. MINER Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: May 30, 2024</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. Patrick E. Miner2. Donna M. Miner

SUMMARY AND AUTHORIZATION

This permit authorizes a three-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Hadley, 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.

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 2.61±-acre parcel of land located on Antone Mountain Road in the Town of Hadley, Saratoga County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 34.4, Block 1, as Parcels 33 and 34, and is described in a deed from Patrick E. Miner to Patrick E. Miner and Donna M. Miner dated April 2, 2021 and recorded June 11, 2021 in the Saratoga County Clerk's office as Instrument #2021020825.

The project site is improved by three pre-existing mobile homes served by on-site water supply and on-site wastewater treatment systems and one detached garage.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a three-lot subdivision of 2.61± acres to create Lot 1, 0.82± acres improved by a pre-existing mobile home served by on-site water and wastewater treatment systems and a detached garage; Lot 2, 0.84± acres improved by a pre-existing mobile home served by on-site water and wastewater treatment systems; and Lot 3, 0.96± acres improved by a pre-existing mobile home served by on-site water and wastewater treatment systems.

The project is shown on a Subdivision Plan titled "Proposed Subdivision Plat, Miner Subdivision of 2024, Prepared for Patrick E. & Donna M. Miner," prepared by James M. Vianna, P.L.S, dated January 5, 2024 and last revised on January 23, 2024. A reduced-scale copy of the Subdivision Plan 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 Low Intensity Use lands that results in the creation of a non-shoreline lot smaller than 120,000 square feet (2.75 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 Subdivision 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 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 2024-0033, issued May 30, 2024, 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 three-lot subdivision as depicted on the Subdivision Plan. Any subdivision of the project site not depicted on the Subdivision Plan shall require a new or amended permit.
6. Any deed of conveyance for Lot 2 and Lot 3 as depicted on the Subdivision Plan shall contain language providing a water easement for the benefit of Lot 1 over the easement area shown and described on the Subdivision Plan.
7. There shall be no principal buildings located on the project site other than the three pre-existing mobile homes (each on their respective lot) or any replacement structure(s) for these mobile homes as allowed by Agency regulations.
8. There shall be no guest cottages on the project site.
9. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.

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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low 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 30th day
of May, 2024.

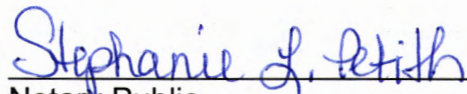
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of May in the year 2024, 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.

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public

Survey Notes

- Information shown in parenthesis is of record and is shown on this map to facilitate understanding the relationship between said information with that of the professional opinion expressed herein.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey was performed without the benefit of an abstract of title and/or title report and is therefore subject to whatever state of facts that may be revealed in such reports.



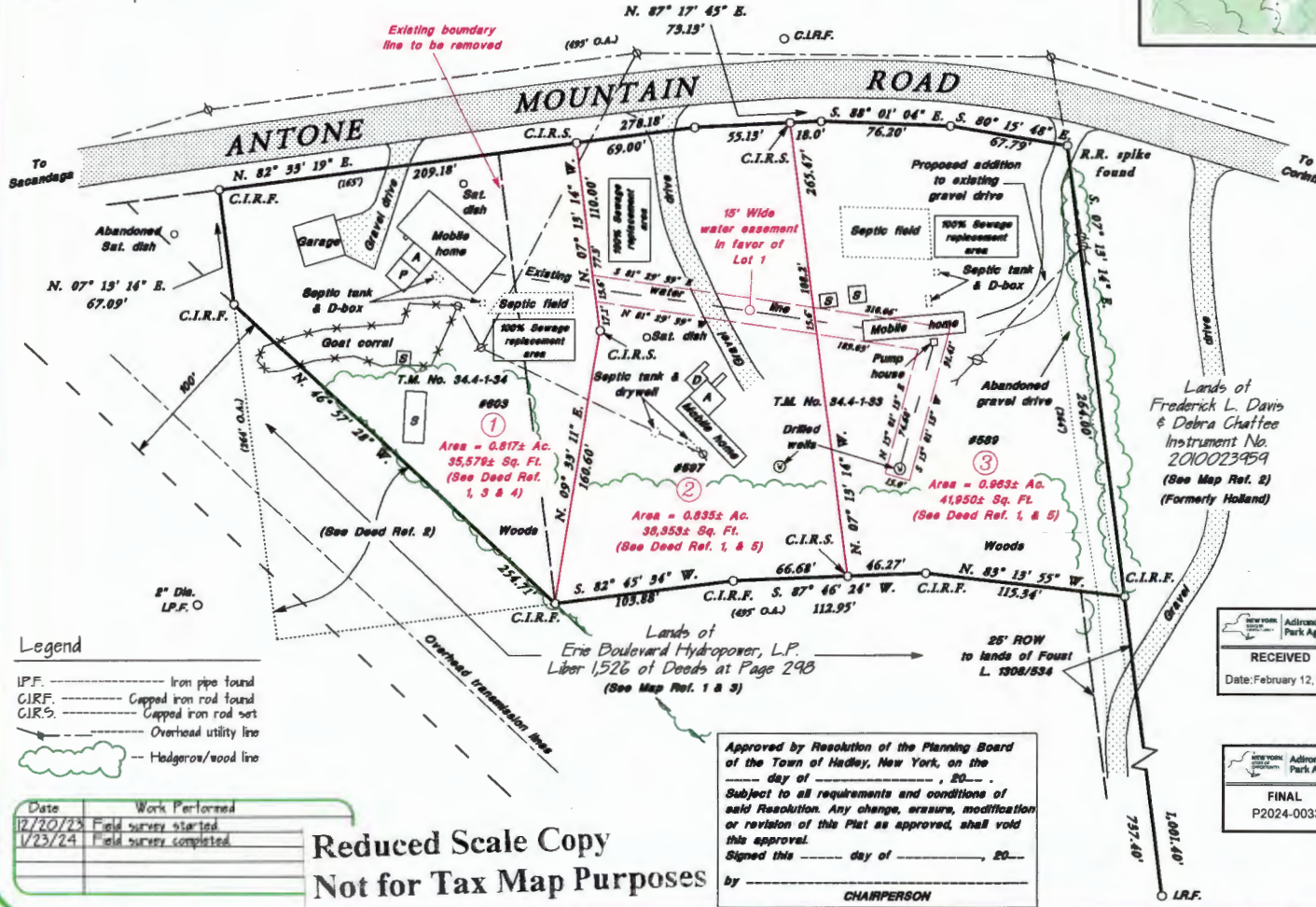
North Orientation
Grid North
as per Map Ref. No. 3

Map References

- Map entitled 'N.Y.P. & L. CORP. MARGARET HOLLAND TO ARH CORP. (SMYTH FARM) SPIER FALLS - CONKLINGVILLE LINE, HADLEY DEVELOPMENT (SACANDAGA RIVER)', Map No. H-1129, dated December 7, 1929 and as obtained from the Saratoga County Office of Real Property.
- Map entitled 'MAP OF A PORTION OF THE LANDS OF HELEN S. PALLETTE', dated October 28, 1933 as prepared by David F. Palma, PE & LS and recorded in the office of the Saratoga County Clerk on October 28, 1933 as Map No. P-70.
- Preliminary map entitled 'BOUNDARY SURVEY, STEWARTS BRIDGE RESERVOIR', dated February 23, 2022, Sheet 1 of 4, prepared by and as obtained from G.T. Melo Associates.



Site Location --- N.T.S.



Deed References

- William J. Smith to Orion G. Wyman and Prosper P. Wyman, dated October 4, 1926 and recorded in the office of the Saratoga County Clerk on December 11, 1926 in Liber 343 of Deeds at Page 373.
- Orin G. Wyman and Prosper P. Wyman to New York Power and Light Corporation, dated November 15, 1929 and recorded in the office of the Saratoga County Clerk on December 4, 1929 in Liber 359 of Deeds at Page 347 and Map Book 5 at Page 76.
- Sarah Gertrude Wyman and Charles G. Wyman to Charles G. and Maria Wyman, dated January 19, 1972 and recorded in the office of the Saratoga County Clerk on January 21, 1972 in Liber 409 of Deeds at Page 232.
- Patrick E. Miner to Patrick E. and Donna M. Miner, dated August 27, 2020 and recorded in the office of the Saratoga County Clerk on December 30, 2020 as Instrument No. 2020037526.
- Patrick E. Miner to Patrick E. and Donna M. Miner, dated April 2, 2021 and recorded in the office of the Saratoga County Clerk on June 11, 2021 as Instrument No. 2021020825.

Lands of Frederick L. Davis & Dabra Chaffee Instrument No. 2010023959 (See Map Ref. 2) (Formerly Holland)

PROPOSED SUBDIVISION PLAT

"MINER" SUBDIVISION OF 2024

Prepared For
Patrick E. & Donna M. Miner

Located in the
Town of Hadley
Saratoga County, New York

Scale: 1" = 50' / January 5, 2024

RECEIVED
Date: February 12, 2024
Adirondack Park Agency

FINAL
P2024-0033
Adirondack Park Agency

Approved by Resolution of the Planning Board of the Town of Hadley, New York, on the _____ day of _____, 20____.
Subject to all requirements and conditions of said Resolution. Any change, erratum, modification or revision of this Plat as approved, shall void this approval.
Signed this _____ day of _____, 20____
by _____ CHAIRPERSON

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

Date	Work Performed
12/20/23	Field survey started
1/23/24	Field survey completed

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- The sole purpose of the certification on this survey is to confirm the professional opinion of the surveyor to the client and on his behalf to the title company, lending institution or governmental body so stated for the specific purposes of this survey. It is not intended to extend this obligation beyond such transaction, or to additional title companies, lending institutions,

- owners or subsequent owners of the surveyed parcel, unless specifically stated in said certification.
- Only surveys bearing the makers embossed seal should be relied upon since other than embossed seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.

- The certifications hereon are not transferable.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.



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Map No. 23-34-M