


THIS IS A TWO-SIDED DOCUMENT

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|  <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 2024-0071</p> |
| <p>In the Matter of the Application of</p> <p>SHARON F. BLOOMFIELD, AS TRUSTEE OF THE WILLIAM F. LYNCH TRUST U/A Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p> | <p>Date Issued: May 9, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p>1. Sharon F. Bloomfield, as Trustee of the William F. Lynch Trust U/A</p> |

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Resource Management 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.

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 2.19±-acre parcel of land located on NYS Route 9N in the Town of Corinth, Saratoga 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 73.49, Block 1, Parcel 15, and is described in a deed from William F. Lynch to Sharon F. Bloomfield, as Trustee of the William F. Lynch Trust U/A, dated January 31, 2022, and recorded March 9, 2022 in the Saratoga County Clerk's Office under Instrument Number 2022008626.

The project site is partially located within 300 feet of the edge of right-of-way of NYS Route 9N.

The project site is improved by a 940-square-foot pre-existing single family dwelling, a 2,800-square-foot pre-existing single family dwelling, a two-unit 1,804-square-foot pre-existing multi family dwelling (apartment building), and a 9,776-square-foot pre-existing car repair commercial use structure. The development on the project site is served by municipal water supply and on-site septic tanks.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 2.19±-acre project site to create Lot 1, a 0.82±-acre lot, and Lot 2, a 1.37±-acre lot, each containing existing development. No new land use or development is proposed.

The project is shown on a Subdivision Plan titled "Map of a Proposed Subdivision Lands Now or Formerly of Sharon F. Bloomfield, Trustee," prepared by Darrah Land Surveying, PLLC, dated September 12, 2022, and received by the Agency on March 8, 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 in a Resource Management land use area in the Adirondack Park, and prior to any subdivision of Resource Management lands within 300 feet of the edge of the right-of-way of any state highway 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, 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 2024-0071, issued May 9, 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 two-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 1 as depicted on the Subdivision Plan shall contain an easement providing access for the benefit of Lot 2 over the easement area shown and described on the Subdivision Plan.
7. Any deed of conveyance for Lot 2 as depicted on the Subdivision Plan shall contain an easement providing access for the benefit of Lot 1 over the easement area shown and described on the Subdivision Plan.
8. Any deed of conveyance for Lot 2 as depicted on the Subdivision Plan shall contain an easement or other right-of-way allowing for continued use and/or maintenance by the owners of Lot 1 of the wastewater (septic) system located on Lot 2.
9. The undertaking of any new land use or development within 300 feet of the right of way of NYS Route 9N shall require a new or amended permit.
10. The construction of any accessory structure on the project site shall require prior written Agency authorization.
11. There shall be no principal buildings located on the project site other than the two pre-existing single family dwellings and one pre-existing multi family dwelling located on Lot 1 and the pre-existing commercial use structure located on Lot 2 or any replacement structure(s) as allowed by Agency regulations.
12. Construction of any guest cottage on Lot 1 shall require prior written Agency approval. There shall be no guest cottage on Lot 2.

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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
14. Within 150 feet of the edge of right-of-way of NYS Route 9N, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

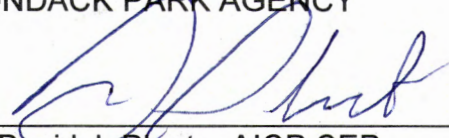
CONCLUSIONS OF LAW

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/single family dwelling 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 9th day
of May, 2024.

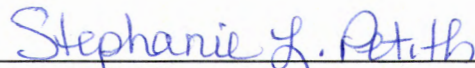
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th 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

MAP NOTES

1. Accurate information shown herein was compiled from a field visit conducted on June 14, 2022.
2. North orientation and bearing true per BPL § 146.
3. Meters (Chain) per part of 17-2 and 20-6 1/2.
4. The technical and proposed information shown on this map is for reference only. These data are not intended for use in any legal proceeding or other official use. The responsibility for the accuracy of the information shown on this map is not intended to be assumed by the Surveyor. The Surveyor's Office is not responsible for any errors or omissions on this map.
5. The survey was prepared without the benefit of an approved plan or other record.
6. Reproduction or copying of this document may be made for personal use only, without charge, by the individual landowner, provided that the name and address of the Surveyor is indicated.
7. A copy of this document and/or a properly signed version of the survey is retained and shall be assumed to be an unaltered copy.

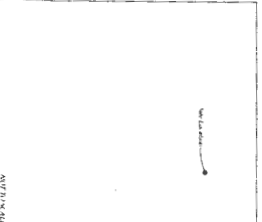
REFERENCES

1. Certificate of Survey of Remained, as Trustee of the William F. Cook Trust (1/4 Acre) Laramie, WY, 2012 (per date January 11, 2022) filed in the Public Councils' Clerk's Office on March 9, 2022 in Instrument No. 2022030003.

202316-1: REQUIRING THE RESTRICTIONS FOR THE BIRTHDAY CASH
 Zoning: R-1
 Assessment: 417.00
 Assessment Date: 1/1/22
 Assessment Code: 21
 Parcel: R-1
 Assessment Date: 1/1/22
 Assessment Code: 21
 Parcel: R-1
 Assessment Date: 1/1/22
 Assessment Code: 21

- LEGEND
- OTHER LINES
- HAYSTACK
- UTTER LINE
- ADMITTED UTTER LINE

Assessment: 21 (underlain by
 Parcel: R-1 (per above
 Assessment Code: 21
 Assessment Date: 1/1/22
 Assessment Code: 21)



Land's Now or Formerly of
 Town of Caribou
 Instrument No. 2020005833
 75-2-31



Land's Now or Formerly of
 Adam M. Scott
 Instrument No. 2020237293
 75-69-1-18

Reduced Scale Copy
 Not for Tax Map Purposes

Approved by the Board of the Planning Board of the
 Town of Caribou, New York, on the _____ day of _____
 2022. Attest: _____
 Surveyor

APPROVED BY THE LAND SURVEYOR AT
 CARIBOU, NEW YORK ON _____ DAY OF _____
 2022.

| REVISION | DATE | REVISION RECORD/DESCRIPTION | DATE | BY | APPROVED |
|----------|------|-----------------------------|------|----|----------|
| 010003 | | | | | |

FOR PRELIMINARY REVIEW

Map of a Proposed Subdivision
 Lands Now or Formerly of
 Sharon F. Bloomfield, Trustee

Dirrth Land Surveying, PLLC
 50 Lake Avenue, Lake Umbagog, New York, 12848
 Voice: (518) 758-6692
 or (518) 654-8116

SARATOGA COUNTY, NEW YORK

22136-1

SHEET 1 OF 1

PROJECT 2216

RECEIVED
 CHAIN MAIL ROOM
 DATE: MAR 8 2024