


THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2024-0087
	Date Issued: June 6, 2024
In the Matter of the Application of ADAM COONEY Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	To the County Clerk: Please index this permit in the grantor index under the following names: 1. Adam Cooney

SUMMARY AND AUTHORIZATION

This permit authorizes a construction of a multi-family dwelling in an area classified Moderate 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 the multi-family dwelling has been constructed.

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 8.98±-acre parcel of land located at 14 Wood Ridge Lane in the Town of Hadley, Saratoga County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 46, Block 1, Parcel 22.4, and is described in a deed from Harrison Steenbakkers and Michaela Steenbakkers to Adam Cooney, dated October 21, 2022, and recorded October 26, 2022 in the Saratoga County Clerk's Office under Instrument Number 2022033849.

The project site contains shoreline on the Hudson River, and is improved by an existing driveway, water supply well, and underground utilities.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a two-unit multi-family dwelling and installation of a shared on-site wastewater treatment system.

The project is shown on a 20-sheet set of Project Plans titled "Cooney Residence," prepared by Flynn Design Studio, LLC, and received by the Agency on April 1, 2024.

A reduced-scale copy of Sheet A10.0 of the Project Plans 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 multi-family dwelling on Moderate Intensity Use 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 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, Project Plans, and Site 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 2024-0087, issued June 24, 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 the construction of a two-unit multi-family family dwelling on the project site in the location, footprint, and height shown and as described on the Site Plan and Project Plans.
6. Construction of any guest cottage on the project site shall require prior written Agency approval.
7. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
8. Any dock constructed on the project site must be a floating or fixed structure no more than eight 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.
9. No structures greater than 100 square feet in size, shall be constructed within 50 feet, measured horizontally, of the mean high water mark of the Hudson River.
10. Any on-site wastewater treatment system on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

11. The project shall be undertaken in compliance with the erosion and sediment controls show on the Project Plans.
12. 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.

13. 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 towards the Hudson River.
14. All exterior building materials, including roof, siding and trim, of the multi-family dwelling shall be a dark shade of green, grey, or brown.
15. Between the multi-family dwelling and the Hudson River, no trees greater than six inches in diameter at breast height 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.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than seven principal building located on the project site at any time. The two-unit multi-family dwelling authorized herein constitutes two principal buildings. The Agency makes no assurances that the maximum development mathematically allowed can be approved.


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 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.

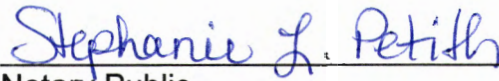
PERMIT issued this 6th day
of June, 2024.

ADIRONDACK PARK AGENCY

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

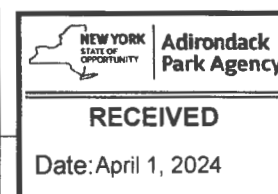
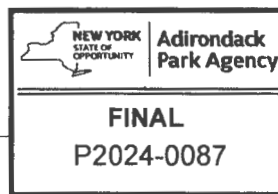
STATE OF NEW YORK
COUNTY OF ESSEX

On the 6th day of June 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.


Notary Public

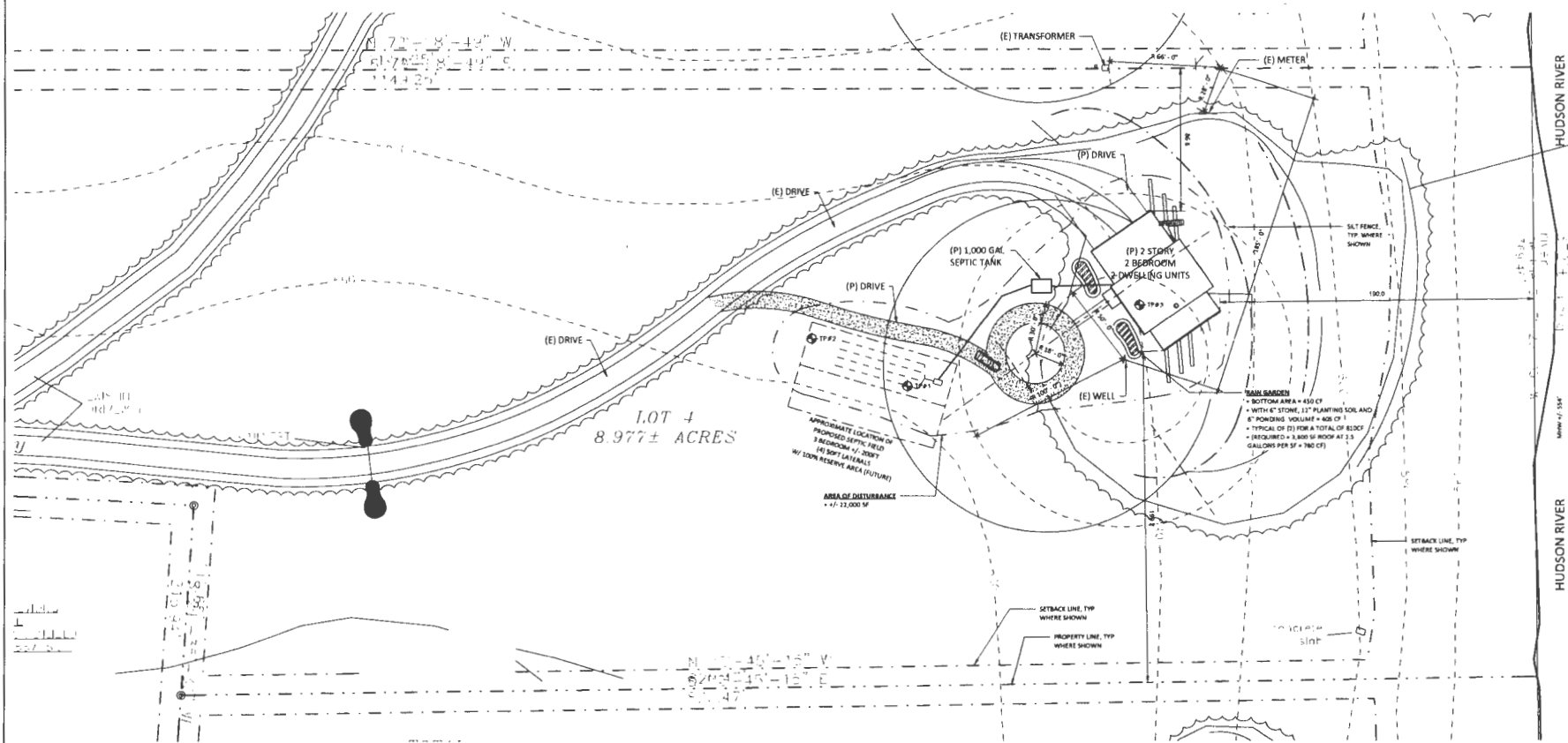
Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025

Reduced Scale Copy
Not for Tax Map Purposes



CONSULTANTS:
ARCHITECTURE BY:
FLYNN DESIGN STUDIO, LLC
78 LAKE DESKATION RD
MIDDLEBURY, NY 12850
TEL: (518) 944-1000

STRUCTURAL ENGINEER:
SB Engineering PLLC
800 ROUTE 146
CLIFTON PARK, NY 12065
TEL: (518) 724-0733



HUDSON RIVER
Mile 4.34
Mile 4.34

DRAWING DATES

#	DATE	DESCRIPTION
01	03.24.24	SD100 (REV SH)



Cooney Residence
14 Wood Ridge Ln,
Corveth, NY 12822

ARCHITECTURAL DRAWING
Site Plan

SCALE: (24x36 LAYOUT) AS NOTED
SCALE: (ELEV LAYOUT) 1/2"=1'-0"

PROJECT NUMBER
22108 A10.0

- SITE GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE, AND NATIONAL BUILDING AND SAFETY CODES AND ALL GOVERNING AGENCIES.
 2. THE CONTRACTOR SHALL ENSURE THAT ALL SURVEYING OF THE PROPERTY LINES, BUILDING, PARKING, UTILITY LOCATIONS, AND GRADE ELEVATIONS AS NECESSARY TO PROPERLY AND ACCURATELY COMPLETE THE SCOPE OF WORK. SURVEY WORK IS PERFORMED BY A NY LICENSED LAND SURVEYOR.
 3. PRIOR TO ESTABLISHING THE BUILDING LOCATION, THE LICENSED SURVEYOR SHALL STAKE OUT ALL CORNERS OF FOUNDATION AND CONTACT THE ARCHITECT TO REVIEW AS REQUIRED.
 4. ALL TESTS AND INSPECTIONS REQUIRED BY LOCAL, STATE AND GOVERNING AGENCIES SHALL BE CONDUCTED AND THE SUB CONTRACTOR RESPONSIBLE FOR THE WORK SHALL NOTIFY THE GOVERNING AGENCY, THE ARCHITECT AND THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO CONDUCTING THE TEST AND/OR INSPECTION.
 5. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES OF WHICH THE EXACT LOCATION MAY VARY FROM THE LOCATIONS INDICATED. PRIOR TO BEGINNING ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EXIST. UTILITY LOCATIONS BY CALLING UPPO (1-800-963-7963), BY FIELD VERIFYING ALL VISIBLE UTILITIES AND PERFORMING TESTS AS NECESSARY IN CONGESTED AREAS.
 6. NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT VARY FROM THE PLANS PRIOR TO BEGINNING WORK.
 7. NO EMBANKMENT SLOPE SHALL EXCEED THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.
 8. AREAS OUTSIDE OF THE LIMIT OF THE PROPERTY LINE SHALL BE PROTECTED TO ENSURE THAT NO GRADING, OR DISTURBANCE ON SUBSTANTIAL DISTURBANCE OCCURS EXCEPT AS IS ABSOLUTELY NECESSARY TO INSTALL UTILITY PIPING.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE AND PROVIDE MEANS FOR COLLECTION AND RECYCLING OF ALL APPLICABLE CONSTRUCTION WASTE.
 10. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE COURSE OF THE WORK.
 11. THE ELECTRICAL CONTRACTOR WILL PROVIDE A CERTIFICATE TO BE POSTED ON OR IN THE ELECTRICAL PANEL AS REQUIRED BY NYS ENERGY CODE SECTION N-402.3.

TEST PIT RESULTS

TEST PIT	DESCRIPTION
TP#1	• 0'-8" SANDY, 6" 86" SANDY/SOME SILT/ NO SIGN OF WATERTABLE 1. PT-1 = 1.04 2. PT-2 = 1.16 3. PT-3 = 1.24 4. PT-4 = 1.28
TP#2	• 0'-5" SANDY, 5" 90" SANDY/SOME SILT/ NO SIGN OF WATERTABLE 1. PT-1 = 1.08 2. PT-2 = 1.16 3. PT-3 = 1.27 4. PT-4 = 1.31
TP#3	• 0'-7" SANDY/SOME SILT/ NO SIGN OF WATERTABLE

SITE PLAN BASE ON SURVEY MADE BY DAVID F. BARBAS
LAND SURVEYOR, 3 SHARPE STREET, CORVETH, NY 12822
PHONE: 518-864-9416. DATED JULY 30, 2022

