


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 2024-0295</p>
<p>In the Matter of the Application of</p> <p>LELAND S. ROBINSON JANICE LORRAINE ROBINSON Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: December 4, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Leland S. Robinson 2. Janice Lorraine Robinson</p>

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 Edinburg, 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 131.513-acre parcel of land located on Northville Road in the Town of Edinburg, 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 80, Block 3, Parcel 42, and is described in a deed from Leland S. Robinson to Leland S. Robinson and Janice Lorraine Robinson, dated July 23, 1994, and recorded August 5, 1994 in the Saratoga County Clerk's Office at Book 1391, Page 359.

The project site is improved by three existing single family dwellings and accessory structures. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a three-lot subdivision of the project site, creating a 131.513-acre parcel, a 3.200-acre parcel, and a 3.650-acre parcel; each improved by existing single family dwellings with related development.

The project is shown on a map titled "Survey Map of Lands of Leland S. & Janice Lorraine Robinson," prepared by Ferguson & Foss Professional Land Surveyors, PC, and dated May 7, 2020 (Site Plan). A reduced-scale copy of the Site Plan 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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 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 2024-0295, issued December 4, 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 Site Plan. Any subdivision not depicted on the Site Plan shall require prior written Agency authorization.
6. The undertaking of any activity involving wetlands shall require a new or amended permit.

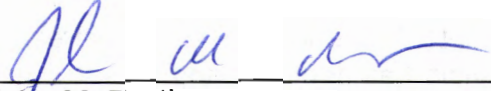
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Edinburg;
- b. 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; and
- c. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

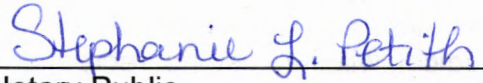
PERMIT issued this 4th day
of December, 2024.

ADIRONDACK PARK AGENCY

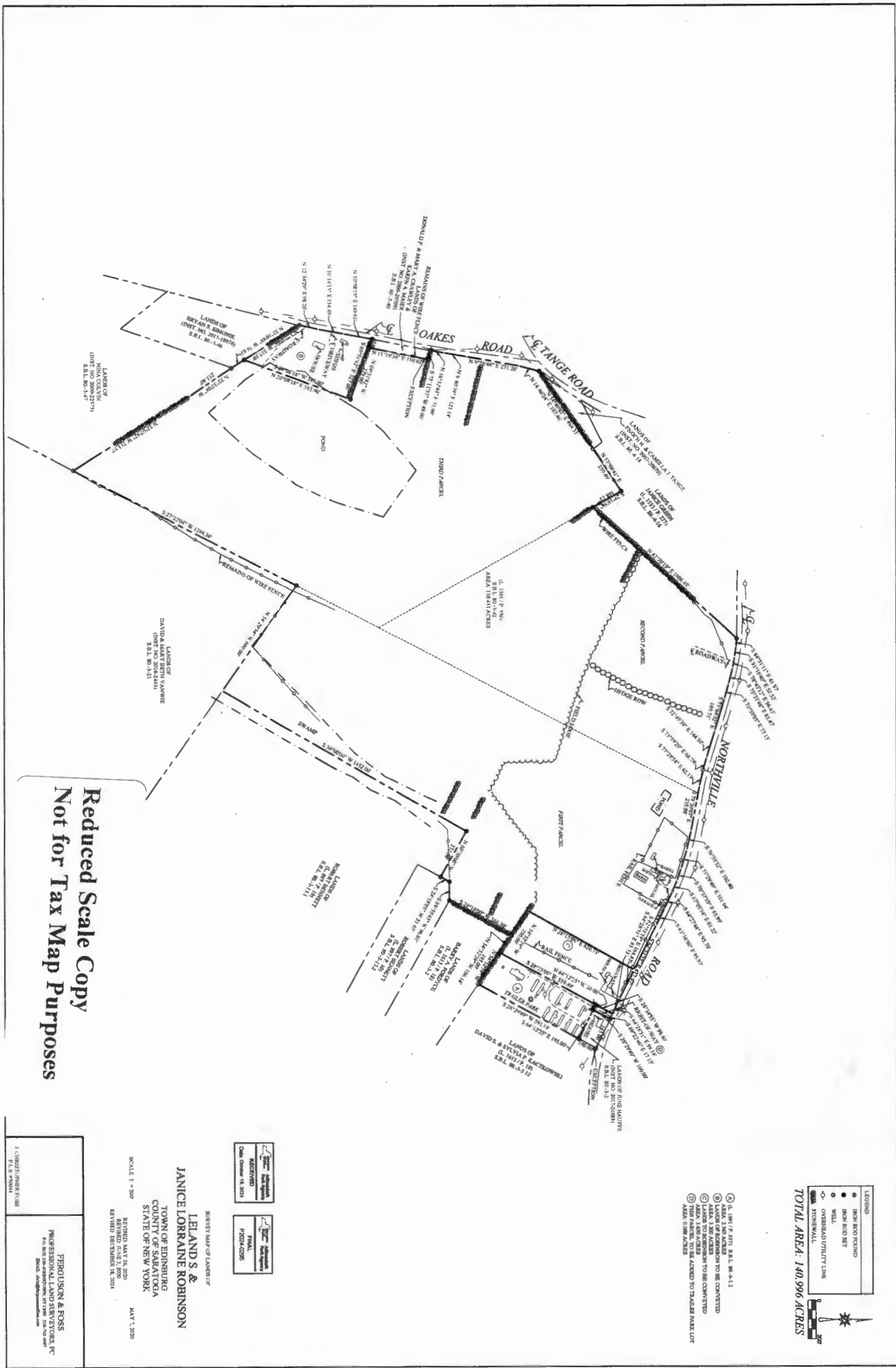
BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 4th day of December in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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

LEGEND

- IRON PEG FOUND
- IRON ROD SET
- WELL
- UNDEVELOPED UTILITY LINE
- STAKE
- STAKE

TOTAL AREA: 140,996 ACRES

- ① L. 1947 P. 2571 S.E.L. 86-3-13
- ② LAND OF ASSUMPTION TO BE CONVERTED
- ③ L. 1947 P. 2571 S.E.L. 86-3-13
- ④ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑤ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑥ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑦ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑧ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑨ L. 1947 P. 2571 S.E.L. 86-3-13
- ⑩ L. 1947 P. 2571 S.E.L. 86-3-13

RECEIVED

DATE: MAY 14, 2020

PROCESSED

DATE: MAY 14, 2020

SEVERTY MAP OF LANDS OF
**LELAND S. &
 JANICE LORRAINE ROBINSON**
 TOWN OF EDINBURGH
 COUNTY OF SARATOGA
 STATE OF NEW YORK

SCALE 1" = 200'

REVIEWED MAY 14, 2020
 REVISION MAY 7, 2020
 REVISION DECEMBER 18, 2021

MAY 7, 2020

1 - SHEET NUMBER 108
 P.L.S. SYMBOL

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