

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  
**2025-0123**

Date Issued: **June 24, 2025**

In the Matter of the Application of

**STANLEY A. BATTISTI & JEANETTE R.  
BATTISTI  
Permittees**

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 name(s):

- 1. Stanley A. Battisti**
- 2. Jeanette R. Battisti**

**SUMMARY AND AUTHORIZATION**

This permit authorizes the construction of a mobile home in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Mayfield, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton County Clerk's Office. The Agency will consider the project in existence when the authorized mobile home has been installed.

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 3.03-acre parcel of land located on NYS Route 30 in the Town of Mayfield, Fulton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 59.3, Block 2, Parcel 16.22, and is described in a deed from Jeffrey J. Burton to Stanley A. Battisti and Jeanette R. Battisti, dated September 15, 2011, and recorded September 23, 2011, in the Fulton County Clerk's Office under Instrument Number 2011-9665.

The project site is partially located within a highway critical environmental area, and is improved by an existing mobile home and wastewater treatment system, constructed in 1970.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the removal of an existing mobile home and the construction of a new mobile home within the NYS Route 30 highway critical environmental area. The new mobile home will be served by the existing on-site wastewater treatment system.

The project site constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan, and was created by subdivision from this larger property in 2011. As this subdivision resulted in the creation of a parcel containing less than 7.35 acres on Rural Use lands and occurred within a designated highway critical environmental area, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, the project site shall be recognized as lawful for Agency purposes.

The project is shown on an un-signed Site Plan, received by the Agency on June 6, 2025. 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, a permit is required from the Adirondack Park Agency prior to construction of a mobile home on Rural Use lands within 150 feet of the edge of the right-of-way of any state highway in the Adirondack Park.

### **CONDITIONS**

1. The project shall not be undertaken until this permit has been recorded in the Fulton 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. Subject to the conditions stated herein, this permit authorizes the construction of a one-story one mobile home on the project site in the location and footprint shown and as described on the Site Plan. Any change to the location or dimensions of the authorized mobile home shall require prior written Agency authorization.
5. The undertaking of any new land use or development not authorized herein on the project site within 150 feet of the right of way of NYS Route 30 shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
6. Construction of any guest cottage on the project site shall require prior written Agency authorization.
7. Prior to any expansion of the on-site wastewater treatment system(s) on the project site, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with New York State Department of Health's "Wastewater Treatment Standards for Individual Household Systems" (10 NYCRR Appendix 75 A), the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.
8. 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.
9. 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 toward NYS Route 30 or adjoining property.
10. There shall be no more than one principal building located on the project site at any time. The mobile home authorized herein constitutes a principal building.
11. The existing mobile home must be removed from the project site within 90 days of receipt of a Certificate of Occupancy for the mobile home authorized herein.


**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 mobile home 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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 24<sup>th</sup> day  
of June, 2025.

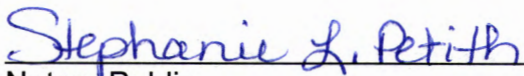
**ADIRONDACK PARK AGENCY**

BY:   
John M. Burth  
Deputy Director Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 24<sup>th</sup> day of June in the year 2025, 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.

Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2029

  
Notary Public



NEW YORK  
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Adirondack  
Park Agency

FINAL  
P2025-0123

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RECEIVED  
Date: June 5, 2025

