

THIS IS A TWO-SIDED DOCUMENT

 P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2025-0061
In the Matter of the Application of BARRY SAYER & ALANE SAYER Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: October 22, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Barry Sayer 2. Alane Sayer

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Providence, 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 53.994±-acre parcel of land located on Fayville Road in the Town of Providence, Saratoga 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 146, Block 1, Parcel 110, and is described in a deed from Alane Sayer, f/k/a Alane D. Class to Barry Sayer & Alane D. Sayer, dated November 20, 2007, and recorded November 26, 2007 in the Saratoga County Clerk's Office under Instrument Number 2007-045146.

The project site contains wetlands associated with the stream on the southern side of the project site. Additional wetlands not described herein or depicted on the Survey Map may be located on or adjacent to the project site.

The project site is improved by an existing single family dwelling and associated on-site wastewater treatment system and water supply well.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 53.994±-acre project site, to create a 3.075±-acre lot containing the existing single family dwelling (Lot 1) and a vacant 50.919±-acre lot (Lot 2).

The project is shown on a Survey Map titled "Survey Map of Lands of Barry & Alane D. Sayer," prepared by Furgeson & Foss Professional Land Surveyors, P.C., last revised March 28, 2025 and received by the Agency on August 29, 2025. A reduced-scale copy of the Survey Map 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.

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 Rural Use lands that results in the creation of a non-shoreline lot smaller than 7.35 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 the Survey Map 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 2025-0061, issued October 22, 2025, 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 Survey Map. Any subdivision not depicted on the Survey Map shall require a new or amended permit.
6. The construction of any dwelling or other principal building on the project site shall require a new or amended permit.
7. Construction of any guest cottage on Lot 1 shall require prior written Agency authorization.
8. The undertaking of any activity involving wetlands shall require a new or amended permit.
9. There shall be no more than six principal buildings located on the 50.919±-acre lot (Lot 2). The Agency makes no assurances that the maximum development mathematically allowed can be approved.
10. There shall be no more than one principal building located on the 3.075±-acre lot (Lot 1) at any time. The single family dwelling constructed on the property in 2022 constitutes a principal building.

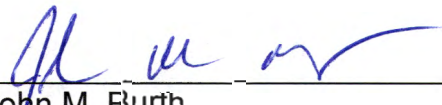
CONCLUSIONS OF LAW

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 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;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. 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 22nd day
of October, 2025.

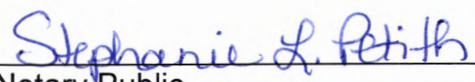
ADIRONDACK PARK AGENCY

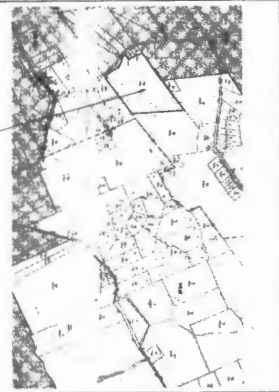
BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

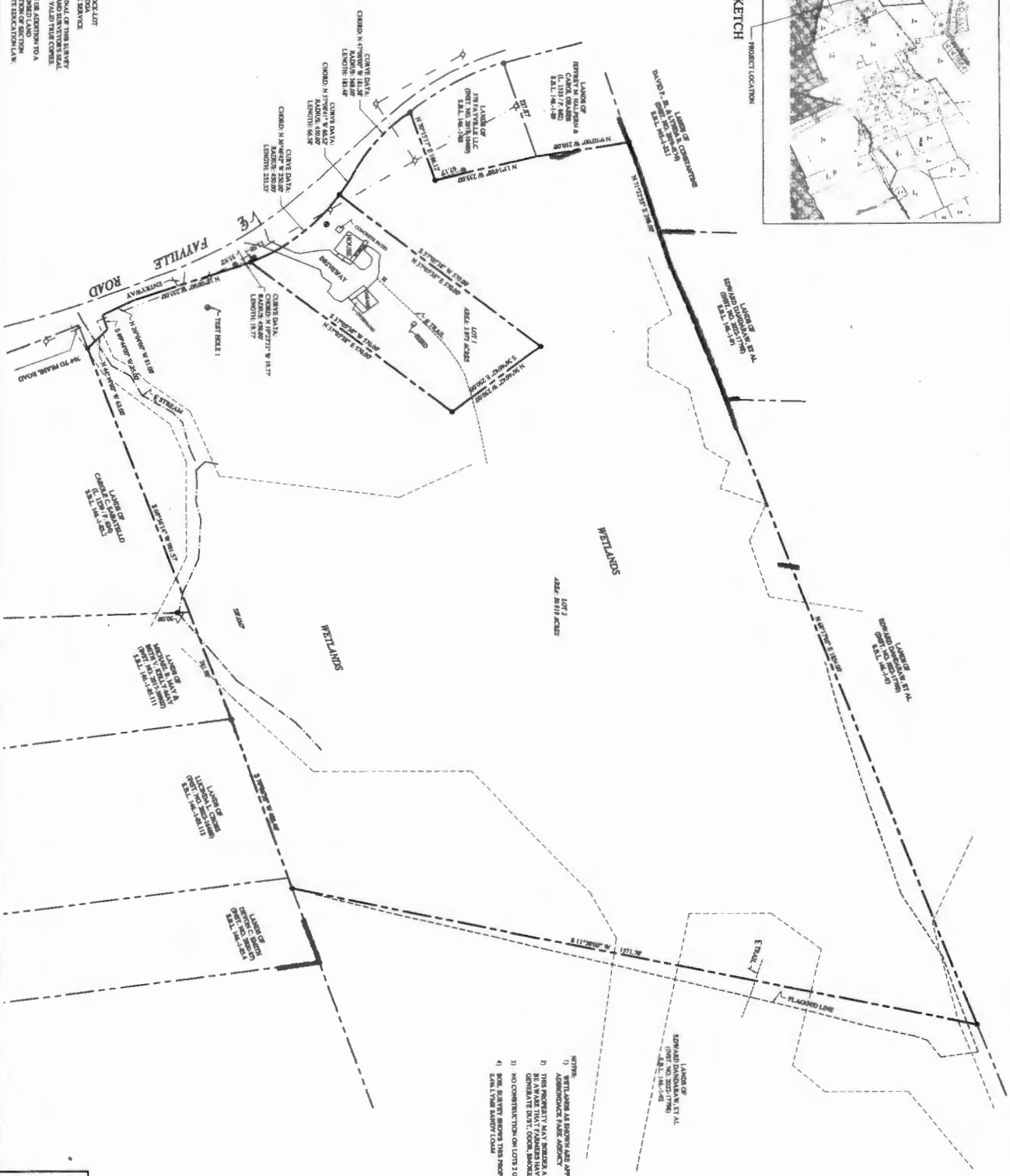
On the 22nd day of October in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public



LOCATION SKETCH
NO SCALE



LEGEND

●	IRON ROD FOUND
●	IRON ROD SET
●	WELL
●	PLASTIC COVER
—	OVERLAPPED UTILITY LINE
—	STONE WALL

TOTAL AREA: 53.994 ACRES

NOTES:
1. THIS SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS
2. THE SURVEY WAS MADE ON 10/10/2018
3. THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS
4. THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS

- NOTES:
- 1) THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS
 - 2) THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS
 - 3) THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS
 - 4) THE SURVEY WAS MADE BY JOHN C. & BETHEE, SURVEYORS



REGISTERED
SURVEYORS
M.B. & D.S.

BARRY & ALANE D. SAYER
SURVEYORS
TOWN OF PROVIDENCE
COUNTY OF PROVIDENCE
STATE OF NEW YORK

SCALE: 1" = 100'
REVISED: MARCH 20, 2020



FERGINON & FOSS
PROFESSIONAL LAND SURVEYORS, INC.
170 WEST 100th STREET, SUITE 100
ROCKY HILL, CT 06067
TEL: 860-399-1111
FAX: 860-399-1112