

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
2025-0153

Date Issued: **December 17, 2025**

In the Matter of the Application of
WURTMANN FAMILY IRREVOCABLE TRUST
Permittee
for a permit pursuant to 9 NYCRR Part 578

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):
**1. Wurtmann Family Irrevocable
Trust**

SUMMARY AND AUTHORIZATION

This permit authorizes installation of an on-site wastewater treatment system in an area classified Low Intensity Use 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 the authorized on-site wastewater treatment system 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 0.5±-acre parcel of land located on Hunt Lake Road in the Town of Corinth, 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 58.13, Block 1, Parcel 15, and is described in a deed from Jonathan and Beth Wurtman to the Wurtmann Family Irrevocable Trust, and recorded in the Saratoga County Clerk's Office as Instrument 2021-012945.

The project site contains shoreline on Hunt Lake and contains Value "2" deciduous swamp and emergent marsh wetland cover types associated with Hunt Lake. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site or Hunt Lake.

The project site is improved by a pre-existing single family dwelling and on-site wastewater treatment system.

PROJECT DESCRIPTION

The project as conditionally approved herein includes construction of a replacement single family dwelling and the installation of a replacement on-site wastewater treatment system.

The project is shown on the following maps, plans, and reports (Project Plans):

- "Survey of Lands of Wurtmann Family Irrevocable Trust," prepared by All-Points Land Survey, PLLC, dated October 15, 2024, and received by the Agency on July 9, 2025 (Survey Map);
- "178 Hunt Lake Rd.," prepared by Saratoga Septic Systems, dated September 23, 2025, and received by the Agency on September 24, 2025 (Septic Plan); and
- "Proposed Replanting," received by the Agency on September 16, 2025 (Planting Plan).

A reduced-scale copy of the Septic Plan and the Planting Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Adirondack Park Agency regulations at 9 NYCRR § 578.2, a permit is required from the Adirondack Park Agency prior to the establishment of the absorption field of any on-site wastewater treatment system within 100 feet of any wetland 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 Septic 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 2025-0153, issued December 17, 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 installation of an on-site wastewater treatment system on the project site in the location and footprint shown and as described on the Septic Plan. Any change to the location or footprint of the authorized system shall require prior written Agency authorization.
6. The authorized wastewater treatment system on the project site shall be installed within five years of the date of issuance of this permit in conformance with the location and design shown on the Septic Plan. 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.

7. The project shall be undertaken in compliance with the erosion control measures depicted on the Septic Plan.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. 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.

10. Outside of the "Silt Fence," and "Limits of Clearing and Grading," as depicted and described on the Septic Plan, 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.
11. All trees, shrubs and plants depicted and described on the Planting Plan shall be planted no later than the first spring or fall planting season after final grading related to the construction of the single family dwelling and onsite wastewater treatment system on the project site. Trees, shrubs and plants that do not survive shall be replaced annually until established in a healthy growing condition.
12. The undertaking of any activity involving wetlands other than as authorized herein 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 single family dwelling and on-site wastewater treatment system 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity 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 result in minimal degradation or destruction of the wetland or its associated values, and is the only alternative which reasonably can accomplish the applicant's objectives.

PERMIT issued this 17th day
of December, 2025.

ADIRONDACK PARK AGENCY

BY: J. M. Burth
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 17th day of December 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

Stephanie L. Petith
Notary Public



FINAL
P2025-0153

DATE ADDED
WETLAND FLAGS SHOWN



RECEIVED
Date: September 16, 2025

PRINTS WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND ORIGINAL SIGNATURE
ARE CONSIDERED PRELIMINARY AND UNAUTHORIZED PRINTS.

SUBJECT PARCEL

Lands of
Wurtmann Family
Irrevocable Trust
B.2021, P. 2845
58.13-1-15
Area=25,846± Sq Ft



MAP NOTES

1. NORTH ORIENTATION IS PER MAP REFERENCE NUMBER ONE
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF PAF OR UP TO DATE TIF REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.
3. THE SURVEYED PARCEL IS SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE TRAVELING TRAIL TRIBAL OF CORINTH OR COUNTY OF SARATOGA MAY HAVE OVER THE TRAVELED WAY OF HUNT LAKE ROAD OR TO ANY RIGHT OF WAY OF RECORD.
4. THE SHORE OF HUNT LAKE WAS LOCATED DURING OCTOBER, 2024.
5. ELEVATION DATUM IS ASSUMED.
6. WETLANDS SHOWN HEREON WERE FLAGGED BY ADIRONDACK PARK AGENCY STAFF DURING APRIL, 2025.

SURVEY OF LANDS OF JOHN E. GRAHAM AND LOREN D. LEAR, PREPARED BY ALL-POINTS LAND SURVEY, PLLC AND DATED 8-4-03.

178 HUNT LAKE ROAD

Survey of Lands of
Wurtmann Family Irrevocable Trust

ALL - POINTS
Land Survey, PLLC

146 GAGE HILL ROAD
LAKE LUZERNE, NEW YORK 12848
Phone: 318-696-1177



Reduced Scale Copy
Not for Tax Map Purposes

