

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](http://www.apa.ny.gov)

APA Permit  
2025-0255

Date Issued: **January 5, 2026**

In the Matter of the Application of  
**CHRISTOPHER D. HELBLING**  
**GINA L. HELBLING**  
**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. Christopher D. Helbling**  
**2. Gina L. Helbling**

**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  $25.97\pm$  acres consisting of two parcels of land as follows:

- A  $25.44\pm$ -acre parcel improved by an existing single family dwelling and located on Drager Road in the Town of Providence, Saratoga County, in an area classified as Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as as Tax Map Section 133, Block 1, Parcel 79.1, and is described in a deed from Timothy Butler to Christopher D. Helbling and Gina L. Helbling, dated May 31, 2016, and recorded June 7, 2016 in the Saratoga County Clerk's Office under Instrument Number 2016-016871. The single family dwelling was constructed in 2016.
- A  $0.53\pm$ -acre parcel improved by a pre-existing single family dwelling and located on Drager Road in the Town of Providence, Saratoga County, in an area classified as Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as as Tax Map Section 133, Block 1, Parcel 41, and is described in a deed from Christine M. Samon a/k/a Christine M. Meinhold to Christopher D. Helbling and Gina L. Helbling, dated January 31, 2018 and recorded February 20, 2018 in the Saratoga County Clerk's Office under Instrument Number 2018-005096.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the subdivision of the  $25.44\pm$ -acre parcel into a  $3.0\pm$ -acre lot (Lot 1) and a  $22.44\pm$ -acre lot (Lot 2). Lot 2 will be merged with the adjacent Tax Map Parcel 133.-1-41 to create a  $22.97\pm$ -acre lot.

The project is shown on a single-sheet site plan titled, "Attachment D Site Plan" prepared by Christopher D. Helbling, dated August 1, 2025 and received by the Agency on November 17, 2025 (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, 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 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 2025-0255, issued January 5, 2026, 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 Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. Within 30 days of conveyance of Lot 2, a new deed shall be filed in the Saratoga County Clerk's office describing Lot 2 and Tax Map Parcel 133.-1-41 as a single, un-divided lot.
7. The undertaking of any activity involving wetlands shall require a new or amended permit.
8. There shall be no more than two principal buildings located on Lot 2, in addition to the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
9. There shall be no more than one principal building located on Lot 1 at any time. The single family dwelling constructed in 2016 constitutes a principal building.

#### **CONCLUSIONS OF LAW**

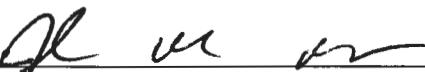
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- 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; 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 5<sup>th</sup> day  
of January, 2026.

ADIRONDACK PARK AGENCY

BY:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 5<sup>th</sup> day of January in the year 2026, 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

STEPHANIE PETITH  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Essex County  
Commission Expires April 15, 2029

RECEIVED  
ADIRONDACK PARK AGENCY  
NOV 17 2025



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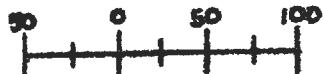
HECKER

DRAGER RD.

KEICHER

ATTACHMENT D  
SHEET 3  
SITE PLAN  
AUGUST 1, 2025  
CHRISTOPHER D. HELBLING  
P.N. 2025 -0255

SCALE: 1" = 100'



○ = WELL

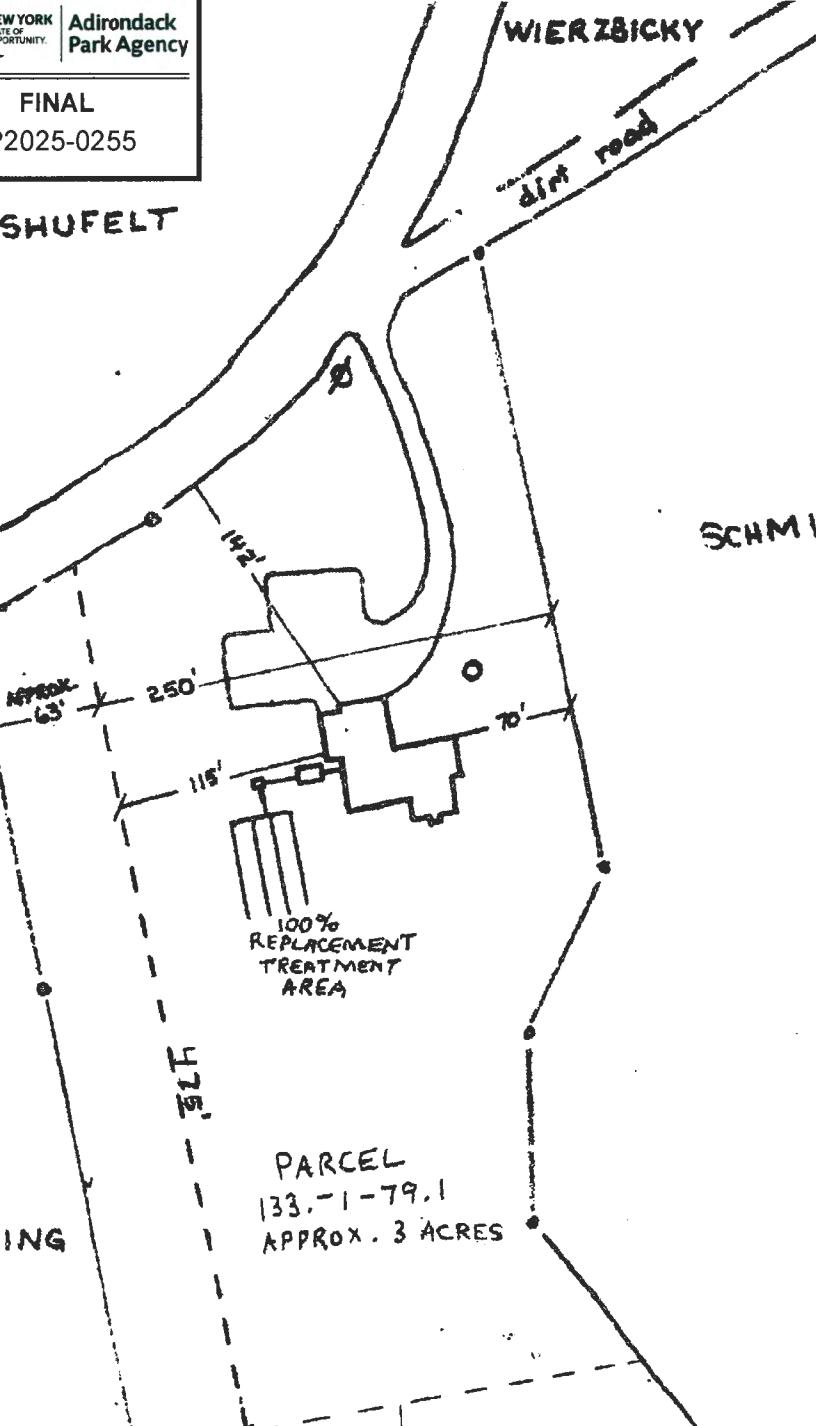
● = STEEL ROD

---- = WET LANDS

∅ = UTILITY POLE

---- = PROPOSED BOUNDARY

SET BACKS: 25' SIDES/BACK  
50' ROAD



PARCEL  
133-1-41  
APPROX. 23 ACRES

Reduced Scale Copy  
Not for Tax Map Purposes