

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
2025-0282

Date Issued: **January 23, 2026**

In the Matter of the Application of

**MICHAEL CHRYS, GEORGE R. HEARST, III &
CHRISTINE E. HEARST
Permittees**

for a permit pursuant to § 809 of the Adirondack
Park Agency Act and 9 NYCRR Part 578

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):

- 1. Michael Chrys**
- 2. George R Hearst, III**
- 3. Christine E. Hearst**

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Queensbury, Warren County.

This authorization shall expire unless recorded in the Warren 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 Agency will consider the project in existence when the permit has been recorded.

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 Warren 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 8.55-acre parcel of land located near Forest Road and Knox Road in the Town of Queensbury, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as:

- Tax Map Section 226.19, Block 1, Parcel 37 (Parcel 37) comprised of 7.25 acres, described in a deed from Jane B. Dubin to Michael Chrys, dated November 12, 2016, and recorded in the Warren County Clerk's Office under Book 5466, Page 40; and
- Tax Map Section 226.19, Block 1, Parcel 38.1 (Parcel 38.1) comprised of 1.30 acres, described as a portion of a deed from James Shea et al. to George R. Hearst, III and Christine E. Hearst, dated April 19, 2008, and recorded under Book 3562, Page 147.

The project site also contains wetlands associated with a stream. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

Parcel 37 is improved by an existing single family dwelling with an on-site wastewater treatment system.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of Parcel 37 to create:

- A 2-acre lot improved by an existing single family dwelling (Lot 1); and
- A 5.25-acre vacant lot (Lot 2); and
- The merger of Lot 2 with Parcel 38.1 to create a 6.56-acre lot.

Parcel 37 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 subdivisions from this larger property in approximately 1993 and 1998. As these subdivisions involved wetlands, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, Parcel 37 shall be recognized as lawful for Agency purposes.

The project is shown on the map and plan, "Map of a Boundary Line Adjustment made for George Hearst & Michael Chrys," prepared by Van Dusen & Steves Land Surveyors, dated June 9, 2025, and received by the Agency on November 26, 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 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 Warren 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 2025-0282, issued January 23, 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 a new or amended permit.
6. Within 30 days of conveyance of Lot 2, a new deed shall be filed in the Warren County Clerk's office describing Lot 2 and Parcel 38.1 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require written Agency authorization.
7. Any new land use and development, surface disturbance or vegetation cutting and/or vegetation removal on Lot 1 and/or Lot 2 shall require written Agency authorization.
8. The undertaking of any activity involving wetlands not 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 subdivision and merger authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Queensbury;
- 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;
- c. 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
- d. 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.

Dated: January 23, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By:


John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 26th 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

