


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2025-0258</b></p>
<p>In the Matter of the Application of</p> <p><b>TOWN OF CORINTH</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: <b>February 18, 2026</b></p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. Town of Corinth</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes construction of new town park facilities in an area classified Recourse Management 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 County Clerk's Office. The Agency will consider the project in existence when the parking lot closest to NYS Route 9N is constructed.

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 47.69±-acre parcel of land located on NYS Route 9N in the Town of Corinth, Saratoga County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 73, Block 2, Parcel 61, and is described in a deed from The County of Saratoga to The Town of Corinth, dated April 2, 2020, and recorded July 1, 2020 in the Saratoga County Clerk's Office under Instrument Number 2020016533.

The project site is partially located within 300 feet of the edge of the right-of-way of NYS Route 9N. The project site also contains wetlands associated with a pond in the southwest corner of the project site.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves construction of new town park facilities. The site will be accessed from NYS Route 9N and contain two parking areas, two athletic recreation fields, and walking trails. No lighting is proposed, and the use will be served by commercial outhouses.

Existing access to the project site is from NYS Route 9N. This access will be improved and has been reviewed by the NYS Department of Transportation.

The project is shown on the following Project Plans:

- a 28-sheet set of plans titled "New Town Park at 4874 Route 9N, Tax Map Parcel #73.-2-61," prepared by The LA Group, dated November 17, 2025 and received by the Agency on November 20, 2025 (Site Plans);
- a single-sheet plan titled "Landscape Restoration Plan: Overall Project Area," prepared by The LA Group, last revised December 12, 2025 and received by the Agency on December 15, 2025 (Landscaping Plan);
- a single-sheet seed mix list titled "Native Steep Slope Mix w/ Annual Ryegrass – ERNMX-181," prepared by Ernst Seeds, dated November 4, 2025 and received by the Agency on November 4, 2025 (Seed Mix Sheet); and
- a 150-page Stormwater Pollution Prevention Plan, titled "Stormwater Pollution Prevention Plan for Corinth 9N Town Park," prepared by The LA Group, PC, last revised November 4, 2025 and received by the Agency on November 20, 2025 (SWPPP).

A reduced-scale copy of the Sheet L1.0 of the Site Plans, titled "Site Materials Plan: Overall Project Area," 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 new land use or development of Resource Management lands within 300 feet of the edge of the right-of-way of any state highway 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 land use or development of Resource Management lands that is not included on either the list of primary uses or secondary uses for Resource Management areas.

**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, for as long as the town park facilities (parking lots, recreational fields) remain on the site. Copies of this permit and the Project Plans 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 2025-0258, issued February 18, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of new town park facilities in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the facilities shall require prior written Agency authorization.
6. Other than the commercial outhouses authorized herein, the construction of any structure on the project site shall require prior written Agency authorization.
7. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development not authorized herein within 300 feet of the right of way of NYS Route 9N will require a new or amended permit.
8. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the construction of any dwelling or other principal building on the project site shall require a new or amended permit.
9. Installation of any on-site wastewater treatment system on the project site shall require prior written Agency authorization.
10. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan and as depicted and described on the Project Plans.

11. 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.
12. The installation of any lighting on the project site shall require prior written Agency authorization.
13. All signs associated with the town park on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
14. Within 100 feet of the edge of right-of-way of NYS Route 9N and within 100 feet of wetlands, 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 a) within the limits of clearing shown on the Project Plans and b) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. All seeding shall be undertaken as described in the Landscaping Plan and utilizing the seed mix described in the Seed Mix Sheet. Mowing of the areas shown on the Landscaping Plan as to be seeded shall only occur before May 1, and/or after November 1 of any year.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than one principal building located on the project site at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

### **CONCLUSIONS OF LAW**

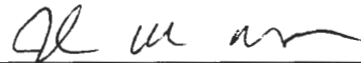
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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.

Dated: February 18th, 2026

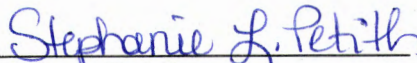
Ray Brook, New York

**ADIRONDACK PARK AGENCY**

By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 18th day of February 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.

  
Notary Public

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

