

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 2025-0198
In the Matter of the Application of SUSAN NYSTORIAK & KRISTY OBIDZIENSKI Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: May 7, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Susan Nystoriak 2. Kristy Obidzienski

SUMMARY AND AUTHORIZATION

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

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when the permit is recorded in the Clinton County Clerk's Office.

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 46.29± acres consisting of two parcels of land as follows:

- A 46.12±-acre parcel of land located on Cringle Road in the Town of Saranac, Clinton County, in an area classified Rural Use and Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 216, Block 1, Parcel 76.1, and is described in a deed from Michael E. Guzzo and Deborah Guzzo to Susan Nystoriak, dated March 11, 2024, and recorded March 19, 2024 in the Clinton County Clerk's Office under Instrument Number 2024-00336631 (Parcel 76.1).
- A 0.52±-acre parcel of land located on Cringle Road in the Town of Saranac, Clinton 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 216, Block 1, Parcel 76.2, and is described in a deed from Deborah Guzzo and Susan M. Derasmo to Krisy Obidzienski, dated April 28, 2009, and recorded April 30, 2029 in the Clinton County Clerk's Office under Instrument Number 2009-00223676 (Parcel 76.2).

The project site contains wetlands associated with a minor tributary to Middle Saranac River. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

Parcel 76.1 is improved by an existing single family dwelling, on-site wastewater treatment system, water supply well, and a shed. Parcel 76.2 is improved by an existing single family dwelling, on-site wastewater treatment system, water supply well, and a chicken coop.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the subdivision of the 46.12±-acre parcel into one 45.77±-acre lot (Lot 1) and one 0.34±-acre parcel (Lot 2). Lot 2 will be merged with the adjacent Parcel 76.2.

Parcel 76.2 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 subdivision from this larger property in 1993. As this subdivision involved wetlands and resulted in the creation of a parcel containing less than 2.75 acres on Low Intensity Use lands, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, the project site shall be recognized as lawful for Agency purposes.

The project is shown on a single-sheet survey titled, "Map of the Survey showing the 2026 subdivision of certain lands of Susan Nystoriak", prepared by Robert M. Sutherland, P.C., and dated January 29, 2026 and received by the Agency on March 12, 2026 (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.

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 Low Intensity Use lands that results in the creation of a non-shoreline lot smaller than 2.75 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 Clinton 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 2025-0198, issued May 7, 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 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 Clinton County Clerk's office describing Lot 2 and Parcel 76.2 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 10 principal buildings located on the Low Intensity Use portion of Lot 1 at any time. The single family dwelling constructed in 1976

herein constitutes a principal building. 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 the Rural Use portion of Lot 1 at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
10. There shall be no more than one principal building on the merged parcel consisting of Lot 2 and Parcel 76.2 at any time. The single family dwelling constructed on Parcel 76.2 in 1994 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:

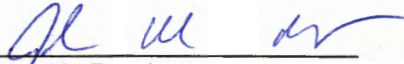
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Low Intensity Use and Rural Use land use areas;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use and Rural Use land use areas;
- 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.

Dated: May 7th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

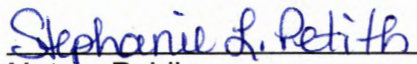


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 7th day of May 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

[illegible]

Michael E. Guzzo and Deborah Guzzo to Susan Hyobson by dated deed of March 14, 2004 and recorded in Deed Instrument # 2004-238631 on March 18, 2004 in the Canyon County Clerk's Office.

1. "Revised Steel Corp. 1-year Earnings," U.S. Steel of Decatur, Ala., prepared by S.M. L.B. dated December 10, 1980 and filed in the Clinton County Clerk's Office on December 20, 1980 as filed map A-83.
2. "Map Showing a Tract of Land to be Conveyed to Alachua and Alachua County, Florida," prepared by J. Edgar Smith, Jr., dated July 20, 1989 and submitted to Clerk first filed map 506.
3. "Plan of the Subdivisions of Land of 1/4 Section 4, Twp. 36 N., Range 15 W., 1981 and 1982 and the Clinton County Clerk's Office on September 20, 1989 as filed map 507.

Verdey certify that this survey was prepared from data and maps of record and from an accurate survey performed on 15/04/24, 10/07/24 & 10/10/24

