

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 2026-0083
	Date Issued: July 29, 2026
In the Matter of the Application of PAUL H. FORD, GREGORY COURTNEY COLEMAN, MARY TOWER, and HAROLD BELANGER, JR. 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. Paul H. Ford 2. Gregory Courtney Coleman 3. Mary Tower 4. Harold Belanger, Jr.

SUMMARY AND AUTHORIZATION

This permit authorizes a four-lot subdivision in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of AuSable, 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 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 comprised of four adjoining parcels of land located on New York State Route 9N in the Town of AuSable, Clinton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map, further described as follows:

- Tax Map Section 335.1, Block 1, Parcel 28.41, described in a deed from Sheila Anderson to Paul H. and Judith A. Ford, dated June 21, 2005, and recorded September 19, 2005 in the Clinton County Clerk's Office under Instrument Number 2005-00187074;
- Tax Map Section 335.1, Block 1, Parcel 25, described in a deed from Champ Davis to Gregory Courtney Coleman, dated September 2, 2020, and recorded September 17, 2020 in the Clinton County Clerk's Office under Instrument Number 2020-00310109;
- Tax Map Section 335.1, Block 1, Parcel 24, described in a deed from Champ Davis to Mary Tower, dated May 24, 2024, and recorded June 3, 2024 in the Clinton County Clerk's Office under Instrument Number 2024-00337879; and
- Tax Map Section 335.1, Block 1, Parcel 23, described in a deed from Debra Ann Pelkey, Beverly Thwaits, Catherine Swiesz, and Harold Belanger, Jr. to Harold Belanger, Jr., dated February 28, 2023, and recorded March 17, 2023 in the Clinton County Clerk's Office under Instrument Number 2023-00330431.

The project site contains wetlands located in the southwest portion of Tax Map Parcel 335.1-1-28.41. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

Tax Map Parcels 335.1-1-23, 335.1-1-24, and 335.1-1-25 each contain one pre-existing single family dwelling and associated on-site wastewater treatment system. Tax Map Parcel 335.1-1-28.41 contains one commercial use building and associated on-site wastewater treatment system, as authorized by Agency Permit 2005-0059.

Tax Map Parcel 335.1-1-28.41 was created as "Tax parcel 41" as authorized by Agency Settlement Agreement 2005-0045.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a four-lot subdivision of the 4.6±-acre Tax Map Parcel 335.1-1-28.41, creating a 0.67±-acre lot (Parcel 1) to be merged with Tax Map Parcel 335.1-1-25, a 0.26±-acre lot (Parcel 2) to be merged with Tax Map Parcel 335.1-1-24, a 0.79±-acre lot (Parcel 3) to be merged with Tax Map Parcel 335.1-1-23, and a 2.88±-acre lot containing an existing principal building. No new land use or development is proposed.

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

- One sheet titled "Survey Map for Ford Subdivision 2025," prepared by Machabee Land Surveying, and received by the Agency on March 9, 2026 (Site Plan); and
- A map titled "Project Site for APA Project P2026-0083", prepared by Mary Tower, received by the Agency on May 26, 2026 (Septic Location Map).

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 Moderate Intensity Use lands that results in the creation of a non-shoreline lot smaller than 0.92 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 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All conditions in Permit 2005-0059 remain in full force and effect.
5. All conditions in Settlement Agreement 2005-0045 remain in full force and effect.
6. 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 2026-0083, issued July 29, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. Subject to the conditions stated herein, this permit authorizes a subdivision and merger as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
8. Within 30 days of conveyance of Parcel 1, a new deed shall be filed in the Clinton County Clerk's office describing the 0.67±-acre lot and Tax Map Parcel 335.1-1-25 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
9. Within 30 days of conveyance of Parcel 2, a new deed shall be filed in the Clinton County Clerk's office describing the 0.26±-acre lot and Tax Map Parcel 335.1-1-24 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.

10. Within 30 days of conveyance of Parcel 3, a new deed shall be filed in the Clinton County Clerk's office describing the 0.79±-acre lot and Tax Map Parcel 335.1-1-23 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
11. The undertaking of any new land use or development on Tax Map Parcel 335.1-1-28.41 shall require prior written Agency authorization.
12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no principal buildings located on the merged Tax Map Parcel 335.1-1-23 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
14. There shall be no principal buildings located on the merged Tax Map Parcel 335.1-1-24 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
15. There shall be no principal buildings located on the merged Tax Map Parcel 335.1-1-25 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
16. There shall be no more than three principal buildings located on Tax Map Parcel 335.1-1-28.41, in addition to the existing commercial use building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

CONCLUSIONS OF LAW

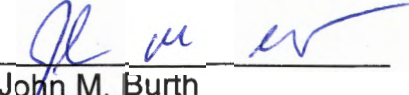
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- 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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity 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.

Dated: July 30th, 2026

Ray Brook, New York

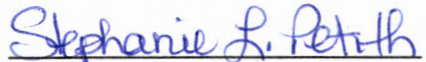
ADIRONDACK PARK AGENCY

By: 

John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of July 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.

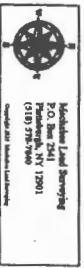

Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2027

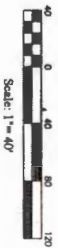
North Arrow
based on NAD 1983 N.T. Zone



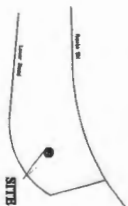
LOWER ROAD



Michael Land Surveying
P.O. Box 344
Pittsford, NY 14534
(518) 578-7800
Computer Aided Mapping & Drafting



GENERAL LOCATION MAP



NOTES

1. Reproduction or copying of this document may be a violation of copyright law.
2. The location of underground improvements are not shown. The improvements are not shown by surveyor's certificate.
3. Unsubstantiated allegations or evidence to a surveying agency or a surveying agency may result in the surveyor's license being suspended or revoked.
4. Only boundary survey maps with the surveyor's seal and signature are valid. Other types of survey maps are not valid.

LEGEND

• Survey point
N 75°37'48"W - 100.00' Surveyed distance
--- Not Surveyed distance

ZONING TABLE		
REQUIREMENT - CITY OF PITTSFORD	ALLOWED	
Minimum lot area	1.3 acres	
Min. lot width	100'	
Min. front setback	10'	
Min. side and rear setbacks	10'	
Min. lot coverage	25%	



SEWER MAP
FORD SUBDIVISION 2025
TOWN OF ALBANY, CANTON COUNTY, NY