

THIS IS A TWO-SIDED DOCUMENT

 NEW YORK STATE 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 2026-0140
In the Matter of the Application of CLIFFORD H. MCKINLEY and PATTI J. MCKINLEY Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: September 24, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Clifford H. McKinley 2. Patti J. McKinley

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 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 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 151.9±-acre parcel of land located on Ryan Road in the Town of Saranac, Clinton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 202, Block 3, Parcel 20, and is described in a deed from Dolores T. Blaso, by Paul Peter Blaso to Clifford H. McKinley and Patti J. McKinley, dated November 20, 2024, and recorded November 25, 2024 in the Clinton County Clerk's Office under Instrument Number 2024-00341133.

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

The project site is improved by a pre-existing single family dwelling, and a single family dwelling constructed in 2025.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of a 151.9±-acre lot, creating a 2±-acre lot improved by a pre-existing single family dwelling (Lot 1), and a 149.9±-acre lot improved by an existing single family dwelling (Lot 3). No new land use and development is proposed or authorized herein.

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

- One-page sheet titled "Revised Site Plan, APA Project No. 2026-140, Clifford and Patti McKinley, Town of Saranac- Clinton County, Tax Map No. 202.-3-20", prepared by Mark Petrashune, LLS, and last revised August 3, 2026 (Site Plan); and
- Two-page set maps titled "McKinley Project 2026- Revised", prepared by Mark Petrashune, LLS, and last revised June 30, 2026 (Subdivision Plan).

A reduced-scale copy of the Site Plan and sheet one of the Subdivision Plan for the project, are 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 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 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, 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 2026-0140, issued September 24, 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. The construction of any additional dwelling or other principal building on Lot 3 shown on the Site Plan shall require prior written Agency authorization.
7. The construction of any accessory structure on the project site shall require prior written Agency authorization.
8. Within 100 feet of the wetlands depicted on the Site Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. The undertaking of any new land use or development within 200 feet of the wetlands depicted on the site plan shall require prior written Agency authorization. The undertaking of any activity involving wetlands shall require a new or amended permit.
10. There shall be no principal buildings located on Lot 1 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.

11. There shall be no more than 18 principal buildings located on Lot 3 at any time. The single family dwelling constructed on the property in 2025 constitutes a principal 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, 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:

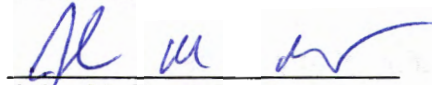
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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: September 24th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

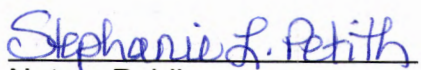
By:



John M. Burth
Deputy Director, Regulatory Programs

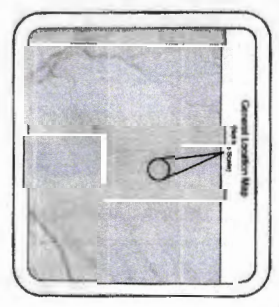
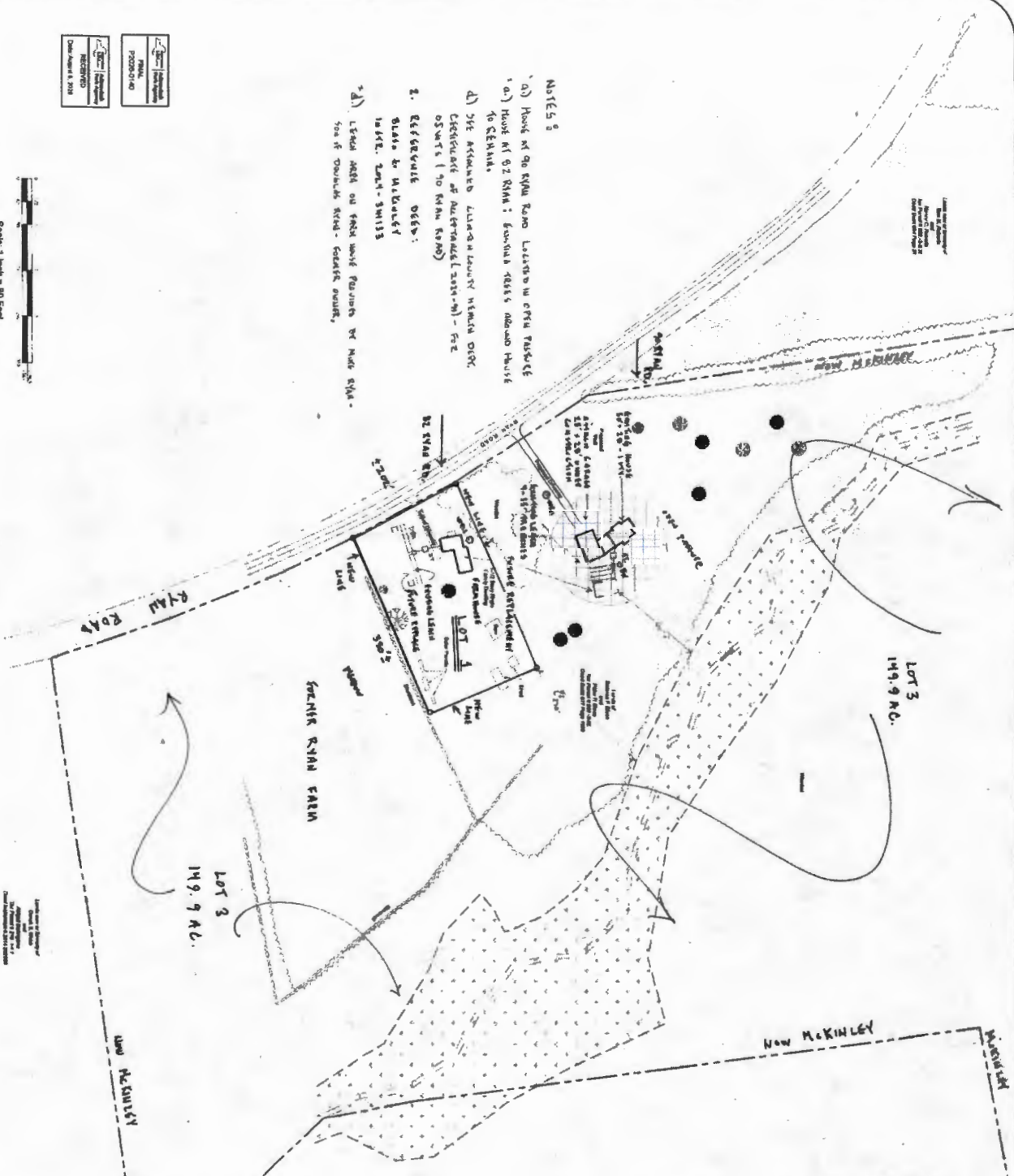
STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of September 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

Scale 1 inch = 80 Feet

- NOTES
1. House at 80 Ryan Road, Littleton, CO, 80120, is to be replaced by a new house of 52 ft x 34 ft, 1.5 story, modern design, to be built.
 2. The attached 1.5 story house, 52 ft x 34 ft, is to be replaced by a new house of 52 ft x 34 ft, 1.5 story, modern design, to be built.
 3. The attached 1.5 story house, 52 ft x 34 ft, is to be replaced by a new house of 52 ft x 34 ft, 1.5 story, modern design, to be built.
 4. The attached 1.5 story house, 52 ft x 34 ft, is to be replaced by a new house of 52 ft x 34 ft, 1.5 story, modern design, to be built.
 5. The attached 1.5 story house, 52 ft x 34 ft, is to be replaced by a new house of 52 ft x 34 ft, 1.5 story, modern design, to be built.



This map is prepared by
 the City of Littleton, Colorado
 and is subject to the provisions of
 the Colorado Revised Statutes
 and the City of Littleton, Colorado
 and is not to be used for any other
 purpose without the written consent
 of the City of Littleton, Colorado.

Legend:

	Property line
	Adjoining property line
	Water body
	Highway right-of-way
	Existing structure
	Proposed structure

REVISED SITE PLAN
 APP. PROJECT NO. 2024-100
 CLIFFORD & TERRI MCKINLEY
 OWNER OF PROPERTY - CLIFFORD & TERRI MCKINLEY
 TOWN MAP NO. 2023-2-20

Revisited: July 3, 2024, and
 information is provided as of the date
 of the map. If there is any change, it is
 the responsibility of the owner.

Site Plan Prepared by: Clifford & Terri McKinley Clifford H. McKinley Terri J. McKinley	
No. Revision Date	Date 08/20/24 1/1

Clinton County GIS Map New York -

[illegible]

200 m
1,000 ft

LOT 2 IN NORTHWEST CORNER REMOVED FROM PLAN