



Adirondack  
Park Agency

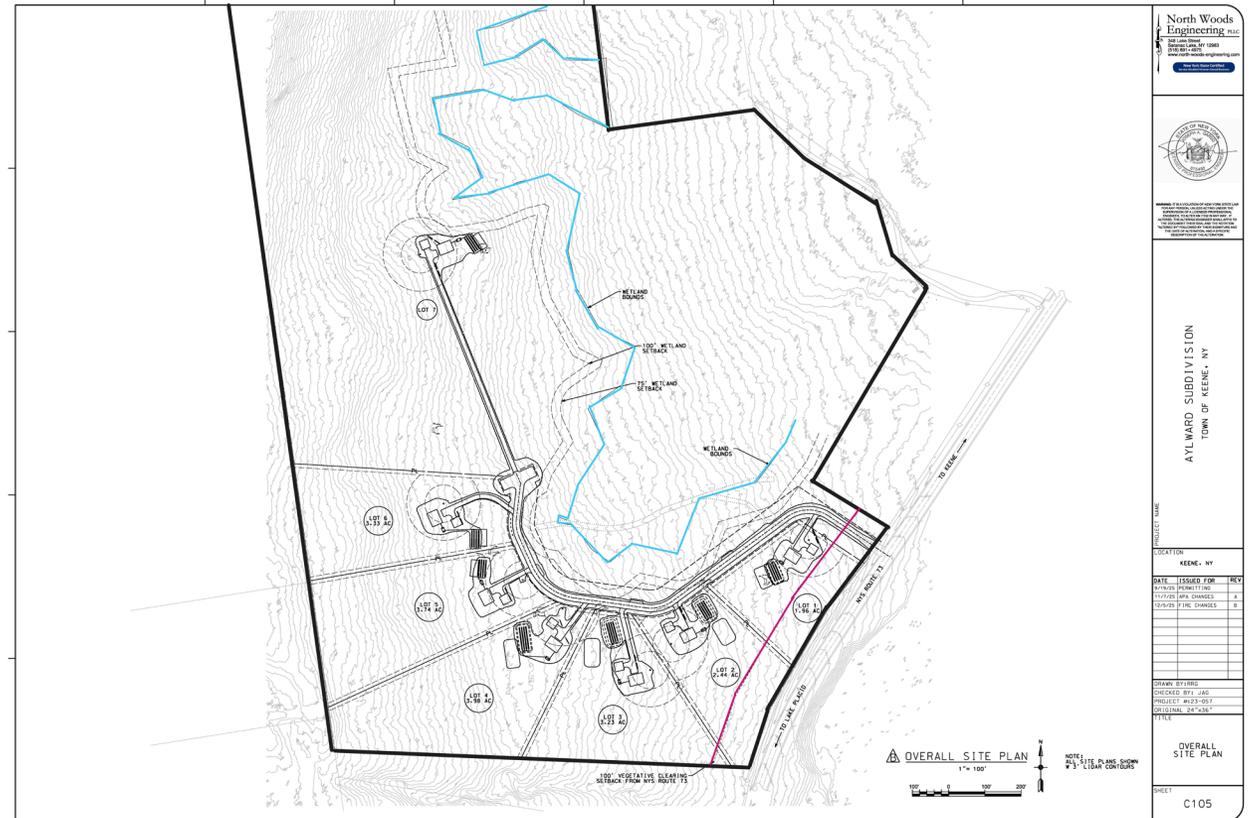
# Philip Aylward & Kathleen Aylward

P2025-0180

January 22, 2026

# Project Overview

- Seven-lot residential subdivision of 168.5-acre vacant parcel
- Six lots less than 4 acres in size
- Shared driveway



# Jurisdiction

- APA Act § 809
  - Class A & B Regional Project
  - Rural Use
  - Class A:
    - subdivision involving wetlands
    - development within 150 feet of State Route 73
  - Class B:
    - non-shoreline Rural Use lot(s) less than 7.35 acres in size
    - more than 10 post-1973 Rural Use lots

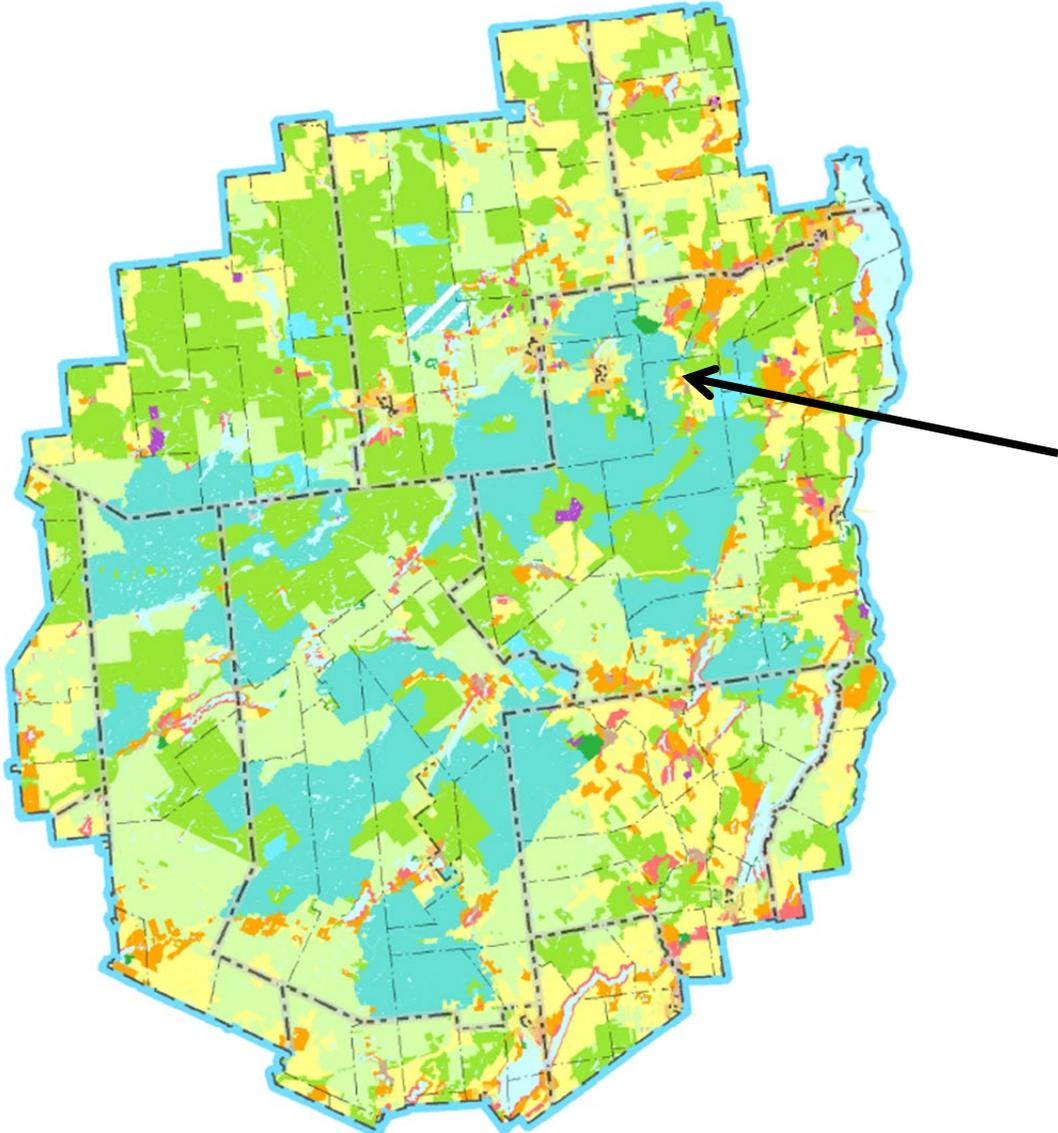
# Conclusions of Law

- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes policies, and objectives of each land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources of the Park
  - Secures natural benefits of wetlands

**Staff Recommendation: Approve with Conditions**

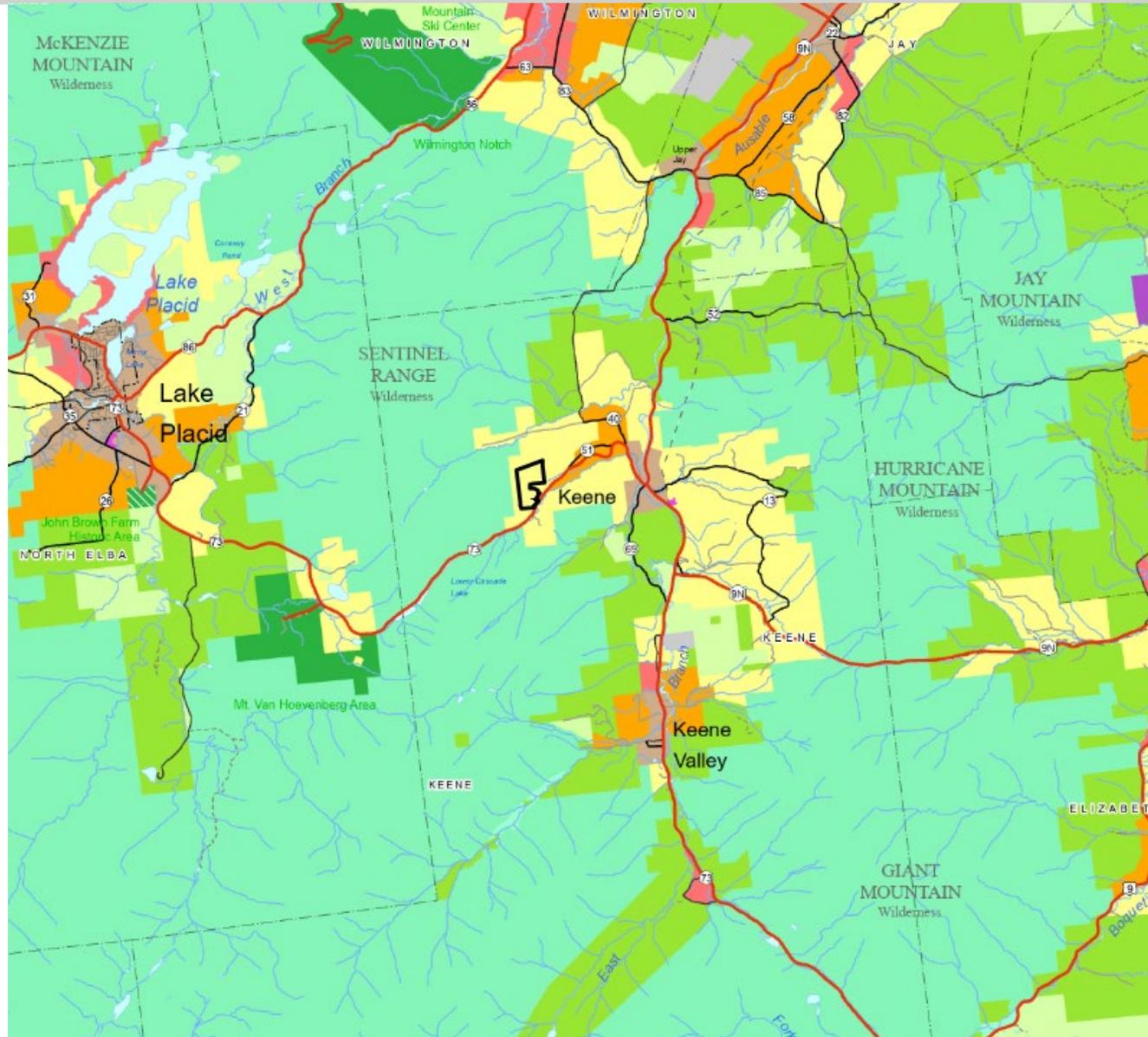
# Project Location

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**Town of Keene  
Essex County**

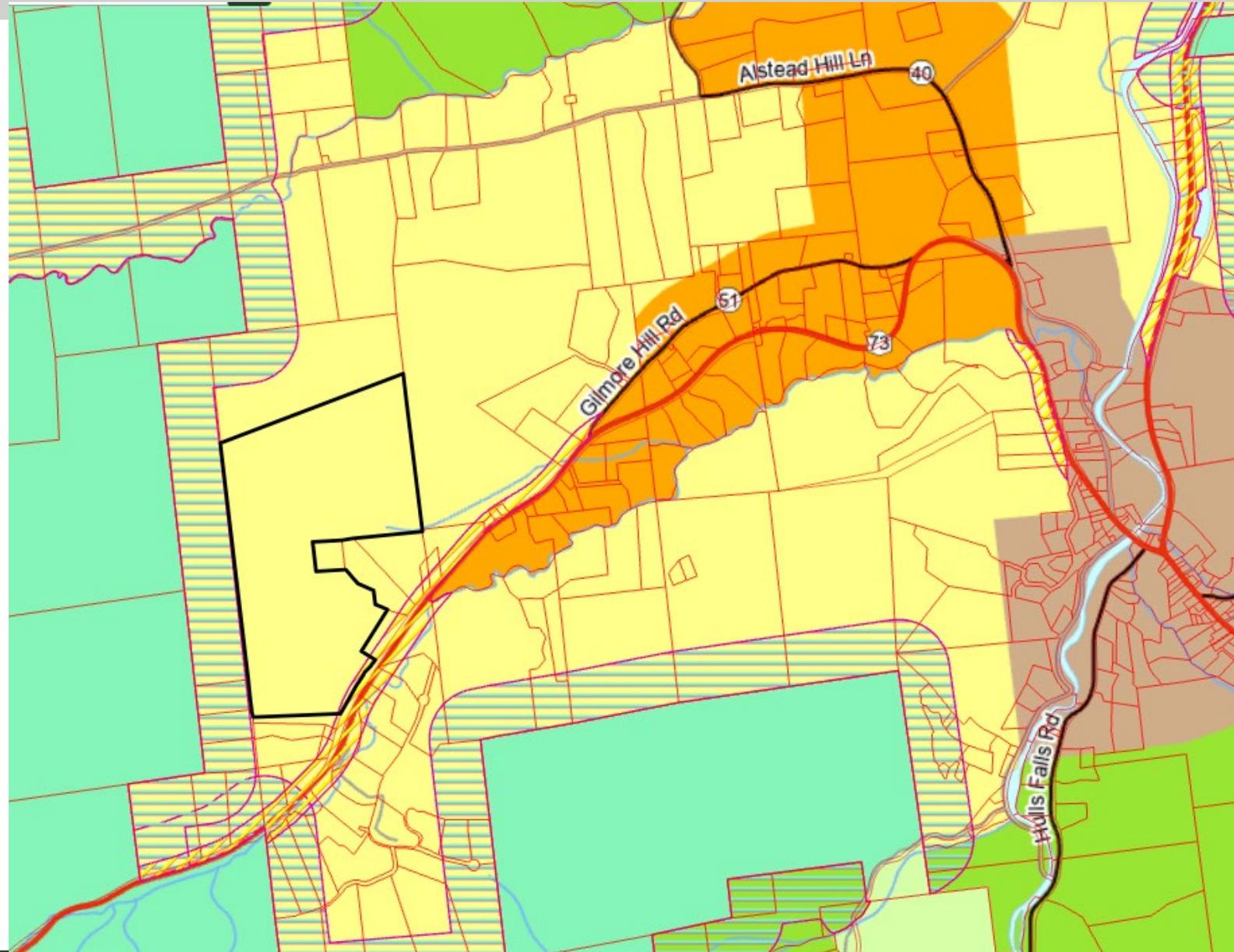
# Project Location



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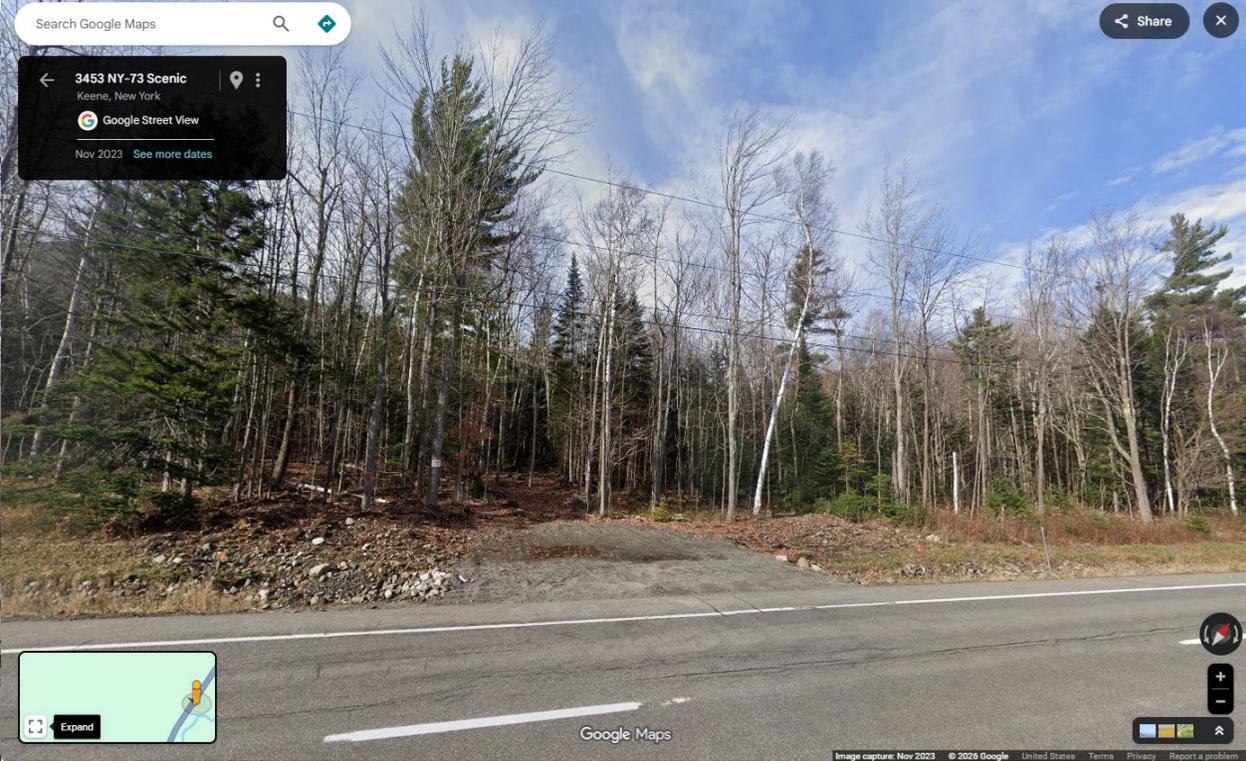
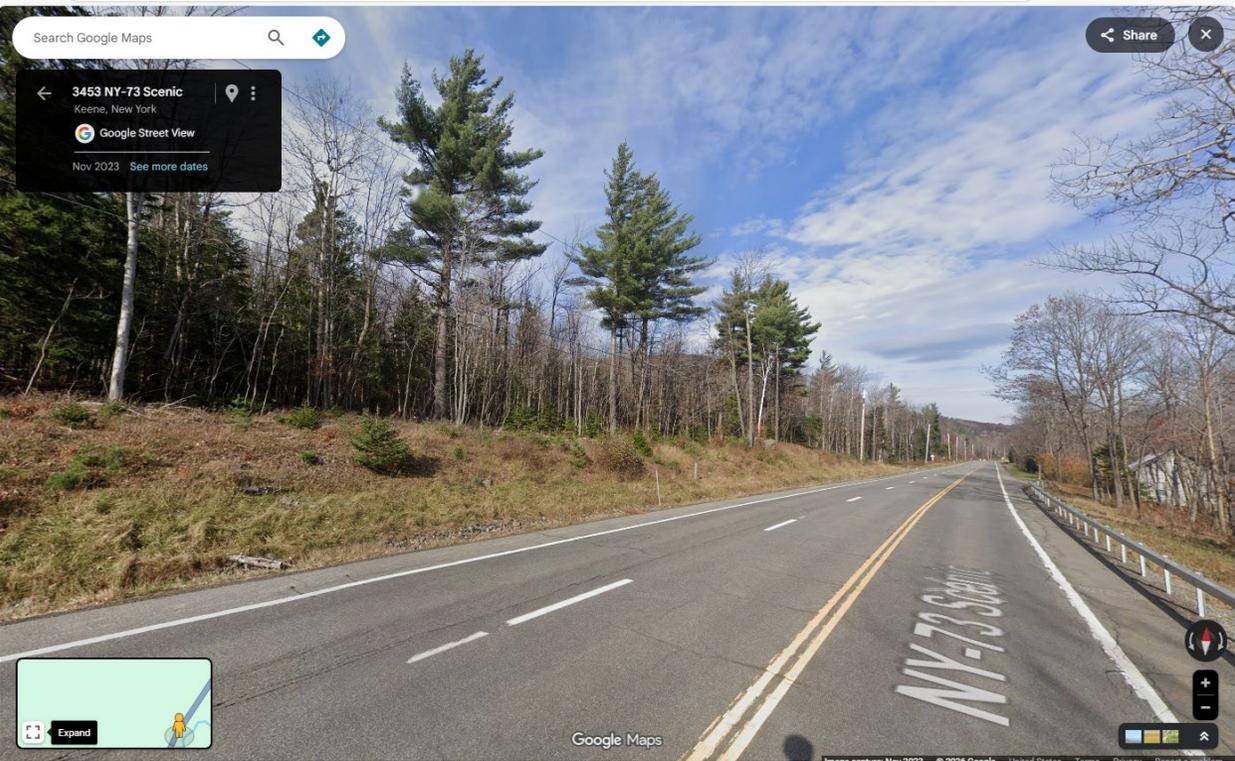
168.5± acres

Rural Use



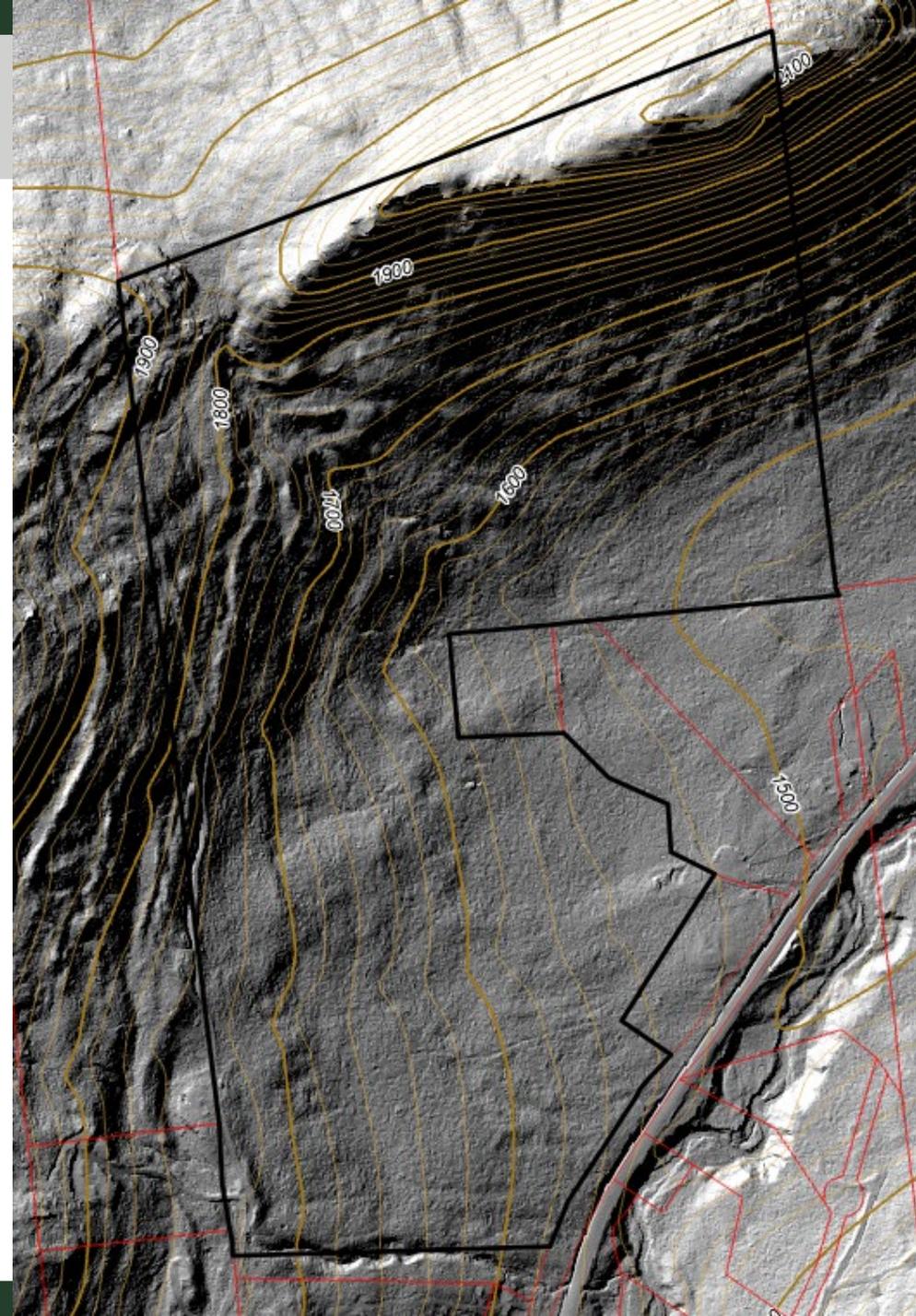
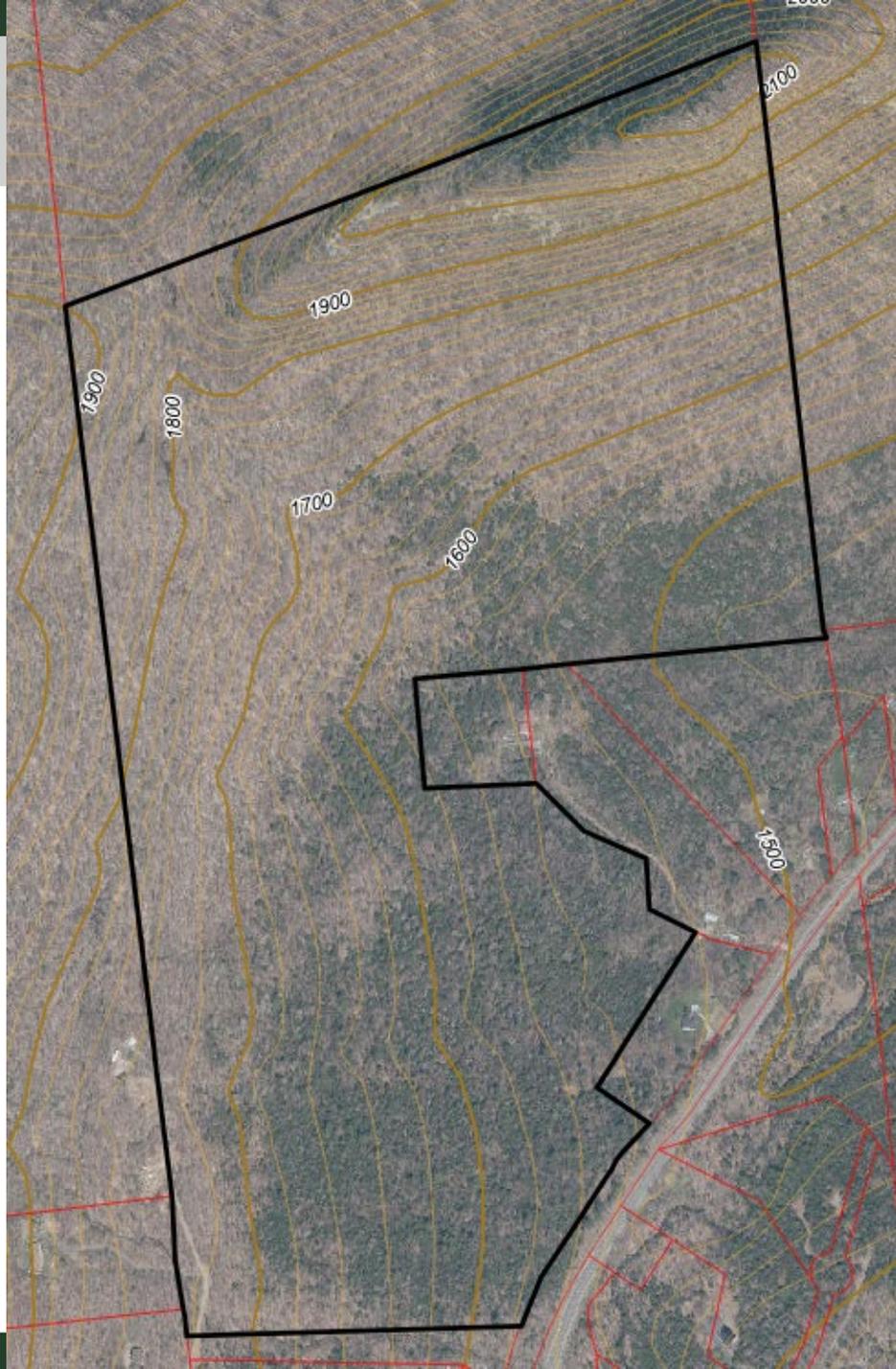
# Existing Conditions

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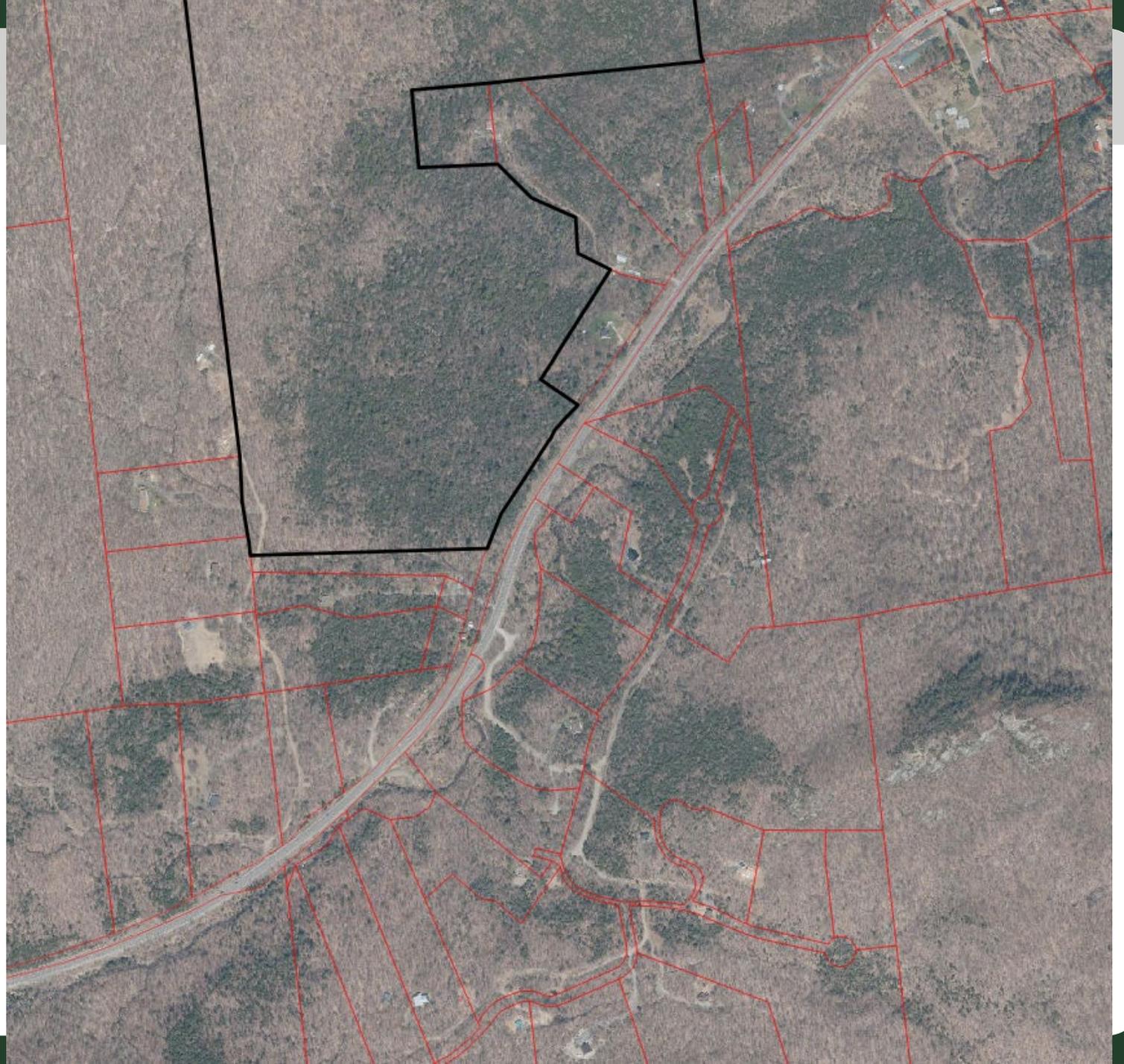


# Existing Conditions



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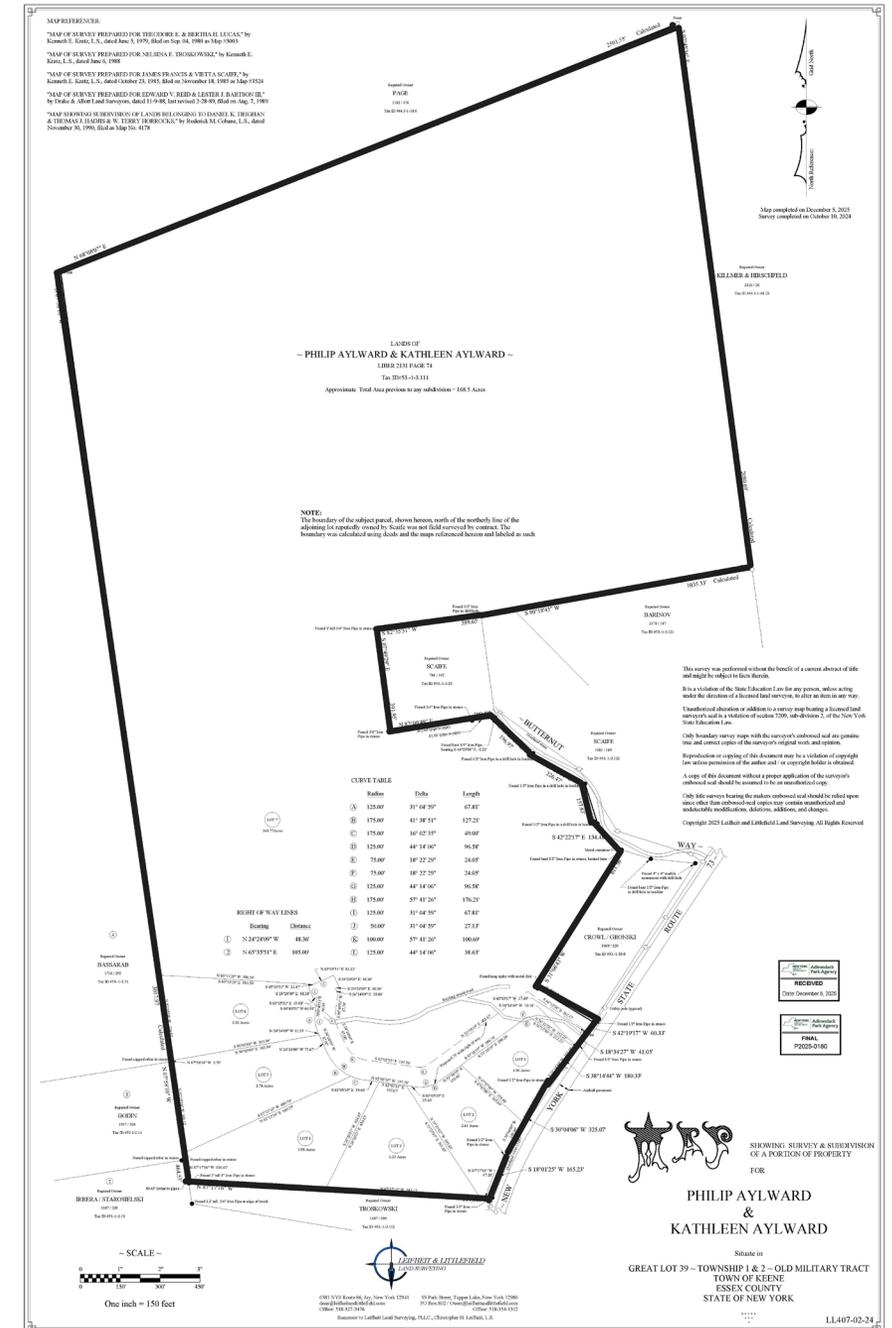
Proximity to  
existing  
development



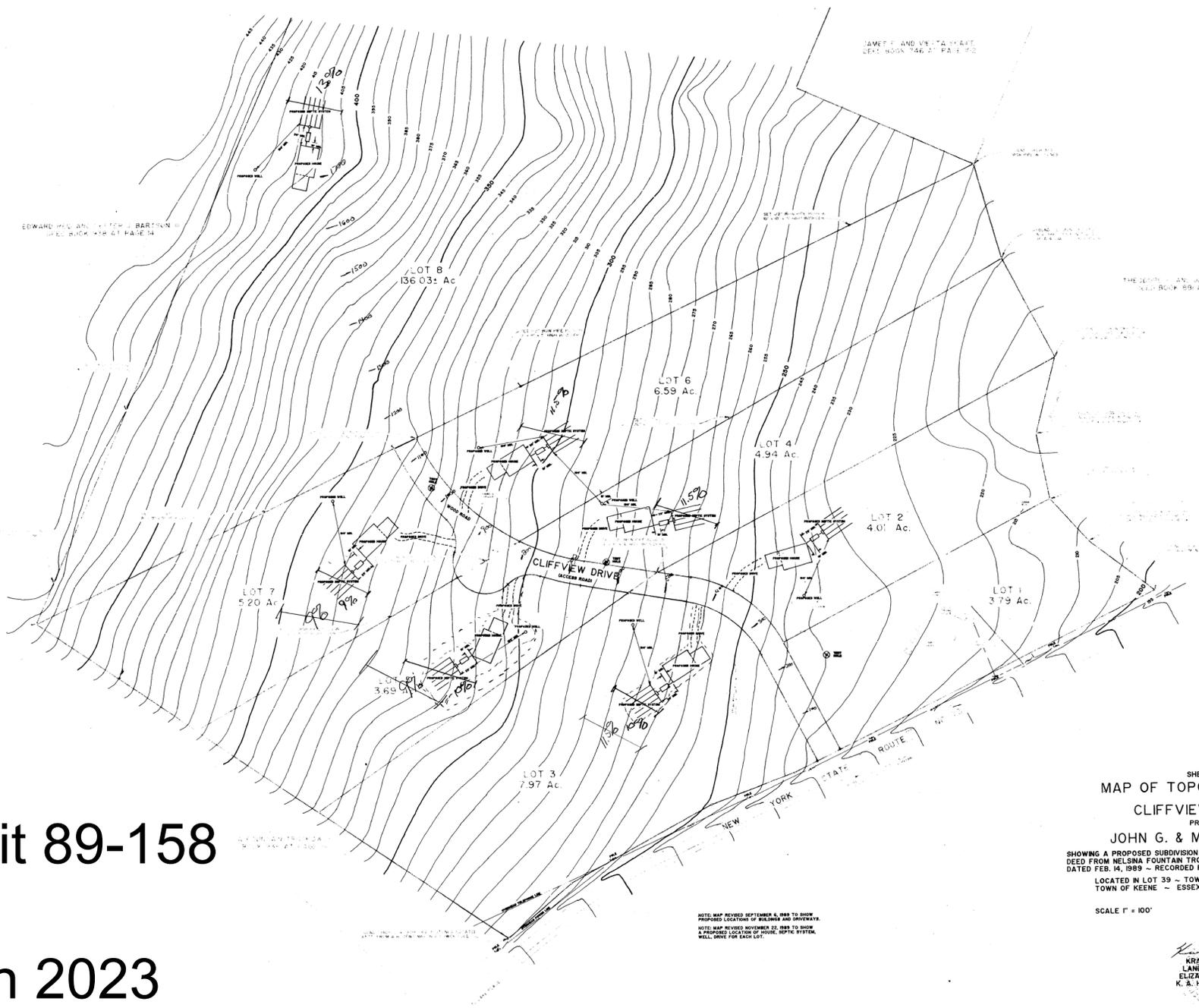
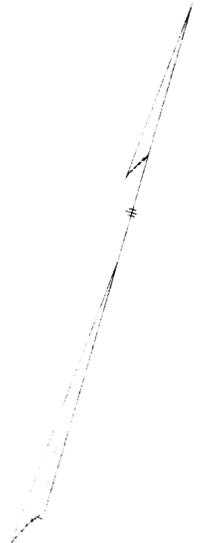
# Proposed Project

# Survey Map

- Seven-lot subdivision of 168.5-acre parcel
- Six lots ranging between 1.96 – 3.98 acres
- Seventh lot: 149.77 acres
- Shared driveway
- One single family dwelling to be constructed on each lot







Agency Permit 89-158  
+  
Proposed in 2023

SHEET 2 OF 3  
MAP OF TOPOGRAPHIC SURVEY  
OF  
CLIFFVIEW SUBDIVISION  
PREPARED FOR  
JOHN G. & MYRA J. ROWLAND  
SHOWING A PROPOSED SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN A  
DEED FROM NELSON FOUNTAIN TROSKOWSKI TO JOHN G. AND MYRA J. ROWLAND  
DATED FEB. 14, 1989 - RECORDED FEB. 15, 1989 IN DEED BOOK 936 AT PAGE 296.  
LOCATED IN LOT 39 - TOWNSHIPS 1 & 2 - OLD MILITARY TRACT  
TOWN OF KEENE - ESSEX COUNTY - STATE OF NEW YORK.

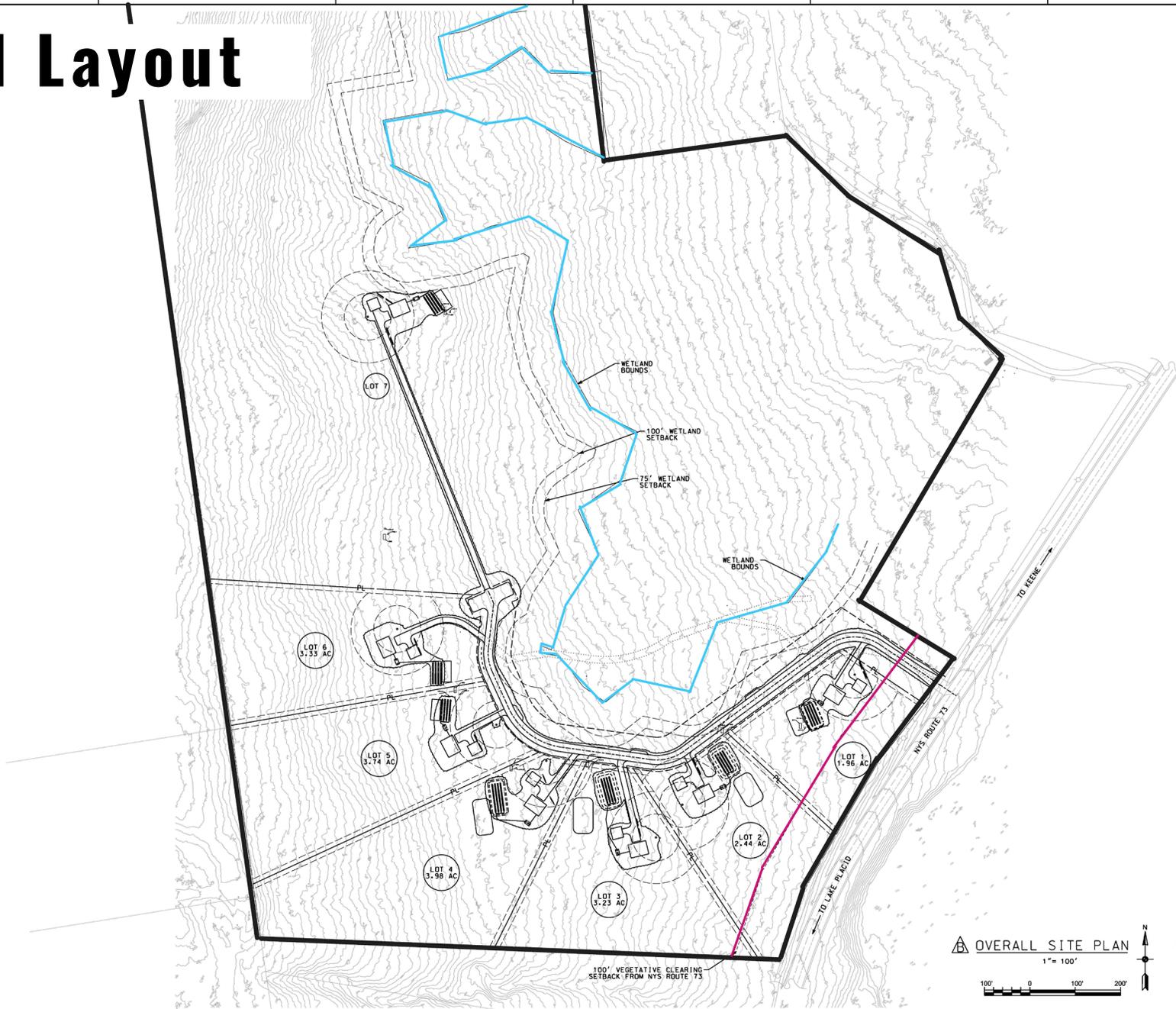
SCALE 1" = 100' AUGUST 8, 1989

NOTE: MAP REVISED SEPTEMBER 4, 1989 TO SHOW  
PROPOSED LOCATION OF BRUSHING AND DRIVEWAYS.  
NOTE: MAP REVISED NOVEMBER 23, 1989 TO SHOW  
A PROPOSED LOCATION OF MOORE OPTIC SYSTEM  
WALL, DRIVE FOR EACH LOT.

Kratz & Hall  
KRATZ & HALL  
LAND SURVEYORS  
ELIZABETHTOWN, NY  
K. A. HALL LS#049787

ED 89-158 A-1

# Proposed Layout



OVERALL SITE PLAN  
1" = 100'

NOTE:  
ALL SITE PLANS SHOWN  
W/ 3' LIDAR CONTOURS

**North Woods Engineering PLLC**  
348 Lake Street  
Saratoga Springs, NY 12863  
(518) 881-4975  
www.northwoods-engineering.com  
New York State Certified  
Professional Engineer



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, IN ANY ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER OR REVISION IN ANY WAY, OR ALTER, THE ACTING ENGINEER'S OR ENGINEER'S DOCUMENT, THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWING BY THEIR SIGNATURE AND THE DATE OF REVISION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT NAME  
**AYLWARD SUBDIVISION**  
TOWN OF KEENE, NY

LOCATION  
KEENE, NY

DATE	ISSUED FOR	REV
9/19/25	PERMITTING	A
11/17/25	APA CHANGES	A
12/5/25	FIRE CHANGES	B

DRAWN BY: RRC  
CHECKED BY: JAG  
PROJECT #: 23-057  
ORIGINAL 24"x36"  
TITLE

OVERALL SITE PLAN

SHEET  
C105

# Lot 1

1.96  
acres





# Lots 5-6

Lot 5 =  
3.74 acres

Lot 6 =  
3.33 acres



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 348 Lake Street  
 Keene, New York 13603  
 (615) 891-4875  
 www.northwoods-engineering.com  
 New York State Certified



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AYLWARD SUBDIVISION  
 TOWN OF KEENE, NY

PROJECT NAME  
 LOCATION  
 KEENE, NY

DATE	ISSUED FOR	REV
8/15/25	PERMITTING	A
11/17/25	APA CHANGES	A
12/5/25	FIRE CHANGES	B

DRAWN BY:RRG  
 CHECKED BY: JAG  
 PROJECT #223-057  
 ORIGINAL 24"x36"  
 TITLE

LOTS 5-6  
 LAYOUT

SHEET  
 C108

# Lot 7

Lot 7 =  
149.77 acres



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AYLWARD SUBDIVISION  
 TOWN OF KEENE, NY

PROJECT NAME

LOCATION  
 KEENE, NY

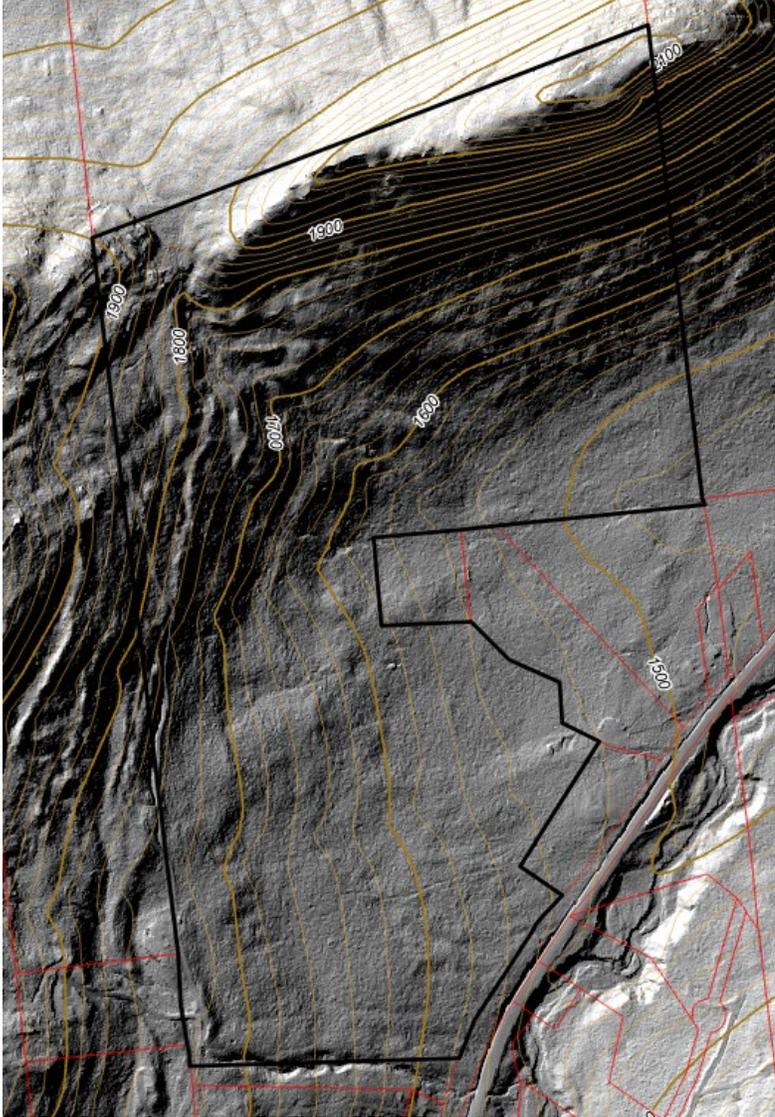
DATE	ISSUED FOR	REV
09/19/25	PERMITTING	
11/7/25	APA CHANGES	A
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DRAWN BY: RRG  
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 PROJECT #: 23-057  
 ORIGINAL: 24" x 36"  
 TITLE

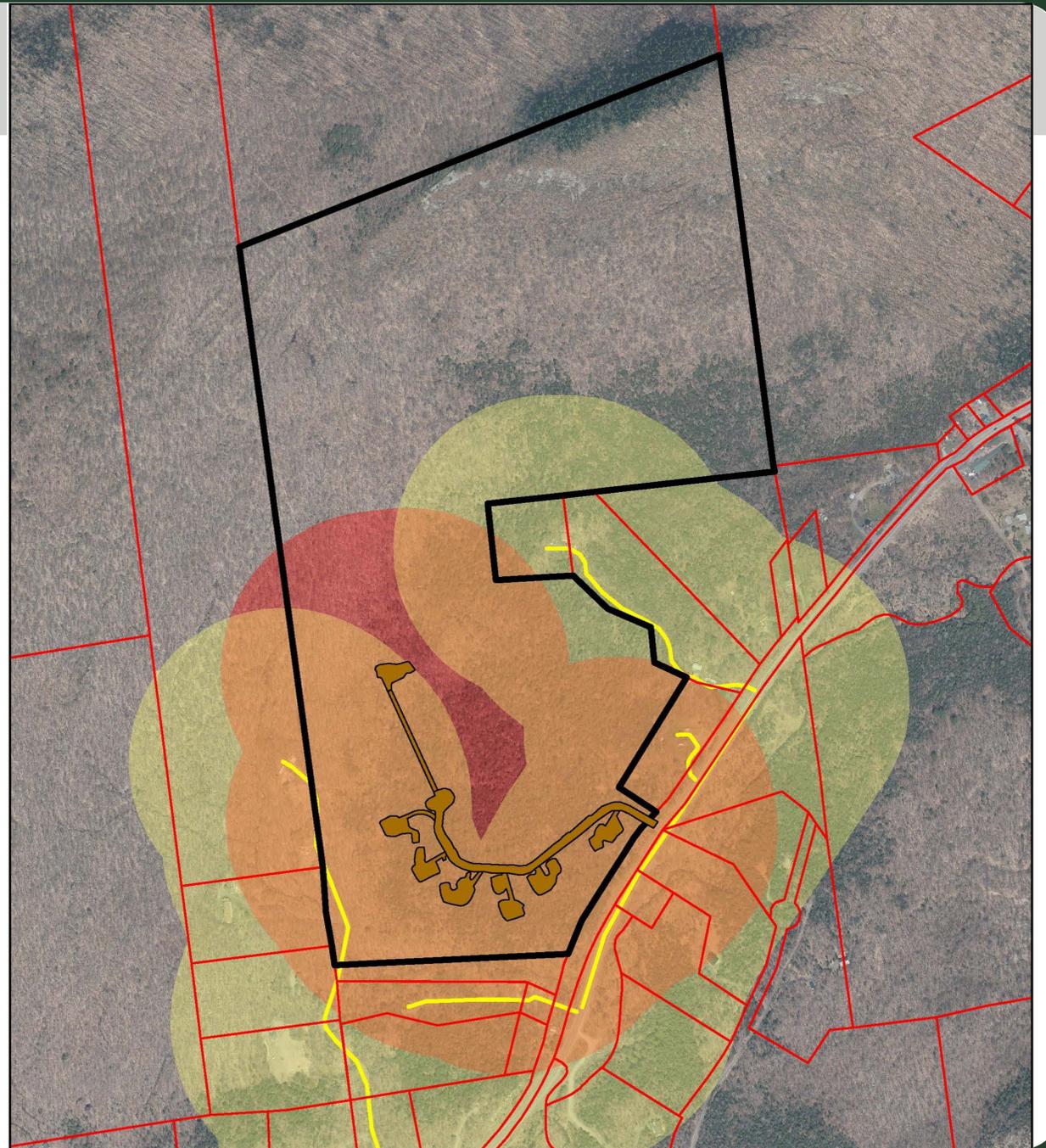
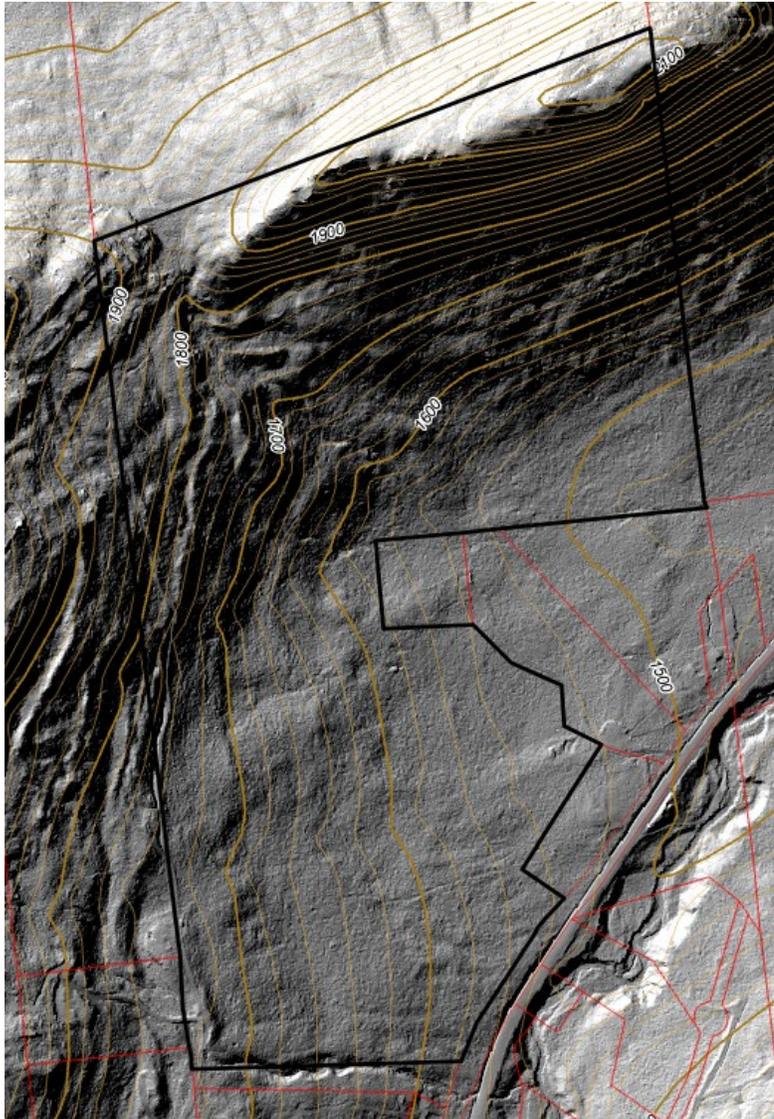
LOT 7 LAYOUT

SHEET  
 C109

# Proximity to Existing Development



# Proximity to Existing Development

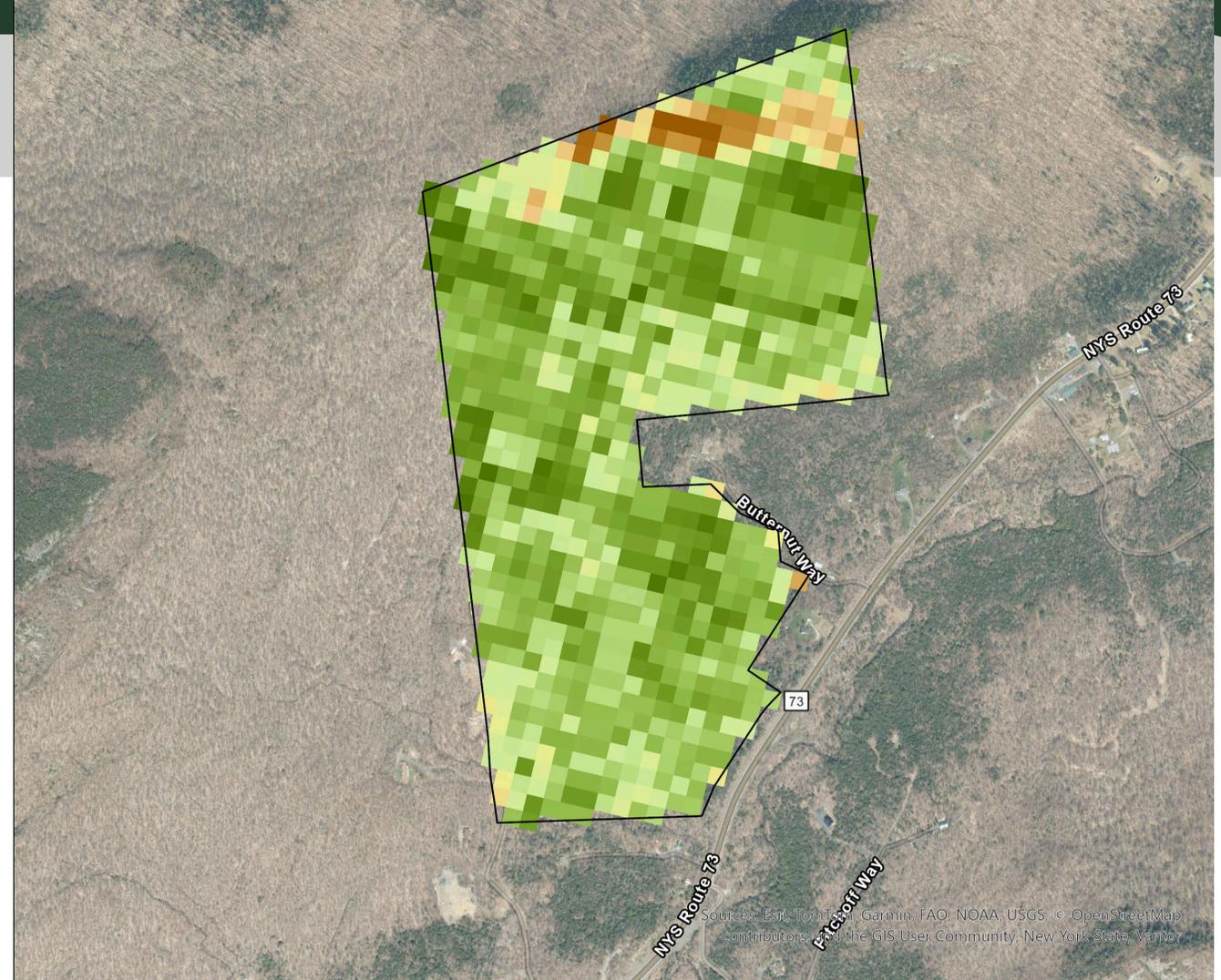


# Carbon Analysis

Stored Carbon in 2019:

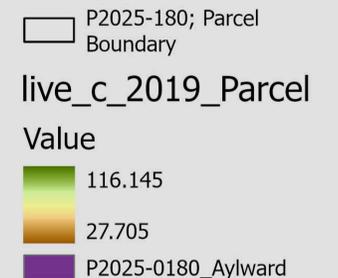
- The project site had an average of 92.49 metric tons of Carbon stored per hectare.
- The Park-wide average was 81.74 metric tons per hectare.

97% of the project site will remain forested.



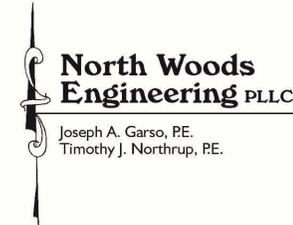
N  
P2025-0180; Aylward  
Carbon Storage, 2019  
Units: Metric Tons Live C / Ha

0 500 1,000 2,000 Feet



# Stormwater Management

- A Stormwater Pollution Prevention Plan (SWPPP) has been reviewed & accepted by Agency staff.
- Erosion & sediment controls to be implemented are depicted on Project Plans.
- All proposed development, including the shared driveway, is located on suitable slopes.



## STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Aylward Subdivision  
Town of Keene, New York

25 July 2025  
Revised 1 December 2025

The following parties are responsible for this SWPPP, and have signed this document as acknowledgment that they have read, understood, and will implement this SWPPP, including all of its attachments:

Owner / Contractor

Date

IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY.



348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • [www.north-woods-engineering.com](http://www.north-woods-engineering.com)  
NYS Certified Service-Disabled Veteran-Owned Business

**Review by Others**

# Review by Others

- NYS Department of Transportation
  - Highway Access Permit was issued for initial access
  - PERM-33 application submitted for shared driveway access
- NYS Department of Health
  - Application submitted
- Town of Keene
  - Pending Planning Board approval, to be presented at February 2026 meeting
  - Fire Dept. reviewed shared driveway & provided comments

# Public Comment

# Public Notice

- Public Notices sent to:
  - Adjoining landowners
  - Town and County Officials
  - Local Government Review Board
- Project Notice posted to:
  - Environmental Notice Bulletin
  - Agency website

# Public Comment

## Nine total comments received

- Two comments in support of the proposal
  - Fits in with existing development in this stretch of Route 73
  - “A cluster of six lots of appropriate size for the area, while leaving the remainder of the 168-acre parcel mostly undeveloped”
  - Need for residential development in the region
- Three comments from adjoining landowners
  - Disruption of peace
  - Decline in property values
  - Parcel sizes too small & too close to existing development

# Public Comment

## Four comments identifying resource concerns

- Habitat fragmentation
  - Lot 7
  - Species-specific concerns
- Wetland & water resources
  - Wetland buffers and runoff
  - Vernal pool inventory
- Rural Use character and Route 73 concerns
  - Safety of shared driveway access
  - Visual concerns

**Staff Recommendation:  
Approve with Conditions**

# Conclusions of Law

- Development authorized:
  - ✓ Consistent with land use and development plan
  - ✓ Compatible with character description and purposes policies, and objectives of each land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ No undue adverse impact on resources of the Park
  - ✓ Secures natural benefits of wetlands

**Staff Recommendation: Approve with Conditions**

# Draft Permit Conditions

- Seven-lot subdivision only as shown on Project Plans;
- One single family dwelling, garage, and septic on each lot only in locations shown on Project Plans;
- Footprint and height limits on authorized structures;
- No guest cottages without prior Agency review;
- Access easement required for shared driveway on Lot 7;
- Vegetation removal only within limits of clearing shown on Project Plans;
- Compliance with SWPPP;
- Structure color condition;
- Lighting condition; and
- Invasive species spread prevention condition.



**Adirondack  
Park Agency**

# **Philip Aylward & Kathleen Aylward**

P2025-0180

January 22, 2026



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