



Adirondack  
Park Agency

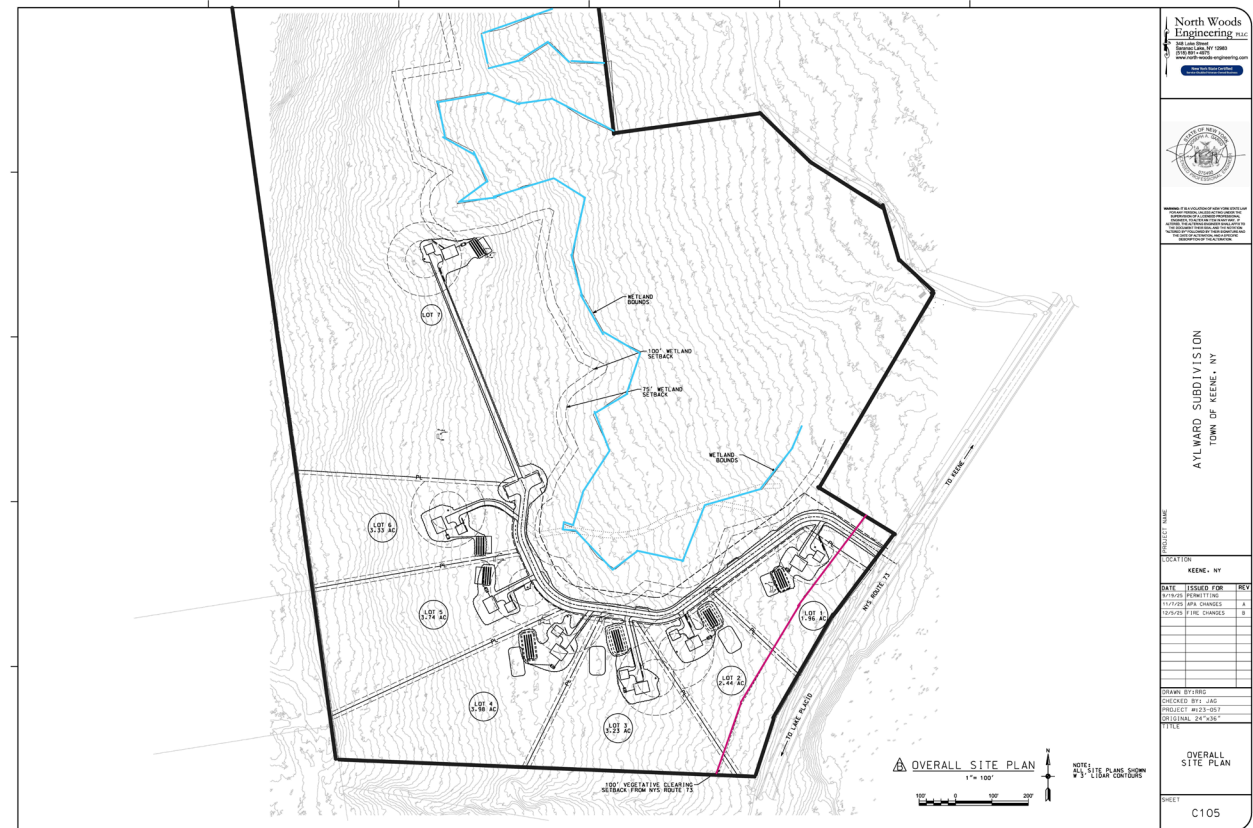
# Philip Aylward & Kathleen Aylward

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

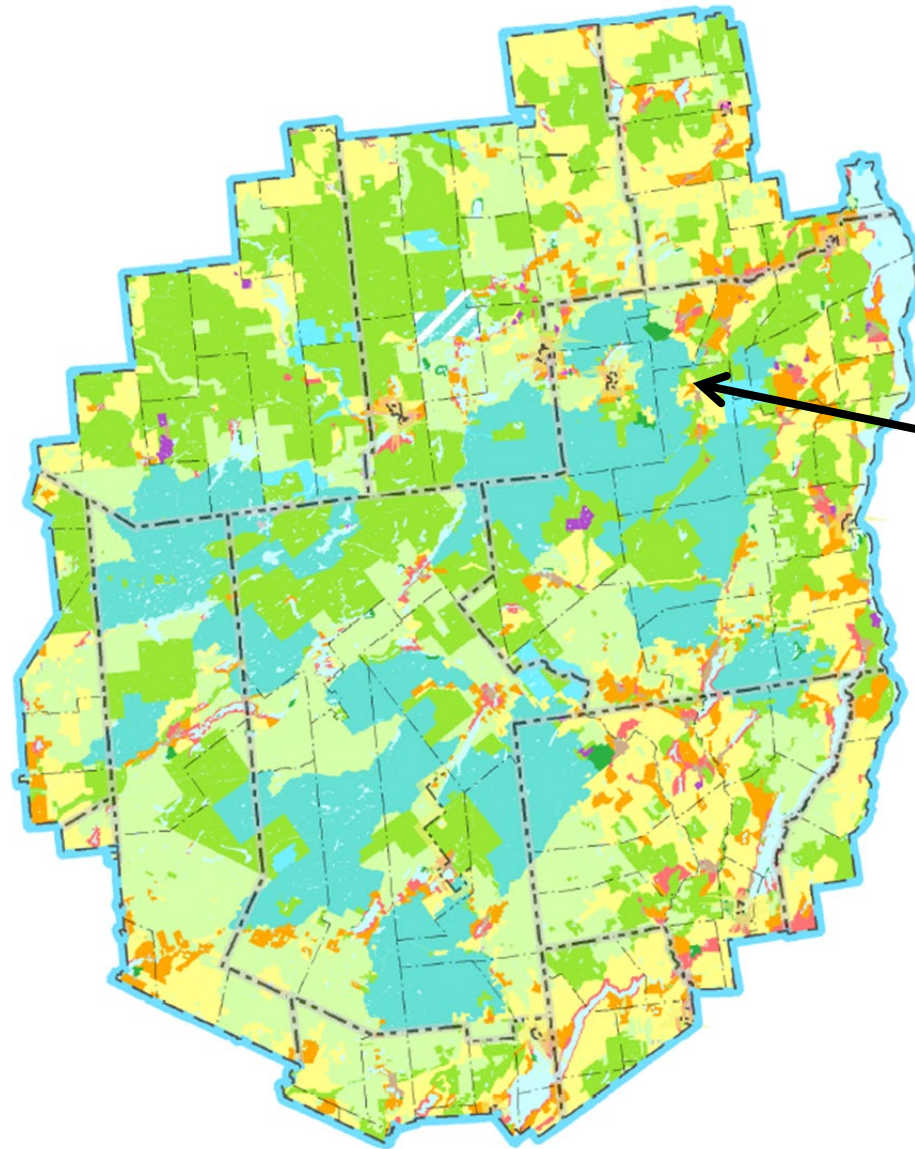
- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes policies, and objectives of each land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources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

**Staff Recommendation: Approve with Conditions**



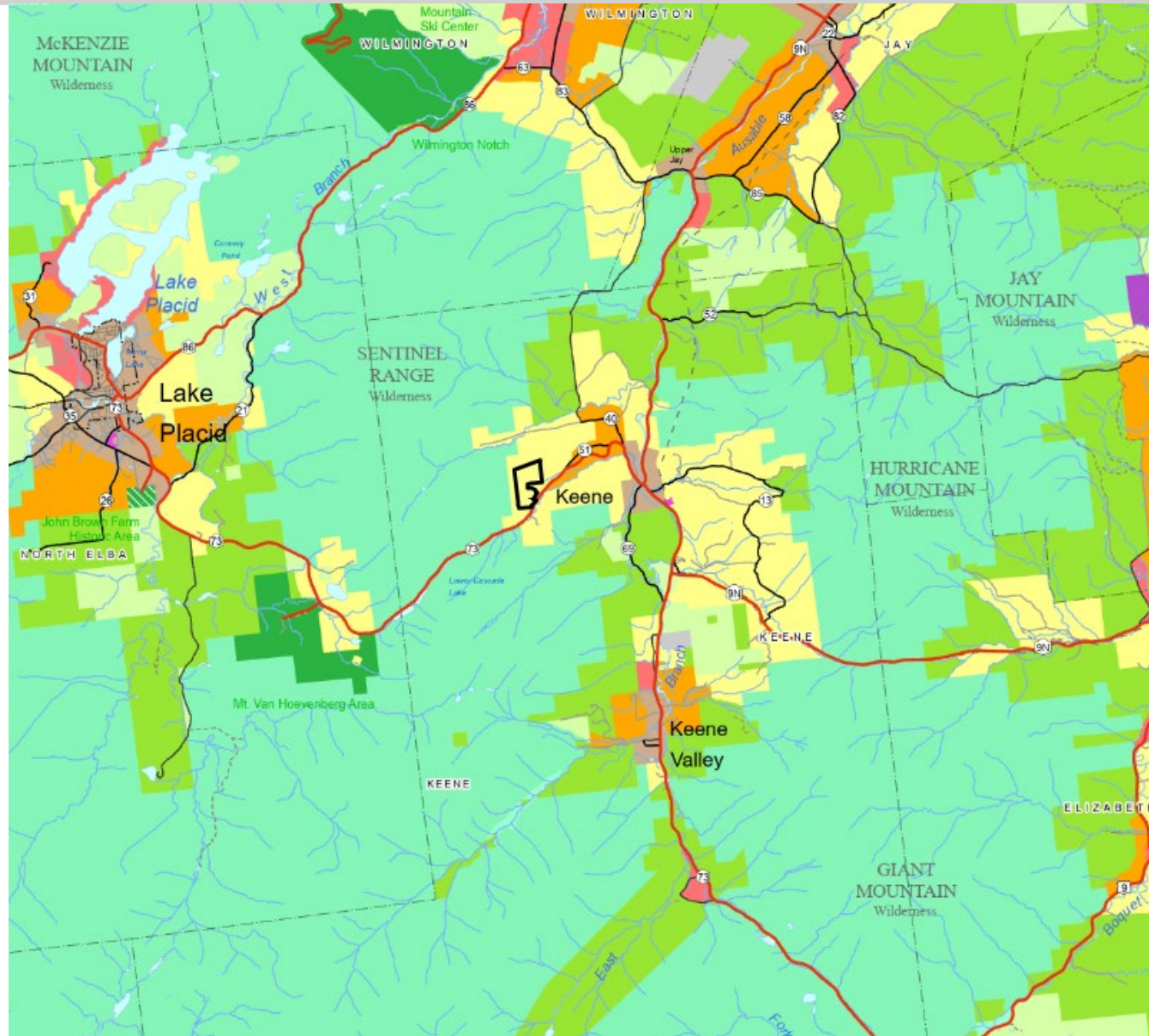
# Project Location

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**Town of Keene  
Essex County**

# Project Location

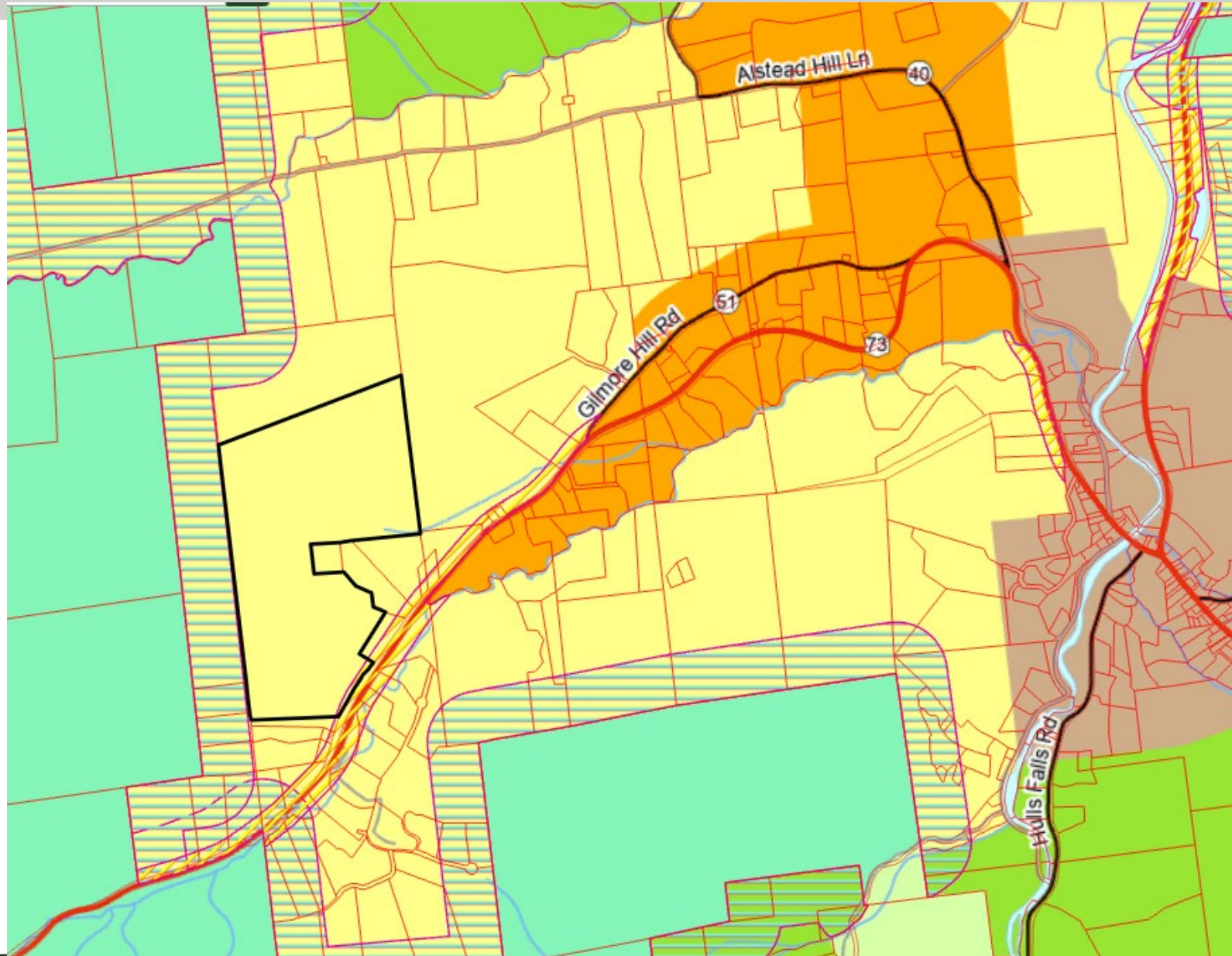




# Project Location

168.5± acres

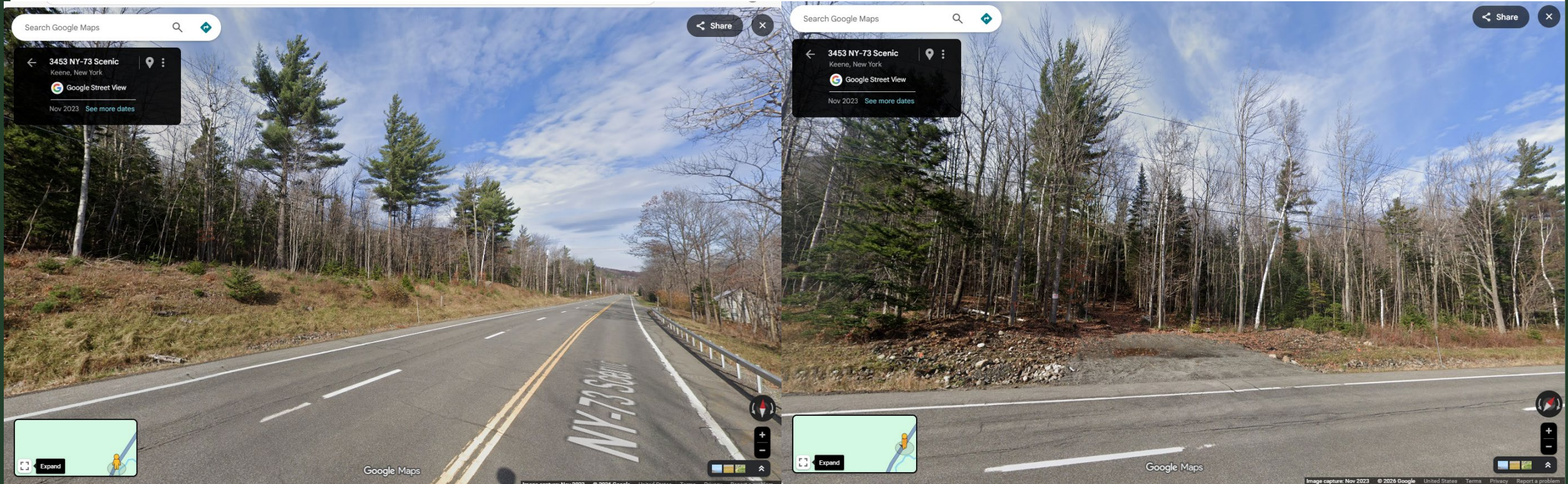
Rural Use



# Existing Conditions



# Existing Conditions

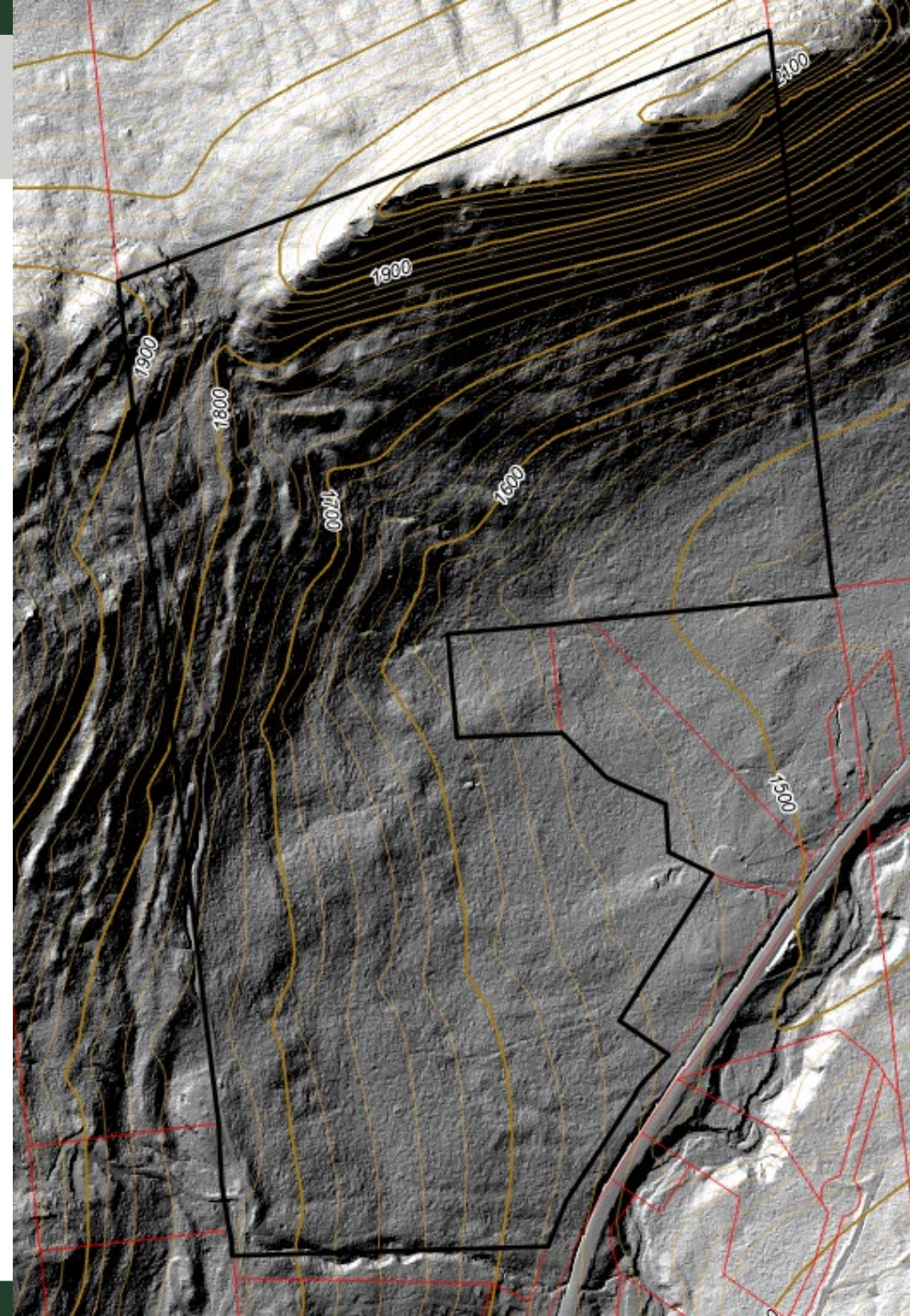
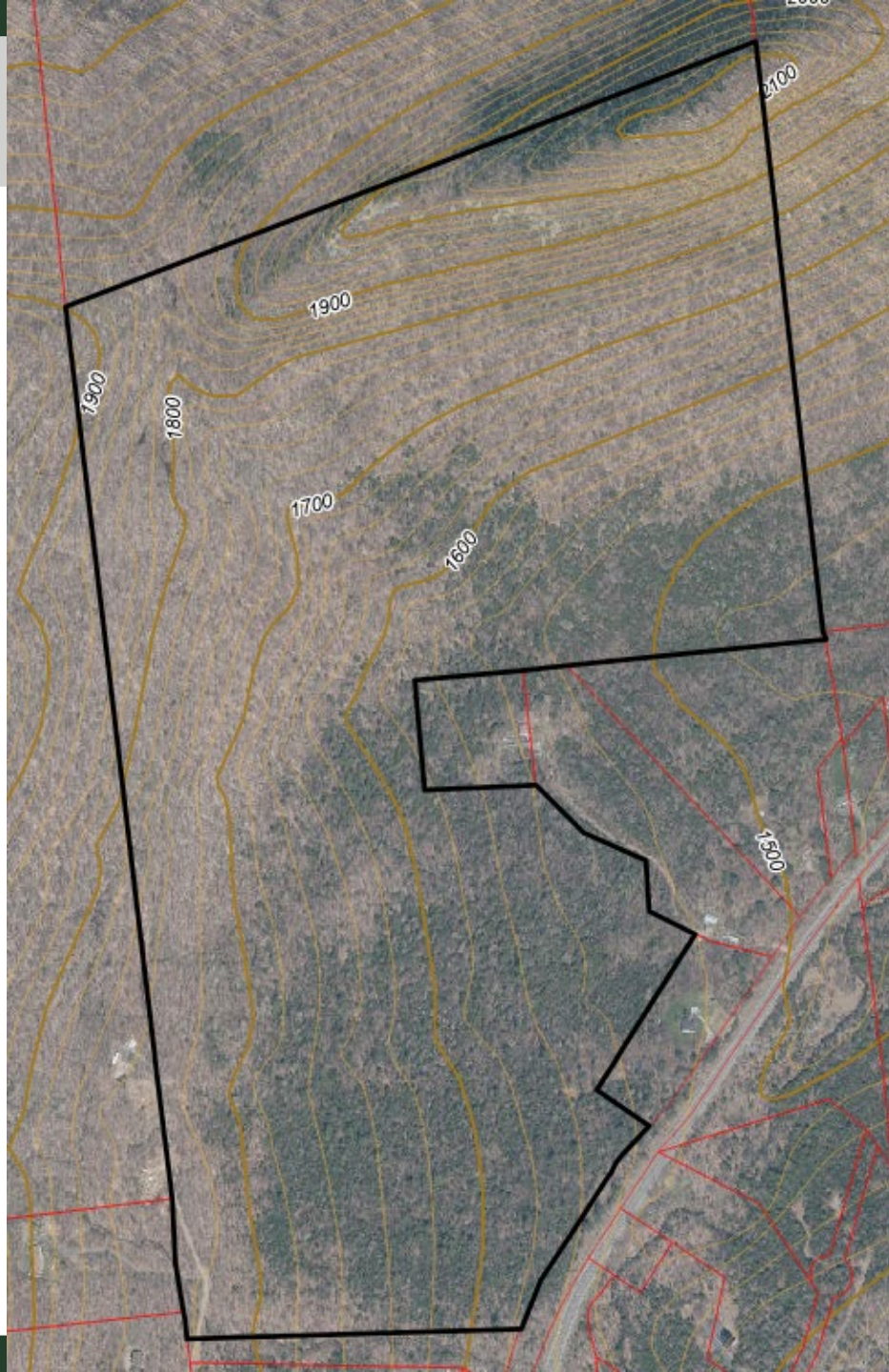




# Existing Conditions









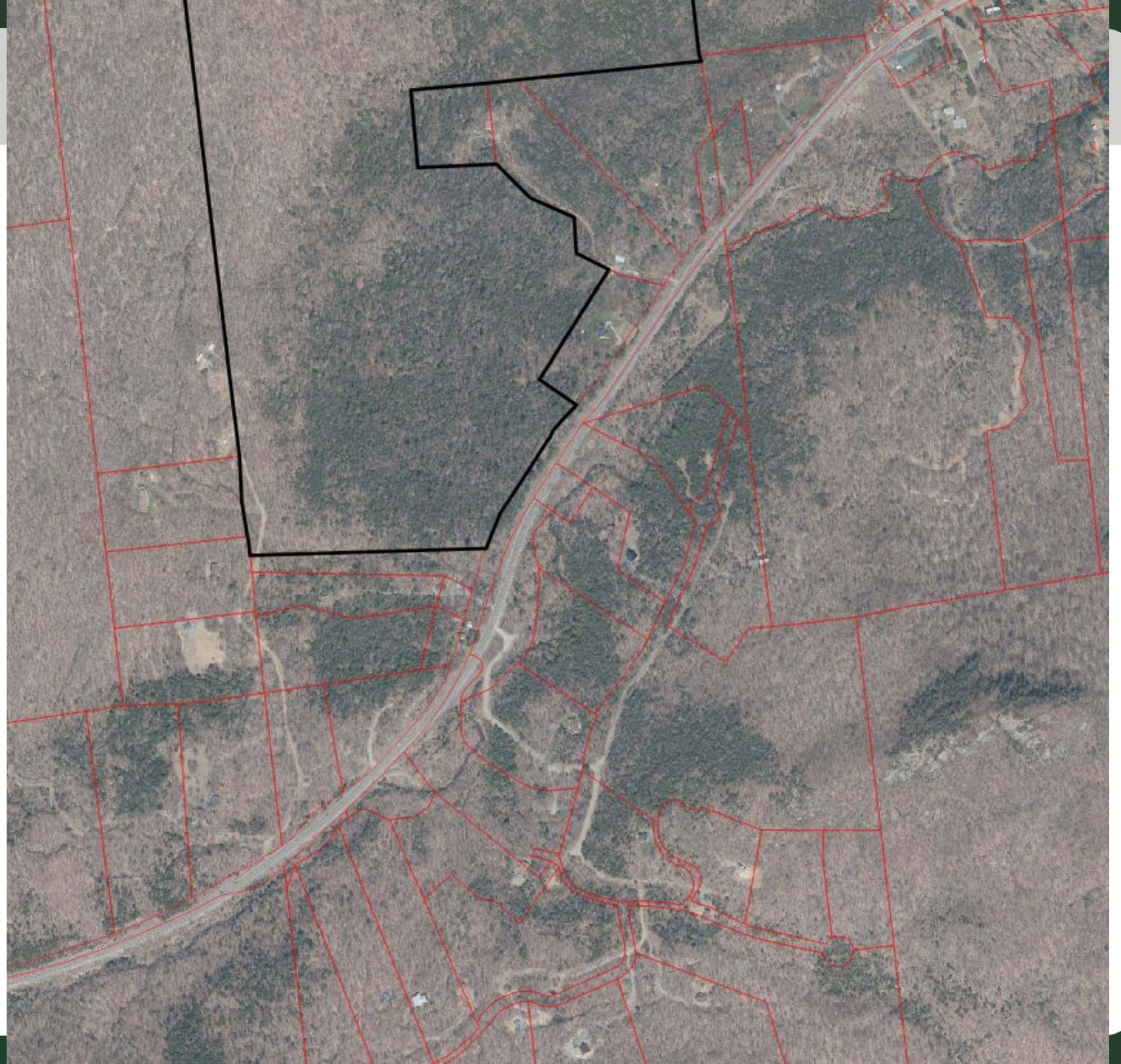
# Existing Conditions





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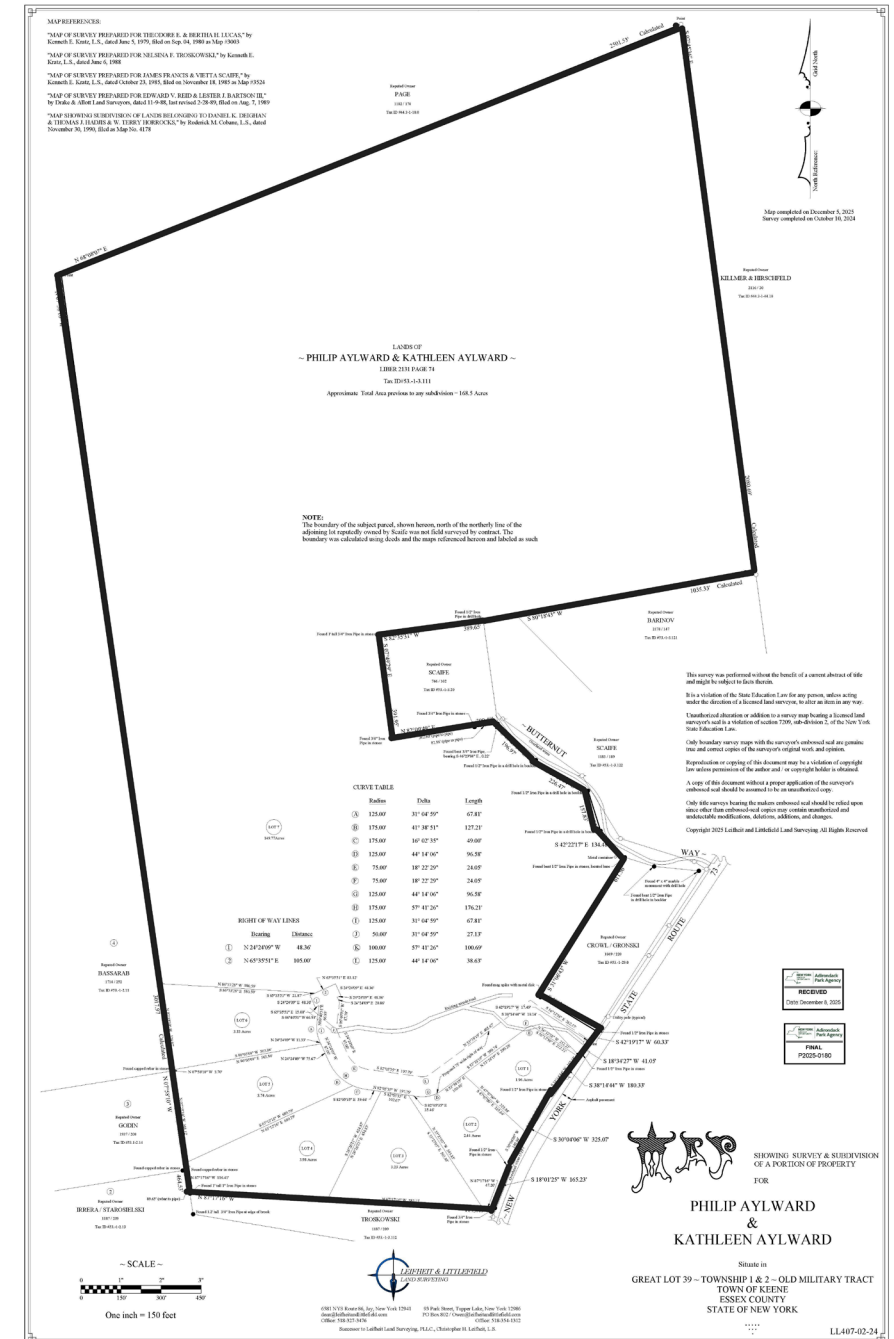
Proximity to  
existing  
development



# Proposed Project

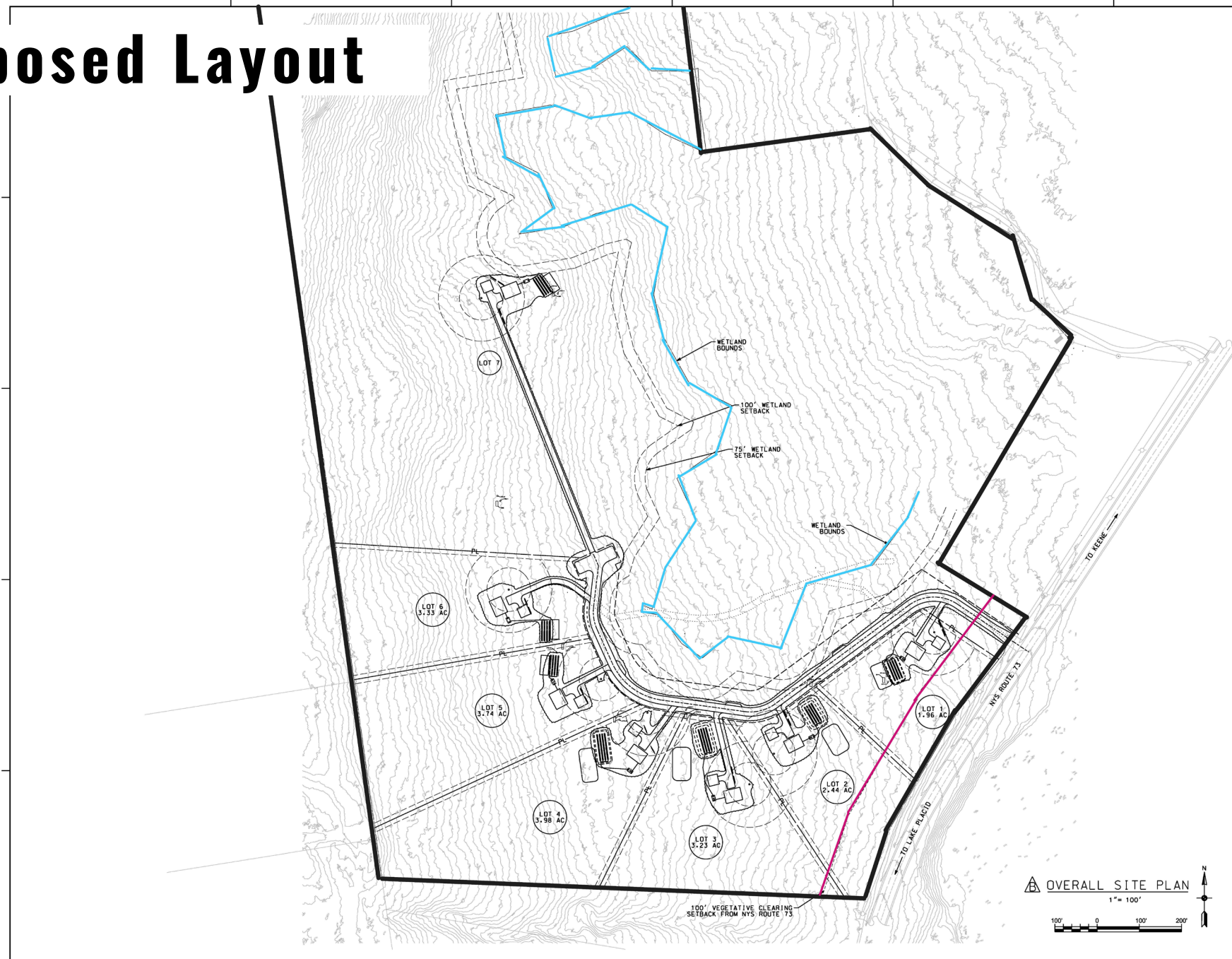
# Survey Map

- 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





# Proposed Layout



**North Woods  
Engineering PLLC**  
348 Lake Street  
Saranac Lake, NY 12983  
(518) 891-4975  
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AYLWARD SUBDIVISION  
TOWN OF KEENE, NY

NAME \_\_\_\_\_

LOCATION	KE
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DATE	ISSUED FOR	REV
9/19/25	PERMITTING	
11/7/25	APA CHANGES	A
12/5/25	FIRE CHANGES	B

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

OVERALL  
SITE PLAN

SHEET

C105

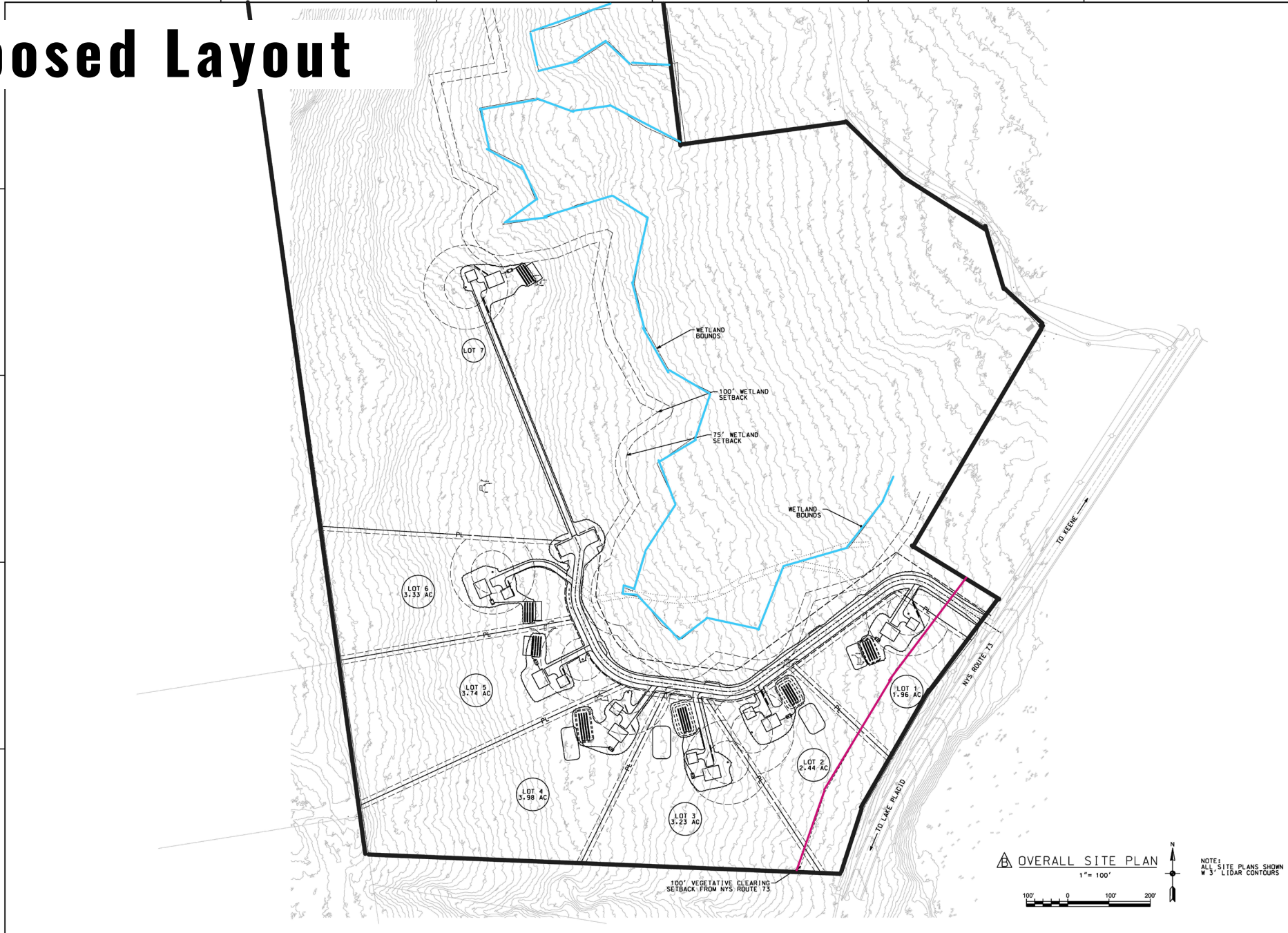
+

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





## Proposed Layout



**North Woods Engineering PLLC**  
348 Lake Street  
Saranac Lake, NY 12983  
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AYLWARD SUBDIVISION  
TOWN OF KEENE, NY

PROJECT NAME

LOCATION
KEENE, NY

DATE	ISSUED FOR	REV
9/19/25	PERMITTING	
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DRAWN BY:RRG
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ORIGINAL 24"x36"
TITLE

OVERALL  
SITE PLAN

SHEET

C105

# Lot 1

1.96  
acres



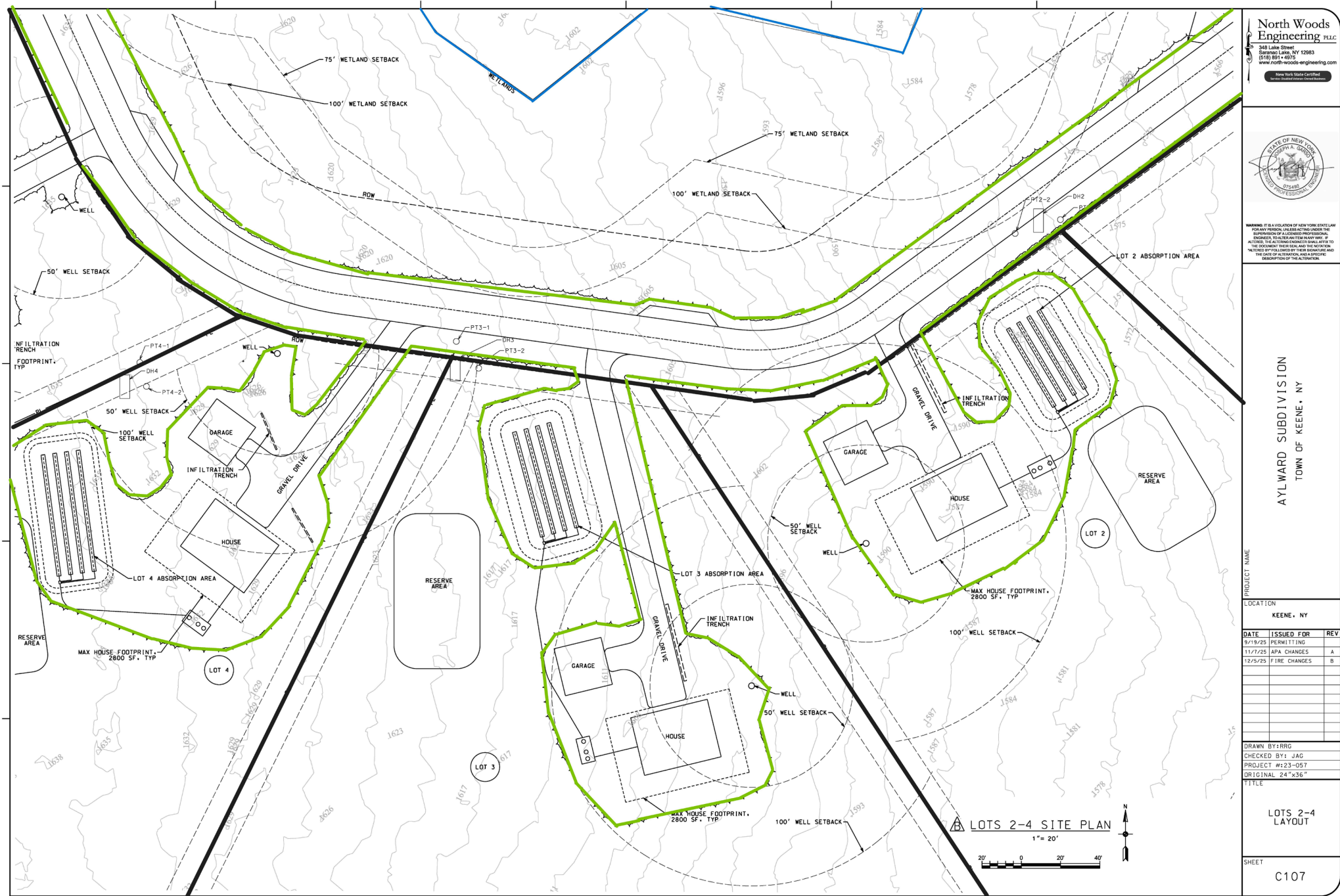


**Lots 2-**

Lot 2 =  
2.44 acres

Lot 3 =  
3.23 acres

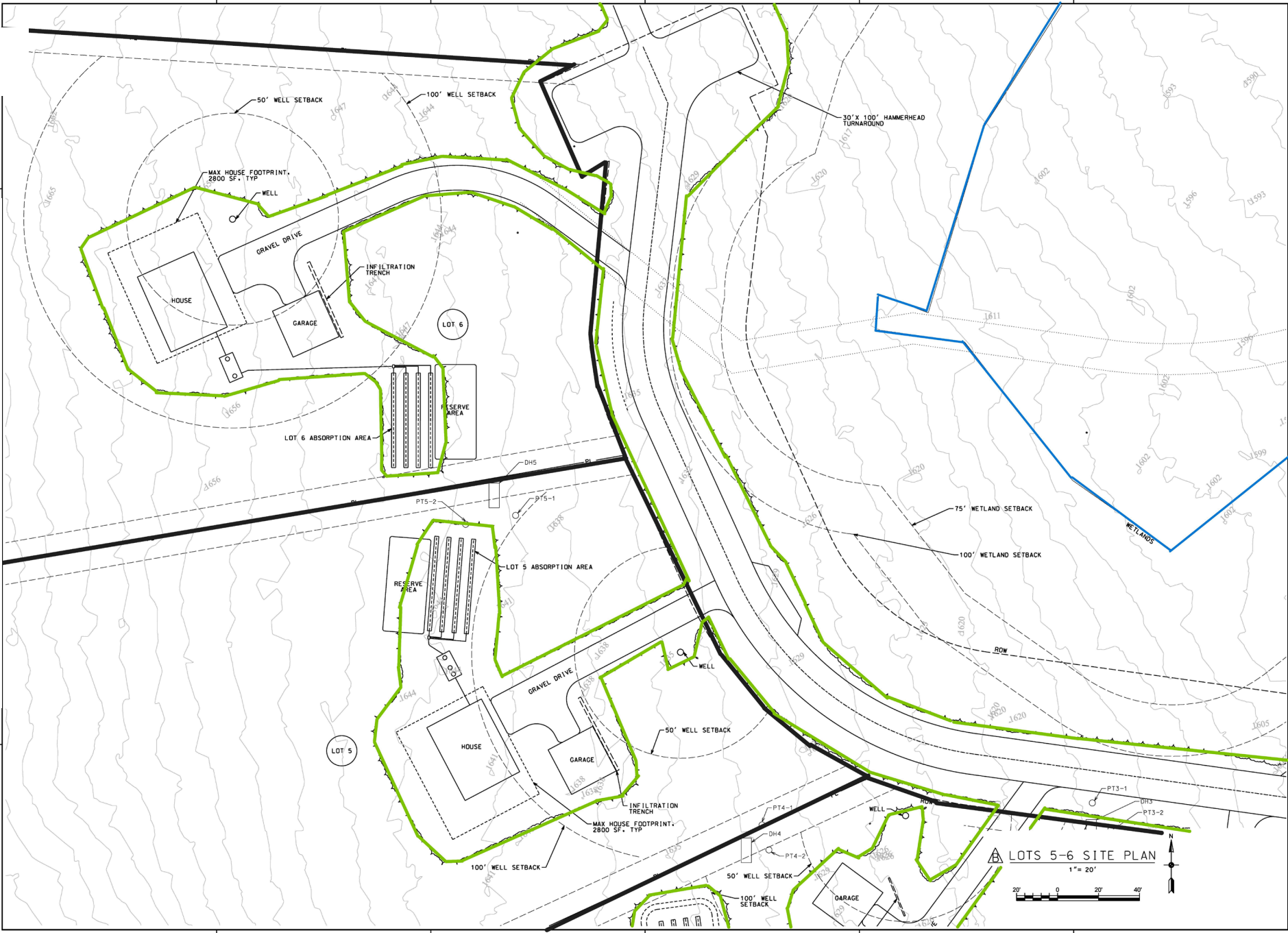
Lot 4 =  
3.98 acres



# Lots 5-6

Lot 5 =  
3.74 acres

Lot 6 =  
3.33 acres



North Woods  
Engineering PLLC

348 Lake Street  
Saratoga Springs, NY 12853  
(518) 891-4875  
www.northwoods-engineering.com

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1974

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THIS STATE OF NEW YORK SEAL IS A SIGNIFICANT  
DESCRIPTION OF THE ALLOCATION.

AYLWARD SUBDIVISION  
TOWN OF KEENE, NY

PROJECT NAME

LOCATION

KEENE, NY

DATE	ISSUED FOR	REV
8/19/25	PERMITTING	A
11/17/25	APA CHANGES	A
12/5/25	FIRE CHANGES	B

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #23-057

ORIGINAL 24"x36"

TITLE

LOTS 5-6  
LAYOUT

SHEET

C108

7 =  
acres

LOT 7 SITE PLAN

1" = 20'

20' 0 20' 40'

100' WETLAND SETBACK

75' WETLAND SETBACK

LOT 7 ABSORPTION AREA

MAX HOUSE FOOTPRINT, 2800 SF ± TYP.

INFILTRATION TRENCH

INFILTRATION TRENCH

GRAVEL DRIVE

HOUSE

GARAGE

WELL

50' WELL SETBACK

100' WELL SETBACK

RESERVE AREA


PT7-2

PT7-1

DH7

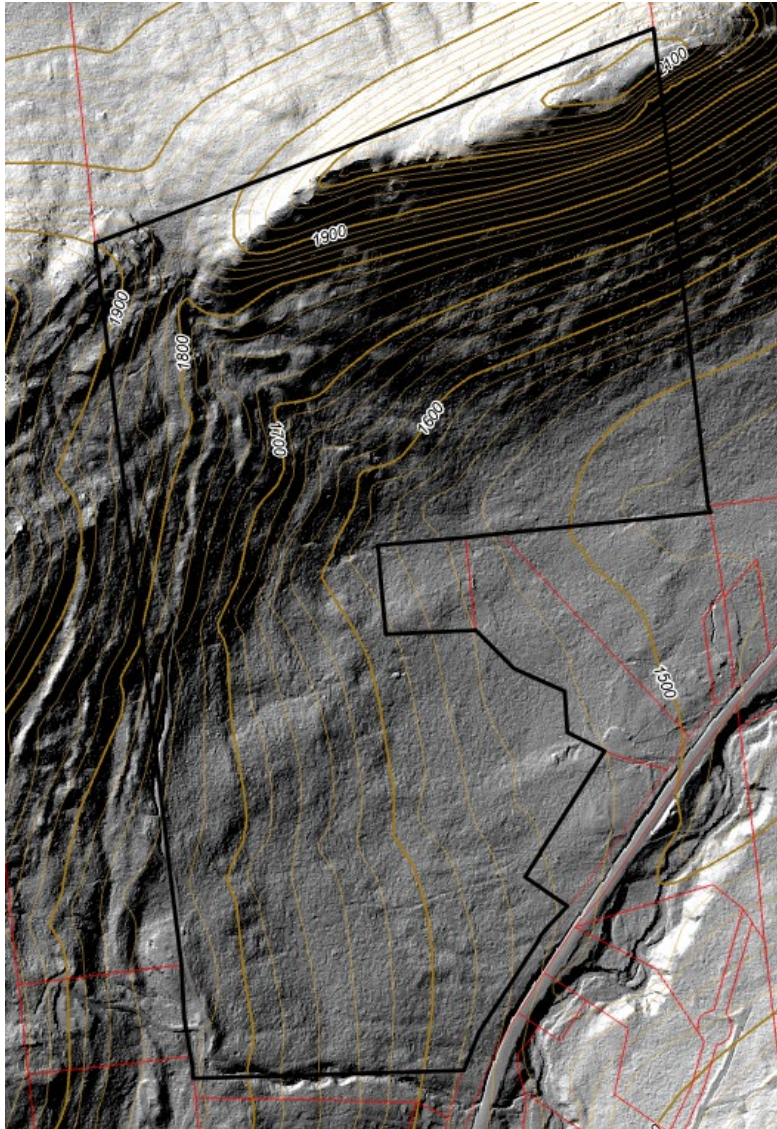
LOT 7

**LOT 7 SITE PLAN**  
1" = 20'



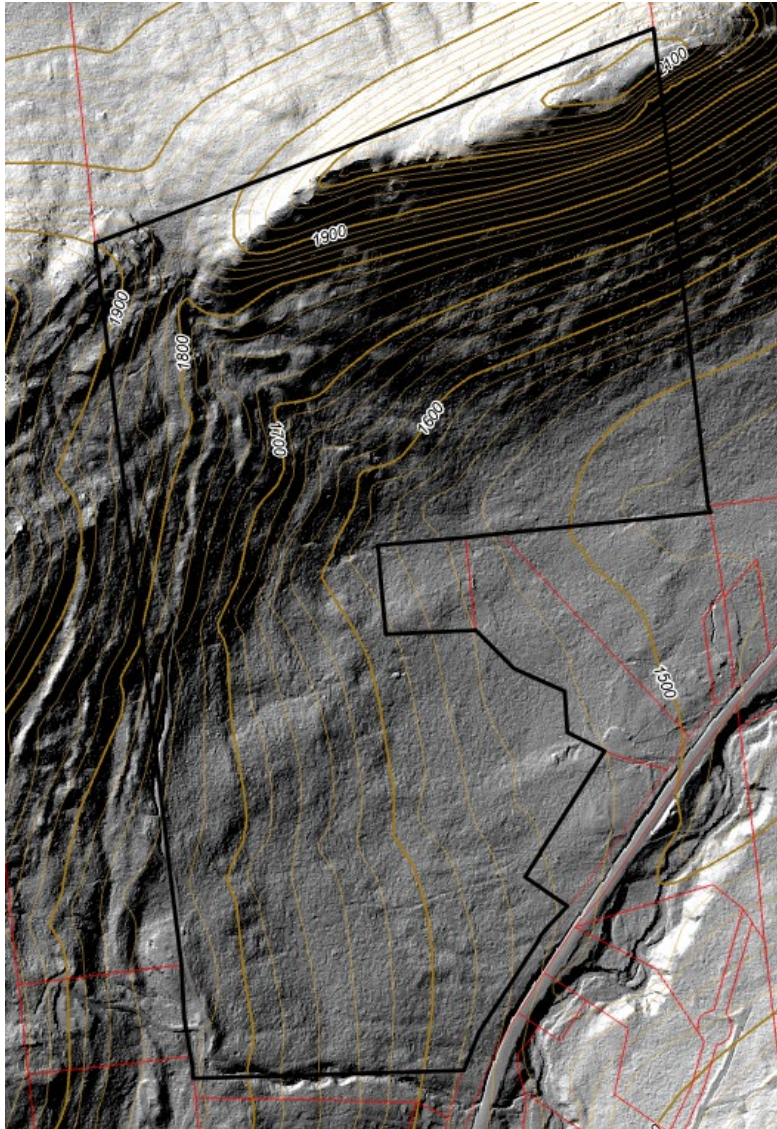


# Proximity to Existing Development





# Proximity to Existing Development



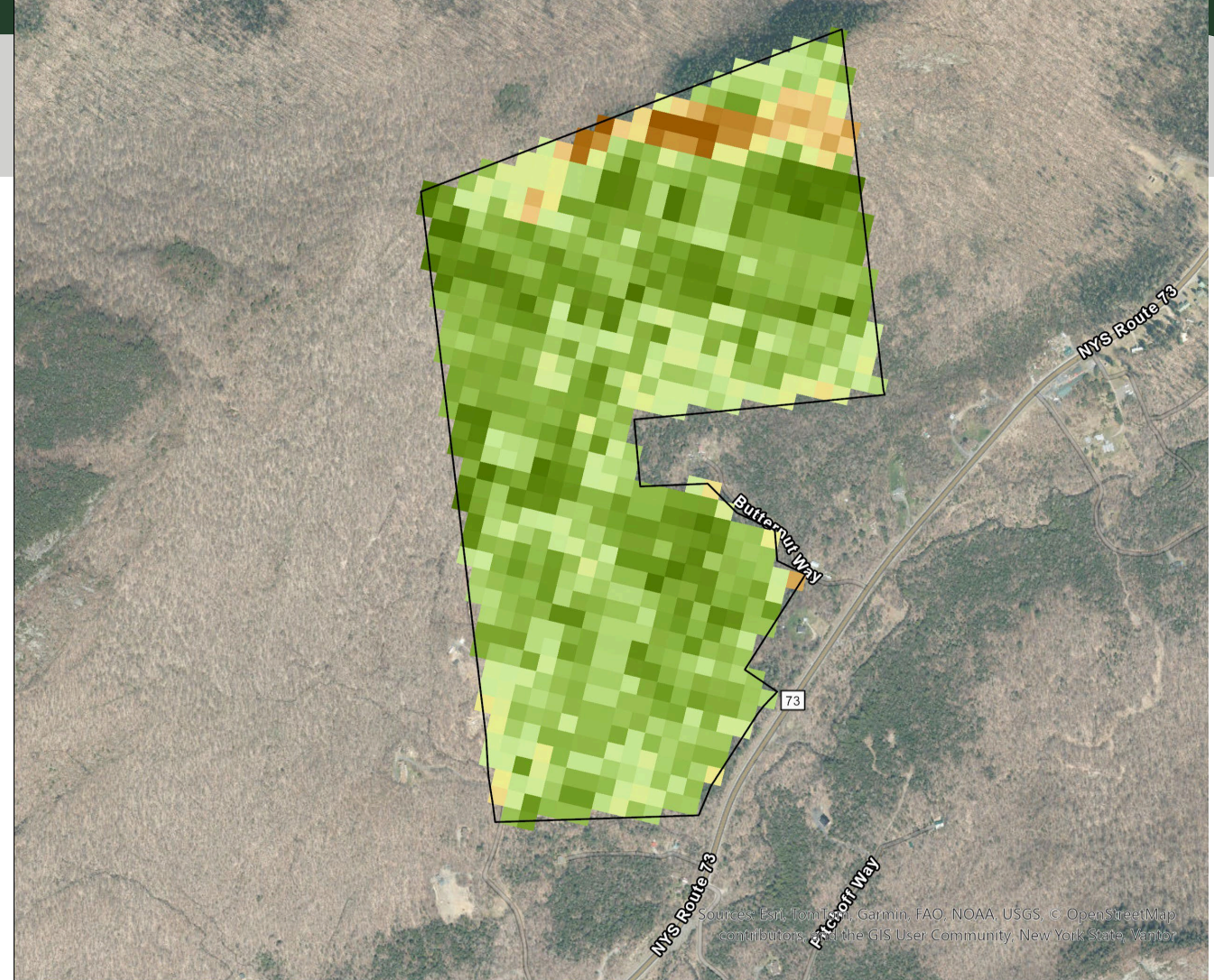


# Carbon Analysis

Stored Carbon in 2019:

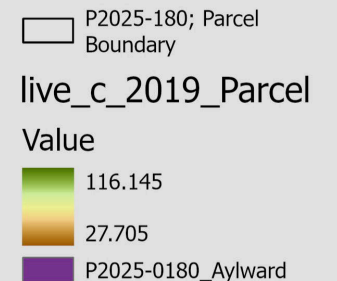
- The project site had an average of 92.49 metric tons of Carbon stored per hectare.
- The Park-wide average was 81.74 metric tons per hectare.

97% of the project site will remain forested.



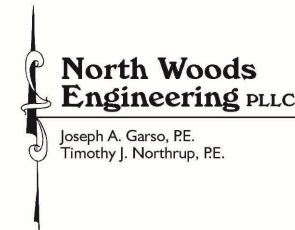
P2025-0180; Aylward  
Carbon Storage, 2019  
Units: Metric Tons Live C / Ha

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

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**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**



**Adirondack  
Park Agency**