

The following letter was sent to Supervisor Ottuso and to Mr. Abdella regarding the failure on their part to acquire the necessary APA permit to subdivide the Sherman's property.

Adirondack Park Agency
Terry Martino
Executive Director

April 20, 2015

George Abdella
Balboa Development Corporation
8 W. Fulton St.
Gloversville, New York 12078

Ralph Ottuso
Town of Caroga Supervisor
PO Box 328, 1840 St. Hwy. 10
Caroga Lake, New York

RE: Agency File E2015-0016

Tax Map Parcel 68.-1-46.12, 68.-1-46.111, 68.-1-46.112
Town of Caroga, Fulton County

Dear Mr. Abdella and Mr. Ottuso:

I am writing in reference to a recent land transaction involving the above-referenced properties that appears to have occurred without the necessary Adirondack Park Agency permit.

Specifically, staff review indicates that on December 31, 2014, Tax Map Parce 68.-1-46.12 was conveyed from Balboa Development Corporation to the Town of Caroga, resulting in the current boundaries of Tax Map Parcels 68.-1-46.111 and 68.-1-46.112. This subdivision appears to have constituted a subdivision involving wetlands, and therefore required a permit under the Adirondack Park Agency Act and the Freshwater Wetlands Act. However, based on review of Agency records; it appears that no permit was obtained.

Please contact me no later than May 4, 2015 to discuss resolution of this matter. It will be necessary to schedule a site visit for Agency staff to confirm the wetland boundaries and review any plans for land use or development on the properties. I can be reached at Agency offices at the number and address listed below.

Thank you in advance for your cooperation.

Sincerely,

John M. Burth

Environmental Program Specialist 2

JMB:PSC:ap

Copy: Town Board Members, Town of Caroga