 <p>NEW YORK STATE Adirondack parkagency P.O. Box 99 • Ray Brook, New York 12977 (518) 891-4050 www.apa.ny.gov</p>	<p>DRAFT APA Project Permit 2014-7</p>
<p>In the Matter of the Application of</p> <p>LET'S CAMP, LLC AND CAMP HAMACHANE</p> <p>for a permit pursuant to §809 of the Adirondack Park Agency Act</p>	<p>Date Issued:</p> <p>To the County Clerk: This permit must be recorded on or before _____. Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. Let's Camp, LLC2. Camp Hamachane

SUMMARY AND AUTHORIZATION

Let's Camp, LLC and Camp Hamachane are granted a permit, on conditions, authorizing a group camp in an area classified Moderate Intensity Use by the Official Adirondack Park Land Use and Development Plan Map in the Town of Brighton, Franklin County.

This project may not be undertaken, and no transfer deed shall be recorded, until this permit is recorded in the Franklin County Clerk's Office. This permit shall expire unless so recorded on or before _____ in the names of all persons listed on the first page hereof and in the names of all owners of record of any portion of the project site on the recordation date.

This project shall not be undertaken or continued unless the project authorized herein is in existence within four years from the date the permit is recorded. The Agency will consider the project in existence when the wastewater treatment plant is operational and the camp has operated for one year.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the applicant to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

AGENCY JURISDICTION

The project consists of the establishment of a group camp, a Class B regional project in Moderate Intensity Use requiring an Agency permit pursuant to §810(2)(a)(13) of the Adirondack Park Agency Act ("APA Act").

PROJECT SITE

The project site is a 91.7± acre parcel of land located on New York State (NYS) Route 86 in the Town of Brighton, Franklin County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. It is identified on Town of Brighton Tax Map Section 381, Block 1 as Parcel 28.6.

PROJECT DESCRIPTION AS PROPOSED

The project as proposed is summarized as follows: The applicant proposes to convert the former state correctional facility ("Camp Gabriels") into a private group camp facility. The group camp will operate during the months of June to August and will offer educational, sporting, and other recreational opportunities. There will be approximately 275 campers, 30 to 35 counselors, and family members residing at the site for a total of up to 350 people in residence. A new or upgraded kitchen facility will provide food service for the group camp and the existing wastewater treatment plant and water supply system will serve the group camp facilities. Many of the existing buildings will be used in the same manner previously used by the correctional facility (i.e. garage, bus shelter, sewage treatment plant, etc.). Some of the other existing buildings will be used for classrooms, a library, activity rooms, office space, storage facilities, housing units, a gym, a medical facility, a dining hall, and other various uses associated with the group camp. An area near the former pheasant farm will be cleared to accommodate athletic fields and a swimming pool.

The following documents have been prepared to describe the project:

1. A document entitled "Camp Hamachane; Wastewater Treatment Plant Facility Plan" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 7, 2014.
2. A document entitled "Camp Hamachane; Site and Selected Building Drawings" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 7, 2014.
3. A document entitled "Camp Hamachane; Stormwater Pollution Prevention Plan (SWPPP)" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 7, 2014.
4. A document entitled "Camp Hamachane; Water Treatment Plant" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 7, 2014.
5. A document entitled "Camp Hamachane; List of Water Treatment Plant Operators" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 19, 2014.

6. The existing buildings are depicted on Sheet C-3 entitled "Existing Conditions; Let's Camp, LLC" prepared by Cedarwood Engineering Services, PLLC dated May 6, 2014. A reduced-scale copy of Sheet C-3 is attached as part of this permit for easy reference. The original, full-scale maps and plans referenced in this permit are the official plans for the project.
7. The existing buildings and proposed site plan and layout are depicted on Sheets C-4 and G-1 entitled "Site Plan; Let's Camp, LLC" prepared by Cedarwood Engineering Services, PLLC dated May 6, 2014. A reduced-scale copy of Sheet C-4 is also attached as a part of this permit for easy reference. The original, full-scale maps and plans referenced in this permit are the official plans for the project.
8. The existing sewer and water infrastructure is depicted on Sheet 1 of 1 entitled "Existing Sewer and Water Camp Hamachane Group Camp" prepared by Cedarwood Engineering Services, PLLC dated May 15, 2014.
9. Enlarged details of the proposed site layout are depicted on Sheet C-5 entitled "Enlargement Let's Camp, LLC" prepared by Cedarwood Engineering Services, PLLC dated May 6, 2014.
10. An example renovation plan for building 40 is depicted on Sheet A-1 entitled "New Building Plan" prepared by Cedarwood Engineering Services, PLLC dated April 24, 2014.

CONDITIONS

BASED UPON THE FINDINGS BELOW, THE PROJECT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. The project shall be undertaken as described in the completed application, project plans and documents referenced herein, and the Project Description as Proposed and Conditions herein. In the case of conflict, the Conditions control. Failure to comply with the permit is a violation and may subject the applicant, successors and assigns to civil penalties and other legal proceedings, including modification, suspension or revocation of the permit.
2. This permit is binding on the applicant(s), all present and future owners of the project site and all contractors undertaking all or a portion of the project. Copies of this permit and the site plan map(s) referred to herein shall be furnished by the applicant to all subsequent owners or lessees of the project site prior to sale or lease, and by the applicant or any subsequent owner or lessee undertaking construction to any contractors undertaking any portion of this project. 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 2014-7 issued _____, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

3. The Agency may conduct such on-site investigations, examinations, tests and evaluations as it deems necessary to ensure compliance with the terms and conditions hereof. Such activities shall take place at reasonable times and upon advance notice where possible.

Projected Remaining Building Density

4. There shall be no more than 63 principal buildings on the project site, in addition to the eight pre-existing principal buildings or any replacements for these buildings as allowed by 9 NYCRR § 573.6. Eleven principal buildings have been constructed on the site since the May 22, 1973, enactment date of the APA Act, leaving the potential for construction of a total of 52 new principal buildings. Due to site limitations, the Agency makes no assurances that the maximum development mathematically allowed can be approved.

Athletic Field and Swimming Pool Location and Size

5. This permit authorizes the construction of an athletic field and swimming pool in the locations shown on Sheets C-4 and G-1 included in the project plans referenced herein. The authorized athletic field shall not exceed a vegetative clearing limit of 240,000 square feet (approximately 400 feet by 600 feet) without prior Agency review and approval. Additionally, the swimming pool shall be constructed as shown on the approved plans unless further Agency approval is granted. Approval in either case will be granted in the form of a new or amended permit or a letter of permit compliance.

Building Color

6. All new or repainted exterior building materials, including roof, siding and trim, used to surface the exterior of the dwelling authorized herein and all accessory use structures on the project site shall be of a color which blends with the existing vegetation.

Outdoor Lighting

7. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward NYS Route 86 or adjoining property.

Wastewater Treatment

8. The existing community on-site wastewater treatment system shall be upgraded in strict compliance with the engineering reports described herein. Final plans, prepared by a NYS Licensed Professional Engineer, for all proposed wastewater treatment upgrades must be submitted to the Agency, the NYS Department of Environmental Conservation (NYSDEC) and NYS Department of Health (NYSDOH) for review and approval.
9. The Group Camp shall not operate until all necessary approvals for the community wastewater treatment plant have been obtained from the Agency, NYSDEC, and NYSDOH and all upgrades are completed.
10. A level 3A wastewater treatment plant operator shall be employed to manage the operation of the wastewater treatment plant.

Stormwater Management and Erosion and Sediment Control

11. The project shall be undertaken in accordance with the document entitled "Camp Hamachane; Stormwater Pollution Prevention Plan (SWPPP)" prepared for Let's Camp, LLC by Cedarwood Engineering Services, PLLC dated May 7, 2014. Any modifications to the SWPPP shall be submitted to Agency for review and approval in the form of a new or amended permit or letter of permit compliance.

Visual/Open Space Protection

12. Within 100 feet of the edge of the utility easement along the easterly property boundary of the project site and within 100 feet of the edge of right-of-way of Route 86, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed except to allow for continued maintenance of the existing access roads and utility routes to the project site from Route 86. This condition shall not be deemed to prevent the removal of dead or diseased vegetation or of rotten or damaged trees or of other vegetation that presents a safety or health hazard.

Cultural Resources

13. The owners of Camp Hamachane shall consult with NYS Office of Parks, Recreation and Historic Preservation (OPRHP) prior to undertaking any material changes (as determined by OPRHP) to the structures at the former Gabriels Sanitarium. Any recommendations from OPRHP shall be provided to the Agency in

writing prior to undertaking the proposed changes. If necessary, the Agency will issue a new or amended permit, letter of permit compliance or a non-jurisdictional determination.

Legal Interests of Others

14. 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 or subdivision, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Level of Operation

15. Group camp use of the site shall be limited to the months of June through August, and there shall be no more than 350 people in residence. Prior to changing the months of operation or number of campers the Agency shall be contacted and a new or amended permit, a letter of permit compliance or a non-jurisdictional letter shall be issued by the Agency.

Agency Review of Future Subdivision and Development

16. There shall be no further subdivision, construction of buildings or other new land use and development without a new or amended Agency permit.

FINDINGS OF FACT

Background/Prior History

1. The project site was the site of the former Gabriels Sanitarium which opened on July 16, 1897, for treatment of tuberculosis patients in the Adirondacks.
2. On August 15, 1965, Paul Smith's College purchased the Gabriels Sanitarium property as an extension center for their Forestry Program. The former Gabriels Sanitarium served as housing for students, and classes were later held on the property. The fall term of 1980 was the last semester Paul Smith's students resided at the Gabriels campus.
3. Paul Smith's College sold the facility to the State of New York to be used for a minimum security prison. The facility was operated by NYS Department of Correctional Services as Camp Gabriels Correctional Facility. Camp Gabriels received its first draft of inmates on August 30, 1982.
4. In 2009, Camp Gabriels was closed by New York State. The property was subsequently advertised for sale.

5. The project site was the subject of Agency Permit 97-112 issued September 28, 1998. The permit authorized improvements to an existing wastewater treatment plant, a 16 foot by 26 foot addition to an existing physical/heating plant, construction of a 50 foot by 100 foot maintenance building, a 10 foot by 10 foot addition to an existing dining facility, and the construction of a new on-site wastewater treatment system to service the Ground Crew/Conservation Building.

Existing Environmental Setting

6. The project site is a 91.7± acre parcel of land. There are approximately 49.1 acres of forested lands, 40 acres of meadow and 2.6 acres of impervious lands (buildings, roads, and parking areas).

Project Site Description

7. The project site is primarily vegetated with red and white pine. The interior and northern portions of the site also contain mixed deciduous trees. Existing buildings on the property are well screened from Route 86. Soils throughout the site are generally deep well drained sands. Slopes vary throughout but are generally 0-8% in the areas where the Project Sponsor proposes to construct the athletic field and swimming pool. There are no wetlands on the project site and the closest water body, Jones Pond, is located approximately 0.5 miles from the developed areas of the project site.

Water Supply

8. The project site is served by four existing, on-site wells labeled Wells #1 through #4 on the project plans. Based upon preliminary pump tests there is sufficient yield from the wells to meet the estimated water needs of the proposed camp. Water quality samples were collected from each well and analyzed for primary organics, principal organics, and total coliform. All parameters were found to be below the maximum contaminant level and/or standard. As part of its permitting process, NYSDOH will conduct additional water supply review.

Character of Neighborhood

9. The project site is located on the north side of NYS Route 86 and adjoins lands owned by the State of New York classified as Wild Forest to the north and west, private land to the southwest, and lands owned by National Grid to the east. The facility is located within 0.5 miles of a residential area with approximately 26 residences located on both sides of County Route 60 and NYS

Route 86. There are three residences located within approximately 1,000 feet of the Camp Gabriels property. The residences are all served by individual on-site wastewater disposal and water supply systems.

Overall Intensity Guidelines

10. There are currently 19 buildings and 31 accessory structures on the project site. No new structures are proposed at this time. The existing structures are shown on drawings entitled "Existing Conditions; Let's Camp, LLC" prepared by Cedarwood Engineering Services, PLLC, dated May 6, 2014.

The following eight buildings were in existence on the May 22, 1973 enactment date of the Adirondack Park Agency Act. They are as follows:

- #002 - a 4,027 sq. ft. office/storage building that is proposed to be closed
- #003 - a 5,404 sq. ft. parole building that is proposed to be closed
- #004 - a 4,311 sq. ft. security building that is proposed to be used for classrooms/offices
- #010 - a 2,353 sq. ft. library/state shop that is proposed to be used as a library
- #015 - a 5,444 sq. ft. chapel proposed to be used as a night activity room
- #016 - a 12,384 sq. ft. housing unit
- #017 - a 8, 776 sq. ft. housing unit
- #018 - a 24,020 sq. ft. housing unit

When the project site was operated by NYS Department of Correctional Services from 1982 to 2009, approximately 11 new principal buildings were constructed on the site, as follows:

- #005 - a 7,198 sq. ft. vocational/store room
- #006 - a 4,790 sq. ft. visitor's building that is proposed to be used as a family dining area
- #007 - a 1,416 sq. ft. medical unit
- #011 - a 7,484 sq. ft. dining hall
- #022 - a 8,775 sq. ft. gym
- #026 - a 2,904 sq. ft. administration building proposed to be used as a study hall/classrooms
- #029 - a 3,200 sq. ft. Quality of Life Work Building proposed to be used as a housing unit
- #030 - a 12,600 sq. ft. housing unit
- #037 - a 7,784 sq. ft. housing unit

- #038 - a 360 sq. ft. Inmate Records building proposed to be used as workers' sleeping
- #051 - a 5,160 sq. ft. maintenance building proposed to be used as a daily assembly building

The remaining 31 structures on the property are accessory structures that do not constitute principal buildings.

Public Information Meeting

11. The Town of Brighton and the Project Sponsor conducted a public information meeting on April 1, 2014 at the Paul Smith's College Visitors Interpretive Center. The Project Sponsor explained the proposed group camp to the public and asked for questions or comments. Approximately 50 people attended the meeting and some of them provided questions and comments. Overall, the commenters at the public information meeting voiced support for the new use of the property and the group camp.
12. During the May 8, 2014 Town of Brighton Town Board meeting, the Board passed a resolution in support of Camp Hamachane's proposal to use the former Camp Gabriels property as described at the public information meeting held at the Paul Smith's College visitors Center on April 1, 2014.

Public Notice and Comment

13. The Agency notified all adjoining landowners and those parties as statutorily required by §809 of the Adirondack Park Agency Act and published a Notice of Complete Permit Application in the Environmental Notice Bulletin. One comment letter was received from two individuals voicing concerns that the proposed use of the property would not fit within the surroundings and would overshadow the community. The individuals also raised concerns that there will be adequate state, county and local oversight of the project and that the property may have a tax exempt status.

Other Regulatory Permits and Approvals

14. The Agency has coordinated review of the project, including water supply, wastewater treatment and stormwater management, with the NYSDOH, NYSDEC and the Town of Brighton. An application for a permit to operate a children's camp has been submitted to NYSDOH and review is on-going. Wastewater and stormwater SPDES permit review with NYSDEC is on-going. Final plans for all proposed wastewater treatment upgrades, prepared by a NYS Licensed Professional Engineer, are required by NYSDEC prior to issuance of a SPDES permit.

Economic/Fiscal Factors

15. The Project Sponsor projects to employ 34-39 full-time workers and four part-time workers seasonally (mid-June through late August) as a result of this project. The average annual wage for an employee in the Accommodation Industry in Franklin County in 2013 was \$21,035.
16. The Project Sponsor projects to employ 15 full-time workers during the 12 week construction period. The average annual wage for an employee in the Construction Industry in Franklin County in 2013 was \$38,252.
17. The Project Sponsor anticipates \$585,000 in upgrades to the facility and expects to employ local contractors to perform necessary repairs to the extent possible. The Project Sponsor also indicates that various supplies and materials necessary for the camp will be purchased locally to the extent possible. The Project Sponsor expects annual maintenance and operations costs to range from \$150,000 - \$175,000.
18. The property is currently assessed at \$750,000; however, NYS Department of Corrections did not pay real property taxes to the local taxing jurisdictions. The Project Sponsor anticipates seeking a property tax exemption, and no new tax revenue to the local taxing jurisdictions is expected.

PROJECT IMPACTS

Water Resources

19. Provided the proposed upgrades to site facilities as described in the wastewater treatment engineering report are completed, operation of the systems occurs in compliance with NYSDOH and NYSDEC requirements, and a qualified plant operator is employed, ground and surface waters and on-site and neighboring well supplies will be protected.

Land Resources

20. Provided all SPDES practices are strictly complied with during and after the construction of the athletic fields and swimming pool there will not be any undue adverse impacts to land resources on or off the project site.

Wildlife Resources

21. The project as proposed will not have an undue adverse impact on wildlife because the proposed use and the number of users are similar to past uses on the site.

Open Space/Aesthetics

22. Provided existing vegetation remains between the proposed group camp structures and Route 86 and the utility right-of-way along the easterly property boundary, the structures will remain substantially screened from view from off-site public use areas, including the highway corridor.

Operational Issues Affecting Nearby Land Uses

23. Provided the group camp is operated as described herein and the Agency reviews future uses or expansion of the group camp there will not be any undue adverse impacts to nearby or adjoining land owners.

Historic Sites or Structures

24. By letter dated March 4, 2014, NYS Office of Parks, Recreation and Historic Preservation stated that the proposed project will have "No Adverse Impact" on those portions of the camp previously evaluated by OPRHP and found to meet the criteria for listing in the State Register of Historic Places, as noted in OPRHP's "Resource Evaluation". Therefore, the project as proposed and authorized herein will not cause any change in the quality of "registered," "eligible," or "inventoried" property as those terms are defined in 9 NYCRR Section 426.2 for the purposes of implementing §14.09 of the New York State Historic Preservation Act of 1980. OPRHP does recommend prior consultation if any material changes are proposed to the former Camp Gabriels/Gabriels Sanitarium.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval as set forth in §809(10) of the Adirondack Park Agency Act (Executive Law, Article 27). The Agency hereby finds that the project is approvable and complies with the above criteria, provided it is undertaken in compliance with the conditions herein.

PERMIT issued this day
of , 2014

ADIRONDACK PARK AGENCY

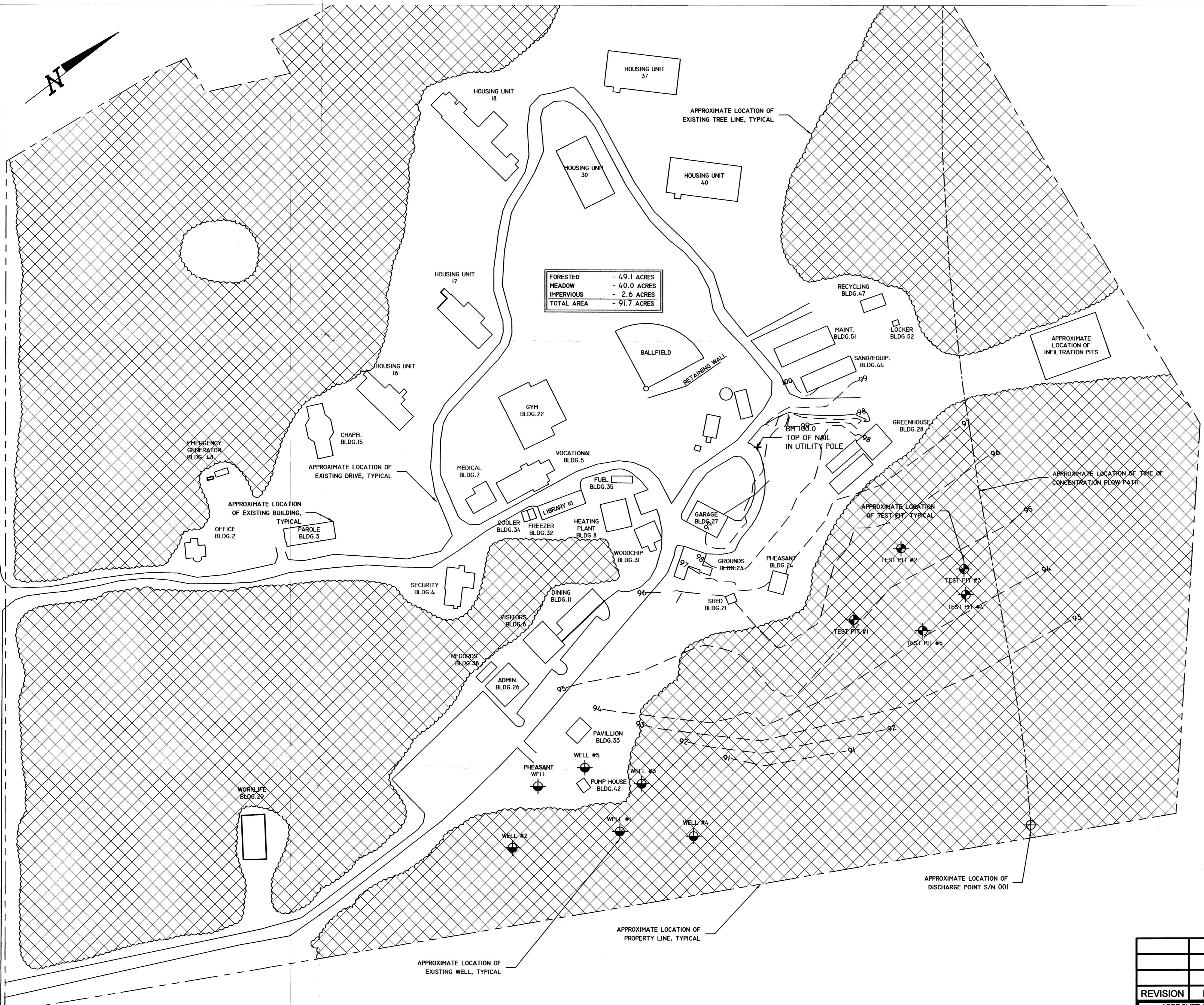
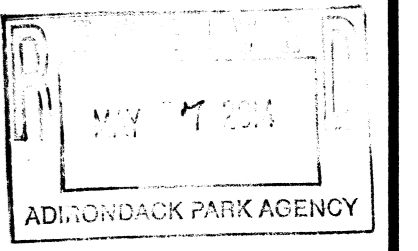
BY: _____
Richard E. Weber III
Deputy Director (Regulatory Programs)

STATE OF NEW YORK)
) ss.:
COUNTY OF ESSEX)

On the day of in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Weber III, 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

REW:TES:JLM:SEL:SHR:mlr:slp



FORESTED - 4.9 ACRES
 MEADOW - 4.0 ACRES
 IMPERVIOUS - 2.6 ACRES
 TOTAL AREA - 91.7 ACRES

FINAL PLANS
 ADIRONDACK PARK AGENCY
 P. 2014 - 1
 DATE: June 2, 2014

1 EXISTING CONDITIONS
 C-3 1" = 100'

NOTE: PROPERTY LINE DATA FROM FRANKLIN COUNTY GIS.
 SITE PLAN FROM "P-48 KEY PLOT PLAN" BY DEPT. OF CORRECTIONAL
 FACILITIES DATED 8/1/06

REVISION	DATE	NOTE
APPROVED BY:		
EXISTING CONDITIONS LET'S CAMP, LLC TOWN OF GABRIELS FRANKLIN COUNTY, N.Y.		SCALE 1" = 100' DATE 5-6-14 DRAWN BY M.J.S.
		SHEET C-3 OF 5
Cedarwood Engineering Services, PLLC CIVIL & ENVIRONMENTAL ENGINEERING AND FACILITY OPERATIONS 8-12 Dietz Street, Suite 303 248 Main Street, PO Box 203 Oneonta, New York 13820 North Creek, New York 12853 807-432-8073 518-251-5160		
UNAUTHORIZED ALTERATION OR ADDITION TO AN ENGINEERING DOCUMENT BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.		
JAMES F. SUOZZO, P.E. LIC. NO. 57185		