

 <p>NEW YORK STATE Adirondack parkagency P.O. Box 99 • Ray Brook, New York 12977 • (518) 891-4050 apa.ny.gov</p>	<p>APA Project Permit 2014-48</p>
<p>In the Matter of the Application of</p> <p>NEW YORK LAND & LAKES DEVELOPMENT, LLC and BOY SCOUTS OF AMERICA, TWIN RIVERS COUNCIL</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: January 26, 2015</p>
	<p>To the County Clerk: This permit must be recorded on or before March 27, 2015. Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. New York Land & Lakes Development, LLC2. Boy Scouts of America, Twin Rivers Council

SUMMARY AND AUTHORIZATION

This permit authorizes a 29-lot subdivision in an area classified Low Intensity Use and Resource Management on the Adirondack Park Land Use and Development Plan Map and construction of single family dwellings in an area classified Resource Management in the Towns of Bleecker and Johnstown, Fulton County.

This permit shall expire unless recorded in the Fulton County Clerk's Office on or before March 27, 2015, 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 four years from the date the permit is recorded. 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 permittees, successors, and assigns to civil penalties and other legal proceedings.

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

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.

PROJECT SITE

The project site consists of 1,118.9± acres of land and water located on both sides of Woodworth Lake Road in the Towns of Bleecker and Johnstown, Fulton County, in an area classified Low Intensity Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The project site includes the entirety of Hines Pond and Woodworth Lake. The project site is identified by 8 tax parcels: Town of Bleecker parcels 102.-1-2, 102.-1-3.1, 102.-1-4, 86.-1-15, 86.-1-16, 86.-1-17, and 86.-1-18; and Town of Johnstown parcel 102.-2-6. The current recorded deeds for the project site are:

- a deed from Minnie Billingham and Gordon P. Young (as Executors for Fred E. Billingham) to the Boy Scouts of America, Sir William Johnson Council, Inc., dated January 16, 1945, and recorded March 6, 1945 in Liber 250 of Deeds at Page 463;
- a deed from John P. Kline to Sir William Johnson Council of the Boy Scouts of America, dated February 7, 1947, and recorded July 16, 1947 in the Fulton County Clerk's Office in Liber 297 of Deeds at Page 69;
- a deed from Alfred J. Washburn to Sir William Johnson Council, Boy Scouts of America, Inc., dated August 15, 1950, and recorded October 18, 1951 in the Fulton County Clerk's Office in Liber 362 of Deeds at Page 451; and
- a deed from Beulah G. McLaughlin to Sir William Johnson Council, Inc., Boy Scouts of America, dated December 27, 1960, and recorded December 29, 1960 in the Fulton County Clerk's Office in Liber 456 of Deeds at Page 121.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the subdivision of 1,118.9± acres (the former Woodworth Lake Boy Scout Camp) into 24 building lots ranging in size from 3± to 145± acres, plus five commonly held lots ranging in size from 0.5± to 34.5± acres, for a total of 29 lots. A Property Owners' Association will be created and will own the five commonly held lots: Woodworth Lake Trail¹, Woodworth Lake, and Hines Pond, as well as two common areas providing access to each water body for the use of property owners within the subdivision.

¹ The privately-owned continuation of Woodworth Lake Road will be named Woodworth Lake Trail.

Lots 1, 2, 4, and 5 contain land classified Low Intensity Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. All other proposed lots contain land wholly within the Resource Management classification. All proposed structures on all lots are on lands classified Resource Management.

The 24 building lots will be sold for the construction of no more than one single family dwelling per lot (except for Lot 16 that already contains two existing principal buildings, which may remain or be replaced).

The project is shown on a subdivision plat consisting of three sheets titled "Final Plat, Woodworth Lake Subdivision, Premises of New York Land & Lakes Development, LLC" ("Subdivision Plat"), prepared by Lawson Surveying and Mapping of Oneonta, NY, dated September 10, 2013, with Sheets 1 and 2 last revised January 3, 2015 and sheet 3 last revised January 12, 2015.

The project is further shown on the following 37 sheets of maps and plans titled "Woodworth Lake Subdivision, Towns of Bleecker & Johnstown, Fulton County, New York," prepared by Steven E. Smith Civil & Architectural Engineering of Gloversville, NY and dated "Agency Review Set October 15, 2014 with revisions through January 13, 2015." All sheets were last revised October 15, 2014, except for Sheet C-303 (last revised November 7, 2014); Sheets C-108 and C-301 (last revised November 10, 2014); Sheets C-102, C-103, C-105, C-203, C-204, C-501, and the Drawing Index Sheet (last revised January 12, 2015).

- Drawing Index;
- **G-101**: Overall Site Plan & Land Use Areas ("Overall Site Plan");
- **G-102**: Site Plan Sheet Index - West Region;
- **G-103**: Site Plan Sheet Index - East Region;
- **C-101** through **C-111**: Site Plans: Lots 1 through 26 and Common Areas ("Detailed Site Plans");
- **C-201**: Existing Conditions, Soils, Drainage Areas & Summaries, Vicinity Watershed Map, Table of Soils & Characteristics;
- **C-202**: Developed Conditions, Stormwater Runoff Summaries, SWPPP Summary Narrative; **C-401**: Site Development Notes, Typical Lot Development Plans, Erosion & Sediment Control, Separation Criteria; and **C-505**: Stormwater Management, Erosion & Sediment Control Details & Specifications ("Stormwater and Erosion and Sediment Control Plans");

- **C-203:** Shoreline Buffer Impacts: Lots 24, 25, & 26; **C-204:** Dock Location, Wetland & Shoreline Buffer Impacts: Lots 4, 23, Common Area 1; **C-205:** Dock Locations, Wetland & Shoreline Buffer Impacts: Lots 10, 11, 12, 19; and **C-206:** Dock Locations & Shoreline Buffer Impacts: Common Area 4, Lots 16, 17, 18, Stream Crossing: Lot 18; and **C-207:** Dock Locations & Shoreline Buffer Impacts: Lots 13, 14, 15 & Road Improvements ("Shoreline Buffer Plans");
- **C-301:** Centerline Profiles Woodworth Lake Trail Between Stream and Turn-Around, Driveways Lots 6, 9, 18, 20; **C-302:** Driveway Centerline Profiles Lots 23, 25, 26; and **C-303:** Driveway Centerline Profiles Lots 10, 11, 17 ("Driveway Profiles");
- **C-402:** Soils Test Data, Perc Test Results, General, Sewage System, & Water System Notes, Absorption System Design; **C-502:** On-site Wastewater System Absorption Trench Requirements, Sections, Details & Specifications; **C-503:** On-site Wastewater System Septic Tank, Pump Tank, & Miscellaneous Details & Specifications; and **C-504:** Drilled Well & Miscellaneous Details, Septic System Maintenance ("Wastewater Plans");
- **C-501:** Typical Dock, Road, Driveway, & Miscellaneous Details & Notes;
- **V-101:** Site Map, Location Map, Wetland Area Tables; **V-102:** Wetland Delineations - West Region; and **V-103:** Wetland Delineations - East Region ("Wetland Delineation Maps"); and
- **V-201:** Land Survey: Existing Development West Region; **V-202:** Land Survey: Existing Development East Region ("Existing Development Maps").

The application included a "Stormwater Pollution Prevention Plan" ("SWPPP"), prepared by Steve E. Smith Civil & Architectural Engineering of Gloversville, NY, dated August 12, 2014, and sealed by Bobbi C. Trudel, P.E.

Reduced-scale copies of the Overall Site Plan and Sheet C-401 of the Stormwater and Erosion and Sediment Control Plans are attached as a part of this permit for easy reference. The original, full-scale maps and plans described in this section are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

AGENCY JURISDICTION

The project requires an Agency permit pursuant to Section 809(2)(a) and Sections 810(1)(e)(1)(b), 810(1)(e)(3), and 810(2)(d)(1) of the Adirondack Park Agency Act [Executive Law, Article 27; the "APA Act"], because it is a subdivision, involving wetlands, on Resource

Management lands, and involves the construction of single family dwellings on Resource Management lands. The project also requires an Agency permit pursuant to Section 809(2)(a) and Sections 810(1)(c)(1)(b) and 810(2)(b)(2)(b) of the APA Act, because it is a subdivision, involving wetlands, resulting in the creation of a non-shoreline lot, parcel, or site less than 120,000 square feet in size on Low Intensity Use lands. The project requires a wetlands permit pursuant to 9 NYCRR Section 578.2 and Sections 578.3(n)(1)(i) and 578.3(n)(3)(i) as a regulated activity involving wetlands.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project may not be undertaken until this permit has been recorded in the Fulton County Clerk's Office.
2. This permit is binding on the permittees, all present and future owners or lessees of the project site or any lot or portion thereof, the Woodworth Lake Property Owners' Association and any successor, and all persons undertaking all or a portion of the project. Copies of this permit, the Subdivision Plat, SWPPP, and all plan sheets referenced herein that depict the lot being conveyed, access to the lot being conveyed, or are referenced in the conditions below shall be furnished by New York Land and Lakes Development, LLC to all subsequent owners or lessees of the project site prior to sale or lease, and by New York Land and Lakes Development, LLC 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 [Article 24 of the Environmental Conservation Law], and the Adirondack Park Agency's implementation regulations [9 NYCRR §§ 570-588].

Deeds

Recordation

4. All deeds conveying all or a portion of the lands subject to this permit shall contain a reference to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2014-48, issued January 26, 2015, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Merger

5. The Low Intensity Use portions of Lots 1, 2, 4, and 5 shall not be conveyed separately from the Resource Management portions of those lots.

Development

Construction Location and Size

6. Subject to the conditions stated herein, this permit authorizes the following:
 - On Lots 1, 2, 5 through 15, 17 through 20, and 22 through 26, the construction of one new single family dwelling;
 - On Lot 4, the continued use or replacement of the existing single family dwelling ("Ranger Cabin");
 - On Lot 16, the conversion of the two existing principal buildings² ("Dining Hall" and "Camp Office") to single family dwellings and replacement of these structures;
 - New accessory structure(s)³, in addition to any boardwalks, docks, and boathouses, as conditioned below; and
 - Construction of one parking area at Common Area 1 as depicted on the Detailed Site Plans.
7. All new and replacement single family dwellings and accessory structures (except boardwalks, docks, and boathouses as authorized and conditioned herein) shall be located within the building envelopes shown on the Subdivision Plat and Detailed Site Plans. No principal building shall be constructed in a building envelope labeled "outbuilding envelope" or "existing outbuilding envelope." Replacement of any structure within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake shall be entirely within the footprint of the existing structure without any increase in height, or within a building envelope greater than 100 feet from the mean high water mark of those water bodies. On Lot 16, any replacement of the portion of the Dining Hall within 100 feet of the mean high water mark of Woodworth Lake shall not increase in footprint, height, or width and shall not be located any closer to the mean high water mark of Woodworth Lake.

² **Principal Building** is defined in Section 802(50) of the APA Act.

³ **Accessory Structure** is defined in Section 802(5) of the APA Act.

8. No new single family dwelling shall exceed 3,000 square feet in footprint, including all attached structures such as porches, decks, exterior stairs, and garages. No new or replacement single family dwelling shall exceed 40 feet in height. No lot shall have a total of more than 1,000 square feet of footprint of new accessory structures not attached to the dwelling, and no accessory structure shall exceed 40 feet in height. Height shall be measured from the highest point of the structure, including chimneys, to the lower of either original or finished grade.
9. There shall be no additional single family dwelling or other principal building on the project site.
10. Except for the boardwalks and docks authorized herein and for boathouses as conditioned herein, the construction of any accessory structure outside an authorized "building envelope," "existing building envelope," "outbuilding envelope," or "existing outbuilding envelope" shall require a new or amended permit.

Guest Cottages

11. Construction of any guest cottage on the project site shall require prior written Agency approval.

Any guest cottage on the project site shall be used only on an occasional basis and shall not be offered or used for rent or hire separately from the primary dwelling on the property. Any guest cottage on the project site shall also be no larger than one-half of the enclosed floor space of the single family dwelling or 2,000 square feet in floor space, whichever is less, and shall be no larger than 1,000 square feet in footprint. Any structure that does not meet these parameters and contains permanent facilities for water supply, wastewater, eating and sleeping will be considered a principal building.

Shoreline Structure Setbacks

12. All new structures in excess of 100 square feet, other than docks and boathouses as defined under 9 NYCRR §570.3, shall be set back a minimum of 100 feet, measured horizontally, from the mean high water mark of Hines Pond and Woodworth Lake.

Boathouses

13. Prior to undertaking construction of any boathouse on Woodworth Lake, written approval of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.

14. There shall be no boathouses on Hines Pond.

Docks and Boardwalks

15. This permit authorizes the construction of one dock on Common Area 1 on Hines Pond and one dock on each lot with shoreline on Woodworth Lake, being lots 10 through 19 and Common Area 4.
16. Where it is necessary to cross wetlands to access the authorized dock location, this permit authorizes the construction of one boardwalk less than 100 square feet in size on each such lot.
17. All docks and boardwalks on Woodworth Lake shall be constructed in the locations depicted on the Detailed Site Plans and constructed according to Detail A1, "Typical Dock and Boardwalk Details," shown on Sheet C-501 of the project plans.

Due to the dynamic nature of aquatic plant locations, prior to construction or placement of any dock or boardwalk providing access to Hines Pond, a site visit by Agency staff shall be conducted and written approval obtained from the Agency for the dock and/or boardwalk location. The dock and boardwalk shall be constructed in the location authorized by the Agency following the site visit and according to Detail A1, "Typical Dock and Boardwalk Details," shown on Sheet C-501 of the project plans.

Hines Pond Watercraft

18. There shall be no motorized watercraft on Hines Pond.

Outdoor Lighting

19. 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 Woodworth Lake Road, Hines Pond, Woodworth Lake, or adjoining property.

Building Color

20. On Lots 1, 2, 4 through 9, 12 through 16, 19, and 24, all exterior building materials, including roof, siding and trim, of the dwelling and any accessory structure on that lot shall be a dark green, grey, or brown color.

Tree Cutting/Vegetation Removal

21. Prior to the conveyance of any of the 24 authorized building lots, New York Land and Lakes Development, LLC, or its successors and assigns, shall provide the Agency with a plan prepared by a Professional Forester that provides individual Forest and Habitat Management Plans for each of the 24 lots. The individual Forest and Habitat Management Plans shall be based upon the overall Forest Management Plan described in Finding of Fact 21, and shall adhere, at minimum, to the standards described in the current edition of the document "New York State Forestry Best Management Practices for Water Quality." Within 30 days of receipt, the Agency will provide written confirmation whether the plan received complies with this condition. New York Land and Lakes Development, LLC, or its successors and assigns, shall give a copy of the authorized Forest and Habitat Management Plan for each individual building lot to the grantee of the lot at the time of conveyance.
22. On any authorized building lot, outside of all building envelopes shown on the Subdivision Plat and Detailed Site Plans, the cutting or removal of more than 3,000 board feet of timber in a one-year period shall not occur unless undertaken pursuant to an Agency-approved Forest and Habitat Management Plan for the individual lot and under the supervision of a Professional Forester or a New York State Department of Environmental Conservation (NYSDEC) Forester. All cutting shall comply with the shoreline restrictions established in Section 806 of the APA Act.
23. Within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake, within 35 feet of the edge of wetlands, and within 35 feet of all permanent and intermittent streams, no vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed without prior written Agency approval, except (a) as depicted on the Detailed Site Plans, including 6-foot-wide shoreline access paths; (b) maintenance of existing clearings, paths, or wood roads; (c) removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard; or (d) pursuant to an Agency-approved Forest and Habitat Management Plan for the individual lot and under the supervision of a Professional Forester or NYSDEC Forester.
24. On the lots for Woodworth Lake Trail, Common Area 1, and Common Area 4, no vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed without prior written Agency

approval, except (a) as depicted on the Detailed Site Plans or (b) removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

Density

25. There shall be no principal buildings located on any of the five common lots or areas: Woodworth Lake Trail, Woodworth Lake, Hines Pond, and the two common areas providing access to each water body.
26. On Lot 4, there shall be no principal building other than the "Ranger Cabin" (see Finding 41) or any replacement structure for this dwelling as authorized herein.
27. On Lot 16, there shall be no principal buildings other than the existing "Dining Hall" and "Camp Office" (see Finding 41) or any converted or replacement structures for these structures as authorized in Condition 6.
28. On the remaining building lots (Lots 1, 2, 5 through 15, 17 through 20, and 22 through 26), there shall be no more than one principal building located on each lot at any time.
29. There shall be no further subdivision of any lot.

Infrastructure

Subdivision Road/Driveways

30. All improvements to Woodworth Lake Trail and common areas shall be constructed by New York Land & Lakes Development, LLC, or its successors and assigns, in accordance with the Detailed Site Plans and according to the specifications - including related grading and drainage - of the Detailed Site Plans, Driveway Profiles, and the Details on Sheet C-501 of the project plans. Any modifications from these plans shall require prior written Agency approval.
31. All driveways shall be constructed in the locations shown on the Detailed Site Plans and according to the specifications - including related grading and drainage - of the Detailed Site Plans, Driveway Profiles, and the Details on Sheet C-501 of the project plans. Any modifications from these plans shall require prior written Agency approval.

32. The culverts adjacent to the vernal pool on Lot 11 shall be installed such that they do not alter the high water level of the vernal pool.

Wastewater

33. Any new or replacement on-site wastewater treatment system installed within five years of the date of issuance of this permit on the project site shall be constructed in conformance with the location and design shown on Detailed Site Plans and the Wastewater Plans. Construction of the system shall be supervised by a design professional (licensed Professional Engineer, Registered Architect, or exempt Licensed Surveyor). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

34. Prior to conveyance of any lot, the pit privy on Common Area 4 located within 100 feet of Woodworth Lake shall be decommissioned pursuant to the Abandonment Notes on Sheet C-402 of the Wastewater Plans.
35. Prior to conveyance of Lots 4, 13, and 14, all existing pit privies located within 100 feet of the mean high water mark of Hines Pond or Woodworth Lake shall be decommissioned pursuant to the Abandonment Notes on Sheet C-402 of the Wastewater Plans.
36. Prior to conveyance of Lots 4, 16, and 18, the existing on-site wastewater treatment systems shall be disconnected and decommissioned pursuant to the Abandonment Notes on Sheet C-402 of the Wastewater Plans.
37. On Lot 16, prior to construction of any replacement on-site wastewater treatment system in the "existing building envelope," the lot owner shall submit plans prepared by a NYS licensed professional engineer to the Agency for its review and written approval.

Water Supply

38. The existing well on Lot 19 shall not be used as a common water supply; it may be used as a water supply for Lot 19.

Stormwater Management/Erosion and Sediment Control/Grading

39. Stormwater management, erosion and sediment control, and grading shall be undertaken in compliance with the SWPPP, Stormwater and Erosion and Sediment Control Plans, and Detailed Site Plans referenced herein. Any modifications from these plans shall require prior written Agency approval.
40. Upon undertaking any land disturbance outlined in the SWPPP on individual lots, lot owners shall be responsible for implementation of the SWPPP, Stormwater and Erosion and Sediment Control Plans, and Detailed Site Plans on those individual lots.
41. Upon undertaking any land disturbance outlined in the SWPPP on Woodworth Lake Road, Woodworth Lake Trail, or common areas, New York Land & Lakes Development, LLC, or its successors and assigns, shall be responsible for implementation of the SWPPP, Stormwater and Erosion and Sediment Control Plans, and Detailed Site Plans on those common areas.

Infrastructure Construction

42. Prior to the conveyance of Lot 13, 14, or 15, Woodworth Lake Trail (i.e., the privately-owned portion of the subdivision road) shall be improved by New York Land & Lakes Development, LLC, or its successors and assigns, according to the Detailed Site Plans and Sheet C-301 of the Driveway Profiles, including the hammerhead turn around just prior to Lot 14. Certification by a professional engineer licensed to practice in New York State that the common portion of the subdivision road has been constructed according to the plans authorized herein shall be provided to the Agency prior to conveyance of Lots 13, 14 or 15.
43. Installation of utilities for Lots 13, 14, and 15 shall be along Woodworth Lake Trail and the shared driveway for Lot 13 and 14.

Signs

44. Any new signs on the project site shall comply with the sign standards established in Agency regulations at 9 NYCRR Appendix Q-3. The two on-premises signs proposed in the application for this permit comply with this condition.

Invasive Species Spread Prevention

45. New York Land and Lakes Development, LLC, its successors and assigns, shall install and maintain aquatic invasive species spread prevention signage at all common access points on Hines Pond and Woodworth Lake. The sign language shall be consistent with current NYSDEC requirements, which currently include the requirement to "clean, drain, and dry all watercraft before launching and after exiting" a given water body. The sign language proposed in the application shall be modified to comply with this condition.
46. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material that may contain invasive plant materials, seed, or other propagules. All construction equipment and vehicles operating in infested areas shall be thoroughly cleaned prior to moving to non-infested areas. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.

Reports

47. At the request of the Agency, the permittees or the permittees' successors and assigns shall report in writing the status of the project, including details of compliance with any terms and conditions of this permit.

FINDINGS OF FACT

Background/Prior History

1. The project site is the former Woodworth Lake Boy Scout Camp (a/k/a Woodworth Lake Scout Reservation), which opened in 1949, reduced operation in 1992, and closed in 2013. Prior to 1992, a typical summer involved five to eight weeks of camp with 100-150 boy scouts, plus staff, in attendance. The site contains

existing structures (e.g., dining hall, cabins, etc.) and related infrastructure (e.g., utilities) centered along the existing access road (i.e., Woodworth Lake Road and Woodworth Lake Trail).

2. In 1990, the Twin Rivers Council, Inc., Boy Scouts of America was formed from the merger of the Governor Clinton Council, Inc., Boy Scouts of America; Sir William Johnson Council, Inc., Boy Scouts of America; and Saratoga County Council Boy Scouts of America, Inc., pursuant to a "Certificate of Merger" and "Order Approving Merger and Granting Authorization to File Certificate of Merger" filed on December 6, 1990 with the NYS Department of State (F90120600243).
3. New York Land and Lakes Development, LLC has a contract to purchase the project site, last signed by the seller on May 28, 2013.
4. As of the May 22, 1973 enactment date of the Adirondack Park Land Use and Development Plan, the owner of the project site, the Sir William Johnson Council, Inc., Boy Scouts of America, owned no additional adjoining property, except for a parcel leased to Fulton County, which is now owned by Fulton County as tax parcel 102.-1-3.2.
5. On the project site, the land use area boundary between Low Intensity Use and Resource Management is shown on the Overall Site Plan. The boundary is defined as one-quarter mile from the mean high water mark of Vandenburg Pond (a/k/a Lake Edward). On the project site, the land area in Low Intensity Use is 64.5± acres, the land area in Resource Management (after subtracting the areas of water bodies) is 1,001.2± acres, the area of Hines Pond is 18.6± acres, and the area of Woodworth Lake is 34.5± acres.

Project Site

Water Resources

6. The project site contains two water bodies in their entirety:
 - a. Woodworth Lake is a natural lake 34.5± acres in size with a rocky and sandy shoreline. It has a maximum depth of 60 feet and is classified as a "C" waterbody (best intended use is secondary contact recreation) by NYSDEC. The water quality is described in a 2010 NYSDEC Lake Classification and Inventory Survey as mesotrophic, or a moderately productive waterbody. The mean high water mark of Woodworth Lake is 1661 feet above mean sea level.

- b. Hines Pond is a man-made pond 18.6± acres in size, has a maximum depth of 6 feet and has wetlands along its shoreline and inside the mean high water mark. It is reported that the water level is down 7 to 8 feet due to failure of the dam several years ago. The water quality is described in a 2010 NYSDEC Lake Classification and Inventory Survey as mesoeutrophic, or a moderately to highly productive waterbody. The mean high water mark of Hines Pond is 1634.9 feet above mean sea level. A NYSDEC Lake Classification and Inventory Survey on August 26, 2010 documented the presence of Farwell's Water-milfoil (*Myriophyllum farwellii*) in Hines Pond, which is a threatened species in New York State due to rarity.
7. For the past 55+ years, both water bodies have been owned and used exclusively by the Boy Scout Camp for boating, fishing, and swimming.
8. Common Area 1, providing access to Hines Pond, includes the remnants of the Hines Pond Dam that has been partially breached. The Project Sponsor has no plans to re-build the dam, which would impact wetlands within the pond and along its shoreline.
9. Shoreline lot widths are greater than 200 feet for all building lots, ranging from 212± feet on Woodworth Lake (Lot 17) to 2,741± feet on Hines Pond (Lot 23). The shoreline lot width for Common Area 1 (access to Hines Pond) is 150± feet and for Common Area 4 (access to Woodworth Lake) is 247± feet. The shoreline lot widths and development activities authorized within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake comply with the shoreline restrictions established in §806 of the APA Act.
10. Water courses, including permanent and intermittent streams and drainages, were evaluated in the field and through the course of review and are depicted on the Detailed Site Plans. The site may contain additional water courses not depicted on these maps and plans, especially greater than 450± feet from the center of Woodworth Lake Road/Trail where detailed mapping did not occur other than near authorized development.
11. The project site watershed for both pre- and post-development was evaluated and is summarized on Sheet C-201: Existing Conditions, Soils, Drainage Areas & Summaries, Vicinity Watershed Map, Table of Soils & Characteristics and Sheet C-202: Developed Conditions, Stormwater Runoff Summaries, SWPPP Summary Narrative.

12. Groundwater will serve as the water source for each individual well supply on the 24 building lots.
13. Lot 19 includes an existing water supply well that once served the Boy Scout Camp on a seasonal basis and was regulated by the New York State Department of Health (NYSDOH). The distribution system is aboveground and is not adequate for new construction. The water supply system is currently shut down, drained, decommissioned, and listed as "not operating" by NYSDOH. The well will no longer be used as a public water system. The well can be converted to private use through written notification to NYSDOH.

Wetlands

14. Wetlands on the project site are described in a report titled "Delineation of APA Regulated Freshwater Wetlands," prepared by North Country Ecological Services, Inc. of Gloversville, NY, dated March 31, 2014. The Wetland Delineation Maps show flagging numbers and wetland areas. The Detailed Site Plans show wetland boundaries. The site may contain additional wetlands not described herein or depicted on these maps and plans, especially greater than 450± feet from the center of Woodworth Lake Road/Trail where detailed wetland mapping did not occur other than near authorized development.
15. Wetland value ratings are assigned pursuant to 9 NYCRR Part 578. There are numerous and extensive wetlands on the project site with value ratings ranging from 1 to 4. Of particular note is the wetland complex in and surrounding Hines Pond, which has a value rating of 1. Wetlands labeled on the Wetland Delineation Maps or Detailed Site Plans as "isolated wetlands" are not jurisdictional for the Agency.
16. Boardwalks and docks will provide access to Hines Pond or Woodworth Lake by crossing wetlands, where they exist. The boardwalks authorized for crossing wetlands will, unless otherwise approved by Agency staff, be located at the narrowest point; the docks and boardwalks will be elevated to allow light penetration; each element will be no greater than 4 feet wide; and each post will be no greater than 2 inches in diameter. All authorized on-site wastewater treatment systems and replacement areas will be greater than 100 feet from wetlands. All building envelopes and new driveways are located outside of wetlands.

Wildlife/Habitat

17. The application included a qualitative biological inventory titled "Supplemental Ecological Information for the Adirondack Park Agency Permit Application," prepared by North Country Ecological Services, Inc. In addition to general habitat type and coverype descriptions, the report includes a comprehensive list of plant and animal species recorded on the site and anticipated to occur on the site.
18. Other than the Farwell's Water-milfoil, there are no other records of rare or state-listed plants, animals, or significant natural communities on the project site or in its immediate vicinity, as confirmed by consultation with NYSDEC.
19. At full build-out, the undeveloped portion of the 1,119±-acre project site, over 95 percent, will remain as available wildlife habitat.

Visual/Aesthetics

20. The single family dwellings and accessory structures authorized for lots 1, 2, 4 through 9, 12 through 16, 19, and 24 have the potential to be visible from Woodworth Lake Road, Woodworth Lake Trail, Hines Pond, and/or Woodworth Lake.

Vegetation

21. The application included a Forest Management Plan for the entire project site titled "Master Forest Management Plan for New York Lands and Lakes Development, LLC," prepared by Brian Bower, Certified Forester, and dated February 21, 2014.
22. The following ecological communities are found on the project site: hemlock-northern hardwood forest (310± acres, 27.7±%), pine plantation (10± acres, 0.8±%), successional northern hardwood forest (641± acres, 57.3±%), mowed lawn with trees (11.5± acres, 1.0±%), wetland (27.8± acres, 9.5±%), and mesotrophic lake/pond (53.1± acres, 4.7±%). The project site has been logged and many wood roads transect the property.
23. Vegetative cutting is allowed on specifically designated building envelopes, ranging in size from 0.59± acres (Lot 25) to 1.32± acres (Lot 17), that avoid steep slopes. Certain forest management is allowed outside the building envelopes.

24. As depicted on the Shoreline Buffer Plans, all shoreline lots include a 100-foot vegetated shoreline buffer, with certain limited exceptions for existing development, common area improvements, shoreline access paths 6 feet in width, boardwalks less than 100 square feet in footprint, docks, and forest management undertaken pursuant to an Agency-approved Forest and Habitat Management Plan and under the supervision of a Professional Forester or NYSDEC Forester.

Soils

25. According to the USDA Natural Resources Conservation Service Web Soil Survey 2.3 for Fulton County, NY, there are 10 soil series or soil series complexes that occur within the project site: Becket, Becket-Tunbridge-Skerry complex, Skerry-Becket complex, Skerry-Adirondack complex, Crary-Adirondack complex, Potsdam, Tunbridge-Lyman complex, Metacomet, and Pleasant Lake-Burnt Vly complex. These are generally sandy and loamy soils formed in glacial till, with a variety of drainage classes, from well drained to very poorly drained.
26. In consultation with Agency staff, a licensed engineer from Steven E. Smith Civil and Architectural Engineering conducted one or more soil percolation tests and evaluated one or more deep-hole soils test pits in the location of each authorized on-site wastewater treatment system. The location of each percolation test and each acceptable deep-hole test pit is shown on the Detailed Site Plans, and the Agency approved data from each pit and test is provided on the Wastewater Plans.
27. The Stormwater Pollution Prevention Plan (SWPPP) takes soil types into account and is summarized on Sheets C-201 and C-202 of the project plans.

Slopes

28. Existing topography is depicted on the Detailed Site Plans, Shoreline Buffer Plans, Wetland Delineation Maps, and Existing Development Maps. Project site elevations range from 1830± feet above mean sea level (MSL) to 1546± feet above MSL. Slopes on the project site range from 0 to 60%. The authorized building envelopes have been located and configured to avoid slopes greater than 25%.
29. On-site wastewater treatment system absorption fields have been located on existing slopes of 15% or less.

30. Centerline profiles for Woodworth Lake Trail and driveways for Lots 6, 9, 10, 11, 17, 18, 20, 23, 25 and 26 are depicted on the Driveway Profiles. The final slope grades do not exceed 15% over any length or 12% average grade over any 150-foot-length.

Historic Sites or Structures

31. By letter dated March 13, 2014, the New York State Office of Parks, Recreation and Historic Preservation determined (#14PR00881) that the project will have no impact upon the cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

Nearby Land Uses

32. Fulton County owns a 1.7±-acre inholding (Fulton County tax parcel 102.-1-3.2) in the middle of the project site that contains a paved road, communications tower, and equipment shelter.
33. Within one-quarter mile of the project site boundaries are 27 tax parcels owned by other landowners: eight are owned by the State of New York (part of the Shaker Mountain Wild Forest), two are owned by the City of Gloversville (for water supply), and 17 are privately owned. The NY State Office of Real Property Services classifies the 17 privately-owned parcels as seasonal residences (5), single family residences (4), private forest (4), and vacant land (4).
34. The project site is 1.5± miles south of the hamlet of Bleecker and 5.0± miles north of the City of Gloversville, by road. The Adirondack Park boundary is 0.4± miles south of the project site, measured in a straight line. The project site is in the Gloversville Enlarged School District.
35. Woodworth Lake Road is 0.7± miles in length, is paved for approximately half this length, connects NY State Route 309 and Woodworth Lake Trail, and provides access to 14± existing residences (year-round and seasonal) along this length.

Access

36. Existing access to the project site is off of NY State Route 309 from Woodworth Lake Road, which is owned by the Town of Bleecker. Lots 1, 2, 24, and 25 are accessed off of Woodworth Lake Road. The privately-owned continuation of Woodworth Lake Road will be named Woodworth Lake Trail, be 1.4± miles in length, and provide access to all remaining lots. The final

1,000± feet of Woodworth Lake Trail will be improved to be 12 feet wide, have a grade of 10% or less, and a hammer head turn around at its end.

37. A letter dated November 3, 2014 from the Fire Chief of the Meco Volunteer Fire Company, which will serve the subdivision, states that the planned improvements to Woodworth Lake Trail, as described in the above Finding, will be adequate to provide emergency access to all lots.
38. A September 12, 1996 Deed from Twin Rivers Council, Inc., Boy Scouts of America to The County of Fulton (recorded October 28, 1996 in the Fulton County Clerk's Office in Liber 778 of Deeds at Page 115) reserves an easement and absolute right-of-way over the 423±-foot-long access road leading to the Fulton County owned communications tower parcel. This easement and right of way will be used for ingress and egress to Lot 20. Lots 10 and 11, 13 and 14, 22 and 23, and 25 and 26 will share driveways. Proposed driveway access easements, for ingress, egress, and utility installation, are shown on the Subdivision Plat, which will be referenced in the deeds.
39. At the Hines Pond Common Area, a parking area for 2-3 cars will be constructed and a dock to launch cartop boats will be installed. At the Woodworth Lake Common Area, a parking area exists along Woodworth Lake Trail, a dock to launch cartop boats will be installed, and an existing privy will be abandoned.
40. Existing Development Maps depict existing development and access roads. The authorized subdivision utilizes existing access roads and logging trails for roads, driveways, and shoreline access paths where appropriate and focuses development along existing travel corridors.

Overall Intensity Guidelines

41. Of all existing structures currently on the project site, six constitute a principal building under the APA Act: the Ranger Cabin on Lot 4 (one-story, wood frame, 1470± sq ft); the Dining Hall on Lot 16 (one-story, wood frame, 3,900± sq ft); the Camp Office on Lot 16 (one-story, wood frame, L-shaped, 2,505 sq ft); and three existing wood frame cabins on Lot 18 (1,000± sq ft, 570± sq ft, and 570± sq ft). The Detailed Site Plans show the three cabins on Lot 18 and include notes stating "any cabins retained shall be accessory structures without septic systems" and "existing septic tank to be abandoned."

42. A mathematical calculation of the overall intensity guidelines, not considering resource-based site constraints, is for a maximum of 20 additional principal buildings in the Low Intensity Use land use area and 23 additional principal buildings (in addition to the 6 pre-existing principal buildings) in the Resource Management land use area, for a total of 49 principal buildings. The Project Sponsor proposed to extinguish all available principal building and replacement rights for both the Low Intensity Use and Resource Management lands on the project site, except to allow for one principal building each on Lots 1, 2, 4 through 15, 17 through 20, and 22 through 26, and two principal buildings on Lot 16, for a total of 25 principal buildings.

Infrastructure

Wastewater

43. An on-site wastewater treatment system constructed as located and depicted on the Detailed Site Plans and Wastewater Plans will comply with all applicable New York State Department of Health and Agency standards.
44. Common Area 4 and Lots 4, 13 and 14 include existing pit privies located within 100 feet of the mean high water mark of Woodworth Lake or Hines Pond and do not meet applicable horizontal setbacks for new development. The pit privies will be decommissioned prior to conveyance of these lots.
45. Lots 4, 16, and 18 include existing on-site wastewater treatment systems. The current condition and functionality of the existing systems is not known. These on-site wastewater treatment systems will not be used.

Stormwater Management and Erosion and Sediment Control

46. Clearing, grading, and new impervious areas can result in erosion and sedimentation and increased stormwater runoff. The impacts associated with untreated stormwater runoff and erosion and sedimentation include declining water quality, diminished groundwater recharge and quality, stream channel and wetland impacts, increased flooding, floodplain expansion and impacts to aquatic organisms.

The SWPPP estimated that the new impervious area associated with each of the 24 building lots will be 4,000 square feet.

Common Lot Maintenance

47. The Woodworth Lake Property Owners' Association will be responsible for maintaining commonly held property and infrastructure, including Woodworth Lake Trail (the private portion of the access road) and the common areas on Hines Pond and Woodworth Lake.

Fiscal and Economic

48. The project site is currently assessed for \$1,729,100. The property is currently owned by Boy Scouts of America and is tax exempt.
49. Based upon demographic trends in the Town of Bleecker, it is anticipated that 4-6 children under the age of 18 would reside in this subdivision if each lot was improved and used as a full-time residency home. Enrollment at the Gloversville Enlarged School District has declined by 524 students since 2007.
50. Maintenance and plowing of the private road will be the responsibility of the Property Owners' Association. All but three lots will be connected to existing utilities, and the extension of utilities to the remaining three lots are guaranteed by New York Land and Lakes Development, LLC to the purchasers of those lots. Each of the 24 building lots will be served by on-site wells and wastewater treatment systems, rather than municipal water and sewer systems.

Public Notice and Comment

51. The Agency notified all adjoining landowners and other parties and published a Notice of Complete Permit Application in the Environmental Notice Bulletin, as required by the Adirondack Park Agency Act. The Agency received 15 written comments from 14 parties as of January 14, 2015, including comments from 7 households and 7 groups (i.e., the Adirondack Council, Adirondack Mountain Club, Adirondack Wild, Protect the Adirondacks!, Sierra Club Adirondack Committee, Sierra Club Atlantic Chapter and Wildlife Conservation Society). All 14 letters expressed concern or opposition to the project. Areas of concern included: compatibility with the land use area; potential impacts to water resources (including shorelines), forest resources, open space resources, fish and wildlife, wetlands, rare plants, adjoining and nearby land uses, and local government; alternatives analysis; public access; invasive species prevention; and future enforcement

of deed covenants. Some letters requested an adjudicatory public hearing. All of these concerns and topics were carefully considered during the Agency's review of this project and are addressed, when appropriate, within this permit.

52. The Adirondack Park Agency hosted a public information meeting on this project in the Town of Bleecker on November 24, 2014. At least 24 people attended. Representatives of New York Land and Lakes Development, LLC described the project, Agency staff described the Agency's review process, and both answered questions from the public.

Local, State, and Federal Review

53. A portion of eight of the subdivision lots is located in the Town of Johnstown. A Local Government Notice Form signed April 9, 2014 by the Town of Johnstown Planning Board Chairman indicates that the project is an allowed use in the town's Residential Agriculture zoning district, is not prohibited by any local law or ordinance, and requires subdivision approval from the town as well as a zoning permit. At its April 8, 2014 meeting, the Town of Johnstown Planning Board classified the project as a Type 1 Action and proposed that it serve as the Lead Agency for the purpose of issuing a determination of significance under the State Environmental Quality Review Act (SEQRA). At its December 9, 2014 meeting, the Town of Johnstown Planning Board held a public hearing, authorized filing of a negative declaration under SEQRA, approved the subdivision, and signed the Subdivision Plat.
54. A Local Government Notice Form signed April 7, 2014 by the Town of Bleecker Supervisor indicates that the town does not have land use controls, the project is not prohibited by any local law or ordinance, but does require building permits.
55. A letter dated April 15, 2014 from the NYS Department of Health indicates that the project does not require review or approval from the DOH because it is not a New York State Realty Subdivision as defined in the Public Health Law, Article 11, Title II.
56. The project, or portions of the project, may require a permit from the US Army Corps of Engineers.

PROJECT IMPACTS

Visual

57. Requiring all new single family dwellings and accessory structures to be less than 40 feet in height and located within the building envelopes on each lot; requiring new single family dwellings and new accessory structures with the potential to be visible from nearby travel corridors and water bodies to have exterior building materials that are dark green, grey, or brown in color; and restricting development activities and vegetation removal within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake, as conditioned herein with limited exceptions, will help to screen development and maintain the character of these corridors and water bodies.
58. Requiring new outdoor lights to employ full cut-off fixtures will reduce nighttime light pollution (glare, light trespass and sky glow) and minimize the light cast toward Woodworth Lake Road, Hines Pond, Woodworth Lake, or adjoining property.

Wetlands/Vegetation

59. Constructing the docks and boardwalks authorized herein as depicted on the Detailed Site Plans and in accordance with the conditions of this permit will protect wetlands, because the boardwalks authorized for crossing wetlands will, unless otherwise approved by Agency staff, be located at the narrowest point; the docks and boardwalks will be elevated to allow light penetration; each element will be no greater than 4 feet wide; and each post will be no greater than 2 inches in diameter.
60. Requiring written approval prior to any change from the authorized location of any dock or boardwalk and prior to the construction of any boathouse on Woodworth Lake will allow the Agency to ensure that the location and manner of construction will not adversely impact wetlands.
61. The Farwell's Water-milfoil in Hines Pond will not be adversely impacted because there will be no boathouses or motorized watercraft on the pond; the common access area for the pond will be posted to instruct users on the cleaning, draining, and drying of boats for invasive species prevention; and the common area boardwalk and dock on the pond will be located as

authorized by the Agency at the time of construction, will be no greater than 4 feet wide, elevated to allow for light penetration, and on posts no greater than 2 inches in diameter.

62. Through siting considerations, stream crossing techniques, stormwater management, and erosion control practices, the authorized development activities will not divert surface or subsurface drainage that adversely affects the natural wetland hydrological regime or substantially increases erosion, siltation or sedimentation into wetlands, and will not impair the functions served by or benefits derived from wetlands.
63. Requiring that the culverts installed adjacent to the vernal pool on Lot 11 do not alter the high water level will insure that the vernal pool is preserved.
64. Restricting development activities and vegetation removal within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake, within 35 feet of wetland boundaries, and within 35 feet of permanent and intermittent streams, as conditioned herein with limited exceptions, will help to protect the water quality of these water bodies and wetlands.

Invasive Species

65. Requiring inspection and cleaning of construction vehicles and tools prior to use on the project site or after use in an area with invasive plant species will reduce the likelihood of spreading invasive plants to the project site and adjoining properties, or within the project site. Furthermore, 6 NYCRR Part 575 of NYSDEC's Rules and Regulations takes effect on March 10, 2015. This law prohibits the sale, import, purchase, transport, introduction, or propagation of any prohibited invasive species, as listed by 6 NYCRR 575.3.

Wildlife/Habitat

66. Restricting the density of the subdivision to 24 building lots and 25 principal buildings with no opportunity for further subdivision or additional principal buildings will ensure that the undeveloped portion of the 1,119±-acre project site, over 95 percent, will remain as available wildlife habitat. The clearing and grading associated with development of the 24 building lots is a small portion of the project site. The remaining lands will continue to provide natural habitats for

wildlife species, as well as travel corridors that maintain ecological connectivity between both on-site and off-site communities.

67. Authorizing new building envelopes near existing development and near other authorized development, when site conditions allow, consolidates and minimizes the potential impacts of new single family dwellings on the surrounding wildlife communities.
68. Restricting development activities and vegetation removal within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake, within 35 feet of wetland boundaries, and within 35 feet of permanent and intermittent streams, as conditioned herein with limited exceptions, will provide food, habitat and cover to wildlife that use riparian areas.
69. Requiring that all new driveways use low-sloping ditches, in accordance with the Details on Sheet C-501 of the project plans, will make it easier for amphibians to traverse them.
70. Requiring preparation of, Agency approval of, and adherence to a Forest and Habitat Management Plan for the removal of any more than 3,000 board feet of timber from any individual lot in any one-year period and requiring supervision of such harvesting by a Professional Forester or NYSDEC Forester will ensure protection of riparian and upland habitats from harvesting impacts.

Soils/Surface Waters/Groundwater

71. Limiting use of the existing well and associated infrastructure on Lot 19 to that of an individual well supply will protect water resources.
72. Decommissioning the existing pit privies within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake will serve to protect groundwater and surface water resources.
73. Decommissioning the existing on-site wastewater treatment systems will serve to protect groundwater and surface water resources.
74. Requiring prior Agency review and written approval of any guest cottage will ensure appropriate treatment of wastewater and protection of groundwater and surface water resources.

75. Construction of new and replacement on-site wastewater treatment systems in accordance with the Detailed Site Plans and Wastewater Treatment Plans and Agency review of plans for replacement of the system on Lot 16, if within the "existing building envelope," will protect groundwater and surface water resources.
76. Requiring stormwater management, erosion and sediment control, and grading to be undertaken in compliance with the SWPPP, Stormwater and Erosion and Sediment Control Plans, and Detailed Site Plans and identifying responsible parties will serve to protect groundwater and surface water resources.
77. Restricting development activities and vegetation removal within 100 feet of the mean high water mark of Hines Pond and Woodworth Lake, within 35 feet of wetland boundaries, and within 35 feet of permanent and intermittent streams, as conditioned herein with limited exceptions, will serve to reduce stormwater runoff volumes, assist in treatment of runoff, and protect soil and water resources.
78. Installation of the driveways in the locations depicted and in accordance with the details included on the Detailed Site Plans, Driveway Profiles, and the Details on Sheet C-501 of the project plans will serve to protect soil, groundwater, and surface water resources.
79. Restricting the footprint of new principal buildings (to 3,000 square feet) and of accessory structures (to 1,000 square feet) on each lot will comport with the SWPPP and will serve to protect soil, groundwater, and surface water resources.

Access

80. Requiring all improvements to Woodworth Lake Trail and common areas to be constructed by New York Land & Lakes Development, LLC, or its successors and assigns, in accordance with the Detailed Site Plans, Driveway Profiles, and the Details on Sheet C-501 of the project plans, will provide adequate access for lot owners and Town emergency services.

Fiscal and Economic

81. The project will bring the property back to taxable status, generating over \$59,000 in taxes to the relevant taxing entities. As lots are sold and improvements are made, it is

anticipated that tax assessments and taxes to local jurisdictions will increase accordingly. The costs of providing municipal services to this project are limited.

82. The owners of the lots will spend money in the surrounding community. It is also anticipated that school enrollment will increase.

Historic Sites or Structures

83. The project will not cause any change in the quality of "registered," "eligible," or "inventoried" property as those terms are defined in 9 NYCRR § 426.2 for the purposes of implementing §14.09 of the New York State Historic Preservation Act of 1980.

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 Low Intensity Use and Resource Management land use areas;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use and Resource Management land use areas;
- 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, taking into account the economic and social benefits that might be derived therefrom;
- 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. for value "1" wetlands, and wetlands of other values, the project 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.

PERMIT issued this day
of , 2015.

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 2015, 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:ADL:SLB:SEL:WMR:ACZ:slp:mlr