


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2008-0206A</p>
<p>In the Matter of the Application of</p> <p>WANAROMA, INC. Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: September 14, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Wanaroma, Inc.</p>

SUMMARY AND AUTHORIZATION

This permit authorizes expansion of an existing golf course clubhouse structure in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Warrensburg, Warren County.

This authorization shall expire unless recorded in the Warren County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded 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 five years of the date the permit is recorded in the Warren County Clerk's Office. The Agency will consider the project in existence when the clubhouse expansion has been constructed.

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 permittee, successors, and assigns to civil penalties and other legal proceedings.

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.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is a 72±-acre parcel of land located on Tripp Lake Road and Darrowsville Road in the Towns of Warrensburg and Chester, Warren County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of Warrensburg Tax Map Section 137.18, Block 1 as Parcel 1, and Town of Chester Tax Map Section 137.14, Block 1, Parcel 19, and are described in a deed from Paul W. Breuer and Elizabeth F. Breuer to Wanaroma, Inc., dated December 17, 1996, and recorded January 9, 1997 in the Warren County Clerk's Office Book 1007, Page 289.

The project site is improved by a golf course and clubhouse structure that contains a pro shop, a bar, a restaurant, and a two-bedroom apartment. The project site is also improved by a storage building known as the "Actor's Building."

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a 1,008-square-foot addition to an existing clubhouse structure.

The project authorized herein is shown on the following Project Plans:

- One-sheet site plan, untitled, prepared by Ron Walker and received by the Agency on August 18, 2023 (Site Plan); and
- One-sheet structure design plan, titled "Green Mansions Golf Simulator," prepared by MKD Drafting Services, dated August 7, 2023 and received by the Agency on August 28, 2023 (Structure Plan).

A reduced-scale copy of the Site Plan is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the expansion by more than 25% of any commercial use on Low Intensity Use lands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Warren County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as commercial uses continue on the site. Copies of this permit and Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee 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, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2008-0206 in relation to the project site. The terms and conditions of Permit 2008-0206 shall no longer apply to the project site.
5. 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 2008-0206A, issued September 14, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes the expansion of the existing clubhouse structure on the project site in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the structure expansion shall require prior written Agency authorization.
7. 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. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
8. All exterior building materials, including roof, siding and trim, of the clubhouse structure shall be a dark shade of green, grey, or brown.
9. Any replacement or expansion of the existing on-site wastewater treatment system associated with the clubhouse shall require prior written Agency authorization.
10. Any new free-standing or building-mounted outdoor lights associated with the commercial uses on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Tripp Lake Road, Darrowsville Road, or adjoining property.
11. All signs associated with the commercial use of the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than two principal buildings on the project site at any time. The expanded golf course clubhouse and the "Actor's Building" each constitute one principal building.

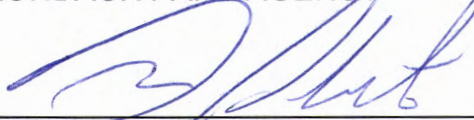
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project 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 land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- 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.

PERMIT issued this 14th day of September, 2023.

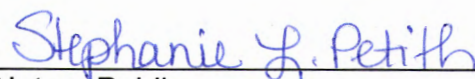
ADIRONDACK PARK AGENCY

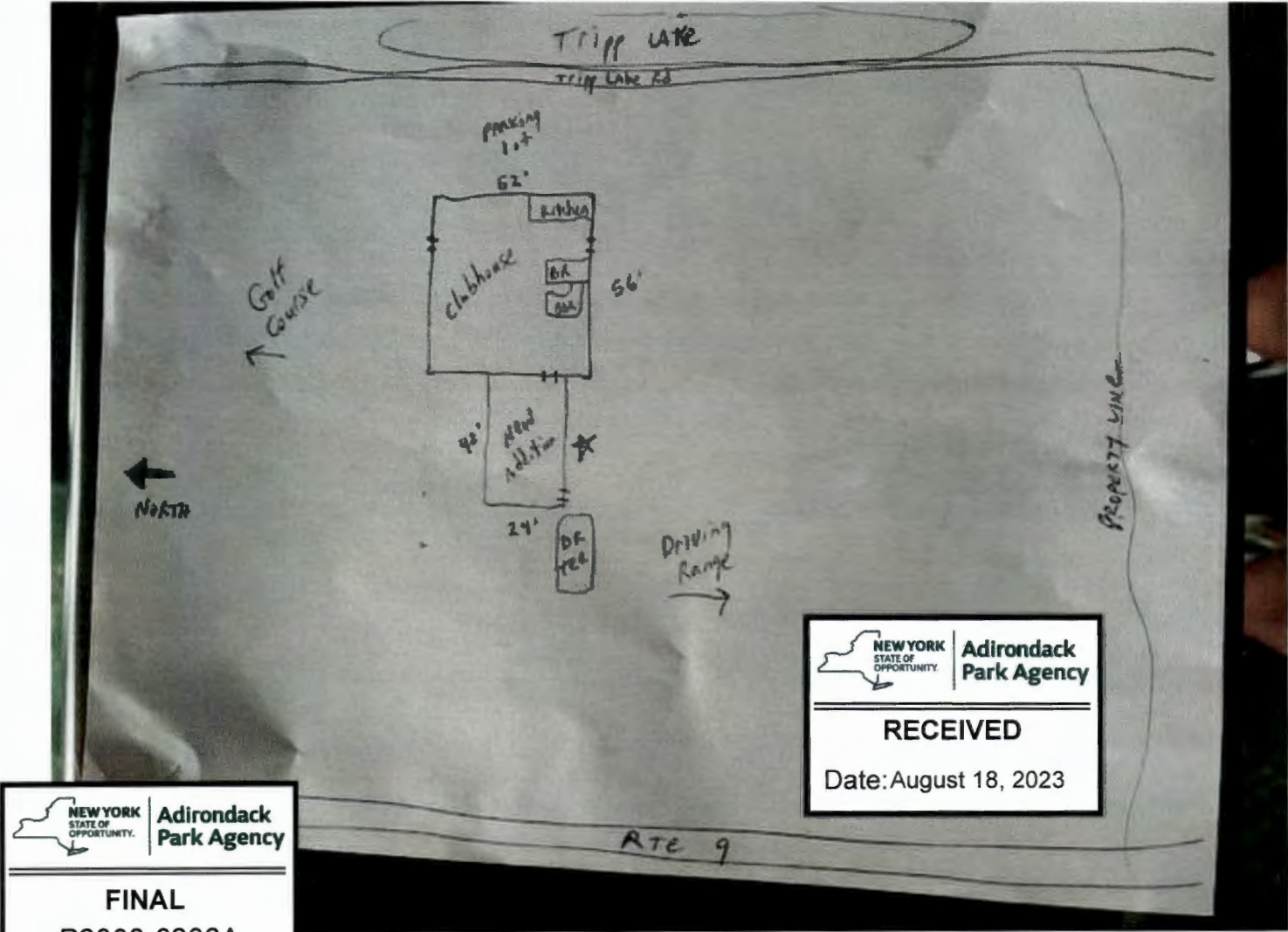
BY: 
David J. Plante, AICP CEP
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 14th day of September in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, 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.

Stephanie L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public



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RECEIVED

Date: August 18, 2023

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