


THIS IS A TWO-SIDED DOCUMENT

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|  <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 2019-0186</p> |
| <p>In the Matter of the Application of</p> <p>PECK ASSOCIATES INC. and WENDELL TAYLOR CORP.</p> <p>Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p> | <p>Date Issued: February 15, 2023</p> |
| | <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none">1. Peck Associates Inc.2. Wendell Taylor Corp. |

SUMMARY AND AUTHORIZATION

This permit authorizes an expansion of an existing campground in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Johnstown, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 County Clerk's Office. The Agency will consider the project in existence when the on-site wastewater treatment system to serve the campsites authorized herein has been installed.

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 located in a Moderate Intensity Use land use area and is a portion of a 2,288.9±-acre parcel of land located in the Towns of Johnstown, Bleecker, and Caroga, Fulton County, in areas classified Moderate Intensity Use, Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The property is identified as follows:

- Town of Johnstown Tax Map Parcels 100.-3-1, 100.-3-2, 100.-3-8, 100.-3-9.5, and 101.-2-1.5;
- Town of Bleecker Tax Map Parcels 84.-1-10.5, 84.19-1-14, 85.-1-55.5, 100.-1-7.1, 100.-1-9, 100.11-1-8.5, 101.-1-1, 101.-1-2, 101.-1-3, and 101.1-1-24; and
- Town of Caroga Tax Map Parcels 100.-2-7, 100.-2-8, and 100.-2-9.

The property is described in two deeds: a deed from Charlotte D. Peck, Charles Wellington Peck II, and Lawrence Dean Peck to Peck Associates, Inc. dated December 27, 1989 which was recorded June 15, 1990 in the Fulton County Clerk's Office in Liber 669 of Deeds at Page 139; and in a deed from Albert T. Peck and John W. Peck to Wendell Taylor Corp. dated September 24, 1999 which was recorded September 28, 1999 in the Fulton County Clerk's Office in Liber 842 of Deeds at Page 197.

The project site is improved by a 252±-acre pre-existing 78-site campground on both the northern and southern shores of Peck Lake. The campground is comprised of the following tax map parcels: Town of Bleecker: 100-1-7.1 (2± acres); Town of Caroga: 100-2-8 (11.5± acres, comprised of all the lands located on the southern side of North Shore Road); Town of Johnstown: 100-3-1 and 100-3-2 (39.8± acres); and 100-3-9.5 (197± acres, comprised of all the lands located on the northern side of New York Rte. 29A).

The property contains approximately 6.5±-miles of shoreline on both the northern and southern shoreline of Peck Lake. Wetlands are present along the shoreline in the vicinity of the proposed campground expansion. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the installation of 13 new RV campsites to be served by a 1500 gallon holding tank and sanitary vault privy; an underground water line serving each site by a non-potable water spigot; underground electric service to each site; and 10 new docks. Access to the expansion will be along a new 1000±-foot long gravel access drive.

The project is shown on the following:

- A Site Plan titled "Proposed Campsite Expansion for Peck Associates, Inc and Wendell Taylor Corp", prepared by Charles Ackerbauer, PELS, and last revised November 4, 2022; and
- Sanitary Details Sheet titled "Proposed Campsite Expansion for Peck Associates, Inc and Wendell Taylor Corp", prepared by Charles Ackerbauer, PELS, and last revised February 17, 2022.

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 existing campground on Moderate 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 Fulton 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 the campground expansion remains on the site. Copies of this permit and the 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. 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 2019-0186, issued February 15, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of 13 new campsites in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the expanded campground shall require a new or amended permit.
6. All recreational vehicles and trailers on the project site shall be readily moveable, meaning they shall possess wheels, shall not have any attached structural additions (such as a porch, deck, or stairs), shall be currently registered and inspected by the Department of Motor Vehicles, and shall be disconnected from all water, sewer, and electric hook-ups when the campground is not in operation.
7. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system to serve the campground expansion shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a design professional (licensed engineer or registered architect). 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.

8. The project shall be undertaken in compliance with the stormwater and erosion control measures depicted on the Site Plan.
9. 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
10. All exterior building materials, including roof, siding and trim, of the vault privy shall be a dark shade of green, grey, or brown.
11. Any new free-standing or building-mounted outdoor lights associated with the expanded campground on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, towards NY Rte. 29A, Peck Lake, or adjoining property. Lighting needed for nighttime activity or overnight security purposes shall be controlled by motion detectors.
12. All signs associated with the campground expansion on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
13. Outside of the Limit of Clearing shown on the Site Plan, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. The undertaking of any activity involving wetlands shall require a new or amended permit.

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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate 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 15th day
of February, 2022.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 15th day of February in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, 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

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

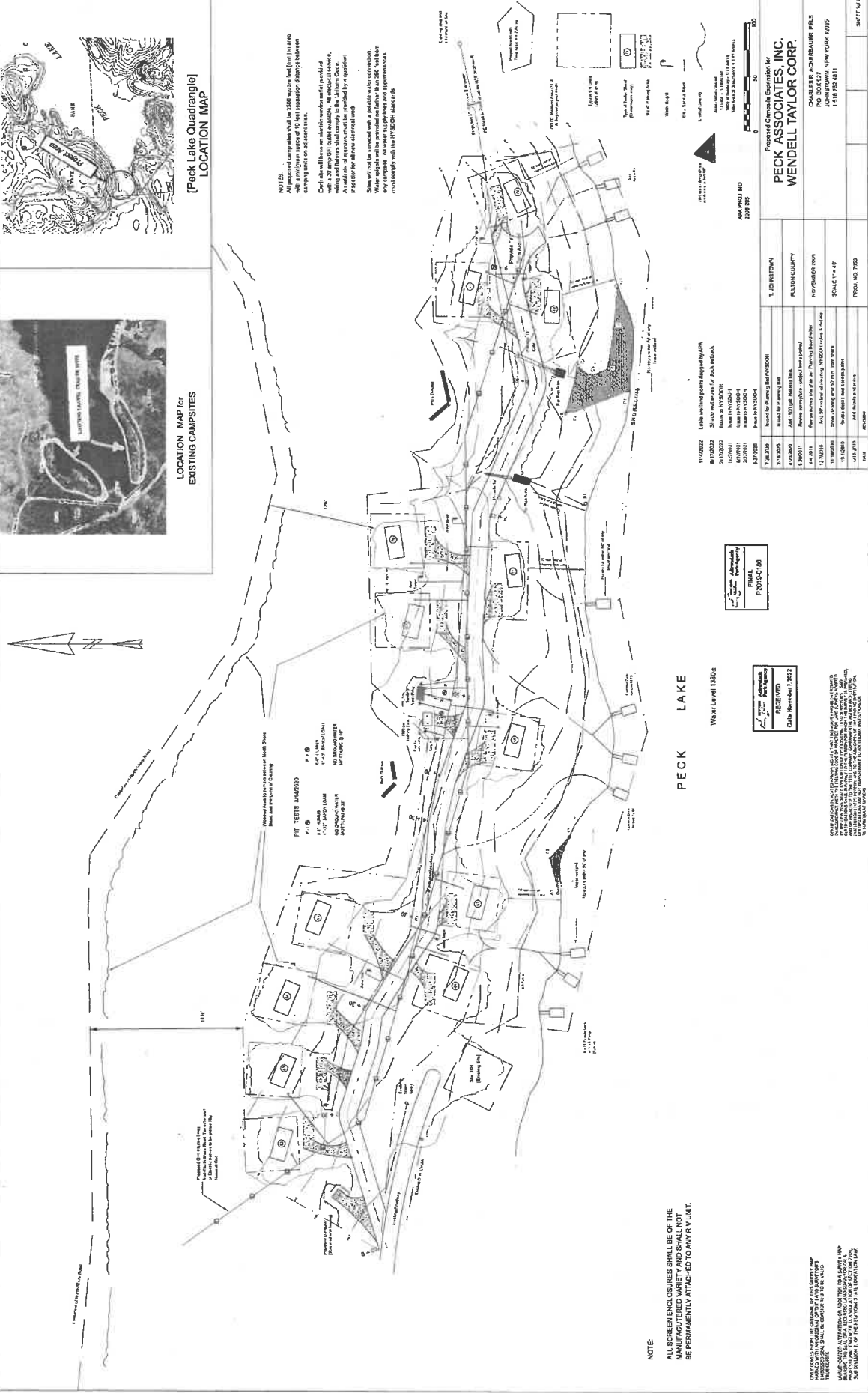
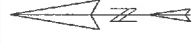


LOCATION MAP for EXISTING CAMPSITES



(Peck Lake Quadrangle) LOCATION MAP

NOTES
 All utility camp sites shall be 1000 yards well from 150 feet with a minimum safety of 10 feet separation distance between camping units on adjacent sites.
 Camp sites shall have an electric service provided with a 200 amp (30' max) cable installed by electrician. A utility site of approval shall be provided for a separate processor for all three electrical loads.
 Sites will not be provided with a potable water connection. Water supply will be provided on-site from 2000 gallon minimum storage tank with a 1000 gallon per day capacity. All sites must comply with the NY DEC standards.



NOTE
 ALL SCREEN ENCLOSURES SHALL BE OF THE MANUFACTURED VARIETY AND SHALL NOT BE PERMANENTLY ATTACHED TO ANY R.V. UNIT.

ONE COPY FROM THIS ORIGINAL OF THIS DRAWING AND ALL REVISIONS SHALL BE CONTAINED IN THE VARIOUS SHEETS OF THIS DRAWING. ALL REVISIONS SHALL BE MADE BY THE DESIGNER AND SHALL BE APPROVED BY THE ENGINEER. THIS DRAWING IS THE PROPERTY OF PECK ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PECK ASSOCIATES, INC.

White Level 1982±

PECK LAKE

FINAL PROJECT LOG
 Project Name: Peck Lake
 Project No: 1982±

RECEIVED
 Date Received: 1/20/22

1/10/2022 Lake water point flagging by WPA
 8/10/2022 Stake and pins for each wellhead
 7/27/2021 Final 1/19/2021
 6/10/2021 Final 1/19/2021
 4/27/2020 Final 1/19/2021

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| 1/10/2022 | Final 1/19/2021 | Final 1/19/2021 |
| 8/10/2022 | Final 1/19/2021 | Final 1/19/2021 |
| 7/27/2021 | Final 1/19/2021 | Final 1/19/2021 |
| 6/10/2021 | Final 1/19/2021 | Final 1/19/2021 |
| 4/27/2020 | Final 1/19/2021 | Final 1/19/2021 |

Proposed Campsite Estimation by
PECK ASSOCIATES, INC.
WENDELL TAYLOR CORP.
 CHAELER ACHERBAUER PELS
 JOHN SOWAN, NEW YORK 10015
 1 516 752 4211

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| T. JONESTOWN | PECK LAKE QUADRANGLE |
| NOVEMBER 2009 | NOVEMBER 2009 |
| SCALE 1" = 40' | SCALE 1" = 40' |
| PROJECT NO. 1982 | PROJECT NO. 1982 |

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|-----------------|---------------|
| AWP PROJECT NO. | 2008 020 |
| DATE | NOVEMBER 2009 |

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| DATE | NOVEMBER 2009 |
| SCALE | 1" = 40' |

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| PROJECT NO. | 1982 |
| DATE | NOVEMBER 2009 |

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