


THIS IS A TWO-SIDED DOCUMENT

 <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 2021-0095</p>
<p>In the Matter of the Application of</p> <p>MICHELLE R. BROWN, LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577</p>	<p>Date Issued: December 7, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Michelle R. Brown, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes expansion of a pre-existing campground in an area classified Resource Management 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 one of the proposed campsites has been completed.

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 the approximately 79±-acre Resource Management portion of a 92.96±-acre parcel of land located on Schroon River Road in the Town of Warrensburg, Warren County, in an area classified Resource Management and Hamlet on the Adirondack Park Land Use and Development Plan Map. The portion of the parcel classified Hamlet is not part of the project site. The site is identified as Tax Map Section 211.10, Block 1, Parcel 5, and is described in a deed from Michelle R. Brown to Michelle R. Brown, LLC, dated April 30, 2012, and recorded April 30, 2012 in the Warren County Clerk's Office under Instrument Number 2012-00003289.

The project site contains shoreline on the Schroon River and is located within the designated Schroon River Recreational River area. The project site also contains a variety of wetland covertypes with a value rating of "1" along the shoreline of the Schroon River. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing campground with associated campground facilities and amenities. The campground contains some campsites added to the project site since 1973.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of an access road and the addition of 51 RV campsites to a pre-existing campground, bringing the total number of campsites to 225.

The project is shown on the following two sheets of plans (Site Plan):

- Sheet 1 titled "Site Plan 51 Campsite Lot Addition Warrensburg Travel Park & Riverfront Campground," prepared by ABD Engineers, LLP, dated April 23, 2021, and last revised September 20, 2023.
- Sheet 2 titled "Grading, Utilities & Erosion Control Warrensburg Travel Park & Riverfront Campground," prepared by ABD Engineers, LLP, dated April 23, 2021, and last revised September 20, 2023.

A reduced-scale copy of the Sheet 1 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 Resource Management lands in the Adirondack Park.

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any land use or development of Resource Management lands located within any designated Recreational River area 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 the campground remains on the site. Copies of this permit and the Site Plan 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, Wild, Scenic and Recreational Rivers System 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 2021-0095, issued December 7, 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 an access road and 51 campsites in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the campground shall require a new or amended permit.
6. Installation of any on-site wastewater treatment systems on the project site shall require prior written Agency approval.
7. Pursuant to Section 809(2)(a) and 9 NYCRR § 577.4, the undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Schroon River within the Resource Management land use area will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
8. The Stormwater Pollution Prevention Plan and the Erosion and Sediment Control Plan shall be undertaken as shown and as 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.

10. Any new free-standing or building-mounted outdoor lights associated with the campground 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 the Schroon River or adjoining property.
11. Within 100 feet of the wetlands shown on Sheet 2 of 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.
12. There shall be no more than two principal buildings located on the project site at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
13. Within one year of cessation of the campground use, all RVs/travel trailers shall be removed from the project site.
14. There shall be no boathouses on the project site.
15. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

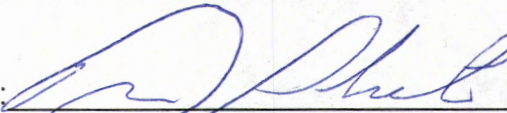
CONCLUSIONS OF LAW

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, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- 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;
- f. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- g. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- h. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

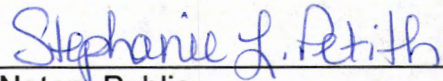
PERMIT issued this 7th day
of December, 2023.

ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 7th day of December 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.


Notary Public

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

51 NEW SITES
LOT 230-265 & 279 & 280 SIZE : 32X140'
LOTS 266-278 SIZE : 32X60'
ZONED APA RESOURCE MANAGEMENT

PROJECT SITE 1, PHASE 1
 TOTAL AREA = 31.9 AC
 AREA OF DISTURBANCE = 3.9 AC

PROJECT SITE 2, PHASE 2
 TOTAL AREA = 8.1 AC
 AREA OF DISTURBANCE = 0.1 AC



RECEIVED
 DATE: 06/27/2011
 FINAL
 07/20/2011

- SITE DATA**
- 1. TOTAL AREA: 40.0 AC (APPROXIMATE), 3.9 AC RESOURCE MANAGEMENT
 - 2. DISTURBED AREA: 4.0 AC (APPROXIMATE)
 - 3. TOTAL DISTURBANCE: 4.0 AC (APPROXIMATE)
 - 4. TOTAL PROJECT AREA: 36.0 AC (APPROXIMATE)
- GENERAL NOTES**
1. SEE DRAWING FOR ALL DIMENSIONS AND NOTES.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
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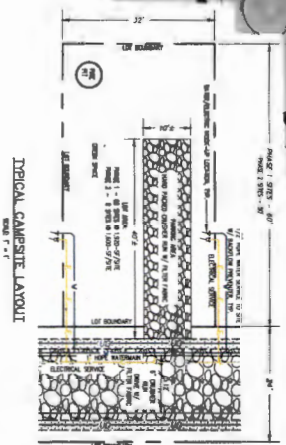


1	APA FINAL COMMENTS	JCH	6/20/11
2	APA COMMENTS	JCH	6/27/11
3	STAKEHOLDER MANAGEMENT	JCH	7/20/11
4	REVISION		

DATE: 07/20/11

SCALE: 1" = 40'

PROJECT: 11



SITE PLAN 51 CAMPSITE LOT ADDITION
WARRENSBURG TRAVEL PARK & RIVERFRONT CAMPGROUND
 136 SCHROON RIVER ROAD

STATE OF NEW YORK
 COUNTY OF SARATOGA

ENGINEERS, LLP
 1000 N. STATE ST.
 SARATOGA, NY 12158
 518-587-7777