


**THIS IS A TWO-SIDED DOCUMENT**

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|  <p><b>NEW YORK</b><br/>STATE OF<br/>OPPORTUNITY.</p> <p><b>Adirondack<br/>Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86<br/>Ray Brook, New York 12977<br/>Tel: (518) 891-4050<br/>www.apa.ny.gov</p> | <p>APA Permit<br/><b>2022-0021</b></p>  |
| <p>In the Matter of the Application of</p> <p><b>STONEGATE FAMILY HOLDING, INC.</b><br/><b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack<br/>Park Agency Act and 9 NYCRR Part 578</p>  | <p>Date Issued: January 12, 2023</p> <p>To the County Clerk: Please index<br/>this permit in the grantor index<br/>under the following name:<br/><b>1. Stonegate Family Holding, Inc.</b></p> |

**SUMMARY AND AUTHORIZATION**

This permit authorizes the after-the-fact expansion of an existing group camp and new group camp structures in an area classified Moderate Intensity Use, Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Long Lake, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 name 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 permit has been recorded.

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 an approximately 255.75-acre property located on Kickerville Road in the Town of Long Lake, Hamilton County, in an area classified Moderate Intensity Use, Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Parcels 19.17-3-3 (Lot 3), 18.000-1-11.113 (Lot 11.113), 18.000-1-11.111 (Lot 11.111), 18.000-1-10.300 (Lot 10.300), and 25.008-2-3.111 (Lot 3.111). The project site is owned by Stonegate Family Holdings and is further described in the following deeds recorded in the Hamilton County Clerk's Office:

- Lot 3           Book 198, Page 185;
- Lot 11.111    Book 216, Page 293;
- Lot 11.113    Book 242, Page 330;
- Lot 10.300    Instrument 2019-2912; and
- Lot 3.111     Instrument 2019-2911.

Lot 3 contains shoreline on Long Lake and was created by subdivision as authorized by Agency Permit 92-68.

A wetland complex with a value rating of "1" is associated with the outlet of Big Brook and Long Lake and located on the project site.

The project site is improved by pre-existing group camp structures and replacement structures and is supported by municipal water supply system and associated on-site wastewater infrastructure. The project site also includes a recreational trail system, an inactive and unimproved private airstrip, and undeveloped forestland.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves expansion of a pre-existing group camp and new group camp structures. Existing access to the project site is from Kickerville Road.

The group camp was expanded in 2004 through the construction of a 3,648-square-foot single family dwelling. Since 2004, the group camp has been further expanded through the construction of recreation/entertainment barns in 2005, 2011, 2015, and 2016; a single family dwelling in 2013; a horse barn in 2014; and a garage in 2019. As this group camp is located on Moderate Intensity Use and Low Intensity Use lands, it appears that an Agency permit was required for the undertaking of these expansions. A review of Agency records indicates that no permit was obtained. By issuance of this permit, the expanded group camp shall be recognized as lawful for Agency purposes.

Lot 10.300 constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan and was created by subdivision from this larger property in 2003. As this subdivision involved wetlands, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, Lot 10.300 shall be recognized as lawful for Agency purposes.

The project is shown on the following Project Plans:

- a five-sheet set of plans titled, "Long Lake Camp Wastewater Upgrades," prepared by Bret Winchip, P.E., dated last revision October 30, 2014;
- a two-sheet set of plans titled, "Long Lake Camp, Counselor Pavilion," prepared by Winchip Engineering, dated last revision June 12, 2019;
- a three-sheet set of architectural plans titled, "Storage Building," prepared by George T. Farnum, R.A., dated April 24, 2019; and
- a five-sheet set of drawings titled, "Long Lake," prepared by North Country Storage Barns, and dated May 15, 2019.

A reduced-scale copy of the Overall Site Plan for the project, shown on Sheet ST-001 of the Long Lake Camp Wastewater Upgrades, 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 group camp or new group structure on Moderate Intensity Use and Low Intensity Use lands in the Adirondack Park.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

Condition 2 of Agency Permit 92-68 required an additional Agency permit for construction or expansion of buildings, subdivision of land, or other new land use and development on the project site.

### **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 Hamilton 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 group camp continues 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. This permit amends and supersedes Agency Permit 92-68 in relation to Lot 3. The terms and conditions of Permit 92-68 shall no longer apply to Lot 3.
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 2022-0021, issued January 12, 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 expanded group camp use and group camp structures as depicted on the Project Plans. Any subdivision of the project site or any new, replacement or expanded group camp structures, recreational trails, roads, campsites, lean-tos or other land use and development shall require prior written Agency authorization.
7. This permit authorizes the on-site wastewater treatment as shown and as depicted on the Project Plans. Any new, replacement or expanded on-site wastewater treatment on the project site shall require prior written Agency authorization.
8. All exterior building materials, including roof, siding and trim, of new group camp structures shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the group camp 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 Long Lake or adjoining property.
10. Any new or replacement signs associated with the group camp on the project site within 100 feet of the centerline of Kickerville Road shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
11. Within 100 feet of the centerline of Kickerville Road or within 35 feet of the mean high water mark of Long Lake, no trees, shrubs, or other woody stemmed vegetation may be cut or otherwise removed or disturbed on the project site without prior written Agency authorization, except for dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard and for the maintenance of existing cleared areas.
12. Prior to the construction of any new, replacement or expanded dock or boathouse on the project site, written authorization of plans for the structure, including all attachments, shall be obtained from the Agency.
13. The operation of any commercial or private airport associated with the unimproved airstrip located on Lot 10.300 and Lot 3.111 shall require a new or amended permit. The undertaking of any activity involving wetlands shall require a new or amended permit.

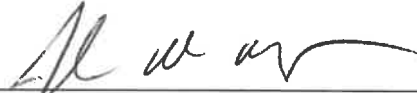
**CONCLUSIONS OF LAW**

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, Low Intensity Use and Rural Use and Rural Use land use areas;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity Use, Low Intensity Use and Rural Use 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;
- 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. 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 12<sup>th</sup> day of January, 2023.

ADIRONDACK PARK AGENCY

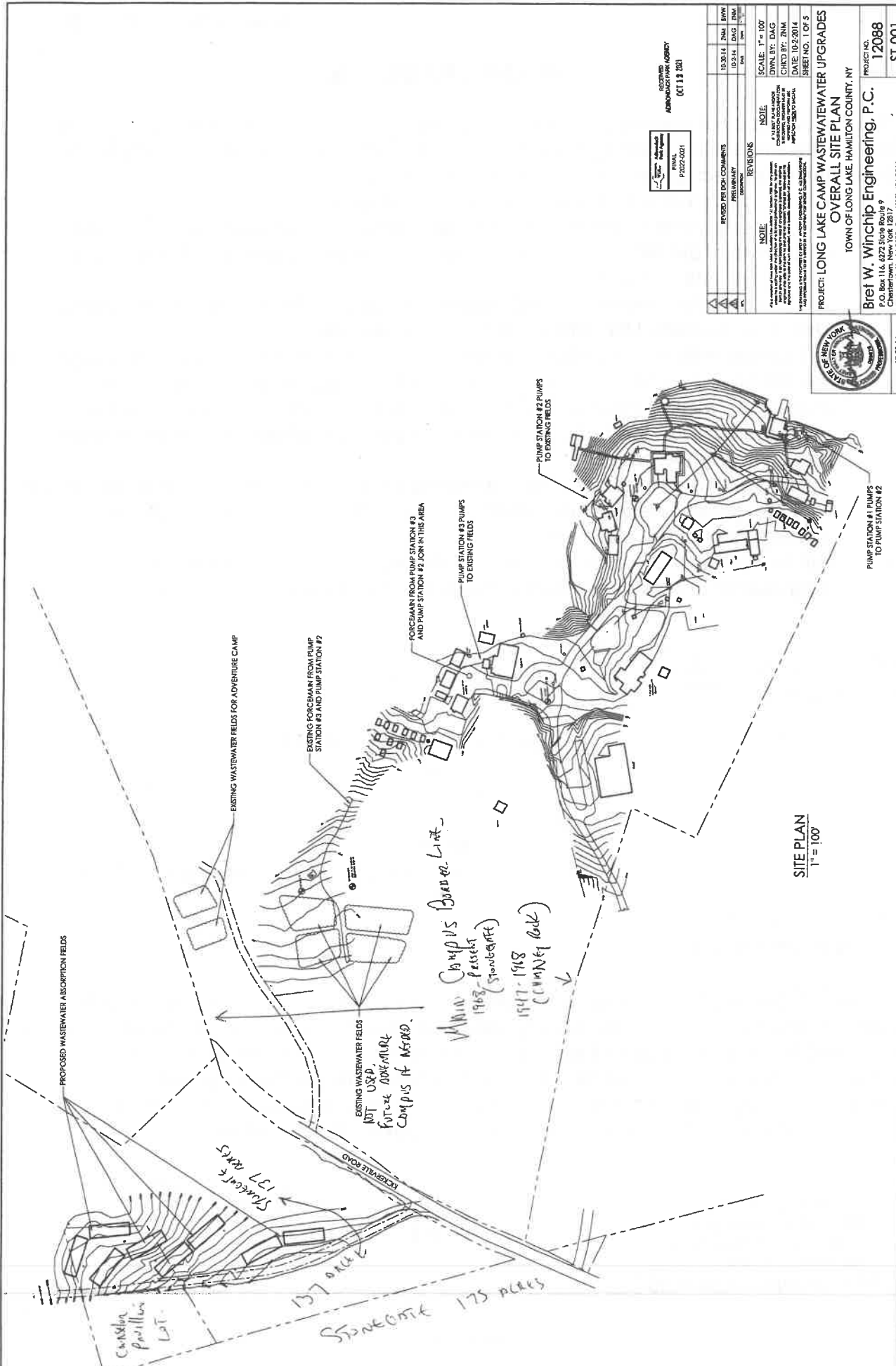
BY:   
John M. Burth  
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 12<sup>th</sup> day of January in the year 2023, 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.

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

  
Notary Public



SITE PLAN  
1" = 100'



PROJECT: LONG LAKE CAMP WASTEWATER UPGRADES  
OVERALL SITE PLAN  
TOWN OF LONG LAKE, HAMILTON COUNTY, NY

Bret W. Winchup Engineering, P.C.  
P.O. Box 116, 5272 State Route 9  
Cheriton, New York 12817  
Phone: (518) 494-2337 Fax: (518) 494-2546

PROJECT NO. 12088  
SHEET NO. 1 OF 5  
DATE: 10-30-14



RECEIVED  
ADMINISTRATIVE AGENCY  
OCT 19 2011

| REVISED PER | DATE | BY  | REASON |
|-------------|------|-----|--------|
| 10-30-14    | ZMK  | EWB |        |
| 10-3-14     | DVC  | JMK |        |
|             |      |     |        |

REVISIONS

NOTE: SCALE: 1" = 100'

DRAWN BY: DAG  
CHECKED BY: ZMK  
DATE: 10-2-2014  
SHEET NO. 1 OF 5

NOTE: THIS PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.