


THIS IS A TWO-SIDED DOCUMENT

 <p><b>NEW YORK</b> STATE OF OPPORTUNITY.</p> <p><b>Adirondack Park Agency</b></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 <b>2024-0003</b></p>
<p>In the Matter of the Application of</p> <p><b>SIX NATIONS IROQUOIS CULTURAL CENTER, INC.</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: August 22, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p><b>1. Six Nations Iroquois Cultural Center, Inc.</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a new semi-public building in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Franklin, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Franklin County Clerk's Office. The Agency will consider the project in existence when an authorized structure 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 an approximately 24±-acre portion of a 333.35±-acre parcel of land located on Gabriels-Onchiota Road (County Route 60) in the Town of Franklin, Franklin County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The 333.35±-acre parcel of land is identified as Tax Map Section 353, Block 2, Parcels 39.200 & 47, and Tax Map Parcel 353.1, Block 1, Parcel 28.200, and is described in a deed from Adirondack Land Trust, Inc. to Six Nations Iroquois Cultural Center, Inc., dated October 26, 2022, and recorded November 3, 2022 in the Franklin County Clerk's Office under Instrument Number 2022-6044.

The project site contains wetlands on the eastern portion of Tax Map Parcel 353.-2-39.200 that extend south toward John Thomas Brook. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is subject to a conservation easement held by the Adirondack Land Trust, Inc.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the construction and operation of the 12,078±-square-foot Six Nations Iroquois Cultural Center, and construction of a 2,340±-square-foot associated work building on Tax Map Parcel 353.-2-39.200. Access to the facility will be from Gabriels-Onchiota Road (County Route 60).

The project is shown on the following maps, plans, and reports (Project Plans):

- 17 sheets of plans titled, "Project Development Plans Six Nations Iroquois Cultural Center," prepared by Ivan Zdrahal, Ivan Zdrahal Professional Engineering, PLLC, dated December 4, 2023, and last revised June 6, 2024 (Engineered Plans);
- 153 sheets of plans titled "Stormwater Pollution Prevention Plan," prepared by Ivan Zdrahal, Ivan Zdrahal Professional Engineering, PLLC, dated December 2023 (SWPPP);
- 89 sheets of plans titled, "Engineer's Report Stormwater Management Plan," prepared by Ivan Zdrahal, Ivan Zdrahal Professional Engineering, PLLC, dated December 2023 (Engineer's Report);
- Six sheets of plans titled "Electrical Plan," prepared by Ivan Zdrahal, Ivan Zdrahal Professional Engineering, PLLC, dated April 2023 (Electrical Plan);
- Six sheets of plans titled, "Six Nations Iroquois Cultural Center Expansion," prepared by Naomi Darling and Ray K. Mann, Ko-Lab Architecture, dated November 30, 2023 (Museum Building Plan);
- Five sheets of plans titled, "Six Nations Iroquois Cultural Center – Work Building," prepared by Naomi Darling and Ray K. Mann, Ko-Lab Architecture, dated December 15, 2023 (Work Building Plan); and
- Three sheets of plans un-titled and un-signed, received by the Agency on January 3, 2024 (Sign Plan).

A reduced-scale copy of Page 5 of the Engineered Plans 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 construction of any public or semi-public building on Low Intensity 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 Franklin 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 authorized structures remain and use continues 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. 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 2024-0003, issued August 22, 2024, 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 and operation of a museum facility in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the project and associated development shall require prior written Agency authorization.
6. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment systems shall be constructed in conformance with the locations and designs shown on the Engineered Plans. Construction of the systems 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.

7. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.
8. The project shall be undertaken in compliance with the Erosion and Sediment Control 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 public use facility or work building 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 Gabriels-Onchiota Road/County Route 60 or adjoining property.
11. All signs associated with the public use facility on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
12. Within 100 feet of wetlands, no vegetation may be cut or otherwise removed or disturbed on the project site, aside from as authorized in the planting plan, 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.
13. All trees and shrubs depicted on sheets LS2-LS4 of the Engineered Plans shall be planted and maintained as described in the Planting Plan.
14. The undertaking of any activity involving wetlands shall require a new or amended permit.
15. There shall be no more than 32 principal buildings located on Tax Map Parcel 353.-2-39.200 at any time. The museum facility and associated work building authorized herein constitute two principal buildings. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

**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 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 22<sup>nd</sup> day  
of August, 2024.

ADIRONDACK PARK AGENCY

BY:



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

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 22<sup>nd</sup> day of August in the year 2024, 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.

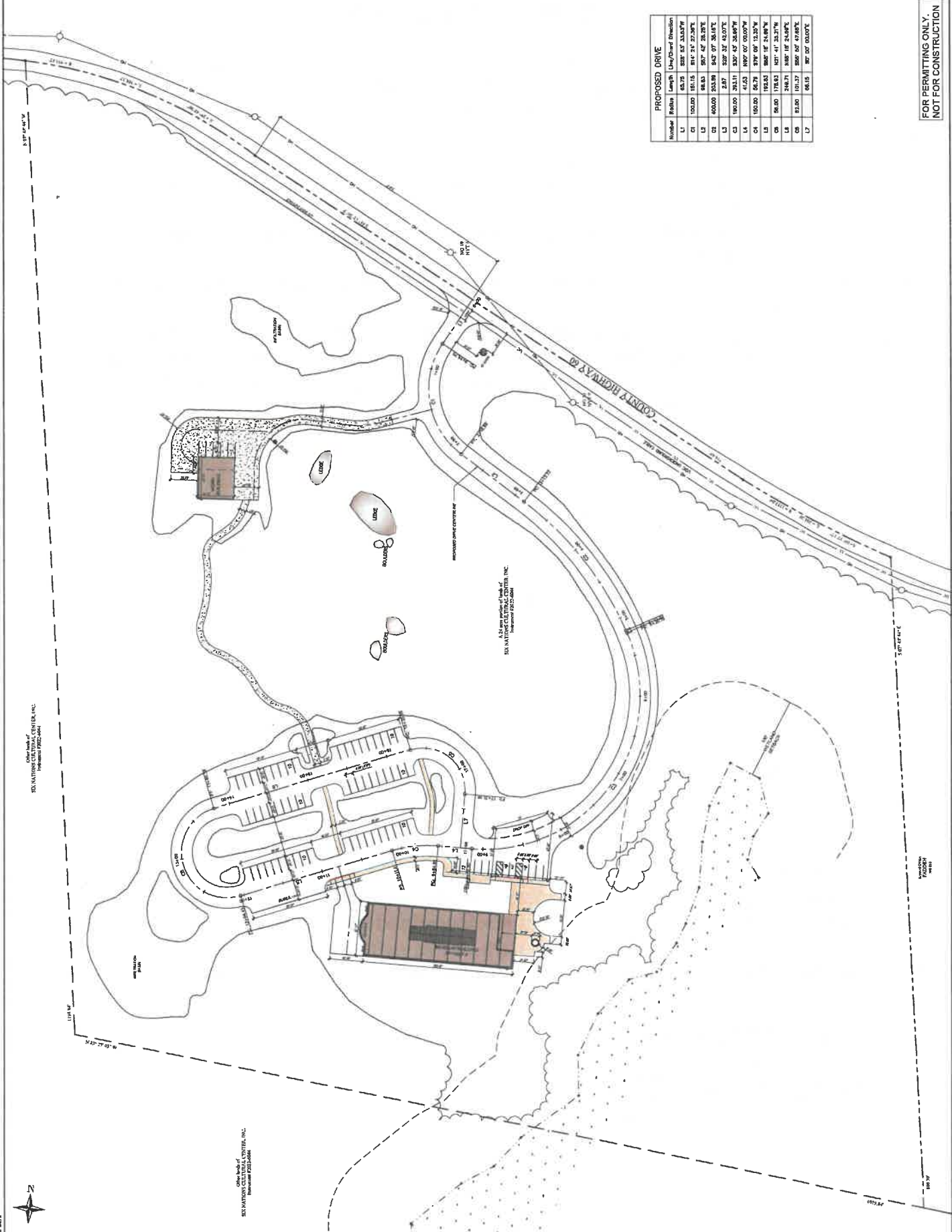
Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2025

Stephanie L. Petith  
Notary Public



IVAN ZBATAL PROFESSIONAL ENGINEERING, PLLC  
ENGINEERING AND PLANNING  
205 BOOTT 148  
CANTON PLACE, 4TH FLOOR  
CANTON, NY 13615  
TEL: 518.337.1400  
FAX: 518.337.1400

DATE	REVISION	DESCRIPTION
08/14/18	1	ISSUED FOR PERMITTING
08/14/18	2	REVISED PER NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION COMMENTS
08/14/18	3	REVISED PER NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION COMMENTS



PROPOSED DRIVE		
Number	Station	Length / Curve / Direction
L1	0+00.00	181.15 S 81° 21' 23.82\"W
L2	0+181.15	507.42 S 28.28\"E
L3	0+688.57	543.07 S 01.18\"E
L4	1+231.64	529.35 S 03.07\"E
L5	1+760.99	529.35 S 03.07\"E
L6	2+290.34	529.35 S 03.07\"E
L7	2+819.69	529.35 S 03.07\"E
L8	3+349.04	529.35 S 03.07\"E
L9	3+878.39	529.35 S 03.07\"E
L10	4+407.74	529.35 S 03.07\"E
L11	4+937.09	529.35 S 03.07\"E
L12	5+466.44	529.35 S 03.07\"E
L13	5+995.79	529.35 S 03.07\"E
L14	6+525.14	529.35 S 03.07\"E
L15	7+054.49	529.35 S 03.07\"E
L16	7+583.84	529.35 S 03.07\"E
L17	8+113.19	529.35 S 03.07\"E

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION



Scale: 1/8\" = 1'-0\"  
Other work of SIX NATIONS CULTURAL CENTER, INC. prepared by: [Firm Name]