


THIS IS A TWO-SIDED DOCUMENT

 <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>2024-0173</b></p>
<p>In the Matter of the Application of</p> <p><b>NATHAN HENDERSON, RACHEL HENDERSON, GWEN VOGEL &amp; LANTERN CAMP, INC.</b> Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: November 22, 2024</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"><li><b>1. Nathan Henderson</b></li><li><b>2. Rachel Henderson</b></li><li><b>3. Gwen Vogel</b></li><li><b>4. Lantern Camp, Inc.</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes establishment of a tourist accommodation in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Essex, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the tourist accommodation structures are 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 63.5±-acres consisting of two parcels of land as follows:

- A 31±-acre vacant parcel of land located on Jersey Street in the Town of Essex, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 39.3, Block 4, Parcel 10, and is described in a deed from Stephen J. Kahrs & Karen B. Kahrs to Rachel W. Bingham & Nathan D. Henderson, dated May 13, 2015, and recorded May 20, 2025 in the Essex County Clerk's Office at Book 1800, Page 327; and
- A 32.5±-acre parcel of land containing an existing single family dwelling and several agricultural use barns, located on Jersey Street in the Town of Essex, Essex County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 39.3, Block 4, Parcel 2, and is described in a deed from Terri Jamison to Gwen Jamison (Vogel), dated November 2, 2015, and recorded November 6, 2015 in the Essex County Clerk's Office at Book 1817, Page 255.

The project site is improved by an existing driveway, parking area, and water supply well on tax parcel 39.3-4-2.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves establishment and operation of a tourist accommodation consisting of four 340-square-foot tourist accommodation structures and one 200-square-foot composting toilet/operations shed. The tourist accommodation will be served by an existing water supply well and utilizes existing access to the project site from Jersey Street.

The project is shown on a two-sheet set of Site Plans titled "Reber Rock Farm, Lantern, Site Plan Map," prepared by Addison Godine, dated May 29, 2024 and received by the Agency on September 9, 2024.

A reduced-scale copy of sheet two of the Site 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 establishment of any tourist accommodation 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 Essex 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 tourist accommodation use continues on the site. Copies of this permit and Site 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 2024-0173, issued November 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 establishment of a tourist accommodation as shown and as depicted on the Site Plans. Any additional structures or other change to the location, dimensions, or other aspect of the tourist accommodations shall require prior written Agency authorization.
6. Installation of any on-site wastewater treatment system to serve the tourist accommodation 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 tourist accommodation structures and composting toilet/operations shed shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the tourist accommodation 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 Jersey Street or adjoining property.
10. All signs associated with the tourist accommodations on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
11. The undertaking of any activity involving wetlands shall require a new or amended permit.

12. There shall be no more than six principal buildings located on tax parcel 39.3-4-10 at any time. The four tourist accommodation structures authorized herein each constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
13. There shall be no more than nine principal buildings located on tax parcel 39.3-4-2 at any time, in addition to the existing single family dwelling. 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, 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.

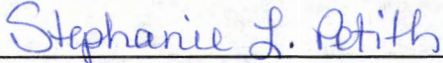
PERMIT issued this 22<sup>nd</sup> day  
of November, 2024.

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 November 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.

  
Notary Public

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

Reber Rock Farm <> Lantern: SITE PLAN MAP - SMALLER SCALE




**Adirondack Park Agency**  
**RECEIVED**  
 Date: September 9, 2024


**Adirondack Park Agency**  
**FINAL**  
 P2024-0173

1" = 200'



Prepared by Addison Godline, 5/29/2024