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|  <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 2023-0064</p> |
| <p>In the Matter of the Application of</p> <p>YDTD 8, LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p> | <p>Date Issued: December 3, 2024</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. YDTD 8, LLC</p> |

SUMMARY AND AUTHORIZATION

This permit authorizes a new commercial use in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Northampton, 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 Fulton County Clerk's Office. The Agency will consider the project in existence when the foundation is constructed for the building authorized herein.

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 Rural Use portion of a 118±-acre parcel of land located on NYS Route 30 in the Town of Northampton, Fulton County. The parcel contains lands classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 59.1, Block 1, Parcel 4.1, and is described in a deed from John P. Breazzano, Jr. and David J. Breazzano to YDTD 8, LLC, dated October 27, 2022, and recorded November 15, 2022 in the Fulton County Clerk's Office under Instrument Number 2022-78086.

The project site is partially located within the designated NYS Route 30 highway critical environmental area. The project site also contains forested and scrub/shrub wetlands west of the proposed storage building. 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 garage/hangar and an accessory shed. Existing access to the project site is from two driveway entrances from NYS Route 30.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of an 11,000-square-foot commercial use boat storage building with office space.

The project is shown on the following maps, plans, and reports:

- The location of the boat storage building and flagged wetlands and the site layout are depicted on a plan titled, "Survey of Lands, prepared for YDTD 8, LLC" (Site Plan), prepared by Corner Post Land Surveying, PLLC and received by the Agency July 2, 2024.
- Details and dimensions of the boat storage building are depicted on a three-page set of plans titled, "North Hampton Boat Storage" (Building Plan), received by the Agency May 29, 2024.
- Driveway improvements are depicted on a plan titled, "Bruce Bentley NYSDOT Driveway Permit" (Driveway Plan), prepared by Lamont Engineers and received by the Agency August 8, 2024.
- Details of the planting plan are depicted on a two-page plan titled, "Amended Landscape Plan" (Planting Plan), prepared by Jonathon Glover and received by the Agency August 27, 2024.

Copies of the Site Plan, Building Plan and Planting Plan for the project, are 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 commercial use on Rural 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 commercial use continues on the site. Copies of this permit and Site Plan, Building Plan, Driveway Plan and Planting 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, 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 2023-0064, issued December 3, 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 commercial use in the location and dimensions shown and as depicted on the Site Plan and Building Plan. Any change to the location, dimensions, or other aspect of the commercial use shall require prior written Agency authorization.
6. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development not authorized herein within 150 feet of the right-of-way of NYS Route 30 will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
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 commercial building shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the commercial use storage 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 NYS Route 30 or adjoining property.

10. All signs associated with the commercial use storage building on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
11. Outside of the Proposed Clearing shown on the Site Plan, no trees may be cut, culled, trimmed, pruned or otherwise removed or disturbed 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. All trees and shrubs depicted on the Planting Plan shall be planted no later than the first spring or fall planting season after final grading related to the construction of the commercial use storage building on the project site. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition.
13. No wastewater treatment infrastructure on the project site shall be installed without prior Agency authorization.
14. There shall be no more than eight principal buildings located on the project site at any time in addition to the existing barn/hangar or any replacement structure as allowed by Agency regulations. The commercial use storage building authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

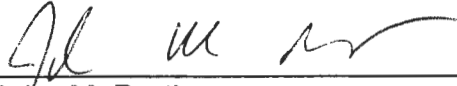
CONCLUSIONS OF LAW

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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural 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.

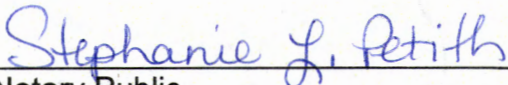
PERMIT issued this 3rd day
of December, 2024.

ADIRONDACK PARK AGENCY

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

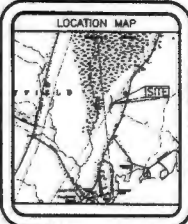
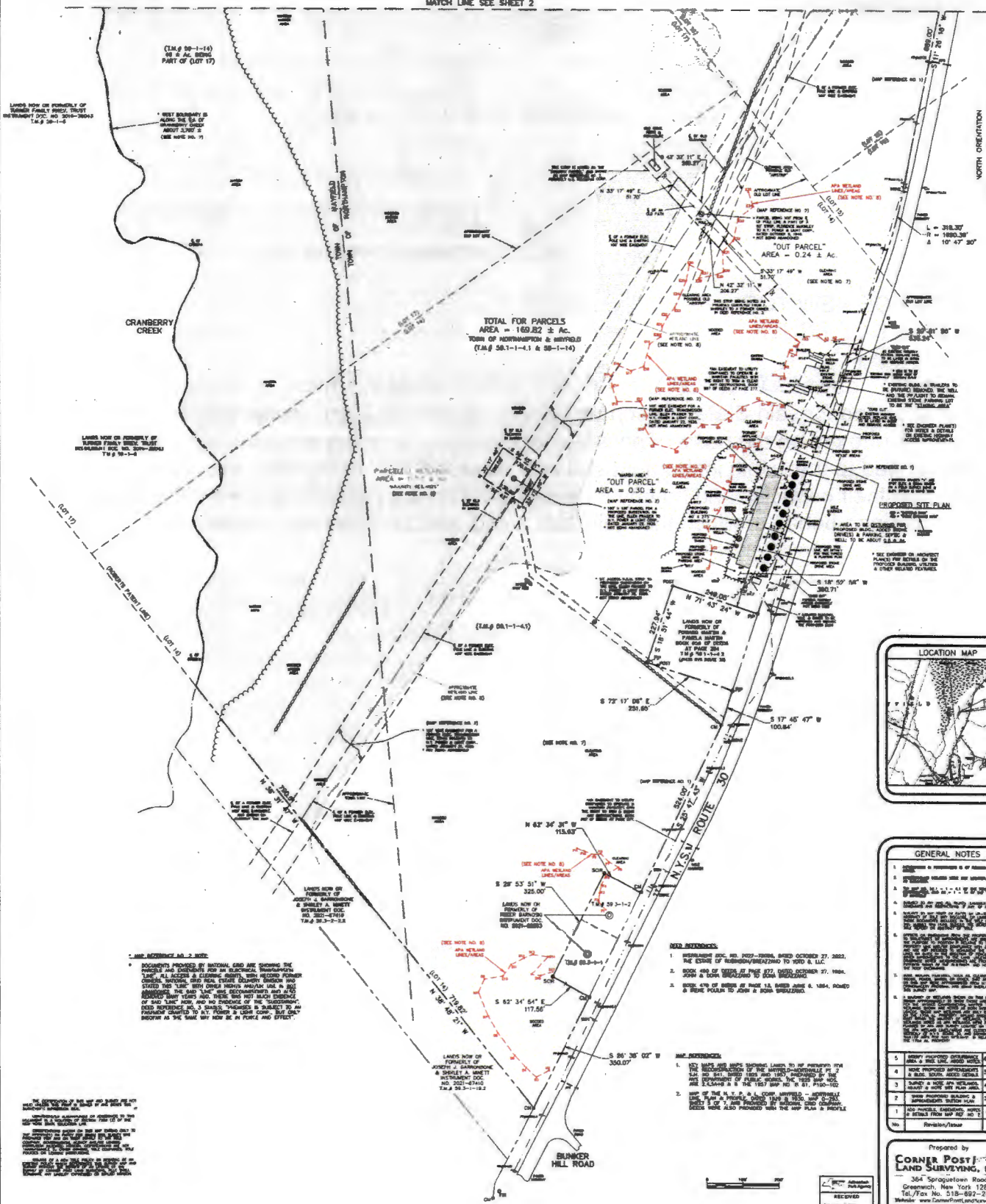
STATE OF NEW YORK
COUNTY OF ESSEX

On the 3rd day of December in the year 2024, 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

MATCH LINE SEE SHEET 2



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All bearings are true bearings.
3. All distances are in feet.
4. All areas are in acres.
5. All bearings and distances are as shown on this plan.
6. All areas are as shown on this plan.
7. All bearings and distances are as shown on this plan.
8. All areas are as shown on this plan.
9. All bearings and distances are as shown on this plan.
10. All areas are as shown on this plan.

Prepared by
CORNER POST LAND SURVEYING, PLLC
364 Spragueville Road
Greenvale, New York 11548
Tel./Fax No. 516-892-2435
Website: www.CornerPostLandSurvey.com

SURVEY OF LANDS
PREPARED FOR
YDTS & LLC
Situated in Town of Northampton, & Mayfield, Fulton County, New York

Job No. 2022-029 Sheet 1
Date DEC. 16, 2022
Scale 1" = 100'

- LEGEND:**
- TP ○ FOUND FROM PIPE
 - FM ○ FOUND FROM ROD
 - FCR ○ FOUND CHIPPED IRON ROD
 - SCR ○ SET CAPPED IRON ROD
 - CU ○ FOUND CORRODED INSTRUMENT
 - UTILITY POLE
 - UTILITY RISER/BOX
 - COMPASSION TREES WITH FENCE
 - DECIDUOUS TREES WITH FENCE
 - OVERGROWN BRUSH
 - STONE WALL
 - WIRE FENCE LINE
 - IRON POLE
 - WELL
 - WATER VALVE
 - WATER SHUT OFF
 - PIPE HYDRANT
 - GAS VALVE
 - COACH BRUSH
 - SHRUBB BURNABLE
 - DRAINAGE BARRIERS
 - TEST PIT
 - CHAIN LINK FENCE LINE
 - WOOD FENCE LINE
 - STONE FENCE LINE
 - WIRE FENCE LINE
 - WIRE FENCE LINE
 - STONE POLE
 - CHUTE RAIL (ROAD)

Street Address: NEAR 1436 N.Y.S. ROUTE 30

1. BENCH CORNER TO YDTS & LLC

Matthew Van Der Meer
Surveyor, No. 11587, State of New York

(T.M. 9 20-1-14)
16 ± AC. BEING
PART OF (LOT 17)

LANDS NOW OR FORMERLY OF
HARRIS FAMILY TRUST, TRUST
RECORDED DEC. 20, 2004-2004
T.M. 9 20-1-2

* WEST BOUNDARY IS
ALONG THE EA OF
HARRIS FAMILY TRUST
ABOUT 2100 ±
(SEE NOTE NO. 1)

LANDS NOW OR FORMERLY OF
HARRIS FAMILY TRUST, TRUST
RECORDED DEC. 20, 2004-2004
T.M. 9 20-1-2

TOTAL FOR PARCELS
AREA = 169.82 ± AC.
TOWN OF NORTHAMPTON & MAYFIELD
(T.M. 9 20-1-1-1 & 20-1-14)

"OUT PARCEL"
AREA = 0.30 ± AC.

"OUT PARCEL"
AREA = 0.24 ± AC.

PROPOSED SITE PLAN
SEE NOTE NO. 2

ALL DOCUMENTS PROVIDED BY NATURAL GAS ARE SHOWING THE
POSITION AND LOCATION OF ALL ELECTRICAL, TELEPHONE,
CABLE, TELEVISION, AND OTHER UTILITIES. THE SURVEYOR
HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND
NONE OF THE ABOVE UTILITIES TO BE LOCATED WITHIN
THE BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN.
THE SURVEYOR HAS ALSO CONDUCTED VISUAL INSPECTIONS
AND HAS FOUND NONE OF THE ABOVE UTILITIES TO BE
LOCATED WITHIN THE BOUNDARIES OF THE LANDS SHOWN
ON THIS PLAN. THE SURVEYOR HAS ALSO CONDUCTED
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ABOVE UTILITIES TO BE LOCATED WITHIN THE
BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN.

NOTE REFERENCES:

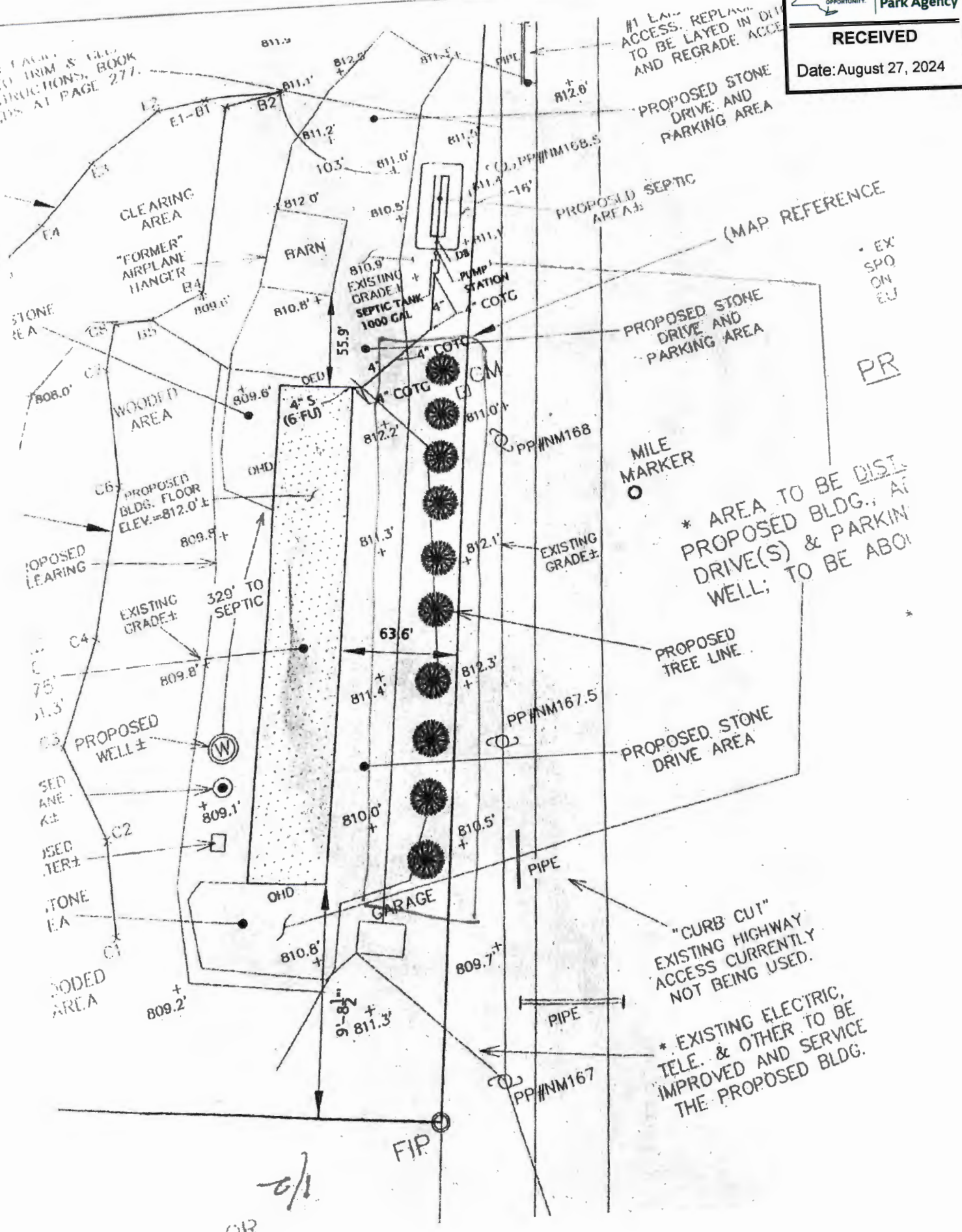
1. INSTRUMENT DEC. 20, 2004-2004, DATED OCTOBER 27, 2002,
THE CORNER OF HARRIS/BREAZING TO YDTS & LLC.
2. BOOK ONE OF RECORD AT PAGE 877, DATED OCTOBER 27, 2002,
BOOK ONE OF RECORD TO JOHN BREAZING.
3. BOOK ONE OF RECORD AT PAGE 118, DATED JUNE 8, 1984, BOOKED
IN BUREAU TO JOHN A. BORN BRUNZELLE & ASSOCIATES.

MAP REFERENCES:

1. SEE MAP NO. 11587, DATED OCTOBER 27, 2002, MAP NO. 11587,
THE CORNER OF HARRIS/BREAZING TO YDTS & LLC.
2. SEE MAP NO. 11587, DATED OCTOBER 27, 2002, MAP NO. 11587,
THE CORNER OF HARRIS/BREAZING TO YDTS & LLC.

THIS PLAN WAS PREPARED BY THE SURVEYOR AND THE SURVEYOR
WARRANTS THE ACCURACY OF THE INFORMATION CONTAINED
HEREIN TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS
AND HAS FOUND NONE OF THE ABOVE UTILITIES TO BE
LOCATED WITHIN THE BOUNDARIES OF THE LANDS SHOWN
ON THIS PLAN. THE SURVEYOR HAS ALSO CONDUCTED
VISUAL INSPECTIONS AND HAS FOUND NONE OF THE
ABOVE UTILITIES TO BE LOCATED WITHIN THE
BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN.

SEE PLAN FOR TRIM & CLEARING INSTRUCTIONS, BOOK 108 AT PAGE 277.



#1 LANE REPLACEMENT TO BE LAYED IN DRIVE AND REGRADE ACCESS

PROPOSED STONE DRIVE AND PARKING AREA

PROPOSED SEPTIC AREA

(MAP REFERENCE)

PROPOSED STONE DRIVE AND PARKING AREA

MILE MARKER

* AREA TO BE DISTURBED FOR PROPOSED BLDG., DRIVE(S) & PARKING WELL; TO BE ABOVE

PROPOSED TREE LINE

PROPOSED STONE DRIVE AREA

"CURB CUT" EXISTING HIGHWAY ACCESS CURRENTLY NOT BEING USED.

* EXISTING ELECTRIC, TELE. & OTHER TO BE IMPROVED AND SERVICE THE PROPOSED BLDG.

1/2

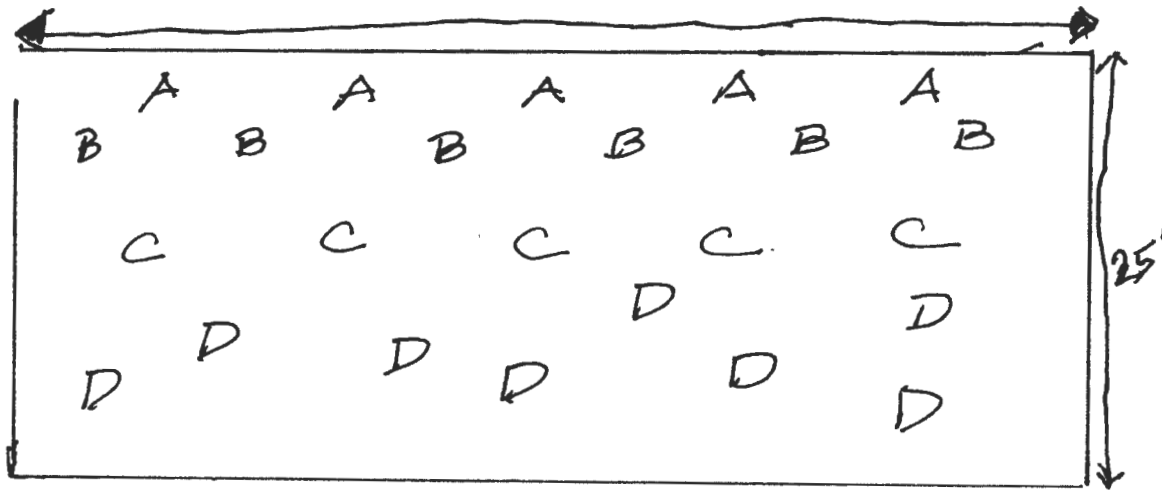
FIR

OR

YDTD & Town of Northampton Boat Storage Project

08-27-2024

[Amended Landscape plan]



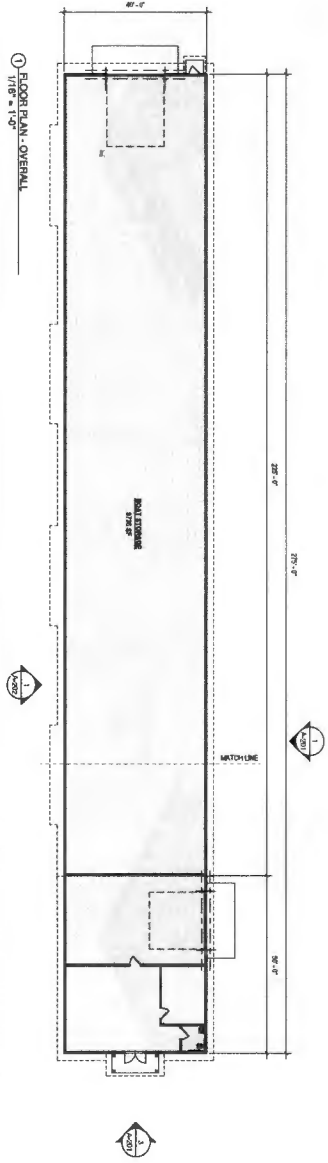
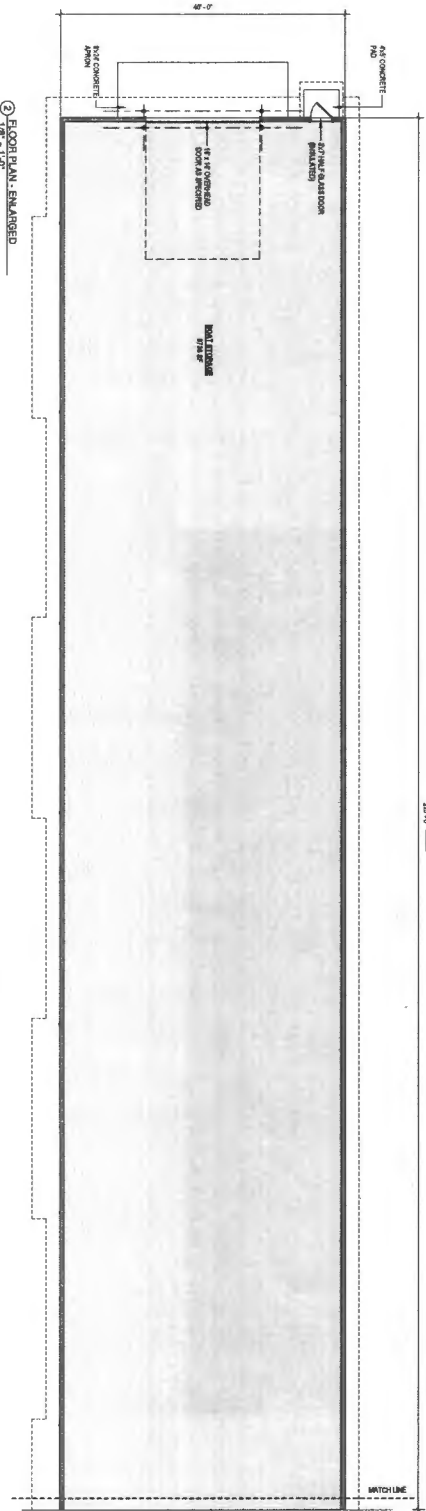
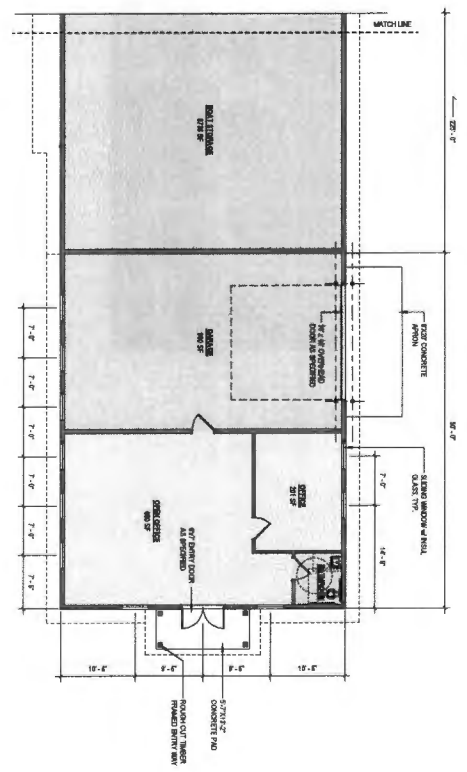
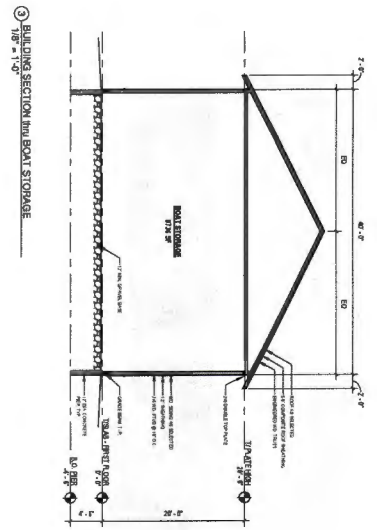
A: Swamp White Oak ^{grows} up to 80' H x ^{grows} up to 50' spread
_{starts 4'-8'}

B: Serviceberry, Shadbush; ^{grows} up to 20'; ^{grows} up to 15' spread
_{starts approx 6' tall}

C: Alternate-leaved Dogwood ^{grows} up to 20' high; up to 10' wide

D: Maple-leaved Viburnum ^{grows} to 5' high; ^{grows} to 5' spread

Jonathan Glover
08-27-24



RECEIVED
 DATE: May 29 2024
 PROJECT: Boat Storage
 DRAWING: P2024-004

Project: NORTH HAMPTON BOAT STORAGE
 Drawing: FLOOR PLAN
 Date: 04.01.2024
 Scale: AS SHOWN

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

NOT FOR CONSTRUCTION

