


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 2025-0045</p>
	<p>Date Issued: June 18, 2025</p>
<p>In the Matter of the Application of</p> <p>MAXWELL E. EATON, III & KRISTIN E. EATON Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Maxwell E. Eaton, III2. Kristen E. Eaton

SUMMARY AND AUTHORIZATION

This permit authorizes a new commercial use in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Wilmington, 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 commercial use building authorized herein 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 a 3.48-acre parcel of land located on NYS Route 86 in the Town of Wilmington, Essex County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 26.1, Block 1, Parcel 27.210, and is described in a deed from Jeffrey R. Sawyer and Donna L. Sawyer to Kristin E. Eaton and Maxwell E. Eaton, III, dated March 25, 2021, and recorded April 6, 2021 in the Essex County Clerk's Office under Instrument Number 2021-1722.

The project site also includes Tax Map Section 26.1, Block 1, Parcel 27.240 for driveway access from NYS Route 86. Tax Map Parcel 26.1-1-27.240 is described in a deed from Roberta Bedford to Kristin E. Eaton and Maxwell E. Eaton, III, dated May 12, 2017, and recorded May 17, 2017 in the Essex County Clerk's Office under Instrument Number 2017-2115.

Tax Map Parcel 26.1-1-27.240 was created as "Lot 4" in a two-lot subdivision as authorized by Agency Permit 2012-0072R.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the establishment of a new commercial use canoe manufacturing operation including the construction of a 2,400-square-foot by 20-foot-tall shop building. The project involves improvement of 200± feet of an existing woods road providing driveway access from NYS Route 86.

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

- A two-page set of plans titled "Site Plan Map for Canoe Shop, Maxwell Eaton and Kristin Eaton," prepared by Maxwell Eaton, and dated February 22, 2025 (Site Plan);
- Two pages of architectural elevation drawings received by the Agency on March 5, 2025 (Building Plan); and
- A plan sheet titled "GRBmax Signage," received by the Agency on March 5, 2025 (Sign Plan).

A reduced-scale copy of Page 1 (Map With Vegetation Layer) of the Site Plan for the project 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 commercial use on Moderate 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 commercial use canoe manufacturing operation remains 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 conditions in Agency Permit 2012-0072R and 2012-0072RA remain in full force and effect in relation to Tax Map Parcel 26.1-1-27.240.
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 2025-0045, issued June 18, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes the establishment of a commercial use canoe manufacturing operation and construction of a commercial use building and access driveway in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the commercial use and development authorized herein shall require prior written Agency authorization.
7. Installation of any on-site wastewater treatment system(s) on Tax Map Parcel 26.1-1-27.210 shall require prior written Agency approval.
8. 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.
9. Any new free-standing or building-mounted outdoor lights associated with the commercial use 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 86 or adjoining property.

10. All signs associated with the commercial use on the project site shall comply with the Sign Plan. Any change to this signage shall require prior written Agency authorization.
11. Within 75 feet of the right-of-way of NYS Route 86, no trees greater than 6 inches in diameter at breast height may be cut, culled, trimmed, pruned or otherwise removed 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 three principal building(s) located on Tax Map Parcel 26.1-1-27.210 at any time. The commercial use canoe manufacturing shop authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

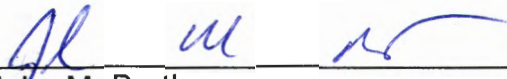
CONCLUSIONS OF LAW

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 Moderate Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate 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 18th day
of June, 2025.

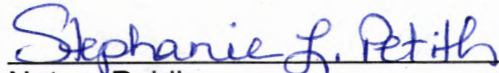
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 18th day of June in the year 2025, 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, 2029


Notary Public

SITE PLAN MAP for CANOE SHOP MAXWELL EATON and KRISTIN EATON February 22, 2025 - TAX MAP 26.1-1-27.210

SHOWING PROPOSED CONSTRUCTION OF 40' x 60' CANOE SHOP
with DRIVEWAY, UTILITIES, SIGNAGE, and CLEARING.

 RECEIVED Date: March 5, 2025	 FINAL P2025-0045
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MAP WITH VEGETATION LAYER

VEGETATION REPRESENTED BY GRAY SHADING

OWNERS - MARK GOSIK
DONNA GOSIK
26.1-1-27.310
21.64 ACRES - VACANT LAND

OWNERS - LEV FEYGEELS
VERA SOKOLOVA
26.1-1-27.330
4.90 ACRES - VACANT LAND

OWNERS - KRISTIN EATON
MAXWELL EATON
26.1-1-27.220
10.15 ACRES
VACANT LAND

OWNERS - KRISTIN EATON
MAXWELL EATON (APPLICANTS)
26.1-1-27.210
3.48 ACRES - VACANT LAND

OWNERS - KRISTIN EATON
MAXWELL EATON (APPLICANTS)
26.1-1-27.240
31.73 ACRES - VACANT LAND

SCALE: 1" = 100'

1 1/2 0 1

100 50 0 100

