

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2024-0252
In the Matter of the Application of LEE FREEBURG & RICHARD FREEBURG Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: July 30, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Richard Freeburg

SUMMARY AND AUTHORIZATION

This permit authorizes a new tourist accommodation in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Brighton, 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 the tourist accommodation begins operating.

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 52.01±-acre parcel of land located on Hobart Road in the Town of Brighton, Franklin County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of Brighton Tax Map Section 397, Block 1 as Parcel 31.700, and is described in the following deeds:

- A deed from Richard Freeburg and Cherylin Freeburg to Richard Freeburg, dated May 8, 2000, and recorded in the Franklin County Clerk's Office at Book: 749, Page: 155;
- A deed from Adirondack Timber Enterprise, Inc., to Richard A. Freeburg, dated April 1, 2003, and recorded in the Franklin County Clerk's Office at Book: 830, Page: 130; and
- A deed from Christopher Alcocer and Eric Holmes to Richard Freeburg, dated April 15, 2008, and recorded June 12, 2008 in the Franklin County Clerk's Office at Book: 977 Page: 71.

The project site is improved by two pre-existing single family dwellings and a barn. A 26.9±-acre portion of the project site was created as "Lot 5" in a six-lot subdivision as authorized by Agency Permit 2007-0053. Permit 2007-0053 authorized the construction of one single family dwelling on Lot 5. Agency Permit 2007-0053D authorized the construction of a single family dwelling on Lot 5 in a different location. No single family dwelling has been constructed.

The project site contains an existing commercial use go-kart and snowmobile track and rental operation authorized by Agency Permit 2017-0015.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a new tourist accommodation comprised of four geodomes measuring less than 300-square-feet each, with no electricity or running water and served by above-ground portable toilets. Access and parking are proposed via the existing driveway from Hobart Road. The tourist accommodations will operate from April through November.

The project is shown on the following Project Plans:

- A manufacturer specifications sheet for the FDome Glamping 30 received by the Agency on November 7, 2024 (Dome Specs); and
- A site plan prepared by Lee Freeburg and dated June 13, 2025 (Site Plan).

A reduced-scale copy 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 tourist accommodation on Resource Management 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 tourist accommodations remain 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. This permit amends and supersedes Permit 2007-0053D. The terms and conditions of Permit 2007-0053D shall no longer apply.
5. All conditions in Permit 2017-0015 remain in full force and effect.
6. 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 2017-0015, issued June 29, 2017, and Adirondack Park Agency Permit 2024-0252, issued July 30, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.
7. This permit authorizes the construction of four geodomes and associated infrastructure described herein in the locations shown and as depicted on the Site Plan and with the dimensions depicted on the Dome Specs. Any expansion of the tourist accommodation, or construction of principal buildings, or any change to the location, dimensions, or other aspect of any authorized structure shall require prior written Agency authorization.
8. The tourist accommodation operation shall only operate from May 1st through November 30th. Any change to the season of operation shall require prior written Agency authorization.

9. Parking associated with the tourist accommodation operation shall only be located within the areas depicted on the Site Plan. Access shall be from Hobart Lane.
10. The use of generators associated with the tourist accommodation operation shall require prior written Agency authorization.
11. All wastewater associated with the tourist accommodation operation shall be contained in the above-ground portable toilets depicted on the Site Plan. The use of pit privies or construction of a leaching on-site wastewater treatment system shall require prior written Agency authorization.
12. Any new free-standing or building-mounted outdoor lights associated with the tourist accommodations 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 Hobart Road, Asplin Way, or adjoining property.
13. All signs associated with the tourist accommodation on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
14. Within the vegetated areas depicted on the Site Plan, no trees greater than 4 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.
15. There shall be no more than one principal building located on the 26.9±-acre portion of the project site created as "Lot 5" in Agency Permit 2007-0053 at any time. The four geodomes measuring less than 300 square feet each authorized herein constitute four-tenths of 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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 30th day
of July, 2025.

ADIRONDACK PARK AGENCY

BY: John M. Burth
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of July 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

Stephanie L. Petith
Notary Public



Lee Freeburg
North ^

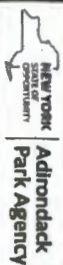
Scale: Barn Length 72 yards

Blue x - parking

red x - bathroom sites

purple x - camp location

June 13th, 2025



RECEIVED

Date: June 13, 2025