

THIS IS A TWO-SIDED DOCUMENT

 NEW YORK STATE 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 1979-0124E
In the Matter of the Application of TOWN OF HARRIETSTOWN Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: August 27, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Town of Harrietstown

SUMMARY AND AUTHORIZATION

This permit authorizes expansion of an existing commercial airport in an area classified Industrial Use on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, 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 Agency will consider the project in existence when the permit has been recorded.

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 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 portion of tax map parcel 423-1-41.100 located on Airport Road in the Town of Harrietstown, Franklin County, in an area classified Industrial Use on the Adirondack Park Land Use and Development Plan Map. The project site is described in part in a deed from Paul Smith's Hotel Company to the Town of Harrietstown dated October 3, 1941, and recorded October 10, 1941, in the Franklin County Clerk's Office in Liber 233 of Deeds at Page 474.

Tax map parcel 423-1-41.100 is a 1,499±-acre parcel of land containing Industrial Use, Rural Use and Resource Management land use areas and is improved by the Adirondack Regional Airport. For the purposes of this permit, the project site is the Industrial Use portion of the parcel that is improved by the existing terminal building, main parking area, ARFF Building, hangars, apron, and portions of runway.

The project site is subject to various Agency Permits as described in Agency Project Permit 79-124D issued November 20, 2013.

PROJECT DESCRIPTION

The project as conditionally approved herein involves renovation and expansion of the existing airport terminal building in three phases as follows:

- **Phase 1** includes expanding the existing airport terminal footprint to the east by approximately 1,800± square feet. The proposed expansion will include the re-location of the cafe to a new space with a commercial kitchen with hood, re-location of an existing walk-in cooler, dedicated unisex restroom, and new utilities room.
- **Phase 2** includes demolition of the existing two-story structure and then replacing with a new two-story wood-framed structure using the existing foundations. The re-build will include re-location of the terminal's main entrance, a new lobby area with expanded restrooms, gathering area with fireplace, airline counter and baggage area, elevator to serve the second floor, and office space and breakroom areas for FAA, TSA, and airport management, as well as new heating, lighting, mechanical, and power; and
- **Phase 3** will include renovations to expand the existing TSA checkpoint and enlarge the passenger waiting area and add a restroom.

The project will involve impacts to wetlands from the installation and relocation of existing aboveground and overhead utility infrastructure.

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

- 136-sheet plan set titled "Airport Terminal Revitalization," prepared by Passero Associates, dated February 28, 2024, including revised Drawings C-200 (Site Plan) and C-503 (Detail Sheet) dated April 10, 2024 (Project Plans); and
- A four-page report titled "Terminal Revitalization Adirondack Regional Airport Hydraulic Loading," prepared by Passero Associates, dated August 19, 2025.

A reduced-scale copy of the Site Plan for the project, shown on Drawing No. C-200 of the Project Plans and dated April 10, 2024, is attached as a part of this permit for reference.

AGENCY JURISDICTION

Agency Permit P78-84 issued May 15, 1978 authorized an expansion by more than 25% of an existing commercial airport on Industrial Use lands in the Adirondack Park pursuant to Section 809(2)(a) of the Adirondack Park Agency Act. Agency Permit P79-124 and associated amendments A through D authorized expansion of the existing terminal building and the re-location of two utility poles.

Condition 2 of P79-124B requires Agency review and approval for any construction of buildings or expansion of existing buildings, subdivision of land, or other land use or development on the project site.

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any activities involving wetlands 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 commercial use airport continues on the site. Copies of this permit and Project Plans referenced herein 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 Permit 79-124D remain in full force and effect.
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 1979-0124E, issued August 27, 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 expansion and renovation of the Adirondack Regional Airport in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the project shall require prior written Agency authorization.

7. Prior to construction, including clearing and grubbing, temporary erosion and sediment control measures shall be installed and maintained as depicted and described in the Project Plans. All silt fence shall be properly installed as depicted Detail Sheet Drawing No. C-501 of the Project Plans. Once the site has been stabilized, silt fence and any other temporary erosion and sediment controls shall be completely removed.
8. Except as specifically authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.
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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
10. The installation or repair of underground utility lines shall not result in significant change in the pre-construction contours, flow, or water table characteristics of the wetland.
11. Where trenching for the installation or repair of underground utilities in wetlands, the top 12 inches of wetland soil shall be first removed and temporarily placed onto a geo-textile blanket running parallel to the trench. Sub-grade soils dug from the trench shall be sidecast on the opposite side of the trench onto another geo-textile blanket running parallel to the trench. All sidecast material shall be placed and stabilized in such a manner so as to prevent its dispersion by normal or high water flows.
12. The length of trench to be opened should be only what can be opened and completed in one day. After installation or repair of the underground utilities, including placement of bedding materials, the sub-grade soils shall be backfilled into the trench, followed by the surface wetland soils. The wetland soil should be left 3 to 6 inches above the surrounding undisturbed wetland surface to allow for settling. There shall be no addition of topsoil on top of the trench and all disturbed wetland areas shall be seeded afterward with either a wetland seed mix or annual rye.
13. All excess material must be removed to upland areas and stabilized immediately upon completion of construction. The geo-textile blanket can be utilized for the next trench section or rolled up and taken off-site after the work is completed.
14. All site restoration activities depicted and described in the Project Plans shall be implemented within three days of project completion, and in accordance with the approved implementation schedule.

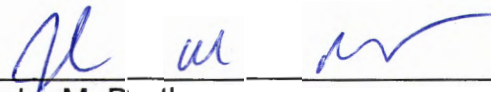
CONCLUSIONS OF LAW

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 Industrial Use land use area;
- c. will be consistent with the overall intensity guidelines for the Industrial Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. compels a departure from the guidelines in 9 NYCRR § 578.10 because of the public benefits to be derived from the activity.

PERMIT issued this 27th day
of August, 2025.

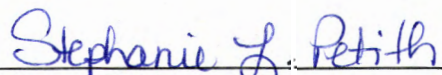
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

**STATE OF NEW YORK
COUNTY OF ESSEX**

On the 27th day of August 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

