

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 2024-0270
In the Matter of the Application of SUNSET BAY RV PARK, INC.; PINE GROVE ASSOCIATES, INC.; PARADISE 88420, LLC; SUNSET BAY VACATION RESORT, LLC, and BELLWOOD CORP. Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Pine Grove Associates, Inc. 2. Paradise 88420, LLC 3. Sunset Bay Vacation Resort, LLC 4. Bellwood Corp.

SUMMARY AND AUTHORIZATION

This permit authorizes a campground expansion in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Mayfield, 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 any of the development authorized herein has been undertaken.

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 an 89.95±-acre parcel of land located on the east side of NYS Route 30 and on the north side of Paradise Point Road in the Town of Mayfield, Fulton 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 88, Block 4, Parcels 18, 20, 21, 37.12, and 53, and is described in the following deeds:

- from Aletha Coloney to Pine Grove Associates, Inc., dated December 30, 1996, and recorded December 30, 1996 in the Fulton County Clerk's Office in Book 781 at Page 241 (Tax Parcel 88.-4-18, 13.05 acres);
- from Jon Close to Paradise 88420, LLC, dated July 30, 2019, and recorded August 6, 2019 in the Fulton County Clerk's Office as Instrument 2019-57049 (Tax Parcel 88.-4-20, 6.00 acres);
- from CVH Charter Corporation (f/k/a Cherry Valley Hills, Inc.) to Sunset Bay Vacation Resort, LLC, dated December 16, 2008, recorded January 6, 2009 in the Fulton County Clerk's Office in Book 1116 at Page 333 (Tax Parcel 88.-4-21, 31.10 acres);
- from Nanlea Esther De Golyer to Bellwood Corp., dated April 14, 1988, and recorded April 20, 1988 in the Fulton County Clerk's Office in Book 625 at Page 246 (Tax Parcel 88.-4-37.12, 38.70 acres); and
- from CVH Charter Corporation (f/k/a Cherry Valley Hills, Inc.) to Sunset Bay Vacation Resort, LLC, dated March 27, 2009, and recorded April 29, 2009 in the Fulton County Clerk's Office in Book 1124 at Page 176 (Tax Parcel 88.-4-53, 1.10 acres).

The project site adjoins state land (Tax Parcel 105.-2-1) that contains shoreline on the Great Sacandaga Lake to the north. Access across and development on Tax Parcel 105.-2-1 is regulated by the NYS Hudson River Black River Regulating District.

The project site contains wetlands in the southern portion of Tax Parcel 88.-4-37.12 and along the eastern side of Tax Parcel 88.-4-37.12. The southerly wetland, a deciduous swamp, is 4.18± acres in size and has a value rating of "2". The easterly wetland is narrow, associated with a stream, and has a value rating of "3". Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

A portion of the project site, Tax Parcel 88.-4-21, is improved by a pre-existing campground known as the Sunset Bay Vacation Resort. The existing campground resort facilities include a potable water treatment plant, a wastewater treatment system, a marina with a boat launch and docks, and a community building.

PROJECT DESCRIPTION

The project as conditionally approved herein involves expansion of the Sunset Bay RV Resort through the addition of a 357±-unit RV campground adjacent to the existing resort. The existing resort and campground expansion are under common ownership and will share some utilities and amenities. The expansion includes construction of three bathhouses, two office/registration buildings, one community building & pool house, an outdoor pool and splash pad, two sport courts, and one outdoor amphitheater. The expansion will have an on-site water supply well and connect to a new municipal sewer system.

The existing Paradise Point Road resort entrance will be re-located on the same road. A new main entrance to the expansion area will be constructed from NYS Route 30. A new EMS access only entrance to the expansion area will be constructed from Paradise Point Road.

The project will involve the permanent loss of 101± square feet (0.002± acres) of wetlands and the temporary disturbance of 102± square feet (0.002± acres) of wetlands for the replacement of a culvert associated with an existing access road connecting the developed and un-developed portions of the project site.

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

- 33 sheets of plans titled "Site Plans for Sunset Bay Resort Expansion, Sunset Bay RV Park Inc.," prepared by Environmental Design Partnership, LLP, and last revised August 13, 2025 (Project Plans);
- one sheet of plans titled "Site Plans for Sunset Bay Resort Expansion, Sunset Bay RV Park Inc." with Sheet Title "Site Plan, Sheet 5 of 30," prepared by Environmental Design Partnership, LLP, and dated September 26, 2025 (Site Avoidance Plan); and
- a 235-page report titled "Stormwater Pollution Prevention Plan for Construction Activities at Sunset Bay RV Park Expansion, Town of Mayfield, NY," prepared by Environmental Design Partnership, LLP, dated October 2024 and last revised April 2025 (Stormwater Pollution Prevention Plan).

A reduced-scale copy of Sheet 2 (Overall Site Plan) of the Project 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 expansion by more than 25% of any campground on Low Intensity Use lands in the Adirondack Park.

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 deposit of fill in or excavation of a wetland 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 campground remains on the site. Copies of this permit and the Project Plans, Site Avoidance Plan, and Stormwater Pollution Prevention 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 2024-0270, issued October 14, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the expansion of a campground in the location shown and as depicted on the Project Plans. The bathhouses shall be no more than 25 feet in height; the office/registration buildings shall be no more than 32 feet in height; the community building and pool house shall be no more than 32 feet in height; and the outdoor amphitheater shall be no more than 32 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any change to the location, dimensions, or other aspect of the expanded portion of the campground shall require prior written Agency authorization.
6. This permit authorizes road and culvert improvements in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of these road and culvert improvements shall require prior written Agency authorization. The undertaking of any other activity involving wetlands shall require a new or amended permit.
7. Within the "environmentally sensitive area" depicted on the Site Avoidance Plan, no excavation greater than 6 inches shall occur during construction or after the project is completed. Construction in the environmentally sensitive area shall be limited to additive measures. Temporary orange construction fence shall be installed surrounding the area before and during any construction in its vicinity, along with signage stating "Environmentally Sensitive Area – No Access."
8. The expanded portion of the campground shall only operate from May 1 through October 31.
9. All recreational vehicles and trailers on the expanded portion of the campground shall be readily moveable, meaning they shall possess wheels, shall not have any attached structural additions (such as a porch, deck, or stairs), shall be currently registered and inspected by the Department of Motor Vehicles, and shall be disconnected from all water, sewer, and electric hook-ups when the campground is not in operation.
10. Fencing for the expanded portion of the campground shall be installed in the location shown on the Project Plans and as depicted in Detail 3 on Sheet 13 of the Project Plans.

11. All wastewater treatment infrastructure on the expanded portion of the campground shall be connected to and served by Fulton County Sewer District No. 5. The project authorized herein shall not be undertaken, including any tree removal or soil disturbance, unless and until the Agency has granted a separate permit for extension of the Fulton County Sewer District No. 5 to or past the project site or the Agency has reviewed revised plans for on-site wastewater treatment and issued a new or amended permit.
12. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.
13. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan depicted on Sheet 11 of the Project Plans.
14. 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 in construction of the campground expansion authorized herein 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.
15. All exterior building materials, including roof, siding and trim, of the new office/registration building and the new community/pool house building within 200 feet of Paradise Point Road, as shown on Sheet 2 of the Project Plans, shall be a dark shade of green, grey, or brown.
16. All lighting associated with the expanded portion of the campground shall comply with the Project Plans. Any change to this lighting shall require prior written Agency authorization.
17. All signs associated with the expanded portion of the campground on the project site shall comply with the Project Plans. Any change to this signage or additional signs greater than 2 square feet in sign area shall require prior written Agency authorization.
18. Outside of the "proposed clearing limits" and within 200 feet of the proposed limits of disturbance shown on the Project Plans, no trees or shrubs may be cut, culled, trimmed, pruned or otherwise removed or disturbed 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.
19. Within the "areas where mature existing vegetation shall remain" shown on Sheet 10 of the Project Plans, no trees or shrubs may be cut, culled, trimmed, pruned or otherwise removed or disturbed 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.

20. All trees and shrubs depicted on the Project Plans as either “buffer planting” or “internal plantings” shall be planted in phases no later than the first spring or fall planting season after final grading related to each phase of construction of the campground. Trees and shrubs that do not survive shall be replaced annually until established in a healthy growing condition. Any substitutions for the species listed in the Project Plans shall be species native to the region.

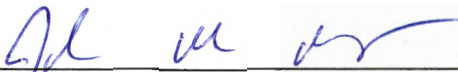
CONCLUSIONS OF LAW

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 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;
- 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. will result in minimal degradation or destruction of the wetland or its associated values, and is the only alternative which reasonably can accomplish the applicant's objectives.

PERMIT issued this 14th day
of October, 2025.

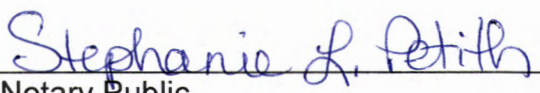
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 14th day of October 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public

