

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 2025-0126
In the Matter of the Application of TRAILS END ENTERPRISES, INC. Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: October 9, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Trails End Enterprises, Inc.

SUMMARY AND AUTHORIZATION

This permit authorizes a three-lot subdivision and the construction of two single family dwellings in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Franklin, 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 an authorized lot has been conveyed to an outside party or an authorized single family dwelling 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 contains 219.77 acres of land with right-of-way access to Franklin County Route 26 (C.R. 26) and Franklin County Route 60 (C.R. 60), located in the Town of Franklin, Franklin County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The project site contains 11.81 acres of land located on C.R. 60, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map.

The Rural Use portion of the project site is identified as Tax Map Section 325, Block 3, Parcel 23.1 and Tax Map Section 340, Block 1, Parcels 2.1, 4 and 5

The Low Intensity Use portion of the project site is identified as Tax Map Section 340, Block 1, Parcels 1.7 and 1.9.

The Rural Use portion of the project site was created as "Lands to be retained by TRAILS END ENTERPRISES, INC." as authorized by Agency Permit 2024-0100.

The Low Intensity Use portion of the project site consists of "Lot 6" and "Lot 9" of a subdivision known as Balsam Acres as documented by Agency letter J90-406A.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the subdivision of the Rural Use portion of the project site to create Lot 23 (a 46.47-acre lot) and Lot 24 (a 60.03-acre lot), both to be improved by a new single family dwelling, on-site wastewater treatment system, and individual water supply well. Lots 23 and 24 will be accessed from C.R. 26 over a shared right-of-way. Lot 25 is a 113.27-acre vacant lot to be combined with the Low Intensity Use portion of the project site (tax parcels 340-1-1.7 and 340-1-1.9) and accessed from Gabriels-Onchiota Road (C.R. 60).

The project is shown on the following Project Plans:

- A two-sheet survey map titled "Balsam Woods at Merrillville," prepared by Leifheit & Littlefield Land Surveying, dated July 8, 2025 (Survey); and
- An eight-sheet set of plans titled "Balsam Woods Subdivision, Phase 3," prepared by North Woods Engineering, PLLC, dated August 11, 2025 (Site Plans).

Reduced-scale copies of the Survey and Sheet C10 of the Site Plans 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 any subdivision that results in the creation of five or more lots, parcels, or sites since May 22, 1973, in a Rural Use land use area in the Adirondack Park.

Agency Permit 2024-0100 required a new or amended permit for any further subdivision or construction of any additional dwelling on the Rural Use portion of the project site.

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. 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 2024-0100 in relation to the Rural Use portion of the project site. The terms and conditions of Permit 2024-0100 shall no longer apply to Lots 23, 24 and 25 authorized herein.
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 2025-0126, issued October 9, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes a three-lot subdivision as depicted on the Survey. Any subdivision of the Rural Use portion of the project site not depicted on the Survey shall require a new or amended permit.
7. Any deed of conveyance for Lot 23 shall contain an easement providing access to Lot 24 in the location of the 50-foot-wide right-of-way shown and described on the Survey.
8. Any deed of conveyance for Lot 24 shall contain an easement providing access to Lot 23 in the location of the 50-foot-wide right-of-way shown and described on the Survey.
9. Within 30 days of conveyance of Lot 25, a new deed shall be filed in the Franklin County Clerk's office describing Lot 25 and tax parcel 340-1-1.9 as a single, undivided lot. Lot 25 shall not be conveyed separately from tax parcel 340-1-1.9 without a new or amended permit.

10. Any deed of conveyance for tax parcel 340-1-1.9 shall contain an easement providing access to Lot 25 from C.R. 60 as shown and described on the Survey.
11. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and one garage each on Lot 23 and on Lot 24 within the 100-foot Property Line Setback shown on the Site Plans.

The single family dwellings and garages shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The authorized single family dwellings shall be no more than 3,500 square feet in footprint, including all attached porches, decks, exterior stairs, garages, and other attached structures. The authorized garages shall be no more than 1,500 square feet in foot print if detached from the authorized dwelling. Any expansion beyond these dimensions shall require prior written Agency authorization.

12. Other than as authorized herein, the construction of any dwelling or other principal building on the Rural Use portion of the project site shall require a new or amended permit. The construction of any principal building on Lot 25 shall require a new or amended permit. The construction of any accessory structure on Lot 25 shall require prior Agency authorization.
13. Construction of any guest cottage on Lot 23 or 24 shall require prior written Agency approval.
14. Any on-site wastewater treatment system(s) on Lot 23 or Lot 24 installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Site Plans. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

15. There shall be no on-site wastewater treatment system(s) located on Lot 25 without prior written Agency authorization.
16. The project shall be undertaken in compliance with the Erosion and Sediment Control Notes and Details shown on the Site Plans.
17. 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.

18. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, toward public road ways, or adjoining property.
19. All exterior building materials, including roof, siding and trim, of any structure on the project site shall be a dark shade of green, grey, or brown.
20. Outside of the 100-foot Property Line Setback shown on the Site Plans, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on either Lot 23 or 24 without prior written Agency authorization, except for the removal of 1) an area up to 25 feet in width for driveway construction and utility installations, 2) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
21. There shall be no more than one principal building located on Lot 23 at any time without a new or amended Agency permit. There shall be no more than one principal building located on Lot 24 at any time without a new or amended Agency permit. The single family dwellings authorized herein each constitute a principal building.

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 subdivision/single family dwelling 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 9th day
of October, 2025.

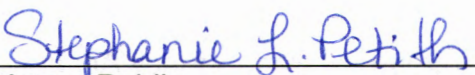
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th 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

SHOWING SPLITTING OF PROPERTY

FOR

~ TRAILS END ENTERPRISES, INC. ~
"BALSAM WOODS AT MERRILLSVILLE"

Structural analysis

SUBLOTS 23-25 GREAT LOTS 146 147 174
TOWNSHIPS 10 - OLD MILL HAVEN TRACT - RICHARDS STREET
TOWN OF FRANKLIN
COUNTY OF FRANKLIN
STATE OF NEW YORK

MAJ² RII:KIN:1:5

[illegible]

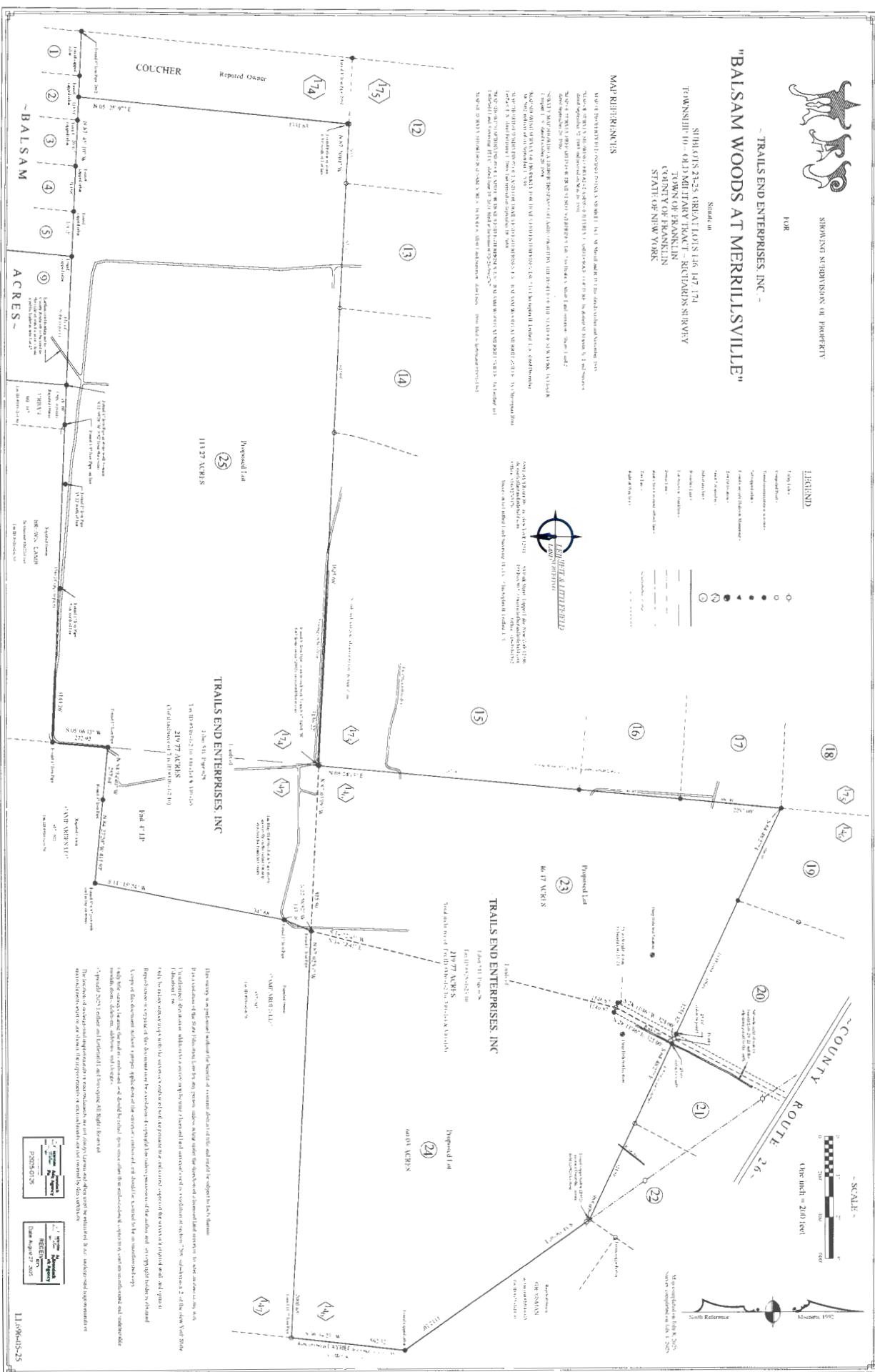
Legion

- | Question | Answer |
|---|--|
| 1. What is the main purpose of the study? | To investigate the effect of the intervention on the outcome. |
| 2. What is the research design? | Randomized controlled trial. |
| 3. What is the sample size? | 100 participants. |
| 4. What is the intervention? | The intervention group received the intervention. |
| 5. What is the control group? | The control group received the control. |
| 6. What is the outcome measure? | The outcome measure was the primary outcome. |
| 7. What is the main result? | The main result was that the intervention had a significant effect on the outcome. |
| 8. What is the conclusion? | The conclusion was that the intervention was effective. |

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PROJECT NAME

DATE	ISSUED FOR	REV.
8-11-25	CONSTRUCTION	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

DRAWN BY: FRG
CHECKED BY: JAG

ORIGINAL 24"x36"

NOTE 07-24

OVERALL
SUBDIVISION

...

SHEET

U

1. REFER TO L&L SURVEY FOR LOTS METES & BOUNDS

The diagram illustrates a typical lot layout for a residential development. Key features include:

- Building Footprint:** A rectangular structure labeled "PROPOSED RES. OFFICE".
- Driveway:** Labeled "APPROXIMATE DRIVEWAY".
- Parking Area:** Indicated by dashed lines.
- Setbacks:** Various setback dimensions are shown, such as "10' SIDE YARD SETBACK", "10' FRONT YARD SETBACK", and "10' REAR YARD SETBACK".
- Other Features:** Labels include "CONE BARSTIN", "SEPTIC TANK SEE DETAILS", "DIRT DETAIL", "BASEMENT FLOOR SLAB SEE DETAILS", "AREA REQUIRED FOR NEW RECORD", "SITTING AREA", "APPROXIMATE WELL LOCATION FROM ALL SANITARY SERVICES", "STREET SLOPE", and "10' FROM STREET LINE".

