

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 2025-0190
In the Matter of the Application of SCOTT TRANTER KIM TRANTER Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: October 2, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Scott Tranter 2. Kim Tranter

SUMMARY AND AUTHORIZATION

This permit authorizes a new tourist accommodation in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Ohio, Herkimer County.

This authorization shall expire unless recorded in the Herkimer 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 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 75-acre parcel of land located on Gray Wilmurt Road in the Town of Ohio, Herkimer County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 085.1, Block,

1, Parcel 5, and is described in a deed from Heather J. Wadsworth to Scott Tranter and Kim Tranter, November 26, 2003, and recorded December 16, 2003 in the Herkimer County Clerk's Office at Book 932, Page 157.

The project site contains wetlands along portions of Mill Creek. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing single family dwelling, a one-bedroom pool house/guest cottage, and a 300-square foot cabin. An existing on-site wastewater treatment system and well serves the pool house/guest cottage and cabin.

The project site was created as "Parcel 5" in a two-lot subdivision as authorized by Agency Permit 2000-0125.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the establishment of a new tourist accommodation using the existing 300-square-foot cabin. The cabin is accessed from an existing driveway on Gray Wilmurt Road.

The project is shown on two sketch plans prepared by Scott Tranter and dated August 29, 2025, which depict the layout of the project site (Site Plan) and the interior layout of the tourist accommodation cabin (Floor 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 Rural 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 Herkimer 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 accommodation remains on the site. Copies of this permit and Site 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. This permit amends and supersedes Permit 2000-0125 in relation to the project site. The terms and conditions of Permit 2000-0125 shall no longer apply to the project site.
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 2025-0190, issued October 2, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes a tourist accommodation cabin in the location shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the tourist accommodation shall require prior written Agency authorization. The construction or rental of any additional tourist accommodation structures shall require a new or amended permit.
7. The tourist accommodation cabin shall be served by the existing on-site wastewater treatment system serving the existing guest cottage/pool house. The addition of any bedrooms to the tourist accommodation cabin shall require prior Agency authorization.
8. Any free-standing or building-mounted outdoor lights 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 Gray Wilmurt Road or adjoining property.
9. Within 100 feet of the centerline of Gray Wilmurt Road, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on the project site without prior written Agency authorization, except for maintenance of the existing driveways and removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
10. The tourist accommodation cabin shall have brown siding with a black roof, as described in the application. Otherwise, all exterior building materials, including roof, siding and trim, of the tourist accommodation cabin shall be a dark shade of green, grey, or brown.
11. The undertaking of any activity involving wetlands shall require a new or amended permit.
12. No structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of Mill Creek. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
13. Prior to undertaking construction of any dock or boathouse on the project site, written authorization of plans for the dock or boathouse, including all attached docks, walkways, or upland structures, shall be obtained from the Agency.
14. There shall be no more than nine principal buildings located on the project site, in addition to the pre-existing single family dwelling or any replacement structure for this

dwelling as allowed by Agency regulations. The tourist accommodation cabin authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

15. 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].

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 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 2nd day
of October, 2025.

ADIRONDACK PARK AGENCY

BY: _____

John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 2nd 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

Stephanie L. Petith
Notary Public

N ↑

Revised by
Scott Trapp
8/29/25

