

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
2025-0161

Date Issued: **December 9, 2025**

In the Matter of the Application of
NORTH COUNTRY SCHOOL
Permittee

for a permit pursuant to § 809 of the Adirondack
Park Agency Act

To the County Clerk: Please index
this permit in the grantor index
under the following name(s):
1. North Country School

SUMMARY AND AUTHORIZATION

This permit authorizes expansion of an existing student and faculty residence in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of North Elba, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the foundation for the expanded portion of the dormitory has been installed.

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 200±-acre parcel of land located on NYS Route 73 (Cascade Road) in the Town of North Elba, Essex 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 52.4, Block 1, Parcel 11.000, and is described in a deed from North Country School to North Country School, dated April 17, 2024, and recorded April 24, 2024 in the Essex County Clerk's Office at Book 2161, Page 112.

The project site is partially located within the NYS Route 73 highway critical environmental area and the Sentinel Range Wilderness critical environmental area. The project site also contains wetlands associated with Round Lake and the stream that traverses the property.

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 an existing school and associated development served by an existing on-site wastewater treatment facility as authorized by Agency permits 2018-0018, 2011-0178, 2011-0178A, and 2008-0038.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the expansion of an existing student and faculty residence, known as Woods House. Woods House is being re-located to a new location on campus prior to the expansion.

The expansion will add 1,750 square feet to the existing 2,646 square feet of floor space and contain two new faculty apartments.

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

- The location and layout of the residence is depicted on "Layout Plan" (Layout Plan), prepared by Reed-Hilderbrand Landscape Architecture P.C., received by the Agency July 14, 2025; and
- Elevation views of the residence are depicted on "Building Elevations 1" (Elevation Plan), prepared by Flansburgh Architects, received by the Agency July 31, 2025.

Reduced-scale copies of the Layout Plan and Building Elevation Plan for the project 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 the expansion by more than 25 percent of any public/semi-public building 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 Essex 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 school remains on the site. Copies of this permit and Layout Plan and Elevation 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 permits 2018-0018, 2011-0178, 2011-0178A, and 2008-0038 in relation to the project site. The terms and conditions of Permits 2018-0018, 2011-0178, 2011-0178A, and 2008-0038 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 2025-0161, issued December 9, 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 of the student and faculty residence in the location shown and as depicted on the Layout Plan and Elevation Plan. Any change to the location, dimensions, or other aspect of the student and faculty residence shall require prior written Agency authorization.
7. All wastewater treatment infrastructure on the project site shall be connected to and served by the North Country School Wastewater Treatment Facility. The wastewater treatment facility shall operate and be monitored in accordance with all authorizations issued by New York State Department of Environmental Conservation. Any expansion of the North Country School Wastewater Treatment Facility shall require prior written Agency authorization.
8. No trees, shrubs or other woody-stemmed vegetation shall be removed within 25 feet of the edge of the highway right-of-way or within 25 feet of the adjacent State Land Wilderness area. Outside of the 25 foot vegetative buffer, the selective removal of vegetation on the project site shall be undertaken in accordance with the "North Country School Forest Management Plan 2016-2031," prepared by Pekin

Branch Forestry. In no case shall the removal of vegetation result in development on the project site becoming more visible from the State land Wilderness area or NYS Route 73. This condition shall not be deemed to prevent the removal of dead or diseased vegetation or of rotten or damaged trees or of other vegetation that presents a safety or health hazard. Any changes or updates to the Forest Management Plan shall require prior written Agency authorization.

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 for construction of the authorized structure 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.
10. All exterior building materials, including roof, siding and trim, of student and faculty residence shall be a dark shade of green, grey, or brown.
11. Any new 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 any adjoining property.
12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than 13 additional principal building(s) located on the project site at any time. 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 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 December, 2025.

ADIRONDACK PARK AGENCY

BY:

John M. Burth

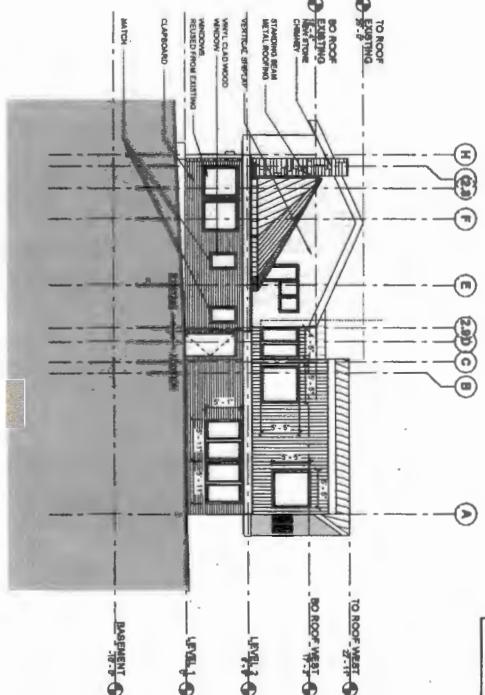
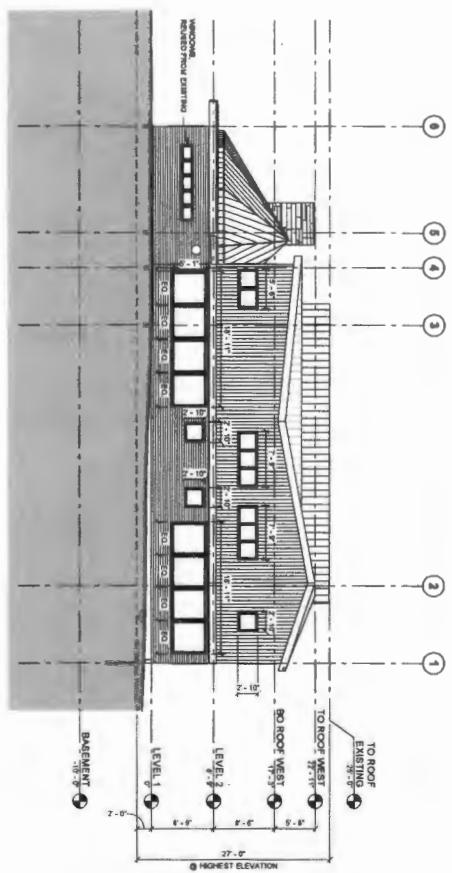
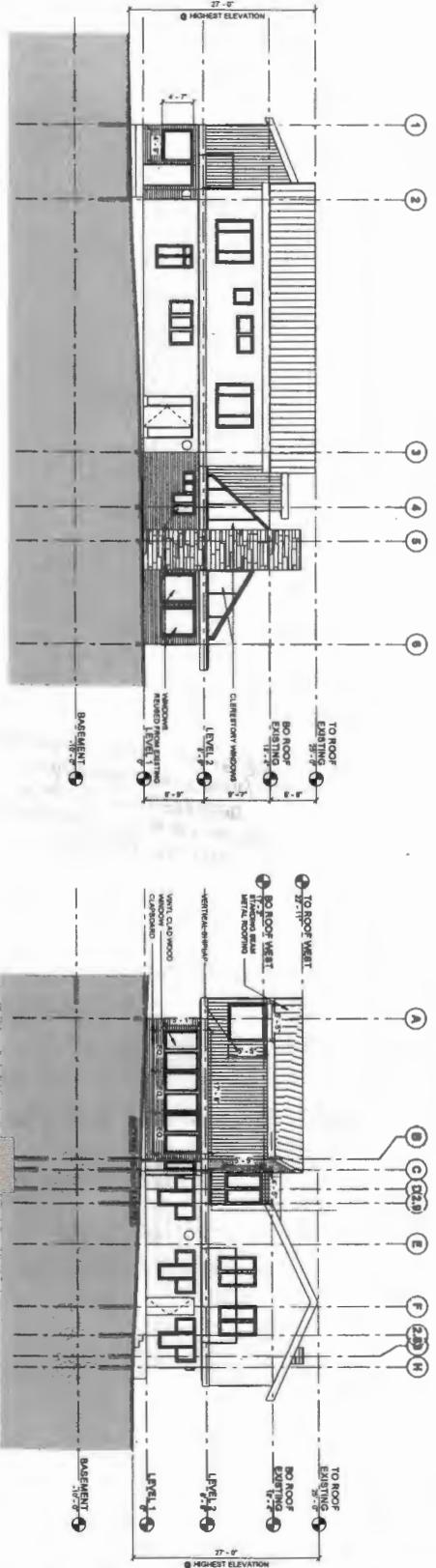
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th day of December 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



Building Elevations 1

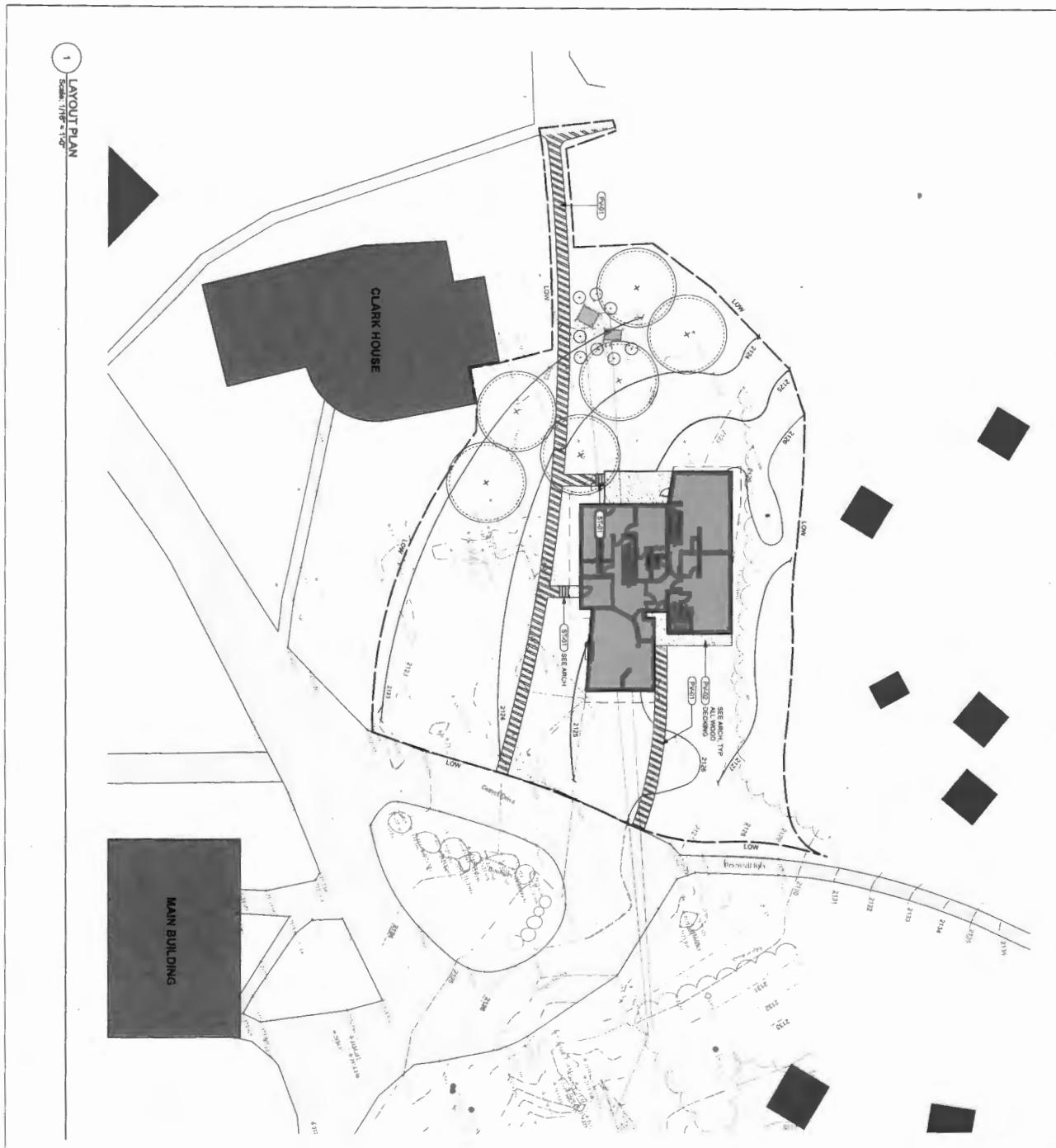
No.	Description	Date
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77 NORTH WASHINGTON STREET
BOSTON, MA 02114-1810
FLANSBURGH.COM

**NORTH COUNTRY SCHOOL
CAMP TREE TOPS
4382 Cascade Rd
Lake Placid, NY 12946**

Construction Documents

A2.00



MATERIALS LEGEND	
Symbol	Keynote
— (solid)	LAND OF WORK
— (hatched)	GRANITE (ESTIMATED)
— (cross-hatched)	WOOD DECK
— (diagonal lines)	WOOD STEPS
— (dashed)	REF. AREA/GRADING IN PLANNING
— (dotted)	CIVL.

NOTE: PRELIMINARY GRAVING CONCEPT. SEE CIVL PLANS.

Layout Plan		
<p>REED+HILDEBRAND Landscape Architecture P.C. 130 Brattle, Allston, MA 02139 (617) 262-2422, F (617) 262-3140 www.reed+hildebrand.com</p>		
<p>NOT FOR CONSTRUCTION</p> <p>Permit No. 00806 Date May 14, 2005 Permit No. 070702025 C.R. EN As indicated</p>		
<p>L-1.00</p>		