


THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2025-0289</p>
<p>In the Matter of the Application of</p> <p>NORTH BERGEN COUNTY COUNCIL, INC., BOY SCOUTS OF AMERICA Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: March 9, 2026</p>
	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. North Bergen County Council, Inc. Boy Scouts of America</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Tupper Lake, 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 this permit has been filed.

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 260.6±-acre parcel of land located on Floodwood Road in the Town of Tupper Lake, Franklin 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 440, Block 1, Parcel 1, and is described in a deed from Hayward H. Plumadore and Harold A. Putnam to North Bergen County Council, Inc., Boy Scouts Of America, dated April 10, 1964, and recorded April 14, 1964 in the Franklin County Clerk's Office at Liber 418, Page 390.

The project site contains shoreline on West Pine Pond. The project site also contains a wetland complex that spans the the western and southern portions of the project site that connect to West Pine Pond. 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 the West Pine Pond Boy Scouts of America Campus.

The project site was authorized as under Agency Settlement Agreement E2010-0173.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 95.6±-acre lot improved by the existing West Pine Pond Boy Scouts of America Campus (Lot 1) and a 165.5±-acre vacant lot to be conveyed to the State of New York (Lot 2). No new development is proposed.

The project is shown on a one-sheet plan titled "Map of Survey Showing A Subdivision Of Certain Lands Of Bergen Council Of Boy Scouts Of America, Inc.," prepared by Robert M. Marvin, Jr., and dated December 15, 2025 (Site Plan Map).

A reduced-scale copy of the Site Plan Map is attached as a part of this permit for reference.

AGENCY JURISDICTION

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 subdivision 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. Copies of this permit and Site Plan Map 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 Settlement Agreement E2010-0173 in relation to the project site. The terms and conditions of Settlement Agreement E2010-0173 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 2025-0289, issued March 9, 2026, 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 two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
 7. The conveyance of Lot 2 to any entity other than the State of New York shall require prior written Agency authorization.
 8. The construction of any dwelling or other principal building on Lot 1 shall require prior written Agency authorization.
 9. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
 10. No structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of West Pine Pond. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
 11. The undertaking of any activity involving wetlands shall require a new or amended permit.
 12. There shall be no more than 27 principal buildings located on Lot 1 at any time. The Trading Post constructed on the property in 1975 constitutes a principal building. The Program Building constructed on the property in 1975 constitutes a principal building. The Pole Barn constructed on the property in 2010 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

13. There shall be no more than 52 principal buildings located on Lot 2. 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, the Freshwater Wetlands Act and 9 NYCRR Part 578, 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 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 be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated: March 9th, 2026

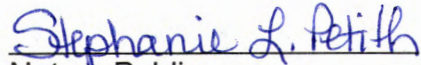
Ray Brook, New York

ADIRONDACK PARK AGENCY

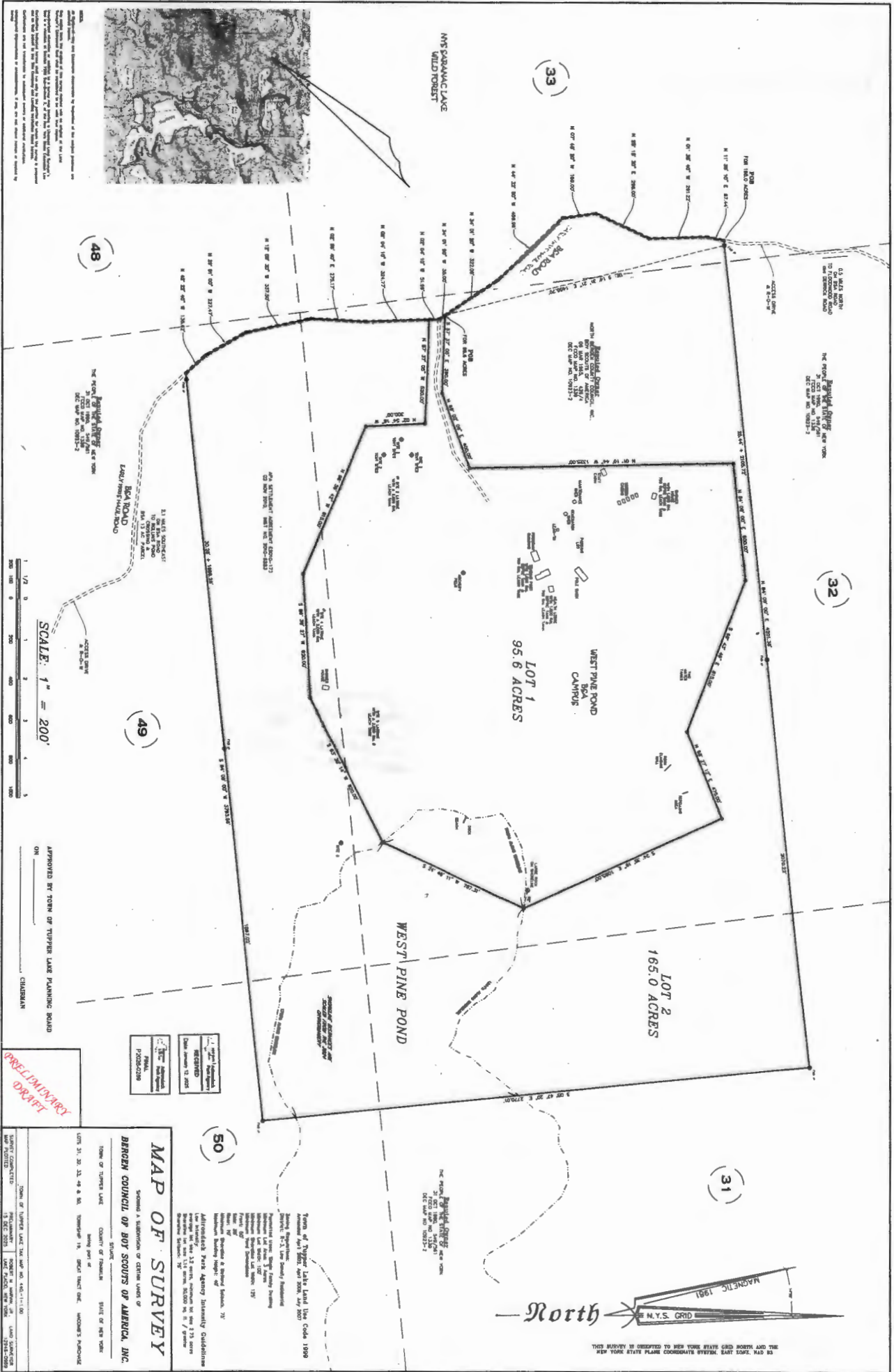
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 9th day of March in the year 2026, 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.


Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6270000
Qualified in Essex County
Commission Expires April 15, 2029



THIS SURVEY IS REFERRED TO NEW YORK STATE GRID NORTH AND THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83

THE REGIONAL ENGINEER AND SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT OF 1980 AND THE REGULATIONS THEREUNDER. THE SURVEYOR'S CERTIFICATE OF PRACTICE NO. 12345 IS ON FILE WITH THE STATE ENGINEERING BOARD.

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CHAIRMAN

SCALE: 1" = 200'

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