


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 2025-0290</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): 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 Resource Management 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 116.1±-acre parcel of land in the Town of Tupper Lake, Franklin County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 451, Block 2, Parcel 3, and is described in a deed from Hayward H. Plumadore and Harold A. Putnam to North Bergen County Council, Inc., Boy Scouts Of Amrica, 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 Rollins Pond. The project site also contains wetlands in Rollins Pond and wetlands associated with the shoreline of Rollins 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 several structures associated with 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 13.0±-acre lot improved by several structures associated with the West Pine Pond Boy Scouts of America Campus (Lot A), and a 103.1±-acre vacant lot to be conveyed to the State of new York (Lot B). 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 R. Marvin, Jr., dated December 15, 2025 (Site Plan Map).

A reduced-scale copy of the Site Plan Map 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 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.

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 in a Resource Management land use area 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 Franklim 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 2025-0290, 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 written Agency authorization.
7. The conveyance of Lot B 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 A shall require shall require a new or amended permit
9. Prior to undertaking construction of any boathouse on Lot A, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
10. Prior to undertaking construction of any dock on Lot A, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

11. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Rollins Pond. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. There shall be no more than one principal building located on Lot A. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
14. There shall be no more than two principal buildings located on Lot B. 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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

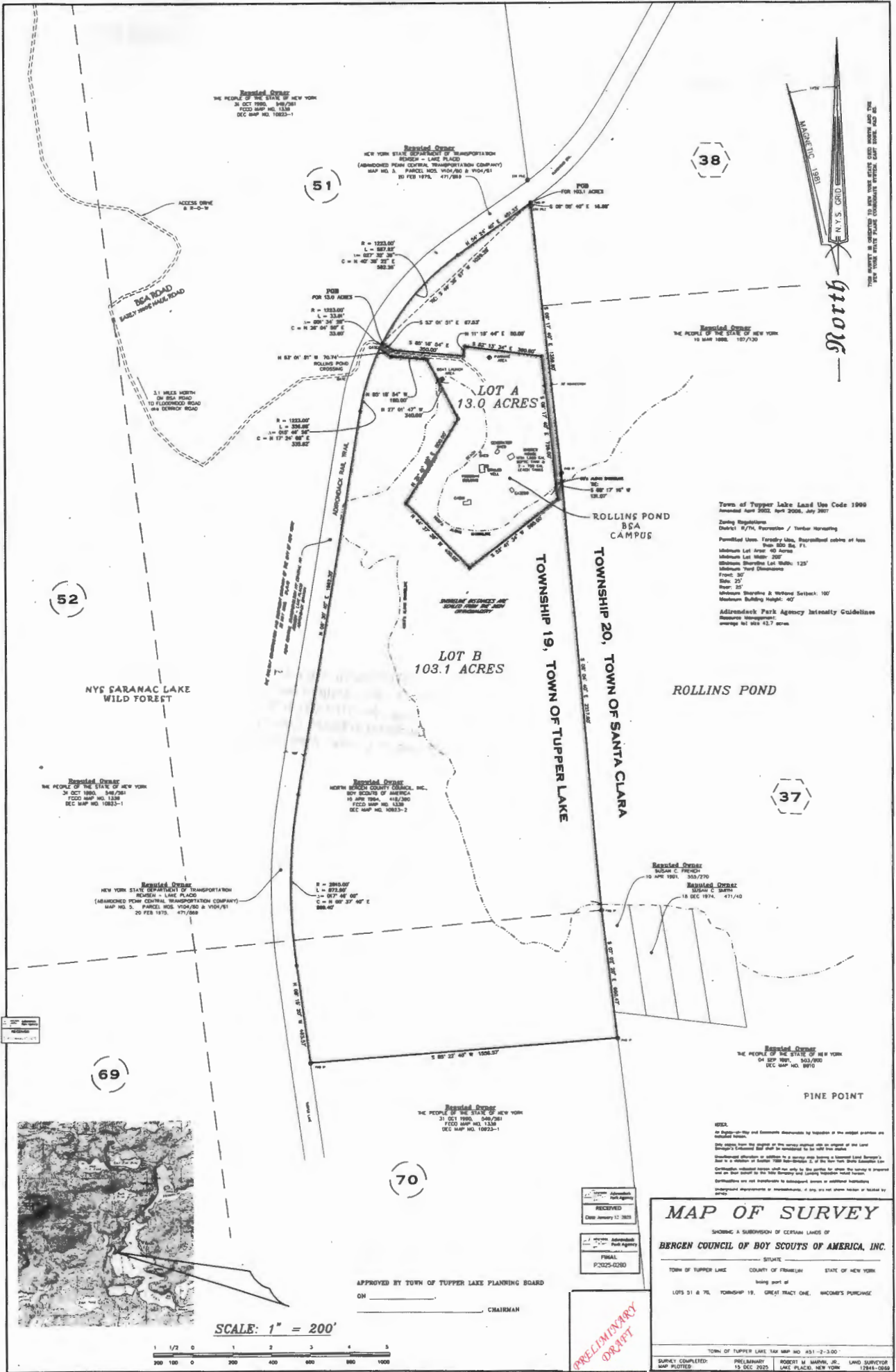
By: 
John M. Burth
Deputy Director, Regulatory Programs

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.

Stephanie L. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029



Registered Owner
THE PEOPLE OF THE STATE OF NEW YORK
31 OCT 1980 146/781
FCCO MAP NO. 1338
DEC MAP NO. 10823-1

Registered Owner
NEW YORK STATE DEPARTMENT OF TRANSPORTATION
ROSEN - LAKE PLACE
(ABANDONED PENN CENTRAL TRANSPORTATION COMPANY)
MAP NO. 5 - PARCEL NOS. V104/80 & V104/81
20 FEB 1975 471/810

38

51

Registered Owner
THE PEOPLE OF THE STATE OF NEW YORK
10 MAR 1986 107/730

LOT A
13.0 ACRES

LOT B
103.1 ACRES

ROLLINS POND
BSA
CAMPUS

NYS SARANAC LAKE
WILD FOREST

ROLLINS POND

52

Registered Owner
THE PEOPLE OF THE STATE OF NEW YORK
31 OCT 1980 146/781
FCCO MAP NO. 1338
DEC MAP NO. 10823-1

Registered Owner
NORTH BERGEN COUNTY COUNCIL, INC.
BOY SCOUTS OF AMERICA
18 APR 1984 418/280
FCCO MAP NO. 1338
DEC MAP NO. 10823-2

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Registered Owner
NEW YORK STATE DEPARTMENT OF TRANSPORTATION
ROSEN - LAKE PLACE
(ABANDONED PENN CENTRAL TRANSPORTATION COMPANY)
MAP NO. 5 - PARCEL NOS. V104/80 & V104/81
20 FEB 1975 471/810

Registered Owner
R = 2803.07
L = 873.307
C = 87.74 00° 00'
C = R 87.74 00° E
888.47

Registered Owner
SUSAN C. FRECHY
10 APR 1991 353/770

Registered Owner
SUSAN C. FRECHY
18 DEC 1974 471/740

Registered Owner
THE PEOPLE OF THE STATE OF NEW YORK
04 SEP 1981 363/680
DEC MAP NO. 8970

PINE POINT

69

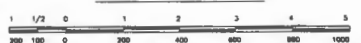
70

Registered Owner
THE PEOPLE OF THE STATE OF NEW YORK
31 OCT 1980 146/781
FCCO MAP NO. 1338
DEC MAP NO. 10823-1



APPROVED BY TOWN OF TUPPER LAKE PLANNING BOARD
ON _____
CHAIRMAN

SCALE: 1" = 200'



RECEIVED
Date January 12, 2025

FINAL
P2025-0280

PRELIMINARY
DRAFT

MAP OF SURVEY

SHOWING A SUBDIVISION OF CERTAIN LOTS OF
BERGEN COUNCIL OF BOY SCOUTS OF AMERICA, INC.
TOWN OF TUPPER LAKE COUNTY OF FREDERICK STATE OF NEW YORK
being part of
LOTS 51 & 70, TOWNSHIP 19, GREAT TRACT ONE, WICOMAC'S PURCHASE.

TOWN OF TUPPER LAKE TAX MAP NO. 451-2-3.00
SURVEY COMPLETED: PREPARED BY: ROBERT M. MARINI, JR., LAND SURVEYOR
MAP PLOTTED: 15 DEC 2025 LAKE PLACE, NEW YORK 12841-0589



Town of Tupper Lake Land Use Code 1990
Amended April 2002, April 2006, July 2007
Zoning Regulations
District: R/TM, Residential / Timber Harvesting
Permitted Uses: Family Use, Recreational use of lots
Minimum Lot Area: 40 acres
Minimum Lot Width: 200'
Minimum Shoreline Lot Width: 125'
Minimum Yard Dimensions
Front: 30'
Side: 25'
Rear: 25'
Minimum Shoreline & Wetland Setback: 100'
Minimum Building Height: 40'
Adirondack Park Agency Intensity Guidelines
Resource Management
average: 41 924 42.7 acres

NOTES:
1. All Easements and Encumbrances shown by reference to the subject plat and as indicated herein.
2. Any areas from the original plat which are not shown are the original plat owner's responsibility and shall be corrected to the original plat owner.
3. The boundaries of the subject lots are shown by a survey map bearing a licensed land surveyor's seal in accordance with Section 100 of the Real Property Law of the State of New York.
4. Certificates and other documents in connection with the survey are on file in the office of the Town of Tupper Lake and County of Frederick, New York.
5. Certificates are not shown in subsequent surveys or corrected boundaries.
6. Independent measurements or measurements, if any, are not shown unless so noted by owner.