


THIS IS A TWO-SIDED DOCUMENT

 <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 2025-0262</p>
<p>In the Matter of the Application of</p> <p>CHRISTIAN CAMPS, INC., dba DEERFOOT LODGE Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: April 14, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Christian Camps, Inc., dba Deerfoot Lodge</p>

SUMMARY AND AUTHORIZATION

This permit authorizes continued operation and greater than 25% expansion of an existing group camp in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map in the Village of Speculator, Hamilton County.

This authorization shall expire unless recorded in the Hamilton 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 Hamilton County Clerk's Office. The Agency will consider the project in existence when an authorized structure 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 is a 400.6±- acre parcel located on Deerfoot Lodge Drive in the Village of Speculator, Hamilton County, in an area classified Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 97.000, Block 1, Parcel 1.110, and is described in a deed from Christian Camps, Inc. dba Deerfoot Lodge to Christian Camps, Inc. dba Deerfoot Lodge, dated May 21, 2018, and recorded May 25, 2018 in the Hamilton County Clerk's Office under Instrument Number 2018-630.

The parcel contains approximately:

- 210±-acres designated Rural Use (including a 4±-acre island);
- 50±-acres designated Resource Management (including a 1±-acre island); and
- 140± acres designated as the waters of Whitaker Lake.

The project site contains shoreline on Whitaker Lake. The project site also contains wetlands associated with the outlet of Whitaker Lake and along the northern and southeastern shoreline of Whitaker Lake. Additional wetlands not described herein may be located on or adjacent to the project site.

The project site has been operated as a group camp since prior to the August 1, 1973 effective date of the Adirondack Park Agency Act. The project site is improved by 13 pre-existing principal buildings, seven principal buildings constructed after the August 1, 1973 effective date of the Adirondack Park Agency Act and a variety of accessory structures constructed before and after the enactment date.

PROJECT DESCRIPTION

The project as conditionally approved herein involves continued operation and greater than 25% expansion of an existing group camp, including:

- Replacement and expansion of a pre-existing 5,226-square-foot dining hall with an 8,215-square-foot structure;
- Construction of a new 1,200-square-foot trading post/bathroom building and associated on-site wastewater treatment system;
- Replacement and expansion of an existing 513-square-foot storage/trip gear building with a 1,344-square-foot structure to include office space in the second story; and
- Replacement of an existing 2,100-square-foot freezer/storage building with a new 2,100-square-foot building in a different location in order to accommodate a safer turnaround area for delivery trucks and camp vehicles.

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

- A single plan sheet with hand annotations titled "Partial Topographic Survey Deerfoot Lodge Dining Hall," prepared by Blanchard Land Surveying, and dated February 3, 2025 (Site Plan);
- A two-sheet plan set titled "Deerfoot Lodge Camp Store," prepared by Winchip Engineering, PC, and dated last revised November 18, 2025 (Septic Plan);

- A single plan sheet titled “Deerfoot Lodge ADK Dining Hall,” prepared by Domokur + Associates and dated March 26, 2026 (Dining Hall Plan); and
- A one-page narrative titled “Deerfoot Lodge’s Plan to Meet OPRHP Requirements,” prepared by Ken Hoffman and dated January 12, 2026 (Preservation Plan).

A reduced-scale copy of the Site Plan, Septic Plan and Dining Hall Plan (Project 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 the expansion by more than 25% of any group camp on Rural Use or Resource Management 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 Hamilton 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 group camp continues on the site. Copies of this permit, Site Plan and Septic 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 Settlement Agreement 2009-0071 in relation to the project site. The terms and conditions of Settlement Agreement 2009-0071 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 2025-0262, issued April 14, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.”
6. This permit authorizes the construction of an 8,180-square-foot Dining Hall structure; 1,200-square-foot trading post/bathroom building with associated on-site wastewater treatment system; 1,344-square-foot storage/trip gear building to include office space in the second story; and 2,100-square-foot freezer/storage building in the location shown and as depicted on the Project Plans.

The structures 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.

Any change to the location, dimensions, or other aspect of these structures shall require prior written Agency authorization.

7. Prior to demolition of the Dining Hall, documentation is required as outlined in the Preservation Plan.
8. The expansion of any existing or construction of any new dwelling or other principal building not authorized herein on the project site shall require a new or amended permit. The undertaking of any activity involving wetlands shall require a new permit.
9. Any boathouse constructed on the project site must be used only for the storage of boats and associated equipment, not contain sanitary plumbing of any kind, not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and have a footprint of 1200 square feet or less and a height of 15 feet or less.
10. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading water craft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water, unless the dock and supporting structure combined measure less than 100 square feet in size.
11. On the Rural Use portion of the project site, no structures greater than 100 square feet in size shall be constructed within 75 feet, measured horizontally, of the mean high water mark of Whitaker Lake.
12. On the Resource Management portion of the project site, no structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Whitaker Lake.
13. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system to serve the trading post/bathroom building shall be constructed in conformance with the location and design shown on the Septic Plan. Construction of the system shall be supervised by a 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.

14. 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.
15. Any new free-standing or building-mounted outdoor lights associated with the structures authorized herein shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Whitaker Lake.
16. All exterior building materials, including roof, siding and trim, of the dining hall shall be a dark shade of green, grey, or brown.
17. Between the mean high water mark of Whitaker Lake and the shoreline side of the Dining Hall, no trees greater than 6 inches in diameter at breast height may be cut or otherwise removed or disturbed without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
18. There shall be no more than 24 principal buildings located on the rural use portion of the project site, in addition to the 12 remaining pre-existing principal building structures or any replacement structures as allowed by Agency regulations. The seven principal buildings constructed post-1973, and the freezer/storage building and storage/trip gear building authorized herein each constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
19. There shall be no more than one principal building located on the Resource Management portion of the project site at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

CONCLUSIONS OF LAW

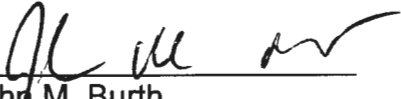
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- 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 and Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use and Resource Management 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.

Dated: April 14th, 2026

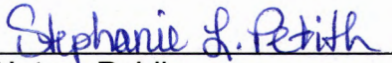
Ray Brook, New York

ADIRONDACK PARK AGENCY

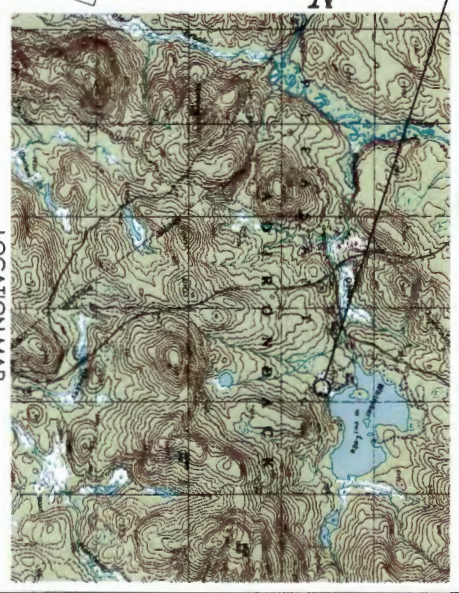
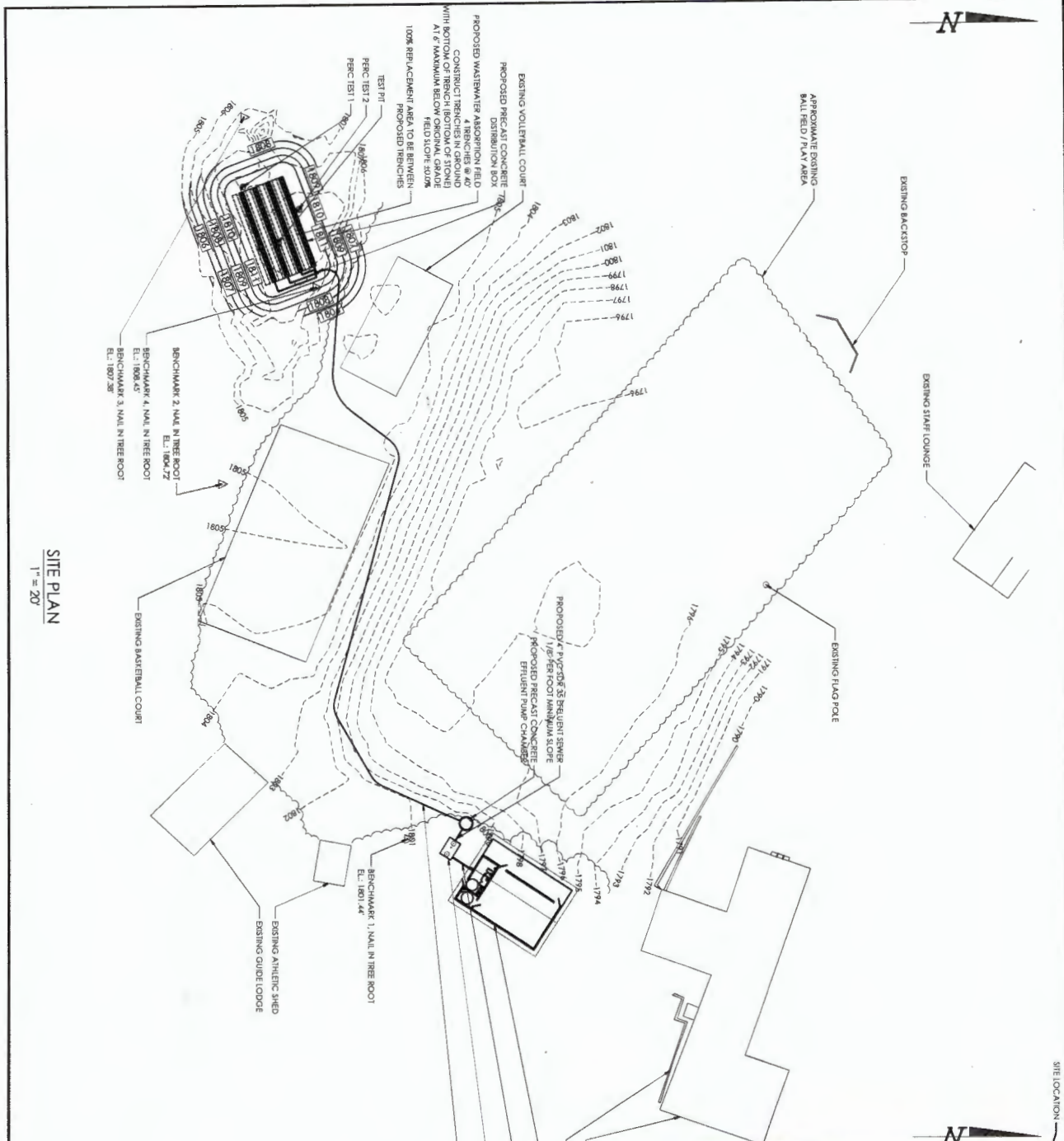
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 14th day of April 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. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029



LOCATION MAP
1" = 32,000'

NOTE

PROPOSED BATHROOM FACILITIES ARE NOT INTENDED TO SERVE AN INCREASE IN USE. THE PROPOSED FACILITIES ARE TO SERVE THE PROPOSED STORE AND AS A NEARBY BATHROOM DURING DINING HALL MEALS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR

**NOT FOR CONSTRUCTION
PRELIMINARY
FOR REVIEW AND APPROVAL ONLY**

RECEIVED	DATE
PROJECT NO.	

DATE: _____

WINCHIP ENGINEERING
P.O. Box 116
Chattletown, New York 12817
Phone: (518) 419-1682

PROJECT: DEERFOOT LODGE CAMP STORE
TAX MAP #97200-1-1110
SHEET NO. 1 OF 2

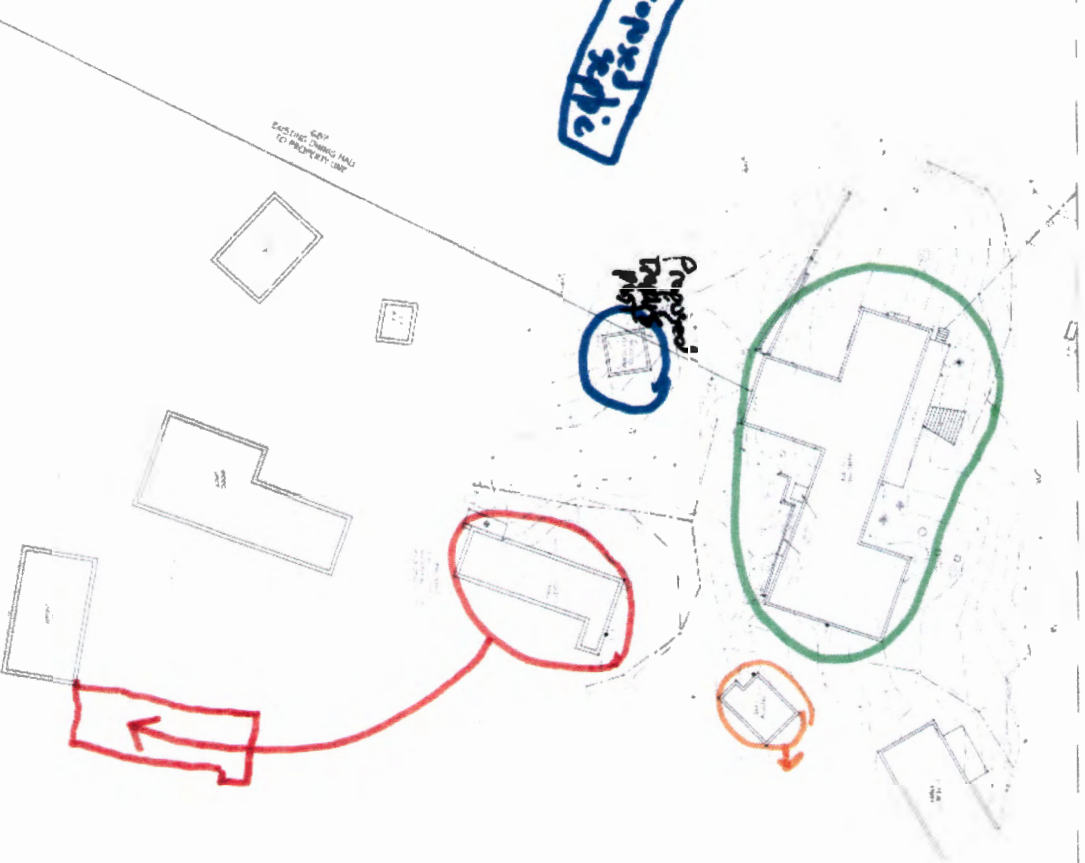
SCALE: 1" = 20'
DRAWN BY: BWW
CHECKED BY: BWW
DATE: 11-12-25



Proposed

Proposed

Proposed



EXISTING CHANGING HALL TO PROPERTY LINE

RECEIVED
Date: October 17, 2025

FINAL
P2025-0282

Blanchard Land Surveying
711 Old State Road
Pound, New York
315-524-8824

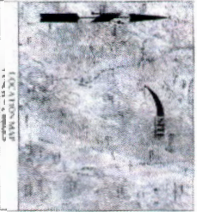
Sheet No. 001
Scale: 1" = 40'

**PARTIAL TOPOGRAPHIC SURVEY
DEERFOOT LODGE DINING HALL
TOWN OF LAKE PLACENT, COUNTY OF WASHINGTON
STATE OF NEW YORK**



NOTES:
1. This survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.
2. The survey was conducted on the 15th day of October, 2025.
3. The survey was conducted by the undersigned, a duly licensed Professional Engineer in the State of New York.
4. The survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.

Legend
--- Water Course
--- Utility Line
--- Elevation Contour





1. The National Board of Surveyors is a professional organization of surveyors and engineers. It is the only national organization of its kind in the United States. It is a non-profit organization and its members are dedicated to the highest standards of professional conduct and service to the public.



Blanchard Land Surveying
711 Old State Road
Palmdale, New York
945-444-0000

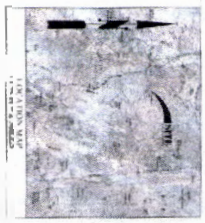
Scale: 1" = 100'
1" = 100'

PARTIAL BRIMINARY SURVEY
CHRISTIAN CAMPS, INC.
TOWN OF LAKE PLEASANT, COUNTY OF HAMILTON
STATE OF NEW YORK

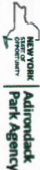



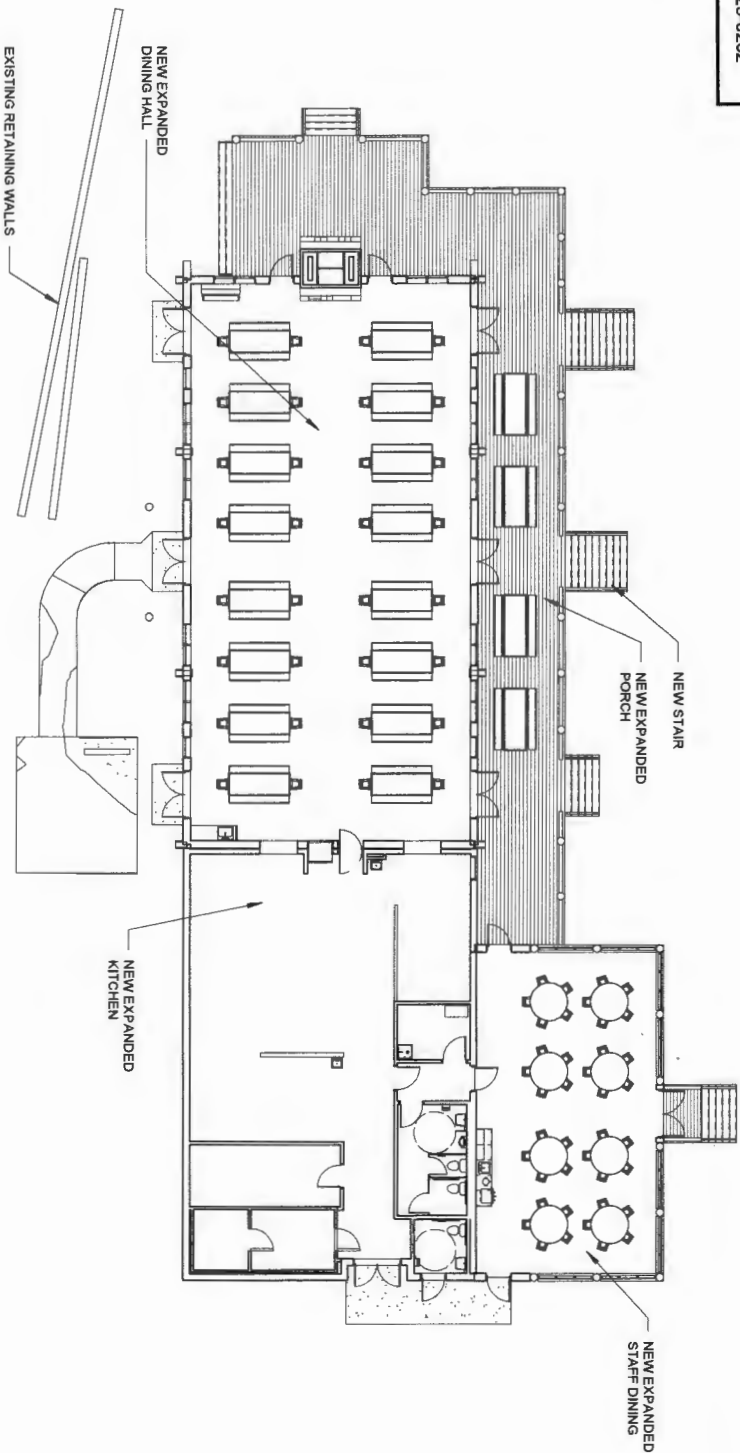
NOTES
1. The survey was conducted on the 15th day of May, 2014.
2. The survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.

- 4 1/2" per 1000'
- 10' - 100' W. - 100'



FLOOR PLAN

 RECEIVED Date: March 28, 2026	 FINAL P2025-0262
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Scale 1/16" = 1'-0"

DEERFOOT LODGE CAMPS, LLC | DEERFOOT LODGE ADK DINING HALL

DOMOKUR + ASSOCIATES
Architects | Designers | Planners

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03/28/25