



**Adirondack
Park Agency**

PO Box 99 · 1133 NYS Route 86
Ray Brook, NY 12977
Tel: (518) 891-4050
www.apa.ny.gov

**APA General
Permit/Order
2024G-1**

Permit #: 2026-0004

**Certificate for Certain Minor
Regulated Activities in APA
Jurisdictional Freshwater Wetlands**

This certificate under General Permit 2024G-1 is granted to the Peter Halsch, Steamboat Tuscarora Preservation Project, authorizing a minor regulated activity in a freshwater wetland pursuant to the Freshwater Wetlands Act (Environmental Conservation Law, Article 24) and the Adirondack Park Agency Act (Executive Law, Article 27, including Section 809(13)(e)), in an area classified Moderate Intensity Use by the Official Adirondack Park Land Use and Development Plan as described in the application received by the Agency on January 13, 2026 and as depicted on the attached reduced-scale Project Plans. The project site is in the Town of Indian Lake, Hamilton County.

The project shall not be undertaken or continued unless the project authorized herein, including site restoration is completed within four years of the date of issuance of this certification.

This certificate 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 certificate 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.

Failure to comply with this general permit and approved attached Project Plans is a violation and may subject the project sponsor, successors and assigns to civil penalties and other legal proceedings, including modification, suspension or revocation of the permit.

PROJECT SITE

The project site is a 10±-acre portion of a 26.70±-acre parcel of land located on Maple Lodge Road in the Town of Indian Lake, Hamilton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as the Moderate Intensity Use portion of Tax Map Section 39.019, Block 1, Parcel 48.110 & 49.

The project site contains shoreline on Blue Mountain Lake. The project site also contains wetlands associated with Blue Mountain Lake and a stream that runs west to east across the property. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

PROJECT DESCRIPTION AS PROPOSED

The project as conditionally approved herein involves the relocation of a 75-foot 6-inch-long historic steamboat to a new permanent location. The re-location will involve moving the steamboat across approximately 550 feet of wetlands.

The project is shown on the following maps, plans, and reports (Project Plans):

- A two-page document titled "Requested Information APA Project No. 2026-0004," prepared by Hallie Bond, and dated February 13, 2026 (Project Narrative);
- Four sheets of plans titled "Steamboat Tuscarora," prepared by Todd A. Croteau, Haer Maritime Recording Program, dated 2024 (Steamboat Profile);
- A one sheet plan, un-titled, prepared by Van Dusen & Steves Land Surveyors, LLC, dated December 1, 1999, annotated by Peter Halsch on January 4, 2026 (Annotated Survey);
- A one-sheet plan, un-titled and un-signed, received by the Agency on January 9, 2026 (Steamboat Re-location Route); and
- An annotated aerial photo, un-dated and un-signed, received by the Agency on January 9, 2026 (Aerial Photo).

A reduced-scale copy of the Project Narrative and Steamboat Re-location Route for the project are attached to this certificate for easy reference. The original, full-scale maps and plans described in this paragraph are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

CONDITIONS

1. This permit is binding on the permittee(s) and all contractors undertaking all or a portion of the project authorized herein. Copies of this certificate and Project Plans shall be furnished by the permittee to all contractors prior to undertaking the activities authorized herein.
2. This certificate authorizes minor regulated activities in a freshwater wetland as depicted and described in the Project Plans. Any change to the location, dimensions, materials, or other aspect of the activities authorized herein shall require prior written Agency authorization.
3. Prior to any site restoration activities, any seed mixes or proposed plantings to be installed shall be submitted to the Agency for prior review and approval.
4. All site restoration activities shall be implemented within three days of project completion.
5. The permittee shall notify the Agency in writing within five business days after the work authorized by this certificate including any required restoration of temporary wetland impacts has been successfully completed. Written notification shall include color photographs which clearly show the completed work and site restoration and identify the date and location that the photographs were taken.
6. The authorized work shall be scheduled and conducted during drier periods (not during major storm events, spring runoff, and thawing conditions) to avoid and minimize erosion of soils and to prevent silting and muddying of wetlands or surface waterbodies.
7. No mechanized equipment shall be driven in wetlands unless expressly authorized herein. Every effort shall be made to work from upland areas and to minimize disturbances to areas adjacent to wetlands. Only tracked equipment shall be used in

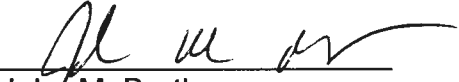
wetlands. Vehicular access in wetlands shall be under frozen conditions when possible. If work cannot be performed under frozen conditions, timber mats shall be used for access in wetlands, to be removed within three days of project completion and areas beneath timber mats restored to pre-construction condition. No temporary access structures shall be located within a wetland for more than 30 days.

8. No waste disposal, material or excavation stockpiling, or dewatering discharge shall occur in or within 100 feet of wetlands unless specifically authorized in the Project Plans.
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 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. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
10. Any cutting of vegetation along the shorelines of navigable waterbodies shall be in conformance with the Shoreline Restrictions of Section 806 of the Adirondack Park Agency Act. A copy of the Shoreline Restrictions or the Citizen's Guide is available upon request.
11. All tree cutting and/or vegetation removal shall be limited to the steamboat re-location route described on the Project Plans. All cut vegetation shall be immediately removed from the wetland and adjacent area upon completion of the activity.
12. Temporary construction access, detour, and work pad facilities (including necessary fills) shall be entirely removed following completion of construction activities, and the affected and adjacent area successfully restored to its pre-construction condition, including replacement planting of native trees and shrubs.

Dated: April 14th, 2026

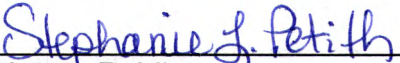
Ray Brook, New York

ADIRONDACK PARK AGENCY

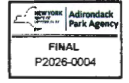
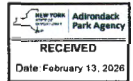
By: 
John M. Burth
Deputy Director, Regulatory Programs

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



REQUESTED INFORMATION APA Project No. 2026-0004

- “Please provide a project narrative that includes a description of the extent and location of ground disturbance and an explanation of the relocation process”

Tuscarora will be moved overland using large rubber-tired self-propelled hydraulic house moving dollies that can raise, lower, and maneuver over uneven terrain. A new steel cradle will be assembled under the boat to support it during the move and at its eventual location. Wolfe House Movers, the principal contractor, will supplement the cradle with additional temporary steel members before jacking the assembly onto timber cribbing and positioning four eight-wheel dollies underneath. Trees will be felled to open a path along the first 550 feet of the trip, crossing two parcels of privately-owned land. The ground will be protected by a combination of steel plates and timber construction mats to distribute the load. Ideally, that portion of the trip will occur when the ground is firmly frozen in order to minimize disturbance. The assemblage will then move along a paved road, built to carry heavy trucks to and from the community water plant, to Maple Lodge Road (also hard-surfaced), to State Rt. 28N, to its final destination at the bottom of the hill.

- “Please include photos of the site where the steamboat is to be re-located to and a description of how it will be stored and protected.”

Photographs of the new site are attached to this email.

The new site at 8938 Rt. 28N is on the north side, across the road but within sight of the boathouse where *Tuscarora* was built in 1900 and stored each winter until 1934. Supports on the cradle are adjustable, to allow the boat to gradually settle into its original shape at its new location, correcting hull distortion (hogging) that has accumulated during its past ninety years on land.

The pilothouse, upper deckhouses, smokestack, shade deck, and other elements removed for safekeeping and now stored nearby will be reunited with the rest of the boat, once it is in position. The reassembled vessel will have a permanent cover to protect it against further deterioration, but the details of that structure are still under development. In the interim, the fabric and steel structure that sheltered *Tuscarora* from 2002 to 2019 and that now houses the upper deck elements, can be used to protect the boat and those who are working on its restoration.

- “It will be necessary to determine if the steamboat is eligible for listing on the National Register. To make this determination, please provide the following information: length, width and tonnage of the boat; parts of the boat that remain intact; all known boat parts that are extant but currently stored elsewhere (such as the headhouse); a layout of the internal bunkhouse from the 1940s if possible; and information regarding if any of the mechanical systems are in place such as engines, boilers, rigs etc.”

Tuscarora is 75’6” long, with a 19’ beam, historic unladen draft of 4’10” and displacement of 76 tons. The vessel operated as a passenger and excursion steamer from 1900-1929. It was converted to a land-based summer cottage by architect Robert Graham starting in

Hallie Bond
2/13/26

1934. The boiler and twin compound steam engines were removed at that time. (The disposition of that machinery is unknown, but it likely that they succumbed to the scrap drives of WWII.)

The boat was refloated, towed across Blue Mountain Lake, and hauled ashore at its present location in 1940. A freak windstorm blew off the aft portion of the shade deck in 2000. As a result, the pilothouse, upper deckhouse, smokestack, lifeboat, railing, benches, and remaining portions of the shade deck were removed in 2002 and stored in a fabric-covered structure that covered the main part of the vessel. The shelter and upper deck components were moved to a nearby location in Blue Mountain Lake in 2019. The ship's helm, steam whistle, and one of its nameboards are now exhibited at Steamboat Landing, a commercial lodging in town, inside the building where it was built and stored from 1900-1934. All of those parts will be reunited at the new location.

Early planning meetings included staff from Adirondack Architectural Heritage (AARCH), the National Park Service's Historic American Engineering Record (HAER), the recently retired head of the NY-SHPO National Register program, and members of the region's historic preservation community. Participants agreed that while *Tuscarora* is National Register *eligible* in its current state, writing the formal nomination to have it National Register *listed* should be deferred until it is reassembled, or at least until that process is well underway.

AARCH funded documentation of the *Tuscarora* by a HAER team in 2023. The measured drawings, based on laser scanning, large-format photographs, and historical report will be deposited with the Library of Congress and available to the public.

Copies of the HAER drawings and Robert Graham's 1934 drawing for *Tuscarora's* conversion into a summer cottage are attached to this email.

RECEIVED
Date: January 9, 2026

FINAL
P2026-0004

INDIAN LAKE WATER PLANT

WETLANDS

Brook

PETER HALSCH
ADIR. HISTORICAL ASSOC.

NEW BRIDGE

PRIVATE ROAD

GRADE

OVERHEAD
LINE

POLE

240
ft

0 10 20 30 40 50 60 70 80 90 100

80'

80'

150'

*

