


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 2026-0022</p>
<p>In the Matter of the Application of</p> <p>NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Permittee</p> <p>for a permit pursuant to 9 NYCRR Part 578</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. New York State Department of Environmental Conservation</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a boardwalk in an area classified Wilderness on the Adirondack Park Land Use and Development Plan Map in the Town of Horicon, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the boardwalk 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 160±-acre parcel of land located along Pharaoh Lake Trail in the Town of Horicon, Warren County, in an area classified Wilderness on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 7, Block 1, Parcel 5.

The project site contains shoreline on Mill Brook. The project site also contains a wetlands complex that includes freshwater forested and shrub wetlands with a value rating of 1. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site is improved by the remains of a boardwalk as previously authorized by Agency Permit 2004-0171.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the replacement, re-alignment, and expansion of a trail boardwalk across wetlands to allow public access to the Pharaoh Lake Wilderness Area. The existing boardwalk was 3 feet wide and 265 feet long; the new boardwalk will be 5 feet wide and 288 feet long.

The project will involve the loss of 170 square feet of wetlands and the shading of 1,440 square feet of wetlands.

The project is shown on a two-sheet set of Site Plans titled "Mill Brook Laminate Bog Bridging," prepared by NYSDEC and received by the Agency on January 28, 2026. A reduced-scale copy of the first page of the Site Plans 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 deposit of fill in, excavation of, or activity that impacts the functions of a wetland 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 Warren 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 boardwalk remains on the site. Copies of this permit and Site Plans 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 Permit 2004-0171 in relation to the project site. The terms and conditions of Permit 2004-0171 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 2026-0022, 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 a boardwalk in the location shown and as depicted on the Site Plans. The boardwalk shall be constructed of natural wood. Any change to the location, dimensions, or other aspect of the boardwalk shall require new or amended permit.
7. Erosion and sediment controls shall be implemented as required by the New York State Department of Environmental Conservation.
8. 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.
9. All materials and equipment staging shall take place outside of wetlands. After construction is complete, no materials or equipment shall be left within wetlands. All portions of the original boardwalk authorized in Permit 2004-0171 that will not be re-utilized for the boardwalk authorized herein shall be removed from wetlands.
10. The undertaking of any activity involving wetlands not authorized herein shall require a new or amended permit.

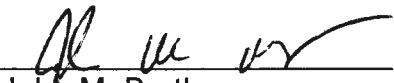
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Freshwater Wetlands Act and 9 NYCRR Part 578. The Agency hereby finds that the project authorized as conditioned herein:

- a. 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
- b. will result in minimal degradation or destruction of the wetland or its associated values, and provides an essential public benefit.

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.

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

RECEIVED

Date: January 28, 2026

FINAL

February 18, 2026

Mill Brook Laminated Beam Bog Bridging

[Not to Scale]

