


THIS IS A TWO-SIDED DOCUMENT

 <b>Adirondack Park Agency</b>  P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit <b>2026-0037</b>
In the Matter of the Application of  <b>ESSEX COUNTY and TOWN OF NORTH HUDSON Permittees</b>  for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: <b>April 23, 2026</b>  To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. Essex County 2. Town of North Hudson</b>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of North Hudson, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed to an outside party.

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 to be subdivided is a 71.4±-acre parcel of land located on US Route 9 and Frontier Town Road in the Town of North Hudson, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. These 71.4± acres are identified as Tax Map Section 125.1, Block 1, Parcels 19 and 21.110, and are described in a deed from Michael G. Diskin to Essex County, dated November 18, 2013, and recorded the same day in the Essex County Clerk's Office in Book 1751 at Page 49 as Instrument No. 2013-5366.

For the purpose of merging lots, the project site also includes a 204.5±-acre parcel of adjoining land on US Route 9 and Frontier Town Road in the Town of North Hudson, Essex County, in an area classified Rural Use and Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. These 204.5± acres are identified as Tax Map Section 125.1, Block 1, Parcel 39.200 (the Campground Lot), and are described in a deed from NL Industries, Inc. to Town of North Hudson, dated February 28, 1992, and recorded March 13, 1992 in the Essex County Clerk's Office in Book 1010 at Page 200.

The project site contains shoreline on the Schroon River. The project site also contains wetlands, as mapped and delineated on the project site in 2017 as part of the review of the NYSDEC Frontier Town Campground and Day Use Area. Additional wetlands may be located on or adjacent to the project site.

The project site is improved by the NYSDEC Frontier Town Campground and Day Use Area, authorized by APA Project Permit and Order 2017-0216A and 2018-0218 (one document). The project site also contains the former Frontier Town Theme Park, now closed and in disrepair.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision of 71.4± acres to create a 9.2±-acre lot containing the Day Use Area portion of the NYSDEC Frontier Town Campground (the Day Use Lot) and a 62.2±-acre lot containing the remaining lands (and former Frontier Town Theme Park). The Day Use Lot will then merge with the adjoining 204.5±-acre parcel (the Campground Lot) containing the rest of the NYSDEC Frontier Town Campground.

The project is shown on a one-page color map provided with the permit application and depicting the subdivision boundary with an orange line, received by the Agency February 23, 2026 (Subdivision Map). A reduced-scale copy of the Subdivision 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 Essex 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 Subdivision 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. All conditions in APA Project Permit and Order 2017-0216A and 2018-0218 (one document) remain in full force and effect.
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 2026-0037, issued April 23, 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 Subdivision Map.
7. Within 30 days of conveyance of the 9.2±-acre Day Use Lot, a new deed shall be filed in the Essex County Clerk's office describing the 9.2±-acre Day Use Lot and the 204.5±-acre Campground Lot as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
8. The undertaking of any activity involving wetlands 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 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 authorized as conditioned herein:

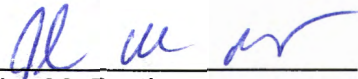
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;

- c. will be consistent with the overall intensity guidelines for the Hamlet 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: April 23<sup>rd</sup>, 2026

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

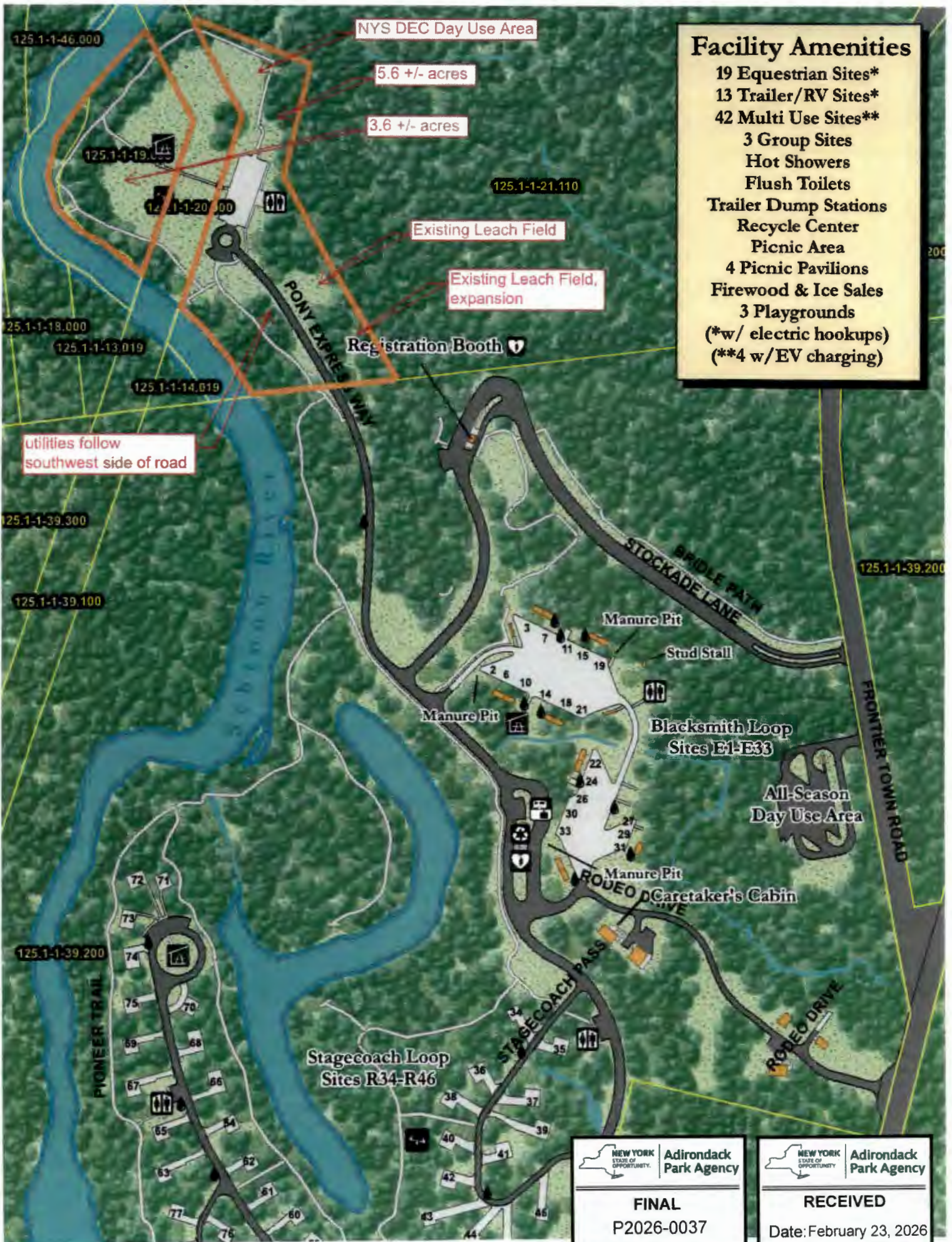
By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 23<sup>rd</sup> 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



- ### Facility Amenities
- 19 Equestrian Sites\*
  - 13 Trailer/RV Sites\*
  - 42 Multi Use Sites\*\*
  - 3 Group Sites
  - Hot Showers
  - Flush Toilets
  - Trailer Dump Stations
  - Recycle Center
  - Picnic Area
  - 4 Picnic Pavilions
  - Firewood & Ice Sales
  - 3 Playgrounds
  - (\*w/ electric hookups)
  - (\*\*4 w/EV charging)

NEW YORK STATE OF OPPORTUNITY  
 Adirondack Park Agency  
 FINAL  
 P2026-0037

NEW YORK STATE OF OPPORTUNITY  
 Adirondack Park Agency  
 RECEIVED  
 Date: February 23, 2026