

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2026-0092
In the Matter of the Application of LONG POND ROD & GUN CLUB, INC., KIM SCHNEIDER AND THOMAS BEITZ Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: May 13, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Long Pond Rod & Gun Club, Inc. 2. Kim Schneider 3. Thomas Beitz

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Fine, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 St. Lawrence County Clerk's Office. The Agency will consider the project in existence when a new deed has been filed for the authorized lot as required by Condition 7 herein.

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 151.5±-acre parcel of land located on County Route 27 in the Town of Fine, St. Lawrence County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 190.000, Block 4, Parcel 11, and is described in a deed from Marion K. Spencer to Long Pond Rod & Gun Club, dated November 28, 1995, and recorded November 28, 1995, in the St. Lawrence County Clerk's Office at Liber 1094, Page 249. The site is also identified as Tax Map Section 190.000, Block 4, Parcel 10.21, and is described in a deed from Thomas E. Guinan and Gwendolyn L. Guinan to Thomas Beitz and Kim Schneider, dated July 8, 2022, and recorded July 26, 2022, in the St. Lawrence County Clerk's Office under Instrument Number R-2022-00010572.

The project site contains wetlands associated with Welch Creek. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision to create a 58.4±-acre vacant lot and a 3.8±-acre vacant lot. The 3.8±-acre lot will be merged with adjoining Tax Map Parcel 190.000-4-10.21. No new development is proposed.

The project is shown on a one-sheet plan titled "Attachment D – Tax Map #190.000-4-11," un-dated and un-signed, received by the Agency on April 22, 2026 (Site Plan).

A reduced-scale copy of the Site Plan 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 of Rural Use lands that results in the creation of a non-shoreline lot smaller than 7.35 acres in size 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 St. Lawrence 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 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 Permit 2022-0227 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 2026-0092, issued May 13, 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 prior written Agency authorization.
7. Within 30 days of conveyance of the 3.8±-acre lot, a new deed shall be filed in the St. Lawrence County Clerk's office describing the 3.8±-acre lot and Tax Map Parcel 190.000-4-10.21 as a single, un-divided lot.
8. The construction of any dwelling or other principal building on Tax Map Parcel 190.000-4-11 shall require prior written Agency authorization.
9. Installation of any on-site wastewater treatment system(s) on Tax Map Parcel 190.000-4-11 shall require prior written Agency authorization.
10. The undertaking of any activity involving wetlands shall require a new or amended permit.
11. There shall be no more than seven principal buildings located on Tax Map Parcel 190.000-4-11. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
12. There shall be no more than 11 principal buildings located on the merged property comprised of the 3.8±-acre and Tax Map Parcel 190.000-4-10.21. 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:

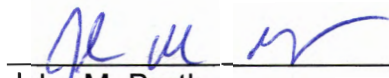
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply 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: May 13th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

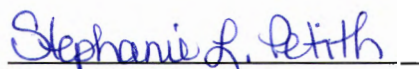
By:


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 13th day of may 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, 20__

Attachment D- Tax Map # 190.000-4-11

RECEIVED
Date: April 22, 2008

NY State
Office of Information Technology Services
Geospatial Data Services
nygis@its.ny.gov
P2008-0092



February 11, 2026

Adirondack Park Wetlands

FO1 Forested Broad-leaved Deciduous

FO4 Forested Needle-leaved Evergreen

NY_Wetlands

Freshwater Forested/Shrub Wetland

Riverine

Counties/Shoreline

Cities/Towns

Villages

1:9,028
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

NYS Office of Information Technology Services Geospatial Data Services,
nygis@its.ny.gov, 518-242-5029. Map data © OpenStreetMap contributors.