

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 2025-0288
In the Matter of the Application of CAMP BEDFORD LLC Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: August 12, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Camp Bedford LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a commercial use and tourist accommodation in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Duane, Franklin County.

This authorization shall expire unless recorded in the Franklin 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 Agency will consider the project in existence when the permit has been recorded.

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 150.262±-acre parcel located on NYS Route 30 in the Town of Duane, Franklin 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 274, Block 1, Parcel 15.100, and is described in a deed from Twin Rivers Council, Inc, to Camp Bedford LLC, dated March 3, 2022, and recorded in the Franklin County Clerk's Office at Book 2022, Page 1817.

The project site contains shoreline on Clear Pond and Buck Pond, and is partially located within the highway critical environmental area of NYS Route 30. The project site also contains wetlands associated with Clear Pond and Buck Pond. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is the location of the pre-existing Camp Bedford group camp. Existing access to Camp Bedford is from NYS Route 30. The project site is improved by the pre-existing Dining Hall and Health Lodge principal buildings, as well as the Ranger House dwelling as authorized by Agency Permit 1974-0268. The Camp Bedford facility includes accessory structures related to group camp use, including the Trading Post cabin and Loon Lodge cabin, a shower house, four lean-tos, riflery and archery ranges, and waterfront activity infrastructure. Camp Bedford includes campsites associated with group camp use. Camp Bedford is a New York State Department of Health-regulated facility.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a commercial use and tourist accommodation providing event space and overnight accommodation rentals at the pre-existing Camp Bedford group camp facility. The tourist accommodation will consist of the Dining Hall, Health Lodge, Ranger House, Loon Lodge, and Trading Post cabin.

The existing group camp use of the facility and campsites will continue concurrently with the commercial use and tourist accommodation.

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

- A survey map titled "Map of ALTA/NSPS Land Title Survey Prepared For Camp Bedford LLC," prepared by Geomatics Adirondack Land Surveying, PLLC, and dated July 24, 2024 (Site Plan); and
- An annotated topographic map, received by the Agency on December 3, 2025 (Facility Map).

A reduced-scale copy of the Site Plan and Facility Map 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, a permit is required from the Adirondack Park Agency prior to the establishment of any commercial use or tourist accommodation on Rural Use lands 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 new land use or development on Rural Use lands within 150 feet of the edge of the right-of-way of any state highway 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 Franklin 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 commercial use and tourist accommodation continues on the site. Copies of this permit and Project 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. 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 2025-0288, issued August 12, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the operation of a commercial use and tourist accommodation in the locations shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the commercial use and tourist accommodation shall require prior written Agency authorization. The rental or construction of any additional tourist accommodation structures shall require a new or amended permit.
6. Pursuant to Section 809(2)(a) of the Adirondack Park Agency, the undertaking of any new land use or development not authorized herein on the project site within 150 feet of the right of way of NYS Route 30 will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.

7. Outdoor amplification associated with the commercial use and tourist accommodation authorized herein shall not occur between 12am and 8am.
8. Portable toilets shall be required for any on-site event exceeding the capacity listed on the Dining Hall certificate of occupancy associated with the commercial use and tourist accommodation authorized herein.
9. The construction or expansion of any on-site wastewater treatment system, including the addition of bedrooms, associated with the commercial use and tourist accommodation authorized herein shall require prior written Agency authorization.
10. The construction or expansion of any impervious parking areas associated with the commercial use and tourist accommodation authorized herein shall require prior written Agency authorization.
11. Overnight use of the lean-tos and campsites shall be associated with the pre-existing group camp only. The overnight use of the lean-tos or campsites for event/facility rental or tourist accommodations shall require a new or amended permit.
12. Any new free-standing or building-mounted outdoor lights associated with the facility/event rental on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Clear Pond, NYS Route 30, or adjoining property.
13. All signs associated with the commercial use and tourist accommodation on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
14. No structures greater than 100 square feet in size, shall be constructed or expanded within 75 feet, measured horizontally, of the mean high water mark of Clear Pond or Buck Pond. Boathouses and docks, as defined under 9 NYCRR § 570.3 are excepted from this requirement.
15. Prior to undertaking construction of any dock or boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
16. Within 100 feet of the wetlands depicted on the site plan, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the continued maintenance of existing trails and clearings, and removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

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 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; 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: August 12th, 2026

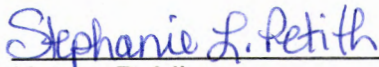
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 12th day of August 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 29
Commission Expires April 15, 2029

