

THIS IS A TWO-SIDED DOCUMENT

 NEW YORK STATE 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 2026-0041
	Date Issued: August 20, 2026
In the Matter of the Application of LANDVEST, INC. Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. LandVest, Inc. 2. Northway Forests, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a timber harvest in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Mayfield, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton County Clerk's Office. The Agency will consider the project in existence when the timber harvest is complete as conditioned 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 409-acre portion of a 907-acre parcel located near Tolmantown Road in the Town of Mayfield, Fulton County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The parcel is identified as Tax Map Section 57, Block 1, Parcel 13, and is described in a deed from Upper Hudson Woodlands ATPL to Northway Forests, LLC, dated February 1, 2024, and recorded March 15, 2024 in the Fulton County Clerk's Office under Instrument Number 2024-85414.

PROJECT DESCRIPTION

The project as conditionally approved herein is a timber harvest of 409± acres within Northway Forest LLC's 7,663±-acre Sacandaga Block.

The stands in the project site are well stocked (basal area is approximately 130 ft²/acre) with trees that are approximately 70–100 years old. However, the site has not been actively managed for at least the past 40 years, resulting in an understory that lacks good stocking of desirable regeneration (consisting of approximately 478 stems per acre, predominantly American beech) and an overstory that is beginning to decline.

The silvicultural prescription is for a regenerative seed tree harvest to address the lack of desirable regeneration, and to harvest most of the declining overstory. The overstory will be removed to a residual basal area of approximately 5–15 ft²/acre, with selected seed trees retained as a seed source to regenerate the stand. Preferred seed trees will be yellow birch, maples, and red spruce, with occasional hemlock and white pine also retained. Other stems larger than 1 inch diameter at breast height will be removed wherever operationally possible.

The property is subject to a NYS Working Forest Conservation Easement administered by the NYS Department of Environmental Conservation (NYSDEC) and is certified to the Forest Stewardship Council and Sustainable Forestry Initiative standards.

The harvest boundaries will be field-delineated by a professional forester. A logging crew under contract to the permittee will undertake the harvest under regular supervision of the forester.

Streams, wetlands and vernal pools within the project site will be buffered in accordance with the Timber Harvest Plan, and consistent with the 2018 edition of the *New York State Forestry Voluntary Best Management Practices for Water Quality* (NYS Forestry Best Management Practices).

The harvest will be undertaken using standard mechanized logging equipment. Felling will be done using a tracked feller-buncher. Medium to large-sized grapple skidders will transport logs to the landing.

The existing gravel logging access, Jackson Summit Road, is a private road in disrepair that will be upgraded to complete the harvest. All stream crossings will be temporary, to be removed following the harvest. No new roads are proposed. New and existing skidder trails and landings will be established and maintained in accordance with NYS Forestry Best Management Practices.

Pursuant to the Timber Harvest Plan, snag and den trees will be left wherever it is safe enough for the logging contractor to work around them.

No pesticide or herbicide use is proposed or authorized herein. Hazardous materials, including fuel, oil, and hydraulic fluid, will be managed in accordance with the NYS Forestry Best Management Practices and NYSDEC regulations. This includes proper techniques for storage and disposal of hazardous materials, and appropriate spill response and remediation.

Upon completion of the treatment, a detailed post-harvest memorandum will be submitted to the Agency for review.

The project is shown on the following maps, plans, and reports:

- A map labeled "Land of Northway Forests, LLC, Sacandaga Block, Harvest Contract Map, Leg Meat," prepared by "RMcguire," and dated May 26, 2026 (Timber Harvest Plan Map); and
- A nine-page document titled, "Proposed APA Permitted Harvest Plan – Northway Forests LLC," prepared by Bill Van Gorp, CF, dated February 2026 and received by the Agency on June 9, 2026 (Timber Harvest Plan).

A copy of the Timber Harvest Plan Map is attached as a part of this permit. The original, full-scale map and plans described above are the official plans for the project, with copies available upon request from Adirondack Park Agency headquarters in Ray Brook, New York.

AGENCY JURISDICTION

Pursuant to Sections 809 and 810 of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to undertaking timber harvesting that includes a proposed clearcutting of any single unit of land of more than 25 acres on Resource Management lands 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 Fulton 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 activities described herein continue on the site. Copies of this permit, the Timber Harvest Plan Map, and the Timber Harvest Plan shall be furnished by the permittee to all persons undertaking any of the 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. Authorization for the proposal described herein shall only remain valid so long as the permittee maintains a current Forest Stewardship Council or Sustainable Forestry Initiative Certification.
5. This permit authorizes the timber harvest depicted on the Timber Harvest Plan Map and described in the Timber Harvest Plan. Any change to the timber harvest shall require prior written Agency authorization.
6. The timber harvest shall comply with the standards contained within the *New York State Forestry Voluntary Best Management Practices for Water Quality* (2018 edition). The harvest shall be supervised by a professional forester.
7. Upon completion of the timber harvesting project authorized herein, the permittee shall submit to the Agency a post-harvest assessment form documenting compliance with the Timber Harvest Plan, and the *New York State Forestry Voluntary Best Management Practices for Water Quality* (2018 edition).

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 Parts 573.7 and 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. is consistent with the land use and development plan;
- b. is compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. is consistent with the overall intensity guidelines for the Resource Management land use area;
- d. complies with the shoreline restrictions of Section 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, taking into account the commercial, industrial, residential, recreational, or other benefits that might be derived from the project.

Dated: August 20th, 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 20th 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.

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

**LAND OF
NORTHWAY FORESTS, LLC**
SACANDAGA BLOCK
HARVEST CONTRACT MAP
LEG MEAT
SCALE 1:20,000

0 660 1,320 2,640 Feet

NEW YORK
STATE OF
OPPORTUNITY
Adirondack
Park Agency
FINAL
P2026-0041

NEW YORK
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RECEIVED
Date: June 2, 2026

