

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 2026-0088
In the Matter of the Application of CMK DEVELOPMENT, INC. 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. CMK Development, Inc.

SUMMARY AND AUTHORIZATION

This permit authorizes a three-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Northampton, 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 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 5.773-acre parcel of land located on NYS Route 30 in the Town of Northampton, Fulton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is comprised of Tax Map Section 45.2, Block 4, Parcels 23, 22.111, 22.112 and 22.200, and is described in a deed from George Vrooman to CMK Development, Inc., dated June 29, 2022, and recorded July 11, 2022 in the Fulton County Clerk's Office under Instrument Number 2022-75746.

The project site is improved by storage buildings with office/retail space constructed in the late 1960s, a former garage/body shop, and accessory structures. The development is served by on-site wastewater treatment and private well water.

PROJECT DESCRIPTION

The project as conditionally approved herein involves lot line adjustments to re-configure four existing individual tax parcels to result in three new parcels as follows:

- Lot 1, a 2.9-acre vacant lot;
- Lot 2, a 1.6-acre lot containing the existing storage buildings; and
- Lot 3, a 1.6-acre lot improved by the former garage and accessory shed.

No new land use or development is proposed or authorized.

The project is shown on a map titled "Survey Map and Boundary Line Adjustment of Lands of CMK Development, Inc.," prepared by Ferguson and Foss, Professional Land Surveyors, and dated March 25, 2025 and last revised January 7, 2025 (Survey Map). A reduced-scale copy of the Survey 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, 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.

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 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 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. Copies of this permit and Survey 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 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 2026-0088, issued August 12, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a three-lot subdivision as depicted on the Survey Map. Any subdivision of the project site not depicted on the Survey Map shall require prior written Agency authorization.
6. The undertaking of any new land use or development on the project site within 150 feet of the right of way of NYS Route 30 shall require a new permit.
7. The construction of any dwelling or other principal building on Lot 1 shall require a new permit. The construction of any accessory structure on Lot 1 shall require prior written Agency authorization.
8. Prior to construction of any on-site wastewater treatment system(s) on Lot 1, written authorization shall be obtained from the Agency for plans prepared by a New York State design professional (licensed engineer or registered architect) that comply with the Agency's Project Guidelines for Residential On-Site Wastewater Treatment, and with Agency standards in 9 NYCRR Appendix Q-4.

Installation of the approved plans shall be under the supervision of a licensed design professional. Within 30 days of complete system installation and prior to utilization, the design professional shall provide the Agency with written certification that the system was installed in compliance with the Agency authorized plan set.
9. There shall be no more than one principal building located on Lot 1. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
10. There shall be no more than two principal buildings located on Lot 2 at any time. The two storage buildings constructed on the property in 1968 each constitute a principal building.
11. There shall be no more than one principal building located on Lot 3 at any time. The former garage/body shop structure constitutes a principal building.

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 subdivision/single family dwelling authorized as conditioned herein:

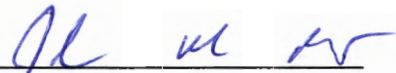
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; 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

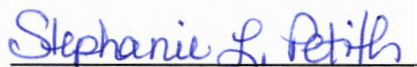
ADIRONDACK PARK AGENCY

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
Commission Expires April 15, 2029

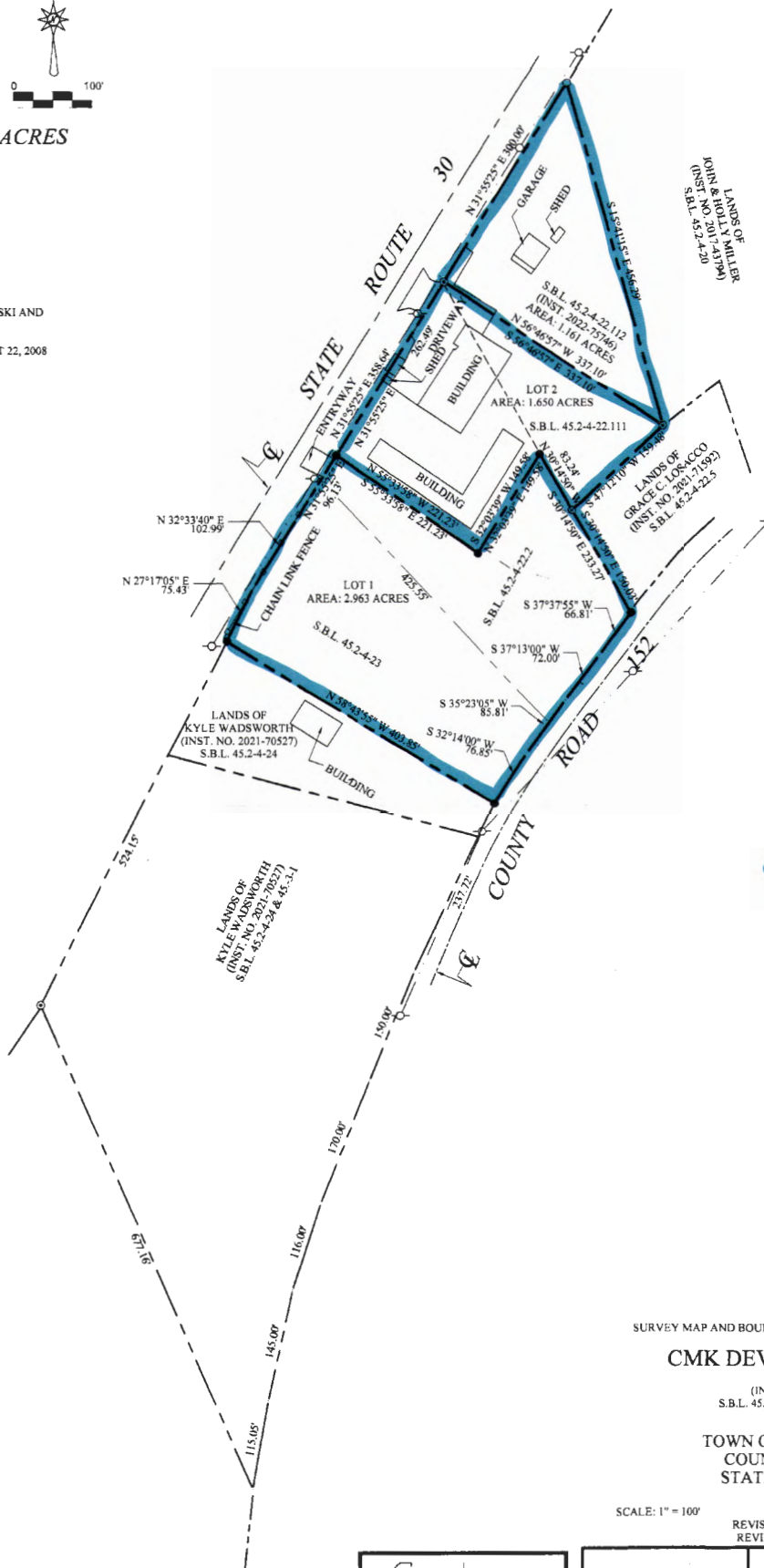
LEGEND	
○	IRON PIPE FOUND
⊗	IRON POST FOUND
⊙	IRON ROD FOUND
●	IRON ROD SET
—○—	OVERHEAD UTILITY LINE



TOTAL AREA: 5.773 ACRES

MAP REFERENCE:

SURVEY MAP OF LANDS OF ROGER BARNOSKI AND
NORTHVILLE BUILDING SUPPLIES, INC.
BY: JOHN W. FERGUSON, P.L.S.
DATED: AUGUST 15, 2002 REVISED: AUGUST 22, 2008



Proposed Lot Line Adjustment by
current owner.

SURVEY MAP AND BOUNDARY LINE ADJUSTMENT OF LANDS OF
CMK DEVELOPMENT, INC.

(INST. NO. 2022-75746)
S.B.L. 45.2-4-23, 22.2, 22.11 & 22.112

TOWN OF NORTHAMPTON
COUNTY OF FULTON
STATE OF NEW YORK

SCALE: 1" = 100'

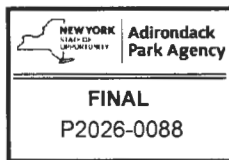
REVISED: DECEMBER 1, 2025
REVISED: JANUARY 7, 2025

MARCH 25, 2025

S.B.L. REFERS TO SECTION-BLOCK-LOT
NUMBER AS FOUND IN FULTON COUNTY
REAL PROPERTY TAX SERVICE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY WITH
AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE
CONSIDERED TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY
MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A
VIOLATION OF SECTION 7209-3 OF THE NEW YORK STATE
EDUCATION LAW.



J. Christopher Foss
J. CHRISTOPHER FOSS
P.L.S. 50044

FERGUSON & FOSS
PROFESSIONAL LAND SURVEYORS, P.C.
P.O. BOX 156-JOHNSTOWN, NY 12095 518-762-9997
EMAIL: chris@fergusonandfoss.com