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 **2004-0010B** Date Issued: **October 27, 2026**
In the Matter of the Application of **ROBERT J MINCEMOYER and** **IVANA VUJIC** **Permittees** for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): **1. Robert J. Mincemoyer** **2. Ivana Vujic**

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of an accessory sauna structure in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, 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 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 Franklin County Clerk's Office. The Agency will consider the project in existence when the sauna has been constructed.

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 2.07±-acre parcel of land located on Branch Farm Road in the Town of Harrietstown, Franklin County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 457, Block 4, Parcel 24.9, and is described in a deed from Richard P. Creedon and Lynn J. Creedon to Robert Mincemoyer and Ivana Vujic, dated November 12, 2020, and recorded December 20, 2020 in the Franklin County Clerk's Office under Instrument Number 2020-5311.

The project site contains extensive freshwater and shrub wetlands. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a single family dwelling served by municipal water and sewer, as authorized by Agency Permit 2004-0010, and a boathouse as authorized by Agency Permit 2004-0010A.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of an 8-foot by 16-foot sauna structure with an overall height of 12 feet.

The project is shown on the following Project Plans:

- A single-sheet annotated site plan titled "Map of Survey showing certain lands of John Rickard and William Hollrock," dated April 27, 2005 and received October 13, 2026 (Site Plan); and
- A five-sheet plan set titled "Jake Mincemoyer – Saltbox Sauna," prepared by James Lapp, and dated September 4, 2026 and received by the Agency on September 8, 2026 (Structure Plan).

A reduced-scale copy of the Site Plan for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Permit 2004-0010 required an Agency Permit pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, as a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

Condition 16 of Permit 2004-0010 requires a new or amended Agency permit for the construction of any accessory structure on the project site.

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. 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 2004-0010B, issued October 27, 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 construction of one sauna structure on the project site as depicted and described on the Project Plans.

6. The construction of any dwelling or other principal building on the project site shall require a new or amended permit. The construction of any additional accessory structure on the project site shall require a new or amended permit.

7. Prior to undertaking construction of any dock on the project site, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.

8. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.

9. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, toward Lake Flower or adjoining property.

10. All exterior building materials, including roof, siding and trim, of the sauna structure shall be a dark shade of green, grey, or brown.

11. Outside of the limits of clearing shown 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 a) the removal of trees for firewood, b) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.

12. The undertaking of any activity involving wetlands shall require a new or amended permit.

13. There shall be no more than two principal buildings located on the project site at any time. The single family dwelling constructed on the property in 2006 constitutes a principal building. 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 574. The Agency hereby finds that the accessory structure 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 Moderate land use area;
c. will be consistent with the overall intensity guidelines for the Moderate Intensity 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: October 27th, 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 27th day of October 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 J. Petith
Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

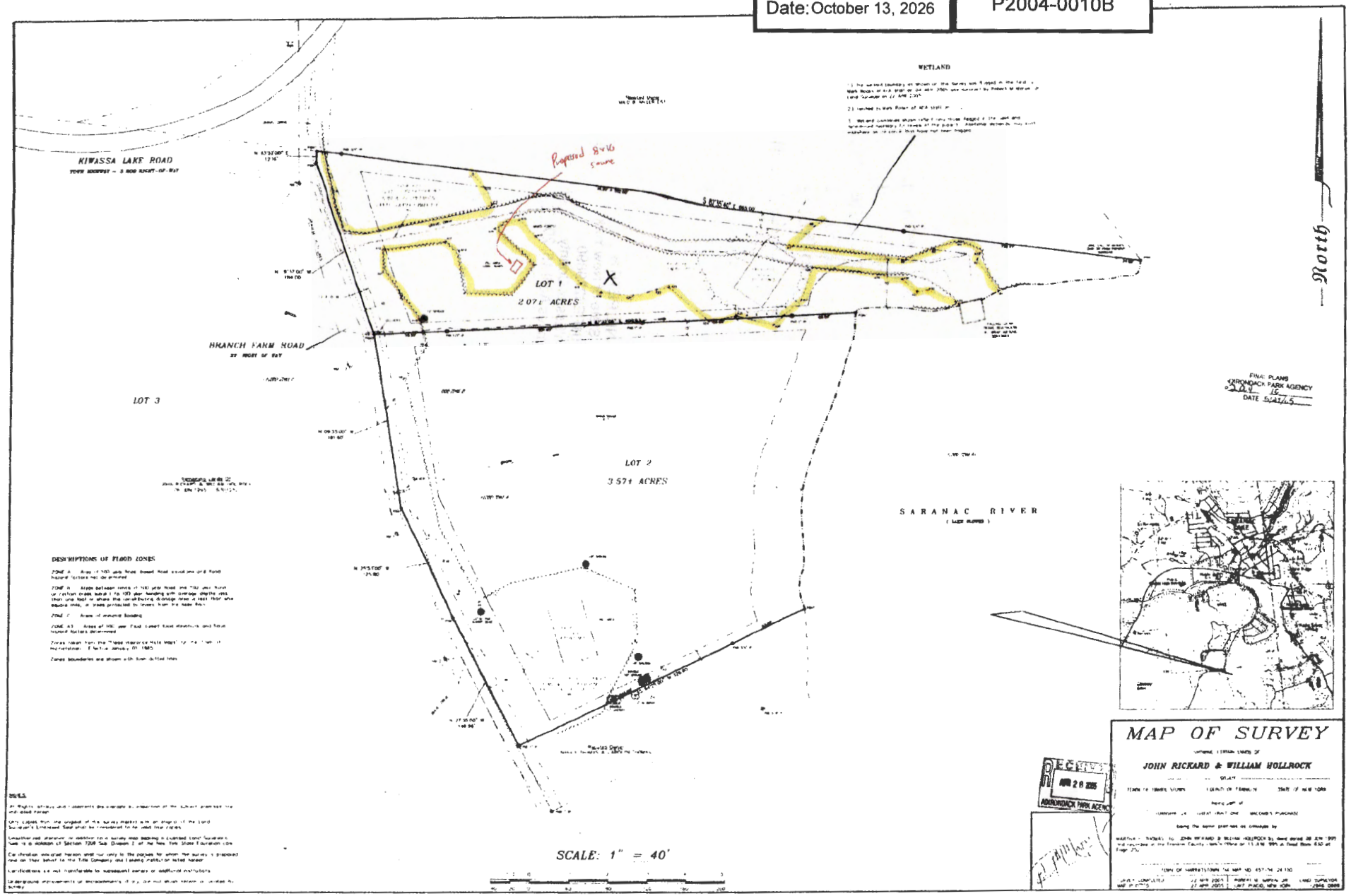
RECEIVED

Date: October 13, 2026

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

FINAL

P2004-0010B



RECEIVED
APR 28 2015
ADIRONDACK PARK AGENCY

MAP OF SURVEY

JOHN RICKARD & WILLIAM HOLLROCK