

 <p>P.O. Box 99 • Ray Brook, New York 12977 • (518) 891-4050</p>	<p><b>APA Project Permit 2005-100.3 Large Eastern Great Camp Lots</b></p>
<p>In the Matter of the Application of <b>PRESERVE ASSOCIATES, LLC</b></p> <p>for a permit pursuant to §809 of the Adirondack Park Agency Act and 9 NYCRR Parts 577 and 578</p>	<p>Date Issued: <b>DATE</b></p> <p>To the County Clerk: This permit must be recorded on or before <b>DATE</b>. Please index this permit in the grantor index under the following names:</p> <ol style="list-style-type: none"><li><b>1. Preserve Associates, LLC</b></li><li><b>2. Big Tupper, LLC</b></li></ol>

**SUMMARY AND AUTHORIZATION**

Pursuant to Adirondack Park Agency Findings and Order 2005-100 ("Agency Order 2005-100"), Preserve Associates, LLC (the "Project Sponsor") is granted a permit, on conditions, authorizing the subdivision and development of eight Large Eastern Great Camp lots and the subdivision and conveyance of one Access Lot as described and conditioned herein and in Agency Order 2005-100.

This project may not be undertaken until this permit and its attachments are recorded in the Franklin County Clerk's Office. This permit shall expire unless so recorded on or before DATE in the names of all persons listed on the first page hereof and in the names of all owners of record of any portion of this project site on the recordation date.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the applicant to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local. This permit does not change the jurisdiction or legal authority of any other governmental agency.

**AGENCY JURISDICTION**

The Adirondack Club and Resort project is a Class A regional project requiring an Adirondack Park Agency permit pursuant to § 810(1)(b)(1)(b), (3), (5), (7), (14), & (15) of the Adirondack Park Agency Act because it involves wetlands, subdivisions creating more than 75 lots and sites, commercial uses, tourist accommodations, major public utility uses, structures over 40 feet in height, and construction of a ski center in Moderate Intensity Use. The project is a Class A regional project requiring an Agency permit pursuant to § 810(1)(e)(1)(a), (b) and (c), (3), (6), and (16) of the Adirondack Park Agency Act because it involves wetlands, subdivisions, major public utility uses, land use and development above 2,500 feet, and a ski center in Resource Management. The project is a regulated activity requiring a wetlands permit pursuant to 9 NYCRR §§ 578.2 and 578.3(n)(1)(i) and (2)(i) and (ii) because of proposed activities within and impacting wetlands. The project is a rivers project requiring an Agency permit pursuant to 9 NYCRR § 577.4(a) and § 577.5(c)(1) because a portion of the property is located in the designated Raquette River Recreational River area within the New York State Wild, Scenic and Recreational River System.

**PROJECT SITE**

1. The project site for this permit is a portion of the Adirondack Club and Resort project site described in Agency Order 2005-100. The project site is comprised of Great Camp lots A-H, a lot to be transferred to the Natural History Museum of the Adirondacks (the "Museum Lot") and a lot to be transferred to an adjacent landowner (the "Access Lot"), as described in Adirondack Park Agency Findings and Order 2005-100. The project site is located on lands classified Resource Management, Low Intensity Use and Hamlet on the Adirondack Park Land Use and Development Plan Map. As described in Agency Order 2005-100, the Project Sponsor proposes to develop the project site as part of Phase I within the overall Adirondack Club and Resort Development.

**PROJECT DESCRIPTION AS PROPOSED**

2. The complete Adirondack Club and Resort project description is provided in Agency Order 2005-100. The complete project is shown on the latest revised Master Plan, a copy of which is attached to this permit as Attachment A. The charts of maps, plans, and reports attached to this permit as Attachment B comprise the official plans for the project site.

**CONDITIONS**

3. The project shall be undertaken as conditioned herein and as described in the latest authorized maps attached hereto as Attachment A and the maps, plans, and reports referenced in the chart attached hereto as Attachment B. Failure to comply with this permit is a violation and may subject the applicant, successors and assigns to civil penalties and other legal proceedings, including modification, suspension or revocation of the permit.
4. In the case of any conflict between the maps, plans, and reports referenced in Attachments A and B to this permit and the conditions of this permit, the maps, plans, and reports shall control.
5. This permit is binding on the Project Sponsor, all present and future owners of the project site, and all contractors undertaking all or a portion of the project. Prior to the construction of any structure or infrastructure on the project site, the Project Sponsor shall make available on the project site to all persons undertaking all or a portion of the project copies of Agency Order 2005-100 and this permit and its attachments, and copies of each and all of the latest approved maps and plans that contain on them the lot or structure being built. Prior to sale or lease of any lot or structure on the project site, the Project Sponsor shall provide to the prospective future owners or lessees of any portion of the project site copies of Agency Order 2005-100 and this permit and its attachments, and copies of each and all of the latest approved maps and plans that contain on them the lot or structure being conveyed or leased. Where a lot has been conveyed by the Project Sponsor to another entity who will be responsible for construction of a structure thereon, the successor shall be responsible for making available Agency Order 2005-100 and this permit and its attachments, and the

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applicable maps and plans as described above to the contractor.

6. All deeds conveying all or a portion of the lands subject to this permit shall contain the following language: "The lands conveyed are subject to Adirondack Park Agency Findings and Order 2005-100, issued January 31, 2012, and Adirondack Park Agency Permit 2005-100.3, issued \_\_\_\_\_, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. The Agency will conduct such on-site investigations, examinations, tests and evaluations on the project site as it deems necessary during the undertaking of the project to ensure compliance with the terms and conditions herein. Such activities shall take place at reasonable times and upon advance notice where possible.
8. The project shall be undertaken in compliance with all other applicable federal, state, county, and local requirements, permits and approvals.

**Legal Interests of Others**

9. This permit does not convey any rights to trespass upon the lands or interfere with the riparian rights of other persons in order to undertake any land use or development permitted as a result of the project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property held or vested in any person.

**Structure Footprints and Heights**

10. This permit authorizes the construction of single family dwellings and accessory structures in the locations shown on the approved plans referenced in this permit and Agency Order 2005-100. No other structures shall be constructed on the Great Camp lots, except that two woodsheds and one lean-to, each less than 100 square feet in size, may be constructed within or outside of the building envelope on each Great Camp lot.

All structures on the Great Camp lots shall comply with the limits cited in the chart below. The measurement of the footprint of any structure shall include all covered and uncovered attached porches, decks, exterior stairs and

attached accessory components (such as an attached garage or shed). Height shall be measured from the highest point of the structure, not including the chimney, to the lowest point of existing grade or finished grade, whichever is lower.

<b>Type of Structure</b>	<b>Structure Footprint</b>	<b>Structure Height</b>
Single Family Dwellings	4200 square feet	40 feet
Guest Cottage	1500 square feet	35 feet
Main Garage	1500 square feet	35 feet
Cottage Garage	650 square feet	25 feet
Woodshed	250 square feet	15 feet

**Building Color**

11. All exterior building materials, such as roof, siding, and trim, of any structure authorized herein, including accessory structures, shall be maintained in an earth tone color.

**Outdoor Lighting**

12. All building and street lighting on the project site shall comply with the latest approved lighting plan referenced in Attachment B. All free-standing and building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward any road or neighboring lot. No outdoor light shall be located more than 20 feet above finished grade.

**Energy Use and Conservation**

13. All residential buildings on the project site shall be designed and constructed to be ENERGY STAR Labeled Homes that meet or exceed guidelines for energy efficiency set by the US Environmental Protection Agency.

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14. All residential structures on the project site shall also be designed and constructed to exceed by at least 20% the minimum standards of the Energy Conservation Construction Code of New York State in effect at the start of construction.
15. All residential construction shall be inspected and tested by Independent Home Energy Raters.
16. Heating, ventilating, air conditioning, lighting, and domestic hot water systems for all residential structures shall be designed, constructed, and operated to minimize energy consumption when they are not occupied.

**Employment Opportunities**

17. All employment opportunities related to the construction, maintenance, and operation of the project shall be listed on the New York State Job Bank. Employment opportunities must be listed concurrently with the Project Sponsor's use of any other recruitment source or effort.

**Vegetation/Limits of Vegetative Clearing**

18. Vegetative clearing for driveways, parking areas and wastewater treatment systems, shall comply with the limits shown on the latest approved plans referenced in this Permit and Agency Order 2005-100.
19. Except to allow for the construction of two woodsheds and one lean-to as authorized herein, no construction of structures shall occur outside the limits of clearing as shown on the latest approved plans referenced in this permit and Agency Order 2005-100.
20. Outside of the limits of clearing shown on the latest approved maps and plans included as Attachments A and B to this permit, clearing of trees and other vegetation to allow for "filtered views" from single family dwellings may occur on the project site upon prior written approval by the Agency. Outside of the limits of clearing, there shall be no clearing of trees or other vegetation to allow for views from structures other than single family dwellings.
21. Vegetative clearing for all single family dwellings, multiple family dwellings and structures accessory to such dwellings shall not exceed 25 feet from exterior walls or

10 feet from the outside edge of grading, whichever is less.

**Grading**

22. No construction or grading shall occur outside the limits of clearing shown on the latest approved plans.

**Forest Management Plan**

23. By January 1, 2015, the Project Sponsor shall ensure that a Forest Management Plan has been developed by a professional forester according to the standards set by the Forest Stewardship Council or the Sustainable Forestry Initiative for implementation on the project site. The Forest Management Plan shall be subject to Agency review and approval pursuant to a letter of permit compliance, and shall provide a silvicultural strategy for the entire block of lots that may include, but not be limited to, the following objectives: general sustainable timber harvest, production of veneer hardwoods, sugar bush, improvements for particular wildlife habitat(s), or long-term forest preservation with a goal of "old growth".

**Wetlands**

24. Beyond that authorized herein, there shall be no cutting of vegetation in wetlands. Further, no "regulated activity", as defined in the Agency's Freshwater Wetland Regulations (9 NYCRR Part 578), shall occur on the project site without prior Agency approval. Such activities include, but are not limited to, new land use or development in, subdivision of, or dredging or filling of a wetland, or any other activity, whether or not occurring within the wetland, that pollutes it or substantially impairs its functions, benefits or values.

**Invasive Species Control/Sanitizing Equipment**

25. Except for paving equipment and dump trucks used to transport hot asphalt, all equipment used for earth moving, grading or excavating on the project site shall be washed off-site with hot water under high pressure prior to being brought on-site, prior to being removed from the site, and as often as necessary while on-site to ensure that all equipment is clean and free of soil, mud, and other material that may contain invasive plants, seeds, or other

propagules. All contractors shall make every effort to prevent invasive plant species from being introduced to the construction sites.

26. No invasive species shall be planted on the project site. The Adirondack Park Invasive Plant Program may be consulted to determine the types of species forbidden under this Condition.

**Shoreline**

27. No docks or boathouses shall be constructed along any shoreline of the project site without a new or amended Agency permit or letter of permit compliance. No structure shall be constructed or other new land use or development undertaken within 100 feet of any shoreline without a new or amended permit, or letter of permit compliance.

**Raquette River Recreational River Area**

28. No trees or other vegetation shall be harvested, cut, culled, removed, thinned or otherwise disturbed within the Raquette River recreational river area on the project site except in compliance with 9 NYCRR Part 577.
29. No new structures shall be constructed within the Raquette River recreational river area on the project site except in compliance with 9 NYCRR Part 577.

**Town and Village Joint Planning Board Subdivision Plats**

30. If approval of a subdivision plat is required by the Town and Village Joint Planning Board for creation of the lots authorized herein, prior to construction on or conveyance of any lot on the project site, the Project Sponsor or its successor shall submit to the Agency a preliminary subdivision plat for the site. Upon receipt of written approval from the Agency that this preliminary plat complies with the Master Plan attached hereto as Attachment A, and prior to construction on or conveyance of any lot depicted on the plat, the Project Sponsor or its successor shall record in the Office of the Franklin County Clerk a fully stamped final subdivision plat that matches the property boundaries shown on Attachment A. Within 30 days of recording this final plat, the Project Sponsor or its successor shall submit a copy of the final plat to the Agency.

31. The preliminary and final plats for the project site shall note that the lands are subject to the terms and conditions of this permit and Adirondack Park Agency Findings and Order 2005-100, and shall depict all wetlands and waterbodies on the project site as shown on the latest approved plans referenced in Attachment B hereto. At the request of the Agency, other relevant conditions from this permit and its approved plans shall also be noted on the final plat.

**Water Supply**

32. Wells on the project site shall be constructed in compliance with the latest approved maps and plans referenced herein.

**Wastewater Treatment**

33. On-site wastewater treatment systems ("OWWTS") on the project site shall be constructed in compliance with the latest approved maps and plans referenced herein.
34. The construction of each OWWTS shall be under the supervision of a licensed design professional (licensed Professional Engineer, Registered Architect, or exempt Licensed Surveyor). Within 30 days of complete installation of the OWWTS and prior to its utilization, the design professional shall provide the Agency with written certification that the system was built in compliance with the approved plans.

**Stormwater Management**

35. Any areas of disturbed soils or soil stockpiles that are not subject to active construction or other project activity for a period of 14 consecutive days shall be temporarily stabilized by hydroseeding with ryegrass and mulch.

**Infrastructure**

36. Prior to construction of any structure or conveyance of any lot on the project site, the Project Sponsor or its successor shall submit to the Agency for review and approval plans for construction and maintenance of Lake Simond Road Extension and electric utility infrastructure

on the site. The Project Sponsor or its successor shall implement these plans as approved.

37. Within 60 days of issuance of a Certificate of Occupancy for any structure on the project site, the Project Sponsor or its successor shall submit to the Agency documentation that the plans for that lot have been implemented as approved.
38. No structure shall have wastewater treatment or water supply infrastructure except as authorized by this permit.
39. There shall be no principal building rights associated with the Museum Lot authorized herein. Any subdivision of or land use or development on any portion of the Museum Lot shall require written Agency approval.

**Lot Conveyance/Deed Restrictions**

40. There shall be one principal building right associated with the Resource Management portion of the Access Lot authorized herein. Any subdivision of or land use or development on any portion of the Access Lot shall require written Agency approval.
41. Prior to any undertaking on the project site, the Project Sponsor shall provide proof to the Agency that deed restrictions have been filed in the Franklin County Clerk's Office that i) permanently prohibit any new land use or development other than Agency-approved, non-residential land use or development on all of the Resource Management lands depicted on the map entitled ??? and referenced in Attachment B hereto as Type 2 Open Space, except for the approximately 34-acre area depicted on the map entitled ??? and referenced in Attachment B hereto; and ii) permanently prohibit any subdivision of the Resource Management lands depicted on the map entitled ??? and referenced in Attachment B hereto as Type 2 Open Space, except for the approximately 34-acre area depicted on the map entitled ??? and referenced in Attachment B hereto, and except to allow for an Adirondack Park Agency-approved subdivision for the sole purpose of reconfiguring parcel boundaries. The deed restrictions shall specifically state that the covenants shall "run with, touch and concern the land and may only be enforced by the Adirondack Park Agency in its sole discretion or, upon the request of the owner of such lands, may be amended as prescribed by the Agency."

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42. Prior to any undertaking on the project site, the Project Sponsor shall provide proof to the Agency the deed restrictions have been filed in the Franklin County Clerk's Office that i) permanently prohibit any new land use or development other than Agency-approved, non-residential land use or development on all of the Resource Management lands depicted on the map entitled ??? and referenced in Attachment B hereto as Type 3 Open Space, except for the approximately 34-acre area depicted on the map entitled ??? and referenced in Attachment B hereto; and ii) permanently prohibit any subdivision of the Resource Management lands depicted on the map entitled ??? and referenced in Attachment B hereto as Type 3 Open Space, except for the approximately 34-acre area depicted on the map entitled ??? and referenced in Attachment B hereto, and except to allow for an Adirondack Park Agency-approved subdivision for the sole purpose of reconfiguring parcel boundaries. The deed restrictions shall specifically state that the covenants shall "run with, touch and concern the land and may only be enforced by the Adirondack Park Agency in its sole discretion or, upon the request of the owner of such lands, may be amended as prescribed by the Agency."
43. All transfer deeds for the Great Camp lots on the project site shall include the following language:

"Development on this parcel shall be restricted to one principal building as defined by Executive Law § 802(50). No further subdivision of this property, either by fee, gift, or lease, shall occur, except for an Adirondack Park Agency-approved subdivision involving this parcel and an adjoining parcel for the sole purpose of reconfiguring parcel boundaries."

Any such deed of conveyance shall also specifically state that the above covenants shall "run with, touch and concern the land and may only be enforced by the Adirondack Park Agency in its sole discretion."

**Agency Review of Future Subdivision and Development**

44. Beyond the development authorized by the permit, no further new land use and development or subdivision shall be undertaken on the project site without a new or amended permit, or letter of permit compliance.

**Other Approvals**

45. All required Federal, State and local approvals shall be obtained.

**FINDINGS OF FACT**

*The complete project description, findings of fact, and impact findings for this project are located in Agency Findings and Order 2005-100.*

**CONCLUSIONS OF LAW**

This permit is issued pursuant to the terms of Agency Order 2005-100.



Attachment A

Latest Master Plan

Latest Project Site Plan

Attachment B

The following maps and plans are the official plans for the project site.

**Maps and Plans**

Map No.	Map Title	Prepared By	Last Revision Date

The following are the official reports for the project site.

**Reports**

Report Title	Prepared By	Date of Report