


THIS IS A TWO-SIDED DOCUMENT

 <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2024-0210</p>
	<p>Date Issued: May 7, 2025</p>
<p>In the Matter of the Application of THE COUNTY of FULTON Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. The County of Fulton</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a new public/semi-public building 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 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 public/semi-public building is 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 37.1-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 identified as Tax Map Section 31.2, Block 1, Parcel 10, and is described in a deed from Richard E. Smith, Robert L. Smith, Cynthia C. Huntley, and Douglas Smith to The County of Fulton, dated September 30, 2021, and recorded October 13, 2021 in the Fulton County Clerk's Office under Instrument Number 2021-70453.

The project site is partially located within 150 feet of the edge of the right-of-way of NYS Route 30, a statutorily designated Critical Environmental Area (CEA).

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a new 10,000-square-foot public/semi-public building, to provide educational display areas, historian research rooms, a student educational lab, an administrative office space, and a 36-seat theater. Outdoor facilities will provide on-site interpretive hiking trails and a scenic overlook.

Access to the project site will occur from a NYS Department of Transportation approved driveway opening located south of the proposed parking area and public/semi-public building.

The project is shown on the following Project Plans:

- A 17-sheet set of Site Plans titled "Proposed Civil Site Plans for the Great Sacandaga Lake Discovery Center," prepared by Environmental Design Partnership LLP, last revised December 20, 2024, and received by the Agency on December 20, 2024;
- A 13-sheet set of Architectural Plans titled "Great Sacandaga Lake Discovery Center," prepared by Phinney Design Group, dated July 26, 2024, and received by the Agency on July 30, 2024;
- A 155-page SWPPP titled "Great Sacandaga Lake Discovery Center, Northampton, SWPPP, September 2024," prepared by EDP, and received by the Agency on September 20, 2024; and
- An 82-page report titled "Stormwater Narrative, Great Sacandaga Lake Discovery Center," prepared by EDP, dated September 2024, and received by the Agency on September 20, 2024.

A reduced-scale copy of Sheet CO-1, Overall Site Plan, of the Site Plans 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 a public/semi-public building on Rural Use 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 public/semi-public building remains on the site. Copies of this permit and the 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 2024-0210, issued May 7, 2025, 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 a public/semi-public building in the location shown and as depicted on the Project Plans. Any change to the location, dimensions, or other aspect of the authorized structure and related infrastructure shall require prior written Agency authorization.
6. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, 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 28 will require a new or amended permit.
7. Hours of operation shall occur as follows:
 - January 1 - May 31: Monday through Friday 9am to 5pm;
 - June 1 - October 31: Monday through Friday 9am to 5pm; Saturday and Sunday 11am to 5pm; and
 - November 1 - December 31: Monday through Friday 9am to 5pm.

No prior written authorization shall be required for events occurring outside the above referenced hours of operation, provided such use does not exceed more than a total of four instances per 30-day period.

8. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

9. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan and with the erosion and sediment control measures depicted on the Project Plans.
10. 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.
11. All exterior building materials, including roof, siding and trim, of the public/semi-public building shall be a dark shade of green, grey, or brown.
12. All lighting associated with the public/semi-public building on the project site shall comply with the Site Plans, except that the sign lighting shall be downward facing to comply with the Agency's "Standards for Signs Associated with Projects" (referenced below). Any change to this lighting shall require prior written Agency authorization.
13. All signs associated with the public/semi-public building on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3]. The sign location depicted on Sheet C03 of the Site Plans and the Sign Details depicted on Sheet C10 of the Site Plans comply with the Agency's standards.
14. Outside of the "limit of work" shown on the Site Plans, 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 removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. All trees depicted on the Planting Plan contained within the Site Plans shall be planted and maintained as described in the Planting Plan. Trees that do not survive shall be replaced annually until established in a healthy growing condition.

16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than four principal buildings located on the project site at any time. The public/semi-public building authorized herein constitutes one 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 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.

PERMIT issued this 7th day
of May, 2025.

ADIRONDACK PARK AGENCY

BY: Ariel Lynch
Ariel Lynch
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK COUNTY OF ESSEX

On the 7th day of May in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Ariel Lynch, 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, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2029

Stephanie L. Petith
Notary Public

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