


THIS IS A TWO-SIDED DOCUMENT

 <p>NEW YORK STATE Adirondack Park Agency</p> <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 2025-0217</p>
<p>In the Matter of the Application of</p> <p>JOE RUSSELL AND 737 SCHROON, LLC Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577</p>	<p>Date Issued: November 4, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. 737 Schroon, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes a new commercial use in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Bolton, Warren County.

This authorization shall expire unless recorded in the Warren 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 Warren County Clerk's Office. The Agency will consider the project in existence when the authorized structure 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 33.6±-acre parcel of land located on East Schroon River Road in the Town of Bolton, Warren 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 184.04, Block 1, Parcels 9.1, 9.2, & 9.3 and is described in a deed from Mark Semon to 737 Schroon LLC, dated August 25, 2021, and recorded in the Warren County Clerk's Office at Book 6446, Page 230.

The project site contains shoreline on the Schroon River and is located within the designated Schroon River Recreational river area. The project site also contains a large wetland complex along the entirety of the shoreline that extends east onto the project parcel. This wetland complex is primarily comprised of forested and scrub shrub coverts with a value rating of "1". Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is improved by a pre-existing single family dwelling and associated garage and shed. The project site was created as "Lot 1," "Lot 2," and "Lot 3" in a four-lot subdivision as authorized by Agency Permit 2014-0186.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a 6,900-square-foot event barn. The venue will operate seasonally from May 1st through October 31st and will be available for use seven days a week. Event operations will occur between the hours of 1pm and 10pm.

The project is shown on the following maps, plans, and reports (Project Plans):

- A one sheet plan titled "Main Level Electrical Plan," prepared by Black Mountain Architecture, dated August 6, 2025 (Electrical Plan);
- Six sheets of plans titled "3D Structural Model," prepared by Black Mountain Architecture, dated June 2, 2025 (Structural Plans);
- Two sheets of plans titled "Map of a Topographic Survey made for Estate of Joseph & Dorothy Semon," prepared by Van Dusen & Steves Land Surveyors, dated April 17, 2014, and last revised May 14, 2015 (Survey);
- Four sheets of plans titled "Bolton Event Barn," prepared by SRA Engineers, dated June 24, 2025, and last revised September 26, 2025 (Engineered Plans); and
- A 278-page report titled "Stormwater Pollution Prevention Plan," prepared by SRA Engineers, dated February 7, 2025, and last revised June 24, 2025 (SWPPP).

A reduced-scale copy of the Engineered Plans for the project 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 any commercial use on Rural Use lands in the Adirondack Park.

Pursuant to Adirondack Park Agency regulations at 9 NYCRR Part 577, a permit is required from the Adirondack Park Agency prior to any new land use or development on Rural Use lands within any designated recreational river area 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 Warren 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 commercial use continues on the site. 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, Wild, Scenic and Recreational Rivers System Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit amends and supersedes Permit 2014-0186 in relation to the project site. The terms and conditions of Permit 2014-0186 shall no longer apply to the project site.
5. 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 2025-0217, issued November 4, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Prior to any sale of the project site, a new deed shall be filed in the Warren County Clerk's office describing Tax Map Parcels 184.04-1-9.1, 184.04-1-10, and 184.04-1-9.2 as a single, un-divided lot.
7. Subject to the conditions stated herein, this permit authorizes the construction of the Event Barn in the location, footprint, and height shown and as described on the Project Plans. Any change to the location or dimensions of the Event Barn shall require prior written Agency authorization.
8. The commercial use associated with the Event Barn shall only occur between 1pm and 10pm. Any change to the hours of operation shall require prior written Agency authorization.

9. Any live or amplified music associated with the commercial use operation shall only occur inside the Event Barn.
10. The undertaking of any new land use or development not authorized herein on the project site within one-quarter mile of the Schroon River shall require a new or amended permit. The undertaking of any activity involving wetlands shall also require a new or amended permit.
11. Pursuant to the Adirondack Park Agency Act and Agency regulations implementing the Wild, Scenic and Recreational Rivers System Act, new structures are prohibited within 150 feet, measured horizontally, of the mean high water mark of the Schroon River.
12. Construction of any guest cottage on the project site shall require prior written Agency approval.
13. There shall be no docks or boathouses on the project site.
14. 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 Engineered 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.

15. The project shall be undertaken in compliance with the Stormwater Pollution Prevention measures depicted and described on sheets C-001 and C-101 of the Engineered Plans.
16. Prior to any ground disturbance on the project associated with the authorized development, silt fence shall be installed in the locations depicted on the Site Plan Map and maintained until all disturbed soils are stabilized with native, non-invasive vegetation.
17. 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.
18. All exterior building materials, including roof, siding and trim, of the event barn shall be a dark shade of green, grey, or brown.

19. Any new free-standing or building-mounted outdoor lights associated with the commercial use on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward the Schroon River, East Schroon River Road, or adjoining property.
20. All signs associated with the commercial use on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
21. Outside of the limits of clearing shown on the Site Plan, no trees may be cut, 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.

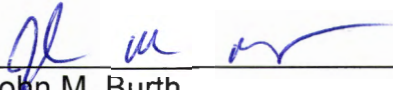
CONCLUSIONS OF LAW

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 578, the Wild, Scenic and Recreational Rivers System Act and 9 NYCRR Part 577, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Bolton;
- b. 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;
- c. will be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;
- d. will comply with the restrictions and standards of 9 NYCRR § 577.6; and
- e. will not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived therefrom.

PERMIT issued this 4th day
of November, 2025.

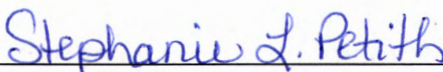
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 4th day of November in the year 2025, 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 PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public

[illegible]

2. ZONE CLASSIFICATION: MARINE RESIDENTIAL (MR-2)
3. ADOPTED CLASSIFICATION: MARINE RESIDENTIAL (MR-2)
4. PROPOSED USE: COMMERCIAL SERVICE USE (RVN1) BOAT
5. USE PERMITTED BY SITE PLAN (RESIDENTIAL TYPE II)
6. TAX MAP NO. 14 (24-0-1-5, 14-0-0-1-3)
7. EXISTING LOT SIZE: 28,111.60 SQ. FT., 6.27 ACRES (+/- 118.983 SQ. FT.)
8. PROPOSED LOT SIZE: 31.0 ACRES (+/- 132,729.10 SQ. FT.)
9. DENSITY: 6 ACRES PER STRUCTURE
10. PROPOSED STRAIGHTENED ACCESSORY STRUCTURES
TOTAL SITE DISTANCE: 1.2 ACRES (+/- 91,536.50 SQ. FT.)

[illegible]

TEST PIT NO.	TEST PIT DEPTH	TEST PIT LOCATION
1	0 TO 10"	BROWN/CLAY FINE SAND TOPSOIL SUBGRANULAR BLOCKY CLAY/CLAY
2	11 TO 20"	CLAY/CLAY FINE SAND SUBGRANULAR BLOCKY/CLAY FRACTION
3	20 TO 50"	CLAY/CLAY FINE SAND SUBGRANULAR BLOCKY/CLAY FRACTION
4	0 TO 12"	BROWN/CLAY FINE SAND TOPSOIL SUBGRANULAR BLOCKY CLAY/CLAY

[illegible][illegible][illegible][illegible]

11 REMOVE ALL TOPSOIL, STUMPS AND ORGANIC MATERIAL FROM THE DISPOSAL SYSTEM AREA, AND
12 PLACE SAND OR LOAM TO COVER AND SHOULD BE TREATED TO A COMPACT LAY, WITH A MIN. PERCENTAGE
13 OF THAT SAND EQUIVALENT TO EXCEED THE PERMITTED PERCOLATION RATE BEFORE COMPLETION

[illegible]

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A MAP OR ASSEMBLY OF MAPS INDICATING THE LOCATION OF THE EXISTING AND PROPOSED CONDUITS AND THE CONNECTIONS INDICATING A MINIMUM OF TWO THE DIMENSIONS FROM ADJACENT CORNERS OF THE EXISTING CONDUIT TO THE CENTER OF THE PROPOSED CONDUIT. THE MAP SHALL COVER THE ENTIRE LENGTH OF THE LENGTH OF THE TRENCH.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONTINUED PROPER USE OR MAINTENANCE OF THE SYSTEM. REPAIRS MUST BE COMPLETED EVERY 24 HOURS AND EFFICIENT REPAIRS SHALL BE FINISHED AND CLEANED ANNUALLY. EXPOSED INFILTRATION ARE FREE AND CLEAR OF DEBRIS.

[illegible][illegible]

2. A LITIGANT HAS THE STABILIZED-COSTS/IN-THE-ENTRANCE IF INDICATED SHALL BE WITHIN A YEAR OF THE COMMENCEMENT OF THE LITIGATION. THE LITIGANT SHALL BE RESPONSIBLE FOR ANY DEFERRED OR DEFERRED COSTS/IN-THE-ENTRANCE.
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5. AFTER A SHORT PERIOD OF TIME, THE ANIMAL WILL BE ABLE TO REMOVE ACID FROM THE TISSUE AND RECOVER FROM THE EFFECTS OF THE ACID.
6. IN ORDER TO REMOVE ACID FROM THE TISSUE, THE ANIMAL MUST FIRST REMOVE ACID FROM THE BLOOD AND THEN FROM THE TISSUE.
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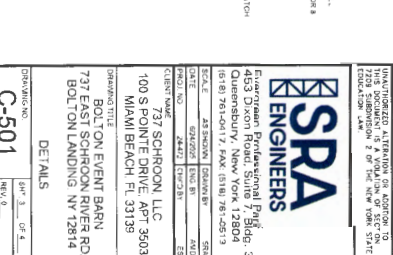
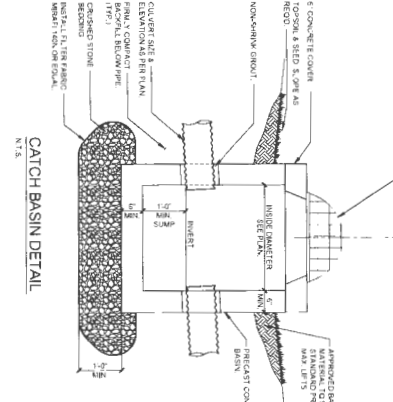
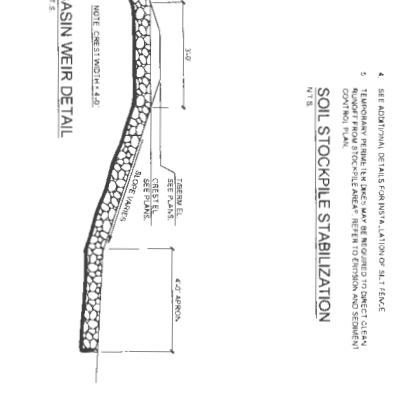
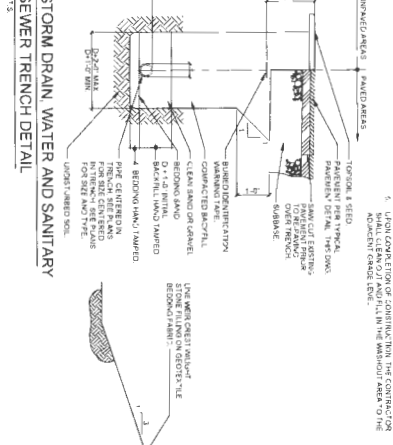
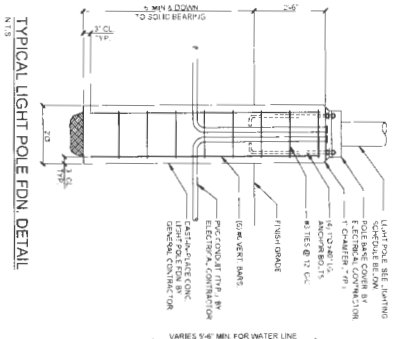
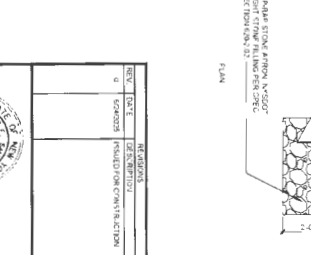
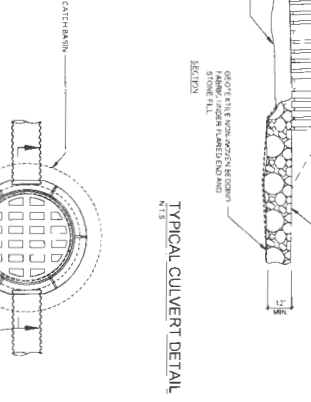
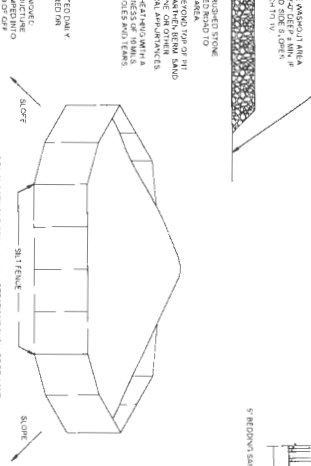
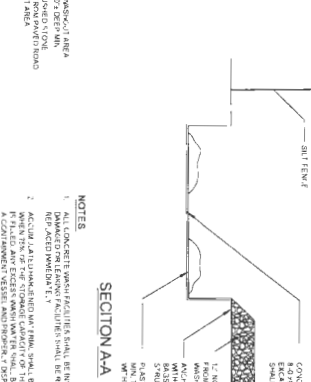
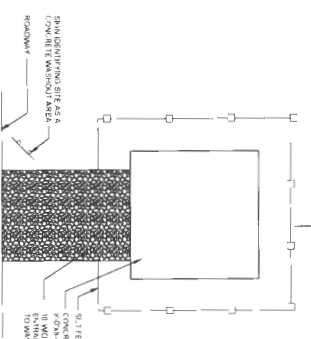
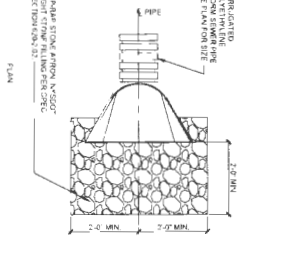
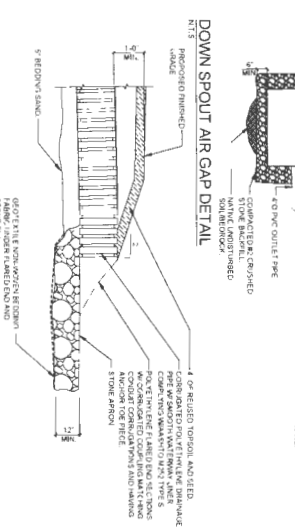
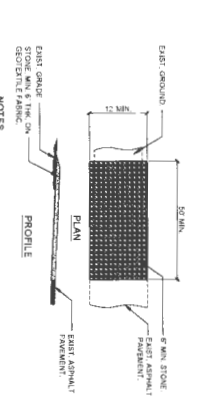
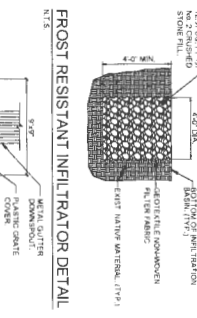
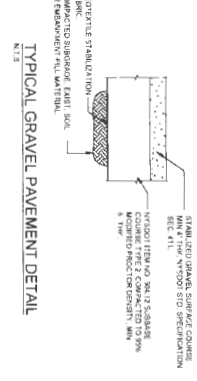
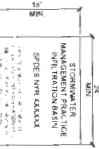
14. GROUND CLIPPING OF GRASSING ACTIVITIES OCCURRING BETWEEN THE PERIOD OF OCTOBER 15 TO APRIL 5 SHALL INCORPORATE ADDITIONAL MEASURES DURING RE-VEGETATION INCLUDING THE USE OF SOFTEN MESH NETTING AN ADDITIONAL PATCHES OF WHICH SHALL NOT EXCEED ANOTHER 50% OF THE TOTAL.

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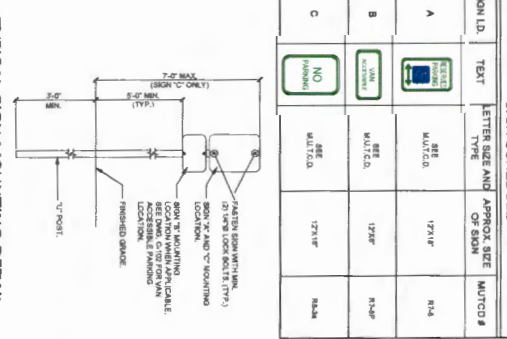
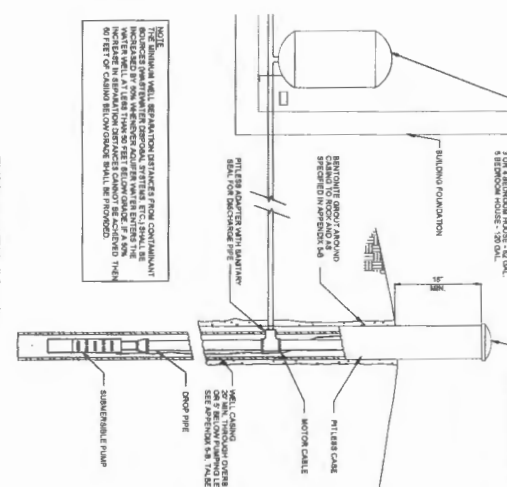
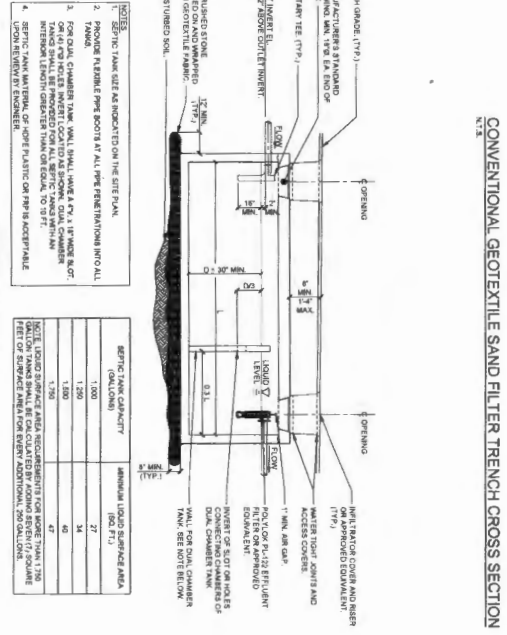
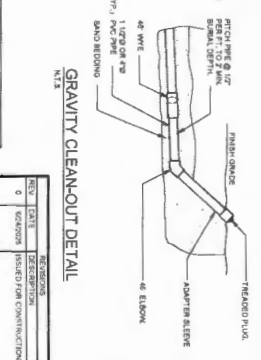
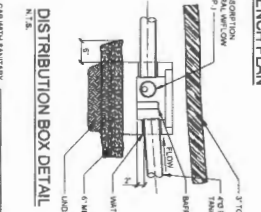
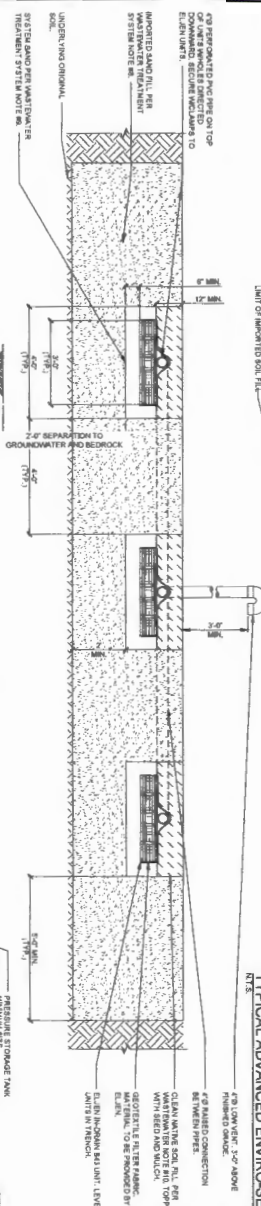
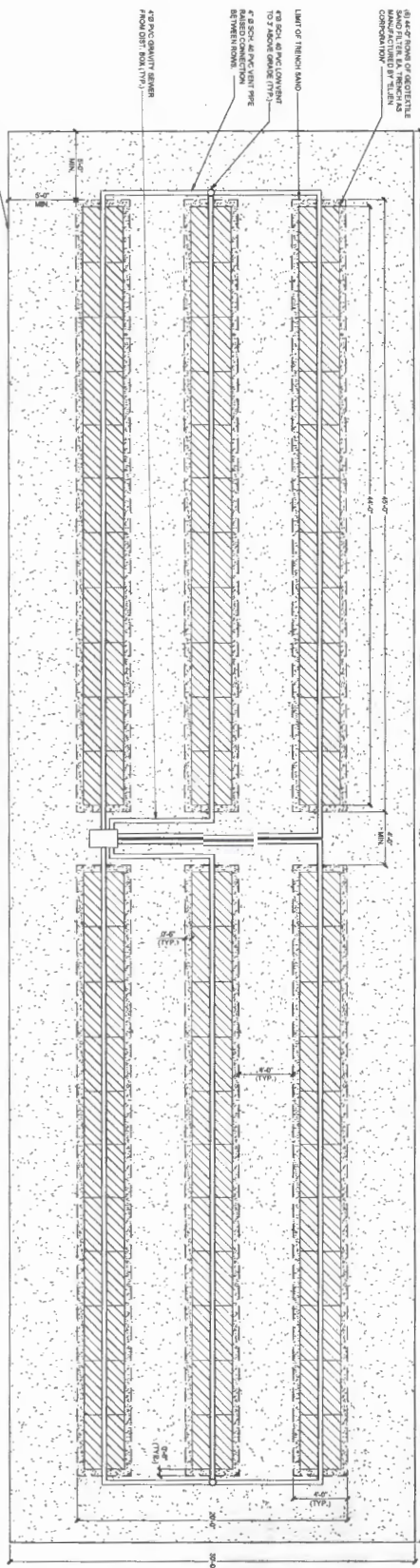
SITE REMOVAL NOTES




1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO REMOVAL WORK.
2. CLEARLY MARK ALL EXISTING AND ELECTRIC WATER DRAINAGE ETC. USES TO REMAIN PRIOR TO REMOVAL WORK AND OR EXCAVATION.
3. UNLESS ALL REMOVED OR INTERFERED BUILDINGS OR COVER ARE TO BE DEMOLISHED OR ABANDONED, A FURTHER

4 ANY ITEMS TO BE REMOVED AND RELOCATED ARE TO BE HANDLED WITH CARE, PROTECTED AND Labeled AS PER THE INSTRUCTION OF THE DONOR



CH-501 RPT 1 OF 4	737 SPOHNE, LLC 100 S SOUTH RIVER, APT 3605 MIAMI BEACH, FL 33138		737 SPOHNE, LLC 100 S SOUTH RIVER, APT 3605 MIAMI BEACH, FL 33138	
	(Drawing Title) ON RENT RAR 737 EAST SPOHNE RIVER RD BOLTON LANDING NW 12814		737 SPOHNE, LLC 100 S SOUTH RIVER, APT 3605 MIAMI BEACH, FL 33138	
DETAILS				



SIGN SCHEDULE				
SIGN I.D.	TEXT	LETTER SIZE AND TYPE	APPROX. SIZE OF SIGN	MATCH #
A		SEE M.T.C.D.	12"X18"	R-4
B		SEE M.T.C.D.	12"X18"	R-4P
C		SEE M.T.C.D.	12"X18"	N/A


SPR ENGINEERS
 300 West 12th Street
 New York, NY 10011-1204
 (212) 781-0417 FAX: (212) 781-0413
 SCALE: AS SHOWN DIMENSIONS IN INCHES
 DATE: 04/07/05
 DRAWN BY: JES
 CHECKED BY: JES
 PROJECT NO.: 040705-01


John J. Schrock
 PROFESSIONAL ENGINEER
 No. 12288
 State of New York
 EXPIRATION DATE: 12/31/2008

737 SCHROON, LLC
 100 S. POINTE DRIVE, APT 3503
 MIAMI BEACH, FL 33139

BOLTON EVENT BARN
 731 EAST SCHROON RIVER RD.
 BOLTON LANDING, NY 12014

C-502
 SHEET NO.

DATE: 4/7/05
 REV: 5