

114.18-1-13.000 114.18-1-12.002 114.18-1-9.000 114.18-1-7.000 114.18-2-7.200 114.18-2-7.300

Blue Ridge Rd

Exit 29 Interstate 87 Southbound to Blue Ridge Rd

Exit 29 Interstate 87 Northbound to Blue Ridge Rd

Blue Ridge Road to Interstate 87 Southbound

125.1-1-6.000 125.1-1-5.000 125.1-1-12.134 125.1-1-11.000 125.1-1-7.000 125.1-1-10.000 125.1-1-15.000 125.1-1-22.000 125.1-1-24.000 125.1-1-26.000 125.1-1-30.200 125.1-1-28.000 125.1-1-29.000 125.1-1-27.000 125.1-1-30.100 125.1-1-30.100 125.1-1-21.110 125.1-1-21.200 125.1-1-21.120 125.1-1-18.000 125.1-1-13.019 125.1-1-14.019 125.1-1-17.000 125.1-1-19.000 125.1-1-20.000 125.1-1-19.000 125.1-1-39.200 125.1-1-39.300 125.1-1-39.100 125.1-1-38.000 125.1-1-37.000 125.1-1-36.000 125.1-1-35.000 125.1-1-32.000 125.1-1-40.000 125.1-1-44.000 125.1-1-42.000 125.1-1-41.000

Interstate 87 Southbound

Interstate 87 Northbound

Frontier Town Rd

Adirondack Park

Adirondack Park

Adventure Pass

Rodeo Dr

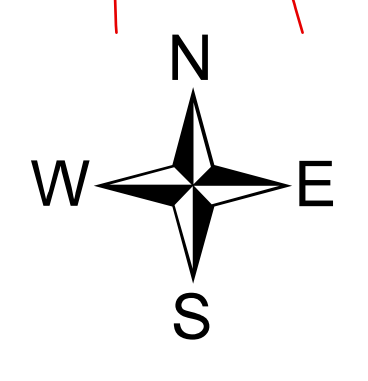
United States Route 9

125.1-1-31.000

125.1-1-33.000

125.1-1-32.000

125.1-1-33.000



Map prepared by:
Essex County Real Property Tax Services
A. Chatterton
Date: 11/18/2025

Information from various sources and dates.
Essex County cannot and does not guarantee nor otherwise acknowledge the accuracy or
reliability of the data or responsibility for the use of the data and for any reliance placed
upon the data or upon derivations of the data. Any distribution or copying of the data
requires the expressed written permission of the Essex County Real Property Tax Services
Agency.

Attachment A

Legend

100 ft

Wetland Flags

Wetlands

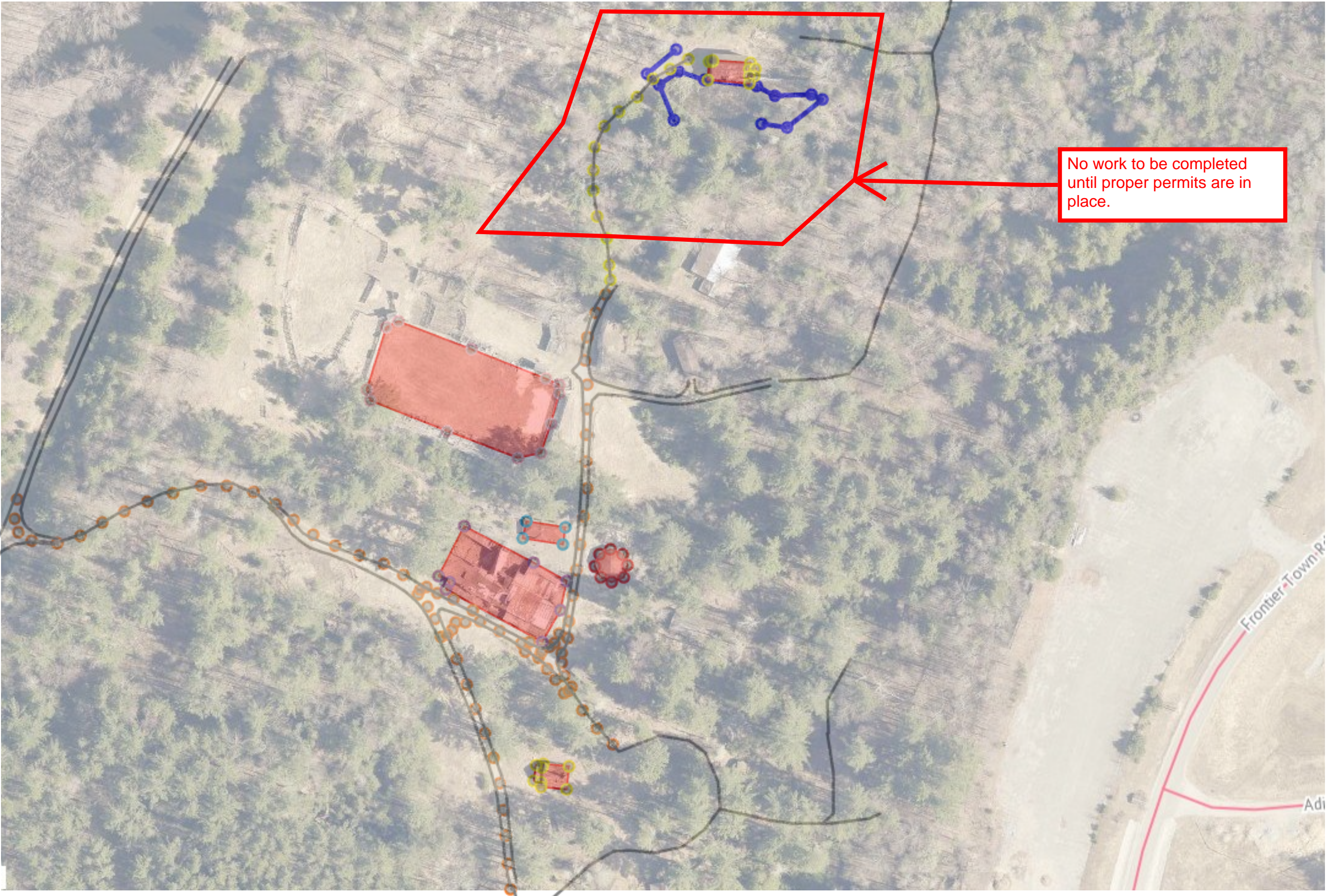
Buildings

Frontier Town Desc

- Carousel
- Chapel
- Gristmill
- Main Drive
- Main Street
- PJ
- Road
- Rodeo Arena

Frontier_C-Road-GRVL

Frontier_V-Site-PATH



No work to be completed until proper permits are in place.



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

July 26, 2024

Anna Reynolds – via email (anna.reynolds@essexcountyny.gov)
Essex County Government Center
P.O. Box 217
Elizabethtown, NY 12932

RE: Jurisdictional Determination J2024-0632
Tax Map Parcel 125.1-1-21.110
Land Use Area: Hamlet
Town of North Hudson, Essex County

Dear Anna Reynolds:

Thank you for your Jurisdictional Inquiry Form received by the Agency on July 12, 2024.

Agency review indicates that the proposed demolition of the existing Praire Junction structure and rehabilitation of the existing, Pioneer Village Church building, Train Station building, and Carousel Park building as described in the materials submitted does not require a permit or variance from the Adirondack Park Agency. Please note that, in making this determination, the Agency has not reviewed the lawfulness of any other structure on the property or any past subdivisions involving the property.

Wetland maps available for Essex County and Agency staff review of aerial photography indicate that there are wetlands on the property. From the information submitted with your Jurisdictional Inquiry Form, it does not appear that your proposal will impact any wetlands. Please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act. The attached Freshwater Wetlands flyer contains additional information regarding wetlands in the Adirondack Park. Please contact the Agency if you have any questions about the wetlands on your property.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. In a Hamlet land use area, any new structure over 100 square feet in size (except docks and boathouses - see definitions in the attached Shoreline Restrictions flyer) must be set back at least 50 feet from the mean high water mark of lakes, ponds, and navigable rivers and

streams. Structure setbacks are measured horizontally from the closest part of the structure to the mean high water mark. For the purpose of applying the setback requirements, a structure consists of all attached components, including all porches, decks, staircases, and other structures.

With minor exceptions, existing structures may be replaced but may not be expanded in any direction within the shoreline setback area. No bedrooms may be added to any structure served by a wastewater treatment system located within 100 feet of a water body.

Vegetative cutting restrictions also apply to shorelines: The removal of vegetation is limited within 6 feet of the mean high water mark, and the cutting of trees is limited within 35 feet of the mean high water mark.

Please see the attached flyer for additional information regarding the Agency's shoreline restrictions.

2. A new on-site wastewater treatment system may not be located within 100 feet of any water body, including intermittent or seasonal streams. In addition, a permit is required for the installation of any new on-site wastewater treatment system within 100 feet of wetlands. The wastewater setback is measured horizontally along the shortest line between the closest point of any leaching component of the system and the mean high water mark of the water body or the edge of the wetland.
3. On Hamlet lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not 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. We recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Kyle Hertel

Kyle Hertel
Project Administrator
Attachments: Shoreline Restrictions Flyer, Freshwater Wetlands Flyer, Structure Height Flyer

cc: Town of North Hudson – via email



FRESHWATER WETLANDS

This is a supplement to the Citizen's Guide, which provides basic information about Adirondack Park Agency regulations.

Regulated Wetlands

Defined in §802 of the Adirondack Park Agency Act, wetlands are “any land which is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp or marsh which are either (a) one acre or more in size or (b) located adjacent to a body of water, including a permanent stream, with which there is free interchange of water at the surface, in which case there is no size limitation¹.” Section 578.3 of the Agency's regulations provides additional wetland information, and the criteria for identifying wetland areas are provided in the New York State Wetland Delineation Manual (available at <http://www.apa.ny.gov>).

Wetland Permitting

Under the Adirondack Park Agency Act and the Freshwater Wetlands Act, an Agency permit must be obtained for the following activities involving wetlands in the Adirondack Park:

1. Draining, dredging, or excavating² a wetland;
2. Placing fill, including soil, stone, sand, gravel, mud, trash, structures, pilings, roads, or any other obstruction or substance³, into a wetland;
3. Clearcutting⁴ more than three acres;
4. Releasing any form of pollution into a wetland, including pesticides and sewage effluent or other liquid waste;

¹ Areas that are less than one acre in size and meet the New York State Wetland Delineation Manual criteria are considered wetlands for Agency purposes if: 1) the adjacent waterbody is at least 6.6 feet deep; 2) the adjacent waterbody is at least one acre in surface area; 3) the adjacent waterbody and the wetland together are at least one acre in surface area; or 4) the adjacent waterbody has a permanent surface water inlet or outlet.

² With certain exceptions; see section 578.3(n)(4) of Agency regulations and the Agency's flyer titled “Hand Harvesting of Aquatic Plants” for additional information.

³ With certain exceptions; see section 578.3(n)(4) of Agency regulations for additional information.

⁴ For Agency purposes, a clearcut is generally defined as any cutting of trees over six inches in diameter at breast height over any 10-year cutting cycle, where the average residual basal area remaining is less than 30 square feet per acre within the area harvested. See sections 570.3(f) and 573.7 of Agency regulations for additional information.

5. Installing any sewage drainage field or seepage pit or any sewer outfall in or within 100 feet of a wetland;
6. Undertaking any other activity within or outside of a wetland that substantially impairs the functions served by or the benefits derived from the wetland, including the diversion of surface or subsurface drainage or natural water flow that adversely affects the natural hydrological regime of or substantially increases erosion of or siltation or sedimentation into the wetland; or
7. Creating by subdivision any lot that contains wetlands and any lot adjoining a lot that contains wetlands, as well as all land use and development related to these subdivision lots, *unless* the Agency issues a letter finding that:
 - All lot boundaries will be located at least 200 feet from all wetlands;
 - All new roads providing access to more than one lot will be located at least 50 feet from all wetlands;
 - All non-wetland areas of the wetland subdivision lots will be accessible by road without crossing or causing adverse impacts to wetlands⁵; and
 - Any lot containing a lawfully existing principal building will also contain its associated water supply, wastewater treatment system, and an adequate replacement site for the on-site wastewater treatment system that is located at least 100 feet from all wetlands⁶.

When a regulated activity is proposed, a wetland biologist will determine the value rating for the wetland. As described in §578.10 of Agency regulations, the standards for approval of activities involving wetlands depend on the value rating, with stricter standards for activities in high value wetlands. Please note that development is generally prohibited in wetlands with a value rating of “1.”

For specific locations, the Agency will determine whether wetlands are present and will delineate wetlands upon the request of any person having a legal interest in the property. These determinations involve examination of maps at Agency headquarters, interpretation of aerial photographs, and/or field visits by Agency wetland biologists. Please contact the Agency for additional information.

WETLAND IDENTIFICATION AND IMPORTANCE

Deep Water Marsh

Areas of open water filled with plants that float freely or are rooted are called deep water marshes. The leaves of the rooted plants are either submerged or floating. Such plants as pondweeds, duckweeds, and wild celery are important food for waterfowl. The shallow waters of a deep water marsh and the protecting vegetation make them important areas for fish spawning and nurseries.

⁵ This requirement is generally applied to mean that access roads could be constructed at least 50 feet from wetlands to reach all non-wetland areas of the subdivision lots.

⁶ This requirement is generally applied to mean that the lot contains a potential replacement wastewater treatment system site that: 1) is at least 1,500 square feet in size; 2) is no more than 60 feet in length; 3) has slopes of 15% or less; and 4) and is located greater than 100 feet from all waterbodies.

Deciduous Swamp

These are wetlands where the covertype contains mostly live deciduous trees, twenty feet or more in height. The trees grow on hummocks or in seasonally or permanently flooded areas. Swamp maples and willows are evident in lowland deciduous swamps. These swamps are spotted with dead trees which are used by flying squirrels and chickadees. The swamps provide a habitat for nesting waterfowl and a great variety of birds and wildlife. Their soils are usually very fertile, promoting rapid plant growth and a wide diversity of plants and animals. Because these swamps filter great quantities of water, they play a very important role in purifying water and maintaining high water quality.

Wet Meadows

Wet meadows are wetlands where most of the cover is composed of sedges, rushes, and coarse grasses, most of which tend to grow in clumps. Groundwater is at or near the surface for much of the year, including significant parts of the growing season, creating saturated soils. These meadows are often found in the flood plains of lakes and rivers and in the areas once flooded by beaver dams or other impoundments. Their soils are mostly mineral in structure.

Bog

A bog is a closed wetland from which drainage is either extremely slow or absent and where the vegetation grows on a saturated mat of peat. The mat sometimes covers all of the surface of a shallow pond, sometimes it covers only a portion leaving open water. The peat is formed by species of sphagnum moss which die, but do not decay because of the acidity and low oxygen levels of the bog. All processes in a bog including nutrient recycling are slowed down by the stagnant acid water. This is why bogs are so sensitive. It takes centuries to recover from disturbance.

Emergent Marsh

Emergent marshes are shallow wetlands that are flooded with standing or running water much of the year. Their cover consists of such plants as cattails, bulrushes, pickerel weed, loosestrifes, and arrowheads. Emergent marshes have the most valuable covertype and one of the highest levels of productivity and habitat diversity. Not only does the vegetation in these wetlands provide nesting habitat, food, and cover for many waterfowl and other wildlife, but it adds large quantities of nutrients to food chains. These marshes are attractive to muskrat, ducks and geese, herons, and egrets, mink and deer.

Shrub Swamp

A shrub swamp is a wetland where woody shrubs, less than twenty feet in height, make up most of the covertype. Shrub swamps are often found in floodplains, in frost pockets and other depressions, on the edges of ponds, lakes and bogs, along meandering streams, and in hillside drainages. These areas have two things in common: fresh water flowing through them and a high level of productivity. Alders, hollies and viburnums typify these swamps and have berries which are eaten by a wide variety of birds. The shrubs are the nesting habitat of such diverse species as the rose-breasted grosbeak and kingbirds, and game birds, including woodcock, pheasant and grouse. It is also the habitat of beaver and otter, and waters adjacent to shrub swamps are essential to spawning northern pike.

Coniferous Swamp

A coniferous swamp is a wetland where most of the plant cover consists of live coniferous trees over twenty feet in height. The trees often grow on hummocks in deep organic deposits with pockets of water or sphagnum moss between them. Coniferous swamps are most important because they give off large quantities of water over much of the year. In summer, this process helps keep surrounding soil temperatures low. This, combined with the cooling effects of the swamps' dense shade, helps maintain low water temperatures critical to the survival of cold water fish in streams running through these swamps. The shelter offered by coniferous swamps creates clear wintering fields so important to the survival of deer and other animals and birds.

This flyer is intended to provide general information regarding Agency jurisdiction. Other provisions or restrictions may apply if an Agency permit or variance is required or if the property has previously been subject to Agency review.

Please contact the Agency with any questions at 518-891-4050. For a binding written response as to whether a specific proposal requires Agency review, please submit a Jurisdictional Inquiry Form (JIF). The JIF form is available on the Agency website at www.apa.ny.gov/Forms/jiform.pdf.



SHORELINE RESTRICTIONS

This is a supplement to the Citizen’s Guide, which provides basic information about Adirondack Park Agency regulations.

Pursuant to §806 of the Adirondack Park Agency Act, the following restrictions apply regardless of whether an Agency permit is required for a new land use or development or subdivision.¹ Additional restrictions may also apply to the shoreline of rivers included in the New York State Wild, Scenic, and Recreational River System.

STRUCTURE SETBACKS

(these setbacks do not apply to docks and boathouses; see below)

Any new structure² exceeding 100 square feet in size must comply with the following minimum setback distances from the mean high water mark (the average annual high water level) of any lake or pond or any river or stream navigable by boat, including canoe:

Hamlet	50 feet	Rural Use	75 feet
Moderate Intensity Use	50 feet	Resource Management	100 feet
Low Intensity Use	75 feet		

Structures that are only partially located within the setback, as well as individual structures that are attached to each other, are measured in their entirety for the purpose of implementing these restrictions.³ The setback is measured horizontally along the shortest line between any point of the structure and any point on the shoreline at the mean high water mark. The Agency will locate the mean high water mark upon request of any landowner contemplating development.

Structures that lawfully exist within a shoreline setback area may be replaced or rebuilt in the same location or immediate vicinity. Effective December 31, 2008, the following changes to the dimensions of a lawfully existing structure within the setback area require a variance, whether the changes occur through expansion or replacement: (i) location of the structure any closer to the mean high water mark; (ii) any increase in height; (iii) any increase in footprint; or (iv) any increase in width. However, an increase in the dimensions of a lawfully existing single family dwelling by up to two feet in height⁴ and/or 250 square feet of footprint to the rear (non-shoreline

¹ The shoreline restrictions of APA Act §806 are incorporated in the Agency-approved local zoning program for the Towns of Arietta, Bolton, Caroga, Chester, Chesterfield, Colton, Day, Edinburg, Hague, Horicon, Indian Lake, Johnsbury, Newcomb, Queensbury, Westport, and Willsboro, and the Town and Village of Lake George. Advice on requirements and variance procedures may be obtained from the local code enforcement officer.

² The term structure includes decks, stairways, porches, sheds, fences, picnic shelters, cabins, lean-tos, etc. Motor vehicles and trailers that are registered with the DMV, have a current inspection sticker, and are not connected to an in-ground wastewater treatment system are generally not considered structures subject to the setback requirements.

³ Structures may be considered attached for Agency purposes if they are less than ten feet apart or structurally integrated. However, existing stairways, ramps, patios, walkways, docks, and boathouses are considered individual structures for replacement purposes if they extend toward the mean high water mark from another structure, regardless of their attachment to that structure. Please contact the Agency for more information.

⁴ For the purpose of implementing 9 NYCRR §575.5, the height of buildings with roof ridgeline(s) is

side) does not require a variance. A one-time addition of a stoop no larger than 25 square feet providing access to the rear or side of a lawfully existing single family dwelling or mobile home also does not require a variance. There are minor expansions allowed for other types of lawfully existing shoreline structures, as well; please contact the Agency for more information.

No variance is required for any replacement or expansion undertaken outside the shoreline setback area.

DOCKS AND BOATHOUSES

A structure that constitutes a dock or boathouse pursuant to the definitions referenced below is not subject to the shoreline setback requirements.

Dock is defined under §570.3(j) of Agency regulations. In general, a dock is a floating or fixed structure no more than eight feet in width, including at its attachment to a shoreline or boathouse, that could be used for securing and/or loading or unloading water craft and/or for swimming or water recreation.⁵ A structure that meets this definition is considered a dock below the mean high water mark and a boardwalk, deck, or other structure upland of the mean high water mark. Docks that are hoisted or suspended above water level for storage must conform to additional parameters.

Boathouse is defined under §570.3(c) of Agency regulations. In general, a boathouse is a covered structure with direct access to a body of water that is used only for the storage of boats and associated equipment, does not contain sanitary plumbing of any kind, does not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and has a footprint of 1200 square feet or less and a height of fifteen feet or less. The footprint of a boathouse is measured at the exterior walls, or at the perimeter of the roof if the roof is flat or there are no exterior walls. The height of a boathouse is measured from the surface of the floor serving the boat berths to the highest point of the structure. A structure within the Lake George Park may be a boathouse even if it does not meet this definition, provided the structure is in compliance with a permit from the Lake George Park Commission.

MINIMUM LOT WIDTHS

Any subdivision creating a new parcel on which a new principal building will be constructed must comply with the following lot widths, as measured along the shoreline at the mean high water mark. This standard applies even when no Agency permit is required for the subdivision.

Hamlet	50 feet	Rural Use	150 feet
Moderate Intensity Use	100 feet	Resource Management	200 feet
Low Intensity Use	125 feet		

Additional shoreline lot width may be required for (i) providing deeded or contractual access to water bodies and (ii) the creation of lots in designated Scenic and Recreational River areas.

measured at the highest point of the highest roof ridgeline. The height of buildings without roof ridgeline(s) is measured at the highest point of the structure.

⁵ When a dock contains interconnected components extending parallel to the shoreline, each component must be no more than eight feet in width and must contain a minimum of three feet of space on each side to allow for the berthing of a boat.

SEWAGE SYSTEM SETBACKS

Any new leaching facility (including a seepage pit, drainage field, outhouse, or pit privy) receiving any form of household effluent⁶ must be set back at least 100 feet from any water body, including an intermittent stream with a defined bed and bank. The setback is measured horizontally along the shortest distance from the mean high water mark to the closest point of the leaching facility. New York State Department of Health standards also require that the absorption field (leaching facility) of any new on-site sewage disposal system be installed at least 100 feet from the source of any water supply system.

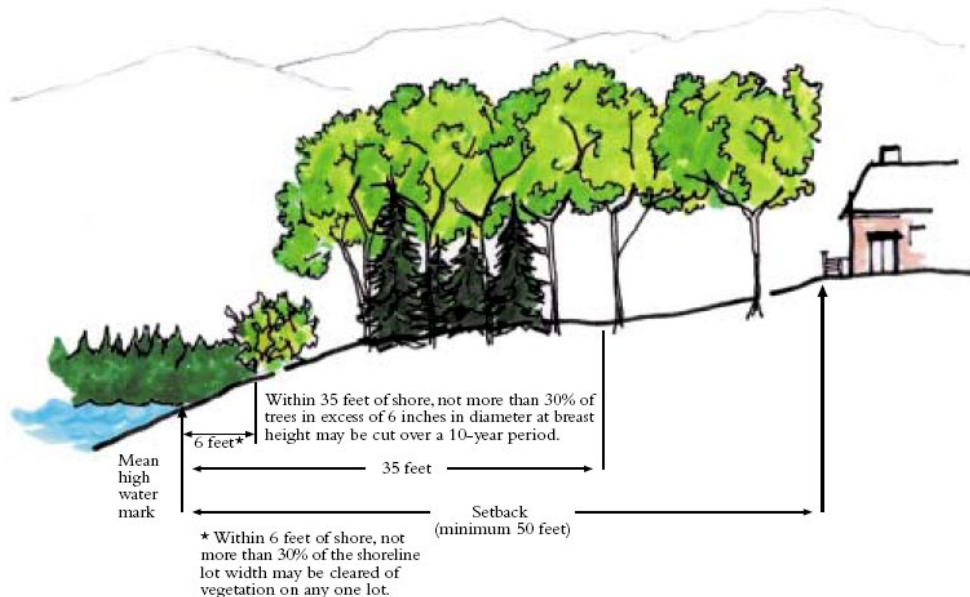
Alteration or replacement of a lawfully existing leaching facility located within 100 feet of a water body must occur in conformance with the setback requirements to the greatest extent possible, with the leaching facility located no closer to the mean high water mark, and must provide enhanced treatment.

Upon the expansion of any structure to allow for an actual or potential increase in occupancy, the leaching facility serving the structure must be located at least 100 feet from all water bodies.

SHORELINE CUTTING RESTRICTIONS

Except to allow for the removal of diseased vegetation and rotten or damaged trees, all vegetative cutting on a parcel with shoreline on a lake, pond, or navigable river or stream must comply with the following restrictions:

- (a) Within 35 feet of the mean high-water mark, no more than 30 percent of the trees in excess of six inches diameter at breast height (4-1/2 feet above ground) may be cut over any 10-year period.
- (b) Within 6 feet of the mean high-water mark, no more than 30 percent of any vegetation may be removed.



⁶ Effluent from sewage treatment plants is not considered household effluent.

This flyer is intended to provide general information regarding Agency jurisdiction. Other provisions or restrictions may apply if an Agency permit or variance is required or if the property has previously been subject to Agency review.

Please contact the Agency with any questions at 518-891-4050. For a binding written response as to whether a specific proposal requires Agency review, please submit a Jurisdictional Inquiry Form (JIF). The JIF form is available on the Agency website at www.apa.ny.gov/Forms/jiform.pdf.



STRUCTURE HEIGHT

This is a supplement to the Citizen’s Guide, which provides basic information about Adirondack Park Agency regulations.

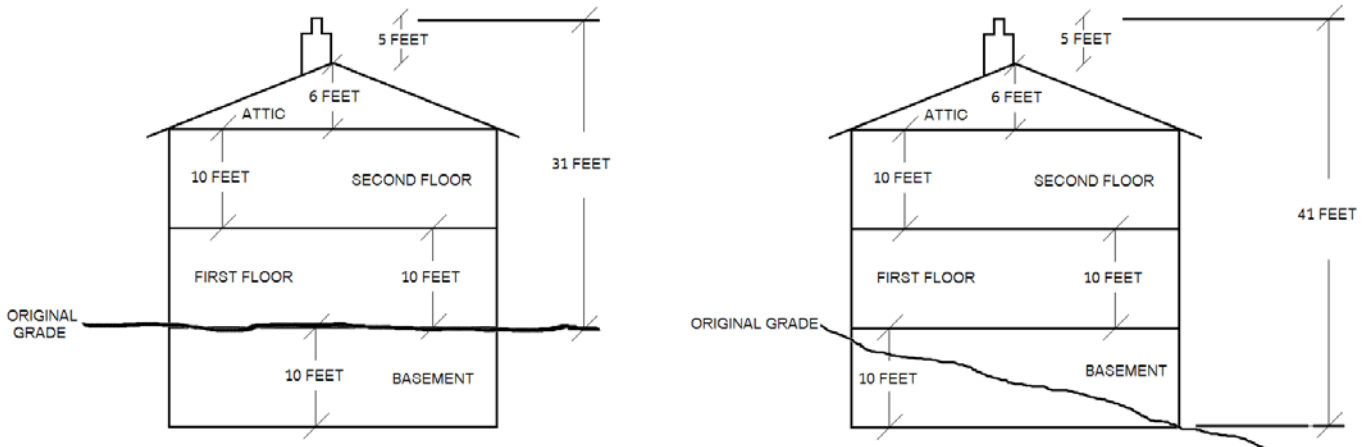
Pursuant to Sections 809 and 810 of the Adirondack Park Agency Act, any new structure in excess of forty feet in height¹ requires an Agency permit as a Class A regional project.²

Measuring Height

The Agency measures height from the highest point of a structure to the lowest point of original or finished grade or the base of any supporting fill, whichever is lower.³ A structure is comprised of all attached components, including decks, porches, garages, roofs, and chimneys.⁴

Please note that the Agency’s height measurement methodology may differ from the method used by towns, villages, and other entities.

Examples

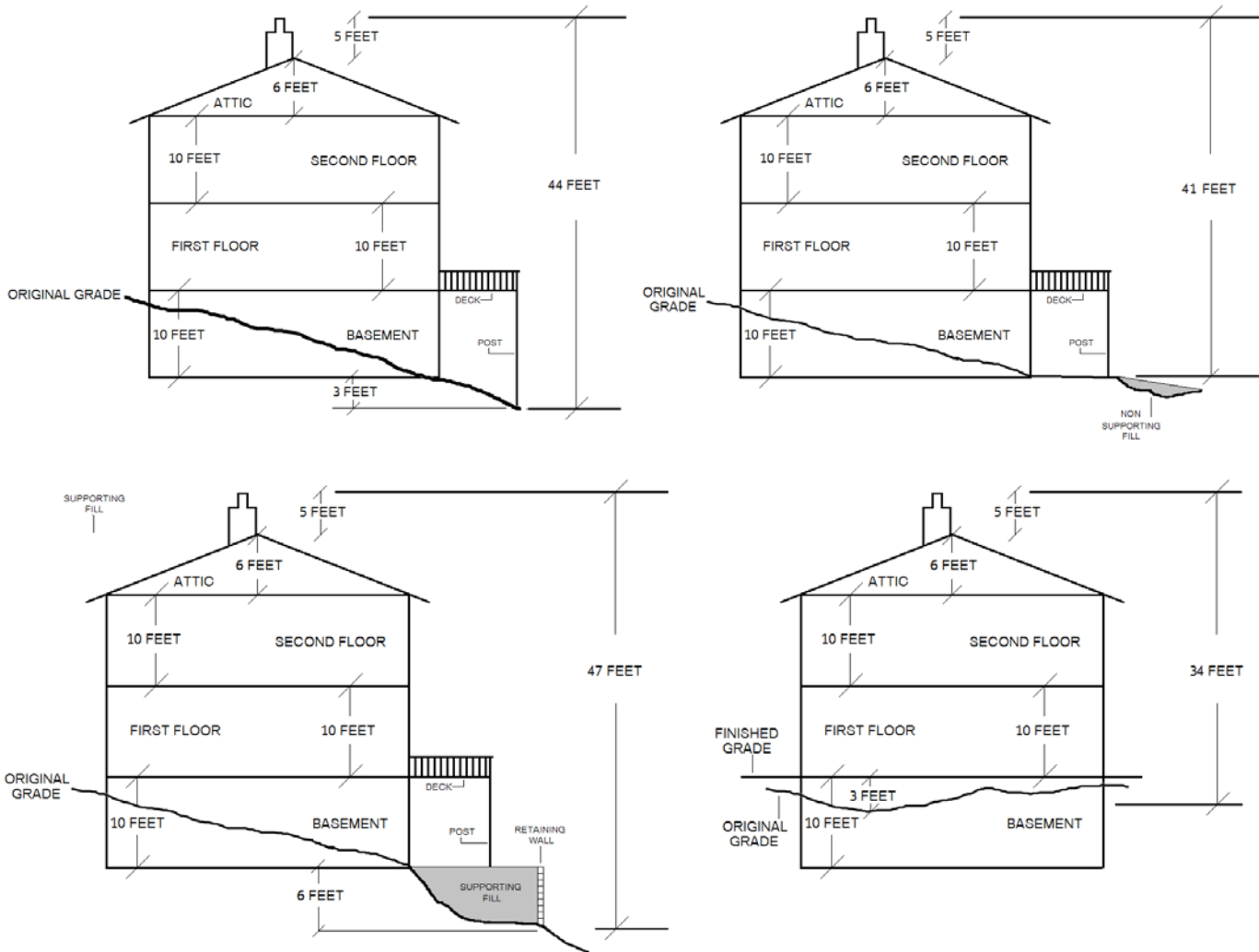


¹ Agricultural use structures and residential radio and telephone antennas are excepted from this permitting requirement.

² This requirement does not apply in Industrial Use land use areas.

³ Upon request, Agency engineering staff can help to determine the base of any supporting fill.

⁴ The measurement of buildings within shoreline setback areas for replacement or expansion purposes is taken from the highest point of the highest roof ridgeline.



Replacement and Expansion of Existing Structures in Excess of 40 Feet in Height

No Agency permit is required for the rebuilding, replacement, or restoration of a structure originally more than forty feet in height to the same height. A permit is required for the replacement or expansion of an existing structure in excess of 40 feet in height that results in an increase in height.

 This flyer is intended to provide general information regarding Agency jurisdiction. Other provisions or restrictions may apply if an Agency permit or variance is required or if the property has previously been subject to Agency review.

Please contact the Agency with any questions at 518-891-4050. For a binding written response as to whether a specific proposal requires Agency review, please submit a Jurisdictional Inquiry Form (JIF). The JIF form is available on the Agency website at www.apa.ny.gov/Forms/jiform.pdf.