


**THIS PERMIT AMENDS PERMIT 2021-0027, ISSUED October 26, 2022
THIS IS A TWO-SIDED DOCUMENT**

 <p style="margin-left: 100px;">Adirondack Park Agency</p> <p style="text-align: center;">P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Project Permit 2021-0027A</p>
<p>In the Matter of the Application of</p> <p>BRODIE LAND DEVELOPMENT LLC Permittee</p> <p>for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: February 2, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names:</p> <p>1. Brodie Land Development LLC</p>

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2021-0027 authorized a new commercial use boat storage facility, including the construction of three, 11,000 square foot boat storage buildings providing combined indoor rack storage for 225 boats, the construction of an outdoor boat-washing station, and the outdoor storage of 109 boats. This permit amends Permit 2021-0027, as conditioned below, to allow the elimination of the previously approved new driveway entrance from Route 9N, the use of an existing entrance driveway, and the construction of an additional driveway on the project site for access from the existing entrance driveway to the previously approved boat storage building area.

The amendment authorized herein is shown on the following maps and plans:

- A set of four plan sheets titled "Brodie Boat Storage, Brodie Land Development, LLC" prepared by StudioA Landscape Architecture + Engineering, DPC on, and dated January 18, 2023 [Site Plan]; and
- A 123-page report titled "Stormwater Management Plan for Brodies' Boat Storage", prepared by Dickinson Associates, and last revised by StudioA Landscape Architecture + Engineering, DPC on January 18, 2023 [Stormwater Management Plan].

A reduced-scale copy of sheet L-1.10 of the Site Plan is attached as a part of this permit for easy reference.

This permit amendment 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 amendment 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 an 8.9-acre parcel of land located on State Route 9N in the Town of Lake George, Warren 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 277.01, Block 1, Parcel 3, and is described in a deed from Lynch Brodie Holdings, LLC to Brodie Land Development, LLC, dated June 3, 2020, and recorded June 11, 2022 in the Warren County Clerk's Office under Instrument Number 2020-3218.

CONDITIONS


1. Condition 5 of Permit 2021-0027 is hereby amended to authorize the construction and improvement of driveways in the locations shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the driveways shall require prior written Agency authorization.

All other terms and conditions in Permit 2021-0027 remain in full force and effect except as otherwise amended herein.

2. This permit amendment shall be recorded in the Warren County Clerk's Office within 60 days of the date of its issuance.
3. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit amendment as follows: "The lands conveyed are subject to Adirondack Park Agency Permits 2021-0027, issued October 26, 2022 and 2021-0027A, issued February 2, 2023, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
4. 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 the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
5. The project shall be undertaken in compliance with the Stormwater Management Plan referenced herein. All erosion and sediment controls depicted on the Site Plan and described in the Stormwater Management Plan shall be installed prior to undertaking any ground disturbance and shall be maintained until the completion of the project as authorized herein.

Permit Amendment issued this 2nd day
of February, 2023.

ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 2nd day of February in the year 2023, 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 L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public

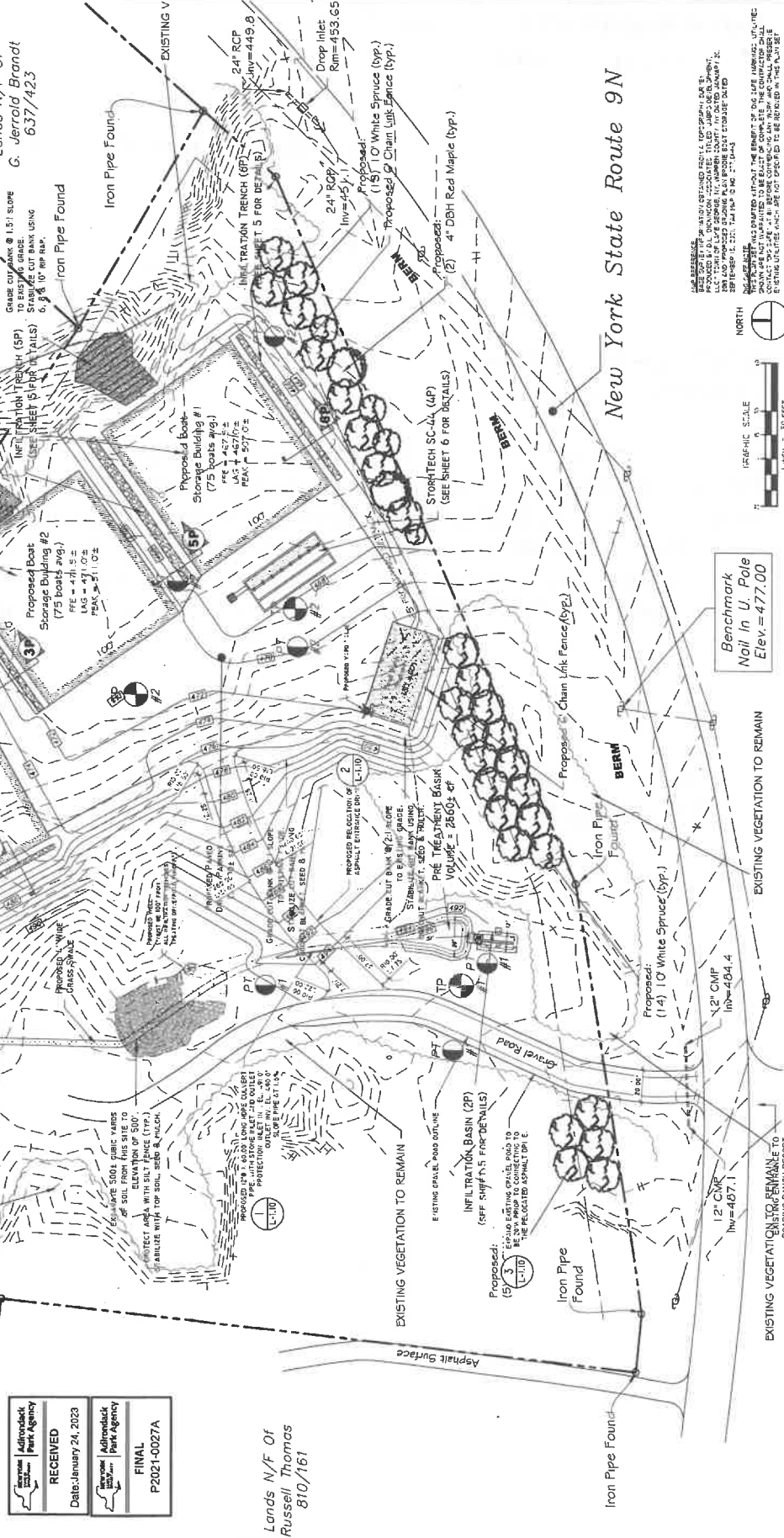
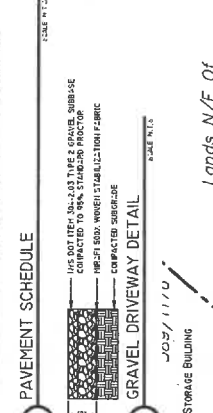
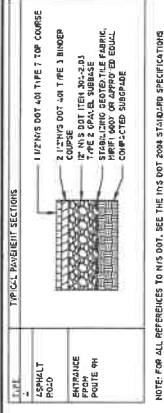
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PROPOSED DRIVEWAY ACCESS LAYOUT
 BRODIE BOAT STORAGE
 PROJECT NO. 2018
 DATE: 01/24/2023

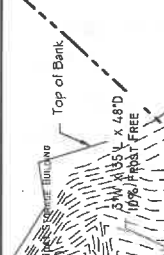
REV.	DATE	DESCRIPTION
1/18/2023	REV. 1	

PREPARED FOR
 BRODIE LAND DEVELOPMENT
 3578 LAKE SHORE DRIVE
 LAKE GEORGE, NY 12845
 518-339-4566

PROJECT NO. 2018
 DATE: 01/24/2023
 SHEET NO. 2 OF 2



1.2" TOPSOIL & SEED OR HYDRAT
 LIGHT STONE FILLING WHEN SLOPE > 2:1
 WHEED COLLECTOR END SECTION IS CONNECTED
 COUPLING IN EXISTING CONDUIT CONNECTIONS & SLINGS
 AS SHOWN TO PREVENT



RECEIVED
 Date: January 24, 2023
 Adirondack Park Agency

FINAL
 P2021-0027A

Lands N/F Of
 Russell Thomas
 810/161

Lands N/F Of
 G. Jerrold Brandt
 637/423

New York State Route 9N

Benchmark
 Nail in U Pole
 Elev. = 477.00

GRAPHIC SCALE
 1" = 30' FEET
 NORTH

INSURE THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STUDIO A.