


THIS IS A TWO-SIDED DOCUMENT

 <p>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 Project Permit 2005-0312D</p>
<p>In the Matter of the Application of</p> <p>NORTHWOODS ASSOCIATION, INC. Permittee</p> <p>for a permit amendment pursuant to 9 NYCRR Part 578</p>	<p>Date Issued: April 30, 2026</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Northwoods Association, Inc.</p>

SUMMARY AND AUTHORIZATION

This permit authorizes three overwinter biennial drawdowns of Forest Lake beginning in 2026 in an area classified as submerged land surrounded by Moderate Intensity Use lands on the Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, 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 Agency will consider the project in existence when the permit has been recorded.

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 26.2± acres of submerged land known as Lake Forest (DEC Pond #050328) in the Town of Lake Luzerne, Warren County, in an area classified as submerged land surrounded by Moderate Intensity Use on the Official Adirondack Park Land Use and Development Plan Map. It is identified on Town of Lake Luzerne Tax Map Section 286.11, Block 1 as Parcel 46. The project site is described in a deed from Katherine E. Woodward to Northwoods Association, Inc. dated July 14, 1976 which was recorded August 5, 1976 in the Warren County Clerk's Office in Liber 598 of Deeds at Page 156.

Forest Lake is a man-made lake with an earthen dam and concrete spillway. It contains deep water marsh wetlands throughout the littoral zone. These wetlands have a value rating of "2" pursuant to NYCRR 578.3.

Permits 2005-0312, 2005-0312A, 2005-0312B, and 2005-0312C authorized overwinter biennial drawdowns of Forest Lake beginning in 2006. The drawdowns have not occurred as frequently as authorized; the last drawdown occurred in Fall 2019.

PROJECT DESCRIPTION

The project as conditionally approved herein involves three additional overwinter biennial drawdowns of Forest Lake in the fall of 2026, 2028, and 2030, for purposes of controlling nuisance aquatic plant growth.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any regulated wetland activity in the Adirondack Park.

This permit amends Conditions 5, 8, and 13 of Permit 2005-0312C.

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 authorized drawdowns continue on the site. Copies of this permit 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. This permit amends and supersedes Permits 2005-0312, 2005-0312A, 2005-0312B, and 2005-0312C in relation to the project site. The terms and conditions of permits 2005-0312, 2005-0312A, 2005-0312B, and 2005-0312C 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 2005-0312D, issued April 30, 2026, the

conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.”

6. This permit authorizes a total of three overwinter lake drawdowns to occur in the fall of 2026, 2028 and 2030. These drawdowns shall occur as follows:
 - a. Each drawdown shall occur after September 15 but before October 31. The rate of drawdown shall not exceed more than a 0.5-foot drop in 24 hours.
 - b. The extent of each drawdown shall not exceed a maximum of 3 feet from the top of the dam's concrete spillway.
 - c. The refill of the lake each spring shall begin at the onset of spring snowmelt but no later than March 31 following the fall drawdown.
 - d. During spring refill, or during any flow adjustments which may be necessary during the drawdown season to maintain the target 3-foot drawdown, a continuous minimum flow approximately equal to observed summer low flow shall be maintained in the outlet.
7. During the period when the lake is drawn down, the water level shall be monitored on a bi-weekly basis to ensure that the level is maintained at an elevation of 3 feet below the concrete spillway. At no time shall the drawdown exceed 3.5 feet below the concrete spillway. All bi-weekly inspections shall be documented and included in the annual report.
8. A plant survey shall be undertaken in the summer of 2030. The plant survey shall be a repeat of the survey described in the report "The Aquatic Plants of Forest Lake and Lake Allure, Warren County, NY," prepared for Northwoods Association, Inc. by Lawrence Eichler and dated September 9, 2024. The new survey shall employ the same sampling protocols and level of detail presented in the 2024 report and shall include a section specifically discussing changes (if any) in the plant community since 2024. The completed survey will be submitted to the Agency at the time of submission of the monitoring report required in Condition 9. A letter of approval will be required for any change in the date of survey.
9. A drawdown and lake level monitoring report shall be submitted to the Agency by May 15, following each drawdown. The report shall provide details regarding the date drawdown began, date the target drawdown lake elevation was attained, and dates of all bi-weekly inspections as required in Condition 7 above. The report shall also include details regarding the spring refill to normal spillway elevation. All monitoring events shall be recorded and shall include date of observation/action, name of person inspecting the lake level, the lake level as measured from the gauge, the status of the outlet stream which confirms compliance with Condition 6 above, and what (if any) actions were undertaken to modify the lake elevation.
10. Any change in the timing, rate, or depth of drawdown shall require a new or amended permit, or prior written Agency authorization. A review of request for such modification shall begin upon receipt of a letter making such a request. Information documenting the need for the requested modification should be included in the request.

CONCLUSIONS OF LAW

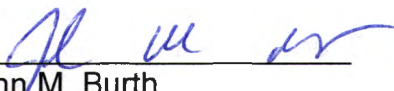
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Freshwater Wetlands Act and 9 NYCRR Part 578. The Agency hereby finds that the project authorized as conditioned herein:

- a. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- b. will result in minimal degradation or destruction of the wetland or its associated values, and is the only alternative which reasonably can accomplish the applicant's objectives.

Dated: April 30th, 2026

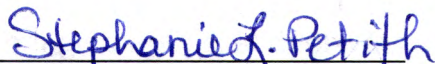
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 30th day of April in the year 2026, 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.


Notary Public

STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029