

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Project Permit 2026-0111A
In the Matter of the Application of BRANDON NICHOLS & JESSICA NICHOLS Permittees for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577	Date Issued: August 20, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Brandon Nichols 2. Jessica Nichols

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2026-0111 authorized a new commercial use (pizza shop/restaurant). This permit amends Permit 2026-0111, as conditioned below, to allow for modifications to the driveway and parking lot configuration.

The amendment authorized herein is shown on a nine-sheet set of site plans titled "Nichols Septic Improvements," prepared by North Woods Engineering, PLLC, last revised August 5, 2026 and received by the Agency the same date (Revised Site Plans).

A reduced-scale copy of Sheet C10 of the Revised Site Plans is attached as a part of this permit for 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 a 3.3-acre parcel of land located on both sides of NYS Route 28/30 in the Town of Indian Lake, Hamilton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as a portion of Tax Map Section 56.017, Block 3, Parcel 11.100, and is described in a

deed from Bushwood, LLC to Brandon Nichols & Jessica Nichols, dated March 31, 2026, and recorded April 23, 2026 in the Hamilton County Clerk's Office under Instrument Number 2026-476.

The project site is located within the designated Cedar River Recreational River Area.

The project site is improved by an existing structure last used more than five years ago as a golf pro shop, along with an on-site wastewater treatment system, a municipal water connection, and a detached garage.

The project site was created as "Lot 4" in a seven-lot subdivision as authorized by Agency Permit 2024-0140.

CONDITIONS

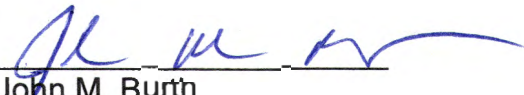
1. Condition 6 of Permit 2026-0111 is hereby amended to authorize the establishment of a driveway and parking area in the locations shown and as depicted on the Revised Site Plans. Any change to the location, dimensions, or other aspect of the commercial use (pizza shop/restaurant) shall require prior written Agency authorization.

All other terms and conditions in Permit 2026-0111 remain in full force and effect.

2. This permit amendment shall be recorded in the Hamilton 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 Permit 2026-0111A, issued August 20, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

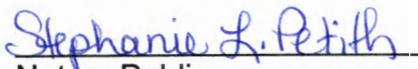
Dated: August 20th, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

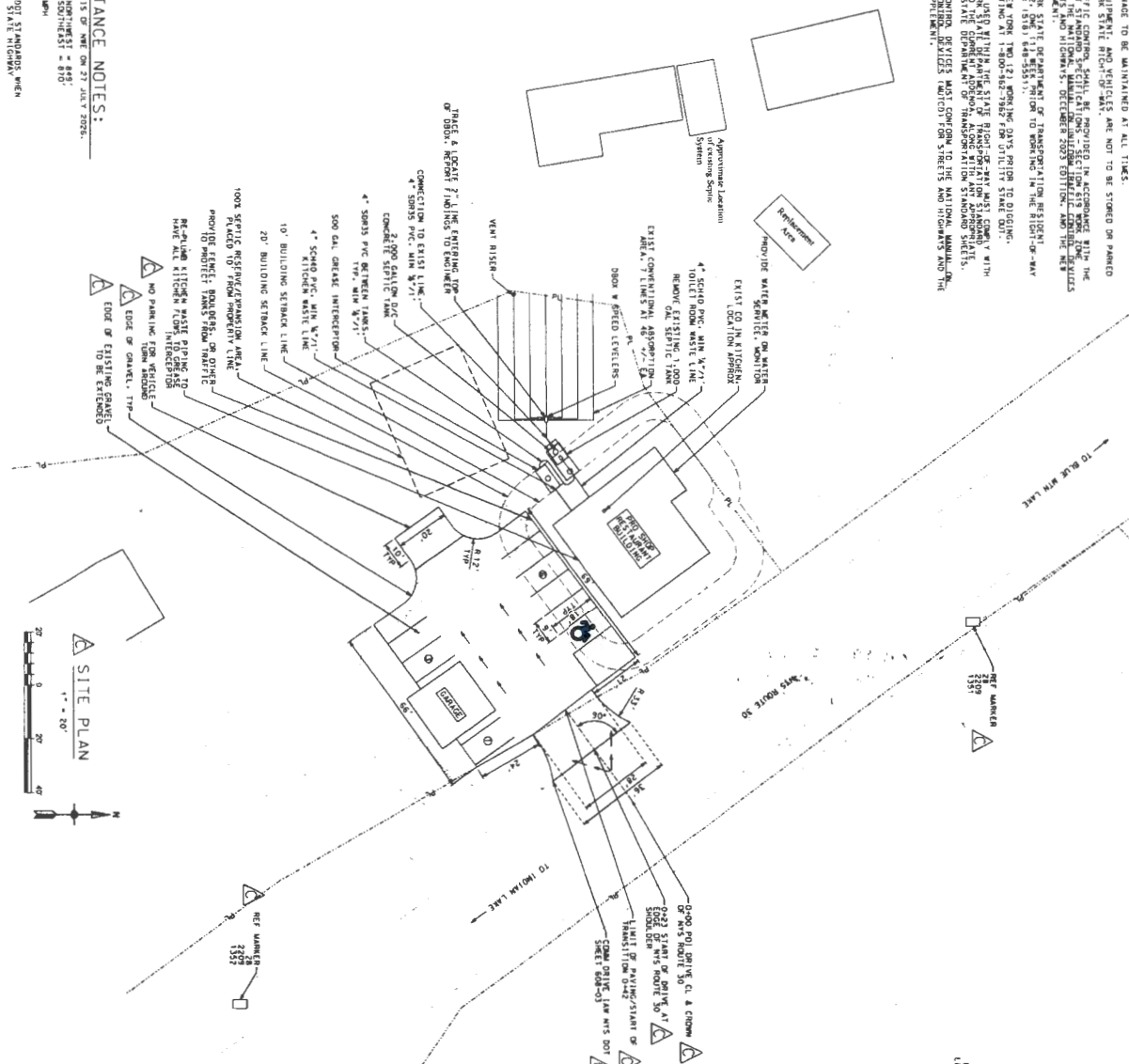
By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

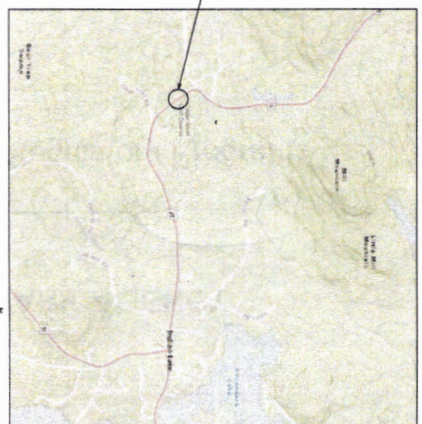
On the 20th day of August in the year 2026, before me, the undersigned, a Notary Public in and for said State personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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

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1. SITE AREA BASED ON SURVEY BY LICENSED SURVEYOR IS 2.070 ACRES. APPROXIMATELY 1.000 ACRES OF THIS SITE IS TO BE EXCAVATED BY 2025.
2. CONTRACT HOLDING NUMBER FOR THIS PROJECT IS 15581-897-4035. MIN 2.000 ACRES TO BE EXCAVATED.
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4. THE PROPOSED EXCAVATION SHALL BE INSTALLED IN THE PROJECT PLANS AND THE RESULTING RESULTS SHALL BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
5. CONTRACTOR SHALL PROVIDE 45-DAY NOTICE OF EXCAVATION TO LOCATIONS ADJACENT TO EXCAVATION DISBURSED AREAS, SITED TO GRASS AND MATCH.

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**North Woods
Engineering, Inc.**
346 Larkspur Lane
Saratoga Springs, NY 12863
(518) 867-4875
www.nw-engineering.com

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