

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 Permit 2026-0087
In the Matter of the Application of TIN TEEPEE REAL ESTATE COMPANY, LLC Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: September 15, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Tin Teepee Real Estate Company, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Horicon, 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 permit has been recorded.

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 116.93±-acre parcel of land located on Bean Road in the Town of Horicon, Warren County, in an area classified Rural Use and Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 71, Block 1, Parcel 45.1, and is described in a deed from Bean Road Properties, LLC to Tin Teepee Real Estate Company, LLC, dated August 21, 2020, and recorded August 21, 2020 in the Warren County Clerk's Office at Book 6167, Page 126.

The project site contains shoreline on a water body labeled "Beaver Pond" on the Site Plan. The project site also contains wetlands associated with "Beaver Pond" as shown on the Site Plan. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by an existing single family dwelling, campground, and restaurant.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the Rural Use portion of the 116.93±-acre tax map parcel 71.-1-45.1, creating a 11.04±-acre lot (Lot 1) improved by an existing single family dwelling, and a 105.89±-acre lot (Lot 2) improved by a campground and restaurant. Lot 2 includes 1.82± acres of land designated Low Intensity Use. No new land use and development is proposed or authorized herein.

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

- A one page sheet titled "Map of a Subdivision of Lands of TIN TEEPEE REAL ESTATE COMPANY, LLC, Town of Horicon, County of Warren, State of New York", prepared by Magee Land Surveying, and dated March 4, 2026 (Subdivision Plan); and
- A one page map titled "Site Plan of Lands of TIN TEEPEE REAL ESTATE COMPANY, LLC, Town of Horicon, County of Warren, State of New York", prepared by Magee Land Surveying, and dated July 11, 2026 (Site Plan).

A reduced-scale copy of the Project 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands 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. 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, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. 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 2026-0087, issued September 15, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. Any deed of conveyance for Lot 1 as depicted on the Subdivision Plan shall contain an easement providing access to the campground pump house and well to Lot 2 over the easement area shown and described on the Subdivision Plan.
7. The Low Intensity Use portion of Lot 2 shall not be conveyed separately from the Rural Use portion of Lot 2 without Agency authorization.
8. Prior to undertaking construction of any boathouse on the project site, written authorization of plans for the boathouse, including all attached docks or walkways, shall be obtained from the Agency.
9. Prior to undertaking construction of any dock on the project site, including expansion of the existing dock on Lot 1, written authorization of plans for the dock, including all attached upland structures, shall be obtained from the Agency.
10. No structures greater than 100 square feet in size, shall be constructed within 75 feet, measured horizontally, of the mean high water mark of Beaver Pond.
11. Within 100 feet of the wetlands and Beaver Pond, as depicted on the Subdivision Plan, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed 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.
12. The undertaking of any activity involving wetlands shall require a new or amended permit.

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, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

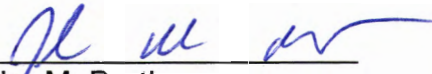
- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Horicon;
- b. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- c. will 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
- d. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated: September 15th, 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 15th day of September 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.

Stephanie L. Petith
Notary Public

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



BEING PART
OF
GREAT LOT 237
BRANT LAKE TRACT

ENGINEERING REFERENCES

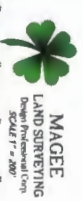
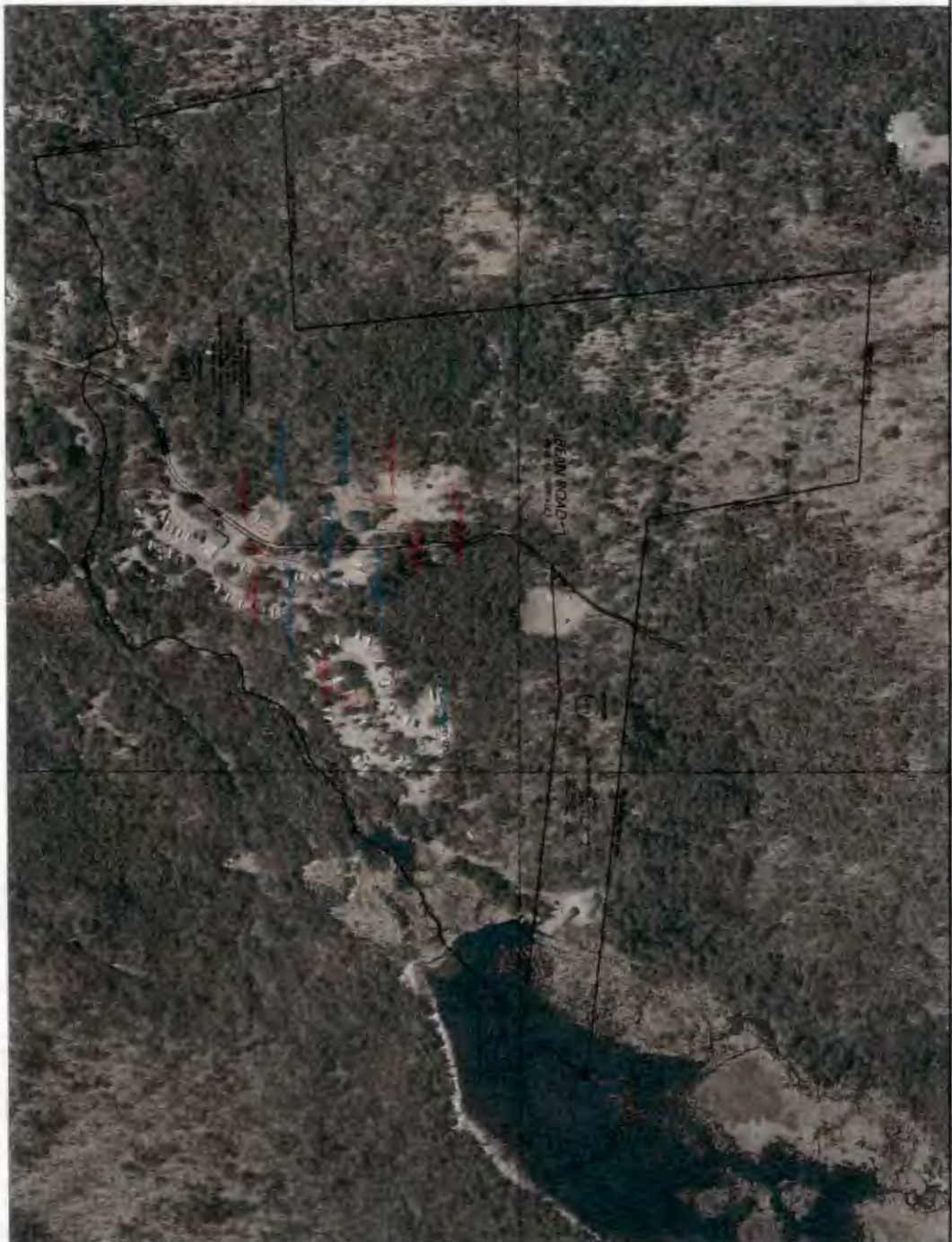
- 1) THE TEEPEE FAMILY CAMPING, SITE PLAN, PREPARED BY JAMES M. MARCH, P.E., DATED JULY 14, 2008.
- 2) THE TEEPEE FAMILY CAMPING, SITE PLAN, PREPARED BY JAMES M. MARCH, P.E., DATED JULY 14, 2008.
- 3) THE TEEPEE FAMILY CAMPING, SITE PLAN, PREPARED BY JAMES M. MARCH, P.E., DATED JULY 14, 2008.
- 4) THE TEEPEE FAMILY CAMPING, SITE PLAN, PREPARED BY JAMES M. MARCH, P.E., DATED JULY 14, 2008.

REVISIONS	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT

PROPERTY ADDRESS

200 BRANT LAKE ROAD, BRANT LAKE, NEW YORK 12853

ZONING INFORMATION
BRANT LAKE TOWN OF HORICON, COUNTY OF WARREN
ZONING DISTRICT LC-10
PROPERTY ADDRESS
200 BRANT LAKE ROAD, BRANT LAKE, NEW YORK 12853

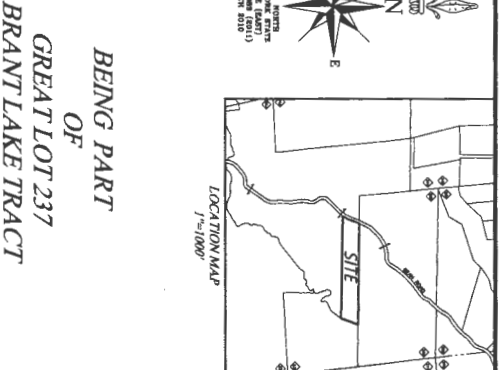
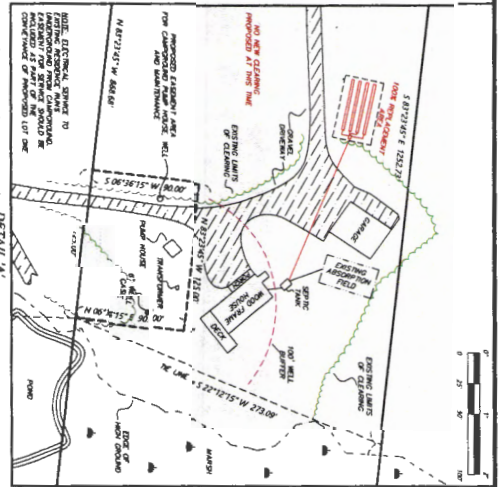


SITE PLAN of Lands of
TIN TEEPEE
REAL ESTATE COMPANY, LLC
TOWN OF HORICON, COUNTY OF WARREN
STATE OF NEW YORK

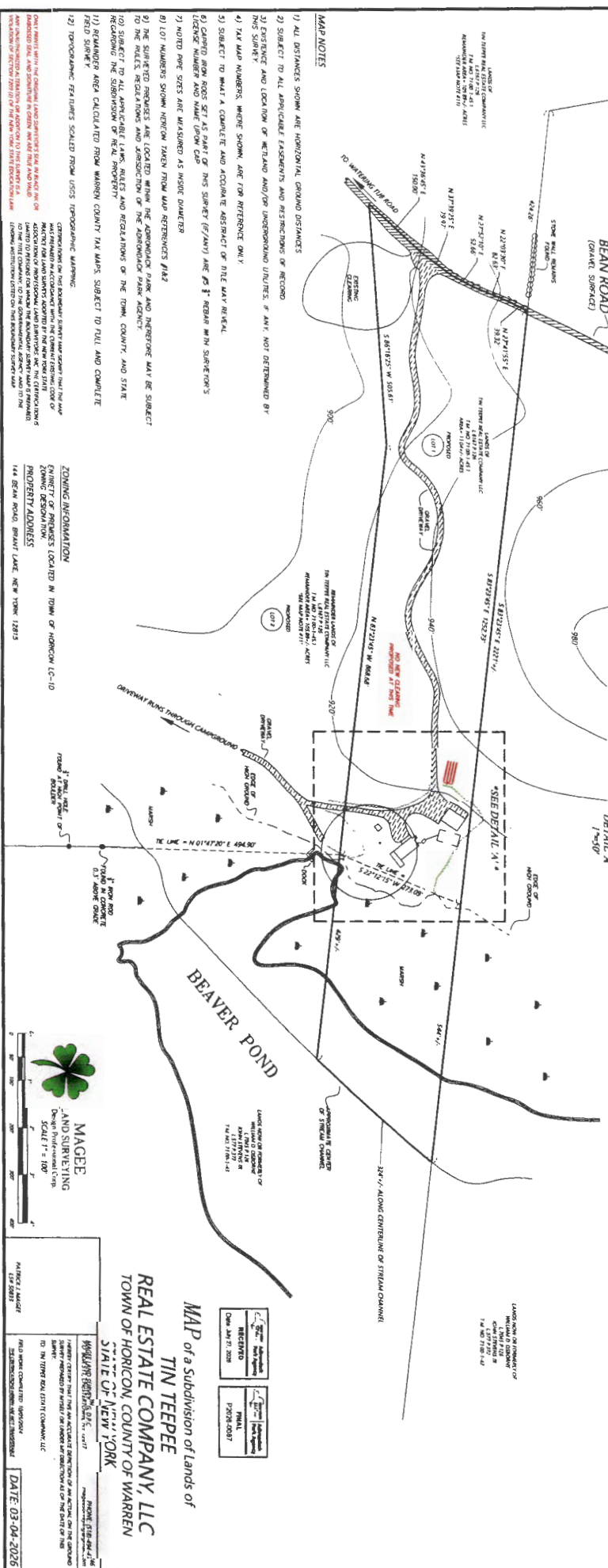
DATE OF SURVEY	DATE OF PERMIT
07/11/2006	07/11/2006

MAP REFERENCES

- 1) MAP OF SUBDIVISION OF CERTAIN LANDS OF BRANT LAKE, NEW YORK, PREPARED BY JOHN A. MAGEE, LAND SURVEYOR, STATE OF NEW YORK, ON SEPTEMBER 24, 1987 IN PLAT CABINET A, SLIDE 96.
 - 2) MAP FOR JOHN P. AND NINA M. FRANCESCO, JR. IN THE TOWN OF HORICON, COUNTY OF WARREN, STATE OF NEW YORK, PREPARED BY JAMES P. HUGHES, PROFESSIONAL LAND SURVEYOR, ON JANUARY 12, 1998 IN PLAT CABINET B, SLIDE 48.
 - 3) A SURVEY MAP OF LANDS FOR MICHAEL C. AND BRUNDA B. HUGHES, PROFESSIONAL LAND SURVEYORS, PREPARED BY JAMES P. HUGHES, PROFESSIONAL LAND SURVEYOR, ON JANUARY 12, 1998 IN PLAT CABINET B, SLIDE 49.
- REVISIONS
4/1/2025 - ADDED SEPTIC, TOWN RESERVE AREA
7/25/2026 - ADDED LIMITS OF EXISTING/PROPOSED CLEARING



BEING PART
OF
GREAT LOT 237
BRANT LAKE TRACT



MAP NOTES

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
- 2) SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD.
- 3) EXISTENCE AND LOCATION OF METEAD AND/OR UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED BY THIS SURVEY.
- 4) TAX MAP NUMBERS, WHEN SHOWN, ARE FOR REFERENCE ONLY.
- 5) SUBJECT TO WHAT A COMPLETE AND ACCURATE ASPECT OF FILE MAY REVEAL.
- 6) CAPREX ROW ROSS SET AS PART OF THIS SURVEY (IF ANY) ARE AS THEY BEHAVE IN SURVEYOR'S RECORD NUMBER AND NAME OF ROW CROSS.
- 7) NOTED PACE SIZES ARE MEASURED AS INSIDE DIAMETER.
- 8) LOT NUMBERS SHOWN HEREIN TAKEN FROM MAP REFERENCES #1&2.
- 9) THE SURVEYED PROPERTIES ARE LOCATED WITHIN THE JURISDICTIONAL PARK AND THEREFORE MAY BE SUBJECT TO THE RULES, REGULATIONS AND JURISDICTION OF THE JURISDICTIONAL PARK AGENCY.
- 10) SUBJECT TO ALL APPLICABLE LAWS, RULES AND REGULATIONS OF THE TOWN, COUNTY, AND STATE REGARDING THE SUBDIVISION OF REAL PROPERTY.
- 11) REMAINING AREA CALCULATED FROM WARREN COUNTY TAX MAPS, SUBJECT TO TOLL AND COMPLETE FIELD SURVEY.
- 12) TOPOGRAPHIC PERMITS SCALED FROM USGS TOPOGRAPHIC MAPPING.

ZONING INFORMATION
ENVIROTYPE OF PROPERTIES LOCATED IN TOWN OF HORICON, LC-10
PROPERTY ADDRESS
14 BEAN ROAD, BRANT LAKE, NEW YORK 12813



RECEIVED
DATE: MAY 11, 2025
BY: [Signature]
FOR: [Signature]
DATE: 03-04-2025