

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 2026-0128
In the Matter of the Application of BROOKS LODGE LG, LLC Permittee for a permit pursuant to §809 of the Adirondack Park Agency Act	Date Issued: September 24, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Brooks Lodge LG, LLC

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a deck addition to a single family dwelling in an area classified Moderate Intensity on the Adirondack Park Land Use and Development Plan Map in the Town of Queensbury, 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.

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 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 0.316±-acre parcel of land located on State Route 9L in the Town of Queensbury, Warren County, in an area classified Moderate Intensity on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 239.2, Block 1, Parcel 18, and is described in a deed from Michael Serini and Sharon Serini to Brooks Lodge LG, LLC, dated October 31, 2024, and recorded December 6, 2024 in the Warren County Clerk's Office under Instrument Number 2024-6401.

The project site contains shoreline on Lake George and the site is improved by an existing single family dwelling and associated on-site wastewater treatment system, stairway, boathouse, and dock.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction a deck attached to an existing single family dwelling, increasing the total height of the dwelling to 45.3 feet.

The project is shown on:

- A single-sheet site plan titled "Site Plan Review," prepared by Kodiak Construction, Inc., dated June 3, 2026, and received by the Agency June 3, 2026 (Site Plan); and
- A single-sheet site plan titled "Asbuilt Survey Map for Brooks Lodge LG, LLC," prepared by ABL Surveying, PLLC, dated August 3, 2026, and received by the Agency August 3, 2026 (Elevation Plan).

A reduced-scale copy of the Site Plan 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, a permit is required from the Adirondack Park Agency prior to the construction of any structure in excess of 40 feet in height on Moderate Intensity lands 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, the Site Plan, and Elevation Plan 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 2026-0128, issued September 24, 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 the single family dwelling with an attached deck on the project site in the location and footprint described on the Site Plan and the height described on the Elevation Plan. Any change to the location or dimensions of the single family dwelling, deck or attached stone staircase shall require prior written Agency authorization.
6. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
7. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, toward Lake George, New York Route 9L, or adjoining property.
8. All exterior building materials, including roof, siding and trim, of the dwelling and deck shall be a dark shade of green, grey, or brown.
9. Within 50 feet of the mean high water mark of Lake Lake George, 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.
10. 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, and 9 NYCRR Part 574. The Agency hereby finds that the single family dwelling authorized as conditioned herein:

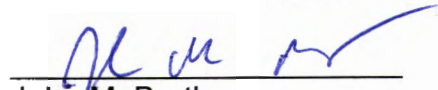
- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Queensbury; and
- b. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

Dated: September 24th, 2026

Ray Brook, New York

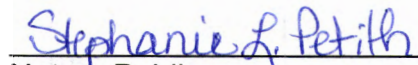
ADIRONDACK PARK AGENCY

By:


John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th 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.


Notary Public

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

[illegible]

DATE:	3/4/2026
REVISED:	3/6/2026
REVISED:	6/3/2026

SCALE: 1" = 20'-0"

BROOKS RESIDENCE

2934 ROUTE 9L TAX ID 239.20-1-18

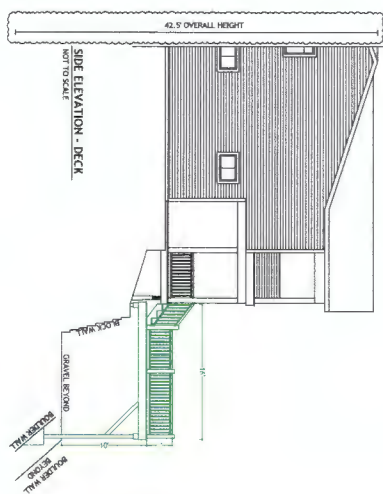
TOWN OF QUEENSBURY, WARREN COUNTY, NY

LOCATION MAP

NORTH ON PLAST

1 of 2

A photograph of a snowy mountain landscape. A wooden walkway or staircase leads up a snow-covered slope. In the background, there is a building with a white facade and a dark roof. The scene is surrounded by evergreen trees. A green bounding box is drawn around the building in the background.



REAR ELEVATION - DECK
NOT TO SCALE