


**THIS PERMIT AMENDS PERMIT 2024-0047, ISSUED AUGUST 7, 2024  
THIS IS A TWO-SIDED DOCUMENT**

<div style="display: flex; align-items: center; justify-content: center;"><div><b>Adirondack Park Agency</b></div></div> <p style="text-align: center; margin-top: 20px;">P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 <a href="http://www.apa.ny.gov">www.apa.ny.gov</a></p>	<div style="text-align: center; padding: 10px;"><b>APA Project Permit 2024-0047A</b></div> <div style="text-align: center; padding: 10px;">Date Issued: June 10, 2025</div>
<p>In the Matter of the Application of</p> <p><b>JASON BARDEN DONNA BARDEN Permittees</b></p> <p>for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577 and 9 NYCRR Part 578</p>	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none"><li><b>1. Jason Barden</b></li><li><b>2. Donna Barden</b></li></ol>

**SUMMARY AND AUTHORIZATION**

Adirondack Park Agency Permit 2024-0047 authorized a two lot subdivision and construction of a single family dwelling in an area classified Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Indian Lake, Hamilton County. This permit amends Permit 2024-0047, as conditioned below, to increase the size of Lot 2 to 13.62 acres and to remove the shared access to the Cedar River for Lot 1 through Lot 2.

The amendment authorized herein is shown on the following maps:

- “Map of Survey Prepared for: Jason Barden Cedar River Subdivision,” prepared by Lawrence R. Sheppard L.S., and dated July 20, 2023 (Site Plan); and
- “Map of Survey Prepared for: Jason Barden Cedar River Subdivision Lot 2 Detail,” prepared by Lawrence R. Sheppard L.S., and dated May 2, 2025 (Lot 2 Detail).

A reduced-scale copy 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**

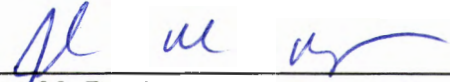
The project site is a 104.17-acre parcel of land located on Cedar River Road in the Town of Indian Lake, Hamilton County, in an area classified Low Intensity Use and Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified on Town of Indian Lake Tax Map Section 54.020, Block 1 as Parcel 12, and is described in a deed from Charles A. Cloran and Barbara Cloran to Jason Barden and Donna Barden, dated March 17, 2021 and recorded March 19, 2021 in the Hamilton County Clerk's Office under Instrument Number 2021-441.

### **CONDITIONS**

1. Condition 5 of Permit 2024-0047 is hereby amended to authorize a two lot subdivision and construction of a single family dwelling in the location shown and as depicted on the Site Plan and Lot 2 Detail. Any subdivision not depicted on the Site Plan shall require prior written Agency authorization. Any change to the location, or footprint of the single family dwelling shall require prior written Agency authorization.
2. All other terms and conditions in Permit 2024-0047 remain in full force and effect.
3. This permit amendment shall be recorded in the Hamilton County Clerk's Office within 60 days of the date of its issuance.
4. 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 2024-0047A, issued June 10, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Permit Amendment issued this 10<sup>th</sup> day  
of June, 2025.

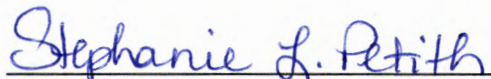
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK  
COUNTY OF ESSEX

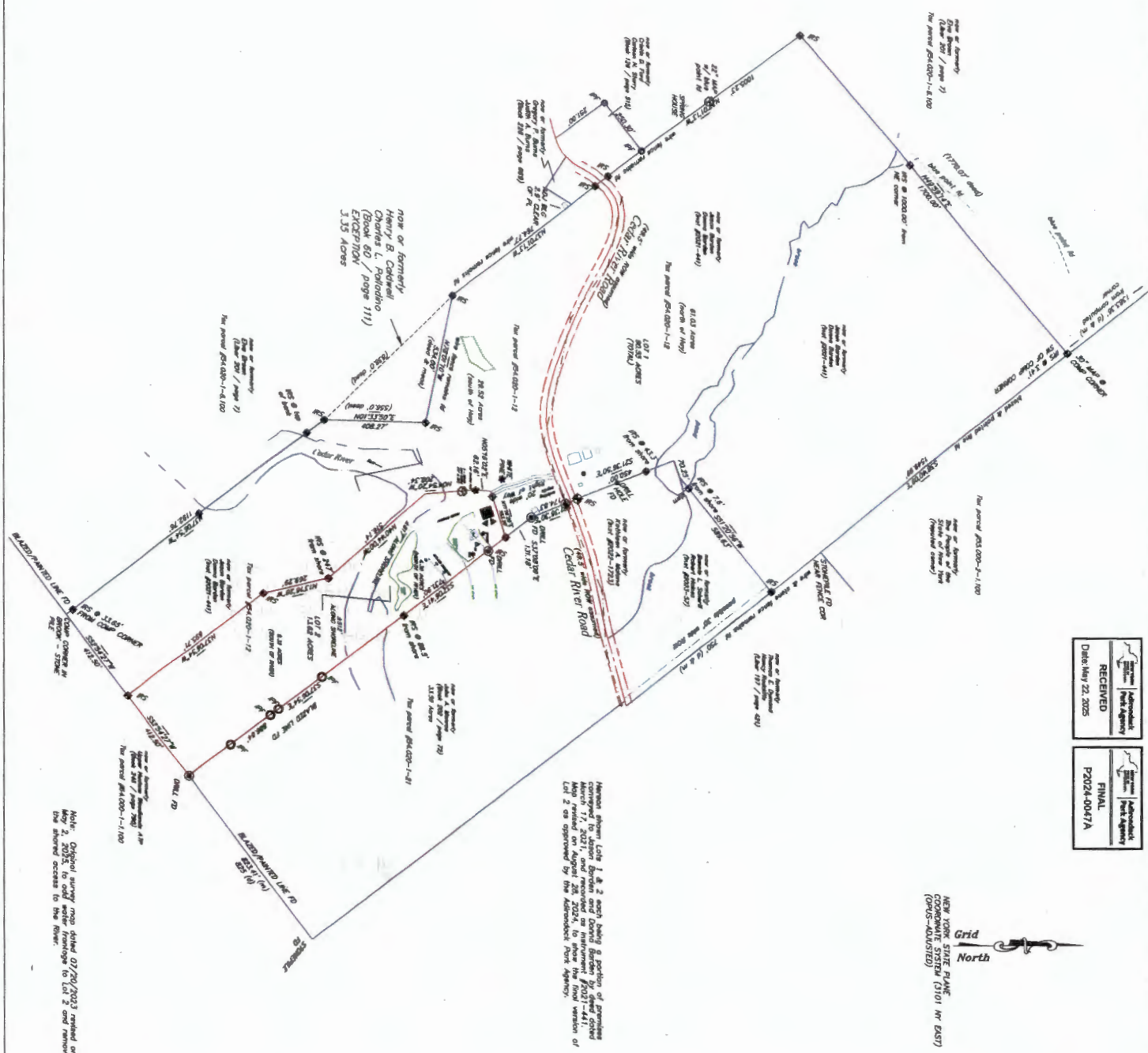
On the 10<sup>th</sup> day of June in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument 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, 2029

  
Notary Public

RECEIVED  
Date: May 22, 2025  
P2024-0047A

NEW YORK STATE PLANE  
COORDINATE SYSTEM (2101 NW EAST)  
(NAD83-ADJUSTED)



Map of Survey Lot 1 & 2, showing a portion of property conveyed to Jason Burton and Dennis Burton by deed dated March 17, 2021, and recorded on instrument P2021-441. This map is a revision of the map of the same property, version of Lot 2 as approved by the Adirondack Park Agency.

Note: Original survey map dated 07/20/2023 revised on May 2, 2025, to add water frontage to Lot 2 and remove the shared access to the river.

Unauthorised alteration of a survey map bearing a date and station number of the New York State Plane Coordinate System (NAD83-ADJUSTED) is a violation of the State Plane Coordinate Act of 1945, as amended. Only copies from the original of this survey, marked with an original of the land surveyor's embossed seal shall be original. The location of underground improvements or encroachments are not shown, and often must be ascertained. If any underground improvements or encroachments are shown, they are not shown to the satisfaction of the surveyor. The certification herein are not final. This survey was prepared without benefit of examination of an up to date Aerial Photograph of the

1. I certify that I am a Licensed Surveyor Licensed by the State of New York and that this survey was performed by me in accordance with the Code of Practice adopted by the New York State Board of Surveying and Mapping. I am a member of the International Land Surveyors and is true and complete as shown.

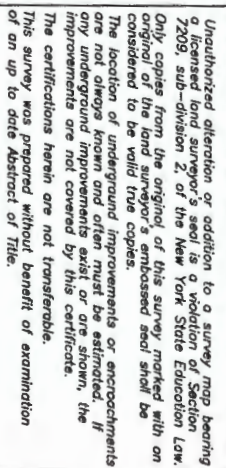
MAP OF SURVEY PREPARED FOR:

Jason Burton  
Cedar River Road Station

DATE: 07/20/2023  
SCALE: 1 inch = 215 feet  
T.E. / 2023-023

SHEPARD  
LAND SURVEYING

Survey 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 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2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 21



I certify that I am a Land Surveyor Licensed by the State of New York and that this survey was performed by me in accordance with the Code of Practice adopted by The New York State Association of Professional Land Surveyors and is true and complete as shown.

- LEGEND**
- |   |      |                       |
|---|------|-----------------------|
|  | ①    | FOUND FROM ADO        |
|  | ②    | FOUND FROM PPS        |
|  | ③    | SET RICH AND          |
|  | ④    | DEED RECORD           |
|  | (iv) | CONSIDER              |
|  |      | ABANDON PROPERTY LINE |
|  |      | DEED OF ACCESSION     |
|  |      | EXPENSE               |
|  |      | STONY WALL            |
|   |      | OFFICE LINE AND POLE  |
|    |      | CONCRETE LAMPS        |
|    |      |                       |
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|    |      |                       |
|    |      |                       |
|    |      |                       |

MAP OF SURVEY PREPARED FOR:

**Bardeen proposed subdivision  
Lot 2 Detail**

## SITUATE

TOWN OF INDIAN LAKE  
COUNTY OF HAMILTON  
STATE OF NEW YORK

DATE: 06/05/2024

TAX MAP ID # 54.020-1-2 (Part)

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**SHEPPARD**  
LAND SURVEYING

Lawrence R. Shappard, L.S., 148 Union Street, Haverhill, NY 13654  
Phone: (315) 344-6390 & (315) 868-0064 Email: shappard@whoi.com