


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 Permit 2024-0335</p>
<p>In the Matter of the Application of</p> <p>BAKER, MICHAEL A. and LOU ANN ELDRIDGE, EXECUTOR OF THE ESTATE OF ALBERT E. BAKER</p> <p>Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 10, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <p>1. Baker, Michael A. 2. Lou Ann Eldridge, Executor of the Estate of Albert E. Baker</p>

SUMMARY AND AUTHORIZATION

This permit authorizes two, two lot subdivisions in an area classified Moderate Intensity on the Adirondack Park Land Use and Development Plan Map in the Town of Thurman, 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 an authorized lot has been conveyed to an outside party or a new deed merging a newly created lot with an adjoining lot has been filed with Warren County.

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 consists of two separate tax parcels of land located on High Street in the Town of Thurman, Warren County, in an area classified as Moderate Intensity on the Adirondack Park Land Use and Development Map.

- The first parcel is a 0.30±-acre parcel, identified as Tax Map Section 221, Block 1, Parcel 29, and is described in two deeds. The first is a deed from Michelle R. Baker to Michael A. Baker, dated September 27, 1993, and recorded September 28, 1993 in the Warren County Clerk's Office at Book 895, Page 61. The second is a boundary clarification deed from Dale A. Furnia to Michael A. Baker, dated March 3, 2005, and recorded March 7, 2005 in the Warren County Clerk's Office at Book 1434, Page 281.
- The second parcel is a 7.43±-acre parcel of land identified as Tax Map Section 221, Block 1, Parcel 28 described in a deed from the County of Warren to Albert E. Baker, dated March 25, 1971, and recorded October 22, 1971 in the Warren County Clerk's Office at Book 542, Page 244.

On the portion of the project site constituting tax map number 221.-1-29, the project site is improved by a single family dwelling, garage, shed, and associated on-site wastewater treatment system. On the portion of the project site constituting tax map number 221.-1-28, the project site is improved by two single family dwellings, two garages, and two on-site wastewater treatment systems.

PROJECT DESCRIPTION

The project as conditionally approved herein involves two, two lot subdivisions to re-configure the boundaries between two existing lots. Tax map number 221.-1-29 (Parcel 29) will be subdivided into a 0.28±-acre lot and a 0.02±-acre lot. The 0.02±-acre lot will be merged with tax map number 221.-1-28 (Parcel 28). Parcel 28 will be subdivided into a 6.84±-acre lot and a 0.59±-acre lot. The 6.84±-acre lot will be merged with Parcel 29. As a result, Lot 1 will have a final size of 7.12± acres and contain an existing single family dwelling. Lot 2 will have a final size of 0.61± acres and contain two existing single family dwellings.

The project is shown on a Site Plan titled "Map of a Proposed Two Lot Subdivision and lands to be joined and merged prepared for Michael Baker," prepared by True Line Land Surveying, PLLC, and dated June 17, 2024, last revised March 27, 2025. A reduced-scale copy of the Site Plan 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 any subdivision of Moderate Intensity lands that results in the creation of a non-shoreline lot smaller than 0.92 acres in size 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 Site 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 2024-0335, issued June 10, 2025, 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 two, two lot subdivisions and mergers as depicted on the Site Plan. Any subdivision not depicted on the Site Plan shall require a new or amended permit.
6. Within 30 days of conveyance of the 0.02±-acre lot, a new deed shall be filed in the Warren County Clerk's office describing 0.02±-acre lot and Parcel 28 as a single, un-divided 0.61±-acre lot (Lot 2).
7. Within 30 days of conveyance of the 0.28±-acre lot, a new deed shall be filed in the Warren County Clerk's office describing 0.28±-acre lot and Parcel 29 as a single, un-divided 7.12±-acre lot (Lot 1).
8. Installation of any on-site wastewater treatment system(s) on the project site shall require prior written Agency approval.
9. There shall be no principal buildings located on Lot 2 other than the pre-existing single family dwelling and mobile home or any replacement structure for these dwellings as allowed by Agency regulations.
10. There shall be no more than three principal buildings located on Lot 1, in addition to the existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

11. The undertaking of any activity involving wetlands shall require a new or amended permit.

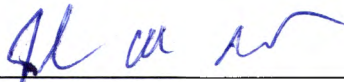
CONCLUSIONS OF LAW

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 subdivision/single family dwelling authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Moderate Intensity land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. 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.

PERMIT issued this 10th day
of June, 2025.

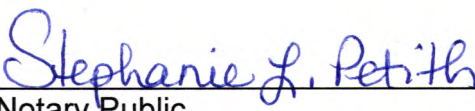
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th 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.

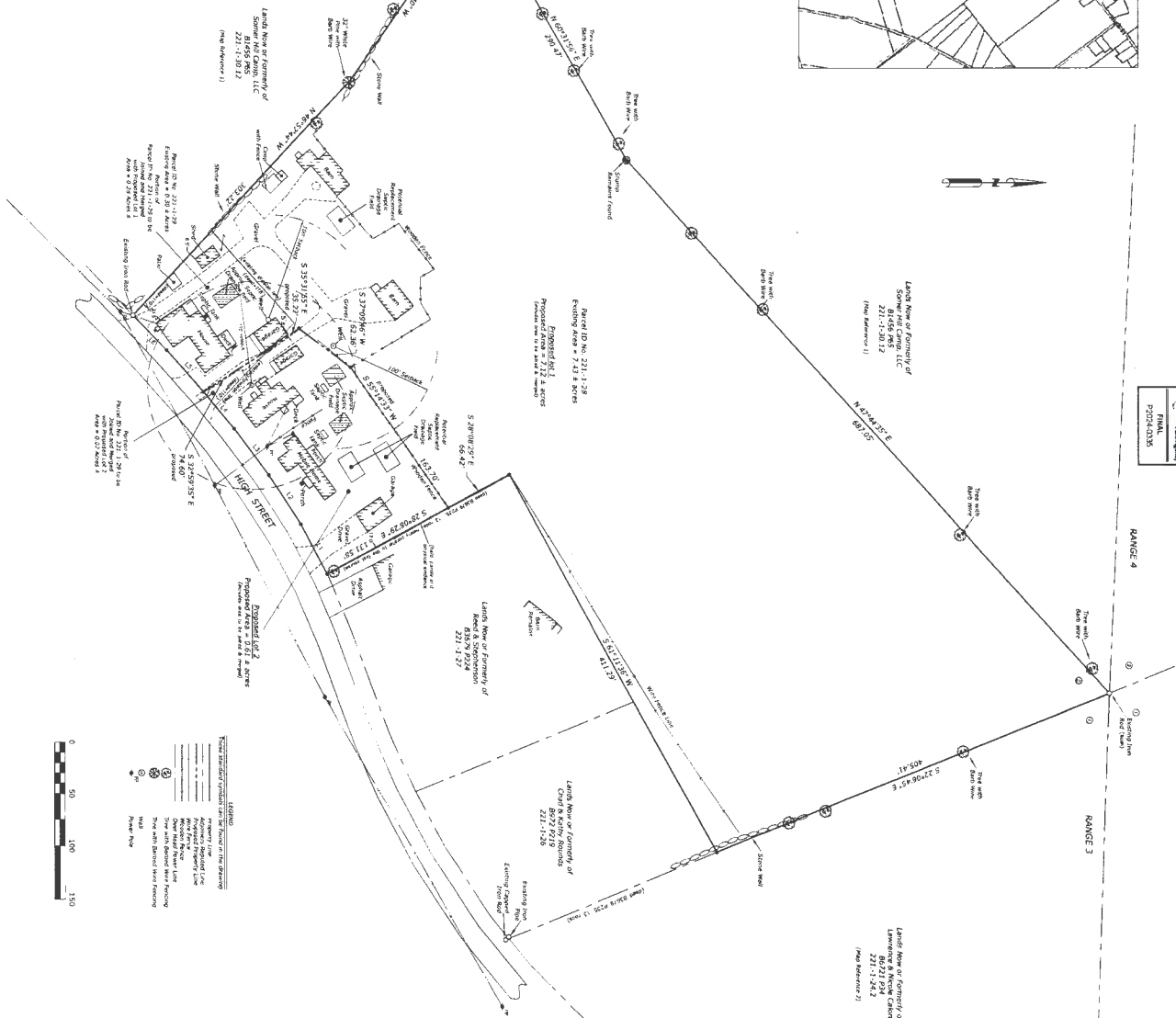
Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2029


Notary Public



ZONING REQUIREMENTS:
Zoned: APA Medium Density - J3
Subject to applicable state and local zoning laws.
County: Warren, New York

For Preliminary Review
Map
of a Proposed Two Lot Subdivision
and a New Roadway
Michael Baker
Town of Warren, New York
Warren, New York
Scale: 1" = 50'
Survey: 8/20/18
Map Date: 08/27/2018
TOWN OF WARREN, NEW YORK
TOWN CLERK
100 N. 2ND ST.
WARREN, NY 14258-1411



- DEED REFERENCES:**
1. Government of Warren, New York, dated March 1, 2005, filed in the Warren County Clerk's Office as Book 895 Page 61.
 2. Government of Warren, New York, dated September 27, 1993, filed in the Warren County Clerk's Office as Book 895 Page 61.
 3. Government of Warren, New York, dated March 25, 1971, filed in the Warren County Clerk's Office as Book 542 Page 244, legal description found in Book 207 Page 6.
- MAP NOTES:**
1. Field survey conducted on July 26, 2018, location of approximate area and March 22, 2015.
 2. North arrow and bearing lines per Map Reference 1.
 3. Warren County tax parcel 221-1-29 & 221-1-30.
 4. The location of underground easements or encroachments, if any exist, or as shown herein, are not shown on this map. The location of underground easements or encroachments, if any exist, or as shown herein, are not shown on this map. The location of underground easements or encroachments, if any exist, or as shown herein, are not shown on this map.
 5. This survey was prepared without the benefit of an up to date photograph of the site or an up to date photograph of the site or an up to date photograph of the site.
 6. This map is copyright © 2018 Michael Baker Corp. All rights reserved. No part of this map may be reproduced without the written permission of Michael Baker Corp.
 7. A copy of this document, including all attachments, shall be filed with the Warren County Clerk's Office and the Warren County Clerk's Office shall be responsible for the maintenance and updating of the map.
 8. Property corner requirements were not placed as a part of this survey unless otherwise noted.
 9. The surveyed parcel is subject to whatever rights, title or interest the Town of Warren and the people of the State of New York may have to maintain the roads, and to whatever rights, title or interest the Town of Warren may have to the land of the roads.
 10. Highway boundaries shown are units of an assumed 3 foot road.