


THIS IS A TWO-SIDED DOCUMENT

 <b>Adirondack Park Agency</b>  P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit <b>2026-0008</b>
In the Matter of the Application of  <b>DAVID VANDEWATER MICHAEL SCOUTEN Permittees</b>  for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: <b>April 23, 2026</b>
	To the County Clerk: Please index this permit in the grantor index under the following name(s): <b>1. Michael D. Scouten</b>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a two-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Lyonsdale, Lewis County.

This authorization shall expire unless recorded in the Lewis 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 Lewis County Clerk's Office. The Agency will consider the project in existence when an authorized lot has been conveyed.

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 120-acre parcel of land located on Moose River Road in the Town of Lyonsdale, Lewis County, in an area classified Low Intensity Use, Rural Use and Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 356, Block 1, Parcel 37.1, and is described in a deed from Raymond M. Scouten and Susan I. Scouten to Michael D. Scouten, dated June 1, 2004, and recorded June 4, 2004 in the Lewis County Clerk's Office under Instrument Number 2004-01745.

The project site contains wetlands associated with Miller Brook. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is improved by an existing single family dwelling constructed in approximately 1970 and an un-improved access road leading to tax parcels 356-1-35 and 356-1-36.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves a two-lot subdivision to create a 20-acre lot improved by existing development and a 100-acre vacant lot. No new land use or development is authorized herein.

The project site constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan. Portions of this property were conveyed in 1980, 1986 and 1993. As these subdivisions involved wetlands, it appears that an Agency permit was required for their undertaking. Agency records indicate that no permit was obtained. By issuance of this permit, the project site shall be recognized as lawful for Agency purposes.

The project is shown on a survey titled "Map Showing Partial Division, Lands of Michael D. Scouten, prepared by Kovach Land Surveying, P.C., Drawing Number 22159-2, received by the Agency March 16, 2026 (Survey). A reduced-scale copy of the Survey 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 Lewis 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 the attached Survey 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 2026-0008, issued April 23, 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 Survey. Any subdivision not depicted on the Survey shall require a new or amended permit.
6. Any deed of conveyance for the 100-acre lot as depicted on the Survey shall contain an easement providing access to the adjoining lands over the unimproved access roads show and described on the Survey.
7. The Rural Use portion of the 100-acre lot shall not be conveyed separately from the Low Intensity Use portion of the 100-acre lot.
8. The Resource Management portion of the 20-acre lot shall not be conveyed separately from the Low Intensity Use portion of the 20-acre lot.
9. The construction of any dwelling or other principal building on the project site shall require a new or amended permit. The construction of any accessory structure on the project site shall require prior written Agency authorization.
10. There shall be no more than 20 principal buildings located on the Low Intensity Use portion of the 100-acre lot at any time. There shall be no more than five principal buildings located on the Rural Use portion of the 100-acre lot at any time. The Agency makes no assurances that the maximum development mathematically allowed can be approved.
11. There shall be no more than one principal building located on the Low Intensity Use portion of the 20-acre lot. The pre-existing single family dwelling constructed in 1970 or any replacement structure for this dwelling as allowed by Agency regulations constitutes a principal building.

**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/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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. 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
- g. 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: April 23rd, 2026

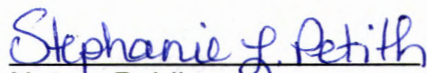
Ray Brook, New York

**ADIRONDACK PARK AGENCY**

By:   
John M. Burth  
Deputy Director, Regulatory Programs


STATE OF NEW YORK  
COUNTY OF ESSEX

On the 23rd day of April 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. 01PE6279886  
Qualified in Essex County  
Commission Expires April 15, 2029




**Adirondack Park Agency**  
**RECEIVED**  
 Date: March 16, 2026

William Adams and Brenda Adams  
 National Planning 2021-0114  
 Received 01/27/2021  
 ( 100 Acre Parcel )

James G. Pugh, Jr.  
 Map # 873 Page 178  
 Received 01/27/2021  
 ( 30 Acre Parcel )

John D. Scouten  
 Map # 873 Page 186  
 Received 01/27/2021  
 ( 30 Acre Parcel )

William Adams and Brenda Adams  
 National Planning 2021-0114  
 Received 01/27/2021  
 Plot Map No. 792

**100.00 Acre Parcel**  
 Map's portion of the 100 Acre Parcel  
 National Planning 2021-0114

James G. Pugh, Jr.  
 Map # 873 Page 173  
 Received 01/27/2021

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**ABSTRACT REFERENCE**  
 National Planning 2021-0114  
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 ( 100 Acre Parcel )

**DEED REFERENCE**  
 National Planning 2021-0114  
 Received 01/27/2021  
 ( 100 Acre Parcel )

**NOTES**  
 1) Field work for this survey was completed on December 1, 2025.  
 2) All distances shown herein are per the Lewis County Real Property Tax Assessor's Department.  
 3) The boundaries shown herein are based on the best available information and are not intended to be a warranty of title.  
 4) The boundaries shown herein are not intended to be a warranty of title.  
 5) The boundaries shown herein are not intended to be a warranty of title.  
 6) The boundaries shown herein are not intended to be a warranty of title.  
 7) The boundaries shown herein are not intended to be a warranty of title.  
 8) The boundaries shown herein are not intended to be a warranty of title.  
 9) The boundaries shown herein are not intended to be a warranty of title.  
 10) The boundaries shown herein are not intended to be a warranty of title.

Parcel No.	Area (Acres)	Owner
1	100.00	William Adams and Brenda Adams
2	30.00	James G. Pugh, Jr.
3	30.00	John D. Scouten

**LEGEND**  
 - Shaded Area: 100.00 Acre Parcel  
 - Dashed Line: 1/4" Scale Bar  
 - Solid Line: 1/2" Scale Bar  
 - Dotted Line: 3/4" Scale Bar  
 - Dash-dot Line: 1" Scale Bar  
 - Long-dash Line: 2" Scale Bar  
 - Short-dash Line: 3" Scale Bar  
 - Long-short-dash Line: 4" Scale Bar  
 - Dotted-dash Line: 5" Scale Bar  
 - Dash-dot-dot Line: 6" Scale Bar  
 - Long-dash-dot Line: 7" Scale Bar  
 - Short-dash-dot Line: 8" Scale Bar  
 - Long-short-dash-dot Line: 9" Scale Bar  
 - Dotted-dash-dot Line: 10" Scale Bar


**Adirondack Park Agency**  
**FINAL**  
**P2026-0008**

- MAP SHOWING PARTIAL DIVISION -  
**LANDS OF MICHAEL D. SCOUTEN**  
 PART OF LOT NUMBERS 344 & 345 - BRANTFORD TRACT  
 8083 MOOSE RIVER ROAD  
 Town of Lyonville - Lewis County - New York  
 Scale = 1" = 100'  
 Sheet No. 2228  
 SOUVENIR LAND SURVEYING, P.C.  
 7877 South River Street, Lewisville, New York 13327 (518) 874-4222  
 COPYRIGHT © 2026

Plot Parcel 2026-01-0114  
 K  
 O  
 B  
 V  
 A  
 C  
 S  
 H