

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 1978-0063B
In the Matter of the Application of AMANDA BERK Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: September 1, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Amanda Berk

SUMMARY AND AUTHORIZATION

This amended 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 Stony Creek, 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 a new deed for the resulting merged lot has been 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 1.28± acres of land located on Bear County Road in the Town of Stony Creek, Warren County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is further identified as follows:

- 0.64±-acre Tax Map Section 256.14, Block 2, Parcel 39, as described in a deed from Benjamin Mills Allen to Amanda Rachel Berk, dated April 30, 2024 and recorded June 11, 2024 in the Warren County Clerk's Office under Instrument Number 2024-2771; and
- 0.64±-acre Tax Map Section 256.14, Block 2, Parcel 40 as described in a deed from Benjamin Mills Allen to Amanda Rachel Berk, dated April 30, 2024 and recorded June 11, 2024 in the Warren County Clerk's Office under Instrument Number 2024-2771.

The project site was created as "Lot 5" and "Lot 6" in a 13-lot subdivision as authorized by Agency Permit 1978-0063. Each lot is improved by one single family dwelling. A private miniature golf course overlaps the boundary line between the two lots.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 0.64±-acre tax map parcel 256.14-2-40 to convey 0.07±-acres to be merged with adjoining tax map parcel 256.14-2-39, resulting in a 0.71±-acre lot containing a single family dwelling and private miniature golf course (tax map parcel 256.14-2-39) and a 0.57±-acre lot containing a single family dwelling (tax map parcel 256.14-2-40).

The project is shown on a survey map titled "Map of Survey Made For Bear County lodge, LLC," prepared by Van Dusen & Steves Land Surveyors, and recieved by the Agency on August 8, 2026 (Site 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 any subdivision of Rural Use lands that results in the creation of a shoreline lot smaller than 7.35 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. This permit amends and supersedes Permit 1978-0063 in relation to the project site. The terms and conditions of Permit 1978-0063 shall no longer apply to the project site.
5. 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 1978-0063B, issued September 1, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. 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 a new or amended permit.
7. Within 30 days of conveyance of the 0.07-acre lot described herein, a new deed shall be filed in the Warren County Clerk's office describing the 0.07-acre lot and tax map parcel 256.14-2-39 as a single, un-divided lot. Any future subdivision of this undivided lot shall require a new or amended permit.
8. There shall be no more than one principal building located on the merged property comprising tax map parcel 256.14-2-39. The existing single-family dwelling constitutes a principal building.
9. There shall be no more than one principal building located on the property comprising tax map parcel 256.14-2-40. The existing single family dwelling constitutes a principal building.

CONCLUSIONS OF LAW

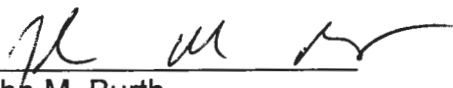
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use 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.

Dated: September 1st, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

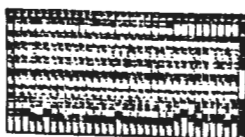
STATE OF NEW YORK
COUNTY OF ESSEX

On the 1st 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.

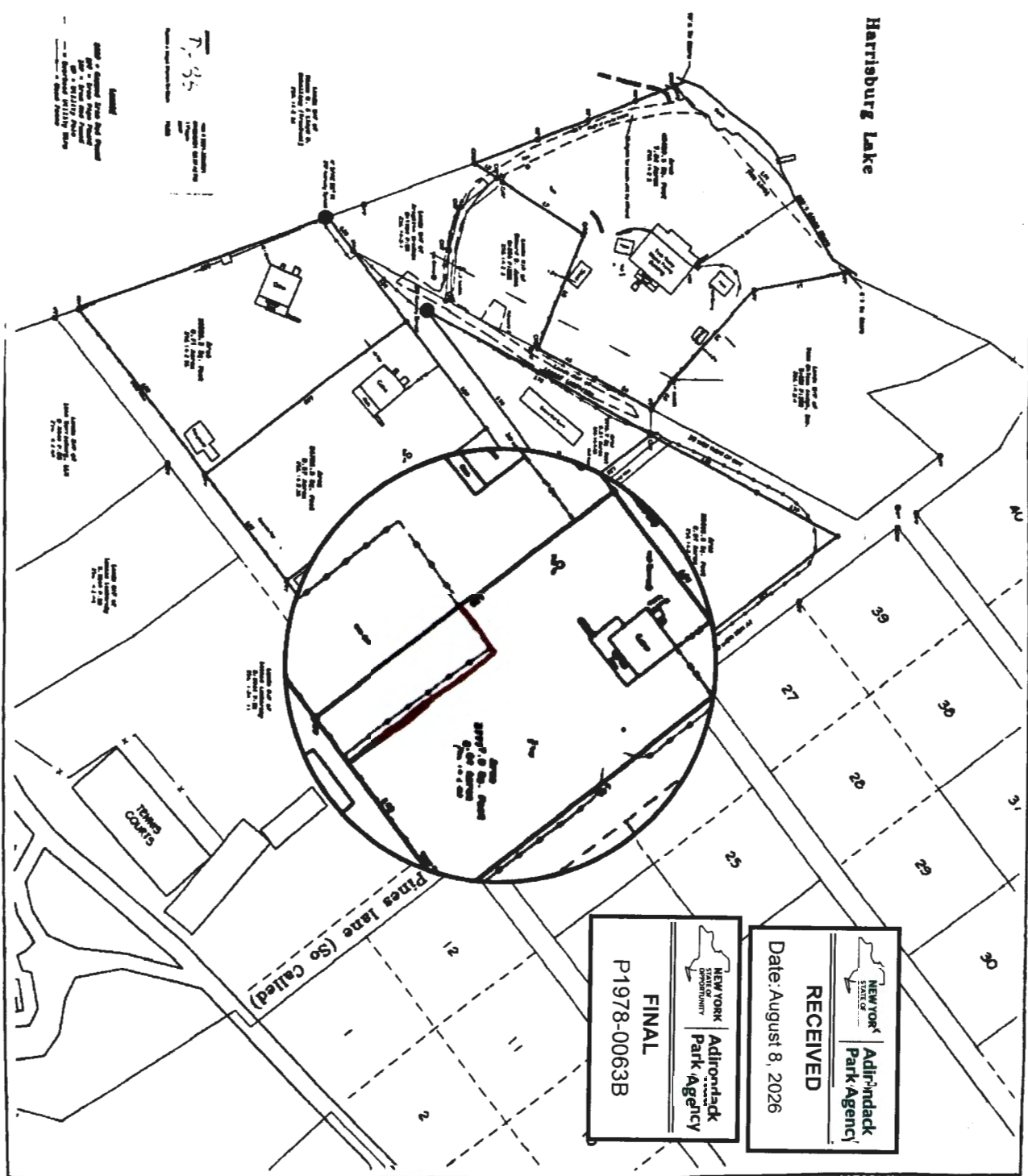
Stephanie L. Petith
Notary Public

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

The Adirondack Park Agency has received a request from Bear Country Lodge, LLC for a survey of the property located in the Town of Bear, Warren County, New York. The property is located on the east side of the Adirondack Park, near the intersection of the Adirondack Park Parkway and the Bear River. The property is approximately 100 acres in size and is currently used for recreational purposes. The survey is being conducted to determine the boundaries of the property and to identify any encroachments or other issues that may affect the property. The survey is being conducted by Van Dusen & Steves Land Surveyors, Inc., a professional land surveying firm located in New York City. The survey is being conducted in accordance with the standards and practices of the New York State Board of Surveying and Mapping. The survey is being conducted for the purpose of providing the Adirondack Park Agency with the information it needs to make a decision on whether to approve the proposed development of the property. The survey is being conducted as a condition of the Adirondack Park Agency's approval of the proposed development. The survey is being conducted in accordance with the terms and conditions of the Adirondack Park Agency's approval of the proposed development. The survey is being conducted in accordance with the terms and conditions of the Adirondack Park Agency's approval of the proposed development.



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RECEIVED

Date: August 8, 2026

Adirondack Park Agency

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