

ADIRONDACK PARK AGENCY Division of Regulatory Programs PO Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Phone (518) 891-4050 www.apa.ny.gov	 Adirondack Park Agency	<div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED Date: August 20, 2025 </div> Large-scale Subdivision Application
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Applicability: The Large-scale Subdivision Application applies to all subdivisions involving five or more proposed lots, parcels, or sites on Resource Management lands, ten or more proposed lots, parcels or sites on Rural Use lands, or twenty-five or more proposed lots, parcels or sites on Low Intensity Use lands.

Background Information: The application process is intended to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design. The project applicant will benefit from the opportunity to review conceptual designs and public comment with Agency staff early in the application process. Following these initial steps, the application process will lead to the development of preliminary and detailed design plans before presentation of the project to the Agency board. This review process is intended to improve efficiency and to help avoid unnecessary costs to the project applicant.

For additional information related to development considerations that the Agency must take into account when reviewing subdivision proposals, please see

<https://www.apa.ny.gov/Documents/Guidelines/DAP-DevelopmentConsiderations.pdf>.

Pre-Application Consultation: Project applicants are strongly encouraged to contact the Agency's Regulatory Programs Division for a pre-application consultation with staff prior to submission of the Large-scale Subdivision Application. Staff are available to explain the application process, help focus project design development, and answer questions.

APPLICATION:

PART I – Submission of Initial Project Site Information and Conceptual Designs:

Part I of the Large-scale Subdivision Application requests maps depicting resources and existing features, a project narrative, and conceptual design drawings of the proposal and potential alternatives. The conceptual design of the proposed project should avoid impacts to the resources on and off the project site. The application provides various references for source information, and Agency staff are available to assist in the use and interpretation of this resource material. Answers must be provided to all questions in Part 1 of the application.

A site visit with Agency staff will also be necessary prior to the public comment period.

PART II – Public Comment

Part II of the Large-scale Subdivision Application requires a public comment period. Upon receipt of Part I of the application, a notice of the opportunity for public comment will be published in the Environmental Notice Bulletin and mailed to adjoining landowners and municipal officials. The

application materials and notice of the opportunity for public comment will also be posted on the Agency's website.

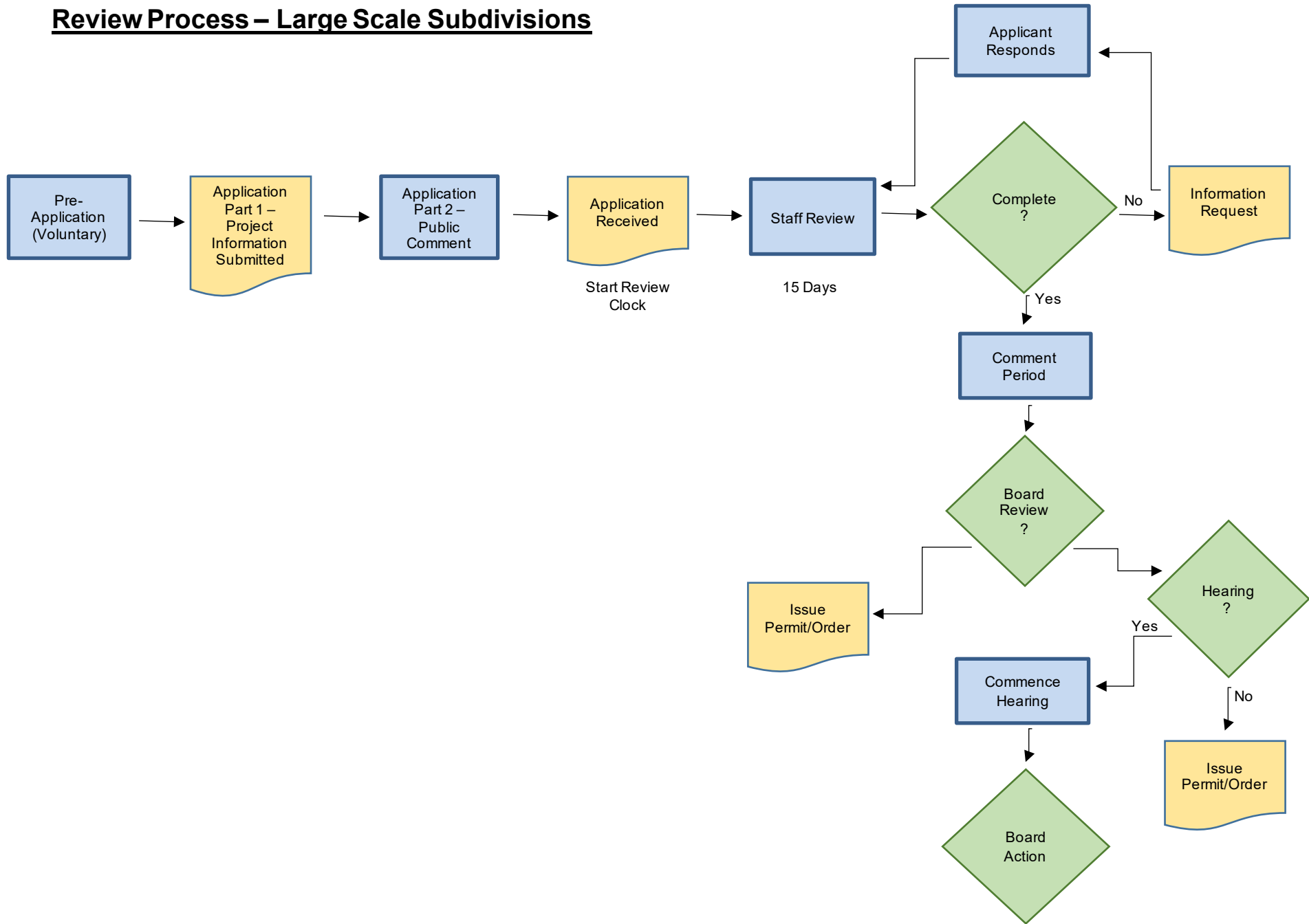
The application will be considered received upon the close of the public comment period. Alternatively, upon written notification to the Agency, the project applicant may choose to provide a narrative and updated plans in response to any public comment. In this instance, the application will be considered received upon submission of the project applicant's response.

Review Process: Upon receipt of the Large-scale Subdivision Application (Part I and Part II), the Agency may issue an information request within 15 days based on its analysis of the conceptual design drawings and project site maps, results of the site visit, and any concerns identified through public comments. This information request, and any subsequent information requests, will seek further clarification and evaluation of the project applicant's proposal and alternatives, and will identify required site investigations and reports necessary for the analysis of impacts to Park resources. The project applicant will also be required to submit final design plans for the proposal.

For a list of issues that may be addressed as part of the Agency's information requests, including the types of site investigations, reports, and plans that may be required, please see the attached Potential Information Request Topics.

At the time the application is deemed complete, the application will be publicly noticed pursuant to §809(2)(d) of the Adirondack Park Agency Act, and the required time periods for final Agency action on the proposed project will begin.

Review Process – Large Scale Subdivisions



APPLICATION - PART I

Instructions: Please answer all of the following questions and provide all applicable attachments. The application and applicable attachments should be provided in PDF or similar format and fully scalable. Please submit the application and all attachments by email to APAsubmissions@apa.ny.gov. The proposed project may not be undertaken until a permit has been issued by the Agency.

1. Project Applicant(s)*:

Name(s):
 Attn:
 Mailing Address:

 Phone (daytime):
 Email:

2. Current Property Owner(s): ☒**
(check above if same as Project Applicant)

Name(s):

 Mailing Address:

 Phone (daytime):
 Email:

* A project applicant is a person having legal interest in property who makes application to the Agency for review of a project proposed on the property. Documentation demonstrating the legal interest, such as a current deed or purchase contract, must be provided.

** List all names on the current deed of record.

3. Project Applicant's Legal Interest in Project Site *(check the one that applies):*

☒ Owner ☐ Signed purchase agreement holder
☐ Lessee ☐ Option holder ☐ Other (identify:)

4. Project Applicant's Authorized Representative: By filling in the name and address below and signing this application, the project applicant is authorizing the person named below to act as their agent in all matters relating to this permit application before the Adirondack Park Agency. The project applicant acknowledges that all contact regarding the application will be through their Authorized Representative. The project applicant is, however, ultimately responsible for the accuracy of the information contained in this application and for compliance

Name:
 Mailing Address:
 Phone (daytime): Email:

5. Additional Technical Advisor or Consultant:

Name:
 Mailing Address:
 Phone (daytime): Email:

6. Prior Agency Contact: Identify any previous Agency action (permit, variance, jurisdictional inquiry, enforcement case, wetland flagging, etc.) by file number and/or any contact with

Agency staff regarding this project or project site and indicate if Agency staff has visited the project site.

Staff Name(s): Casey Young

Date of contact: 7/10/2025 - Confirmation of Wetland Delineation on project site

File #(s):

7. **Project Site Location/Identification:** *A project site is all adjoining properties owned by the current landowner(s) including properties separated by a public road.*

Street Address: County Route 11 / Bolton Landing - Riverbank Bolton Road

Town(s): Bolton

County: Warren

Size: 95.15 acres (includes all adjoining properties owned by the landowner)

Tax Map Designation (from the tax bill for the property):

Section: 139.00 Block: 1 Parcel: 46.11

Section: Block: Parcel:

Section: Block: Parcel:

8. **Project Site History:** If the project site was part of a larger parcel on the May 22, 1973, enactment date of the Adirondack Park Agency Land Use and Development Plan, then please provide the current tax designation(s) of all property owned on that date. The County Real Property Tax Service Office may be able to assist with this information.

Tax Map Parcel Number	Date of Conveyance	Lot Size (square feet or acres)	Was Conveyance by Gift or Sale?

9. **Adjacent Properties:** Provide, as **Attachment A**, a list of the names, mailing addresses, and tax map references of all landowners within 500-feet of the project site (based on the current Real Property Tax assessment). This list must include landowners whose property is located across a public road or right-of-way from the project site.
10. **Deed(s):** Provide, as **Attachment B**, a complete copy of the current recorded deed(s) for the project site containing the recording information. Also, if the project applicant has an executed contract or agreement to purchase or lease the project site, please provide a copy of the documents to establish the applicant's legal interest in the project site. (The purchase price and other confidential information may be blackened out.)
11. **Deed Restrictions and Easements:**
- Describe and provide, as **Attachment C**, any current deed restrictions or easements associated with the project site.
 - Describe and provide, as **Attachment D**, any proposed deed language that will restrict further subdivision or development on the project site and any other proposed deed restrictions or easements related to the project.

12. Existing Structures:

- a. Are there existing buildings on the project site? ☒ No ☐ Yes*

* If Yes, provide the following information and attach additional sheets if necessary.

Date of Construction	Size (square feet)	Height (feet)	Type/Use (store, warehouse, single family dwelling, etc.)

- b. Describe the details and uses (residential, commercial, etc.) of any other structures that existed on the property as of August 1, 1973, which have since been removed or destroyed. Include the date that the structure was removed or destroyed.

☐ Check if no buildings or structures removed or destroyed since August 1, 1973.

13. **Historic Resources:** Does the project site have any buildings that are more than 50 years old, or does the project site or surrounding area contain any structures or districts which are listed or deemed eligible to be listed on the State or National Register of Historic Places, or does the project site involve any known archeological resources?

☒ No ☐ Yes, to any of the above criteria*.

* If Yes, you must provide a project description, site plan map, and recent photographs to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) as part of consultation required by the State Historic Preservation Act. Please be advised that the Agency cannot deem an application as complete until the OPRHP's determination and/or recommendations for historic resource impact mitigation has been provided to the Agency.

14. Resource and Existing Features Mapping Inventory:

- a. **Project Site Base Map:** Provide, as **Attachment E-1**, a Project Site Base Map that is drawn at an appropriate scale and labeled with the map scale, north arrow, date of preparation, and name of preparer. For large parcels, show the entire project site at a smaller scale (one inch equals 100, 200, 500 feet, etc.) and show the area of development at a larger scale (one inch equals 10, 20, 50 feet, etc.). The map must show the following information:
- i. property ownership boundary lines;
 - ii. boundaries of the project site (if different from the property boundaries);
 - iii. adjoining and adjacent landowners and owners of inholdings (if any);
 - iv. all Adirondack Park land use area boundaries;
 - v. local zoning districts;
 - vi. all bodies of water (lakes, ponds, rivers, etc.) and permanent and intermittent streams (based on [USGS](#) planimetric maps and [as designated by New York State Department of Environmental Conservation](#));
 - vii. preliminary boundaries of all wetlands using freshwater [wetland covertype maps](#)

[prepared by the Adirondack Park Agency](#). Note, this information is subject to field verification, and there may be wetlands on the project site that do not appear on the Agency's maps;

- viii. Significant terrestrial habitats. Recommended resources include:
 - the North Atlantic Landscape Conservation Cooperative (NALCC) [Land Use Planning Tools for Municipalities in New York State](#) for mapping,
 - [Northeast Habitat Guides: A Companion to the Terrestrial and Aquatic Habitat Maps](#) for a description of habitat types; and
 - the [New York Natural Heritage Program](#) for classification descriptions;
 - ix. existing facilities, buildings, and structures on the site (labeled with size, use, and date of construction);
 - x. existing paved and unpaved roadways, driveways, and parking areas; and
 - xi. existing municipal or private water, wastewater, and utility infrastructure.
- b. **Wetlands Map:** Provide, as **Attachment E-2**, high-resolution aerial photography interpretation of wetlands on the project site (available upon request from Agency staff).
- c. **Soils Map:** Provide, as **Attachment E-3**, a map of the "Detailed Soil Map Units" present on the project site using the same scale as the Project Site Base Map. Soils mapping is available through the [USDA's Natural Resource Conservation Service web soil survey](#) or in published soil surveys available at a local soil and water conservation service office.
- d. **Slope Map:** Provide, as **Attachment E-4**, a 20-foot contour topographic map at the same scale as the Project Base Map, that is shaded to show slope categories of 0 to 8%, 8 to 15%, 15 to 25%, and greater than 25%.
- e. **Critical Areas Map:** Provide, as **Attachment E-5**, a Critical Areas Map at the same scale as the Project Site Base Map that depicts the following ecological, cultural, and sensitive resources:
- i. a 100-foot buffer area from all lakes, ponds, rivers, streams, and wetlands;
 - ii. the following critical environmental areas identified by the Adirondack Park Agency Act:
 1. Designated Wild, Scenic, and Recreational River "river areas" (generally within one-quarter mile of the bank of a designated river or as otherwise described in [Appendix Q-6](#) of the Agency's regulations;
 2. Wetlands;
 3. Areas at elevations of 2,500 feet or greater;
 4. Areas within 1/8th mile of tracts of forest preserve land or water classified as wilderness, primitive, or canoe in the Adirondack Park State Land Master Plan;
 5. For project sites located in Rural Use land use areas, areas within 150 feet of the edge of the right-of-way of federal or state highways;
 6. For project sites located in Resource Management land use areas, areas within 300 feet of the edge of the right-of-way of federal or state highways;
 7. 100-year flood plains based on Federal Emergency Management Agency flood area maps;
 8. Unique features, including gorges, waterfalls, and geologic formations;
 9. Rare or valuable ecosystems;
 10. Significant wildlife habitats (deer wintering areas, significant avian nesting areas, vernal pools, connectivity and natural corridors, etc.);

11. Designated scenic vistas and other areas of local scenic significance;
12. Areas of the site presently visible from public locations (roads, trails, waterways, etc.); and
13. Any renewable resource lands such as primary and principal aquifers and aquifer recharge areas, designated agricultural districts, significant agricultural lands, or public watershed lands.

- f. **Site Analysis Mapping:** Provide, as **Attachment E-6**, a Site Limitations Composition Map at the same scale as the Project Site Base Map. This map should be developed by overlaying the previous resource maps and depicted through use of overlay shading to identify areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25%, lands within 100-feet of water features, flood plains, etc.).
- g. **Natural Heritage Program Report:** Provide, as **Attachment E-7**, a narrative of New York Natural Heritage Program reported occurrences of rare, threatened, endangered, or exploitably vulnerable plants, and threatened, endangered, and special-concern animals. Include known unique natural communities and significant wildlife habitats (deer wintering areas, significant avian nesting areas, vernal pools, connectivity, and natural corridors, etc.) on the project site and surrounding areas.
- h. **Other Inventories and Classifications:** After consultation with Agency staff, provide the following if necessary:
 - i. **Bird Species Inventory:** Provide a list of bird species expected to be on the project site based on habitat requirements and geographical distribution. Please consult the 2000-2005 [New York State Breeding Bird Atlas](#) for a listing of species expected to be present.
 - ii. **Invasive Species Inventory:** Provide a list and a map of the location of any invasive species known on the project site, including any species identified on the [NYS iMapInvasives website](#).
 - iii. **Lake and Pond Classification:** Provide the surface water classification of known lakes and ponds on the project site as determined by the [Department of Environmental Conservation](#) pursuant to 6 NYCRR Part 701. Please also provide additional information about the water bodies as found in the descriptions on the [NALCC website](#) and in the [Northeast Habitat Guides: A Companion to the Terrestrial and Aquatic Habitat Maps](#).
 - iv. **Large Forest Blocks:** Provide a map at a regional scale that depicts the large forest blocks surrounding the project site. Please consult the [NALCC Land Use Planning Tools for Municipalities in New York State](#).

15. **Project Description:** Provide, as **Attachment F**, a to-scale sketch map of the project applicant's preferred project design that shows proposed building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and avoids impacts to any sensitive resources identified through the Resource and Existing Features Mapping and Inventory. The preferred project design should minimize the creation of new areas of disturbance on the project site to the greatest extent practicable and should concentrate development to the greatest extent practicable.

Also submit a series of to-scale sketch maps depicting alternative designs that have been

considered as part the design process. (Label as Attachment F-1, F-2, etc.)

- 16. Other Regulatory Permits and Approvals:** The Agency cannot approve a project that has been denied a permit or that is a prohibited use under local zoning requirements and other local laws or ordinances. The Agency will also recognize community goals expressed in a formally adopted land use plan. The project should be designed to the regulatory requirements of other involved agencies.
- Local Government Notice Form:** Provide, as **Attachment G**, a completed copy of the Agency [Local Government Notice Form](#) to the municipality in which your project is located. Have it filled out and signed by an appropriate official (Zoning Administrator, Planning Board Chair or Supervisor, if no Zoning Administrator or Planning Board Chair) and return it with the project application. Please read the form for instructions.
 - Municipal Approval Documents:** If local approval has been obtained for the proposed project, then provide, as **Attachment H**, documentation (permit, site plan approval or final subdivision plat, etc.) to the Agency which confirms that the project has been approved pursuant to all applicable town and county laws including any necessary approvals from the planning and zoning boards. Also, please provide a copy of the relevant minutes of all local meetings at which the project has been discussed. (This last request is continuous; the information should be provided to the Agency as it becomes available.)
 - State and Federal Agency Contacts:** Complete the following table and indicate whether any of the following agencies or departments have been contacted. To allow for a coordinated review, your APA application may remain incomplete until all state agency applications are complete. Note, if the proposed structure is 80-feet tall or more, you must submit the project to the Federal Aviation Administration for review. Also, if the proposed structure is 85-feet or taller and located within a Military Training Route or Military Operations Area, the project must be submitted to the NYS Air National Guard.

Agency	No	Yes	Date	Contact Person & Phone Number
NYS Department of Health	<input type="checkbox"/>	<input type="checkbox"/>		
NYS Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>		
NYS Department of Environmental Conservation	<input type="checkbox"/>	<input type="checkbox"/>		
NYS Office of Parks, Recreation & Historic Preservation	<input type="checkbox"/>	<input type="checkbox"/>		
NYS Office of General Services	<input type="checkbox"/>	<input type="checkbox"/>		
U.S. Army Corps of Engineers	<input type="checkbox"/>	<input type="checkbox"/>		
Federal Aviation Administration	<input type="checkbox"/>	<input type="checkbox"/>		
NYS Air National Guard	<input type="checkbox"/>	<input type="checkbox"/>		
Lake George Park Commission	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

- State and Federal Permits, Approvals, and Determination:** Provide, as **Attachment I**, copies of all permits, approvals and determinations received from the above Agencies.

17. **Required Signatures:** Please submit required signatures with **PART I** of the application.

I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS APPLICATION, INCLUDING ALL ATTACHMENTS. I BELIEVE THIS INFORMATION TO BE TRUE, ACCURATE AND COMPLETE. IN ADDITION, IN THE CASE OF ANY PROJECT APPLICANT CORPORATION, LIMITED LIABILITY CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY, I ALSO AFFIRM THAT I AM AUTHORIZED TO SUBMIT THIS APPLICATION ON BEHALF OF THAT ENTITY.

I HEREBY AUTHORIZE THE ADIRONDACK PARK AGENCY AND MEMBERS OF ITS STAFF TO ENTER ON THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF CONDUCTING SUCH INVESTIGATIONS, EXAMINATIONS, TESTS AND SITE EVALUATIONS AS IT DEEMS NECESSARY, AT REASONABLE TIMES AND WITH ADVANCE NOTICE WHERE POSSIBLE, TO VERIFY INFORMATION CONTAINED IN OR RELATED TO THIS APPLICATION FOR A PROJECT PERMIT.

Note: Please sign or type below. The use of an electronic signature, by typing your signature below, shall have the same validity and effect as a handwritten signature.

Signature of all Project Applicants (if not the landowners):

<div>Signed by: <i>Zachary Layton</i> B0B7939D933B4CC...</div>	Zachary Layton	8/13/2025
Signature (type or sign)	First & Last Name/Title (if applicable)	Date

Signature(s) of all Landowner(s) from current deed:

<div>Signed by: <i>Zachary Layton</i> B0B7939D933B4CC...</div>	Zachary Layton	8/13/2025
<div>DocuSigned by: <i>Greg Layton</i> 538C7A10C17BA47...</div>	Greg Layton	8/13/2025
Signature (type or sign)	First & Last Name/Title (if applicable)	Date

Signature of Authorized Representative: (required if designated above in [Question 4](#))

Signature (type or sign)	First & Last Name/Title (if applicable)	Date

Please provide all the required information and submit by email to APAsubmissions@apa.ny.gov

APPLICATION - PART II

The Large-Scale Subdivision Application requires a public comment period. Upon receipt of **PART I** of the application, notice of the opportunity for public comment will be published in the [Environmental Notice Bulletin](#) (ENB) and sent to adjoining landowners and municipal officials. The application materials and notice of the opportunity for public comment will also be posted on the Agency's website. Public comments may address but is not limited to the following:

- The potential impacts associated with the project, including identification of the particular aspects of the project site that may be affected;
- Methodologies for assessing any potential impacts; and
- Reasonable alternatives to be considered.

The posted notice will include a deadline for submitting public comment that is at least 15 days and no more than 45 days from the date of publishing in the ENB. All comments will be forwarded to the project applicants upon receipt. The application will be considered received upon the close of the public comment period or, at the request of the project applicant, upon receipt of the project applicant's updated plans and written response to any public comment.

Attachment A

Provide landowners names, mailing addresses, and tax map references (tax map, block and parcels numbers) for all properties within 500-feet of the project site, including property across public roads and rights-of-way.

140.00-1-10 Warren Sommer 6909 9th CT E Sarasota, FL 34243	140.00-1-1.15 Lake George Land Conservancy - PO BOX 1250 Bolton Landing, NY 12814	140.00-1-22 Peter & Anne Coffey 330 Terrace Rd Schenectady, NY 12306
140.00-1-23 Eric Neuffer Trust PO Box 765 Bolton Landing, NY 12814	1400.00-1-21 Ulrich Lemmin Ch Du Covert, Preverenges, CH 1028	140.00-1-25 Paul S. Horan 19 Woodland Ave. Morristown, NJ 07960
139.00-2-23.1 DePace Family Trust 30 Braley Point RD Bolton Landing, NY 12814	139.00-1-37 Ackerle Family Trust PO Box 433 Bolton Landing, NY 12814	139.00-1-38 Detrick Family Irr Trust 4 Manchester CT Saratoga Springs, NY 12866
139.00-1-44 Detrick Family Irr Trust 4 Manchester CT Saratoga Springs, NY 12866	139.00-1-45 Merritt Cleavland 499 County Rte 11 Bolton Landing, NY 12814	139.00-1-43 William A. Sherman 98 New Vermont RD Bolton Landing, NY 12814
139.00-1-58 Nicholas Nicoletti 476 County Rte 11, Bolton Landing, NY 12814	139.00-1-50 Chic's North LLC PO Box 331 Bolton Landing, NY 12814	139.00-46.2 Bolton Landing Storage LLC 15 Felicia Baber LN, Colchester, CT 06415
139.00-1-54 Samuel Castro 5220 Great Horizon DR Las Vegas, NV 89149	140.00-3-22.2 The Rocks 1906 LG LLC 200 Summit Lake DR, Ste 245, Valhalla, NY 10595	

Remember to include any required attachments:

- ✓ **Attachment B: Current Deed, [Question 10](#)**
- ✓ **Attachment C: Current Deed Restrictions, [Question 11a](#)**
- ✓ **Attachment D: Proposed Deed Restrictions, [Question 11b](#)**
- ✓ **Attachment E 1-7: Maps, [Question 14](#)**
- ✓ **Attachment F: Project Description, [Question 15](#)**
- ✓ **Attachment G: Local Government Notice Form, [Question 16a](#)**
- ✓ **Attachment H: Municipal Approval Documents, [Question 16b](#)**
- ✓ **Attachment I: State and Federal Permits, Approvals, and Determinations, [Question 16d](#)**



WARREN COUNTY – STATE OF NEW YORK
CARRIE L. BLACK, COUNTY CLERK
1340 STATE ROUTE 9,
LAKE GEORGE, NEW YORK 12845



COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7081 / 266
INSTRUMENT #: 2025-2791

Receipt#: 2025616861
Clerk: DB
Rec Date: 05/29/2025 09:11:27 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 5
Rec'd Frm: BARTLETT PONTIFF STEWART &
RHODES PC

Party1: LAYTON ZACHARY
Party2: INDIAN BROOK PRESERVE LLC
Town: BOLTON

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.50

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 320.50
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2306
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

BARTLETT PONTIFF STEWART & RHODES PC
ONE WASHINGTON STREET
PO BOX 2168
GLENS FALLS NY 12801

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.

This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Carrie L. Black
Warren County Clerk

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WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made the 13th day of May, 2025, between **ZACHARY LAYTON** and **GREGORY LAYTON**, residing at 59 Middle Road, Lake George, New York 12845, parties of the first part, and **INDIAN BROOK PRESERVE LLC**, a New York limited liability company having its principal office at 59 Middle Road, Lake George, New York 12845, party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, it's successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Bolton, County of Warren and State of New York, more particularly described in Schedule A attached hereto and made a part hereof.

BEING the same premises described in a deed from Bahr Holdings, LLC to Zachary Layton and Gregory Layton dated March 25, 2025 and recorded in the Warren County Clerk's Office on April 2, 2025 in Book 7060 at page 103.

Together with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above-described premises, to the centerline thereof.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, it's successors and assigns forever.

And said parties of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy the said premises;

Second, that said parties of the first part will forever warrant the title to said premises.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the parties of the first part have duly executed this deed.


ZACHARY LAYTON


GREGORY LAYTON

STATE OF NEW YORK)
) ss.:
COUNTY OF WARREN)

On the 13th day of May in the year 2025, before me the undersigned, personally appeared ZACHARY LAYTON, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

STATE OF NEW YORK)
) ss.:
COUNTY OF WARREN)

LINDA T. HALL
Notary Public, State of New York
No. 4988214
Qualified in Warren County
Commission Expires Nov 4, 2025

On the 13th day of May in the year 2025, before me the undersigned, personally appeared GREGORY LAYTON, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

847854

LINDA T. HALL
Notary Public, State of New York
No. 4988214
Qualified in Warren County
Commission Expires Nov 4, 2025

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying, and being in the Town of Bolton, County of Warren, State of New York, more particularly described as follows:

Beginning at an iron pipe found, being the southeast corner of lands now or formerly of Merritt and Linda Cleveland and the southwest corner of lands herein described;

- (1) thence N 10 degrees 21' 00" E along lands now or formerly of Cleveland, lands now or formerly of Detrick and partially along lands now or formerly of Ackerle, 1042.46' to a point;
- (2) thence N 13 degrees 43' 40" E along lands now or formerly of Ackerle, 1115.21' to lands now or formerly of Ackerle's northeast corner;
- (3) thence S 63 degrees 54' 30" E crossing Indian Brook and running along lands now or formerly of Ann Marie Scheidegger to the north 587.98' to lands now or formerly of Lawrence Weaver;
- (4) thence S 65 degrees 38' 15" E along lands now or formerly of Weaver, 220.56' to lands now or formerly of Peter and Anne Coffey;
- (5) thence S 61 degrees 41' 45" E along lands now or formerly of Coffey, 1160.1' to lands of the People of the State of New York;
- (6) thence S 09 degrees 02' 20" W along lands now or formerly of Warren R and Dorothea Sommer to the east 2233.1' to the north bounds of County Route 11;
- (7) thence along the approximate bounds of County Route 11 the following (5) courses and distances:
 - (a) N 54 degrees 19' 30" W, 969.86';
 - (b) N 60 degrees 16' 47" W, 576.89';
 - (c) N 72 degrees 55' 54" W, 245.3';
 - (d) N 87 degrees 21' 00" W, 108.12'; and
 - (e) N 72 degrees 56' 50" W, 230.28' to the point and place of beginning.

A more modern description as found on a map of a survey for Whispering Pines, in the Town of Bolton, County of Warren, State of New York, by VanDusen & Steves, Land Surveyors, dated September 24, 2024, and last revised on March 25, 2025, is as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Bolton, County of Warren, and the State of New York, more particularly bounded and described as follows:

BEGINNING at a point for a corner in the northerly bounds of County Route 11, said point marking the southwesterly corner of the lands as conveyed to Sommer by deed book 591 at page 193. Thence running along the northerly bounds of County Route 11 the following twelve (12) courses and distances:

1. N 60°02'50" W a distance of 60.85'
2. N 51°39'10" W a distance of 386.92'
3. N 52°10'30" W a distance of 123.66'

RECORD & RETURN
BARTLETT, PONTIFF, STEWART
RHODES, P.C.
P.O. Box 2168
Glens Falls, NY 12801-2168

LTH

4. N 52°28'40" W a distance of 163.22'
5. N 54°48'30" W a distance of 286.05'
6. N 66°02'40" W a distance of 223.28'
7. N 61°41'10" W a distance of 93.13'
8. N 61°28'00" W a distance of 219.50'
9. N 70°29'50" W a distance of 225.42'
10. N 80°33'00" W a distance of 117.04'
11. N 80°47'10" W a distance of 175.00'
12. N 70°19'50" W a distance of 58.81' to a point marking the southeasterly corner of lands conveyed to Cleveland by deed book 647 at page 670;

thence N 10°21'00" E a distance of 1039.37';
thence N 13°43'40" E a distance of 1115.21' to a point marking the northeasterly corner of lands as conveyed to Ackerle Family Trust by deed book 5583 at page 63;
thence S 63°54'30" E a distance of 587.98';
thence S 65°38'15" E a distance of 220.56';
thence S 61°41'45" E a distance of 1160.10' to a point marking the northwesterly corner of the lands as conveyed to Sommer by deed book 591 at page 193;
thence S 09°02'20" W a distance of 2226.30' to the point and place of beginning.

Bearings given in the above description refer to Magnetic North.

SUBJECT to easements of record.

PROJECT NARRATIVE

Project: Indian Brook Preserve, LLC - Pinehurst Subdivision, Bolton Landing, NY
Date: September 12, 2025

Project Background and Existing Conditions:

The project site is an approximately 95-acre undeveloped parcel located on County Route 11 in the Town of Bolton (Tax Map ID 139.00-1-46.11). The property lies within the Adirondack Park Agency's Low Intensity Use Land Use Classification and the Town's RL-3 Zoning District. The proposed project is a redesign of The Whispering Pines Subdivision previously proposed in 2006 by a different property owner, updated to reflect current zoning allowances and contemporary best practices in site planning.

The existing site is forested and generally slopes from south to north. The majority of the topography on the site ranges from 0-15%. Approximately 10 acres of APA jurisdictional wetland exist on the 95-acre site. The proposed development avoids disturbance of the wetlands and areas on slopes greater than 15-20%. A desktop review of the project site indicates that there are no significant natural communities or rare plants and animals present.

The United States Department of Agriculture (USDA) Soil Survey obtained from the Natural Resource Conservation Service website indicates the surficial soil types on the site to be comprised of Bice Sandy Loams (BcB, BcC, BdC, and BdE), Lyme Fine Sandy Loam (LnA) and Schroon Gravelly Fine Sandy Loam (ScB).

The Bice series are identified by the USDA as hydrologic soil group "B" and are characterized by having a moderately low runoff potential when thoroughly wet. These soils typically consist of 50% to 90% sand and less than 20% of clay material.

The Lyme and Schroon series are identified by the USDA as hydrologic soil group "A/D" and are characterized of having a high infiltration rate and low runoff potential when drained and a slow infiltration rate and high runoff potential when undrained in their natural state.

A series of test pits were witnessed by Studio A staff at the site to evaluate existing subsurface conditions. The subsurface soils witnessed generally align with the NRCS soil descriptions detailed above.

Proposed Development:

The new layout creates 30 zoning-compliant residential parcels served by private roads, with an efficient arrangement that minimizes per-lot roadway disturbance compared to the previous design. Each lot will feature its own well and septic system, eliminating reliance on shared wastewater infrastructure and promoting long-term environmental resilience. Beyond these improvements, the applicant is also proposing a trailhead with the goal of working collaboratively with the Town to establish a public trailhead and parking area. Internal subdivision roads have been designed to connect with this system through additional trail access points, creating the framework for a network of recreational trails.

Together, these measures preserve the natural character of the landscape, minimize clearing and grading, and promote responsible development that not only blends with the Adirondack setting but also enhances opportunities for public enjoyment of the land.

If you have any questions, please contact the undersigned at (518) 450-4030.

Sincerely,

A handwritten signature in black ink, reading "Matthew E. Huntington". The signature is written in a cursive, flowing style with a prominent initial "M".

Matthew E. Huntington, PE






Principal

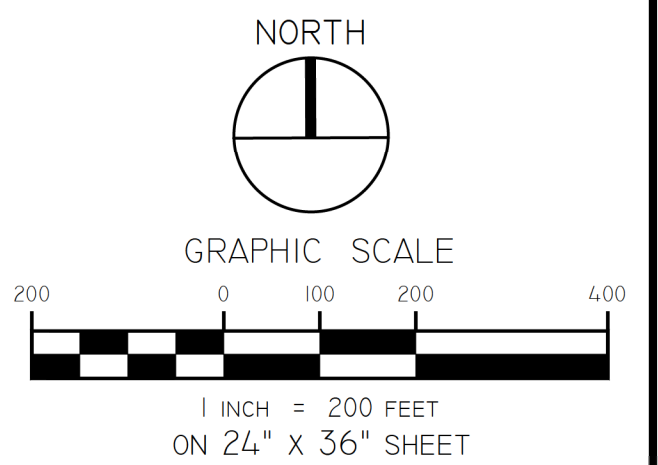
For

Studio A | Landscape Architecture + Engineering

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

LEGEND

- PROPERTY LINE
 RIVER / STREAM
 100FT APA WETLAND BUFFER
 APA WETLAND
 APA COVER TYPE SSI: SCRUB SHRUB BROADLEAF DECIDUOUS
 APA COVER TYPE F04: FORESTED NEEDLE EVERGREEN



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM FILE TITLED
"25-025 - MAP MADE FOR WHISPERING PINES" BY VAN DUSEN &
STEVES LAND SURVEYORS ON SEPTEMBER 24, 2024.

DIG SAFE NOTE:
THIS PLAN SET WAS DRAFTED WITHOUT THE BENEFIT OF
"DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT
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REVISIONS

DATE	DESCRIPTION

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DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

TOPRIDGE VENTURES

DRAWING TITLE

PROJECT SITE
BASE MAP

PROJECT NO.	25003
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DATE:	DRAWING NO.
08/8/2025	51

DWG | OF 1

DESIGN BY: 林林林 DRAWN BY: 林林林 CHECKED BY: 林林林

PLOTTED BY: SAV W
 SAVE DATE: 8/18/2025 12:00 PM
 FILE NAME: Z:\PROJECTS\2025 PROJECTS\25003 - TOPRISE SUBDIVISION\DWG\103 SHEETS\PALE-I PROJECT SITE BASE MAP.DWG

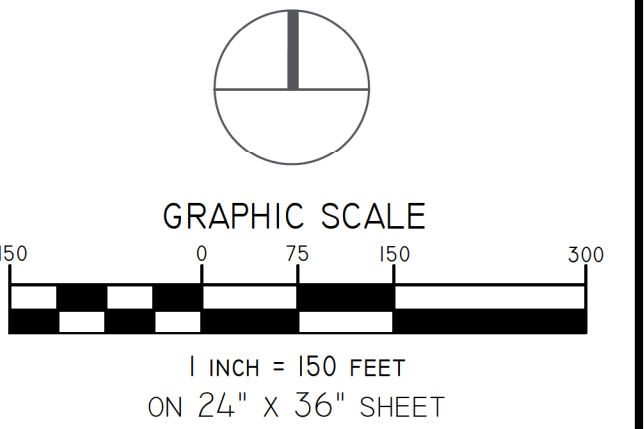
PROPERTY LINE

APA WETLAND

100FT WETLAND BUFFER

APA COVER TYPE SSI: SCRUB SHRUB BROADLEAF DECIDUOUS

APA COVER TYPE F04: FORESTED NEEDLE EVERGREEN



MAP INFORMATION:
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DRAWINGS
NOT FOR
CONSTRUCTION

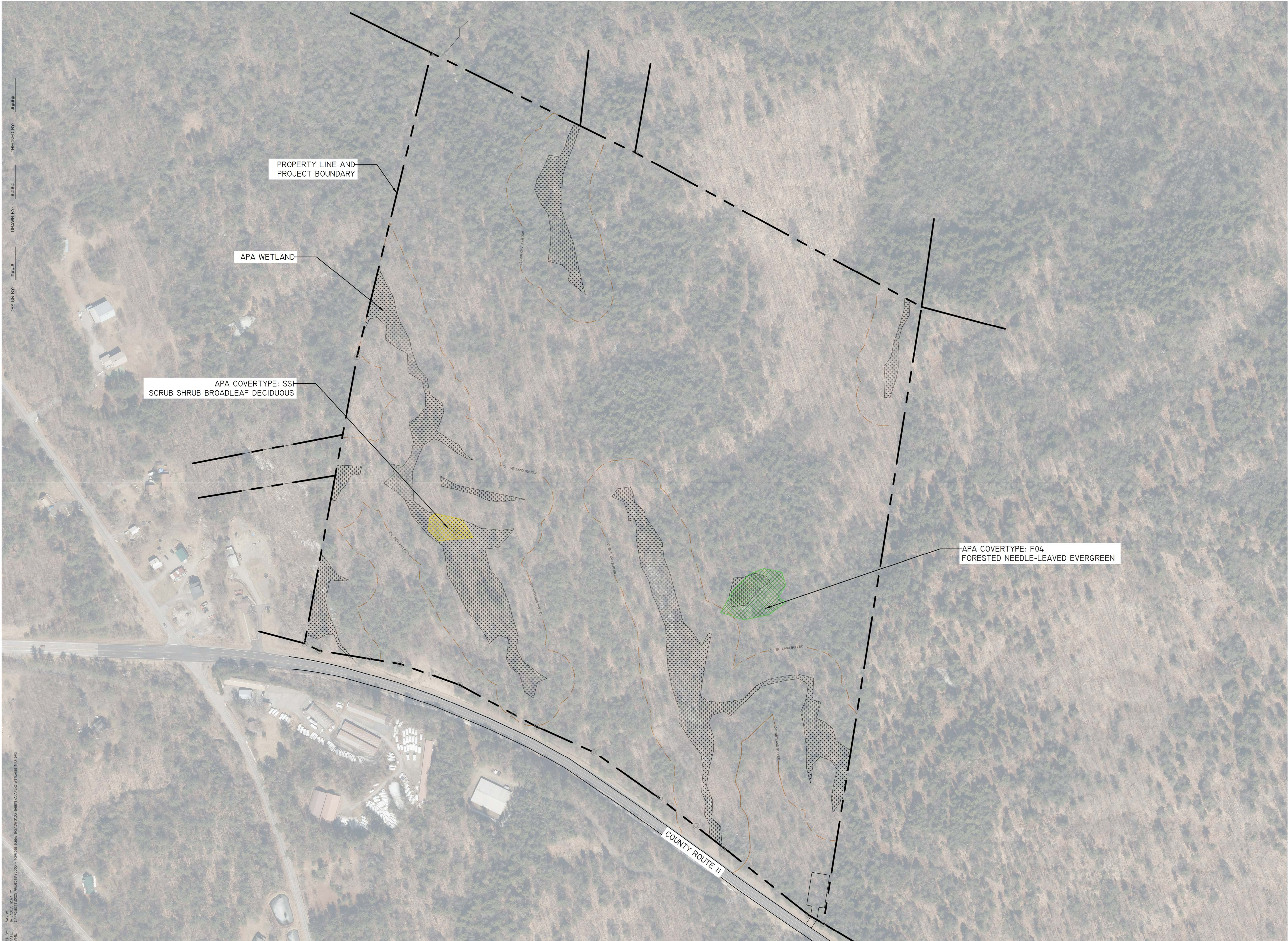
REPAIRED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

TOPRIDGE VENTURES

DRAWING TITLE

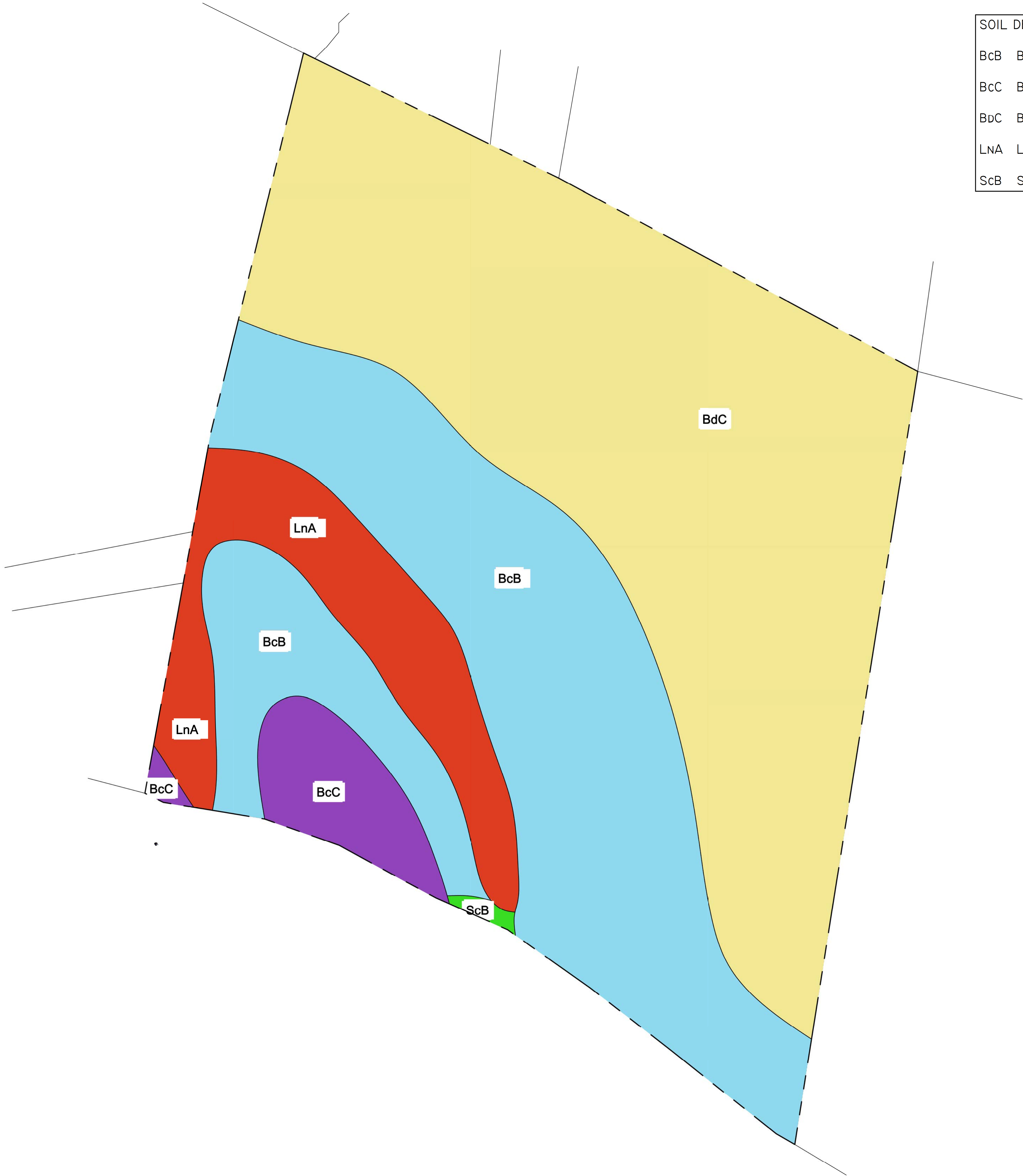
WETLANDS MAP

PROJECT NO.		25003
DATE:	8/8/2025	DRAWING NO. E-2
PAGE OF 1		



PLOTTED BY: DAN W.
DATE: 8/8/2025, 12:57 PM
FILE NAME: Z:\PROJECTS\2025 PROJECTS\25003 - TOPRIDGE VENTURES\DWG\03 SHEETS\03A15-SOILS MAP.DWG

DESIGN BY: #####
DRAWN BY: #####
CHECKED BY: #####



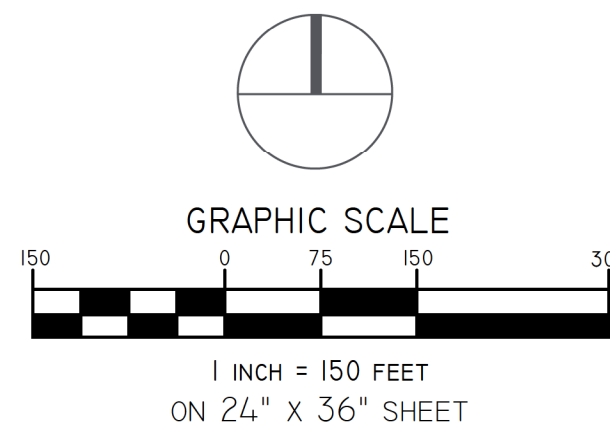
SOIL DESCRIPTIONS:

- BcB BICE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- BcC BICE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
- BdC BICE VERY BOULDERY FINE SANDY LOAM, SLOPING
- LNA LYME FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- ScB SCHROON GRAVELLY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

LEGEND

- PROPERTY LINE
- BdC / BICE VERY BOULDERY FINE SANDY LOAM
- BcB / BICE FINE SANDY LOAM
- LNA / LYME FINE SANDY LOAM
- BcC / BICE FINE SANDY LOAM
- ScB / SCHROON GRAVELLY FINE SANDY LOAM



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM FILE TITLED "25-025 - MAP MADE FOR WHISPERING PINES" BY VAN DUSEN & STEVES LAND SURVEYORS ON SEPTEMBER 24, 2024.

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DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

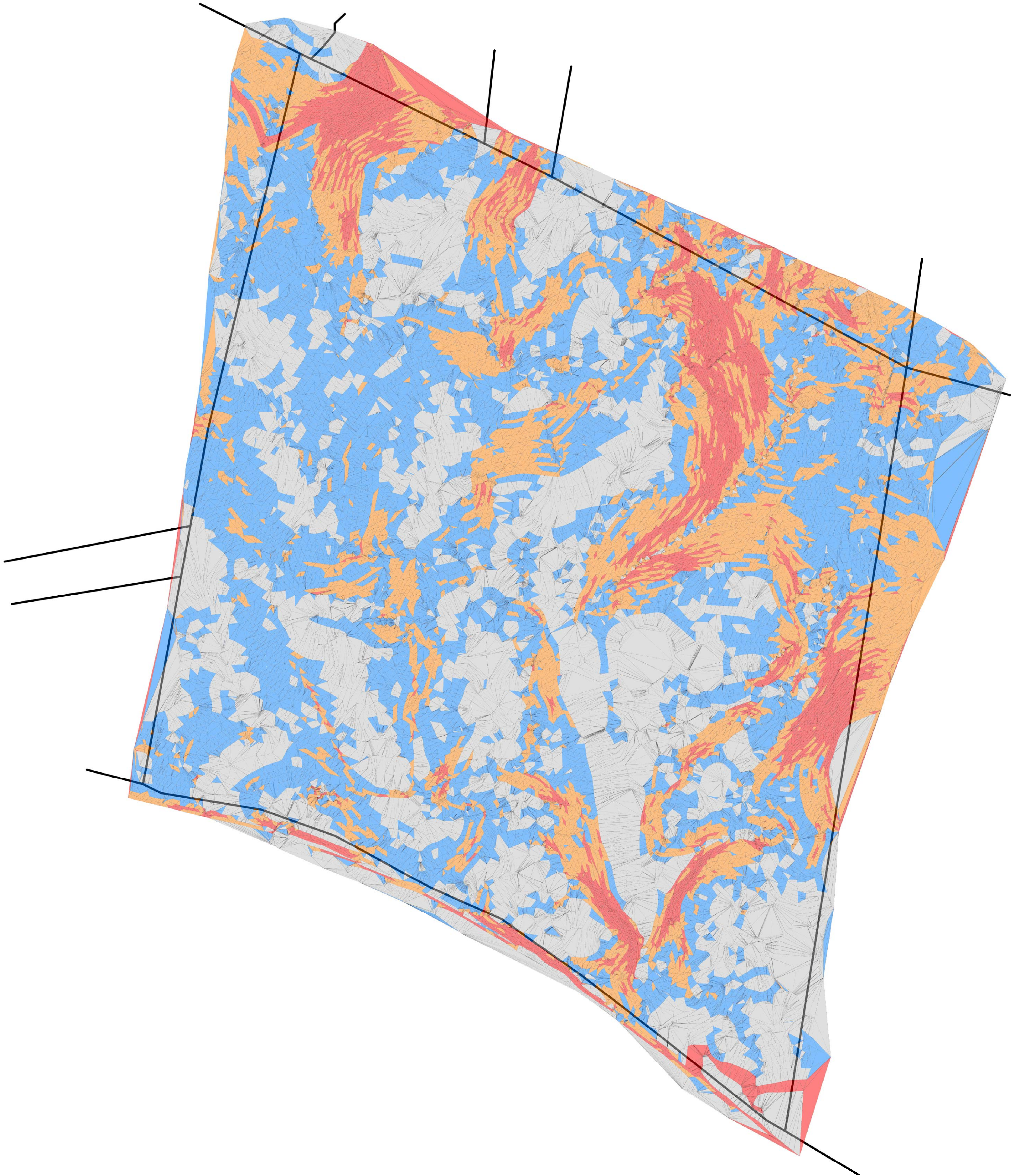
TOPRIDGE VENTURES

DRAWING TITLE
SOILS MAP

PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	E-3
DWG 1 OF 1	

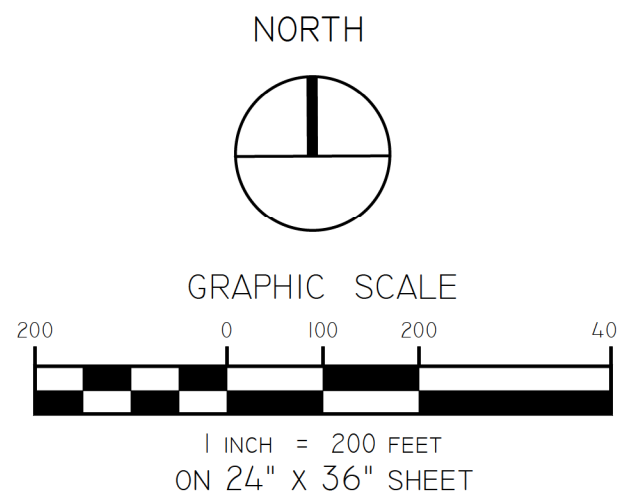
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SAVE DATE: 2/10/2025 10:05
FILE NAME: 2/PROJECTS/2025 - TOPRIDGE VENTURES/25003 SHEETS/DRAWING SLOPE MAP.dwg

DESIGN BY: 04/10/2025 12:32 PM
DRAWN BY: 04/10/2025 12:32 PM
CHECKED BY: 04/10/2025 12:32 PM



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	8.00%	Grey
2	8.00%	15.00%	Blue
3	15.00%	25.00%	Orange
4	25.00%	26836.07%	Red

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NOT FOR
CONSTRUCTION

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

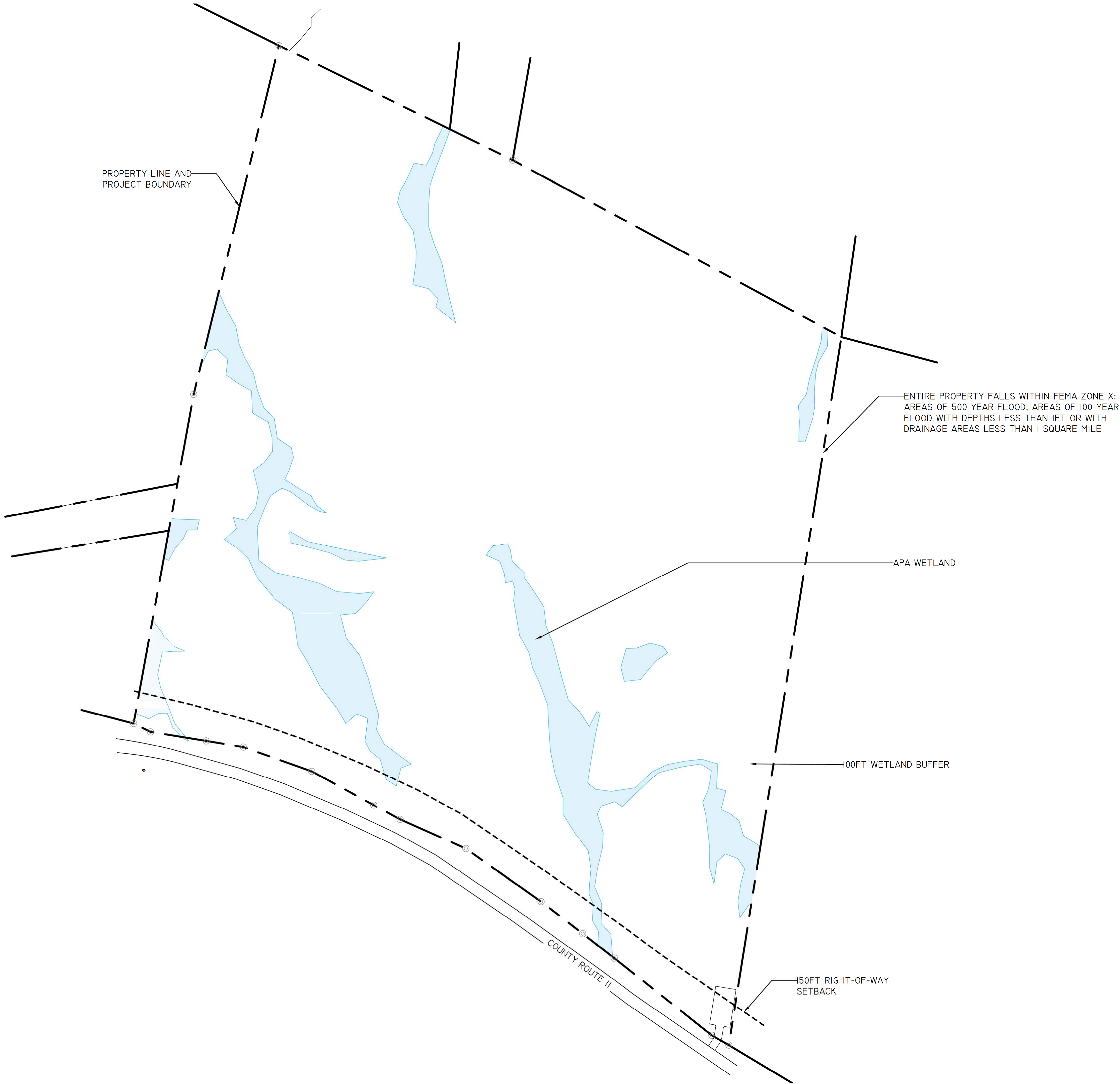
TOPRIDGE VENTURES

DRAWING TITLE
SLOPE MAP

PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	E-4
DWG 1 OF 1	

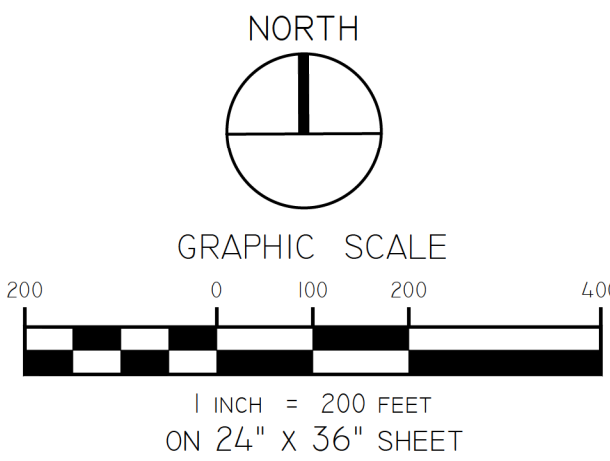
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DRAWN BY: _____

ROUTED BY: _____
DATE: 8/8/2025 12:45 PM
FILE NAME: Z:\PROJECTS\25003 PROJECT\25003 - TOPRIDGE AREAS\DWG\25003 CRITICAL AREAS MAP.DWG



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LEGEND	
	PROPERTY LINE
	150FT ROW SETBACK
	APA WETLAND



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM FILE TITLED "25-025 - MAP MADE FOR WHISPERING PINES" BY VAN DUSEN & STEVES LAND SURVEYORS ON SEPTEMBER 24, 2024.

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CONSTRUCTION

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TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

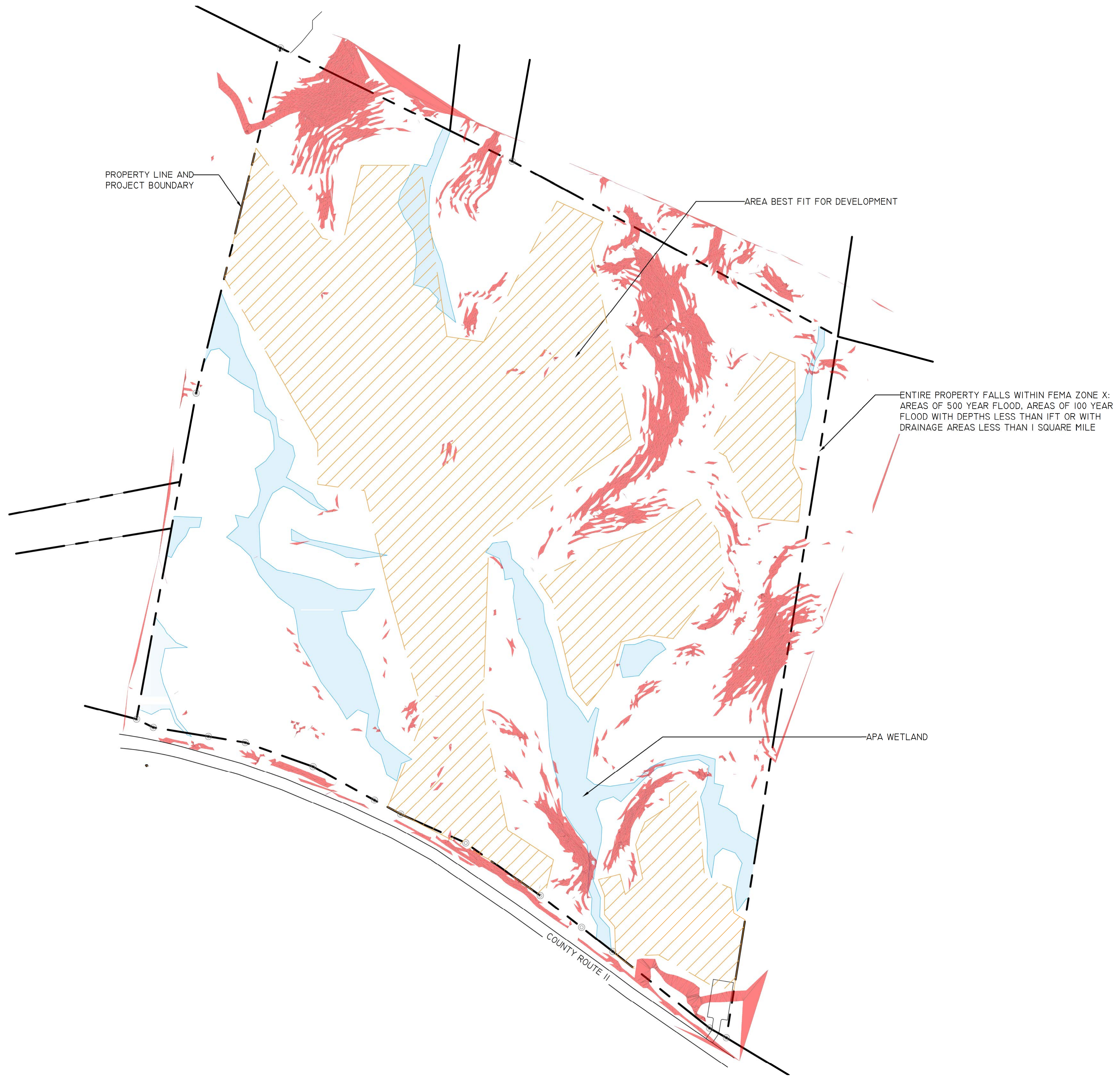
TOPRIDGE VENTURES

DRAWING TITLE
CRITICAL
AREAS MAP

PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	E-5
DWG 1 OF 1	

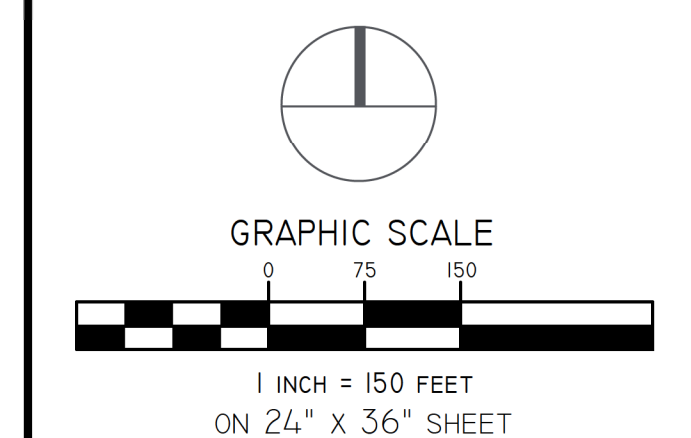
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DRAWN BY: _____

ROUTED BY: _____
DATE: 08/08/2025 12:57 PM
FILE NAME: Z:\PROJECTS\2025 PROJECTS\25003 - TOPRIDGE VENTURES\25003 SITE ANALYSIS MAP.dwg



74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030

- LEGEND
- PROPERTY LINE
 - APA WETLAND
 - SLOPES GREATER THAN 25%
 - AREAS BEST FIT FOR DEVELOPMENT



MAP INFORMATION:
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"25-025 - MAP MADE FOR WHISPERING PINES" BY VAN DUSEN &
STEVES LAND SURVEYORS ON SEPTEMBER 24, 2024.

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CONSTRUCTION**

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

TOPRIDGE VENTURES

DRAWING TITLE
SITE ANALYSIS MAP

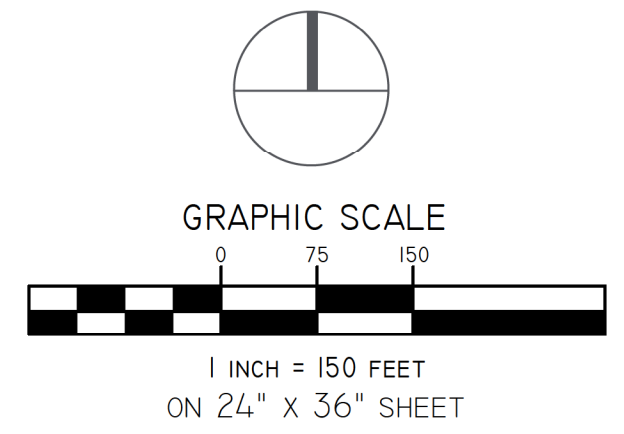
PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	E-6
DWG 1 OF 1	



DESIGN BY: _____ CHECKED BY: _____
DRAWN BY: _____

DATE: 08/08/2025 12:56 PM
FILE NAME: E:\PROJECTS\25003 - TOPRIDGE VENTURES\25003 - NATURAL HERITAGE PROGRAM REPORT.dwg

74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030



MAP INFORMATION:
BASE MAP INFORMATION OBTAINED FROM FILE TITLED "25-025 - MAP MADE FOR WHISPERING PINES" BY VAN DUSEN & STEVES LAND SURVEYORS ON SEPTEMBER 24, 2024.

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DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

TOPRIDGE VENTURES

DRAWING TITLE
NATURAL HERITAGE
PROGRAM REPORT

PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	E-1
DWG 7 OF 1	



LEGEND

7 LOT NUMBER AND AREA
3.25± ACRES

TYPICAL HOUSE AND SEPTIC LOCATION

WETLAND (JURISDICTIONAL)

DRAINAGE EASEMENTS

PROPOSED TRAIL SYSTEM

- LAYOUT NOTES**
1. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise indicated.
 2. All line and grade per Drawings to be staked out by a New York State Registered Civil Engineer or Surveyor engaged by the Contractor. All staked layouts of pavements and site improvements shall be approved by the Owner prior to installation.
 3. Storage areas for Contractor's equipment and materials shall be on and within limits of clearing as shown on the plans and as approved by the Owner.
 4. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies in the site survey to the Owner prior to starting work.
 5. Field adjustments must be approved by the Owner and appropriate municipal officials prior to construction.
 6. Contractor is responsible for verifying the vertical and horizontal position of existing utilities prior to construction.

DEC Approval Box

APA Approval Box

Town Approval Box



the LA group
Landscape Architecture
and Engineering, P.C.
40 Long Alley
Saratoga Springs
New York 12866
518/587-8100
Telefax 518/587-0180

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Design MCB
Drawn MCB
Checked DRC

RECEIVED
Date: August 21, 2025

PREPARED FOR:

BAHR HOLDING LLC
301 East Boston Post Road
Rye, NY 10580

WHISPERING PINES SUBDIVISION
TOWN OF BOLTON
Warren County, New York

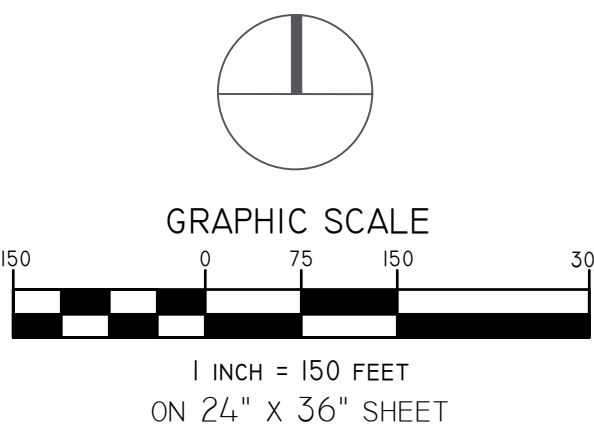
Revisions
6/9/08 per APA
Comments
12/7/09 Submit
APA & Town of

Project: C
Date: 8/25/06
Drawing: C-1





74 Warren Street, Suite 1
Saratoga Springs, NY 12866
518.450.4030



MAD INFORMATION:
BASE MAP INFORMATION OBTAINED FROM FILE TITLED
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DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
TOPRIDGE VENTURES
59 MIDDLE ROAD
LAKE GEORGE, NY 12845
PROJECT

TOPRIDGE VENTURES

DRAWING TITLE
SUBDIVISION LAYOUT

PROJECT NO.	25003
DATE:	DRAWING NO.
08/8/2025	L-1.10
DWG OF 1	