



**MAJOR PROJECT PUBLIC NOTICE
APPLICATION RECEIVED
APA PROJECT NO. 2025-0195**

Date: September 17, 2025

The purpose of this notice is to inform you that Part 1 of the Large-scale Subdivision Application described below was received by the Adirondack Park Agency on **September 12, 2025**, and to solicit any written comments you may have regarding the conceptual design at this time. When the application has been deemed complete by the Agency, another notice with a more detailed project description will be provided to you, and you will have another opportunity to provide written comment relevant to the Agency's review.

This notice is being sent to adjoining landowners to the project site to the extent they were identified in the application; the Chairman of the County Planning Board, Chairman of the Regional Planning Board, if any; the chief elected officer, clerk and planning board chairman, if any, of the town or village where the project is located; and the Adirondack Park Local Government Review Board. Notice will also be posted on the Agency's Website and in the New York State Department of Environmental Conservation's Environmental Notice Bulletin.

It is not necessary to respond to this notice unless you want to do so. If you wish to provide written comments, they must be received by **October 9, 2025**. The Agency website page for **Public Comment & Hearing Opportunities** (<https://www.apa.ny.gov/contact/public-comment.cfm>) contains information on the project, including conceptual designs of the proposal, and an electronic form for submitting any public comments. You may also submit written comments via e-mail (at rpcomments@apa.ny.gov) or via mail (at PO Box 99, Ray Brook, NY 12977). Please reference the above project number.

PROJECT SPONSOR, LOCATION AND DESCRIPTION

The Agency received PART 1 of the Adirondack Park Agency Large-scale Subdivision Application from **Indian Brook Preserve, LLC** and **BAHR Holding, LLC** for a project located on or near **County Route 11** in the Town of **Bolton, Warren County**, in an area designated as **Low Intensity Use** on the Adirondack Park Land Use and Development Plan Map. The tax map number of the project site is: Section **139**, Block **1**, Parcel **46.110**. The attached map shows the approximate location of the project site.

The project is briefly described as follows: **PART 1 of the Adirondack Park Agency Large-scale Residential Subdivision Application including conceptual designs for the proposed subdivision of approximately 95 acres to create 30 building lots for residential development, including a subdivision road and common trail system.**

Date

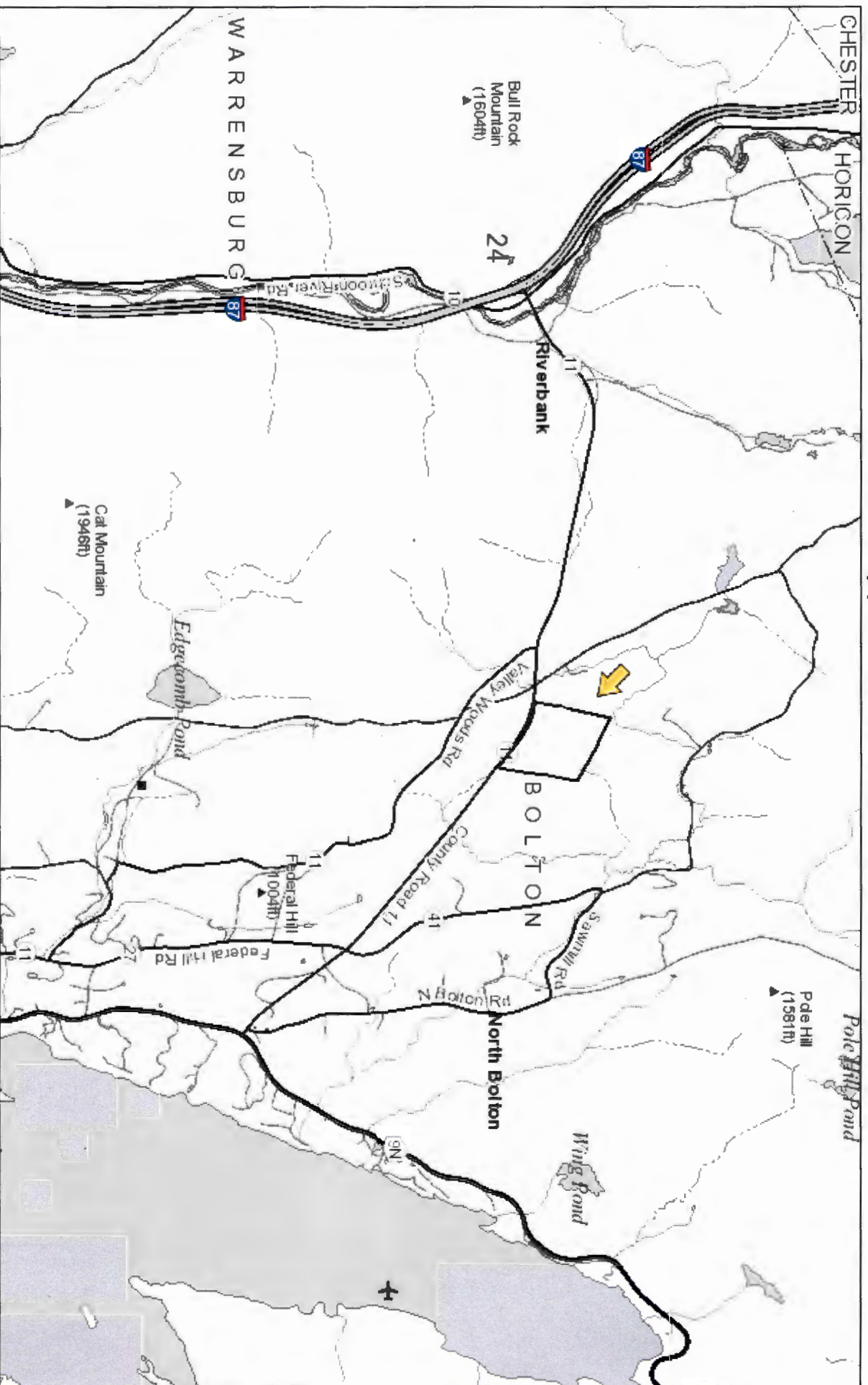
9/17/25

John M. Burth

Deputy Director, Regulatory Programs

cc: Indian Brook Preserve LLC
BAHR Holding LLC
Matthew Huntington, Studio A
Adjoining Landowners
Town, County & LGRB Officials

APA Application P2025-0195



9/15/2025, 9:01:46 AM This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.

Temp Highlight Parcel(s)

Park Boundary Blue Line

NYS Adirondack Park Agency