


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 2025-0051</p>
<p>In the Matter of the Application of</p> <p>NICHOLAS WILDEY PHILLIP PAIGE Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: June 24, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Nicholas Wildey</p>

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a single family dwelling in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Parishville, St. Lawrence County.

This authorization shall expire unless recorded in the St. Lawrence 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 St. Lawrence County Clerk's Office. The Agency will consider the project in existence when the frame of the single family dwelling has been constructed.

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 85±-acre parcel of land located on Round Pond Road in the Town of Parishville, St. Lawrence County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 121, Block 6, Parcels 33 and 34.21, and is described in a deed from Timothy O'Connor and Marilyn O'Connor to Nicholas S. Wildey, dated January 5, 2023, and recorded March 13, 2023 in the St. Lawrence County Clerk's Office under Instrument Number R-2023-00003018.

The project site contains shoreline on Round Pond. The project site also contains wetlands along the shoreline of Round Pond. Additional wetlands not described herein may be located on or adjacent to the project site.

Parcel 34.21 of the project site is improved by a pre-existing single family dwelling.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the construction of a single family dwelling and storage barn.

The project is shown on the following plan:

- The location of the single family dwelling, septic system and barn are depicted on "Septic System Design" (Site Plan), prepared by Wagon Wheel Engineering, with a revision date of March 25, 2025, received by the Agency April 14, 2025.
- Design details of the single family dwelling are depicted on a seven-page set of plans titled "Paige-Wildey Residence" (Dwelling Plan), prepared by Wagner Engineering, received by the Agency March 10, 2025.

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 the construction of any single family dwelling on Resource Management lands 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 St. Lawrence 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 2025-0051, issued June 25, 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 the construction of one single family dwelling and accessory structures on Parcel 33 in the locations depicted on the Site Plan and the dimensions depicted on the Dwelling Plan. Any change to the location or dimensions of any authorized structure shall require prior written Agency authorization.
6. The construction of any additional dwelling or other principal building on Parcel 33 shall require a new or amended permit.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. Prior to undertaking construction of any boathouse or dock on the project site, written authorization of plans for the boathouse or dock, including all attached docks or walkways, shall be obtained from the Agency.
9. No structures greater than 100 square feet in size shall be constructed within 100 feet, measured horizontally, of the mean high water mark of Round Pond.
10. Any on-site wastewater treatment system(s) on Lot 33 installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Site Plan. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

11. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
12. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Round Pond or adjoining property.
13. Outside of the limits of clearing shown on the Site Plan, between the single family dwelling and Round Pond, no trees greater than 6 inches in diameter at breast height may be cut or otherwise removed on Lot 33 without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. The undertaking of any activity involving wetlands shall require a new or amended permit.
15. There shall be no principal buildings located on Lot 34.21 other than the pre-existing single family dwelling or any replacement structure for this dwelling as allowed by Agency regulations.
16. There shall be no more than two principal building(s) located on Lot 33 at any time. The single family dwelling authorized herein constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

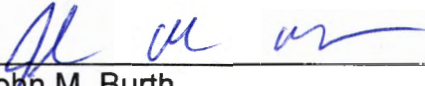
CONCLUSIONS OF LAW

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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management 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 24th day
of June, 2025.

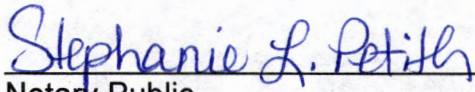
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th 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

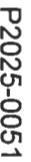

Notary Public



LESS THAN 2"	4"
LESS THAN 2'-3"	4"
LESS THAN 3'-5"	2"
LESS THAN 5'	0"

	Test 1	Test 2	Test 3 (Final exam)
Permutation P11 #1	8	8	8
Permutation P11 #2	9	9	9
Permutation P11 #3	9	10	10

Proble/dang hole test pit
0 to 2 inches slightly decomposed plant material
2 to 3 inches slightly decomposed plant material
3 to 5 inches fine sandy loam
5 to 22 inches clay thin sandy loam
22 to 71 inches clay sandy loam

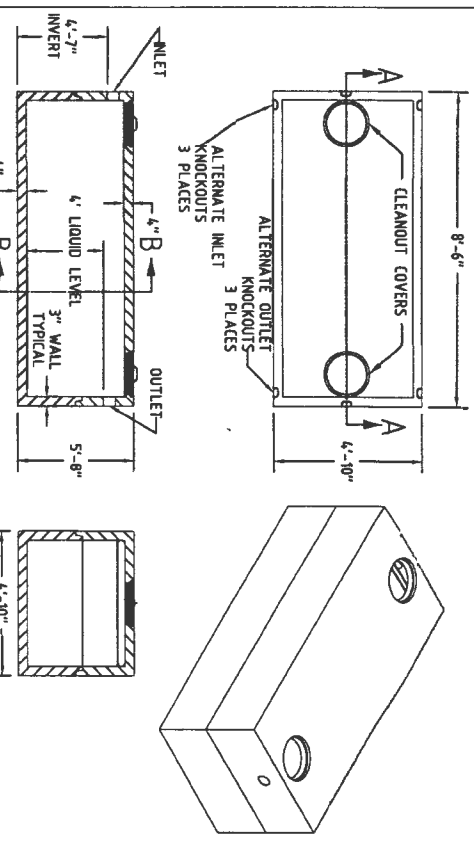


221 Farris Road
 Michelsville, NY 12965
 ph: (315) 244-7632
 email
 shirleyjones@att.com

SEPTIC SYSTEM
DESIGN
345 ROUND
POND ROAD,
COLTON NY

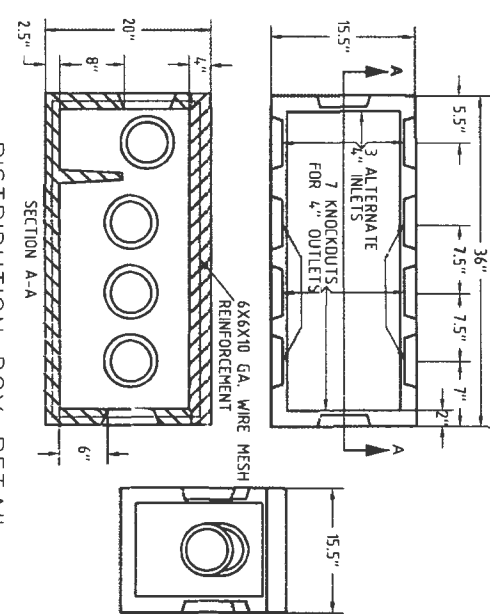


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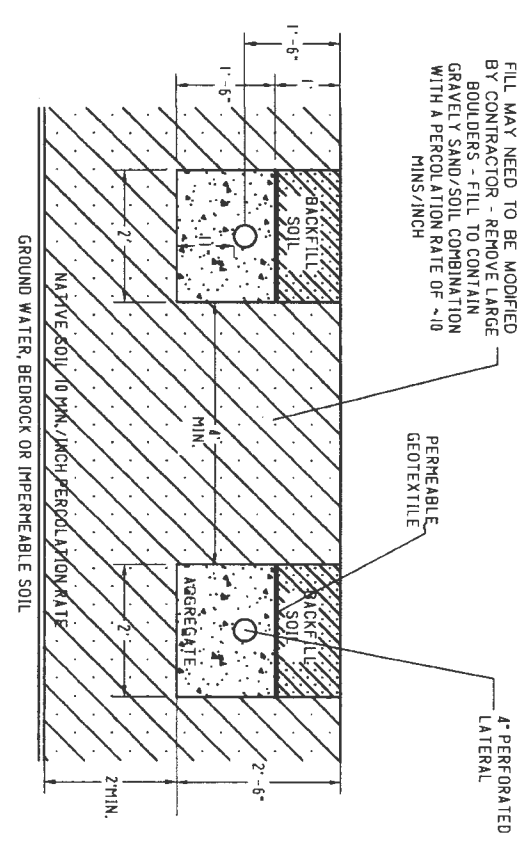
SECTION A-A
SECTION B-B

1000 GALLON SEPTIC TANK
SCALE: 1/4" = 1'-0"



DISTRIBUTION BOX DETAIL
N.T.S.

- GENERAL SEPTIC NOTES:**
1. THIS DRAWING IS NOT A BOUNDARY MAP.
 2. CONSTRUCTION CANNOT BEGIN UNTIL ALL PERMITS AND APPROVALS ARE AVAILABLE.
 3. SUBSURFACE INVESTIGATION WAS CONDUCTED BY WAGON WHEEL ENGINEERING IN NOVEMBER 2021.
 4. LOCATION OF ALL EXISTING UTILITIES (ABOVE GROUND AND UNDERGROUND) IS NOT DISPLAYED ON THIS DRAWING. CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES AND CONTACTING UTILITY COMPANIES PRIOR TO CONSTRUCTION. IF UNDERGROUND UTILITIES ARE LOCATED THE CONTRACTOR SHALL MARK THEM APPROPRIATELY AND USE HAND EXCAVATION IN THESE AREAS.
 5. THE LOCATION OF THE PROPOSED UTILITIES (SEPTIC SYSTEM) IS TO BE FIELD DETERMINED AND VERIFIED.
 6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ENGINEERED STAMPED PLANS AND CALCULATIONS. ANY DEVIATION FROM THE PROPOSED MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO CHANGES SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
 7. THIS DRAWING IS NOT A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL VERIFY ALL GRADES AND FINISH GRADE ELEVATIONS IN THE FIELD.
 8. CONTRACTOR SHALL VERIFY ELEVATIONS, PROPERTY LINES, LOCATION OF EXISTING FACILITIES, ETC. BEFORE STARTING WORK. ANY NOTICEABLE DEVIATIONS FROM THE PROPOSED PLAN SHALL BE RECORDED AND SENT TO THE ENGINEER FOR APPROVAL.
 9. CONTRACTOR SHALL VERIFY THAT THE PROPOSED DRILLED WELL IS AT A MINIMUM DISTANCE OF 100 FEET AWAY FROM THE PROPOSED PERFORATED LATERALS.
 10. NO ADDITIONAL PAYMENT WILL BE MADE FOR DAMAGE OF ANY OF THE EXISTING FACILITIES AND UTILITIES AT THIS LOCATION BY THE ENGINEER.
 11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK SITE FOR BOTH WORKING PERSONNEL AND THE ENVIRONMENT.
 12. CONTRACTOR IS RESPONSIBLE FOR SITE RESTORATION TO BRING THE AREA BACK TO ITS EXISTING CONDITIONS.
 13. ENGINEER ON RECORD IS NOT LEGALLY BOUND TO THIS PROPOSED SYSTEM UNLESS PRESENT DURING THE CONSTRUCTION. THE FEE FOR THESE INSPECTIONS IS 60 DOLLARS PER HOUR.



SECTION C-C TRENCH DESIGN, TYPICAL SECTION
N.T.S.

WAGON WHEEL ENGINEERING
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email: shirley.joerg@wheeler.com

SEPTIC SYSTEM DESIGN
345 ROUND POND ROAD,
COLTON NY

