

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 2025-0131
In the Matter of the Application of SHAWNA ALLOGGIO & RUSSELL ALLOGGIO Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: October 28, 2025 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Shawna Alloggio 2. Russell Alloggio

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and 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 AuSable, Clinton County.

This authorization shall expire unless recorded in the Clinton 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 Clinton County Clerk's Office. The Agency will consider the project in existence when either an authorized lot has been conveyed to an outside party or the authorized 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 100±-acre parcel of land located on Mitchell Road in the Town of AuSable, Clinton 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 313, Block 1, Parcel 3, and is described in a deed from Brian L. Devins, Trustee of the Brian L. Devins Trust, to Russell Alloggio and Shawna Alloggio, dated October 18, 2021, and recorded October 18, 2021 in the Clinton County Clerk's Office under Instrument Number 2021-00319909.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the 100±-acre project site into a 98±-acre lot and a 2±-acre lot. The permit also authorizes construction of a single family dwelling and the installation of an on-site wastewater treatment system and an individual water supply well on the 2±-acre lot. Agency Permit 2022-0115 authorized construction of one single family dwelling on the 98±-acre lot, which has not yet been constructed.

The project is shown on the following Project Plans:

- A two-sheet set of plans titled, "Alloggio-Thomas Residence Sewage Treatment System," prepared by Moser Engineering, dated January 14, 2025 and received by the Agency on June 27, 2025 (Septic Plans);
- A single-sheet, hand-drawn and un-titled site plan, prepared by Payton Alloggio and received by the Agency on June 27, 2025 (Site Plan); and
- A single-sheet, un-titled subdivision plan on an air photo, prepared by Payton Alloggio and received by the Agency on June 27, 2025 (Subdivision Plan).

A reduced-scale copy of the Site Plan 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 in a Resource Management land use area in the Adirondack Park.

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 Clinton 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 all Project Plans 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 supercedes Permit 2022-0115 in relation to the 2±-acre lot. The terms and conditions of Permit 2022-0115 shall no longer apply to the 2±-acre lot.
5. All conditions in Permit 2022-0115 remain in full force and effect for the 98±-acre lot.
6. 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 2025-0131, issued October 28, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
7. Subject to the conditions stated herein, this permit authorizes a two-lot subdivision as depicted on the Project Plans. Any subdivision not depicted on the Project Plans shall require a new or amended permit.
8. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on the 2±-acre lot in the location and footprint shown on the Septic Plans. The single family dwelling shall be no more than 40 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. Any change to the location or dimensions of the dwelling shall require prior written Agency authorization.
9. Construction of any guest cottage on the project site shall require prior written Agency authorization.
10. Any on-site wastewater treatment system on the 2±-acre lot 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 Septic Plans. 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. On the 2±-acre lot, 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 Mitchell Road or adjoining property.
13. All exterior building materials, including roof, siding and trim, of the dwelling authorized herein shall be a dark shade of green, grey, or brown.
14. On the 2±-acre lot and within 100 feet of the centerline of Mitchell Road, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of an area up to 20 feet in width for driveway construction on the 2±-acre lot and utility installations and dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
15. Between April 1 and October 31, no trees shall be removed or disturbed on the 2±-acre lot without prior written Agency authorization.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no more than one principal building located on the 2±-acre lot at any time. The single family dwelling authorized herein constitutes one principal building.
18. There shall be no more than one principal building located on the 98±-acre lot at any time. The single family dwelling authorized by Agency Permit 2022-0115 constitutes one 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 and 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 28th day
of October, 2025.

ADIRONDACK PARK AGENCY

BY: _____

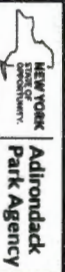
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

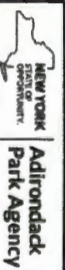
On the 28th day of October in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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

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



Adirondack
Park Agency



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FINAL

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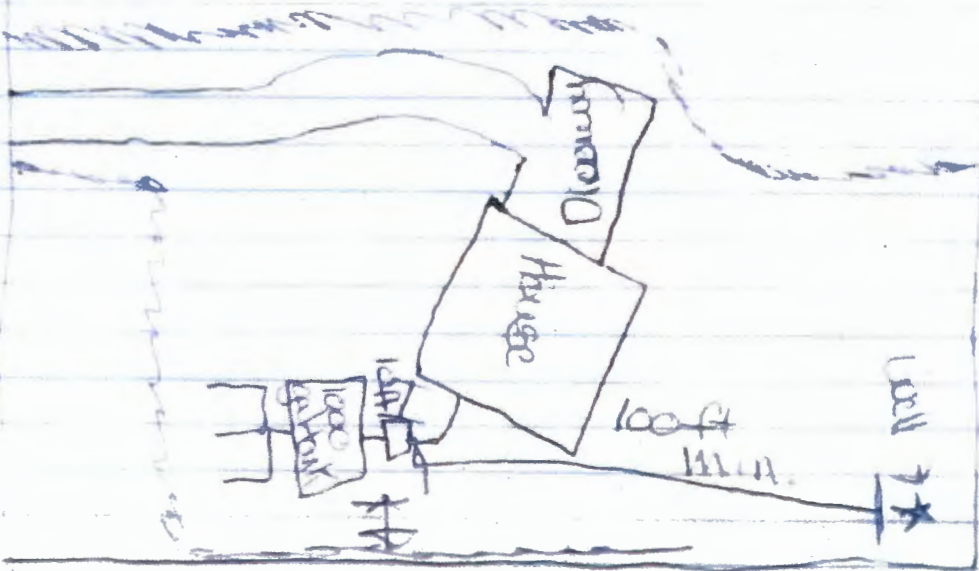
RECEIVED

Date: June 27, 2025

Adirondack tot

Existing
woods

Down hill



Drainage - 200 ft from road
House - 185-190 ft from road
Well + septic to be 100 ft apart
Septic to be 10 ft from house
Septic to be 10 ft from line

was for but six

P2025-0131