


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 2026-0001
In the Matter of the Application of TRACEY SULWIKOWSKI SCOTT PARILLO JENNIFER PARILLO Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: April 14, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Tracey Sulwikowski 2. Scott Parillo 3. Jennifer Parillo

SUMMARY AND AUTHORIZATION

This 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 Caroga, Fulton County.

This authorization shall expire unless recorded in the Fulton 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 Fulton 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 Fulton 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 comprised of two adjacent parcels of land totalling 30.304 acres located on Everson Road in the Town of Caroga, Fulton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map, further described as follows:

- Tax Map Section 115, Block 1, Parcel 69.11, described in a deed from Evelyn Hayes to Tracey Sulwikowski, dated December 10, 1993, and recorded January 25, 1994 in the Fulton County Clerk's Office at Book 731, Page 348; and
- Tax Map Section 115, Block 1, Parcel 69.5, described in a deed from Scott and Jennifer Parillo to Scott and Jennifer Parillo, dated August 7, 2023, and recorded August 15, 2023 in the Fulton County Clerk's Office under Instrument Number 2023-82308.

Tax Map Parcels 69.11 and 69.5 contain extensive wetlands associated with a stream along the northern boundary that continue south along the eastern boundaries of both parcels. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

Tax Map Parcel 115.-1-69.11 is improved by a circa 1880 single family dwelling with related development.

Tax map parcel 115.-1-69.5 is improved by a circa 2003 single family dwelling with related development.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of tax map parcel 115.-1-69.11, creating a 6.571±-acre lot (Lot 1) improved by the circa 1880 single family dwelling with related development, and an 18.525±-acre vacant lot (Lot 2). Lot 2 will be merged with the 5.208±-acre adjoining tax parcel 115.-1-69.5, resulting in a 23.733-acre lot improved by the circa 2003 single family dwelling.

The project is shown on a map titled "Survey Map of Lands of Scott & Jennifer Parillo," prepared by Ferguson & Foss Professional Land Surveyors, PC, dated September 2, 2025 and last revised February 3, 2026 (Site 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 and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any subdivision involving wetlands in the Adirondack Park.

CONDITIONS

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THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Fulton 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 2026-0001, issued April 14, 2026, 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 a two-lot subdivision as depicted on the Site Plan. Any subdivision of the project site not depicted on the Site Plan shall require prior written Agency authorization.
6. Within 30 days of conveyance of Lot 2, a new deed shall be filed in the Fulton County Clerk's office describing Lot 2 and tax map parcel 115.-1-69.5 as a single, un-divided lot. Any future subdivision of this un-divided lot shall require a new or amended permit.
7. Installation of any on-site wastewater treatment system on Lot 2 shall require prior written Agency approval.
8. The undertaking of any activity involving wetlands shall require a new or amended permit. New land use or development within 200 feet of wetlands shall require prior written Agency authorization.
9. There shall be no additional pond construction, or alteration or dredging of existing ponds depicted on the Site Plan, without prior written Agency authorization.

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 574. The Agency hereby finds that the subdivision authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Caroga;
- b. 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;
- c. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- d. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated: April 14th, 2026

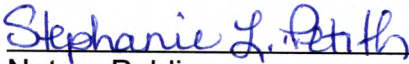
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 14th day of April 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.


Notary Public

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

