

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 2004-0065A
In the Matter of the Application of ADAM S. PERELLA ANDREA B. CLUNIE PERELLA Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: June 10, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Adam S. Perella 2. Andrea B. Clunie Perella

SUMMARY AND AUTHORIZATION

This permit authorizes construction of a detached garage with an integrated workshop and home office in an area classified Resource Management in the Town of Essex, Essex County.

This authorization shall expire unless recorded in the Essex 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 Essex County Clerk's Office. The Agency will consider the project in existence when the garage authorized herein 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 15-acre parcel of land located on Walker Road in the Town of Essex, Essex County. Pursuant to Adirondack Park Agency Map Amendment 2017-01, the site is located in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 48.4, Block 1, Parcel 20.131, and is described in a deed from Travis Moulton and Ruth Moulton to Adam S. Perella and Andrea B. Clunie Perella, dated October 21, 2025, and recorded October 24, 2025 in the Essex County Clerk's Office under Instrument Number 2025-3665.

The project site was created as "Lot 5A" in a five-lot subdivision as authorized by Agency Permit 2004-0065, and is improved by a single family dwelling converted from a pre-existing sugar house in 1999.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a detached garage with an integrated workshop and home office.

The project is shown on an annotated tax map titled "48.4-1-20.131-Perella-468 Walker Road", received by the Agency on March 24, 2026 (Site Plan), and an un-titled two page set of drawings, received by the Agency on March 24, 2026 (Floor Plans). A reduced-scale copy of the Site Plan and Floor Plans are attached as a part of this permit for reference.

AGENCY JURISDICTION

Agency Permit 2004-0065 required a permit pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, as a permit is required from the Adirondack Park Agency prior to any subdivision that results in the creation of five or more lots, parcels, or sites since May 22, 1973, in a Rural Use land use area in the Adirondack Park.

This permit amends Condition 5 of Permit 2004-0065.

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 Essex 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 Site Plan and Floor 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. This permit amends and supersedes Permit 2004-0065 in relation to the project site. The terms and conditions of Permit 2004-0065 shall no longer apply to the project site.
5. 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 2004-0065A, issued June 10, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes the construction of one detached garage with integrated workshop and home office on the project site in the location and footprint shown and as described on the Site Plan and Project Plans. The authorized garage with integrated workshop and home office shall not exceed 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 authorized structure shall require prior written Agency authorization.
7. Construction of any guest cottage on the project site shall require prior written Agency approval.
8. 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.
9. 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 Walker Road or adjoining property.
10. There shall be no more than one principal building located on the project site at any time. The single family dwelling converted from a pre-existing sugar house in 1999 constitutes a principal building.

STANDARD RETURN
FOR PUBLIC USE OF NEW YORK
STATE, NO. 0198770001
Quitted in 2026
Commission Expires 6/10/26

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 garage with integrated workshop and home office authorized as conditioned herein:

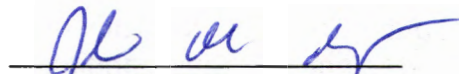
- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- 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.

Dated: June 10th, 2026

Ray Brook, New York

ADIRONDACK PARK AGENCY

By:

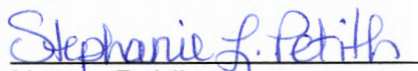


John M. Burth

Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th day of June 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

BURIED POWER LINE

TOWER

GARAGE BAY 1

10' BAY DOOR

GARAGE BAY 2

10' BAY DOOR

44'

DOOR

WORKSHOP

OFFICE

DOOR

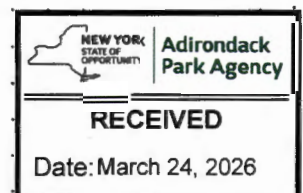
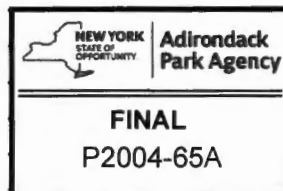
WINDOW

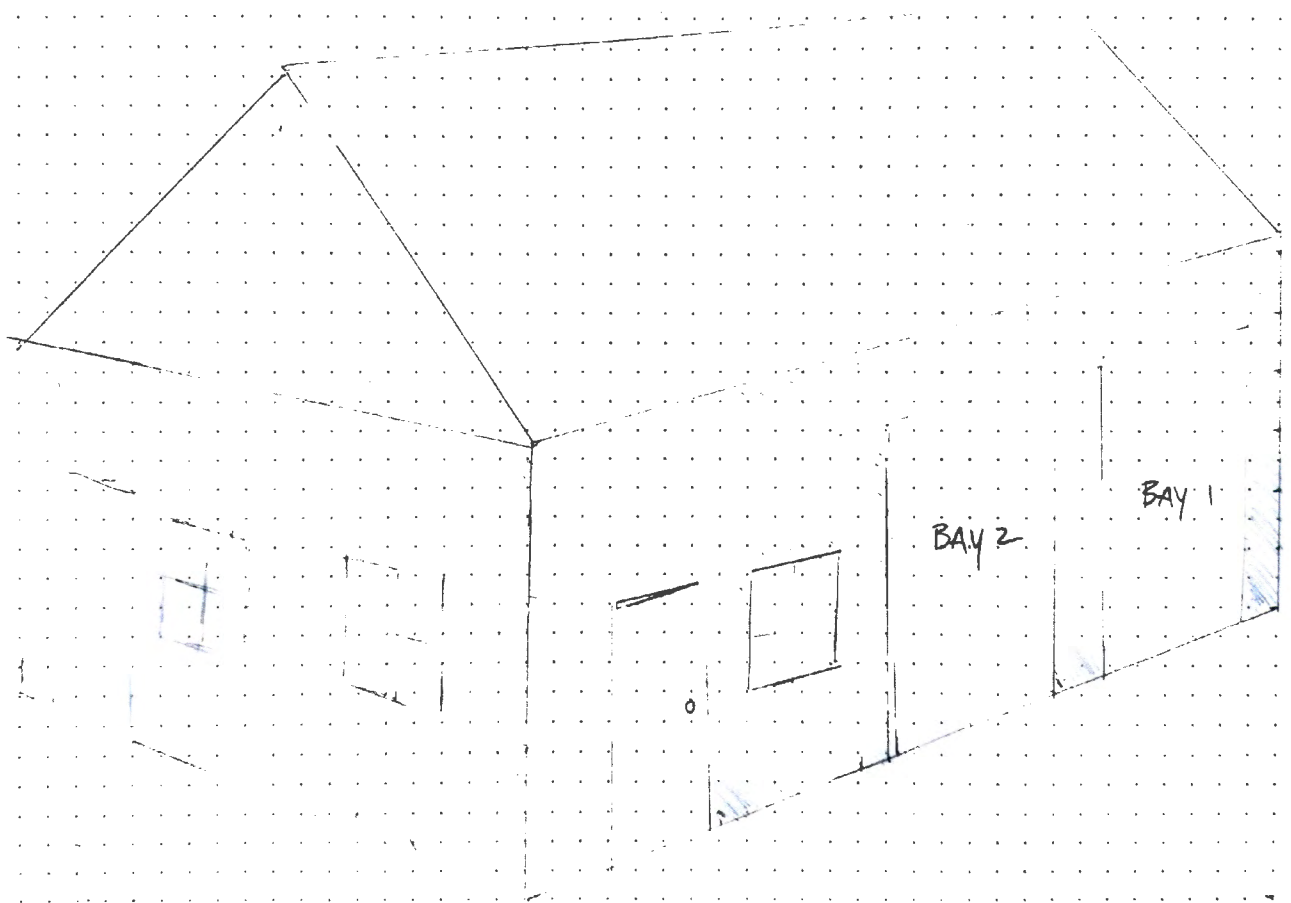
WINDOW

4'

2.8'

BAY DOOR







NEW YORK

STATE OF OPPORTUNITY

Adirondack

Park Agency

RECEIVED

Date: March 24, 2026

48.4-1-20.131 - Perella - 468 Walker Road



1/22/2026

County Boundary

Town Boundaries

Parcels

Garage location

2022 Orthoimagery Boundary



Adirondack

Park Agency

FINAL

P2004-65A

1:5,600

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

NYS ITS Geospatial Services