

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 2026-0056
In the Matter of the Application of TANNER WRIGHT ROBERT E. WRIGHT MELISSA A. WRIGHT Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: July 8, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Robert E. Wright 2. Melissa A. Wright

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and the construction of a single family dwelling in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Peru, 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 an authorized lot has been conveyed to an outside party.

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 20.9± acre parcel of land located on John Boswell Road in the Town of Peru, Clinton County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 267., Block 1, Parcel 3.23, and is described in a deed from Thomas P. Lahart to Robert E. Wright and Melissa A. Wright, dated December 18, 2015, and recorded December 28, 2015 in the Clinton County Clerk's Office under Instrument Number 2015-00276539.

Wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a circa 1987 single family dwelling with attached garage.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision, creating: Lot A, a 19.4± acre lot with an existing single family dwelling and related development and Lot B, a 1.5±-acre lot to be improved by a single family dwelling.

The project is shown on the following plans:

- The entire property and location of the proposed lot and single family dwelling are depicted on an untitled plan, received by the Agency May 15, 2026 (Site Plan).
- The proposed dwelling location and details of the on-site wastewater treatment system are depicted on a two-page set of plans titled "Wright-Downing Residence Sewage Treatment System," prepared by Moser Engineering and received by the Agency May 15, 2026 (Septic Plan).

A reduced-scale copy of the Septic 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 any subdivision of Rural Use lands that results in the creation of a non-shoreline lot smaller than 7.35 acres in size 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 Site Plan and Septic 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 2026-0056, issued July 8, 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. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling on Lot B in the location shown on the Septic Plan. The single family dwelling shall be less than 2100 square feet in footprint, including all attached porches, decks, exterior stairs, garages and other attached structures. The single family dwelling shall be no greater than 30 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 or other aspects of any authorized structure shall require prior written Agency authorization.
7. The construction of any additional dwelling or other principal building on Lot A shall require prior written Agency authorization.
8. Construction of any guest cottage on the project site shall require prior written Agency approval.
9. Any on-site wastewater treatment system on Lot B 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 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.

10. 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.
11. Any new free-standing or building-mounted outdoor lights associated with the authorized single family dwelling on Lot B shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward John Boswell Road or any adjoining property.
12. There shall be no more than one principal building located on Lot B at any time. The single family dwelling authorized herein constitutes a principal building.
13. There shall be no more than two principal buildings located on Lot A at any time. The single family dwelling constructed on the property in 1987 constitutes a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

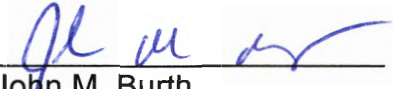
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act 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 Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use 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: July 8th, 2026
Ray Brook, New York

ADIRONDACK PARK AGENCY

By: 
John M. Burth
Deputy Director, Regulatory Programs

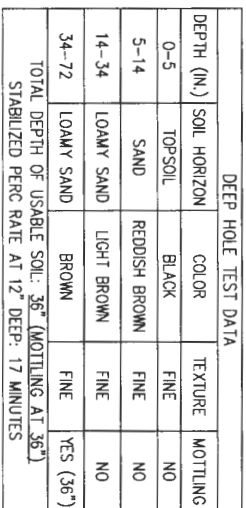
STATE OF NEW YORK
COUNTY OF ESSEX

On the 8th day of July 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

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- Diagram illustrating a trench cross-section with the following labels:
- GLUE CAP ON END OF PIPE
 - PROP. SHALLOW ABSORPTION FIELD (FIVE 50' TRENCHES) (SEE DETAIL ON DWG. C2)
 - PROP. AREA OF FILL/TOE OF SLOPE ($\pm 44' \times \pm 76'$)
 - P72
 - PROPERTY EXTENDS $\pm 75'$
 - NO WELL ON PROPERTY AT REAR OF SITE



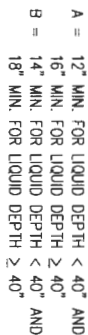
ANY CHANGE FROM THE PLAN NEEDS TO HAVE APPROVAL FROM THE ENGINEER AND CCHD PRIOR TO INSTALLATION

MOSER
ENGINEERING
718 MOSER ROAD
CITY OF WASHINGTON
575 44471201
MOSERENGINEERING@YAHOO.COM
WWW.MOSERENGINEERING.COM

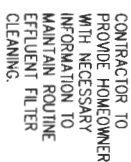
DATE 4/16/05
PROJECT NO. 3641

**WRIGHT-DOWNING RESIDENCE
SEWAGE TREATMENT SYSTEM**
JOHN BOSTWELL ROAD, PERU, NY 13772

C1



SEE SITE PLAN FOR REQUIRED SIZE



N.T.S.

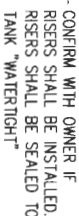


SCALE: N.T.S.



1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATION OF ALL OUTLET PIPES MUST BE EQUAL. USE OF SPEED LEVELING DEVICES IS RECOMMENDED.
3. THE PIPE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX INLET SHALL BE SLOPED AT 1/8" PER FOOT MIN.
4. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTION LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.
5. BATTERY REQUIRED FOR SPHONOR OR AUTOMATIC DOSING OR IF INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.

N.T.S



N.T.S

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