

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 2026-0137
In the Matter of the Application of CHIP BLAIR Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	Date Issued: August 26, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Chip Blair 2. Stephanie Blair

SUMMARY AND AUTHORIZATION

This permit authorizes a two-lot subdivision and construction of a single family dwelling in an area classified Low Intensity 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 or the authorized 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 65-acre parcel of land located on Patent Road in the Town of Peru, Clinton County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 278, Block 1, Parcel 2.700, and is described in a Warranty Deed recorded November 14, 2023, in the Clinton County Clerk's Office under Instrument Number 2023-00334645.

The project site is improved by a dwelling constructed in 1990 at 292 Patent Road and an existing concrete slab and well located in the northwest corner of the property. The project site was created by a subdivision and merger as authorized by Agency Permit 2023-0074.

The project site contains wetlands located south of the existing concrete slab and throughout the interior of the property. Additional wetlands not described herein or depicted on the Survey may be located on or adjacent to the project site.

PROJECT DESCRIPTION

The project as conditionally approved herein involves a two-lot subdivision of the project site to create a 2.789-acre lot for the installation of a new double-wide modular single family dwelling on the existing concrete pad to be served by a new on-site wastewater treatment system and an existing well (Lot 3) and a 62±acre lot improved the existing dwelling constructed in 1990 (Lot 2).

The project is shown on the following Project Plans:

- A "Survey Map Showing Proposed Subdivision of Certain Lands of Chip Blair & Stephanie Blair," prepared by Pawlowski Land Surveying as Project Number 2312, and dated July 31, 2026 (Survey); and
- Three sheets of plans titled "Blair Residence Sewage Treatment System," prepared by Moser Engineering, and dated July 17, 2026.

A reduced-scale copy of the Survey 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.

This permit amends Conditions 6, 8 and 9 of Permit 2023-0074.

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 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 supersedes Permit 2023-0074 in relation to the project site. The terms and conditions of Permit 2023-0074 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 2026-0137, issued August 26, 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 a two-lot subdivision as depicted on the Survey. Any subdivision of the project site not depicted on the Survey shall require a new or amended permit.
7. Subject to the conditions stated herein, this permit authorizes the construction of one dwelling on Lot 3 as depicted and described on the Project Plans. Any change to the location of the authorized development shall require prior written Agency authorization.

The dwelling shall be no more than 24 feet in height, as measured from the highest point on the structure, to the lower of either existing or finished grade. The single family dwelling shall be less than 2,000 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures. Any expansion beyond these dimensions shall require prior written Agency authorization.

8. The construction of any additional dwelling or other principal building on the project site shall require a new or amended permit. The construction of any accessory structure on Lot 3 outside the tree line shown on the Survey shall require prior written Agency authorization.
9. There shall be no guest cottages on Lot 3.
10. Any on-site wastewater treatment system on Lot 3 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 Project 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. Prior to installation of the authorized on-site wastewater treatment system on Lot 3, silt fence shall be installed at the tree line shown on the survey and down gradient from all soil disturbance associated with the authorized development. All silt fencing shall be installed in accordance with the New York State Stormwater Management Design Manual, January 2015 and the New York Standards and Specifications for Erosion and Sediment Control and be maintained and replaced as required during the course of construction until a well-established vegetative cover is established.
12. 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.
13. Prior to the conveyance of Lot 3, or within 10 days following substantial completion of construction, all disturbed soils shall be covered with topsoil, seeded and mulched to establish a turf covering.
14. Any new free-standing or building-mounted outdoor lights on Lot 3 shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky, Patent Road, Mannix Road or adjoining property.
15. Outside of the tree line shown on the Survey, no trees, shrubs or other woody-stemmed vegetation may be cut or otherwise removed on Lot 3 without prior written Agency authorization, except for a) the removal of trees within 10 feet of the authorized absorption component of the on-site wastewater treatment system and b) the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
16. The undertaking of any activity involving wetlands shall require a new or amended permit.
17. There shall be no principal buildings located on Lot 3 other than the dwelling authorized herein.

CONCLUSIONS OF LAW

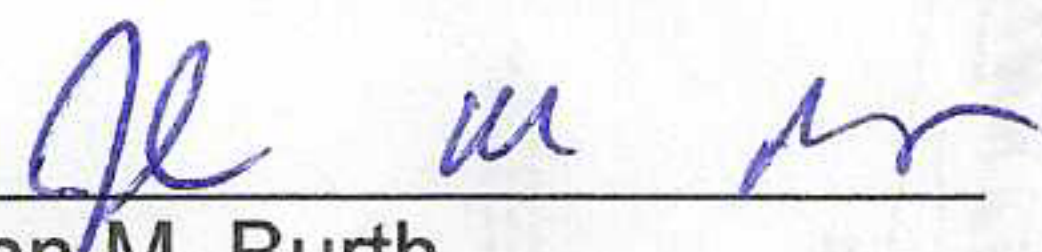
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the subdivision/single family dwelling authorized as conditioned herein:

- 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 Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. 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
- g. 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: August 26th, 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 26th day of August 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

