

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 2025-0305
In the Matter of the Application of JUSTIN HUGUS and KRISTIE HUGUS Permittees for a permit pursuant to § 809 of the Adirondack Park Agency Act	Date Issued: September 24, 2026 To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Justin Hugus 2. Kristie Hugus

SUMMARY AND AUTHORIZATION

This permit authorizes a commercial use 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 the archery range begins operation.

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 146±-acre parcel of land located on Allen Hill Road and Rod and Gun Club 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 290., Block 1, Parcel 26.21 (Lot 26.21), and is described in a deed from John R. Monigan and Jean M. Monigan to Justin Hugus and Kristie Hugus, dated September 18, 2024, and recorded September 18, 2024 in the Clinton County Clerk's Office under Instrument Number 2024-00340275.

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 pre-existing single family dwelling and multiple accessory buildings.

PROJECT DESCRIPTION

The project as conditionally approved herein involves the establishment of an archery target range and training clubhouse and storage facility. The project will utilize the existing driveway and clearing for the range, and an existing accessory barn for the training clubhouse and storage facility. The range and clubhouse will be served by a port-a-potty.

The project is shown on the following plan: "ARCHERY TRAINING AND PRACTICE FACILITY – SITE PLAN," prepared by AES Northeast, with a final revision date of May 15, 2026 and received by the Agency July 1, 2026. A reduced-scale copy of the Site 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 the establishment of any commercial use on Rural Use 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, for as long as the archery target range continues on the site. 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 2025-0305, issued September 24, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the undertaking of a commercial use archery target range and clubhouse/storage facility in the locations shown and as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the range or clubhouse shall require prior written Agency authorization.
6. Operation of the archery range shall only occur between 7am and 9pm, seven days a week. Any commercial use operations outside of these hours shall require prior written Agency authorization.
7. The archery range clubhouse will be served by a port-a-potty. No new wastewater treatment infrastructure on the project site shall be installed without prior written Agency authorization.
8. Any new free-standing or building-mounted outdoor lights associated with the archery range on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Rod and Gun Club Road, Allen Hill Road or adjoining property.
9. All signs associated with the archery range on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
10. Any tree cutting related to the archery range shall require prior written Agency authorization.
11. The undertaking of any activity involving wetlands shall require a new or amended permit.

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 project 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: September 24th, 2026

Ray Brook, New York

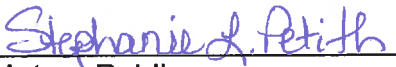
ADIRONDACK PARK AGENCY

By:


John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 24th day of September 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

