



Adirondack Park Agency

ANDREW M. CUOMO
Governor

TERRY MARTINO
Executive Director

PERMIT WRITING FORM – P#2019-0051

Form Finalized: Lead Reviewer_____ Date_____ Supervisor_____ Date _____

APPLICANT

Project Sponsor: Daniel Wilt
Landowner: Wilt Industries, Inc.
Authorized Representative: None Designated

PROJECT SITE

Town/Village: Lake Pleasant
County: Hamilton
Road and/or Water Body: NYS Route 8 and Longview Drive
Tax Map #: 120.008-1-10.110
Deed Ref: Book 183, Page 312
Land Use Area: Low Intensity Use
Project Site Size: 36.7± acres
[X] Same as Tax Map #(s) identified above
[] Only the H / MIU / LIU / RU / RM / IU portion of the Tax Map #(s) identified above
[] Other (describe):
Lawfully Created? No [] Pre-existing subdivision:
River Area: No If Yes: Wild - Scenic - Recreational Name of River:
CEA: State Land

PROJECT DESCRIPTION

A two-lot subdivision of the project site to create a 4.4-acre vacant lot with access from Longview Drive for the purposes of constructing one single-family dwelling served by an individual on-site wastewater treatment system and water supply well. No new development is authorized for the remaining 32.3-acre lot which contains an existing industrial use and access from NYS Route 8.

JURISDICTION (including legal citation)

Pursuant to Sections 809(2)(a) and 810(1)(c)(1) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision of Low Intensity Use lands within one-eighth mile of forest preserve land classified as wilderness.

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

Amends and supersedes Permit 79-367 in relation to the 4.4-acre lot only.

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none [**X**]

Water Body Name:

Length of Existing Shoreline (feet):

MHWM determ: Y N

Minimum Lot Width:

Meets standard: Y N

Structure Setback (APA Act):

Meets standard: Y N

Structure Setback (River Regs):

Meets standard: Y N

Y N Cutting proposed within 6 ft of MHWM? If Yes, < 30% vegetation? Y N

Y N Cutting proposed within 35 ft of MHWM? If Yes, < 30% trees 6" dbh? Y N

Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

Non-Navigable Streams in proximity to development

Check if none []

[**X**] Permanent Stream [] Intermittent Stream

Classified? No

DEC Environmental Resource Mapper stream classification: **NA**

Wetlands

Yes Jurisdictional wetland on property

If Y:

[**X**] If Yes, RASS biologist consulted

→ Coertype: **PSS4/SS1B Shrub-Swamp**

→ Located < 200 ft from proposed development or along shoreline **No**

→ If Y, value rating:

Wildlife

No Rare/threatened/endangered species [] If Yes, RASS ecologist consulted

No R/T/E or other unique species habitat [] If Yes, RASS ecologist consulted

No Northern Long-Eared Bat occurrences in Town [] If Yes, RASS ecologist consulted

No Forest management plan existing or proposed [] If Yes, RASS forestry analyst consulted

No Biological Survey required by RASS ecologist [] If Yes, completed

Ecological / Special Districts

No Natural Heritage Sites [] If Yes, RASS ecologist consulted

Yes Aquifer [**X**] If Yes, RASS engineer consulted

No Agricultural District

Slopes [] RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: **3 – 15%** Building area(s) if authorizing development: **<8%**

Soils

Yes Deep-hole test pit completed? (Necessary for every building lot) [] Check if N/A

[**X**] If Yes, soil data information determined or approved by RASS soil analyst

NRCS Mapped Soil Series or Other Comments: **Becket**

Character of Area

Nearby (include all): **Residential – Commercial – Forested**

Adjoining Land Uses / State Land: **Silver Lake Wilderness**

Is nearby development visible from road? **Yes**

→ If Y, name road and describe visible development: **Existing residential and commercial development is visible from NYS Route 8. Longview Drive currently provides access to 5 single family dwellings and two vacant building lots.**

Additional Existing Development: The existing industrial use on the project site was authorized by Agency Permit 79-367 and consists of a one-story, 10,000 square foot building, gravel access and parking area, individual on-site wastewater treatment system (OSWTS) and well water supply. An appropriate 100% replacement area for the existing OSWTS is shown on the Project Plans.

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

- No Archeologically Sensitive Area, according to OPRHP [] *If Yes, APA APO consulted*
- No Structures > 50 years old on or visible from site [] *If Yes, APA AHPO consulted*
- No Within Lake George Park [] *If Yes, LGPC consulted / application submitted*
- No Greater than 1 acre disturbance / SWPPP required [] *If Yes, DEC application submitted*
- No Public water supply [] *If Yes, DEC / DOH application submitted*
- No Greater than 1,000 gpd wastewater [] *If Yes, DEC application submitted*
- No Disturbing bed or bank of water body [] *If Yes, DEC application submitted*
- No Creating 5 or more lots less than 5 acres each [] *If Yes, DOH application submitted*
- No Army Corps involvement [] *If Yes, ACOE consulted*
- No Agency-approved Local Land Use Program [] *If Yes, Town/Village consulted*

PERMIT CONDITIONS AND IMPACT ANALYSIS

Construction Location and Size (may be different for each subdivision lot)

Any future development on the 32.3-acre lot is still subject to P79-367.

4.4-acre lot: Is new development being authorized without further Agency review? **Yes**

→ If Y: Structure height limit and justification: **35 feet; as proposed and reviewed, Agency will review any increase in height**

Structure footprint limit and justification: **3,000 sq feet; as proposed and reviewed, Agency will review any increase in footprint**

Guest Cottages (if authorizing a dwelling)

Proposed and reviewed? **No**
 If N, guest cottages potentially allowed? **Yes**

→ Justification for any conditions: **Ensure that the necessary wastewater treatment capacity can be met within the limitations of the site and ensure against any other potential impacts.**

Boathouses (if project site contains shoreline)

Proposed and reviewed? **Y N**
 If N, boathouses potentially allowed? **Y N**
 → If Y, review required (beyond definition limits)? **Y N**

→ If Y, justification:

Docks (if project site contains shoreline)

Proposed and reviewed? Y N
If N, docks potentially allowed? Y N
→ If Y, review required (beyond definition limits)? Y N
→ If Y, justification:

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? No

Building Color (if authorizing development)

If color condition required, justification: To further minimize visibility from public viewpoints and preserve character of the area.

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? No
If Y, consult with RASS for conditions. Justification:

Vegetative cutting restrictions required? Yes

If Y, restrictions required (choose all that apply):

[] within _____ feet of limits of clearing

[X] within 50 feet of road

[X] Other: within 25 feet of stream

OR [] on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

[] Cutting of all vegetation prohibited

[X] Cutting of trees greater than 6 inches at dbh prohibited without prior Agency review

[] Other:

Justification: To screen development from Longview Drive and protect the stream from increased surface runoff and erosion.

Wetlands

Consult with RASS for conditions. Justification: NA

Density (may be different for each subdivision lot)

Located in Town with ALLUP? No (If Y, stop. Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? No

If N and N, list existing principal building (PB), including whether they are pre-existing/year built:

Existing 10,000 square foot PB built on the project site in 1980 pursuant to P79-367

Mathematically available # of new PBs on the 32.3-acre lot in addition to the existing manufacturing facility lawfully constructed in 1980: 9

Mathematically available # of new PBs on the 4.4-acre lot: 1

Extinguishing PBs? No

Wastewater (if authorizing construction of a new PB without further review)

Municipal system connection approved? NA
Community system connection approved by RASS? NA
Proposed on-site system designed by engineer and approved by RASS? Yes
If N, has RASS field-verified location for conventional standard trench system? NA
If N, has RASS field-verified location for conventional shallow trench system? NA
Suitable 100% replacement area confirmed for existing / proposed system? Yes
Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Justification: NA

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Justification: NA

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: NA
Justification: NA

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: **Planting on the project site is not needed because existing vegetation will remain on the project site.**

Additional Site / Project-Specific Concerns / Conditions Needed

Background/Prior History

The project site constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan and was created by subdivision from this larger property in 2004. As this subdivision occurred within one-eighth mile of the Silver Lake Wilderness, it appears that an Agency permit was required for its undertaking. Agency records indicate that no permit was obtained.

Subdivision

Any additional subdivision of the project site after one of the authorized lots has been conveyed to an outside party requires a new or amended permit pursuant to Section 810(2)(b)(2) because 10 or more lots, parcels or sites will have been created since May 22, 1973.