


**THIS PERMIT AMENDS PERMIT 2022-0035, ISSUED AUGUST 17, 2022
THIS IS A TWO-SIDED DOCUMENT**

 <p>NEW YORK STATE OF OPPORTUNITY.</p> <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p style="text-align: center;">APA Project Permit 2022-0035A</p>
<p>In the Matter of the Application of</p> <p>DEAN ANTONUCCI Permittee</p> <p>for a permit amendment pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 577 and 9 NYCRR Part 578</p>	<p>Date Issued: December 15, 2022</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: 1. Dean Antonucci</p>

SUMMARY AND AUTHORIZATION

Adirondack Park Agency Permit 2022-0035 authorized a two-lot subdivision and construction of one single family dwelling on each lot. This permit amends Permit 2022-0035, as conditioned below, to allow for larger limits of clearing for the single family dwelling on Lot 1.

The amendment authorized herein is shown on a single-sheet plan titled "Map of Survey, Showing a Two (2) Lot Subdivision and Site Plan for Dean S. Antonucci," prepared by Robert M. Marvin, Jr., L.S., last updated December 2, 2022. A reduced-scale copy of the Site Plan is attached as a part of this permit for reference.

This permit amendment 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 amendment 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 13.57±-acre parcel of land located on Bonnie View Road in the Town of Wilmington, Essex 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 16.3, Block 2, Parcels 27.111 and 27.112, and is described in a deed from Essex County to Dean Antonucci, dated November 11, 2004, and recorded November 19, 2004 in the Essex County Clerk's Office at Book 1423, Page 329.

CONDITIONS

1. Condition 14 of Permit 2022-0035 is hereby amended to authorize the revised limits of clearing for the single family dwelling on Lot 1, as shown on the Site Plan. Outside of the revised limits of clearing shown on the Site Plan, no trees shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
2. All other terms and conditions in Permit 2022-0035 remain in full force and effect.
3. This permit amendment shall be recorded in the Essex County Clerk's Office within 60 days of the date of its issuance.
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit amendment as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2022-0035A, issued December 15, 2022, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Permit Amendment issued this 15th day of December, 2022.

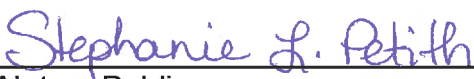
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 15th day of December in the year 2022, 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.

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2025


Notary Public

Town of Wilmington Land Use Code

- Zoning Regulations:**
- District: Low Intensity (LI)
 - Minimum Lot Area: 3 Acres
 - Minimum Lot Width: 150'
 - Minimum Front Yard Dimensions
 - Front: 30'
 - Side: 30'
 - Rear: 75'
 - Maximum Building Height: 40'
- Adirondack Park Agency Intensity Guidelines**
- Low Intensity & Within 1/4 mile of West Branch of Au Sable River: average lot size 3.2 acres, minimum lot size 2.75 acres

RECEIVED
 Date: December 2, 2022

FINAL
 P2022-0035A

BONNIE VIEW AVENUE
 COUNTY ROUTE 19A

WETLAND

- The wetland boundary as shown on this survey was flagged in the field by the Adirondack Park Agency on 03 JUL 2022 and surveyed by Robert M. Borch, Jr. Land Surveyor on 03 JUL 2022.
 - Wetland boundaries shown reflect only those flagged in the field and are not intended to represent wetland boundaries that have not been flagged in the field.
- APA PERMIT 2022-0035
 E2022-0111

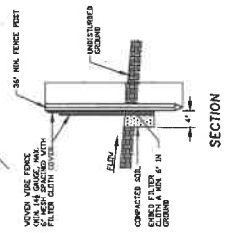
Reputed Owner
 JENNIFER L CONNOR & JEFFREY A. CONNOR
 03 MAR 1995, 1170/120

Reputed Owner
 PHILIP J. CONNOR
 09 SEP 1895, 1121/219

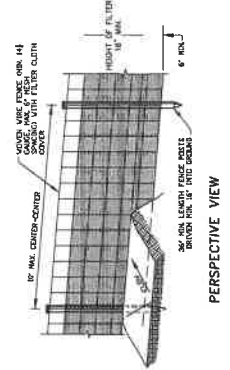
Reputed Owner
 DONALD DEAN DISSEY & MARGARET R. JOHNSON
 21 NOV 2005, 1472/273

Reputed Owner
 ZION PROPERTIES, LLC
 22 SEP 2014, 1784/58

1) The wetland boundary as shown on this survey was flagged in the field by the Adirondack Park Agency on 03 JUL 2022 and surveyed by Robert M. Borch, Jr. Land Surveyor on 03 JUL 2022.
 APA PERMIT 2022-0035
 E2022-0111



SECTION



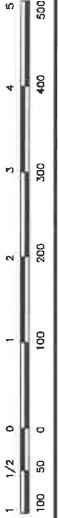
PERSPECTIVE VIEW

- CONSTRUCTION SPECIFICATIONS:**
- WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, PART 2000.
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- MINIMUM SPAN AREA 1/2 ACRE PER 100 FEET.

SILT FENCE DETAIL

REFERENCES: N.Y. TOWN STATUTES AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, PART 2000

SCALE: 1" = 100'



MAP OF SURVEY
 SHOWING A TWO (2) LOT SUBDIVISION AND SITE PLAN FOR
DEAN S. ANTONUCCI

TOWN OF WILMINGTON	COUNTY OF ESSEX	STATE OF NEW YORK
SITUATE		
being part of		
LOT 33, MALLORY'S GRANT		
being the same premises as conveyed by		
ESSEX COUNTY to DEAN S. ANTONUCCI by deed dated 11 NOV 2004 and recorded in the		
Essex County Clerk's Office on 18 NOV 2004 in Book Book 1423 at Page 525.		
SURVEY COMPLETED:	08 JUN 2022	TOWN OF WILMINGTON TAX MAP NO. 16.5-3-27.110
MAP PLOTTED:	02 DEC 2022	COCKETT, M. MANNING, J.S.
		LAKE PLACID, NEW YORK
		12846-0869

NOTES:

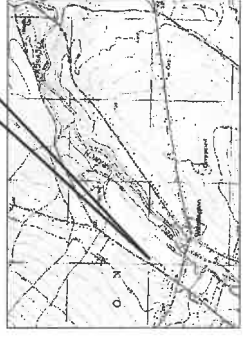
All legal-ability and statements disseminated by inspection of the subject premises are the responsibility of the client. The original of this survey must be held by the client. Surveyor's Easement shall not be considered to be sold to a third party.

Unsubscribed alterations or additions to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7200 Sub-section 2, of the New York State Education Law. See it on the internet at: www.nysed.gov

One copy of this survey shall be filed with the County Clerk's Office.

Certifications are not transmittable to subsequent owners or additional institutions.

Unsubscribed improvements or encroachments, if any, are not shown herein or located by survey.



11/20/26