



# Adirondack Park Agency

ANDREW M. CUOMO  
Governor

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Executive Director

## INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2019-0023

If a subdivision: **Lot # 7** (162 ± acres)

Worksheet Finalized: Lead Reviewer \_\_\_\_\_ Date \_\_\_\_\_

### Existing Development

#### **PRINCIPAL BUILDINGS**

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Single Family Dwelling (5,000 sf)	No	Yes – Constructed in 2000
Attached Garage Apartment (2,000 sf)	No	Yes – Constructed in 2000

#### **ACCESSORY STRUCTURES**

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Dock	No	Yes – Constructed in 2000
Detached Garage (2,000 sf)	No	Yes – Constructed in 2000
Barn (500 sf)	No	Yes – Constructed in 2005
Chicken Coop (50 sf)	No	Yes – Constructed in 2005
Shed (50 sf)	No	Yes – Constructed in 2005
Shed (50 sf)	No	Yes – Constructed in 2005
Pig Pen (50 sf)	No	Yes – Constructed in 2016

### Proposed Development

#### **PRINCIPAL BUILDINGS**

Structure	Footprint	Height	# Bedrooms	Slopes
NA	NA	NA	NA	NA

Check if portions or all below is nj

[ X ]

Check if proposed as a non-building lot: [ ]

Have necessary density? NA

# remaining potential principal buildings = 49 from [ X ] survey

#### **ACCESSORY STRUCTURES**

Structure	Footprint	Height	Slopes
NA	NA	NA	NA

**ACCESS** \*Consult RASS engineer for driveway > 12% slope / \*consult RASS ecologist for driveway > ¼ mile

Driveway is [ X ] existing / [ ] proposed Length: +/-1,600 feet Width: +/- 10 feet

Sight distance evaluated? NA Slopes: ≤ 3%

Need Clearing/Grading? No Comments: The existing dwelling and accessory structures are accessed along a gravel driveway from Bonnieview Road. The existing woods road will provide access from Silver Lake Road to Lots 1 through 6.

Need hwy access permit? Yes – Clinton County Highway Department

Need easement? No – Existing access for Lot 7 is over retained lands.

Need signs? No

### **VISUAL / AESTHETIC**

NA Proposed development visible from public areas (list)

Yes Existing topography / vegetation will screen, if retained  
NA Planting plan proposed [ ] If Yes, RASS forestry analyst consulted

**WASTEWATER TREATMENT (WWTS)** \*Consult RASS engineer for engineered plans

[ X ] Individual on-site [ ] Municipal [ ] Community  
Yes Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?  
NA Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?  
Yes All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)  
NA If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)  
Yes All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)  
Yes Suitable 100% replacement area identified?  
[ X ] Existing and proposed to remain (needs suitable 100% replacement area)

**WATER SUPPLY**

[ X ] Individual on-site [ ] Municipal  
Yes All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

**STORMWATER / EROSION & SEDIMENT CONTROL** \*Consult RASS engineer

NA Does proposed development maintain existing drainage patterns?  
NA < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)  
NA > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

**UTILITIES**

Available on site?	Yes	[ ] Overhead	[ X ] Underground
Available at road?	Yes	[ X ] Overhead	[ ] Underground
Proposed for site?	Yes	[ ] Overhead	[ X ] Underground

Comments: Utilities for the existing development extend underground from Silver Lake Road along the existing woods road.