



Adirondack Park Agency

PERMIT WRITING FORM – P2025-0180

Assigned EPS: 68 Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

APPLICANT

Project Sponsor(s): Philip Aylward and Kathleen Aylward

Landowner(s): Philip Aylward and Kathleen Aylward

Authorized Representative: Joe Garso, P.E.

PROJECT SITE

Town/Village: Keene County: Essex

Road and/or Water Body: State Route 73

Tax Map #(s): 53.-1-3.111

Deed Ref: Anastasios Kokoris to Philip Aylward and Kathleen Aylward, dated July 17, 2023, and recorded July 20, 2023 in the Essex County Clerk's Office at Book 2131, Page 74

Land Use Area(s): ☐H ☐MIU ☐LIU ☒RU ☐RM ☐IU

Project Site Size: 168.5± acres

☒ 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): n/a

Lawfully Created? ☒Y ☐N

☐ Pre-existing subdivision: n/a

River Area: ☐Y ☒N If Yes: ☐Wild - ☐Scenic - ☐Recreational Name of River: n/a

CEAs (include all): ☒Wetland - ☐Fed Hwy - ☒State Hwy - ☐State Land - ☐Elevation - ☐Study River

PROJECT DESCRIPTION

Seven-lot subdivision of a vacant 168.5-acre parcel to create six lots between 1.96 and 3.98 acres in size. The seventh proposed lot is 149.77 acres in size. One single family dwelling is proposed on each of the seven lots. A private access road is proposed from NYS Route 73 to serve the development.

JURISDICTION (including legal citation)

810 (1)(d)(1)(b): Rural Use subdivision involving wetlands

810 (2)(c)(2)(b): Rural Use non-shoreline substandard-size lots

810 (2)(c)(1): Greater than 10 post-1973 Rural Use lots

810 (1)(d)(1)(e): Subdivision in Rural Use within a State Highway Critical Environmental Area

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

n/a

FINDINGS OF FACT – ENVIRONMENTAL SETTING

LAKES, PONDS, NAVIGABLE RIVERS & STREAMS

Check if none ☒

Water Body Name: n/a

Length of Existing Shoreline (feet): n/a

MHWM determ.: ☐Y ☐N

Minimum Lot Width: n/a

Meets standard: ☐Y ☐N

Structure Setback (APA Act): **n/a** Meets standard: ☐Y ☐N
 Structure Setback (River Regs): **n/a** 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 ☒

☐Permanent Stream ☐Intermittent Stream Classified? ☐Y ☐N

[DEC Environmental Resource Mapper](#) stream classification: **n/a**

Wetlands

☒Y ☐N Jurisdictional wetland on property, or
☐Y ☒N Wetlands are a basis of development jurisdiction ☐ If Yes, RASS biologist consulted
 → If Y, coertype: **n/a**
 → If Y, value rating: **n/a**
☐Y ☐N Draining, dredging, excavation of wetland
 Area of wetland loss: **n/a** Permanent? ☐Y ☐N
☐Y ☐N Fill/structure in wetlands
 Fill/structure area: **n/a**
☐Y ☐N Shading of wetland
 Area of shading: **n/a**
☐Y ☐N Clearcutting >3 acres of wetland *RASS forester consulted
 Clearcut area: **n/a**
☐Y ☐N Untreated stormwater discharge into wetland
☐Y ☐N Pollution discharge into wetland
 Pollution type: **n/a**
☐Y ☐N Pesticide/Herbicide application in wetland
 Pollution type: **n/a**
☐Y ☐N OSWTS within 100 feet of a wetland
 Distance to Wetland: **n/a**

Ecological / Wildlife

☒Y ☐N Natural Heritage Sites/listed species or habitat present, including bat
Project site overlapped with historical coverage areas for two endangered vascular plant species, but they were not found during biologist visits to the site, and no additional plant surveys were required.
☐Y ☒N Forest management plan existing or proposed ☐ If Yes, RASS forestry analyst consulted
☐Y ☒N Biological Survey required by RASS Biologist 2 or Supervisor ☐ If Yes, completed

Special Districts

☐Y ☒N Agricultural District

Slopes

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

Existing slope range: **0-40+%** Building area(s) if authorizing development: **0-15%**

Soils

☒Y ☐N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A ☐

☒ If Yes, soil data information determined or approved by RASS soil analyst?

NRCS Mapped Soil Series or Other Comments: **Mapped soil series: Becket fine sandy loam & Becket-Tunbridge complex. 24 – 68-inch depth to seasonally high groundwater found in deep hole test pits.**

Stormwater

☒Y ☐N Greater than 1 acre disturbance, or

☐Y ☒N Proposed ground disturbance < 100 feet from wetlands

☐ If Yes, stormwater management reviewed and approved by RASS engineer

Setback to wetlands: **Substantially 100 feet for all proposed ground disturbance, with substantially 100-foot vegetated buffers to wetlands**

Character of Area

Nearby (include all): ☒Residential ☐Commercial ☐Industrial ☐Agricultural ☒Forested

Adjoining Land Uses / State Land: **Rural Use**

Is nearby development visible from road? ☒Y ☐N

→ If Y, name road and describe visible development: **Scattered single family dwellings visible along State Route 73.**

Additional Existing Development (ex: dam on site, etc.): **n/a**

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

FINDINGS OF FACT – COORDINATED REVIEW

- | | | | |
|---------------------------------------|---------------------------------------|---|---|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Archeologically Sensitive Area, according to OPRHP | <input type="checkbox"/> If Yes, APA APO / OPRHP consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Structures > 50 years old on or visible from site | <input type="checkbox"/> If Yes, APA AHPO / OPRHP consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Solar Project > 50 acres requiring ZVI & historic inventory | <input type="checkbox"/> If Yes, APA AHPO consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Within Lake George Park | <input type="checkbox"/> If Yes, LGPC consulted / application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Public water supply | <input type="checkbox"/> If Yes, DEC / DOH application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Greater than 1,000 gpd wastewater | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing bed or bank of classified/navigable water body | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing 300 LF or more of a stream (temp + perm) | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Disturbing ¼ acre of Corps wetlands (temp + perm) | <input type="checkbox"/> If Yes, DEC application submitted |
| <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Creating 5 or more lots less than 5 acres each | <input checked="" type="checkbox"/> If Yes, DOH application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Army Corps involvement * | <input type="checkbox"/> If Yes, ACOE consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Agency-approved Local Land Use Program | <input type="checkbox"/> If Yes, Town/Village consulted |

*- Review the Pre-Construction Notification (PCN) thresholds for the [Buffalo District](#) and the [New York District](#) to help determine if an application (PCN) needs to be submitted to the Corps. Additionally, review the [Section 10 waters list](#) to determine if a Section 10 Navigable Waters permit might be required from the Corps.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Check if N/A ☒

Justification if merger required: **n/a**

Deed Covenant

Non-building lot being created? ☐ Y ☒ N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: n/a

Easement

Easement proposed or required? ☒ Y ☐ N

If Y, consult with Legal for conditions. Justification: Deeded access across the shared driveway on Lot 7 will be provided to Lots 1-6.

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

Is new development (other than oswts) being authorized without further Agency review? ☒ Y ☐ N

→ If Y: Structure height limit and justification: Single family dwellings shall be no more than 33 feet in height (as proposed), and garages shall be no more than 18 feet in height (as proposed), to prevent potential off-site visual impacts.

Structure footprint limit and justification: Single family dwelling footprints shall be no more than 2,800 square feet (as proposed), and garage footprints shall be no more than 600 square feet (as proposed), to maintain setbacks from wetlands and steep slopes, and to minimize vegetation removal for the authorized development.

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? ☐ Y ☐ N

→ Review of future development required? ☐ Y ☐ N

→ If Y, justification: n/a

Guest Cottages (if authorizing a dwelling)

Check if N/A ☐

Proposed and reviewed? ☐ Y ☒ N

If N, guest cottages potentially allowed? ☒ Y ☐ N

→ Justification for any conditions: Would require Agency review for Lots 1-6 to determine septic capacity and compliance with guest cottage definition, as Lots 1-6 will have no remaining principal building rights after the dwellings authorized in this permit. Lot 7 would require Agency review to assess setbacks from wetlands and steep slopes, septic capacity, and potential for off-site visibility.

Boathouses (if project site contains shoreline)

Check if N/A ☒

Proposed and reviewed? ☐ Y ☐ N

If N, boathouses potentially allowed? ☐ Y ☐ N

→ If N, justification: n/a

→ If Y, review required (beyond definition limits)? ☐ Y ☐ N

→ If Y, justification: n/a

Docks (if project site contains shoreline)

Check if N/A ☒

Proposed and reviewed? ☐ Y ☐ N

If N, docks potentially allowed? ☐ Y ☐ N

→ If N, justification: n/a

→ If Y, review required (beyond definition limits)? ☐ Y ☐ N

→ If Y, justification: n/a

Outdoor Lighting (if authorizing development)Check if N/A ☐Plan proposed and reviewed? ☐Y ☒N**Building Color (if authorizing development)**Check if N/A ☐

If color condition required, justification: **Standard building color condition included, to minimize potential for off-site visibility.**

Tree Cutting / Vegetation RemovalTown with Northern Long-Eared Bat occurrences? ☐Y ☒NIndiana Bat habitat indicated on Lookup? ☐Y ☒NVegetative cutting restrictions required? ☒Y ☐N

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

☐within **n/a** feet of limits of clearing☐within **n/a** feet of road☐within **n/a** feet of river/lake/etc☐within **n/a** feet of wetlands☐Other: **n/a**OR ☒on entire site outside limits of clearing shown on Site Plans

Extent of cutting restriction necessary within the area noted above:

☒Cutting of all vegetation prohibited☐Cutting of trees of **n/a** diameter dbh prohibited☐Other: **n/a**

Justification: **Minimize forest fragmentation and potential off-site visual impacts. Maintain vegetated buffers to wetlands and maintain vegetation on steep slopes (the remainder acreage of Lot 7 is primarily wetland and/or steep slopes).**

PlantingsPlan proposed and reviewed? ☐Y ☒NIf N, plantings required? ☐Y ☒N→ If Y, species, number, location, and time of year: **n/a**Justification: **n/a****Density (may be different for each subdivision lot)**Located in Town with ALLUP? ☐Y ☒N

(If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? ☐Y ☒NIf N and N, list existing PBs, including whether they are pre-existing/year built: **none existing**

Mathematically available # of new PBs (in addition to existing or replacement):

P1981-0264 assigned 18 PBs to the total current project site.

Lots 1-6 will each have one PB, each of which is used by the single family dwellings authorized by this permit. Lot 7 will have 12 total PBs, one of which is used by the single family dwelling authorized by this permit.

Extinguishing PBs? ☐Y ☒N If Y, number: **n/a**

Wastewater (if authorizing construction of a new PB without further review)*Check if N/A* ☐

Municipal system connection approved?

☐Y ☒N

Community system connection approved by RASS?

☐Y ☒N

Proposed on-site system designed by engineer and approved by RASS?

☒Y ☐N

If N, has RASS field-verified location for conventional standard trench system?

☐Y ☐N

If N, has RASS field-verified location for conventional shallow trench system?

☐Y ☐N

Suitable 100% replacement area confirmed for existing / proposed system?

☒Y ☐N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)*Check if N/A* ☐

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protect wetland and water resources, maintain soil and slope stability.****Erosion and Sediment Control (if authorizing development)***Check if N/A* ☐

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protect wetland and water resources, maintain soil and slope stability.****Infrastructure Construction (if authorizing development)***Check if N/A* ☐Construction necessary before lot conveyance: **n/a**Justification: **n/a****For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings**

Explain why no condition is needed: **Building color and vegetation removal conditions included. No planting condition is required because retention of existing vegetation as conditioned will provide adequate screening of the development.**

Additional Site / Project-Specific Concerns / Conditions Needed**Standard invasive species condition included.**

Justification: **To prevent the introduction and spread of invasive species to and throughout the Adirondack Park.**

☒Y ☐N **Public comments received** If Yes, #: **Nine comments received.**☐Y ☒N **Applicant submitted response (notes, if any)** **n/a**



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #1 (1.96± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing /☒proposed Length: 100' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐ Y ☒ N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #2 (2.44± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing / ☒proposed Length: 50' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #3 (3.23± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing / ☒proposed Length: 150' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #4 (3.98± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing / ☒proposed Length: 100' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #5 (3.74± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing / ☒proposed Length: 125' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #6 (3.33± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 0 from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing / ☒proposed Length: 175' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed

☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2025-0180

If a subdivision: Lot #7 (149.77± acres)

Assigned EPS:68 Reviewed by: Click or tap here to enter text. Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ ☐

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
Single family dwelling	2,800 SF maximum	33' maximum	3-6	0-12%

Have necessary density? ☒Y ☐N

remaining potential principal buildings = 11 remaining, from Agency Permit 1984-0264.

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Detached garage	600 SF maximum	18' maximum	0-12%

ACCESS

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

Driveway is ☐existing /☒proposed Length: 350' Width: 15'

Sight distance evaluated? ☒Y ☐N Slopes: less than 12%

Need Clearing/Grading? ☐Y ☐N Comments: Shared subdivision access road leading to a private driveway to serve the lot (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☒Y ☐N

Need signs? ☐Y ☒N

VISUAL / AESTHETIC

☐Y ☒N Proposed development visible from public areas (list) n/a

☒Y ☐N Existing topography / vegetation will screen, if retained

☐Y ☒N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

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

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

WATER SUPPLY

- ☒ Individual on-site ☐ Municipal
- ☒ Y ☐ N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

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

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

UTILITIES

- | | | | | |
|--------------------|---------------------------------------|---------------------------------------|--|---|
| Available on site? | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | <input type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Available at road? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground |
| Proposed for site? | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Overhead | <input checked="" type="checkbox"/> Underground |