



**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**PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED**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

Minimum Lot Width: n/a

MHWL determ.:  Y  N

Meets standard:  Y  N

Structure Setback (APA Act):	n/a	Meets standard: <input type="checkbox"/> Y <input type="checkbox"/> N
Structure Setback (River Regs):	n/a	Meets standard: <input type="checkbox"/> Y <input type="checkbox"/> N
<input type="checkbox"/> Y <input type="checkbox"/> N Cutting proposed within 6 ft of MHW?	If Yes, < 30% vegetation? <input type="checkbox"/> Y <input type="checkbox"/> N	
<input type="checkbox"/> Y <input type="checkbox"/> N Cutting proposed within 35 ft of MHW?	If Yes, < 30% trees 6" dbh? <input type="checkbox"/> Y <input type="checkbox"/> N	
<input type="checkbox"/> Y <input type="checkbox"/> 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, covertype: 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**

Y  N Archeologically Sensitive Area, according to OPRHP  If Yes, APA APO / OPRHP consulted

Y  N Structures > 50 years old on or visible from site  If Yes, APA AHPO / OPRHP consulted

Y  N Solar Project > 50 acres requiring ZVI & historic inventory  If Yes, APA AHPO consulted

Y  N Within Lake George Park  If Yes, LGPC consulted / application submitted

Y  N Public water supply  If Yes, DEC / DOH application submitted

Y  N Greater than 1,000 gpd wastewater  If Yes, DEC application submitted

Y  N Disturbing bed or bank of classified/navigable water body  If Yes, DEC application submitted

Y  N Disturbing 300 LF or more of a stream (temp + perm)  If Yes, DEC application submitted

Y  N Disturbing 1/4 acre of Corps wetlands (temp + perm)  If Yes, DEC application submitted

Y  N Creating 5 or more lots less than 5 acres each  If Yes, DOH application submitted

Y  N Army Corps involvement \*  If Yes, ACOE consulted

Y  N Agency-approved Local Land Use Program  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

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

**Check if 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)**Plan proposed and reviewed? Y NCheck if N/A **Building Color (if authorizing development)**

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

Check if N/A **Tree Cutting / Vegetation Removal**Town 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 clearingwithin n/a feet of roadwithin n/a feet of river/lake/etcwithin n/a feet of wetlandsOther: n/aOR 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 prohibitedCutting of trees of n/a diameter dbh prohibitedOther: 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).

**Plantings**Plan 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 N

If 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

<b>Wastewater (if authorizing construction of a new PB without further review)</b>	<i>Check if N/A</i> <input type="checkbox"/>
Municipal system connection approved?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Community system connection approved by RASS?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Proposed on-site system designed by engineer and approved by RASS?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
If N, has RASS field-verified location for conventional standard trench system?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
If N, has RASS field-verified location for conventional shallow trench system?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Suitable 100% replacement area confirmed for existing / proposed system?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Consult with RASS for additional conditions.	

<b>Stormwater Management (if authorizing development)</b>	<i>Check if N/A</i> <input type="checkbox"/>
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: <b>Protect wetland and water resources, maintain soil and slope stability.</b>	

<b>Erosion and Sediment Control (if authorizing development)</b>	<i>Check if N/A</i> <input type="checkbox"/>
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: <b>Protect wetland and water resources, maintain soil and slope stability.</b>	

<b>Infrastructure Construction (if authorizing development)</b>	<i>Check if N/A</i> <input type="checkbox"/>
Construction necessary before lot conveyance: <b>n/a</b>	
Justification: <b>n/a</b>	

**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**



**Adirondack  
Park Agency**

**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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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 > 1/4 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? Y N  Overhead  Underground

Available at road? Y N  Overhead  Underground

Proposed for site? Y N  Overhead  Underground



**Adirondack  
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## 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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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 > 1/4 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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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 > 1/4 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



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## 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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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 > 1/4 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



**Adirondack  
Park Agency**

## 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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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**

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

**Check if portions or all below are NJ**

**Check if proposed as a non-building lot:**

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 > 1/4 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