

Town of Wilmington Planning Board
7 Community Circle
Wilmington NY 12997



June 12, 2025

RE: **Anthony Nickinello, III (owner/applicant)**
Town of Wilmington, Essex County
Tax Parcels 26.3-1-70.100 and 70.200

Town of Wilmington Planning Board,

My client, **Anthony Nickinello, III**, wishes to undertake a Boundary Line Adjustment and, with its approval, a 3-lot Subdivision of his parcels known as 78 and 104 Fox Farm Road (tax parcels 26.3-1-70.100 and 70.200). This proposed Boundary Line Adjustment and Subdivision were reviewed by Adirondack Park Agency (APA) and a Non-Jurisdictional Determination J2025-0230 was issued.

This proposed Boundary Line Adjustment and 3-lot Subdivision is within the Low Intensity zoning classification in the Town of Wilmington along the southerly side of Fox farm Road. The parcel to be Adjusted is Tax parcel 26.3-1-70.100, an 85+/- acre parcel, with an area of the proposed Adjustment being 0.65 acres. This 0.65-acre parcel will be merged with tax parcel 26.3-1-70.200, currently an 8.69-acre parcel, to create a 9.3-acre parcel. This 9.35-acre parcel is proposed to be Subdivided into three (3) parcels as described below.

LOT 1: Proposed parcel consisting of 3.73 acres with an existing cottage with town water and on-site septic. The driveway and utilities are across lands of Johnson Trust by previously acquired easements. This parcel will have an easement across it, as it currently does, with a modern description depicted on the Map this accesses tax parcel 56.3-1-70.100 and tax parcel 26.3-1-71.00. Until such time that Lot 2 has a different access driveway from Fox farm Road, it will also utilize this Access Easement.

Lot 2: 2 Proposed parcel consisting of 3.80 acres with an existing 1 ½ story home with town water and on-site septic. It currently has a gravel drive which is shared by his other lands to the southwest. This parcel will be accessed in the future by a new driveway off Fox Farm Road. It has existing overhead utilities, town water and on-site septic.

LOT 3: Proposed parcel consisting of 32.80 acres of vacant land. In the future it will have its own utilities, town water, on-site septic and a driveway from Fox farm Road.

Attached you will find several documents to assist in your review of the project. These consist of five (5) copies of following: (1) proposed Boundary Line Adjustment Map, (2) the proposed 3-lot Nickinello Subdivision 2025 Map, (3) Wilmington Planning Board applications for each request and application fees, (4) copy of the current deeds, (5) copy of the tax map, (6) a completed EAF form, (7) a letter authorizing me to speak on the Client's behalf and (7) a copy of the APA Non-Jurisdictional Determination J2025-0230.

At this time, we are requested that we be placed on the Town of Wilmington Planning Board July 2025 meeting agenda. As the authorized representative, feel free to contact me at the information below or on mobile telephone at 518-524-4059.

Sincerely,

Ralph C. Schissler III, PLS
Managing Member
Adirondack Surveying PLLC