



Town Of Wilmington

Planning Board Subdivision Application

Instructions

All information requested must be supplied except where not applicable.

Each application must be accompanied by a sketch plan (3 copies).

Completed application and sketch plan must be submitted to the Planning Board at least 10 days prior to a regular meeting of the Planning Board.

The filing fee is \$50.00 plus \$25.00 per lot, to be included with the application.

Major subdivisions (5 lots or more) will incur a \$500.00 recreation fee.

APPLICANT INFORMATION

Name Stephen L. Forbes, Tanner Forbes and Darin A. Forbes
Street Address 23 Traum Lane
City Jay State NY Zip Code 12941
Telephone (518) 524 - 2173

PROPERTY OWNER INFORMATION

Name Same
Street Address _____
City _____ State _____ Zip Code _____
Telephone (____) _____

Name/Address/Phone for ENGINEER and/or SURVEYOR and/or ARCHITECT

Ralph C. Schissler III, LS AdK Surveying PLLC
PO Box 334 Jay NY 12941
518-524-4059

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any) Forbes Subdivision 2026
Tax map number(s) and Zoning District(s) 16.19-2-30.100 Moderate Intensity
Number of proposed lots 4 Number of lots to be sold 0
Number of lots to be retained by subdivider and/or owner 4
Roads to be taken over by Town? YES ☒ NO ☐ Number Name(s)
Width of driving surface Type of Surface ROW width
Water to be taken over by Town? YES ☒ NO ☐ No. of pumps No. of hydrants
Line length Line size Type

PROPOSED SUBDIVISION INFORMATION (continued)

Minimum building standards to be required? YES / ☒ NO (If yes, attach a separate sheet)

Deed restrictions and/or covenants to be imposed? YES / ☒ NO (If yes, attach sample sheet)

SURVEY INFORMATION

Each lot surveyed? ☒ YES / NO If so, by whom Ralph C Schissler III, LS

Each lot corner marked with monuments? ☒ YES / NO Type 5/8 rebar

Each lot line marked? YES / ☒ NO How _____

LIST OF PROPERTY OWNERS AND TAX MAP NUMBERS WITHIN 500 FEET ATTACHED? YES ☒ NO To be emailed to Codes Dept

PUBLIC SERVICES

\$150.00 charge for each lot that taps onto Town water.

Attach sheet showing all available and/or all projected public services.

ADIRONDACK PARK AGENCY INFORMATION

Has application for this project been made to the APA? ☒ YES / NO

Project number J2026-012 Name of Review Officer unknown

PROJECT START AND COMPLETION INFORMATION

Contemplated start date upon approval Completion date upon approval year

PHASE DEVELOPMENT

Is this development contemplated to be completed in phases? YES / ☒ NO If yes, number of phases _____

Projected start date of each phase _____

Projected completion date of each phase _____

Description of work to be completed for each phase _____

APPLICANT / OWNER INFORMATION

Does applicant / owner have any other property in Wilmington? ☒ YES / NO

If yes, furnish location, size and tax map numbers _____

RECREATION AND/OR OPEN SPACE

Is there to be any recreation and/or open space to be deeded to the Town of Wilmington? YES / ☒ NO

NAME AND ADDRESS TO WHICH DECISION SHOULD BE MAILED

ADK Surveying PLLC
PO Box 334 Jay NY 12941

SIGNATURE OF APPLICANT [Signature] **DATE** 1/14/26

PLANNING BOARD INFORMATION

Date received _____ **Subdivision Type :** _____ **Major** _____ **Minor** _____ **Exempt**

If Major Subdivision, Date of Preliminary Approval _____

Date of Public Hearing _____

Decision Date _____

Approval _____ **Disapproval** _____ **Conditional approval** _____

If Conditional Approval, conditions to be met _____

Date of Final Approval _____

Signature of Planning Board Chairperson _____

Town Of Wilmington

Planning Board Subdivision Approval Checklist

APPLICANT: _____ PHONE _____ File # _____

DATE of APPLICATION _____ TAX MAP # _____

Major Subdivision Number of Lots _____ Minor Subdivision Number of Lots _____

Filing Fee (\$50 plus \$25 x no. of lots) _____ + Recreation Fee _____ =TOTAL RECEIVED _____

Please be advised that for ANY subdivision at ANY time during the approval process, the Wilmington Planning Board may enact the process of an outside review at the applicant's expense. (As per Wilmington Resolution 224-07 & Local Law #2-2007)

- _____ Five copies of survey & application
- _____ Plat conforms to regulations
 - ☐ Topographic contours, Existing natural and/or structural features
 - ☐ Existing roads, lot lines, water lines, well water head, septic system
 - ☐ Proposed roads, cut ins, culverts, lot lines, water lines, well water head, septic system
 - ☐ Proposed recreational or open space
- _____ Copy of deed, including covenants and restrictions
- _____ SEQRA Declaration ---- Lead Agency _____ Short form _____ Long form _____
- _____ APA ---- Project notice date: _____ Project approval date: _____
- _____ Storm Water Management Plan _____
- _____ DEC Permit, NOTICE OF INTENT, required if disturbing land of 1 acre or more. _____
- _____ Flood Plain permit form DEC _____
- _____ NYS Dept of Health approval for 5 lots or more that are 5 acres or less _____
- _____ Home Owners Assoc. (HOA) approval NY Dept. of State _____
- _____ Actions to be referred to Essex County Planning Board (law 239-M) _____
- _____ NYS Dept of Transportation approval letter _____
- _____ Wilmington water district approval _____
- _____ Wilmington Highway department approval _____
- _____ Wilmington Fire department approval _____
- _____ Planning Board Engineer or consultant report _____
- _____ Conditions by Planning Board (List on back) _____
- _____ Modifications by applicant (List on Back) _____

_____ **Application complete** Date _____

Public Hearing (within 62 days)

- _____ Scheduled date of Public Hearing _____
- _____ Public Notice Letter & List of Addresses _____
- _____ Public Notice Signs Placed _____

Final Approval

- _____ 5 copies, including 2 Mylar copies
- _____ submitted within 6 months Date: _____
- _____ Plats and approvals sent to County _____
- _____ Restrictions and/or Covenants _____

_____ APPROVAL _____ DISAPPROVAL FINAL ACTION DATE: _____

FORBES

SUBDIVISION 2026

Zoning Information:

LOCATION: 6007 NYS Route 86					
ZONE: Moderate Intensity (R1)					
USE: Single Family dwelling					
ITEM	REQUIREMENTS	LOT 1	LOT 2	LOT 3	4
MINIMUM LOT AREA	1 acre	3.49 acre	3.56 acre	4.64 acre	4.32 acre
MINIMUM LOT WIDTH	100 feet	126 feet	513 feet	255 feet	350 feet
MINIMUM FRONT SETBACK	35 feet.	35 feet.	35 feet.	35 feet.	35 feet.
MINIMUM SIDE SETBACK	20 feet	20 feet	20 feet	20 feet	20 feet
MINIMUM REAR SETBACK	20 feet	20 feet	20 feet	20 feet	20 feet
MAXIMUM BUILDING HEIGHT	40 feet	less than 40 feet	less than 40 feet	less than 40 feet	less than 40 feet
MAXIMUM BUILDING COVERAGE	25%	less than 25%	less than 25%	less than 25%	less than 25%

NOTE:

1. Parcel is within the Scenic Road Corridor citing No Development within 150' of the centerline of NYS Route 86.
2. The LOT WIDTH is defined in Article XVI-Definitions (page 153 of the Final Zoning Ordinance Update dated August 2011) as "The distance between the side lot line measured along the front building line as determined by the front yard requirement prescribed in this Code."

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Boundary Survey is prepared, to the title company, to the governmental agency, and to the lending institution listed on this Boundary Survey map and to the assignees of the lending institution. These certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantee.
5. Copyright 2026, Adirondack Surveying PLLC. All rights reserved.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exist or are shown, the improvements or encroachments are not covered by this certification.
7. North arrow and bearings based on Grid North - NAD83 NYSP East Zone(3101), NAVD88 (Geoid 03).
8. Building offsets, as shown on this map, are not to be used for construction purposes.
9. Subject to any and all right of ways and easements of record, if any.
10. Survey was performed without the benefit of an Abstract of Title and is subject to any findings one may show or those discoverable by inspection.
11. Assumed road line shown hereon based on a 4 rod road.
12. Parcel is located within the "Moderate Intensity" Adirondack Park Agency Land Use Classification.
13. The Devins Subdivision 2016 was deemed Non-Jurisdictional by Jurisdictional Determination J2016-0279 dated may 10, 2016.

Reference Deeds:

1. Leonard A. Forbes and Dolores E. Forbes to Stephen L. Forbes, Tanner Forbes and Darin A. Forbes by deed dated March 29, 2022 and recorded as Deed Book 2084 at page 092 on May 25, 2022 in the Essex County Clerk's Office
2. Essex County to Timothy J. Devins and Virginia G. Devins by deed dated November 18, 2015 and recorded in Deed Book 1819 at page 207 on November 20, 2015 in the Essex County Clerk's Office
2. John R. Tuck and Betty Tuck to Leta Hartwell and Thomas Royce Owen by deed dated June 18, 1953 and recorded in Deed Book 380 at page 041 on July 11, 1960 in the Essex County Clerk's Office

Reference Maps:

1. "Map of Survey of certain lands of Timothy J. Devins and Virginia G. Devins showing Devins Subdivision 2016" prepared by Ralph C. Schissler, III, LS dated April 16, 2016 and filed in the Essex County Clerk's Office as map #7279
2. Map of Survey showing the Subdivision of certain lands of Bruce Hare and Helen Hare" prepared by Robert M. Marvin Jr., PLS dated October 30, 1969 and filed in the Essex County Clerk's Office as map # 5000.
3. "Map of Survey prepared for Christmas & Associates, Inc." prepared by Dana L. Drake, PLS dated October 28, 1996 and filed in the Essex County Clerk's Office as map # 4827
4. "Map of Survey prepared for Gracelyn Sylvia and James Aubin" prepared by Kevin A. Hall, PLS dated April 26, 2000 and filed in the Essex County Clerk's Office as map # 5233
5. "Map showing lands belonging to Arthur G. Boynton" prepared by Harry Hull, CE dated August 1923 and filed in the Essex County Clerk's Office as map # 216

Tax Map Reference:

Section 16.19 - Block 2 - Lot 30.100
Town of Wilmington - County of Essex

TOWN OF WILMINGTON
APPROVED
PLANNING BOARD

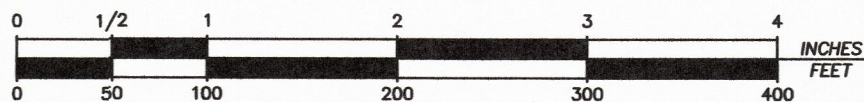
THIS PLAN HAS BEEN SUBMITTED
REVIEWED AND APPROVED BY THE
TOWN OF WILMINGTON PLANNING
BOARD. ANY CONDITIONS OF
APPROVAL ARE ATTACHED.

CHAIRMAN PLANNING BOARD DATE

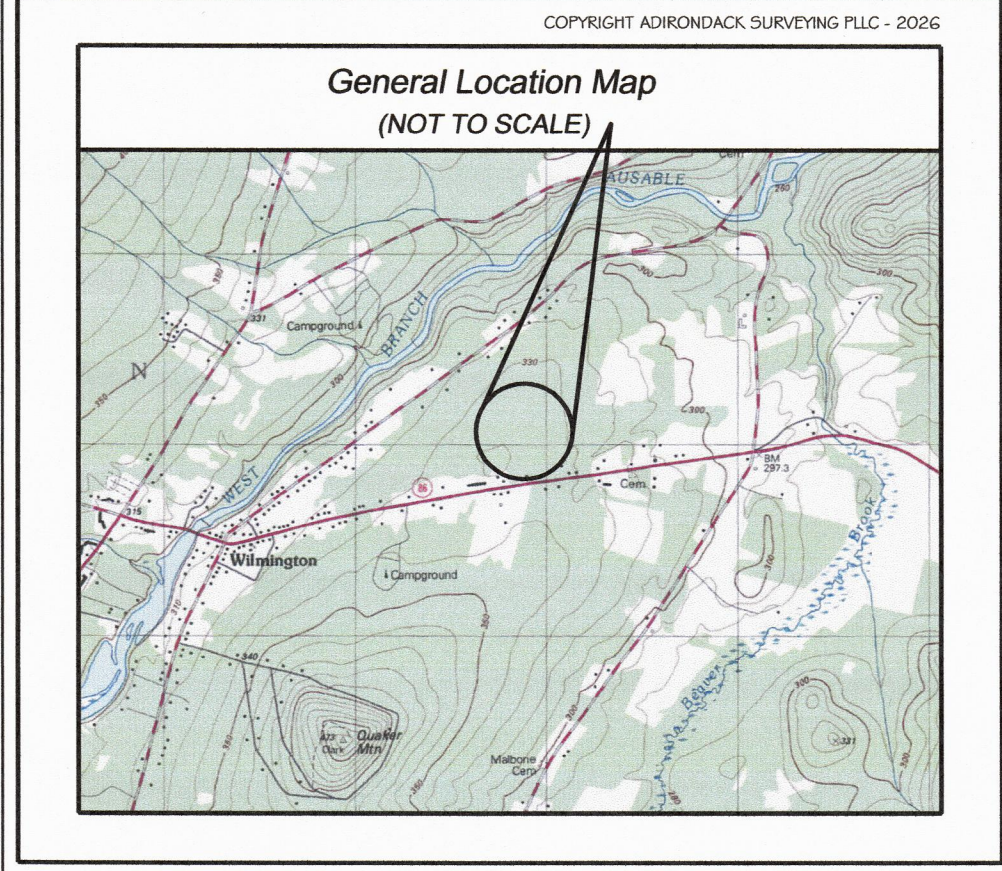
PROJECT SURVEYOR
Ralph C. Schissler III, L.S.
NYS License No. 050409

Approved:
Real Property Tax Service Agency

Essex County Clerk
filing seal



Scale: 1 Inch = 100 Feet



Legend:

- Set #5 rebar (5/8") w/ plastic
- *ADK Surveying survey cap
- Found Property Evidence (as described)
- Computed corner
- NYS concrete highway monument
- Fire hydrant
- Water well
- Utility pole
- Below grade
- Above grade
- Sign
- New lot numbers
- Property line
- Proposed property line
- Overhead utility line
- Building setback line
- Stone wall
- Fence

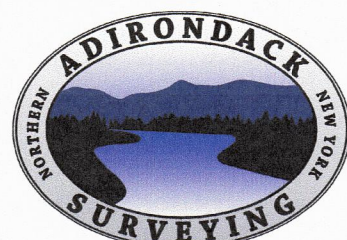
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MINIMUM REAR SETBACK	20 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM BUILDING COVERAGE	25%

NOTE: Parcel is within the Scenic Road Corridor c/ding No Development within 150' of the centerline of NYS Route 86.

Map of Survey
showing
**FORBES
SUBDIVISION 2026**

~ Situate ~
Lot 2 of the Devins Subdivision 2016
Lot 94 of the Jay Tract
Town of Wilmington Essex County State of New York



ADIRONDACK SURVEYING PLLC
PO Box 334
JAY, NEW YORK 12941
518.946.7571
ADKSURVEYING.COM
INFO@ADKSURVEYING.COM

Project No.: 2026 - 002	Scale: 1" = 100'	Revision Date:	Revision Description:	Revision Date:	Revision Description:
Date of Survey: 12/18/25	Drawn by: R. Schissler				
Date of Map: 01/05/26	Checked by: R. Schissler				