



# 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 application fee is \$50.00. The fee per lot is \$25.00, plus \$200.00  
community fee per lot for 4 lots or less (Minor Subdivision). For applications  
with 5 lots or more, (Major Subdivision). There is a \$500.00 community fee  
per lot. In-family Subdivisions are exempt from the community per lot fee.

#### APPLICANT INFORMATION

Name: Jennie LaBombard  
  
Street Address: 5809 NYS Route 86  
City: Wilmington State: NY Zip Code: 12997  
Telephone: 518-524-4366 (cell Kevin Casler)

#### PROPERTY OWNER INFORMATION

Name: - Same -  
  
Street Address: \_\_\_\_\_  
  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

#### CONTACT INFORMATION

Name: Ralph C. Schissler III, LS ADK Surveying PLLC  
Street Address: PO Box 334  
City: Jay State: NY ZIP Code: 12941  
Telephone: (518-524-4059 (cell))

Architect  Designer  Engineer  Franchisor  Surveyor

**PROPOSED SUBDIVISION INFORMATION**

Name of proposed Subdivision (if any): LaBombard Subdivision 2026

Tax map Number(s): 26.7-1-5

Zoning District(s): Hamlet 2

Number of proposed lots: 2 Number of to be sold: 0

Number of lots to be retained by subdivider and/or owner: 2

Roads to be taken over by Town?  Yes  No  
if yes, How many roads \_\_\_\_\_ and Name(s): -

Width of Driving Surface: \_\_\_\_\_

Type of Surface: \_\_\_\_\_

ROW Width: \_\_\_\_\_

Water to be taken over by the Town?  Yes  No

if yes, Number of Pumps: \_\_\_\_\_ Number of Hydrants: \_\_\_\_\_

Line length: \_\_\_\_\_ Line Size: \_\_\_\_\_ Type: \_\_\_\_\_

Minimum building standards to be required?  Yes  No  
if yes - Attach a separate sheet.

Deed restrictions or covenants to be imposed.  Yes  No  
if yes - Attach a sample sheet.

**SURVEY INFORMATION**

Each lot surveyed?  YES  NO If so, by whom: ADK Surveying PLLC

Each lot corner is marked with monuments  Yes  No Type: 5/8" rebar

Each lot line is marked  YES  NO  
if yes How:

**LIST OF PROPERTY OWNERS AND TAX MAP NUMBERS WITHIN 500 FEET ATTACHED?**

YES  NO Sent by email to Codes

**PUBLIC SERVICES**

\$750.00 charge for each lot that taps onto Town water  
Attach sheet showing all available and/or all protected public services

**ADIRONDACK PARK AGENCY INFORMATION**

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

Project number: \_\_\_\_\_

Name of Review Officer: \_\_\_\_\_

**PROJECT START AND COMPLETION INFORMATION**

Contemplated start date: *upon approval* completion date: *with 1 year of approval*

**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 the 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 decided to the Town of Wilmington?

YES  NO

SIGNATURE OF APPLICANT:

*Jenay L. Libonati*  
*J. Clark* P.O.A.  
Page 3

DATE: *1/29/26*  
*1/29/26*

**Map Notes:**

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7203, sub-division 2 of the New York State Education Law.
- 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)
- 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.
- 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 grantees.
- Copyright 2026, Adirondack Surveying PLLC. All rights reserved.
- 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.
- North arrow and bearings based on Reference Map #3, Grid North.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Subject to any and all right of ways and easements of record, if any.
- 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.
- Survey subject to any right, title or interest the public may have in and to that portion of New York State Route 86 used for highway purposes and based upon the referenced maps. As noted on Reference Maps #2 and 3, the road width is thought to be a 4 rods (66') in width.
- Field survey completed with snow conditions of 0" to 6" of cover.
- Parcel is located within the "Hamlet" Adirondack Park Agency Land Use Classification.

**Reference Deed:**

Robert Labombard to Jennie Labombard by deed dated February 13, 2014 and recorded in Deed Book 1758 at Page 153 on February 14, 2014 in the Essex County Clerk's Office

**Reference Maps:**

- "Map of Bert's Subdivision made for Wm. G. Cooper" prepared by C.E. Judson, C.E. dated July 30, 1926 and filed in the Essex County Clerk's Office as map # 266
- "Map of Survey showing certain lands of Mary Fitzpatrick" prepared by John Derrig, L.S. dated August 22, 1972 and filed in the Essex County Clerk's Office as map # 2343
- "Map of Survey showing certain lands of Mary Fitzpatrick" prepared by John Derrig, L.S. dated August 22, 1972, revised July 11, 1977 and filed in the Essex County Clerk's Office as map # 3648
- "Map showing part of the Avery Farm Lots on Jay Road" prepared by C.E. Judson, C.E. dated March 08, 1950 and filed in the Essex County Clerk's Office as map # 1256

**Zoning Information:**

LOCATION: 5809 and 5813 NYS Route 86	
ZONE: Hamlet 2	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	60 feet
MINIMUM FRONT SETBACK	35 feet
MINIMUM SIDE SETBACK	10 feet
MINIMUM REAR SETBACK	10 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM LOT COVERAGE	40%

Essex County Clerk  
filing seal

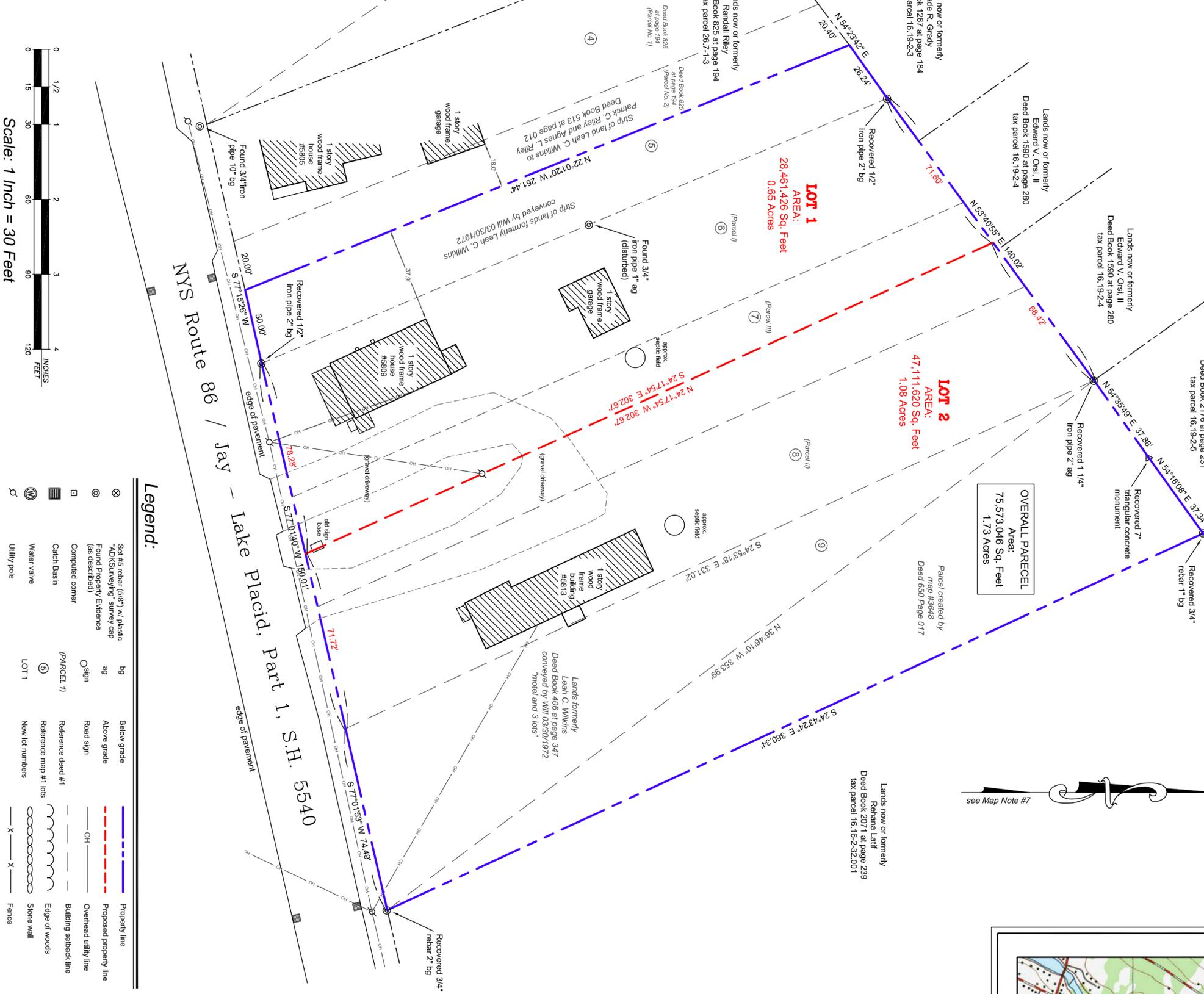
PROJECT SURVEYOR  
Ralph C. Schissler III, L.S.  
NYS License No. 050409

**PRELIMINARY**

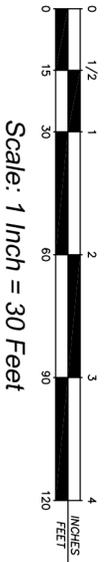
Approved:  
Real Property Tax Service Agency

**Tax Map Reference:**

Section 26.7 - Block 1 - Lot 5  
Town of Wilmington - County of Essex

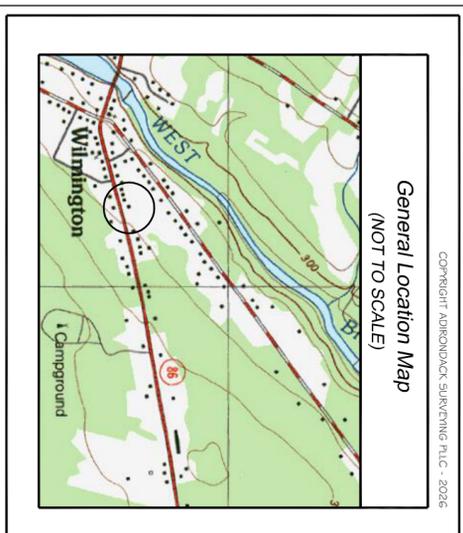


**OVERALL PARCEL**  
Area:  
75,573,046 Sq. Feet  
1.73 Acres



**Legend:**

⊗	Set #5 rebar (6\"/>
⊙	ADK Surveying survey cap
⊠	Found Property Evidence (as described)
⊡	Computed corner
⊢	Catch Basin
⊣	Water valve
⊤	Utility pole
—	Property line
- - -	Proposed property line
- · - · -	Overhead utility line
—	Building setback line
⊖	Edge of woods
⊘	Stone wall
— X — X —	Fence



TOWN OF WILMINGTON  
APPROVED  
PLANNING BOARD

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

CHAIRMAN PLANNING BOARD DATE

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

**Map of Survey**  
of certain lands of  
**JENNIE LABOMBARD**  
showing  
**LABOMBARD**  
**SUBDIVISION 2026**

~ Situate ~  
Lot 33 of the Malloy's Grant  
Town of Wilmington  
Essex County  
State of New York

Project No.:	2026-003	Scale:	1" = 30'
Date of Survey:	01/14/26	Drawn by:	R. Schissler
Date of Map:	01/28/26	Checked by:	R. Schissler
Revisions:			
Revisions:			