



April 29, 2026

Ralph Schissler, II, LS – via email  
P.O. Box 334  
Jay, NY 12941

**RE: Jurisdictional Determination J2025-1165  
Tax Map Parcel 16.3-1-27.000  
Land Use Area: Low Intensity Use  
Town of Wilmington, Essex County**

Dear Ralph Schissler, II, LS:

Thank you for your Jurisdictional Inquiry Form, submitted on behalf of your client and received by the Agency on December 26, 2025.

Agency review indicates that the proposed three-lot subdivision as depicted on the map titled, "Map of Survey of certain lands of Cliff F. Holzer, II showing Holzer Subdivision 2025" dated December 20, 2025 and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency. This letter can also state that no permit or variance would be required for the construction of single family dwelling on Lot 2 and Lot 3. Please note, this letter does not indicate whether any future development on Lot 1 requires Agency authorization. Due to the presence of wetlands on Lot 1, a site plan depicting the location of any proposed development is required in order to make this determination.

An Agency staff biologist flagged wetlands on the property during a site visit on April 13, 2026. It has been determined that the project as proposed will not affect these wetlands. This determination may be relied upon for a period of three years following issuance of this letter. Please see the attached Freshwater Wetlands flyer for additional information regarding wetlands in the Adirondack Park.

Although your client's proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at [www.adkinvasives.com](http://www.adkinvasives.com).

In addition, please be aware of the following information and requirements:

1. A new on-site wastewater treatment system may not be located within 100 feet of any water body, including intermittent or seasonal streams. In addition, a permit is required for the installation of any new on-site wastewater treatment system within 100 feet of wetlands. The wastewater setback is measured horizontally along the shortest line between the closest point of any leaching component of the system and the mean high water mark of the water body or the edge of the wetland.
2. On Low Intensity Use lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local. We recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

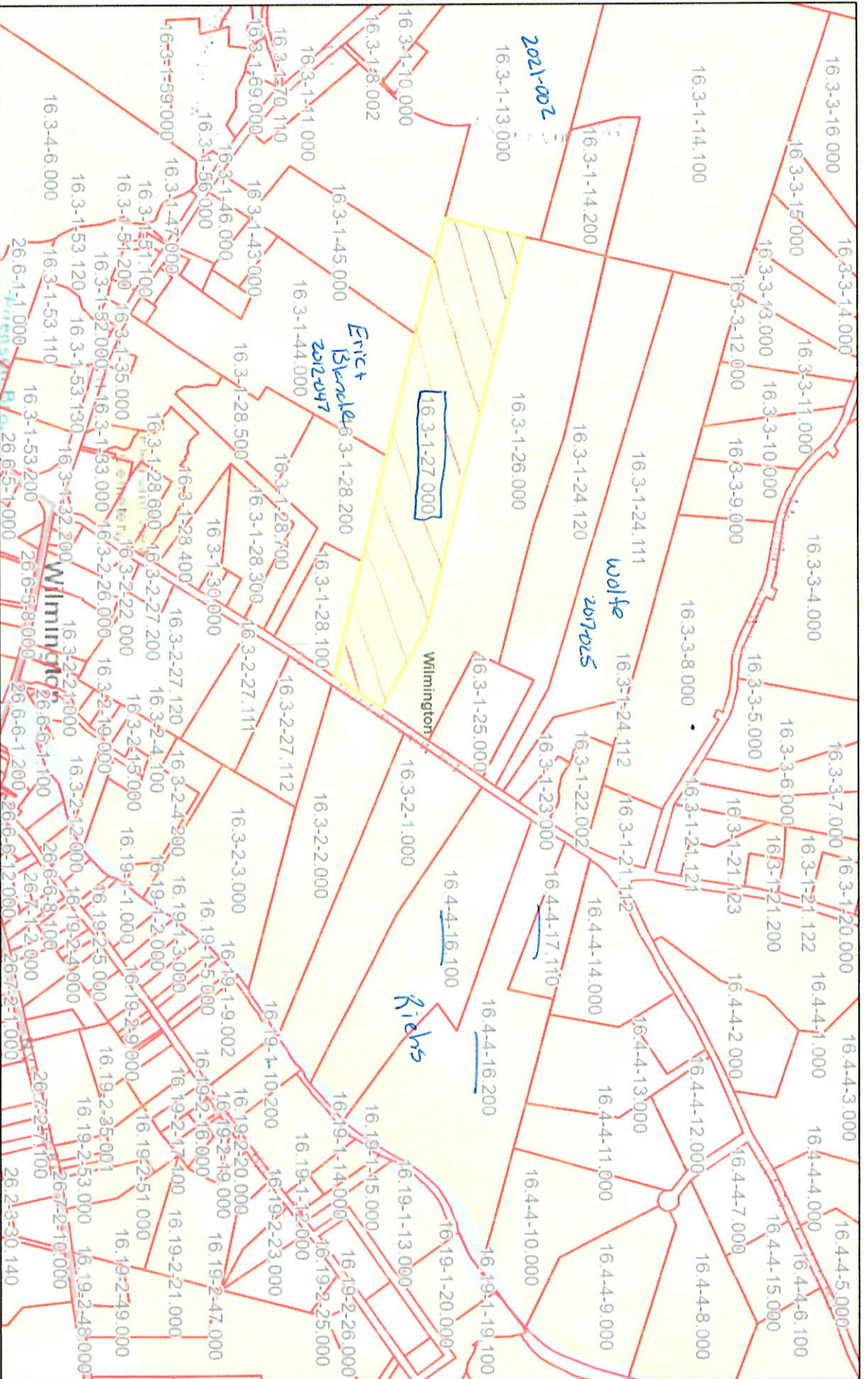
Sincerely,

/s/ Kyle Hertel

Kyle Hertel  
Project Administrator  
Attachments: Structure Height Flyer, Wetlands Flyer

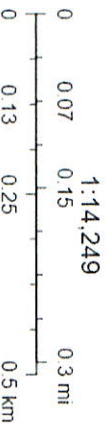
cc: Town of Wilmington – via email

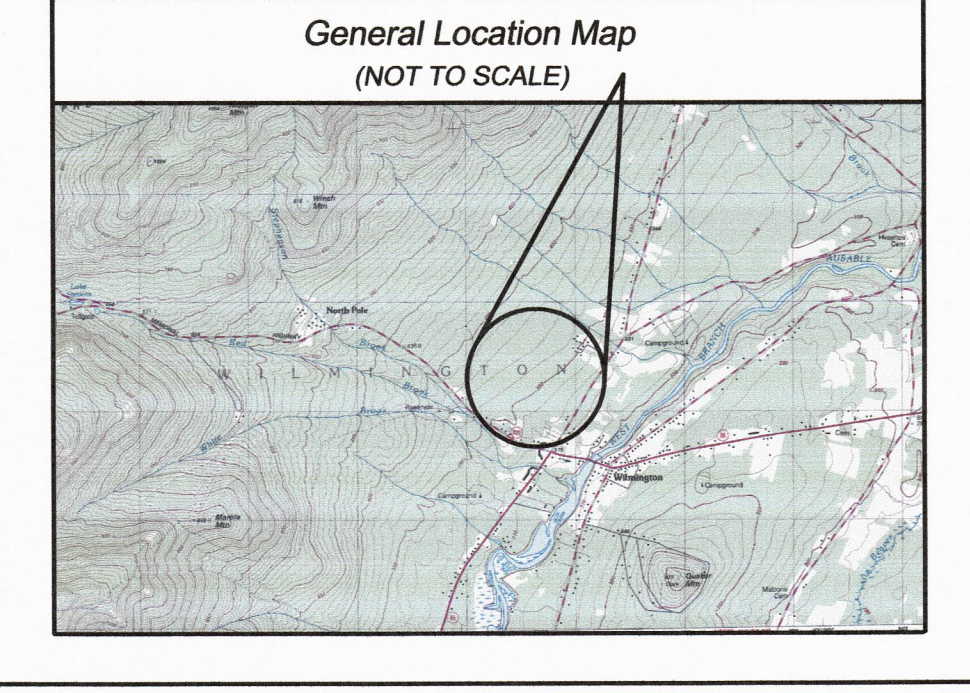
# Cliff Holzer Subdivision



- 10/21/2025
- County Boundary
- Parcels
- Town Boundaries
- Citations

*Low Intensity APN + Town*





**Zoning Information:**

LOCATION: 1087 Bonnie View Road	
ZONE: Low Intensity (R3)	
USE: Single Family Dwellings	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	150 feet
MINIMUM FRONT SETBACK	50 feet
MINIMUM SIDE SETBACK	30 feet
MINIMUM REAR SETBACK	75 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM LOT COVERAGE	15%

**Reference Deed:**

Marcia D. Allen to Cliff F. Holzer, II by deed dated September 22, 2025 and recorded in Deed Book 2221 at page 123 on November 20, 2025 in the Essex County Clerk's Office

**Tax Map Reference:**

Section 16.3 - Block 1 - Lot 27  
Town of Wilmington - County of Essex

**Reference Maps:**

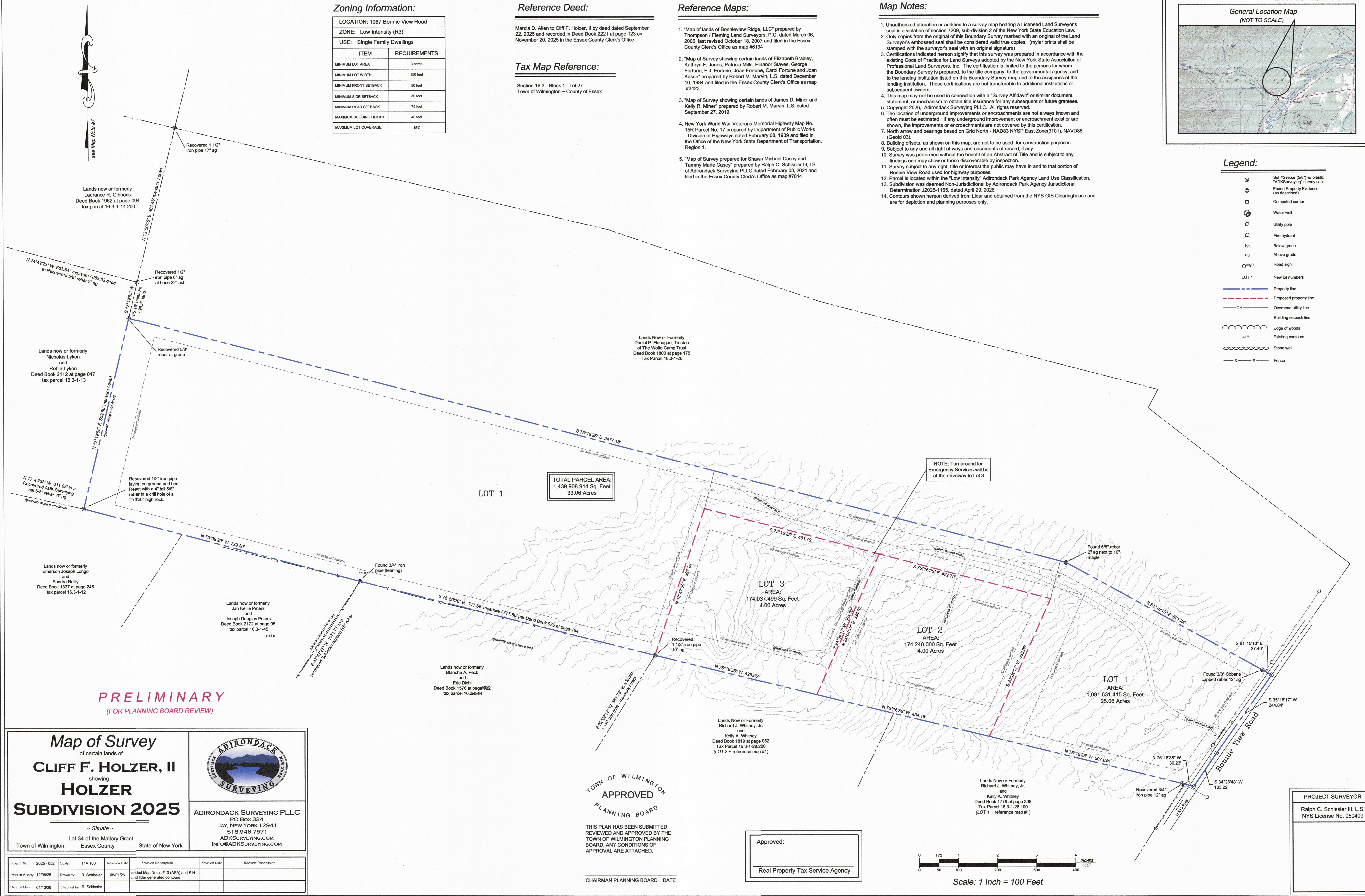
- "Map of lands of Bonview Ridge, LLC" prepared by Thompson / Fleming Land Surveyors, P.C. dated March 06, 2006, last revised October 18, 2007 and filed in the Essex County Clerk's Office as map #6194
- "Map of Survey showing certain lands of Elizabeth Bradley, Kathryn F. Jones, Patricia Mills, Eleanor Staves, George Fortune, F.J. Fortune, Jean Fortune, Carol Fortune and Joan Kassir" prepared by Robert M. Marvin, L.S. dated December 10, 1984 and filed in the Essex County Clerk's Office as map #3423
- "Map of Survey showing certain lands of James D. Miner and Kelly R. Miner" prepared by Robert M. Marvin, L.S. dated September 27, 2019
- New York World War Veterans Memorial Highway Map No. 15R Parcel No. 17 prepared by Department of Public Works - Division of Highways dated February 08, 1939 and filed in the Office of the New York State Department of Transportation, Region 1.
- "Map of Survey prepared for Shawn Michael Casey and Tammy Marie Casey" prepared by Ralph C. Schissler III, LS of Adirondack Surveying PLLC dated February 03, 2021 and filed in the Essex County Clerk's Office as map #7814

**Map Notes:**

- 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.
- 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 2025, 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 Grid North - NAD83 NYS East Zone(3101), NAVD88 (Geoid 03).
- 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 Bonnie View Road used for highway purposes.
- Parcel is located within the "Low Intensity" Adirondack Park Agency Land Use Classification.
- Subdivision was deemed Non-Jurisdictional by Adirondack Park Agency Jurisdictional Determination J2025-1165, dated April 29, 2025.
- Contours shown hereon derived from Lidar and obtained from the NYS GIS Clearinghouse and are for depiction and planning purposes only.

**Legend:**

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**PRELIMINARY**  
(FOR PLANNING BOARD REVIEW)

**Map of Survey**  
of certain lands of  
**CLIFF F. HOLZER, II**  
showing  
**HOLZER**  
**SUBDIVISION 2025**

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

~ Situate ~  
Town of Wilmington Lot 34 of the Mallory Grant  
Essex County State of New York

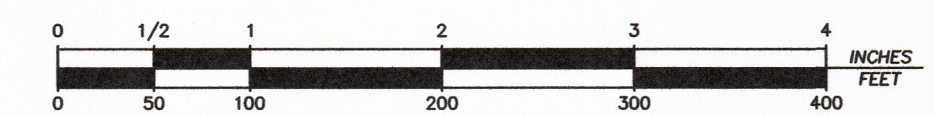
Project No.	2025 - 052	Scale:	1" = 100'	Revision Date	Revision Description	Revision Date	Revision Description
Date of Survey	12/08/25	Drawn by:	R. Schissler	05/01/26	added Map Notes #13 (APA) and #14 and lidar generated contours		
Date of Map	04/13/26	Checked by:	R. Schissler				



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

Approved:  
Real Property Tax Service Agency



Scale: 1 Inch = 100 Feet

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



# 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 fee per lot fee.

### APPLICANT INFORMATION

Name: Cliff F. Holzer II

Street Address: PO Box 63 31 Abbey Way

City: Wilmington State: NY Zip Code: 12997

Telephone: 518-534-2277

### 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): Holzer Subdivision 2025

Tax map Number(s): 16.3-1-27

Zoning District(s): Low Intensity (R3)

Number of proposed lots: 3 Number of to be sold: 0

Number of lots to be retained by subdivider and/or owner: 3

Roads to be taken over by Town?  Yes  No private road  
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 private line

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: Adirondack Surveying PLLC

Each lot corner is marked with monuments.  Yes  No. Type: 5/8 rebar w/cap (typical)

Each lot line is marked.  YES  NO.

if yes -How:     

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

YES  NO To be emailed

**PUBLIC SERVICES**

\$750.00 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: J2025-1165 Deemed Non-Jurisdictional  
Name of Review Officer: Kyle Hertel

**PROJECT START AND COMPLETION INFORMATION**

Contemplated start date: 2026 Completion date: 2026

**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: Little Supermarket etc

\_\_\_\_\_

**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

SIGNATURE OF APPLICANT: 

DATE: 5/14/26

**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) \_\_\_\_\_ + Community 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:  Yes  No

\_\_\_\_\_ 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:** \_\_\_\_\_

# Town of Wilmington Planning Board

## Site Plan Review & Special Use Permit Application

7 Community Center Circle

P.O. Box 180

Wilmington, NY 12997 Phone: 518-390-8580 Email: codes@townofwilmington.org



**Instructions:** All information requested must be supplied except where not applicable. Ten (8) copies of the completed application for site plan shall be submitted to the Code Enforcement Officer at least two (2) weeks in advance of a scheduled Planning Board meeting. All plans shall be at a scale of one-inch equals forty (40) feet or larger scale showing the proposed development and immediate environs.

Site plan review application # \_\_\_\_\_ Fee: \$50.00 (Plus \$75.00 if Public Hearing is required.)

Sketch Plan Review Date: June 3, 2026

1. Property Owner's Name: Newfound ADK Resort Phone: 347-531-8652

Mailing Address: 12 John Deere Drive

City: Cortlandt Manor State: NY Zip: 10567

Email: Matt80forman@gmail.com Fax: -

2. Representative's Name: Roger Jakubowski Phone: 518-8986668

Mailing Address: 5078 NYS 86

City: Wilmington State: NY Zip: 12997

Email: 1330 Waffle Cabin@gmail.com Fax: -

3. Parcel ID Number: 155400 263-1-4000 Zone District(s) \_\_\_\_\_

4. Property location (911 address) 5239 NYS 86 Wilmington, NY 12997

5. Present use of property (vacant, residential, commercial): Commercial Restaurant

6. Description of site plan proposal: Locate a Food Trucks at  
Restaurant Property

7. Easements or other restrictions on property?  Yes  No (If yes, attach copy of deed)

8. Is the subject lot within 500 feet of a County or State right-of-way / road, park, municipal boundary, or watershed draining into any County or State facilities, requiring review of the County Planning Board?  Yes  No

9. Total site area (square footage or acreage): 1/4 acre

**Section I - Site Plan (use page 1, 2 and 3)**

1. Anticipated construction time:

Start: N/A Finish: \_\_\_\_\_ Is the project Phased? \_\_\_\_\_ # of Phases: \_\_\_\_\_

2. List any other required permits or approvals associated with proposal and their status (APA, DEC).

getting NYSH DEPT Approval

3. Existing condition of site (buildings, brush, open field, forest):

Parking lot

4. Character of surrounding lands:

River and Restaurant

5. Please provide the following information (use additional pages if necessary):

a) Project construction cost estimate: N/A

b) Proposed colors of siding, roof and lighting, if applicable: N/A

c) Any additional information pertinent to your site plan request:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Ownership intentions, such as purchase options: to stay and operate  
\_\_\_\_\_  
\_\_\_\_\_

**7. The following are the criteria by which the Planning Board approves any Site Plan Review:**

- A) Does the use comply with all other requirements of the zoning ordinance, including the dimensional regulation of the zoning district in which it is proposed to be located?
- B) Is the use in harmony with the general purpose and intent of the zoning ordinance, specifically taking into account the location, character, and size of the proposed use and the description and purpose of the district in which such use is proposed, the nature and intensity of the activities to be involved in or conducted in connection with the proposed use, and the nature and rate of any increase on the burden of supporting public services and facilities which will follow the approval of the proposed use?
- C) Would the establishment, maintenance or operation of the proposed use create public hazards from traffic, traffic congestion, or the parking of automobiles or be otherwise detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the Town?
- D) Would the project have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreation or open space to provide supporting facilities and services made necessary by the project — taking into account the commercial, industrial, education, residential, recreational or other benefits that might be derived from the project?

E) Would the project adversely impact the public health, safety and general welfare as well as the comfort and convenience of the public in general and residents of the immediate neighborhood? **No**

Prepared by: Roger J. Jankowski

Date: 5/15/26

Check one:  Owner  Representative

Signature: Roger

Please certify and initial the following:

\_\_\_\_\_ I have reviewed the Site Plan Review Checklist. I understand that my application will not be deemed complete unless all elements are included, unless specific exceptions are deemed acceptable by the Planning Board. I understand that a signed copy of the checklist, as completed by the Code Enforcement Officer in the course of Sketch Plan Review, must be included for this application to be deemed complete.

\_\_\_\_\_ I have reviewed the Site Plan Review Instructions. I understand that my Permit will not be final until the Town of Wilmington conducts a final inspection for compliance with Site Plan Approval.

## Section 2 - Special Use Permit (use page 1 and 4)

1. List any other required permits or approvals associated with proposal and their status. (APA, DEC, Waterfront Consistency): \_\_\_\_\_

2. A short or long Environmental Assessment Form (EAF) or a draft Environmental Impact Statement (EIS), as required by the State Environmental Quality Review (SEQR) is included.  Yes  No

3. Any additional information pertinent to your site plan request: \_\_\_\_\_

4. The Planning Board shall consider the following criteria when making a determination for a Special Use Permit: (per Article X of the Zoning Ordinance)

- A. Compatibility of the proposed use with the principles of the district, the purposes set forth in the zoning ordinance, and the goals of the Local Waterfront Revitalization Program (LWRP).
- B. Compatibility of the proposed use with the adjoining properties and with the natural and man-made environment.
- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and its accessibility to fire, police, and emergency services.

- D. The overall impact on the site and its surroundings considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or other nuisances.
- E. Restrictions and/or conditions on design or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town.
- F. Consistency of the location of the proposed use with the goal of creating a healthy mix of uses that enhances the viability of the hamlet and Town.
- G. Compatibility with the historic character and use of the structure or structures and the historic characters of the site and in the surrounding area, if applicable.

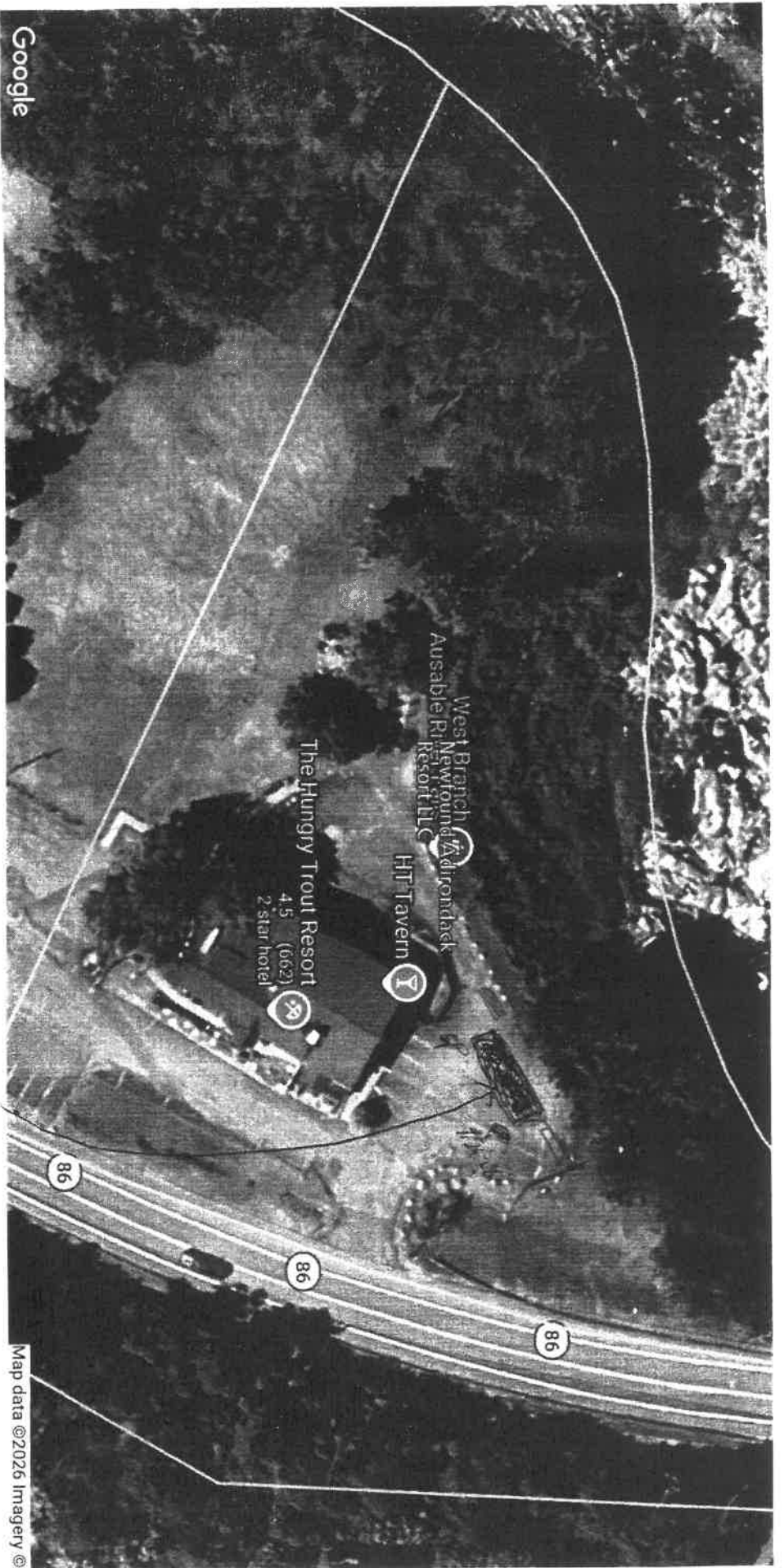
Prepared by:       Kasper J. Kubowski       Date:       5/15/20      

Check one:  Owner  Representative

Signature:       Kasper J. Kubowski      

Please certify and initial the following:

      ✓       I have reviewed the Special Use Permit Instructions. I understand that my Permit will not be final until the Notice of Decision of the Town of Wilmington Planning Board is filed in the office of the Planning Board Clerk.



Proposed location of Food Truck

*Hungry Trout*

Truck cans will be next to the Food Trucks and on Road of Restaurant where people can sit and eat. Customers do not have access to river by site only can view from far away.