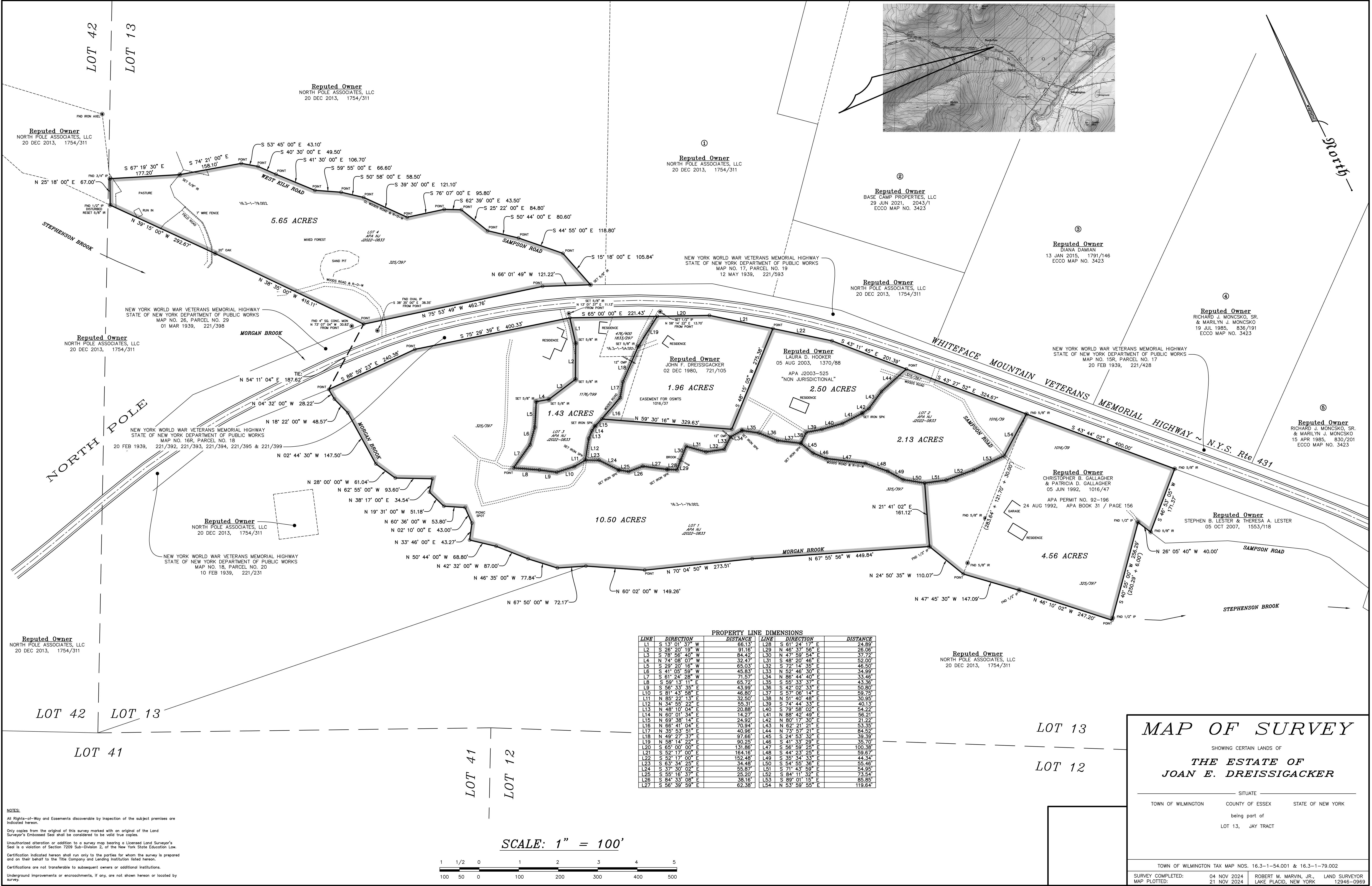




PROPERTY LINE DIMENSIONS			PROPERTY LINE DIMENSIONS		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 13° 01' 37" W	66.13'	L28	S 61° 24' 17" E	24.89'
L2	S 26° 20' 19" W	91.16'	L29	N 46° 37' 56" E	26.08'
L3	S 78° 56' 40" W	84.42'	L30	N 47° 59' 54" E	37.72'
L4	N 74° 08' 07" W	32.47'	L31	S 48° 20' 46" E	52.00'
L5	S 29° 20' 16" W	65.03'	L32	S 72° 14' 35" E	46.50'
L6	S 41° 05' 59" W	45.83'	L33	N 52° 46' 30" E	34.99'
L7	S 61° 24' 28" W	71.57'	L34	N 86° 44' 40" E	33.46'
L8	S 59° 13' 11" E	65.72'	L35	S 55° 33' 37" E	43.36'
L9	S 56° 33' 35" E	43.99'	L36	S 42° 02' 33" E	50.80'
L10	S 81° 43' 58" E	46.80'	L37	S 57° 06' 14" E	59.75'
L11	N 85° 22' 13" E	32.50'	L38	N 51° 40' 48" E	30.95'
L12	N 34° 55' 22" E	55.31'	L39	S 74° 44' 33" E	40.13'
L13	N 48° 10' 04" E	20.98'	L40	S 79° 58' 02" E	54.22'
L14	N 60° 01' 34" E	14.27'	L41	N 88° 42' 49" E	56.21'
L15	N 69° 38' 14" E	24.92'	L42	N 80° 17' 30" E	21.22'
L16	N 66° 41' 04" E	70.94'	L43	N 62° 21' 21" E	53.35'
L17	N 35° 53' 51" E	40.96'	L44	N 75° 57' 21" E	84.52'
L18	N 49° 27' 37" E	97.66'	L45	S 24° 53' 32" E	39.39'
L19	N 58° 14' 22" E	90.25'	L46	S 41° 33' 29" E	35.70'
L20	S 65° 00' 00" E	131.86'	L47	S 58° 59' 25" E	100.38'
L21	S 52° 17' 00" E	164.16'	L48	S 44° 23' 25" E	59.67'
L22	S 52° 17' 00" E	152.48'	L49	S 35° 34' 33" E	44.34'
L23	S 63° 34' 25" E	34.48'	L50	S 54° 55' 36" E	55.46'
L24	S 37° 30' 02" E	65.67'	L51	S 71° 43' 59" E	54.95'
L25	S 55° 16' 37" E	25.20'	L52	S 84° 11' 32" E	73.54'
L26	S 84° 33' 08" E	38.16'	L53	S 89° 01' 15" E	85.85'
L27	S 56° 39' 59" E	62.38'	L54	N 53° 59' 55" E	119.64'

MAP OF SURVEY

SHOWING CERTAIN LANDS OF

THE ESTATE OF

JOAN E. DREISSIGACKER

SITUATE

TOWN OF WILMINGTON COUNTY OF ESSEX STATE OF NEW YORK

being part of

LOT 13, JAY TRACT

TOWN OF WILMINGTON TAX MAP NOS. 16.3-1-54.001 & 16.3-1-79.002

SURVEY COMPLETED: 04 NOV 2024 ROBERT M. MARVIN, JR., LAND SURVEYOR

MAP PLOTTED: 21 NOV 2024 LAKE PLACID, NEW YORK 12946-0969

To the Members of the Town of Wilmington Planning Board,

Please accept the enclosed applications requesting approval for the subdivision and lot line adjustments of our family-owned properties per our late Mother's wishes.

Enclosed is a document indicating her wishes that the changes to the property be made, as applied for.

-Susan Martin is wishing to continue with the property subdivision as intended, and indicated on the maps/application as (525 (s).

-Doug Dreissigacker's lot line correction/adjustment follows the land as previously indicated and shown as 54.001 on the maps.

-One update to the division described in Joan's original letter is that her granddaughter, Julia Hough Daby, is no longer seeking a separate lot. The property originally intended for Julia will instead be incorporated into Laura Hooker's property through a lot line adjustment, as shown on the survey map.

This adjustment maintains the intended equitable division of the family property among John, Doug, Patti, and Sue. The adjusted boundary will follow the existing surveyed points shown on the survey map for the area downhill of Laura Hooker's current property

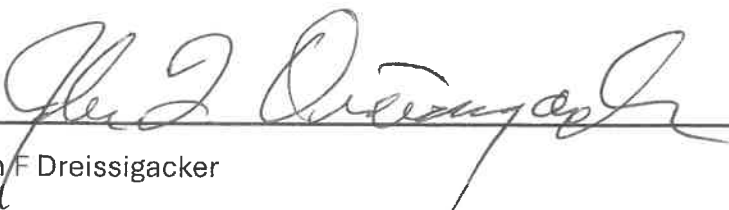
Regarding the lot line adjustments, these are intended solely to be more practical and establish consistent property boundaries within our family's existing property by utilizing old logging/farm/riding trails and roads for property boundaries as indicated on the map/survey and will not affect neighboring properties.

Please see the enclosed Survey, APA approval, and Applications for more information.

We appreciate your time and consideration of our request. If any additional information is needed, we would be happy to provide it.

Thank you for your consideration.

Sincerely,



John F Dreissigacker



8/12/26

Douglas J Dreissigacker



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: JOHN F. DREISSIGACKER / DOUG J. DREISSIGACKER

Street Address: 289 WHITEFACE MEM. HWY

City: WILMINGTON State: NY Zip Code: 12997

Telephone: ³¹⁵~~518~~ - 430-3662 (DOUG)

PROPERTY OWNER INFORMATION

Name: SAME AS APPLICANT

Street Address: _____

City: _____ State: _____ Zip Code: _____

CONTACT INFORMATION

Name: SAME AS APPLICANT

Street Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor BOB HARVIN

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any): SUSAN MARTIN LOT (SISTER)

Tax map Number(s): 116.3-1-79.002

Zoning District(s): RURAL USE

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

Number of lots to be retained by subdivider and/or owner: 1

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

N/A

SURVEY INFORMATION

Each lot surveyed? ☒ YES ☐ NO If so, by whom: BOB MARVIN

Each lot corner is marked with monuments. ☒ Yes ☐ No. Type: SEE SURVEY FOR SPECIFICS

Each lot line is marked. ☒ YES ☐ NO.

if yes -How:

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

☒ YES ☐ NO

LIST OF PROPERTY OWNERS WITHIN 500' OF APPLICANT

PROPERTY OWNER	TAX MAP ID #
JOAN DREISSIGACKER ESTATE	16.3-1-79.002
JOAN DREISSIGACKER ESTATE	16.3-1-54.001
JOHN F. / HEATHER DREISSIGACKER	16.3-1-4.001
LAURA DREISSIGACKER HOOKER	16.3-1-65.001
CHRIS / PATTI GALLAGHER	16.3-1-73.079
NORTH POLE ASSOCIATES	16.3-1-6.000,16.3-1-2.000,16.3-1-3.000,16.3-1-41.002 16.3-1-78.000
DOUG SMITH (Base Camp Properties LLC)	16.3-1-39.002
DIANA DAMIAN	16.3-1-9.001
RICHARD / MARILYN MONCSKO	16.3-1-74.002

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: J2022-0833

Name of Review Officer: MATTHEW BROWN

PROJECT START AND COMPLETION INFORMATION

Contemplated start date: N/A Completion date: _____

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 deeded to the Town of Wilmington?

☐ YES ☒ NO

SIGNATURE OF APPLICANT: _____

DATE: 8/12/26

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: JOHN / DOUG DREISSIGACKER PHONE: 58-524-3465 File # _____

DATE of APPLICATION: 9/2026 TAX MAP # _____

Major Subdivision Number of Lots: _____ Minor Subdivision Number of Lots: 2

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 BOB MARVIN SURVEY

_____ 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: _____

Joan E. Dreissigacker Addendum to Last Will and Testament as dated 2016

Joan E. Dreissigacker being of sound mind and body realize these wishes are not certified by an attorney but I am Hoping you will all "respect my wishes" and are aware of these things as we have spoken about these in the past. Since there has never been anything in writing Laura has transcribed my wishes for the future of the lands we all hold so dear and I hope that you will all keep the land in the family. As discussed with you before, below is outlined my wishes in addition to my will which is on file. I have not been coerced into any of these wishes and it is of my own free will that I make my wishes known.

1. Property lines as drawn on Essex County Real Property Tax Map labeled 1 (attached) with addition of designation of property set aside for future use by Julia Hough Daby, Sue Martin, and Doug Dreissigacker.

1a. Property labeled and outlined as 235s. on attached map shall be given to Julia Hough Daby.

2a. Property labeled and outlined as 525s. on attached map shall be given to Sue Martin.

3a. Property labeled and outlined as 100. on attached map shall be given to Doug Dreissigacker extending back to the property line as outlined to the beginning of the lot 660s.

2. Right of first refusal of any sales of land deeded from the original 37.5 acres, as stated in the will regarding sale of adjoining property, shall include all people included as property owners and new gifted property owners as above on the original parcel of land owned by John F. and Joan E. Dreissigacker (37.5 acres).

3. The property included in parcel number 660s. (20.7 Ac) which is the deeded land remaining in Joan E. Dreissigacker's possession, besides the parcels sectioned off and to be given to Julia, Sue, and Doug as indicated above shall remain communal property for the family, and walking/riding property for all property owners of the deeded land. If at some point the house and land are sold, preference to keep the walking trails as communal property is Joan's wish.

Signed 6/22/2020 by Joan E. Dreissigacker

Joan E. Dreissigacker

Witness 6/22/2020 by Laura D. Hogker

Laura D. Hogker



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

January 19, 2023

John and Doug Dreissigacker – Via Email to john@lakeplacidcp.com
289 Whiteface Mem Hwy
Wilmington, NY 12997

RE: Jurisdictional Determination J2022-0833
Tax Map Parcel: 16.3-1-79.002 and 16.3-1-54.001
Land Use Area: Rural Use
Town of Wilmington, Essex County

Dear John and Doug Dreissigacker:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on August 31, 2022.

Agency review indicates that the proposed four-lot subdivision as bona-fide gifts as depicted on the plan received by the Agency on August 31, 2022, and described in the materials submitted, does not require a permit or variance from the Adirondack Park Agency.

Based on wetland maps available for Essex County, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

Although your 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.

John and Doug Dreissigacker
January 19, 2023
Page 2

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/ Matthew Brown

Matthew Brown
Project Administrator

Attachment: Gift Exemption Flyer

cc: Town of Wilmington – Via Email



GIFT EXEMPTION

This is a supplement to the Citizen's Guide, which provides basic information about Adirondack Park Agency regulations.

Pursuant to Sections 809 and 810 of the Adirondack Park Agency Act, certain subdivisions of land within the Adirondack Park require a permit from the Agency. However, §811(1)(c) of the APA Act and §573.4(e) of Agency regulations establish an exemption from these permitting requirements for any subdivision undertaken in compliance with all of the following:

- The subdivision is by bona fide gift, devise, or inheritance, meaning there is no exchange of money, goods, services, or other consideration (and is not part of a common scheme or plan to convey to a party not entitled to an exemption);
- The giver is a natural person (human being or decedent's estate);
- The receiver does not have joint or any other ownership interest in the property;
- If the property does not contain the minimum lot size for the land use area as set forth in §810(2) of the APA Act (or contains less than 42.7 acres in Resource Management)¹:
 - The giver has continuously owned the land since May 22, 1973²,
 - The receiver is a spouse, parent, child, sibling, grandparent, or grandchild of the giver, and
 - There has been no prior subdivision exempted from Agency permitting under these provisions to the receiver of the lot from the same 1973 landholding;
- The property is not located on Low Intensity Use, Rural Use, or Resource Management lands within a designated Wild, Scenic, or Recreational river area as defined in Appendix Q-6 to Agency regulations; and
- The property does not contain wetlands and does not adjoin any other subdivision lot that contains wetlands, unless all of the lots being created as part of the same subdivision meet the standards set forth in §578.3(n)(3)(ii) of Agency regulations.

¹ These requirements may not apply to properties being gifted to the State of New York.

² Names may have been removed from the recorded deed for the lot since May 22, 1973, but no new names may have been added.

These maps were prepared for tax purposes only. They are not

FINAL
J2022-0833

RECEIVED
Date: August 31, 2022

70.1'
13.6 A
Town of
Wilmington
RE

N.Y.S.A.P.L.S.
N.N.Y.A.L.S.
V.S.S.

Robert M. Marvin, Jr.
Land Surveyor

P.O. BOX 969, 21 COLDEN AVENUE
LAKE PLACID, NEW YORK 12946

telephone (518) 523-3218
call first fax (518) 523-3290
email: marvins@roadrunner.com

November 21, 2024

Mr. John Dreissigacker
Mr. Douglas Dreissigacker

RE: The Estate of Joan Dreissigacker

INTERIM INVOICE

John and Doug:

The survey and subdivision have been completed, corner monuments recovered, witnessed, set and located and lines flagged for viewing.

Much record research was undertaken to understand the property history lacking an up-to-date abstract or title report.

Two maps have been drafted, one to show the whole of the existing estate and the second to show the subdivided parcels to satisfy the intentions and understandings of the Estate Settlement, the Adirondack Park Agency Non-Jurisdiction (NJ) determination, and for presentation to the Town of Wilmington Planning Board and subsequent recording in the Essex County Clerk and Real Property Tax Services.

Schedule A's, metes and bounds descriptions, have been drafted for the whole of the Estate and one each for the subdivided parcels which can be incorporated in new deeds or other instruments.

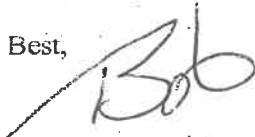
When we can be of further assistance, answer any questions or provide additional information, please give us a call.

For Professional Services rendered in consulting, researching, surveying and mapping:

\$7,030.00

Thank you for the opportunity to assist you.

Best,


Bob and Dan

aid in Fall
11/25/24
ch. # 1407

Thank you!

Enc: 16 paper map prints
8 Schedule A's

**NET TEN (10) DAYS, A 2% CARRYING CHARGE WILL BE APPLIED
TO UNPAID ACCOUNTS THEREAFTER.**

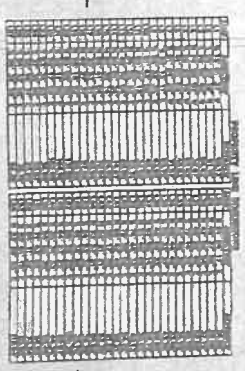
LOT 42
LOT 13

NORTH POLE

LOT 42
LOT 13
LOT 41

LOT 41
LOT 12

SCALE: 1" = 100'

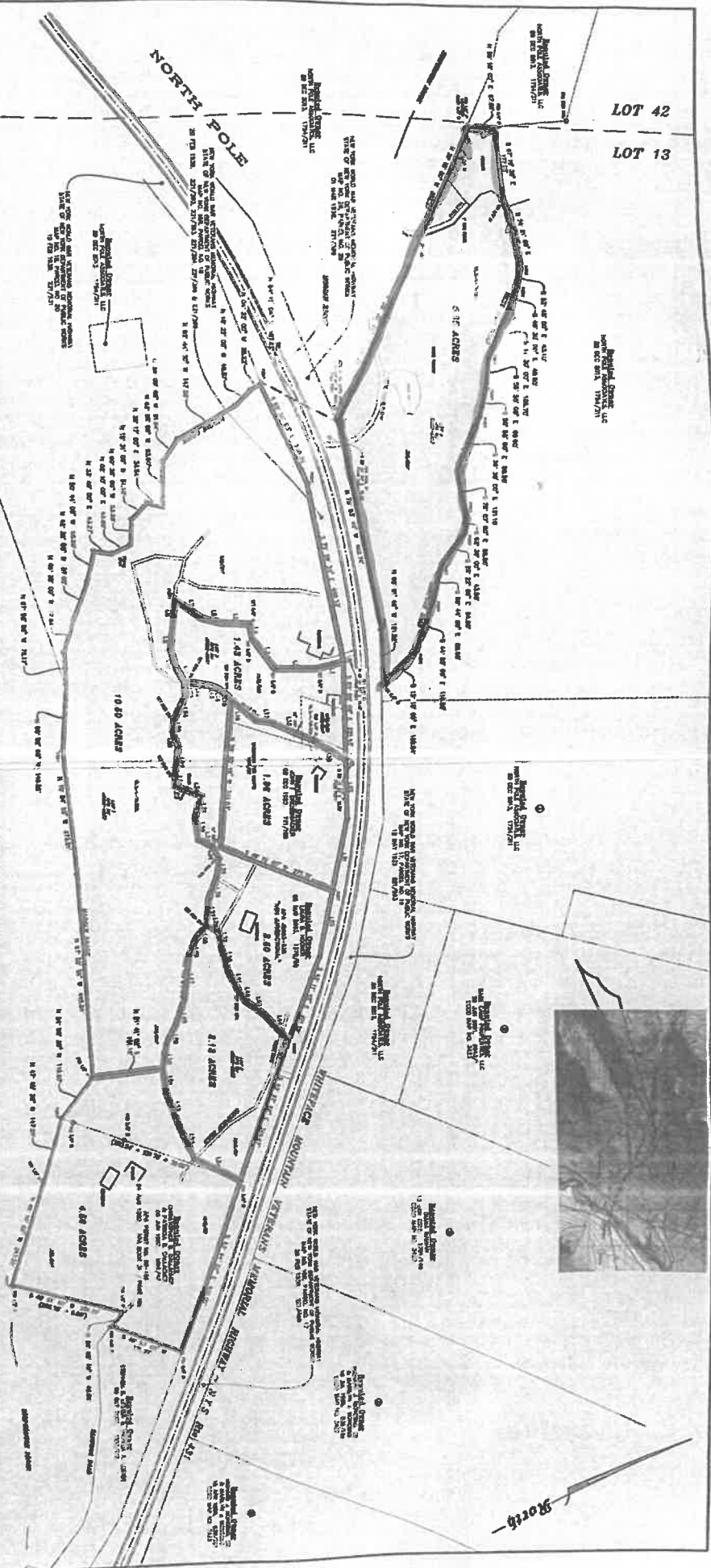


MAP OF SURVEY

THE ESTATE OF
JOAN E. DRISCOLL

JOAN E. DRISCOLL
OF THE COUNTY OF... STATE OF NEW YORK

Date of Survey: 10/1/2011
 Date of Map: 10/1/2011
 Date of Plat: 10/1/2011
 Date of Recd: 10/1/2011
 Date of Pay: 10/1/2011
 Date of Recd: 10/1/2011
 Date of Pay: 10/1/2011



Short Environmental Assessment Form

Part 1 - Project Information

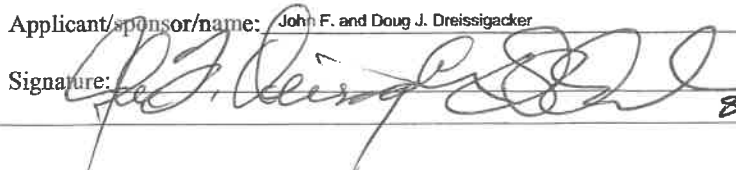
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Joan Dreissigacker Estate			
Name of Action or Project: Joan Dreissigacker Estate 2 LOT Subdivision			
Project Location (describe, and attach a location map): 289 Whiteface Memorial Highway			
Brief Description of Proposed Action: Please accept the enclosed applications requesting approval for the subdivision and lot line adjustments of our family-owned properties per our late Mother's wishes. This subdivison gives Susan Martin (daughter of Joan) a lot from the original property owned by her parents. Enclosed is a document indicating her wishes that the changes to the property be made, as applied for.			
Name of Applicant or Sponsor: John F. and Doug J. Dreissigacker		Telephone: 315-430-3662 E-Mail: duggydrei@yahoo.com	
Address: 289 Whiteface Mem. Hwy			
City/PO: Wilmington		State: NY	Zip Code: 12997
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Wilmington, NY Planning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		20.62 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20.62 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Should the need arise, private septic/water would be utilized	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Should the need arise, private septic/water would be utilized	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO ☒	YES ☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO ☒	YES ☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO ☒	YES ☐
If Yes, describe: _____		
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO ☒	YES ☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John F. and Doug J. Dreissigacker</u> Date: <u>7/28/2026</u> Signature: <u></u> Title: <u>Co-executors of Estate</u> <u>8/12/26</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☐	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☐	☐

Agency Use Only [If applicable]	
Project:	
Date:	

Short Environmental Assessment Form Part 3 ***Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



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: JOHN F. DREISSIGACKER / DOUG J. DREISSIGACKER

Street Address: 289 WHITEFACE MEM. HWY

City: WILMINGTON State: NY Zip Code: 12997

Telephone: 315 - 430-3662 (DOUG)

PROPERTY OWNER INFORMATION

Name: SAME AS APPLICANT

Street Address: _____

City: _____ State: _____ Zip Code: _____

CONTACT INFORMATION

Name: SAME AS APPLICANT

Street Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor BOB MARVIN

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any): LOT LINE ADJUSTMENT / CORRECTION

Tax map Number(s): 16.3-1-54.001 + 16.3-1-79.002

Zoning District(s): RURAL USE

Number of proposed lots: N/A Number of to be sold: N/A

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

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

N/A

SURVEY INFORMATION

Each lot surveyed? ☒ YES ☐ NO If so, by whom: BOB MARVIN

Each lot corner is marked with monuments. ☒ Yes ☐ No. Type: SEE SURVEY FOR SPECIFICS

Each lot line is marked. ☒ YES ☐ NO.

if yes -How:

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

☒ YES ☐ NO

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: J2022-0833

Name of Review Officer: MATTHEW BROWN

PROJECT START AND COMPLETION INFORMATION

Contemplated start date: N/A Completion date: _____

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 deeded to the Town of Wilmington?

☐ YES ☒ NO

SIGNATURE OF APPLICANT: _____

8/12/26

DATE: 8/12/26

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: JOHN / DOUG PREISSIGACKER PHONE: 518-524-3465 File # _____

DATE of APPLICATION: 9/2026 TAX MAP # _____

Major Subdivision Number of Lots: _____ Minor Subdivision Number of Lots: 2

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 BOB MARVIN SURVEY

_____ 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: _____

Joan E. Dreissigacker Addendum to Last Will and Testament as dated 2016

I Joan E. Dreissigacker being of sound mind and body realize these wishes are not certified by an attorney but I am Hoping you will all "respect my wishes" and are aware of these things as we have spoken about these in the past. Since there has never been anything in writing Laura has transcribed my wishes for the future of the lands we all hold so dear and I hope that you will all keep the land in the family. As discussed with you before, below is outlined my wishes in addition to my will which is on file. I have not been coerced into any of these wishes and it is of my own free will that I make my wishes known.

1. Property lines as drawn on Essex County Real Property Tax Map labeled 1 (attached) with addition of designation of property set aside for future use by Julia Hough Daby, Sue Martin, and Doug Dreissigacker.

1a. Property labeled and outlined as 235s. on attached map shall be given to Julia Hough Daby.

2a. Property labeled and outlined as 525s. on attached map shall be given to Sue Martin.

3a. Property labeled and outlined as 100. on attached map shall be given to Doug Dreissigacker extending back to the property line as outlined to the beginning of the lot 660s.

2. Right of first refusal of any sales of land deeded from the original 37.5 acres, as stated in the will regarding sale of adjoining property, shall include all people included as property owners and new gifted property owners as above on the original parcel of land owned by John F. and Joan E. Dreissigacker (37.5 acres).

3. The property included in parcel number 660s. (20.7 Ac) which is the deeded land remaining in Joan E. Dreissigacker's possession, besides the parcels sectioned off and to be given to Julia, Sue, and Doug as indicated above shall remain communal property for the family, and walking/riding property for all property owners of the deeded land. If at some point the house and land are sold, preference to keep the walking trails as communal property is Joan's wish.

Signed 6/22/2020 by Joan E. Dreissigacker

Joan E. Dreissigacker

Witness 6/22/2020 by Laura D. Hooker

Laura D. Hooker



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

January 19, 2023

John and Doug Dreissigacker – Via Email to john@lakeplacidcp.com
289 Whiteface Mem Hwy
Wilmington, NY 12997

RE: Jurisdictional Determination J2022-0833
Tax Map Parcel: 16.3-1-79.002 and 16.3-1-54.001
Land Use Area: Rural Use
Town of Wilmington, Essex County

Dear John and Doug Dreissigacker:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on August 31, 2022.

Agency review indicates that the proposed four-lot subdivision as bona-fide gifts as depicted on the plan received by the Agency on August 31, 2022, and described in the materials submitted, does not require a permit or variance from the Adirondack Park Agency.

Based on wetland maps available for Essex County, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

Although your 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.

John and Doug Dreissigacker
January 19, 2023
Page 2

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/ Matthew Brown

Matthew Brown
Project Administrator

Attachment: Gift Exemption Flyer

cc: Town of Wilmington – Via Email



GIFT EXEMPTION

This is a supplement to the Citizen's Guide, which provides basic information about Adirondack Park Agency regulations.

Pursuant to Sections 809 and 810 of the Adirondack Park Agency Act, certain subdivisions of land within the Adirondack Park require a permit from the Agency. However, §811(1)(c) of the APA Act and §573.4(e) of Agency regulations establish an exemption from these permitting requirements for any subdivision undertaken in compliance with all of the following:

- The subdivision is by bona fide gift, devise, or inheritance, meaning there is no exchange of money, goods, services, or other consideration (and is not part of a common scheme or plan to convey to a party not entitled to an exemption);
- The giver is a natural person (human being or decedent's estate);
- The receiver does not have joint or any other ownership interest in the property;
- If the property does not contain the minimum lot size for the land use area as set forth in §810(2) of the APA Act (or contains less than 42.7 acres in Resource Management)¹:
 - The giver has continuously owned the land since May 22, 1973²,
 - The receiver is a spouse, parent, child, sibling, grandparent, or grandchild of the giver, and
 - There has been no prior subdivision exempted from Agency permitting under these provisions to the receiver of the lot from the same 1973 landholding;
- The property is not located on Low Intensity Use, Rural Use, or Resource Management lands within a designated Wild, Scenic, or Recreational river area as defined in Appendix Q-6 to Agency regulations; and
- The property does not contain wetlands and does not adjoin any other subdivision lot that contains wetlands, unless all of the lots being created as part of the same subdivision meet the standards set forth in §578.3(n)(3)(ii) of Agency regulations.

¹ These requirements may not apply to properties being gifted to the State of New York.

² Names may have been removed from the recorded deed for the lot since May 22, 1973, but no new names may have been added.

NEW YORK STATE OF OPPORTUNITY	Adirondack Park Agency
FINAL	
J2022-0833	
RECEIVED	
Date: August 31, 2022	



NEW YORK

STATE OF

COMMUNITY.

Adirondack

Park Agency

NEW YORK

STATE OF

COMMUNITY.

Adirondack

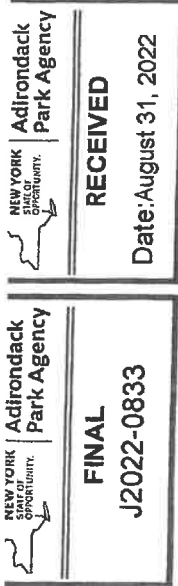
Park Agency

FINAL

J2022-0833

RECEIVED

Date: August 31, 2022



N.Y.S.A.P.L.S.
N.N.Y.A.L.S.
V.S.S.

Robert M. Marvin, Jr.
Land Surveyor

P.O. BOX 969, 21 COLDEN AVENUE
LAKE PLACID, NEW YORK 12946

telephone (518) 523-3218
call first fax (518) 523-3290
email: marvinls@roadrunner.com

November 21, 2024

Mr. John Dreissigacker
Mr. Douglas Dreissigacker

RE: The Estate of Joan Dreissigacker

INTERIM INVOICE

John and Doug:

The survey and subdivision have been completed, corner monuments recovered, witnessed, set and located and lines flagged for viewing.

Much record research was undertaken to understand the property history lacking an up-to-date abstract or title report.

Two maps have been drafted, one to show the whole of the existing estate and the second to show the subdivided parcels to satisfy the intentions and understandings of the Estate Settlement, the Adirondack Park Agency Non-Jurisdiction (NJ) determination, and for presentation to the Town of Wilmington Planning Board and subsequent recording in the Essex County Clerk and Real Property Tax Services.

Schedule A's, metes and bounds descriptions, have been drafted for the whole of the Estate and one each for the subdivided parcels which can be incorporated in new deeds or other instruments.

When we can be of further assistance, answer any questions or provide additional information, please give us a call.

For Professional Services rendered in consulting, researching, surveying and mapping:

\$7,030.00

Thank you for the opportunity to assist you.

Best,



Bob and Dan

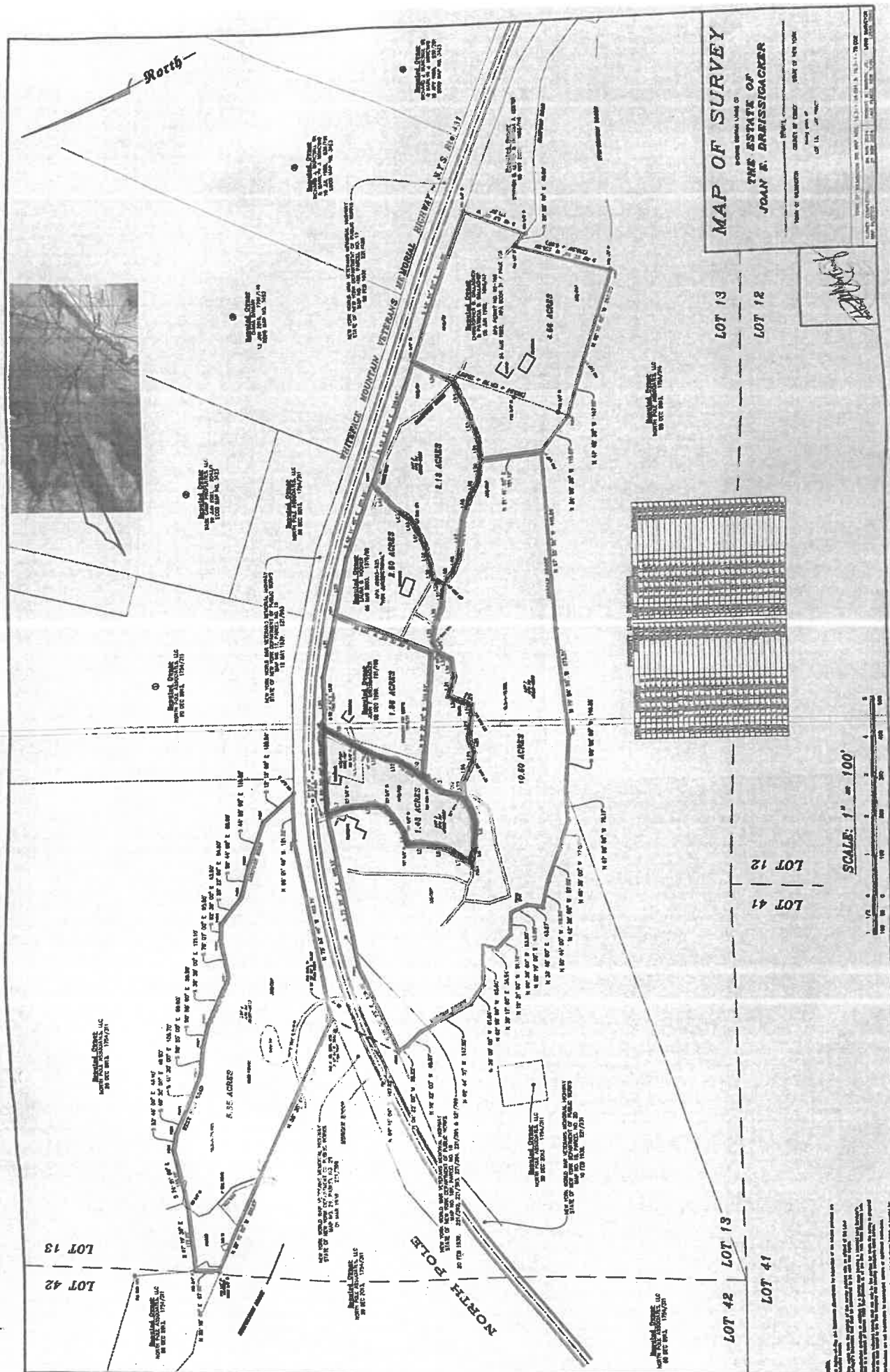
Paid in full
11/25/24

ch. # 1407

Thank you!

Enc: 16 paper map prints
8 Schedule A's

**NET TEN (10) DAYS, A 2% CARRYING CHARGE WILL BE APPLIED
TO UNPAID ACCOUNTS THEREAFTER.**



LIST OF PROPERTY OWNERS WITHIN 500' OF APPLICANT

PROPERTY OWNER	TAX MAP ID #
JOAN DREISSIGACKER ESTATE	16.3-1-79.002
JOAN DREISSIGACKER ESTATE	16.3-1-54.001
JOHN F. / HEATHER DREISSIGACKER	16.3-1-4.001
LAURA DREISSIGACKER HOOKER	16.3-1-65.001
CHRIS / PATTI GALLAGHER	16.3-1-73.079
NORTH POLE ASSOCIATES	16.3-1-6.000,16.3-1-2.000,16.3-1-3.000,16.3-1-41.002 16.3-1-78.000
DOUG SMITH (Base Camp Properties LLC)	16.3-1-39.002
DIANA DAMIAN	16.3-1-9.001
RICHARD / MARILYN MONCSKO	16.3-1-74.002

Short Environmental Assessment Form

Part 1 - Project Information

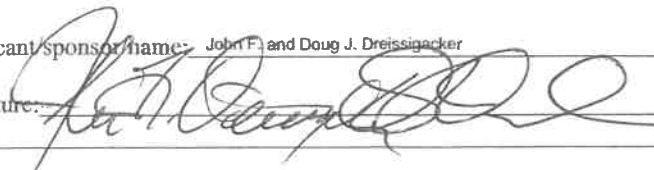
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Joan Dreissigacker Estate							
Name of Action or Project: Lot Line Adjustments / Correction 16.3-1-54.001 and 16.3-1-79.002							
Project Location (describe, and attach a location map): 289 Whiteface Memorial Highway							
Brief Description of Proposed Action: Please accept the enclosed applications requesting approval for lot line adjustments of our family-owned properties per our late Mother's wishes. -Doug Dreissigacker's lot line correction/adjustment follows the land as previously indicated and shown as 54.001 on the maps. Enclosed is a document indicating her wishes that the changes to the property be made, as applied for.							
Name of Applicant or Sponsor: John F. and Doug J. Dreissigacker		Telephone: 315-430-3662 E-Mail: douggydrei@yahoo.com					
Address: 289 Whiteface Mem. Hwy							
City/PO: Wilmington		State: NY	Zip Code: 12997				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Wilmington, NY Planning Board			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		20.62 acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20.62 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Should the need arise, private septic/water would be utilized	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Should the need arise, private septic/water would be utilized	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO ☒	YES ☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: John F. and Doug J. Dreissigacker Date: 7/28/2026		
Signature:  8/2/24 Title: Co-executors of Estate		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☐	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☐	☐

Agency Use Only [If applicable]	
Project:	
Date:	

Short Environmental Assessment Form Part 3 ***Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

FORM - N. Y. DEED-Covenant Against Grantor

19'0



NOTES: REGISTERED U. S. PAT. OFFICE
TUTTLE LAW FIRM PUBLISHED OUTLAND VT 05701

BOOK 1016 PAGE 51

This Indenture

Made the 5th day of June Nineteen Hundred and Ninety-two

Between
JOHN D. DREISSIGACKER and JOAN E. DREISSIGACKER
HCR 2, Box 3
Wilmington, New York 12997,

parties of the first part, and

DOUGLAS J. DREISSIGACKER
Lakeview Terrace
Wilmington, New York 12997,

party of the second part,

Witnesseth, that the parties of the first part, in consideration of

One and no/100-----Dollar

(\$ 1.00) lawful money of the United States, and no other
consideration paid by the party of the second part,
do hereby grant and release unto the party of the second part,
his heirs and assigns forever, all

THOSE PREMISES in the Town of Wilmington, Essex County, New York,
described in Schedule A, attached hereto and made a part hereof.

SUBJECT TO the rights of first refusal set forth in Schedule B,
attached hereto and made a part hereof.



817

IN A
AS
MI
RE

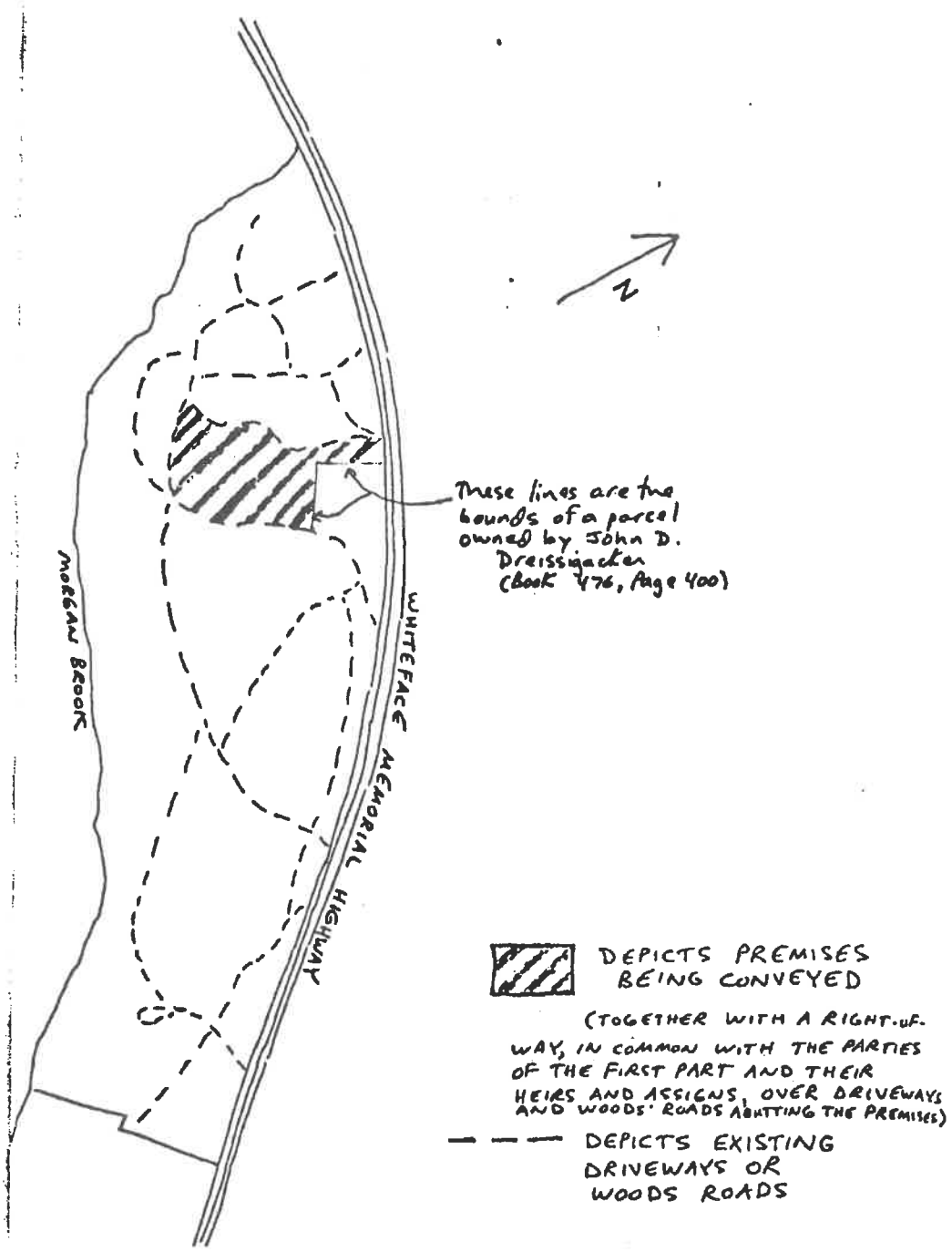
BOOK 1016 PAGE 52

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND in the Town of Wilmington,
Essex County, New York, being a part of Lot 13, Jay Tract, and
being bounded and described as shown on a sketch attached
hereto labelled "Schedule A, Page 2."

L671043.UTV

BOOK 1016 PAGE 53



BOOK 1016 PAGE 54

SCHEDULE B

The following persons shall have a right of first refusal in the case of any proposed sale of the premises conveyed herein, or any portion thereof: John F. Dreissigacker, Philip H. Dreissigacker, Susan Dreissigacker Martin, Douglas J. Dreissigacker and Patricia Dreissigacker Gallagher. This right of first refusal shall operate as follows:

If the owner desires to sell said premises or portion thereof, and receives a bona fide offer to purchase, said owner shall send a notice of said offer, together with all of the terms and conditions thereof, via certified mail return receipt requested, to the aforesaid persons (using the last known addresses for said persons, or, if none is known, the address of Wilmington, New York, 12997), and said persons shall have 30 days after the mailing of said notice to inform the owner wishing to sell, in writing, whether said persons, or any of them, will exercise the right of first refusal and will purchase, at the same terms as offered by the bona fide offeror, the premises then proposed to be sold, which written statement shall be mailed to the owner wishing to sell via certified mail return receipt requested.

Any response by said persons other than a written certified mail response as aforesaid (including any failure to respond within 30 days of actual receipt of said notice) shall be conclusively deemed to be a decision by said persons not to exercise their right of first refusal, provided, however, that any decision to not exercise the right of first refusal will not constitute a waiver of such right of first refusal with respect to future sales.

This right of first refusal shall not apply to sales or gifts of the premises or portions thereof to any lineal descendants of the then grantor(s), with adopted children to be regarded as being in the line of descent as if placed there by birth, but shall apply to any sale or resale of the premises not falling within this exception.

In the case of any exercise of the right of first refusal, the party exercising said right shall make a 10% deposit within 15 days after said party's notice of intent to exercise the right of first refusal, which deposit shall be non-refundable, except if the party wishing to sell is not able to give good and marketable title, and said party will deliver the balance of the sales price, on the terms agreed to, and closing will occur, within 90 days after said notice of intent to exercise. If more than one party gives notice of intent to exercise the right of first refusal, then said parties shall either agree among themselves as to who will purchase, or will purchase as tenants-in-common.

The rights of first refusal set forth herein shall be null and void and no further effect on and after December 31, 2020.

BOOK 1016 PAGE 55
Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,
To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And

the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

In Witness Whereof, the parties of the first part have herunto set their hands and seals the day and year first above written.
 In Presence of

JUN 15 1992
 RECORDED
 TIME 8:42 AM
 BOOK 1016 Deeds
 PAGE 51
 J. A. [Signature]
 ESSEX CO. CLERK

John D. Dreissigacker
 JOHN D. DREISSIGACKER

Joan E. Dreissigacker
 JOAN E. DREISSIGACKER

State of New York }
 County of ESSEX } ss.

On this 5th day of June Nineteen Hundred and Ninety-two before me, the subscriber, personally appeared JOHN D. DREISSIGACKER AND JOAN E. DREISSIGACKER

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same

TIMOTHY R. SMITH
 Notary Public, State of New York
 No. 4700090
 Qualified in Essex County
 Term Expires August 31, 1993

Timothy R. Smith
 NOTARY PUBLIC

ESSEX COUNTY CLERK

Instrument Number

002627



BOOK 1176 PAGE 199
Recording Stamp

RECORDED MAY 14 1998
TOWN
BOOK 1176
PAGE 199
DEED
ESSEX COUNTY CLERK
Deputy

Type of document Deed

Party(ies): Grantor/Mortgagor/Assignor

Douglas J Dreissigacker

Town Wilmington

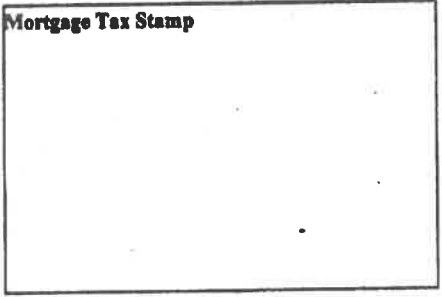
Consideration \$1.00

Party(ies): Grantee/Mortgagee/Assignee

John D & Joan E Dreissigacker

Transfer Tax Stamp
11943
RECEIVED
REAL ESTATE
MAY 29 1998
TRANSFER TAX
ESSEX
COUNTY

Mortgage Tax Stamp



Time Stamp

Record & Return to:

John D & Joan E Dreissigacker
HCR 2 Box 3
Wilmington Ny 12997

IN
RE
MI
RE

Recorded by:

This sheet constitutes the Clerk endorsement required by section 316 A (5) for the Real Property Law of the State of New York.

RETURNED
JUN - 8 1998
ESSEX COUNTY CLERK,
ELIZABETHTOWN NY 12932

RAR

FORM NO. N. Y. DEED—Government Agent's Office

BOOK 1176 PAGE 200



RECORDED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK

This Indenture,

Made this *28th* day of *May* *Nineteen Hundred and Ninety Eight,*

Between **Douglas J. Dreissigacker**
Lakeview Terrace
Wilmington, New York 12997,

John D. Dreissigacker *party of the first part, and*
Joan E. Dreissigacker
HCR 2 Box 3
Wilmington, New York 12997,

parties of the second part,

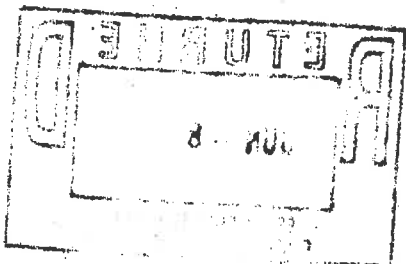
Witnesseth, that the parties of the first part, in consideration of

One and no/100----- Dollar

(\$ 1.00) lawful money of the United States, and no other
consideration paid by the party of the second part,
do hereby grant and release unto the party of the second part,
their heirs and assigns forever, all

THOSE PREMISES in the Town of Wilmington, Essex County, New York,
described in Schedule A, attached hereto and made a part hereof.

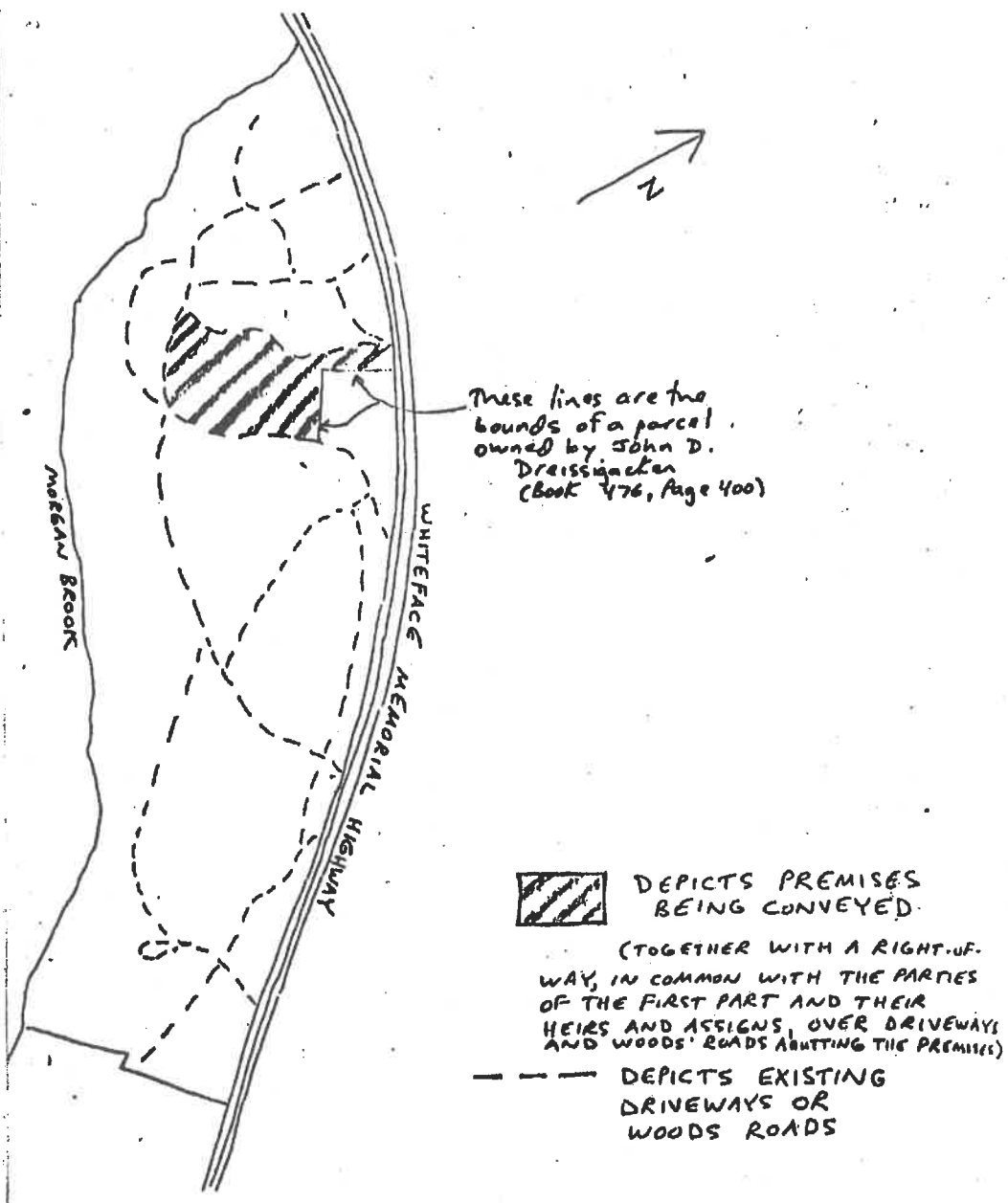
SUBJECT TO the rights of first refusal set forth in Schedule B,
attached hereto and made a part hereof.



SCHEDULE A

BOOK 1176 PAGE 201

ALL THAT TRACT OR PARCEL OF LAND in the Town of Wilmington, Essex County, New York, being a part of Lot 13, Jay Tract, and being bounded and described as shown on a sketch attached hereto labelled "Schedule A, Page 2."



BOOK 1176 PAGE 202

SCHEDULE B

The following persons shall have a right of first refusal in the case of any proposed sale of the premises conveyed herein, or any portion thereof: John F. Dreissigacker, Philip H. Dreissigacker, Susan Dreissigacker Martin, Douglas J. Dreissigacker and Patricia Dreissigacker Gallagher. This right of first refusal shall operate as follows:

If the owner desires to sell said premises or portion thereof, and receives a bona fide offer to purchase, said owner shall send a notice of said offer, together with all of the terms and conditions thereof, via certified mail return receipt requested, to the aforesaid persons (using the last known addresses for said persons, or, if none is known, the address of Wilmington, New York, 12997), and said persons shall have 30 days after the mailing of said notice to inform the owner wishing to sell, in writing, whether said persons, or any of them, will exercise the right of first refusal and will purchase, at the same terms as offered by the bona fide offeror, the premises then proposed to be sold, which written statement shall be mailed to the owner wishing to sell via certified mail return receipt requested.

Any response by said persons other than a written certified mail response as aforesaid (including any failure to respond within 30 days of actual receipt of said notice) shall be conclusively deemed to be a decision by said persons not to exercise their right of first refusal, provided, however, that any decision to not exercise the right of first refusal will not constitute a waiver of such right of first refusal with respect to future sales.

This right of first refusal shall not apply to sales or gifts of the premises or portions thereof to any lineal descendants of the then grantor(s), with adopted children to be regarded as being in the line of descent as if placed there by birth, but shall apply to any sale or resale of the premises not falling within this exception.

In the case of any exercise of the right of first refusal, the party exercising said right shall make a 10% deposit within 15 days after said party's notice of intent to exercise the right of first refusal, which deposit shall be non-refundable, except if the party wishing to sell is not able to give good and marketable title, and said party will deliver the balance of the sales price, on the terms agreed to, and closing will occur, within 90 days after said notice of intent to exercise. If more than one party gives notice of intent to exercise the right of first refusal, then said parties shall either agree among themselves as to who will purchase, or will purchase as tenants-in-common.

The rights of first refusal set forth herein shall be null and void and no further effect on and after December 31, 2020.

LA7106A.WTV

~~Together~~ with the appurtenances and all the estate and rights of the
parties of the first part in and to said premises, **BOOK 1176 PAGE 203**
To have and to hold the premises herein granted unto the party
of the second part, **Their** heirs and assigns forever.

And
the parties of the first part covenant that they have not done
or suffered anything whereby the said premises have been incumbered in any
way whatever.

In Witness Whereof. the party of the first part has
herunto set his hands and seals the day and year first above written.
In Presence of


Douglas J. Dreissigacker



State of New York
County of ESSEX

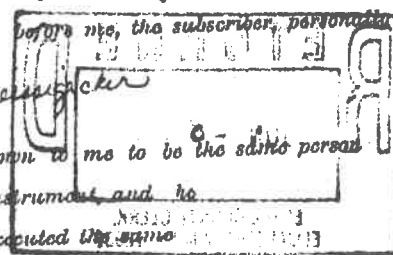
ss.

On this ~~25th~~
Ninety Eight

day of May Nineteen Hundred and
before me, the subscriber, personally appeared

Douglas J. Dreissigacker

to me personally known and known to me to be the said person described
in and who executed the within Instrument, and he
acknowledged to me that he executed the same


Shirley M. Lawrence
NOTARY PUBLIC
Notary Public, State of New York
Qualified in Essex Co. #4714017
Commission Expires 12/31/99

corrected 8/13/24

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (8/10)



PROPERTY INFORMATION

1. Property Location

229

*STREET NUMBER

Wilmington

*CITY OR TOWN

Whiteface Memorial Highway

*STREET NAME

12997

*ZIP CODE

2. Buyer Name

GALLAGHER

*LAST NAME/COMPANY

GALLAGHER

*LAST NAME/COMPANY

CHRISTOPHER B

*FIRST NAME

PATRICIA D

*FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent
If other than buyer address (at bottom of form)

*LAST NAME/COMPANY

*FIRST NAME

*STREET NUMBER AND NAME

*CITY OR TOWN

*STATE

*ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

5. Deed Property Size 1 x 0.00 4.56

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name

DRESSIGACKER, John F

*LAST NAME/COMPANY

JOAN E Estate

*FIRST NAME

Douglas J CO - EXECUTORS

*FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

ONE FAMILY RESIDENTIAL

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

8. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date

*12. Date of Sale/Transfer

8/12/25

*13. Full Sale Price

.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

11. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale between Related Companies or Partners in Business

☐ C. One of the Buyers is also a Seller

☐ D. Buyer or Seller is Government Agency or Lending Institution

☒ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Dates

☐ H. Sale of Business is Included in Sale Price

☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☐ J. None

Comment(s) on Condition:

EXECUTOR DEED

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(Y/Y)

*17. Total Assessed Value

408,900

*18. Property Class

210

*19. School District Name

LAKE PLACID

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

16.3-1-73.079

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE

DATE

BUYER SIGNATURE

Patricia Gallagher 8/13/26

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, partnership, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

GALLAGHER

PATRICIA

*LAST NAME

*FIRST NAME

518

946

2416

*AREA CODE

*TELEPHONE NUMBER (E: 000000)

229

Whiteface Memorial Highway

*STREET NUMBER

*STREET NAME

Wilmington

*CITY OR TOWN

N.Y.

*STATE

12997

*ZIP CODE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER (E: 000000)

N.Y.S.A.P.L.S.
N.N.Y.A.L.S.
V.S.S.

Robert M. Marvin, Jr.
Land Surveyor

P.O. BOX 969, 21 COLDEN AVENUE
LAKE PLACID, NEW YORK 12946

telephone: (518) 523-3218
call first fax: (518) 523-3290
email: marvinls@roadrunner.com

November 18, 2024

Christopher B. Gallagher and Patricia D. Gallagher

Correction Deed

Schedule A

All that certain tract or 4.56 acre parcel of land situate in the Town of Wilmington, County of Essex, State of New York being part of Lot 13, Jay Tract lying southwest of Whiteface Mountain Veterans Memorial Highway, so-called, aka New York State Route 431 and said parcel being more particularly bound and described as follows:

Beginning at a point in the southwest bounds of the Whiteface Mountain Veterans Memorial Highway marked by a $\frac{5}{8}$ inch iron rod, and being the most northerly corner of the premises;

Thence, South $43^{\circ} 44' 02''$ East, 400.00 feet along the bounds of said highway to a point marked by a $\frac{5}{8}$ inch iron rod, being the most easterly corner of the premises and the most northerly corner of a certain parcel now or formerly owned by Stephen B. Lester and Theresa A. Lester, Deed Book 1553 at Page 118;

Thence, South $46^{\circ} 53' 05''$ West, 171.37 feet along the east line of the premises to an angle point marked by a $\frac{5}{8}$ inch iron rod in the center of an old road known as the Sampson Road;

Thence, North $26^{\circ} 05' 40''$ West, 40.00 feet along the center of said road to an angle point marked by a $\frac{1}{2}$ inch iron pipe;

Thence, South $40^{\circ} 55' 00''$ West, 256.29 feet to a point in the center of Morgan Brook or Stephenson Brook, so-called, and said course passing through a $\frac{1}{2}$ inch iron pipe line marker at a distance of 250.29 feet;

Thence, North $46^{\circ} 10' 02''$ West, 247.20 feet upstream along the center of said brook to an angle point marked by a $\frac{1}{2}$ inch iron pipe;

Thence, North 47° 45' 30" West, 147.09 feet upstream to an angle point which lies South 47° 33' 22" West, 30.00 feet from a 5/8 inch iron rod reference marker;

Thence, North 24° 50' 35" West, 110.07 feet upstream to an angle point marked by a 1/2 inch iron pipe, and being the most westerly corner of the premises;

Thence, North 21° 41' 02" East, 161.12 feet along the northwest line to a point in the center of an old woods road;

Thence, Southeast, 214.34 feet along the center of said woods road to a point in the center of the former Sampson Road on or nearly on the following three (3) courses:

1. South 71° 43' 59" East, 54.95 feet to an angle point;
2. South 84° 11' 32" East, 73.54 feet to an angle point;
3. South 89° 01' 15" East, 85.85 feet to an angle point;

Thence, North 53° 59' 55" East, 119.64 feet along the northwest line of the premises to the Point-of-Beginning and encompassing therein 4.56 acres, more or less.

Granting and Reserving all structures, wires, lines, and easements of record, if any, for public utilities and highway purposes as the same now exist upon or affect the premises hereinabove described.

Together With and Subject To a right-of-way over the driveways and woods roads abutting the premises.

Being part of the premises conveyed by John D. Dreissigacker to John D. Dreissigacker and Joan E. Dreissigacker by deed dated the 11th day of July 1955 and recorded in the Essex County Clerk's Office in Deed Book 325 at Page 397, and part of the premises conveyed by Joan E. Dreissigacker to John D. Dreissigacker and Joan E. Dreissigacker by deed dated the 5th day of June 1992 and recorded in the Essex County Clerk's Office in Deed Book 1016 at Page 39.

Being a correction deed for the same premises as conveyed by John D. Dreissigacker and Joan E. Dreissigacker to Christopher B. Gallagher and Patricia D. Gallagher by deed dated the 5th day of June 1992 and recorded the 15th day of June 1992 in the Essex County Clerk's Office in Deed Book 1016 at Page 47 wherein the description is somewhat ambiguous.



ESSEX COUNTY – STATE OF NEW YORK
CHELSEA M. MERRIHEW, COUNTY CLERK
7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 2212 / 219
INSTRUMENT #: 2025-2978

Receipt#: 2025299514
Clerk: KP
Rec Date: 09/02/2025 03:52:01 PM
Doc Grp: D
Descrip: CORRECTION DEED
Num Pgs: 6
Rec'd Frm: JANET H BLISS

Party1: DREISSIGACKER JOHN F
Party2: GALLAGHER CHRISTOPHER B
Town: WILMINGTON

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	2.00
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 212.00

Transfer Tax	
Transfer Tax - State	0.00
Transfer Tax - County	0.00

Sub Total: 0.00

Total: 212.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 212
Transfer Tax
Consideration: 0.00

Total: 0.00

I hereby certify that the within and foregoing
was recorded in the Essex County Clerk's
Office.

Chelsea M. Merrihew
Essex County Clerk

Record and Return To:

JANET H BLISS
ATTORNEY AT LAW
12 MORNINGSIDE DRIVE
LAKE PLACID NY 12946

Notice Information may change during the
verification process and may not be reflected on this
page

SCHEDULE A

All that certain tract or 4.56 acre parcel of land situate in the Town of Wilmington, County of Essex, State of New York being part of Lot 13, Jay Tract lying southwest of Whiteface Mountain Veterans Memorial Highway, so-called, aka New York State Route 431 and said parcel being more particularly bound and described as follows:

Beginning at a point in the southwest bounds of the Whiteface Mountain Veterans Memorial Highway marked by a $\frac{5}{8}$ inch iron rod, and being the most northerly corner of the premises;

Thence, South $43^{\circ} 44' 02''$ East, 400.00 feet along the bounds of said highway to a point marked by a $\frac{5}{8}$ inch iron rod, being the most easterly corner of the premises and the most northerly corner of a certain parcel now or formerly owned by Stephen B. Lester and Theresa A. Lester, Deed Book 1553 at Page 118;

Thence, South $46^{\circ} 53' 05''$ West, 171.37 feet along the east line of the premises to an angle point marked by a $\frac{5}{8}$ inch iron rod in the center of an old road known as the Sampson Road;

Thence, North $26^{\circ} 05' 40''$ West, 40.00 feet along the center of said road to an angle point marked by a $\frac{1}{2}$ inch iron pipe;

Thence, South $40^{\circ} 55' 00''$ West, 256.29 feet to a point in the center of Morgan Brook or Stephenson Brook, so-called, and said course passing through a $\frac{1}{2}$ inch iron pipe line marker at a distance of 250.29 feet;

Thence, North $46^{\circ} 10' 02''$ West, 247.20 feet upstream along the center of said brook to an angle point marked by a $\frac{1}{2}$ inch iron pipe;

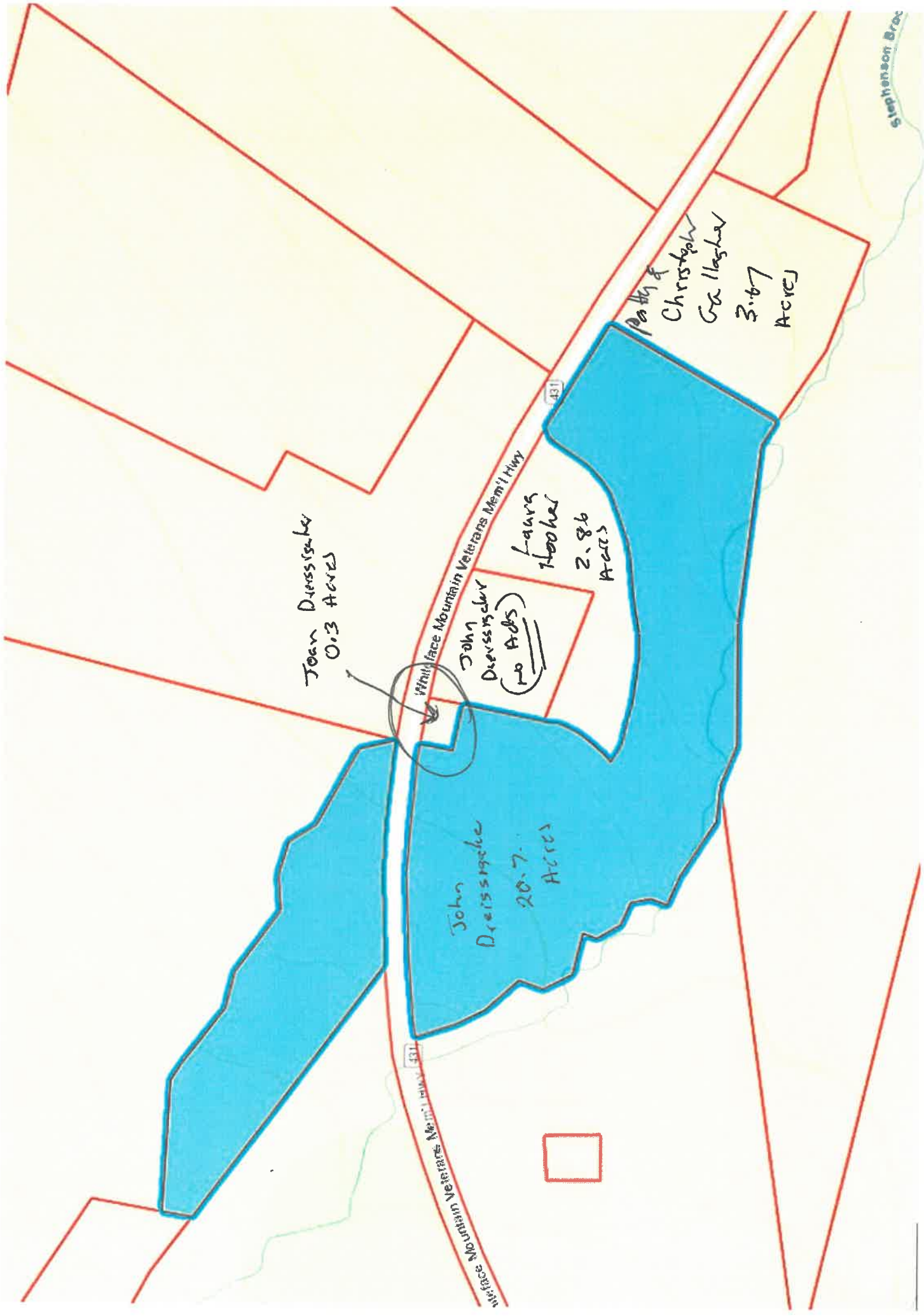
Thence, North $47^{\circ} 45' 30''$ West, 147.09 feet upstream to an angle point which lies South $47^{\circ} 33' 22''$ West, 30.00 feet from a $\frac{5}{8}$ inch iron rod reference marker;

Thence, North $24^{\circ} 50' 35''$ West, 110.07 feet upstream to an angle point marked by a $\frac{1}{2}$ inch iron pipe, and being the most westerly corner of the premises;

Thence, North $21^{\circ} 41' 02''$ East, 161.12 feet along the northwest line to a point in the center of an old woods road;

Thence, Southeast, 214.34 feet along the center of said woods road to a point in the center of the former Sampson Road on or nearly on the following three (3) courses:

1. South $71^{\circ} 43' 59''$ East, 54.95 feet to an angle point;
2. South $84^{\circ} 11' 32''$ East, 73.54 feet to an angle point;
3. South $89^{\circ} 01' 15''$ East, 85.85 feet to an angle point;



John Dierssinger
0.3 Acres

John Dierssinger
(10 Ads)

Laura Hooker
2.86 Acres

Patty & Christopher
Gra Hooker
3.67 Acres

John Dierssinger
20.7 Acres

Whiteface Mountain Veterans Mem'l Hwy

431

431

Stephenson Brook





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: JOHN F. DREISSIGACKER / DOUG J. DREISSIGACKER

Street Address: 289 WHITEFACE MEM. HWY

City: WILMINGTON State: NY Zip Code: 12997

Telephone: 315 - 430-3662 (DOUG)

PROPERTY OWNER INFORMATION

Name: LAURA HOOKER

Street Address: 259 WHITEFACE MEM. HWY

City: WILMINGTON State: NY Zip Code: 12997

CONTACT INFORMATION

Name: SAME AS APPLICANT

Street Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor BOB MARVIN

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any): LOT LINE ADJUSTMENT

Tax map Number(s): 16.3-1-65.001 + 16.3-1-79.002

Zoning District(s): RURAL USE

Number of proposed lots: — Number of to be sold: —

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

Roads to be taken over by Town? ☐ Yes ☒ No

if yes, How many roads — and Name(s): —

Width of Driving Surface: N/A

Type of Surface: N/A

ROW Width: N/A

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: BOB MARVIN

Each lot corner is marked with monuments. ☒ Yes ☐ No. Type: SEE SURVEY FOR SPECIFICS

Each lot line is marked. ☒ YES ☐ NO.

if yes -How: —

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

☒ YES ☐ NO

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: J2022-0833

Name of Review Officer: MATTHEW BROWN

PROJECT START AND COMPLETION INFORMATION

Contemplated start date: N/A Completion date: _____

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 deeded to the Town of Wilmington?

☐ YES ☒ NO

SIGNATURE OF APPLICANT: _____

DATE: 8/12/26

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: JOHN / DOUG DREISSIGACKER PHONE: 518-524-3465 File # _____

DATE of APPLICATION: 9/2026 TAX MAP # _____

Major Subdivision Number of Lots: _____ Minor Subdivision Number of Lots: 2

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 BOB MARVIN SURVEY

_____ 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: _____

Joan E. Dreissigacker Addendum to Last Will and Testament as dated 2016

I Joan E. Dreissigacker being of sound mind and body realize these wishes are not certified by an attorney but I am hoping you will all "respect my wishes" and are aware of these things as we have spoken about these in the past. Since there has never been anything in writing Laura has transcribed my wishes for the future of the lands we all hold so dear and I hope that you will all keep the land in the family. As discussed with you before, below is outlined my wishes in addition to my will which is on file. I have not been coerced into any of these wishes and it is of my own free will that I make my wishes known.

1. Property lines as drawn on Essex County Real Property Tax Map labeled 1 (attached) with addition of designation of property set aside for future use by Julia Hough Daby, Sue Martin, and Doug Dreissigacker.

1a. Property labeled and outlined as 235s. on attached map shall be given to Julia Hough Daby.

2a. Property labeled and outlined as 525s. on attached map shall be given to Sue Martin.

3a. Property labeled and outlined as 100. on attached map shall be given to Doug Dreissigacker extending back to the property line as outlined to the beginning of the lot 660s.

2. Right of first refusal of any sales of land deeded from the original 37.5 acres, as stated in the will regarding sale of adjoining property, shall include all people included as property owners and new gifted property owners as above on the original parcel of land owned by John F. and Joan E. Dreissigacker (37.5 acres).

3. The property included in parcel number 660s. (20.7 Ac) which is the deeded land remaining in Joan E. Dreissigacker's possession, besides the parcels sectioned off and to be given to Julia, Sue, and Doug as indicated above shall remain communal property for the family, and walking/riding property for all property owners of the deeded land. If at some point the house and land are sold, preference to keep the walking trails as communal property is Joan's wish.

Signed 6/22/2020 by Joan E. Dreissigacker

Joan E. Dreissigacker

Witness 6/22/2020 by Laura D. Hooker

Laura D. Hooker



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

January 19, 2023

John and Doug Dreissigacker – Via Email to john@lakeplacidcp.com
289 Whiteface Mem Hwy
Wilmington, NY 12997

RE: Jurisdictional Determination J2022-0833
Tax Map Parcel: 16.3-1-79.002 and 16.3-1-54.001
Land Use Area: Rural Use
Town of Wilmington, Essex County

Dear John and Doug Dreissigacker:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on August 31, 2022.

Agency review indicates that the proposed four-lot subdivision as bona-fide gifts as depicted on the plan received by the Agency on August 31, 2022, and described in the materials submitted, does not require a permit or variance from the Adirondack Park Agency.

Based on wetland maps available for Essex County, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

Although your 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.

John and Doug Dreissigacker
January 19, 2023
Page 2

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/ Matthew Brown

Matthew Brown
Project Administrator

Attachment: Gift Exemption Flyer

cc: Town of Wilmington – Via Email



GIFT EXEMPTION

This is a supplement to the Citizen's Guide, which provides basic information about Adirondack Park Agency regulations.

Pursuant to Sections 809 and 810 of the Adirondack Park Agency Act, certain subdivisions of land within the Adirondack Park require a permit from the Agency. However, §811(1)(c) of the APA Act and §573.4(e) of Agency regulations establish an exemption from these permitting requirements for any subdivision undertaken in compliance with all of the following:

- The subdivision is by bona fide gift, devise, or inheritance, meaning there is no exchange of money, goods, services, or other consideration (and is not part of a common scheme or plan to convey to a party not entitled to an exemption);
- The giver is a natural person (human being or decedent's estate);
- The receiver does not have joint or any other ownership interest in the property;
- If the property does not contain the minimum lot size for the land use area as set forth in §810(2) of the APA Act (or contains less than 42.7 acres in Resource Management)¹:
 - The giver has continuously owned the land since May 22, 1973²,
 - The receiver is a spouse, parent, child, sibling, grandparent, or grandchild of the giver, and
 - There has been no prior subdivision exempted from Agency permitting under these provisions to the receiver of the lot from the same 1973 landholding;
- The property is not located on Low Intensity Use, Rural Use, or Resource Management lands within a designated Wild, Scenic, or Recreational river area as defined in Appendix Q-6 to Agency regulations; and
- The property does not contain wetlands and does not adjoin any other subdivision lot that contains wetlands, unless all of the lots being created as part of the same subdivision meet the standards set forth in §578.3(n)(3)(ii) of Agency regulations.

¹ These requirements may not apply to properties being gifted to the State of New York.

² Names may have been removed from the recorded deed for the lot since May 22, 1973, but no new names may have been added.

N.Y.S.A.P.L.S.
N.N.Y.A.L.S.
V.S.S.

Robert M. Marvin, Jr.
Land Surveyor

P.O. BOX 969, 21 COLDEN AVENUE
LAKE PLACID, NEW YORK 12946

telephone (518) 523-3218
call first fax (518) 523-3290
email: marvinls@roadrunner.com

November 21, 2024

Mr. John Dreissigacker
Mr. Douglas Dreissigacker

RE: The Estate of Joan Dreissigacker

INTERIM INVOICE

John and Doug:

The survey and subdivision have been completed, corner monuments recovered, witnessed, set and located and lines flagged for viewing.

Much record research was undertaken to understand the property history lacking an up-to-date abstract or title report.

Two maps have been drafted, one to show the whole of the existing estate and the second to show the subdivided parcels to satisfy the intentions and understandings of the Estate Settlement, the Adirondack Park Agency Non-Jurisdiction (NJ) determination, and for presentation to the Town of Wilmington Planning Board and subsequent recording in the Essex County Clerk and Real Property Tax Services.

Schedule A's, metes and bounds descriptions, have been drafted for the whole of the Estate and one each for the subdivided parcels which can be incorporated in new deeds or other instruments.

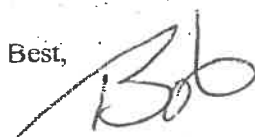
When we can be of further assistance, answer any questions or provide additional information, please give us a call.

For Professional Services rendered in consulting, researching, surveying and mapping:

\$7,030.00

Thank you for the opportunity to assist you.

Best,


Bob and Dan

 Paid in full
11/25/24

ch. # 1407

 Thank you!

Enc: 16 paper map prints
8 Schedule A's

**NET TEN (10) DAYS, A 2% CARRYING CHARGE WILL BE APPLIED
TO UNPAID ACCOUNTS THEREAFTER.**

LIST OF PROPERTY OWNERS WITHIN 500' OF APPLICANT

PROPERTY OWNER	TAX MAP ID #
JOAN DREISSIGACKER ESTATE	16.3-1-79.002
JOAN DREISSIGACKER ESTATE	16.3-1-54.001
JOHN F. / HEATHER DREISSIGACKER	16.3-1-4.001
LAURA DREISSIGACKER HOOKER	16.3-1-65.001
CHRIS / PATTI GALLAGHER	16.3-1-73.079
NORTH POLE ASSOCIATES	16.3-1-6.000,16.3-1-2.000,16.3-1-3.000,16.3-1-41.002 16.3-1-78.000
DOUG SMITH (Base Camp Properties LLC)	16.3-1-39.002
DIANA DAMIAN	16.3-1-9.001
RICHARD / MARILYN MONCSKO	16.3-1-74.002

Short Environmental Assessment Form

Part 1 - Project Information

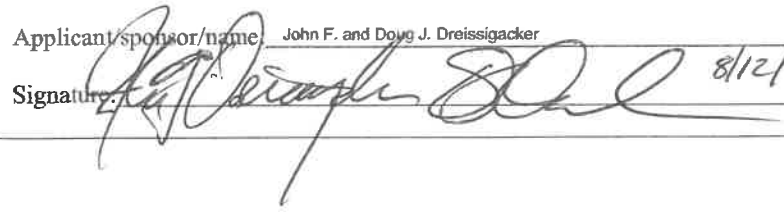
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Joan Dreissigacker Estate			
Name of Action or Project: Lot Line Adjustments / Correction 16.3-1-65.001 and 16.3-1-79.002			
Project Location (describe, and attach a location map): 259 Whiteface Memorial Highway			
Brief Description of Proposed Action: Please accept the enclosed applications requesting approval for lot line adjustments of our family-owned properties per our late Mother's wishes. Julia Hough Daby, Joan's grand-daughter is no longer seeking her own lot, and that property will now be included in Laura Hooker's property as indicated on the map as (235 (s) and by using a lot line adjustment instead of a subdivision. Laura Hooker's current property was originally gifted to Laura and Julia when they were young and then transferred to Laura solely for her to have her home on when Julia bought property in Lake Placid. This lot line adjustment is to ensure equity between the interested siblings (John/Doug/Patti/Sue) given the acreage between John F. Dreissigacker and the new lot line adjustment for Laura Hooker, this makes that whole. The lot line adjustment will follow the already surveyed points as indicated on the survey map for the "lot" downhill of Laura Hooker's current property. Enclosed is a document indicating her wishes that the changes to the property be made, as applied for.			
Name of Applicant or Sponsor: John F. and Doug J. Dreissigacker		Telephone: 315-430-3662 E-Mail: douggydrei@yahoo.com	
Address: 289 Whiteface Mem. Hwy			
City/PO: Wilmington		State: NY	Zip Code: 12997
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Town of Wilmington, NY Planning Board		☐	☒
3. a. Total acreage of the site of the proposed action?		20.62 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20.62 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Should the need arise, private septic/water would be utilized	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Should the need arise, private septic/water would be utilized	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO ☒	YES ☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO ☒	YES ☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO ☒	YES ☐
If Yes, describe: _____		
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO ☒	YES ☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John F. and Doug J. Dreissigacker</u> Date: <u>7/28/2026</u> Signature:  Title: <u>Co-executors of Estate</u>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☐	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☐	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 ***Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.						
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Name of Lead Agency</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Title of Responsible Officer in Lead Agency</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		Name of Lead Agency	Date	Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
Name of Lead Agency	Date						
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency						
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)						

This Indenture,

Made the . 2nd day of July Nineteen Hundred and Ninety-two

Between JOHN D. DREISSIGACKER and JOAN E. DREISSIGACKER
HCR 2, Box 3
Wilmington, New York 12997,

parties of the first part, and

HEATHER HOUGH DREISSIGACKER, or her successor, as
Trustee for Julia H. Dreissigacker and Laura J.
Dreissigacker under Declaration of Trust dated
July 2, 1992, Whiteface Memorial Highway,
Wilmington, New York 12997,

party of the second part,

Witnesseth, that the parties of the first part, in consideration of

One and no/100-----Dollar

(\$ 1.00-----) lawful money of the United States,

and no other consideration paid by the party of the second part,
do hereby grant and release unto the party of the second part,
her successors and assigns forever, all

THOSE PREMISES in the Town of Wilmington, Essex County, New York,
described in Schedule A, attached hereto and made a part hereof.

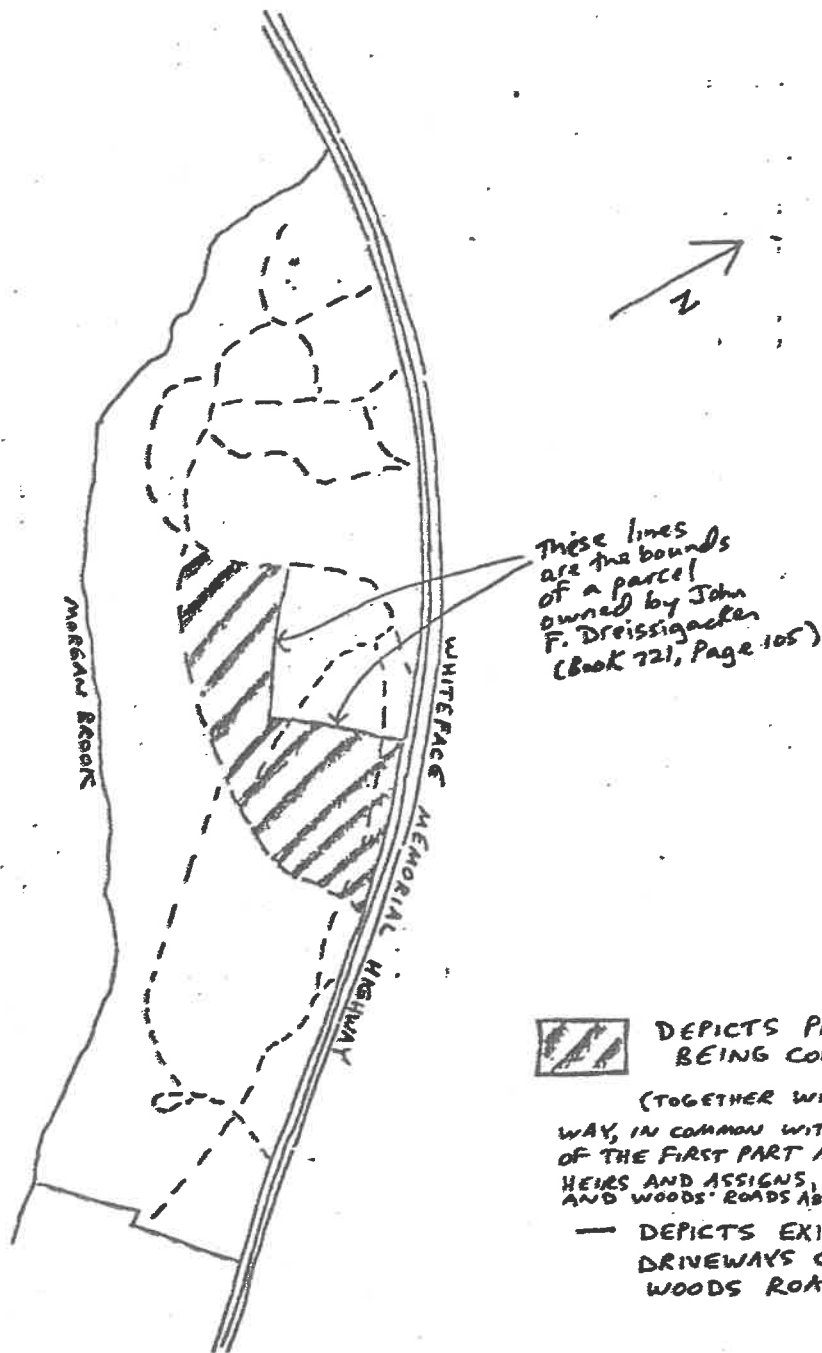
SUBJECT TO the rights of first refusal set forth in Schedule B,
attached hereto and made a part hereof.

THIS IS A CORRECTION DEED, to correct the identity of the Grantees as
set forth in a prior Deed from the parties of the first part to John F.
Dreissigacker and Heather Hough Dreissigacker dated June 5, 1992 and
recorded in the Essex County Clerk's Office on June 15, 1992 in
Book 1016 of Deeds at Page 42, and the said Grantees in said prior
Deed join in the execution of this Deed to signify their consent to
said correction.



IN
WILMINGTON
NEW YORK
COUNTY

ALL THAT TRACT OR PARCEL OF LAND in the Town of Wilmington,
Essex County, New York, being a part of Lot 13, Jay Tract, and
being bounded and described as shown on a sketch attached
hereto labelled "Schedule A, Page 2."



DEPICTS PREMISES
BEING CONVEYED

(TOGETHER WITH A RIGHT-OF-
WAY, IN COMMON WITH THE PARTIES
OF THE FIRST PART AND THEIR
HEIRS AND ASSIGNS, OVER DRIVEWAYS
AND WOODS' ROADS ABUTTING THE PREMISES)

— DEPICTS EXISTING
DRIVEWAYS OR
WOODS ROADS

The following persons shall have a right of first refusal in the case of any proposed sale of the premises conveyed herein, or any portion thereof: John F. Dreissigacker, Philip H. Dreissigacker, Susan Dreissigacker Martin, Douglas J. Dreissigacker and Patricia Dreissigacker Gallagher. This right of first refusal shall operate as follows:

If the owner desires to sell said premises or portion thereof, and receives a bona fide offer to purchase, said owner shall send a notice of said offer, together with all of the terms and conditions thereof, via certified mail return receipt requested, to the aforesaid persons (using the last known addresses for said persons, or, if none is known, the address of Wilmington, New York, 12997), and said persons shall have 30 days after the mailing of said notice to inform the owner wishing to sell, in writing, whether said persons, or any of them, will exercise the right of first refusal and will purchase, at the same terms as offered by the bona fide offeror, the premises then proposed to be sold, which written statement shall be mailed to the owner wishing to sell via certified mail return receipt requested.

Any response by said persons other than a written certified mail response as aforesaid (including any failure to respond within 30 days of actual receipt of said notice) shall be conclusively deemed to be a decision by said persons not to exercise their right of first refusal, provided, however, that any decision to not exercise the right of first refusal will not constitute a waiver of such right of first refusal with respect to future sales.

This right of first refusal shall not apply to sales or gifts of the premises or portions thereof to any lineal descendants of the then grantor(s), with adopted children to be regarded as being in the line of descent as if placed there by birth, but shall apply to any sale or resale of the premises not falling within this exception.

In the case of any exercise of the right of first refusal, the party exercising said right shall make a 10% deposit within 15 days after said party's notice of intent to exercise the right of first refusal, which deposit shall be non-refundable, except if the party wishing to sell is not able to give good and marketable title, and said party will deliver the balance of the sales price, on the terms agreed to, and closing will occur, within 90 days after said notice of intent to exercise. If more than one party gives notice of intent to exercise the right of first refusal, then said parties shall either agree among themselves as to who will purchase, or will purchase as tenants-in-common.

The rights of first refusal set forth herein shall be null and void and no further effect on and after December 31, 2020.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, her successors and assigns forever.

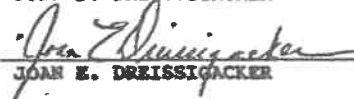
And

the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of


JOHN D. DREISSIGACKER


JOAN E. DREISSIGACKER

COLORADO
State of ~~Montezuma~~
County of Summit } SS.

On this 2ND day of July Nineteen Hundred and Ninety-two before me, the subscriber, personally appeared

JOHN D. DREISSIGACKER and JOAN E. DREISSIGACKER

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same


NOTARY PUBLIC

My Commission Expires 6-6-93
P.O. Box 123
Montezuma, CO 81401

We consent to the correction in the identity of the Grantees as set forth herein, and we quitclaim and release any and all right, title and interest that we have to the afore-described premises by virtue of the aforesaid June 5, 1992 Deed.

[Signature]
 JOHN F. DREISSIGACKER

[Signature]
 HEATHER HOUGH DREISSIGACKER

STATE OF NEW YORK)
) SS..
 COUNTY OF ESSEX)

On this 13th day of July, Nineteen Hundred and Ninety-Two before me, the subscriber, personally appeared JOHN F. DREISSIGACKER and HEATHER HOUGH DREISSIGACKER to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

[Signature]
 NOTARY PUBLIC

TIMOTHY R. SMITH
 Notary Public, State of New York
 No. 4706036
 Qualified in Essex County
 Term Expires August 31, 1993



JOHN D. DREISSIGACKER and
 JOAN E. DREISSIGACKER

51

HEATHER HOUGH DREISSIGACKER
 as Trustee

Wdtd. July 2, 1992

RECORDED JUL 14 1992

TIME 9:15 AM

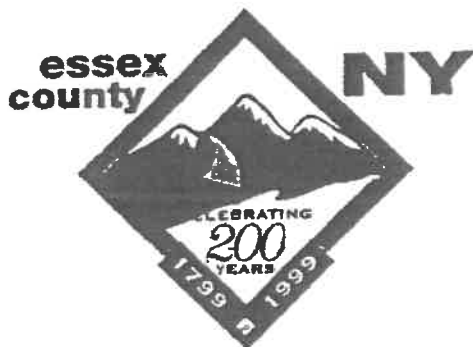
BOOK 1018 Deeds

PAGE 32

ESSEX CO. 155K

BRIGGS, DWYER & SMITH, P.C.
 ATTORNEYS AT LAW
 33 Saratoc Avenue
 Lake Placid, New York 12946
 518-523-2476

ESSEX COUNTY CLERK



Instrument

005413

BOOK 1370 PAGE 0088

Recording Stamp

Recorded 8.15.03
Time 9:21 AM
Book 1370 deed
Page 88

J. C. [Signature]
Essex County Clerk

Document Type Deed

Town Wilmington

Consideration \$0.00

Part(ies): Grantor/Mortgagor/Assignor
Laura D. Hooker f/ka/ Laura J. Dreissigacker
and Julia H. Dreissigacker

Part(ies): Grantee/Mortgagee/Assignee
Laura D. Hooker f/ka/ Laura J. Dreissigacker

Recorded by: _____

Transfer Tax Stamp

Received
\$ 0
Real Estate
Transfer Tax
Essex County

Mortgage Tax Stamp

Recd Basic Mtg Tx \$ _____
Spec Addt'l Tax \$ _____
Addt'l Tax \$ _____
Total Amt of Tax \$ _____
Dated _____

Essex County Clerk

Record & Return to:

Timothy R. Smith, Esq.
Smith, Dwyer and Bliss, P.C.
33 Saranac Avenue
Lake Placid, New York 12946

Index 8
Verify 8
Merge 8
Copy/Dis 8
Scan 8
Mycro 8

Time Stamp/Assignment/Discharge/Release Info

Deed-Covenant Against Grantor

THIS INDENTURE,Made this 5th day of August, Two Thousand Three**BETWEEN****LAURA D. HOOKER, f/k/a Laura J. Dreissigacker, 59 ½ Sentinel Road, Lake Placid, New York 12946 and JULIA H. DREISSIGACKER, 54 ½ Greenwood Street, Lake Placid, New York 12946,**

parties of the first part, and

LAURA D. HOOKER, f/k/a Laura J. Dreissigacker, 59 ½ Sentinel Road, Lake Placid, New York 12946

party of the second part

WITNESSETH that the parties of the first part, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, and no other consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs, successors and assigns forever,

ALL THOSE PREMISES in the Town of Wilmington, Essex County, New York, which were conveyed by John D. Dreissigacker and Joan E. Dreissigacker to Heather Hough Dreissigacker, as Trustee for Julia H. Dreissigacker and Laura J. Dreissigacker under Declaration of Trust dated July 2, 1992, by Deed dated July 2, 1992 and recorded in the Essex County Clerk's Office on July 14, 1992 in Book 1018 of Deeds at Page 27, and described therein as follows:

SEE SCHEDULE A and SCHEDULE B, attached hereto and made a part hereof.

BEING the same premises conveyed by Heather Hough Dreissigacker, Trustee as aforesaid, to the parties of the first part by Deed bearing even date herewith, to be recorded in the Essex County Clerk's Office immediately prior hereto.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, her heirs, successors and assigns forever.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatsoever.

IN WITNESS WHEREOF, the parties of the first part have executed this instrument the day and year first above written.


LAURA D. HOOKER, f/k/a
LAURA J. DREISSIGACKER


JULIA H. DREISSIGACKER

STATE OF NEW YORK)
COUNTY OF ESSEX) ss.

On the 5th day of August, in the year, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **LAURA D. HOOKER, f/k/a Laura J. Dreissigacker**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.

Timothy R. Smith
Notary Public

TIMOTHY R. SMITH
Notary Public, State of New York
No. 4706096
Qualified in Essex County
Term Expires August 31, 2005

STATE OF NEW YORK)
COUNTY OF ESSEX) ss.

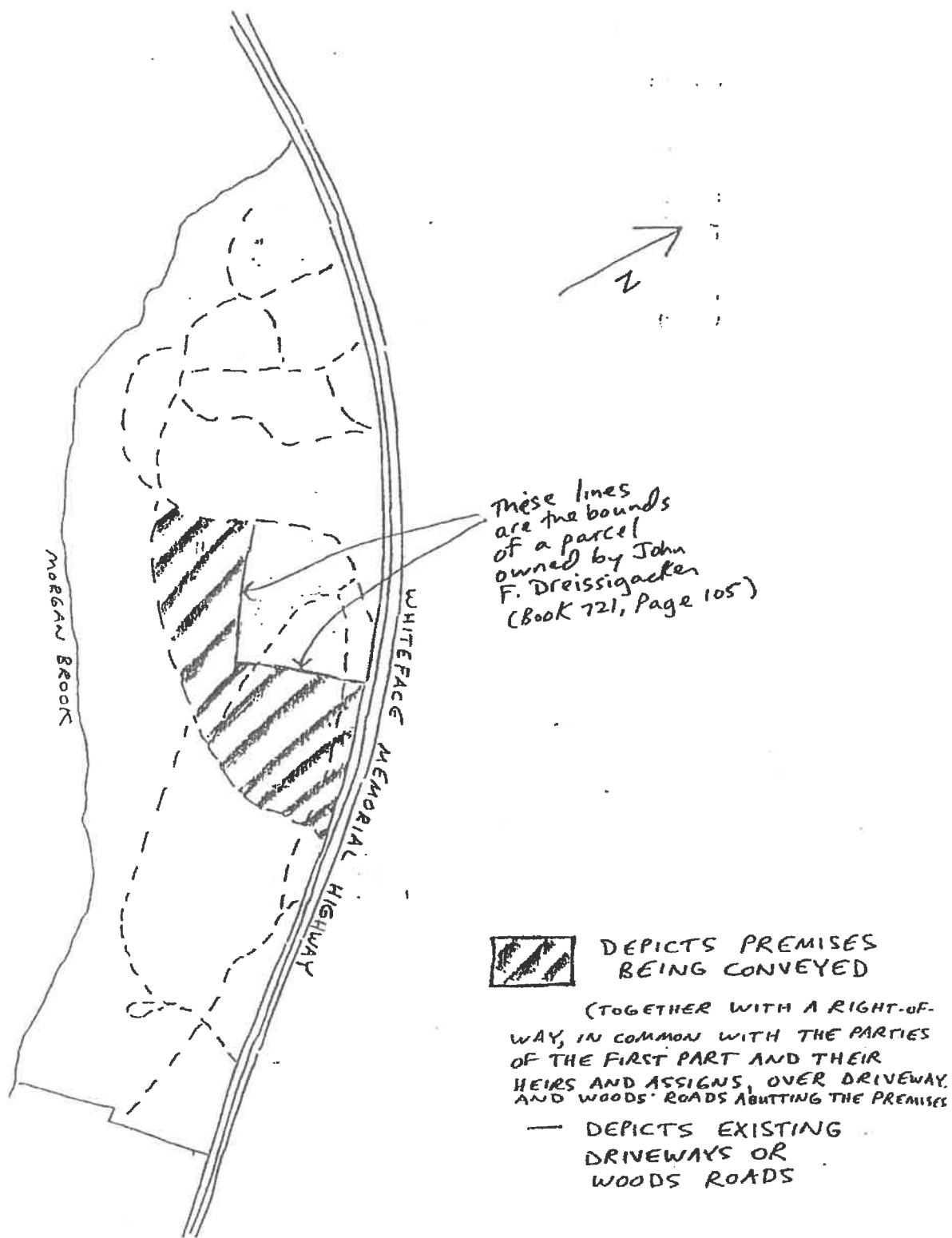
On the 5th day of August, in the year, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **JULIA H. DREISSIGACKER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.

Timothy R. Smith
Notary Public

TIMOTHY R. SMITH
Notary Public, State of New York
No. 4706096
Qualified in Essex County
Term Expires August 31, 2005

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND in the Town of Wilmington,
Essex County, New York, being a part of Lot 13, Jay Tract, and
being bounded and described as shown on a sketch attached
hereto labelled "Schedule A, Page 2."



SCHEDULE B

The following persons shall have a right of first refusal in the case of any proposed sale of the premises conveyed herein, or any portion thereof: John F. Dreissigacker, Philip H. Dreissigacker, Susan Dreissigacker Martin, Douglas J. Dreissigacker and Patricia Dreissigacker Gallagher. This right of first refusal shall operate as follows:

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Any response by said persons other than a written certified mail response as aforesaid (including any failure to respond within 30 days of actual receipt of said notice) shall be conclusively deemed to be a decision by said persons not to exercise their right of first refusal, provided, however, that any decision to not exercise the right of first refusal will not constitute a waiver of such right of first refusal with respect to future sales.

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The rights of first refusal set forth herein shall be null and void and no further effect on and after December 31, 2020.



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: _____

1. Property Owner's Name: Amy + John Langford Phone: 518-524-8047

Mailing Address: 1298 Haseltan Road

City: Wilmington State: NY Zip: 12997

Email: Amy.Langford78@gmail.com Fax: -

2. Representative's Name: Amy Langford Phone: -

Mailing Address: 1298 Haseltan Road

City: Wilmington State: NY Zip: 12997

Email: Amy.Langford78@gmail.com Fax: -

3. Parcel ID Number: _____ Zone District(s) _____

4. Property location (911 address) 1298 Haseltan Road Wilmington NY
12997

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

a) Project construction cost estimate: Hopefully under \$200!

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

White - natural wood

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

6. Ownership intentions, such as purchase options:

Small Home Bakery

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? yes
- 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? yes
- 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? NO
- 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? NO

- 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.

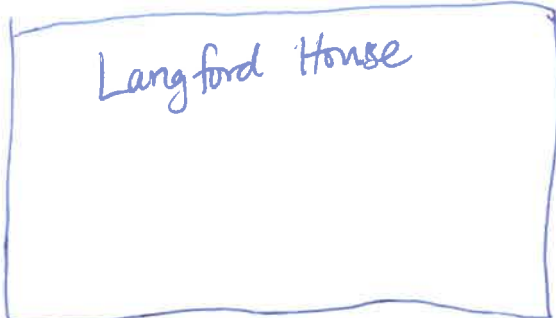
Prepared by: Amy Langford Date: 8/18/20

Check one: ☒ Owner ☐ Representative

Signature: A Langford

Please certify and initial the following:

AL 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.



parking



parking
↓

parking



Fence

parking
↓ →



goal!

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: _____

1. **Property Owner's Name:** Kampgrounds of Americas, Inc. Phone: (518) 946-7878

Mailing Address: 5636 NYS Route 86

City: Wilmington State: NY Zip: 12997

Email: jasler@koa.net Fax: -

2. **Representative's Name:** _____ Phone: -

Mailing Address: _____

City: _____ State: - Zip: _____

Email: _____ Fax: -

3. **Parcel ID Number:** 26.6-5-79.100 **Zone District(s)** Hamlet 2

4. **Property location (911 address)** 5636 NYS Route 86

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

6. Description of site plan proposal: Addition of 30'x40' open air pavilion to existing campground

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): 1,200 sq ft

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

1. Anticipated construction time:
Start: Spring 2027 Finish: Spring 2027 Is the project Phased? No # of Phases: _____

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

Building Permit-Applied for after site plan review

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

Clear, natural ground cover

4. Character of surrounding lands: Mix of commercial and residential including residential to the south, Whitebrook Dairy Bar and 3 single family homes to the north and Alpine Country Inn and Suites and A&W Family Restaurant across Route 86. West Brank AuSable is to the east

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

a) Project construction cost estimate: \$65,000

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

Post & Beam natural wood construction with green metal roof

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

6. Ownership intentions, such as purchase options:

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?

Prepared by: Brian Cirelli Date: 08/13/2026

Check one: ☒ Owner ☐ Representative

Signature: Brian Cirelli

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: _____ Date: _____

Check one: ☐ Owner ☐ Representative

Signature: _____

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.



AB-1
SHEET 1 OF 1