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 Subdivison). For applications with 5 lots are 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 and Mary Palmiotto Trust

Street Address: 27 Saddlecreek Circle

City: Redford State: NY Zip Code: 12148

Telephone: 518-469-2441

PROPERTY OWNER INFORMATION

Name: Same

Street Address: _____

City: _____ State: _____ Zip Code: _____

CONTACT INFORMATION

Name Ralph C. Schissler LS

Street Address PO Box 334

City Jay State NY ZIP Code 12941

Telephone: (518-524-4059

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor

PROPOSED SUBDIVISION INFORMATION

Name of proposed Subdivision (if any): None - Boundary Line Adjustment

Tax map Number(s): 26.3-3-7.1 and 12

Zoning District(s): Moderate Intensity (R1)

Number of proposed lots: 1 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: NA

Type of Surface: NA

ROW Width: NA

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: Adirondack Surveying PLLC

Each lot corner is marked with monuments. ☒ Yes ☐ No. Type: 5/8 rebar

Each lot line is marked. ☐ YES ☒ NO.

if yes -How:

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

☐ YES ☒ NO

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

Jif being prepared for submittal

Project number: _____

Name of Review Officer: _____

PROJECT START AND COMPLETION INFORMATION

Contemplated start date: 10/2026 Completion date: upon approval

PHASE DEVELOPMENT

Is this development contemplated to be completed in phases? ☐ YES ☒ NO.

If yes- number of phases: _____

Projected start date of each phase: _____

Projected completion date of each phase: _____

Description of work to be completed for each phase: _____

APPLICANT / OWNER INFORMATION

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

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

RECREATION AND/OR OPEN SPACE

Is there to be any recreation and/or open space to be deeded to the Town of Wilmington?

☐ YES ☒ NO

SIGNATURE OF APPLICANT: D Palmitessa DATE: 10-16-26

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Boundary Survey is prepared, to the title company, to the governmental agency, and to the lending institution listed on this Boundary Survey map and to the assignees of the lending institution. These certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2026, Adirondack Surveying PLLC. All rights reserved.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exist or are shown, the improvements or encroachments are not covered by this certification.
7. North arrow and bearings based on Reference Map #1, Magnetic North, 1965.
8. Building offsets, as shown on this map, are not to be used for construction purposes.
9. Subject to any and all right of ways and easements of record, if any.
10. Dwelling shown hereon served by underground utilities.
11. Assumed road line shown hereon based on a Reference Map #1.
12. Survey subject to any right, title or interest the public may have in and to that portion of Pine Ridge Lane used for highway purposes.
13. Parcel is located within the "Moderate Intensity" Adirondack Park Agency Land Use Classification.

Reference Deeds:

1. John M. Palmiotto and Mary E. Palmiotto to Danielle Palmiotto Trustee of the John and Mary Palmiotto Irrevocable Trust dated August 12, 2019, dated August 12, 2019 and recorded in Deed Book 1980 at page 136 on February 10, 2020 in the Essex County Clerk's Office

2. Adirondack Park Agency Oermit Project No. 89-46 for PDR Enterprises, Inc. John Smith to Jane Doe by deed dated May 04, 1989 and recorded in APA Book 23 at page 313 on June 22, 1989 in the Essex County Clerk's Office

3. John M. Palmiotto and Mary Palmiotto to Jack L. Levitt and Noreen Doyle Levitt dated June 28, 2005 and recorded in Deed Book 1452 at page 049 on July 15, 2005 in the Essex County Clerk's Office

4. Jack L. Levitt and Noreen Doyle Levitt to John M. Palmiotto and Mary Palmiotto dated June 28, 2005 and recorded in Deed Book 1452 at page 187 on July 18, 2005 in the Essex County Clerk's Office

Reference Maps:

1. "Map of Survey prepared for PDR Enterprises, Inc showing Pine Ridge Subdivision" prepared by Drake and Allott, Land Surveyors dated June 25, 1988 and filed in the Essex County Clerk's Office as map # 4788

2. "Fox Hollow ~ Phase 2, a residential Subdivision by Jake L. Levitt and Noreen Doyle Levitt" prepared by Robert M. Marvin, L.S. dated August 28, 2008 and filed in the Essex County Clerk's Office as map # 6366

3. "Map of Survey of ceryain lands of Karen Nishida" prepared by Adirondack Surveying PLLC dated March 25, 2022

Tax Map Reference:

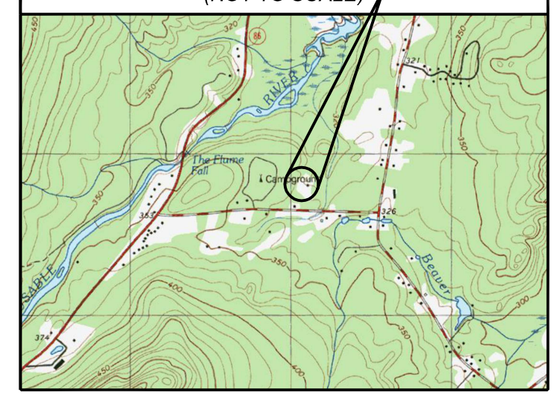
Section 26.3 - Block 3 - Lot 7.1 and 12
Town of Wilmington ~ County of Essex

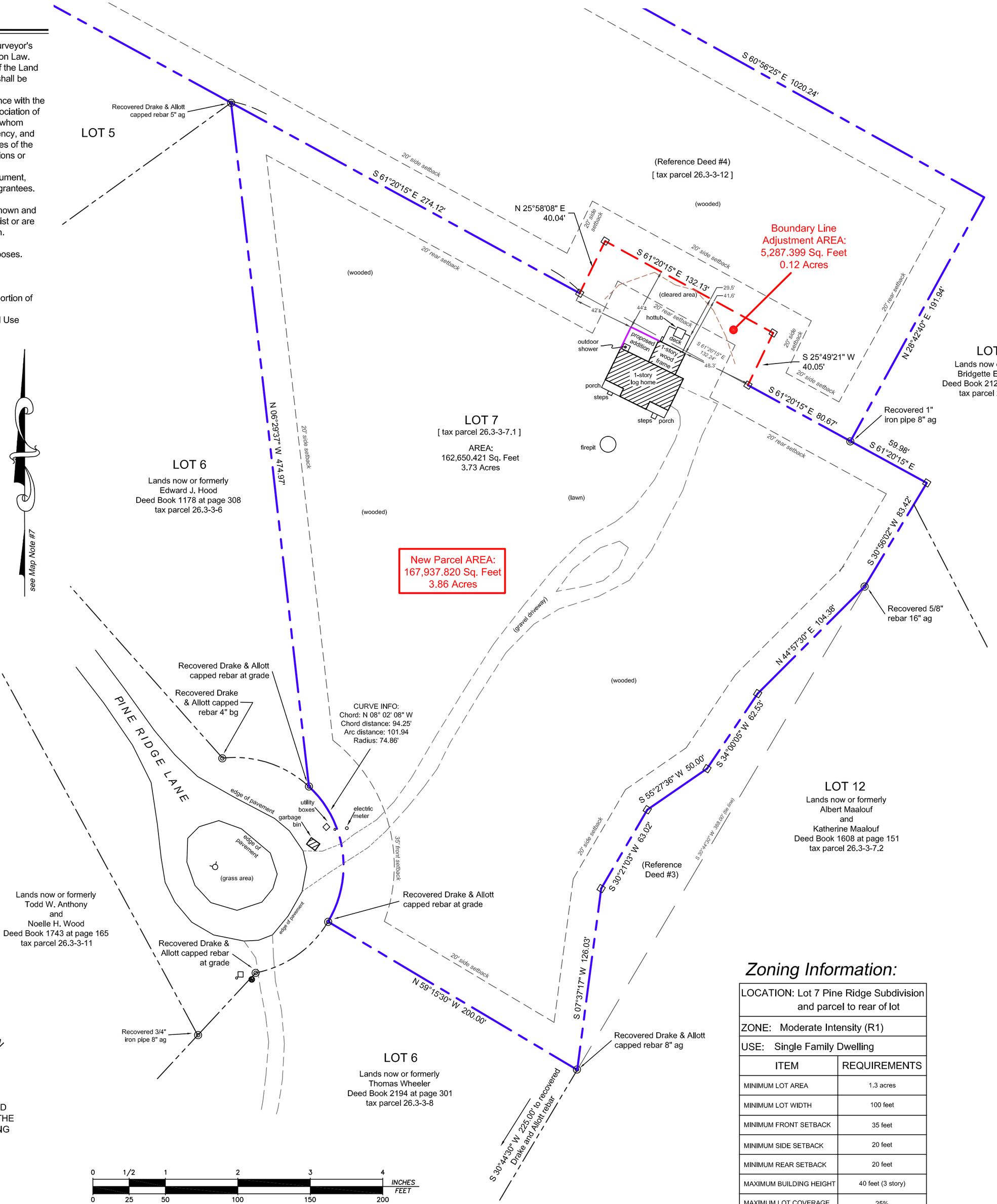
Approved:

Real Property Tax Service Agency

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General Location Map
(NOT TO SCALE)





Legend:

⊗	Set #5 rebar (5/8") w/ plastic "ADKSurveying" survey cap
◎	Found Property Evidence (as described)
⊡	Computed corner
	Fire hydrant
bg	Below grade
ag	Above grade
○ sign	Road sign
	Property line
	Proposed property line
OH	Overhead utility line
	Building setback line

TOWN OF WILMINGTON
APPROVED
PLANNING BOARD

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

CHAIRMAN PLANNING BOARD DATE

0 1/2 1 2 3 4 INCHES
0 25 50 100 150 200 FEET

Scale: 1 Inch = 50 Feet

Zoning Information:

LOCATION: Lot 7 Pine Ridge Subdivision and parcel to rear of lot	
ZONE: Moderate Intensity (R1)	
USE: Single Family Dwelling	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	1.3 acres
MINIMUM LOT WIDTH	100 feet
MINIMUM FRONT SETBACK	35 feet
MINIMUM SIDE SETBACK	20 feet
MINIMUM REAR SETBACK	20 feet
MAXIMUM BUILDING HEIGHT	40 feet (3 story)
MAXIMUM LOT COVERAGE	25%

PROJECT SURVEYOR

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

STATE OF NEW YORK · RALPH C. SCHISSLER III · 050409 · LICENSED LAND SURVEYOR

Boundary Line Adjustment

between certain lands of

JOHN AND MARY IRREVOCABLE TRUST
DATED AUGUST 12, 2019

~ Situate ~

Lot 28 of the Mallory Grant
Town of Wilmington
Essex County State of New York

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

Project No.: 2026 - 048	Date of Survey: 10/12/26	Drawn by:	R. Schissler
Scale: 1" = 50'	Date of Map: 10/13/26	Checked by:	R. Schissler

Revision date:	Revision Description:
10/16/26	corrected location of Reference Deeds #3 and #4 as depicted on the Map