



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

September 4, 2024

Michael Black – via email mike@adirondackmtland.com
Adirondack Mt. Land LLC
PO Box 616
Long Lake, NY 12847

RE: Jurisdictional Determination J2024-0820
Tax Map Parcel 26.2-1-53.000
Land Use Area: Low Intensity Use, Resource Management
Town of Wilmington, Essex County

Dear Michael Black:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on September 4, 2024.

Agency review indicates that the proposed five-lot subdivision in the Low Intensity Use portion of the property as depicted on the untitled map dated September 3, 2024, and described in the materials submitted does not require a permit or variance from the Adirondack Park. This letter can also state that construction of a single family dwelling on each of these five lots would not require a permit or variance from the Adirondack Park Agency if the requirement below are met.

Wetland maps available for Essex County indicate that there are wetlands on the property. The attached map shows the approximate location of these wetlands. From the information submitted with your Jurisdictional Inquiry Form, it does not appear that your proposal will impact any wetlands. Please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act. The attached Freshwater Wetlands flyer contains additional information regarding wetlands in the Adirondack Park. Please contact the Agency if you have any questions about the wetlands on your property.

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.

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

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

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

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

Sincerely,

/s/ Tracy J. Darrah

Tracy J. Darrah
Project Administrator
Attachments: Wetlands and Structure Height flyers, Wetlands map

cc: Town of Wilmington – via email