



Adirondack Park Agency

ANDREW M. CUOMO
Governor

TERRY MARTINO
Executive Director

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2019-0051

If a subdivision: **4.4± acre Lot**

Worksheet Finalized: Lead Reviewer _____ Date _____

Existing Development **PRINCIPAL BUILDINGS**

Structure Pre-existing (Y/N?) Check if none: **[X]** Lawfully constructed (Y/N?)

ACCESSORY STRUCTURES

Structure Pre-existing (Y/N?) Check if none: **[X]** Lawfully constructed (Y/N?)

Proposed Development **PRINCIPAL BUILDINGS**

Structure	Footprint	Check if proposed as a non-building lot: []	Height	# Bedrooms	Slopes
Single Family Dwelling	3,000 square foot		35 feet	3, 4, or 5	8%

Have necessary density? **Yes**
remaining potential principal buildings = **0** from **[X]** survey or [] estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Greater than 100 feet from the stream	600 square feet or less	25 feet or less	Less than 15%

ACCESS *Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile

Driveway is [] existing / **[X]** proposed Length: **120 feet** Width: **12 feet**
Sight distance evaluated? **Yes** Slopes: **Less than 8%**
Need Clearing/Grading? **Yes** Comments: **None** (Note if HOA or shared maintenance involved)
Need hwy access permit? **No**
Need easement? **No**
Need signs? **No**

VISUAL / AESTHETIC

Yes Proposed development visible from public areas: **Longview Drive**

Yes Existing vegetation will screen, if retained
No Planting plan proposed [] If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

[X] Individual on-site [] Municipal [] Community
Yes Slope suitable for WWTS (≤8% shallow)
Yes Soil suitable for WWTS (depth to SHGW and bedrock ≥24 inches)

Yes All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
NA If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
Yes All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
Yes Suitable 100% replacement area identified?
[] Existing (needs suitable 100% replacement area)

WATER SUPPLY

[**X**] Individual on-site [] Municipal
Yes All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

Yes Does proposed development maintain existing drainage patterns?
Yes < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
No > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site?	No	[] Overhead	[] Underground
Available at road?	Yes	[X] Overhead	[] Underground
Proposed for site?	Yes	[] Overhead	[X] Underground