



Executive Director

July 22, 2025

Matt O'Brien – via email
P.O. Box 373
Speculator, NY 12164

**RE: Jurisdictional Determination J2025-0369
Tax Map Parcel 105.000-2-1.115
Land Use Area: Hamlet
Town of Lake Pleasant, Hamilton County
Village of Speculator, Hamilton County**

Dear Matt O'Brien:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on June 20, 2025.

Agency review indicates that the proposed two-lot subdivision and construction of a single family dwelling on the newly created one acre lot as depicted on the map titled, "Untitled Map" dated May 2, 2025, and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency.

Based on wetland maps available for Hamilton 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 (subdivided or otherwise) 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.

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

P.O. Box 99 | 1133 State Route 86 | Ray Brook, NY 12977 | Tel: (518) 891-4050 | www.apa.ny.gov

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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 Hamlet lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

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

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

Sincerely,

/s/ Kyle Hertel

Kyle Hertel
Project Administrator
Attachments: Structure Height Flyer

cc: Town of Lake Pleasant – via email
Village of Speculator – via email



Adirondack Park Agency

JURISDICTIONAL INQUIRY FORM

Please submit by email to – apajif@apa.ny.gov

A. INSTRUCTIONS

Submit this form to obtain a written determination whether an Adirondack Park Agency permit or variance is needed for a proposed project. This form is not an application. If you know you need an Agency permit or variance you should not submit this form, but instead you should contact the Agency for the appropriate application form. Information about Agency jurisdiction can be found on the Agency’s website (<https://www.apa.ny.gov/>) and in the Agency’s ‘Citizen Guide,’ which is also available on the website.

The Jurisdictional Inquiry Form must be signed by a person with a legal interest in the property; only owners, tenants, mortgagees, purchasers under an existing contract of sale, or their attorneys. Please note that if the person under contract to purchase the property signs this form, then a copy of the purchase agreement signed by both parties must be provided.

The legal issues involved in determining jurisdiction are complicated. All of the information requested on this form is necessary in order for us to determine if the proposal requires an Agency permit or variance. The County Clerk's Office, Real Property Tax Services and/or the Town Office may be able to assist you in obtaining property information (tax map number, history, copies of deeds, etc.).

Please include a copy of the current recorded deed, tax map number, a description of your proposal, including a sketch map, and the necessary signature(s).

WE CANNOT RESPOND TO YOUR INQUIRY WITHOUT THIS INFORMATION

B. GENERAL INFORMATION

<u>APPLICANT/REPRESENTATIVE:</u>	<u>PROPERTY OWNER (if not applicant):</u>
Name <u> Matt O'Brien </u>	<u> Hamilton County IDA </u>
Mailing Address <u> PO Box 373 </u>	<u> 102 County View Dr </u>
<u> Speculator, ny 12164 </u>	<u> Lake Pleasant NY, 12108 </u>
Telephone <u> 802 498 7229 </u>	<u> 518 548 3078 </u>
Email <u> mjobrien83@gmail.com </u>	<u> christy@HamiltonCounty.com </u>

PROPERTY LOCATION:

Town/Village Speculator County Hamilton

Road/Highway 121 Novosel Way

Tax Map Number: (This can be found on your tax bill and it looks something like this... 89.12-1-1.4 - three numbers separated by dashes, and there may not be decimals).

Section 105.000 Block 2-1 Parcel/Lot .115

C. PROPERTY HISTORY

Please include a copy of the current recorded deed for the property

1. Has the property been the subject of any previous Agency permit, variance, map amendment, jurisdictional determination, staff site visit, wetland site visit, or an enforcement action?
 Yes No Don't Know

If yes, please include the following information:

File number _____ Agency contact _____

2. What is the acreage or square footage of the property at this time? 4.5 acres

3. Please describe all structures which currently exist on the property (include type and use of structure, size and construction date of each – for example, confirm if the structure is a mobile home, single family dwelling, barn, storage building, etc.). If your project involves replacement of a structure, please provide its description, even if it has already been removed (and indicate its removal date).

	<u>Structure/Use</u>	<u>Size</u>	<u>Construction Date</u>	<u>Removal Date</u>
a.	<u>vacant land</u>	_____	_____	_____
b.	_____	_____	_____	_____
c.	_____	_____	_____	_____
d.	_____	_____	_____	_____
e.	_____	_____	_____	_____
f.	_____	_____	_____	_____

D. PROJECT DESCRIPTION

Please check all that apply and fill in the appropriate blanks:

1. Subdivision
- (a) Number of proposed lots (including any lots being retained). 2
 - (b) What is the size of the smallest lot in acres or square feet? 1 acres
 - (c) What is the smallest shoreline lot width (if applicable)? _____
 - (d) Are any of the proposed lots being conveyed by gift? Yes No
If yes, what is the recipient's relationship to the person giving the lot?

- Construction of a single family dwelling.
- Installation of a mobile home.
- Construction of a multiple-residence building (_____ housing units).
- Construction of a commercial, industrial or public building resulting in _____ square feet of building footprint and _____ square feet of floor space (total of all floors).
- Expansion of the footprint of an existing _____ square foot structure by _____ additional square feet. For group camps and public buildings, please also provide expansion information for the total of all floor space. **NOTE:** If you are expanding a structure other than a single-family dwelling, also provide the total square footage of the structure as of May 22, 1973.
- Proposing to install, replace or expand a seepage pit, drainage field or other leaching facility.
Will it be within 100 feet of the mean high water mark of any lake, pond, river or stream (including intermittent streams)? Yes No
Will the new system serve an actual or potential occupancy increase of the shoreline structure served? Yes No
- Replacement of an existing _____ square-foot structure with a new _____ square-foot structure. Confirm the existing and proposed use of the structure.
- _____
- Conveyance of entire ownership
- Other (describe)

2. Does the project involve establishment of a new business? Yes No

If yes:

- (a) Will it be operated at your residential property? Yes No
- (b) How many people will the business employ who do not live on the premises?

- (c) How many signs will the business have? _____
Will they be lighted? Yes No
What will be the combined square footage of the sign(s)? _____
- (d) Please describe the type of business. _____

3. Provide the height of the proposed structure(s) (measuring from the highest point of a structure including chimney to the lowest point of natural or finished grade, whichever is lower.)

(If the structure is close to 40 feet in height, it will be necessary to provide building elevations [all sides] and a grading plan which shows existing and proposed grade to obtain a jurisdictional determination.)

4. Will the project result in the removal of sand, gravel, topsoil or minerals from the property?
 Yes No
5. Will waste material, such as construction debris, be disposed on the property? (This does not include soil and land clearing debris generated from onsite construction activities.)
 Yes No If yes, explain the type and volume of debris.

-
6. Does the property contain shoreline? Yes No
What will be the distance from the mean high water mark to the closest new structure or expansion? _____ feet
If an expansion, how far from the mean high water mark is the existing structure?
_____ feet

Will the existing roof ridgeline height be increased by more than 2 feet? Yes No
If yes, what is the proposed new ridgeline height in feet above the existing ridgeline height? _____ feet

7. Will any vegetation be cut within 35 feet of a lake, pond, river or stream? Yes No
Your sketch should show the size and type of vegetation to be removed relative to the size and type which will remain.
8. Does the proposal involve provision of any new or additional deeded or contractual access to the shoreline? Yes No If yes, provide the number of new or additional lots being provided access (identify by tax map designation) and the width of the access area.

E. SKETCH MAP

(For the purposes of this Inquiry the map does not need to be professionally prepared)

On a separate sheet, provide a scaled sketch map of the property showing acreage, boundaries, and natural features and water bodies. Include the location of all existing and proposed development (**including structures, on-site wastewater treatment system, water supply, driveways, roads, and areas of clearing etc.**) It should be drawn at a scale which clearly shows the location of all proposed activity, with measurements labeled. For a shoreline parcel, show the lot width along the shoreline and indicate the setback distance from mean high water mark of any existing or proposed structure and sewage system. Also, provide the north arrow, the name of the map maker and date it was prepared.

H. SIGNATURE OF AUTHORIZED PERSON

Note: This form must be signed by a person with a legal interest in the property; only owners, tenants, mortgagees, purchasers under an existing contract of sale, or their attorneys. The use of an electronic signature, by typing in your signature and checking below, shall have the same validity and effect as a handwritten signature. Please fill in the information below and check all applicable boxes.

The above information is correct and accurate to the best of my knowledge.

Chris Rhodes
Signed (typed)

RHODES
Last Name

CHRIS
First Name

D
Middle Initial

CHAIRMAN FDA
Title (if applicable)

6-20-25
Date

By submitting this form, I hereby request the Adirondack Park Agency issue a written determination as to whether an Adirondack Park Agency permit or variance is needed for a proposed project. I attest that I am the person named above and that I am the:

Check one:

- Owner of the property subject to this jurisdictional inquiry (If signing this form on behalf of other entities (e.g, LLCs) please provide documentation showing you are authorized to do so.)
- Attorney for owner of the property subject to this jurisdictional inquiry
- Purchaser of the property subject to this jurisdictional inquiry under an existing contract of sale (a copy of which is attached)
- Tenant of the property subject to this jurisdictional inquiry under an existing lease (a copy of which is attached)
- Mortgagee of the property subject to this jurisdictional inquiry (a copy of which mortgage is attached)

If you wish to have a representative process this inquiry on your behalf, please provide their name and address on page one of this form.

CR (initials) I authorize the representative listed on page one of this form to act on my behalf for this inquiry.

I. PLEASE SUBMIT BY EMAIL TO – apajif@apa.ny.gov

Short Environmental Assessment Form

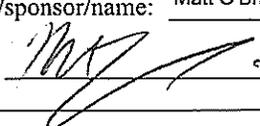
Part 1 - Project Information

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 which 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			
Name of Action or Project: 121 Novosel Way subdivision			
Project Location (describe, and attach a location map): 121 novosel way Speculator ny 12164			
Brief Description of Proposed Action: We are looking to take this property that is 4.5 acres and cut 1 acre off of it to sell to a family so they can put up a single family house on. There will be city sewer and water to the property so no septic or well will be needed. The APA has given us the go ahead and has seen nothing in the JIF that we have received back.			
Name of Applicant or Sponsor: Matt O'Brien		Telephone: 8024987229	
		E-Mail: mjobrien83@gmail.com	
Address: 138 Novosel Way			
City/PO: Speculator		State: NY	Zip Code: 12164
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 <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
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: Village of Speculator board of Appeals			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.5 acres	
b. Total acreage to be physically disturbed?		.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Matt O'Brien</u> Date: <u>7/23/2025</u></p> <p>Signature: <u></u> Title: <u>owner</u></p>		

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?"

<i>Matt O'Brien Subdivision</i>	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

This is a 1 lot subdivision on property owned by Matt O'Brien (Oak Mountain Ski Resort)

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.

Village of Speculator
Board of Appeals

 Name of Lead Agency

7/24/25

 Date

Richard Rumsey

 Print or Type Name of Responsible Officer in Lead Agency

Zoning Officer and Code Enforcement Officer

 Title of Responsible Officer

[Signature]

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

Furthermore, it is noted that regular audits are essential to identify any discrepancies or errors early on. By conducting these checks frequently, the organization can prevent small mistakes from escalating into larger financial issues.

In addition, the document highlights the need for clear communication between all departments involved in the financial process. This includes the finance, operations, and sales teams. Regular meetings and reports can help ensure that everyone is on the same page and that any potential problems are addressed promptly.

Finally, it is stressed that staying up-to-date with the latest financial regulations and tax laws is crucial. This requires a dedicated team or individual responsible for monitoring these changes and implementing the necessary adjustments to the organization's financial strategy.

The second part of the document provides a detailed overview of the current financial performance. It includes a summary of the revenue generated, the expenses incurred, and the resulting profit margin. This information is presented in a clear and concise manner, making it easy for stakeholders to understand the overall financial health of the organization.

The data shows a steady increase in revenue over the past quarter, which is a positive sign for the business. However, there has been a corresponding increase in operating expenses, which has led to a slight decrease in the profit margin. This suggests that while the company is growing, it is also facing higher costs, which may be due to increased competition or rising prices for raw materials.

REMAINING LANDS
OF
OAK MTN., LLC.
INSTR. NO. 2024-643
PART OF TAX PARCEL NO. 105.00-2-1.115

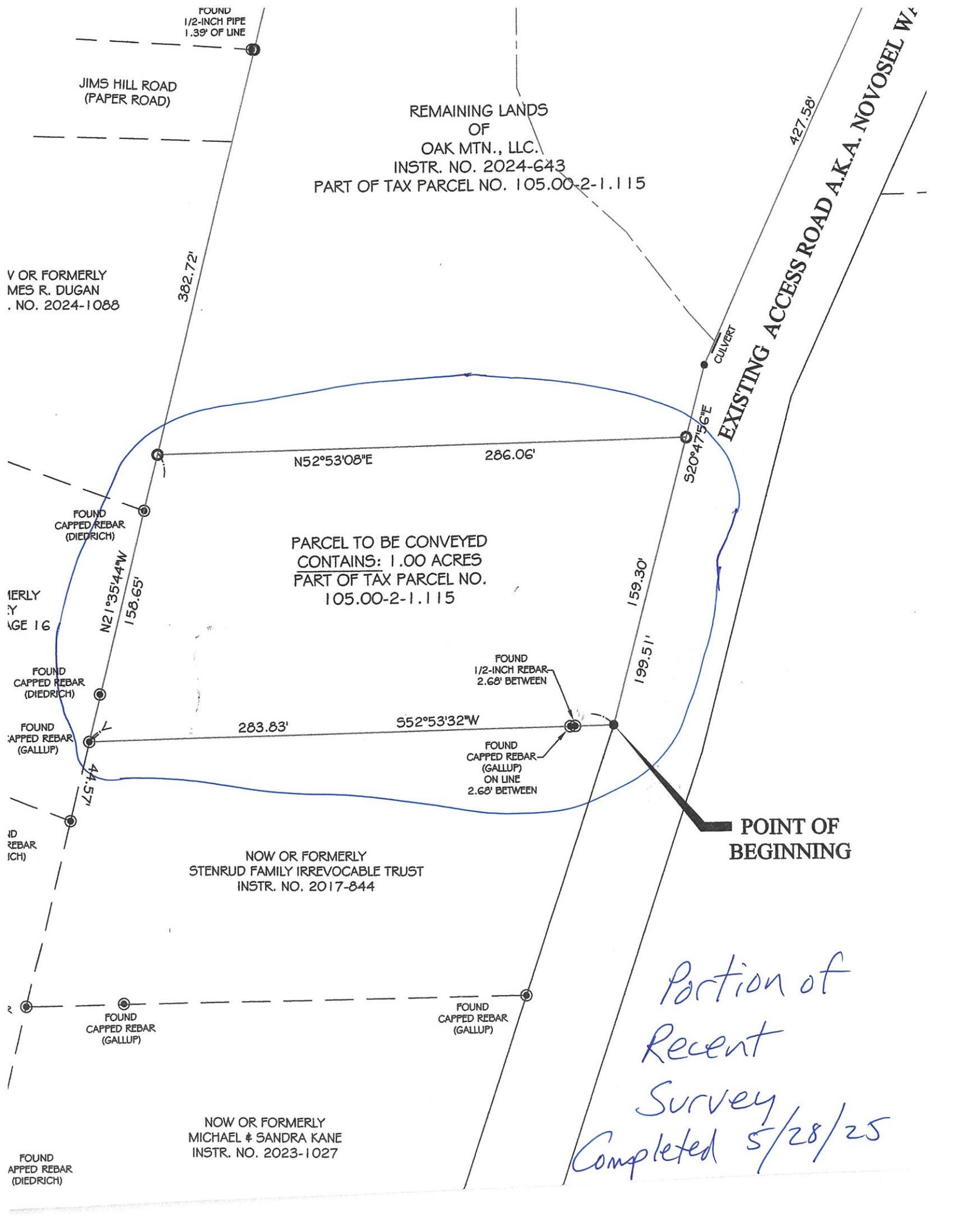
PARCEL TO BE CONVEYED
CONTAINS: 1.00 ACRES
PART OF TAX PARCEL NO.
105.00-2-1.115

NOW OR FORMERLY
STENRUD FAMILY IRREVOCABLE TRUST
INSTR. NO. 2017-844

NOW OR FORMERLY
MICHAEL & SANDRA KANE
INSTR. NO. 2023-1027

**POINT OF
BEGINNING**

*Portion of
Recent
Survey
Completed 5/28/25*



VILLAGE OF SPECULATOR

SUBDIVISION APPLICATION - Page 1

This form will be used by landowners interested in subdividing their property.

1. Application fee (\$100 + \$25 additional for every lot over 4).
2. Submission of a recent survey.
3. Copy of Deed proving ownership.
4. Sewer and Water: Approval from Water and Sewer concerning the subdivision. (refer to Village website, complete Water and Sewer Application) If sewer and water are not available, write N/A in space.
5. APA approval. (Go to APA website: <https://apa.ny.gov/> Press on "Jurisdictional Inquiry Form" at bottom of page then press on "Jurisdictional Inquiry Form (JIF)" under "Download Form." Must have approval from APA prior to meeting with Appeals Board.
6. Complete "Short Environmental Assessment Form Part 1 - Project Information" found at: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf. You should already have APA approval when submitting this assessment form. Send a copy of the completed form to the Zoning Officer at the Village of Speculator. The Zoning Officer will complete Part 2 and act as the Lead Agency. The Lake George - Lake Champlain Regional Planning Board will either send a letter outlining what needs to be completed on the property or approve the project. Hearing nothing in 30 days implies approval. Send the printed-out form to:
Lake Champlain - Lake George Regional Planning Board
P.O. Box 765
1 Lower Amherst Street
Lake George, NY 12845
7. Complete page 2.
8. When all documents have been attained, send them to Village Clerk or Zoning Officer, and ask to be added to the agenda of the next Appeals Board meeting. The Appeals Board meets the 3rd Monday of every month at 7:00 PM.

If you have any questions, please call the office at: 518-548-7354

VILLAGE OF SPECULATOR

SUBDIVISION APPLICATION - Page 2

INSTRUCTIONS A complete application must include completion of page 1 and the information below.

Lot Line Adjustment Minor Subdivision Major Subdivision Other _____

Project Address: 121 Novosel Way		Tax Map #: 105.00-2-1.115		Zoned: RS	
Property Owner Name: Hamilton county IDA		Applicant Name (if different) Matt O'Brien			
Address:		Address: 138 Novosel Way			
City:	State:	City: Speculator	State: NY		
Phone:	Zip Code:	Phone: 8024987228	Zip Code: 12164		
Email:		Email: mjobrien83@gmail.com			

NARRATIVE Please provide a written description of the proposed project

The property is 4.5 acres we ~~are~~ cutting 1 acre off on the southern end to sell to a local family to build a house on.

Property Owner Signature (required): _____ Date: _____

Property Owner Signature (required): _____ Date: _____

Applicant Signature (if different):  Date: 7/24/25

