



Adirondack Park Agency

MAJOR PROJECT PUBLIC NOTICE APPLICATION RECEIVED APA PROJECT NO. 2018-0123

Date: August 22, 2018

The purpose of this notice is to inform you that Part I of the Large-Scale Subdivision Application described below was received by the Adirondack Park Agency on **August 20, 2018**, and to solicit any written comments you may have regarding the conceptual subdivision design at this time.

Public comment may address but is not limited to the following:

- The potential impacts associated with the project, including identification of the particular aspects of the project site that may be affected;
- Methodologies for assessing any potential impacts; and
- Reasonable alternatives to be considered.

The Part I application materials are posted on the Agency website's Public Input page, where it is also possible to submit electronic comments.

When the application has been deemed complete by the Agency, another notice will be provided to you, and you will have another opportunity to provide written comment relevant to the Agency's review.

This notice is being sent to adjoining landowners to the project site; the Chairman of the County Planning Board and Chairman of the Regional Planning Board, if any; the Chief Elected Officer, Clerk, and Planning Board Chairman, if any, of the town or village where the project is located; and the Adirondack Park Local Government Review Board.

It is not necessary to respond to this notice unless you want to do so. If you wish to provide written comments, they must be received by **September 28, 2018**. Please address any written comments to **Ariel D. Lynch**, the assigned APA Environmental Program Specialist 2 (EPS2), and reference the above project number. Comments are accepted by mail, fax, or electronically via the Agency website's Public Input page.

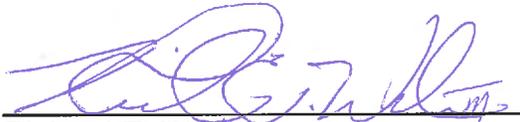
PROJECT SPONSOR, LOCATION AND DESCRIPTION

The Agency received Part I of an application from **New York Land and Lakes Development LLC** for a project located on **Collins Gifford Valley Road** and **Woodward Lake** in the **Towns of Northampton and Mayfield, Fulton County**, in areas designated as **Rural Use** and **Resource Management** on the Adirondack Park Land Use and Development Plan Map. The tax map numbers of the project site are: **17.-1-23, 31.-1-2, 31.2-1-25, and 31.-2-1**. The attached map shows the approximate location of the project site.

The project is briefly described as follows: **Subdivision of 1,197 acres into 37 lots, yielding 35 building lots, 1 developed lot, and 1 common lot. Thirty-five single family dwellings will be in the Rural Use land use area and one single family dwelling will be in the Resource Management land use area. The project site includes the entirety of**

Woodward Lake, a 130-acre impounded lake. Twenty-seven lots, plus the common lot, will have shoreline on Woodward Lake. Access will be provided from Collins Gifford Valley Road and a new 3,000-foot-long road. A Property Owner's Association will own the new road, Woodward Lake and its dam, common area at the north end of the lake, and wetlands at the south end of the lake. Water, wastewater, and storm water management will be provided on each private lot. The applicant's draft Protective Covenants allow single family dwellings, agricultural uses, and open space recreational uses, limit each lot to one principal building and one accessory structure, with no further subdivision, and require any commercial timber harvesting outside the building envelope/limits of clearing to be done under the supervision of a professional forester.

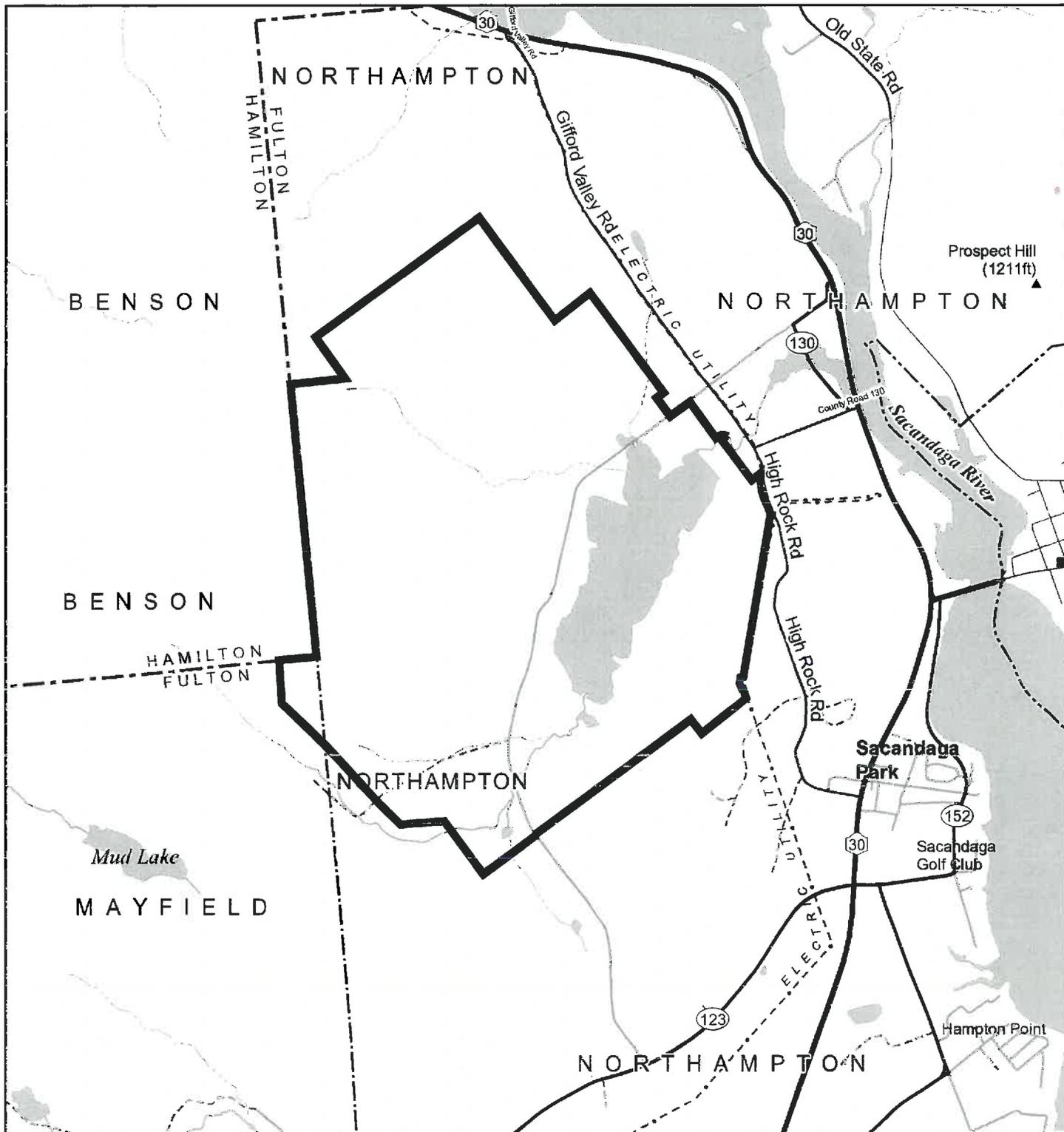
8/22/18
Date


Richard E. Weber III
Deputy Director (Regulatory Programs)

REW:ADL:slp

cc: Alan Lord, New York Land & Lakes Development LLC
Bobbi C. Trudel, P.E., Steven E. Smith Civil & Architectural Engineering
Adjoining Landowners
Town, County & LGRB Officials

Project Site for APA #P2018-0123



August 21, 2018

This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.

1:36,000

— Park Boundary
— Blueline

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency
New York State Adirondack Park Agency