



## Adirondack Park Agency

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

Date: February 19, 2020

The purpose of this notice is to inform you that the Large-Scale Subdivision Application described below was received by the Adirondack Park Agency on **February 12, 2020**, and to solicit any written comments you may have regarding it at this time.

Application materials and Agency correspondence regarding this project are posted to the Agency's website at [www.apa.ny.gov](http://www.apa.ny.gov) via a link named "Large-scale residential subdivisions currently under review," found on the home page under News & Activities.

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; the Adirondack Park Local Government Review Board; and anyone who has previously submitted a comment on this project.

It is not necessary to respond to this notice unless you want to do so. If you wish to provide written comments, please mail them to **Ariel D. Lynch**, the assigned APA Environmental Program Specialist 2 (EPS2), and reference the above project number.

### PROJECT SPONSOR, LOCATION AND DESCRIPTION

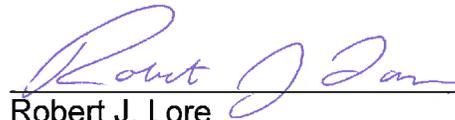
The Agency received an application from **New York Land and Lakes Development LLC** for a project located on **Collins Gifford Valley Road, High Rock Road, and Woodward Lake** in the **Towns of Northampton and Mayfield, Fulton County**, in areas designated as **Rural Use** and **Resource Management** 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 as proposed in the submission received February 12, 2020 is briefly described as follows: **Subdivision of 1,169± acres into 38 lots, yielding 36 building lots, 1 developed lot, and 1 common lot. Thirty-five new single-family dwellings will be in the Rural Use land use area and one new single-family dwelling will be in the Resource Management land use area. The project site includes the entirety of Woodward Lake, a 129±-acre impounded lake. Twenty 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 (170.7± acres in total). Individual lot owners will install and maintain the water supply, wastewater treatment, and stormwater management on each residential lot. The applicant proposes to allow only single-family dwellings, agricultural uses, and open space recreational uses, limit each residential lot to one principal building and one accessory structure with no further subdivisions, and require any commercial timber harvesting outside the building envelope/limits of clearing to be done under the supervision of a professional forester.**

2/19/20

Date

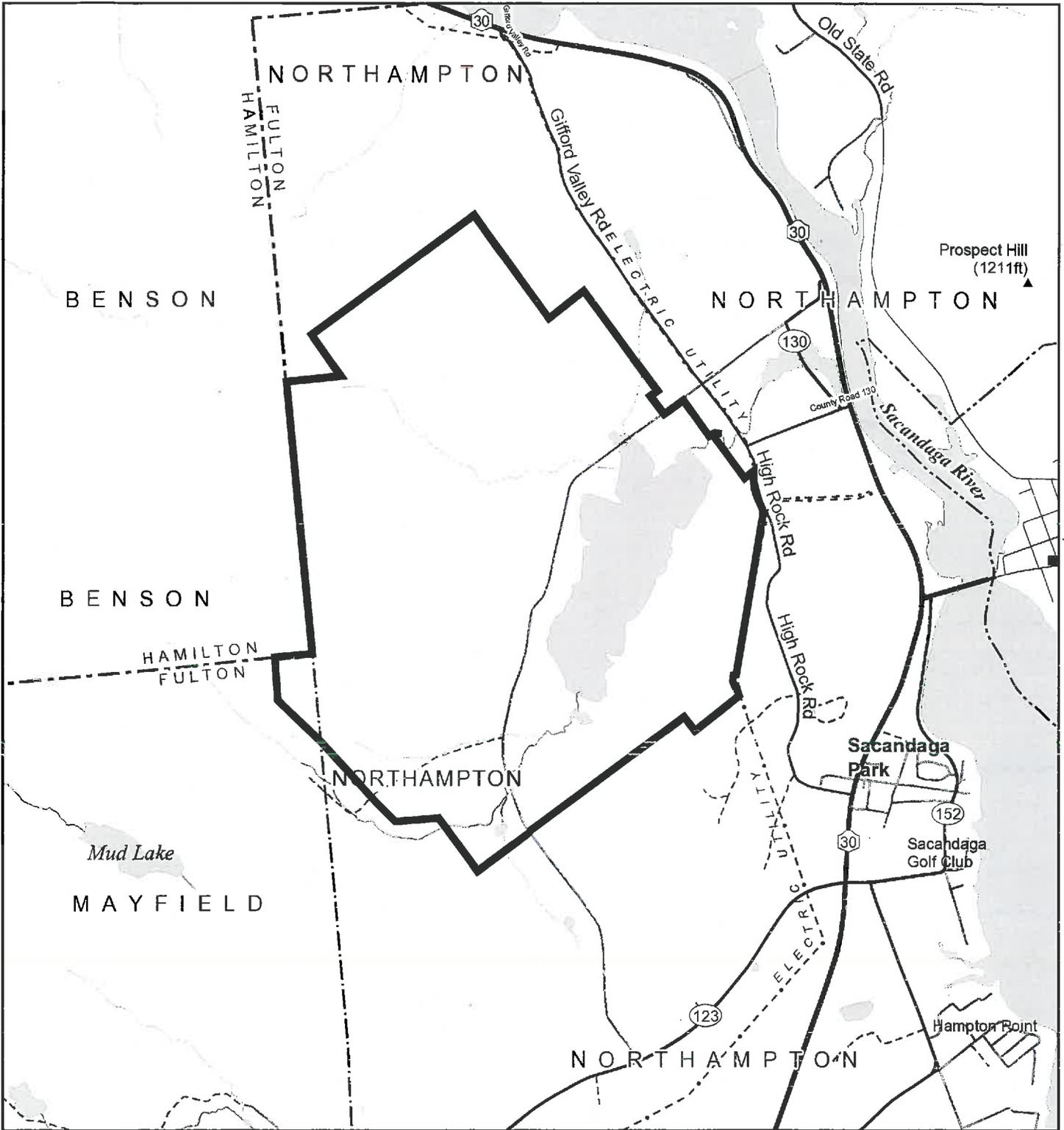


Robert J. Lore

Deputy Director (Regulatory Programs)

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