Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Public Comment
- Review by Others
- Staff Recommendation
- Q & A
Jurisdiction

- APA Act § 809
  - Class B Regional Project
  - New campground in Low Intensity Use
    - RV and primitive sites
  - New tourist accommodation in Low Intensity Use
    - Glamping sites
Conclusions of Law

- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes policies, and objectives of each land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources of the Park
Project Location
Project Location

Town of Mayfield
Fulton County
APA Project Site: within Adirondack Park

82.0 ac

39.5 ac
APA Project Site: within Adirondack Park

39.5 ac
Existing Conditions
Existing Conditions Map
Land Use
Topography and Wetlands
Former Road
(to be main access)
Existing Road (to be secondary access)
Woods Hollow Road (in Park)
Utility Corridor (NiMo / National Grid)
Existing Trails
Forest
Wetland
Proposed Project
Entire Campground
277 campsites
Campground in Park
123 campsites

90 RV sites
20 glamping sites
13 primitive sites
Campground in Park
123 campsites

NY 30: Main Access
NY 30: Secondary Access
Passenger Vehicles (gated)
Woods Hollow Rd: Emergency Access (gated)
Campground in Park
123 campsites

3 bathhouses
1 maintenance / mechanical building
1 office / check-in building
Architectural Themes

Bathhouse (3) – 1500 sq ft / 25 ft max height

Maintenance/ mechanical building – 900 sq ft / 32 ft max height

Office / check-in building – 1152 sq ft / 40 ft max height
Density

PB = principal building

39.5 acres of land
Average of 3.2 acres per PB in Low Intensity Use
Maximum total of 12 PBs

Large glamping site
- 590 sq ft platform / 320 sq ft tent
- 1 PB

Small glamping site
- 320 sq ft platform / 168 sq ft tent
- \( \frac{1}{10} \) PB

11 large glamping sites + 9 small glamping sites = 11\( \frac{9}{10} \) PBs
Tree retention / clearing

100% clearing = 12.9 ac
Selective clearing = 10.9 ac
Remain uncleared = 16.4 ac
Buffer Planting

20 feet wide

275 trees
165 shrubs

**BUFFER PLANTING MODULES**

**PLANT SCHEDULE - BUFFER PLANTING MODULES**

<table>
<thead>
<tr>
<th>KEY</th>
<th>QUANTITY PER EACH MODULE 1</th>
<th>QUANTITY PER EACH MODULE 2</th>
<th>TOTAL QTY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE/ROOT CONDITION</th>
<th>INSTALL SIZE (FT)</th>
<th><strong>NATIVE SPECIES STATUS</strong></th>
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<tr>
<td>AS</td>
<td>1</td>
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<td>11</td>
<td>ACR SACCHARUM</td>
<td>SUGAR MAPLE</td>
<td>1-2&quot; CALIBER, CONTAINER</td>
<td>10'-12' HT</td>
<td>NATIVE; FULTON COUNTY</td>
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<td>—</td>
<td>1</td>
<td>11</td>
<td>QUERCUS RUBRA</td>
<td>NORTHERN RED OAK</td>
<td>1-2&quot; CALIBER, CONTAINER</td>
<td>10'-12' HT</td>
<td>NATIVE; FULTON COUNTY</td>
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<td>PS</td>
<td>2</td>
<td>1</td>
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<td>PINUS STROBUS</td>
<td>EASTERN WHITE PINE</td>
<td>4' HT; B&amp;B</td>
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<tr>
<td>TC</td>
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<td>—</td>
<td>11</td>
<td>TSUGA CANADENSIS</td>
<td>CANADIAN HEMLOCK</td>
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<td>3</td>
<td>33</td>
<td>BETULA POPULIFOLIA</td>
<td>GRAY BIRCH</td>
<td>#7 CONTAINER</td>
<td>4'-6' HT</td>
<td>NATIVE; FULTON COUNTY</td>
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<tr>
<td>PT</td>
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<td>POPULUS TREMULOIDES</td>
<td>QUAKING ASPEN</td>
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<tr>
<td>PP</td>
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<td>PRUNUS PENSylvANICA</td>
<td>PIN CHERRY</td>
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<tr>
<td>CR</td>
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<td>5</td>
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<td>CORNUS RACEMOSA</td>
<td>GRAY DOGWOOD</td>
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<td>VACCINIUM CORYMBOSUM</td>
<td>HIGHBUSH BLUEBERRY</td>
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<td>NATIVE; FULTON COUNTY</td>
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<td>AM</td>
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<td>121</td>
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<td>ARONA MELANOCARP</td>
<td>BLACK CHERRY</td>
<td>#5 CONTAINER</td>
<td>2'-3' HT</td>
<td>NATIVE; FULTON COUNTY</td>
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*Note: Total plant quantities are based on 1780 ft total length of buffer plantings as indicated on plans, comprised of 11 each of both module 1 and module 2, as follows:

A. 20' Wide x 720' Length along woods hollow road frontage, west (4 each of module 1, 5 each of module 2)
B. 20' Wide x 480' Length along property lines abutting residential properties near woods hollow road frontage, East (3 each of module 1 and 2)
C. 20' Wide x 400' Length along woods hollow road frontage, East (3 each of module 1, 2 each of module 2)
D. 20' Wide x 160' Length along NYS Route 30 (1 each of module 1, 1 each of module 2)

**Note:** Native species status determined by field-documented occurrence in Fulton County as listed in the 2021 New York Flora Atlas (NYSFA - New York Flora Association)
Fence

NOTCH POST AND DOWEL WITH 6” X 5” STEEL PIN AT END OF EACH BRACE

10’ MAX
2 APPROACH SPANS MAY BE NECESSARY (SEE STANDARD END AND CORNER DETAILS)

2 DOUBLE STRAIN #9 GA. WIRES (TYP.)

FENCE FABRIC CONFORMS TO THE REQUIREMENTS OF 710-30 OF NYS DOT STANDARD SPECIFICATIONS.

LINE POST SPACING 15’ MAX

4” BRACE

4’ HEIGHT OR 6’ HEIGHT—SEE PLANS

1’ MIN

APPROACH POSTS (WOOD) 6” MIN DIA.

GATE POST (WOOD) 6” MIN. DIA. (TYP.)

3” MIN DIA

NOTES:
2. PROVIDE 6’ HEIGHT FENCE WHERE ABUTTING RESIDENTIAL PROPERTIES ALONG WOODS HOLLOW ROAD.

R.O.W. FENCING

3 NOT TO SCALE

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency
Lighting
Stormwater Management

STORMWATER POLLUTION PREVENTION PLAN
for CONSTRUCTION ACTIVITIES
At
WOODS HOLLOW CAMPGROUND
TOWN OF MAYFIELD

Prepared for
Woods Hollow Mining Company
Attn: Larry Winsor
125 Jamie Lane
Beaumont, NY 12025

Prepared by
The Environmental Design Partnership, LLP
500 Route 146
Clifton Park, NY 12065
Telephone: (518) 371-7821
Facsimile: (518) 371-9540

October 2021
Revised August 2022

NEW YORK STATE OF OPPORTUNITY.
Public Comment
Public Comment

- Notices sent to:
  - Adjoining Landowners
  - Town and County Officials
  - Local Government Review Board
  - Those that submitted comments during review

- Notice posted to:
  - Environmental Notice Bulletin
  - Agency Website

- 59 Comment letters received
  - 36 expressed concern
  - 23 in support
Public Comment

Address given for letters received

Additional letters received – outside area / no address
Public Comment – topics of concern (1)

- Outside the Adirondack Park
  - NY 30 traffic
  - Lake access / use

- Inside the Adirondack Park

- Process
Public Comment – topics of concern (2)

- Inside the Adirondack Park
  - Woods Hollow Rd traffic
  - Neighborhood impacts (too big, lighting, noise, trespassing, private wells)
  - Environmental impacts (tree removal, wildlife, wetlands, water quality, air quality, climate change)
Public Comment – topics of concern (3)

- Process
  - Low Intensity Use character
  - Subdivision into sites
  - Does not meet overall intensity guidelines
  - Grant awarded prior to permits
Public Comment – topics of support

- Need more RV campgrounds in area / Park
- Need more access points to lake
- Right of private property owner to develop
- Community will benefit
Review by Others
Review by Others – Regional

- Fulton County Planning Board – Nov 2021
  - Recommended approval
    - All RV traffic enter/exit via NY Route 30
    - Plant mix of spruce and maple along public roads
Review by Others – Local

- Town of Mayfield Planning Board
  - Site classified C Commercial, allows RV Parks through Special Permit process
  - authorized filing of a negative declaration under SEQR
  - approved a Special Permit for the project – June 2022
    - 6-foot-high fencing adjacent to residential property
    - staff member available 24/7 to address emergency security concerns
    - no construction traffic on Woods Hollow Rd
    - use ball stop effluent filters if allowed by DEC / DOH

- Town of Mayfield Comprehensive Plan
  - Community desires RV park on Great Sacandaga Lake
Review by Others – inside the Adk Park

- NYS Dept of Health – under review
  - On-site wastewater treatment systems
  - Public water supply (well)

- NYS DEC – under review
  - Stormwater management plan (SPDES permit)

- Public Service Commission / National Grid – under review
  - Application submitted July 2022 for permanent crossing
  - Section 70 approval from Public Service Commission
  - Third Party Occupation Agreement with National Grid
Review by Others – outside the Adk Park

- NYS Dept of Transportation – under review
  - Highway entrances – State Route 30
  - Traffic, sight distance, etc.

- NYS DEC – under review
  - Disturbance of bed/bank of navigable waterway
  - Great Sacandaga Lake / Kennyetto Creek

- NYS Hudson River Black River Regulating District – under review
  - Development and tree removal in HRBRRD Permit Area
  - US Army Corps of Engineers – wetlands
Applicant needs all permits to proceed

Standard language in Agency’s draft permit:

Nothing contained in this permit shall 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.
Staff Recommendation: Approve with Conditions
Conclusions of Law

- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes policies, and objectives of each land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources of the Park
Draft Permit Conditions

- Campground authorized as depicted on Project Plans
  - Location, dimensions, etc.
- Operate April – November
- RVs must remain readily moveable
- Bathhouse exterior color: dark shade green, grey, brown
- Lighting as proposed
- Retain trees & veg as proposed
- Plant trees & shrubs as proposed
- Fencing in locations, height, type as proposed (with gap)
- On-site wastewater treatment systems as proposed
- Follow Stormwater Pollution Prevention Plan
- Invasive species spread prevention
- Density restricted to 12 principal buildings