

Issue #3

What are the impacts of the upper portions of the West Slopeside and the Westface developments on the existing land topography, vegetation and soils; will the development as proposed cause excessive stormwater runoff, erosion and slippage in these areas; what will be the visual impacts during the day and night of these proposed sections?

Testimony

- Shaun LaLonde – Agency Hearing Staff
- Jeffrey Anthony – Applicant Witness
- Kevin Franke – Applicant Witness
- Mark Taber – Applicant Witness
- David Carr – Applicant Witness

Relevant Development Considerations

- 805(4)(a)(2) Land
 - Existing topography
 - Erosion and slippage
 - Floodplain and flood hazard
 - Mineral resources
 - Forest resources
 - Open space sources
 - Vegetative cover
 - The quality and quantity of lands for outdoor and recreational purposes
- 805(4)(c)(1) Natural Site Factors
 - Geology
 - Slopes
 - Soil characteristics
 - Depth to groundwater and other hydrological factors
- 805(4)(a)(7) Aesthetics
 - Scenic vistas
 - Natural and man-made travel corridors
- 805(4)(e) Governmental Review Considerations
 - Conformance with other governmental controls

Project Submission-June 2010

- Applicant eliminated 36 SFD's comprising the proposed East Ridge Development subdivision (RM)
- Applicant eliminated 19 SFD's from the upper portion of the proposed West Slopeside Development (14 MI & 5RM)
- Applicant eliminated 2 four unit townhouses from the upper portion of the proposed West Face Expansion Subdivision (MI)

Project Submission-June 2010

Applicant submitted updated corresponding analyses (including water supply, wastewater and stormwater management) and fiscal plans reflecting the current proposal

Mapped Soils in the Locations of the Eliminated Development

- Soil Classifications of areas where development has been conceded:
 - LTB,LTC,LTD, LTE: Lyman-Turnbridge
Expected depth of bedrock: 10-40 inches
 - LRC: Lyman-Rock
Expected depth of bedrock: 0-20 inches
- Slope Ranges:
 - B: 0 – 8%
 - C: 8 – 15%
 - D: 15 – 25%
 - E: >25%

-Cited from Site Plan Sheets SO-1

Original & Current Project Proposal Comparison

- Exhibit 40 (2006) Site Plan Sheet S-1
- Exhibit 83 (2010) Site Plan Sheet SO-1

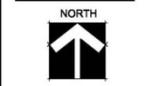
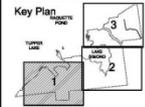


This drawing is not intended for the purpose of construction, unless it is specifically noted as issued for construction.
 Submission:
 FOR REGULATORY APPROVALS ONLY

PREPARED FOR:
 Preserve Associates, LLC
 4272 Conestoga Road
 Elverson, PA 19250

THE ADIRONDACK CLUB AND RESORT

TUPPER LAKE, NY
 FRANKLIN COUNTY
 Title: Existing Soils Mapping



Revisions

SEE SHEET S-2





PREPARED FOR:
 Preserve Associates
 4272 Conestoga Rd
 Elverson, PA 19520

Submission:
 N.I.P.A. RESPONSE
 ADIRONDACK PARK AGENCY
 PERMIT APPLICATION

THE ADIRONDACK CLUB AND RESORT

TUPPER LAKE, NY
 FRANKLIN COUNTY

This Existing Soils Mapping

Key Plan



North

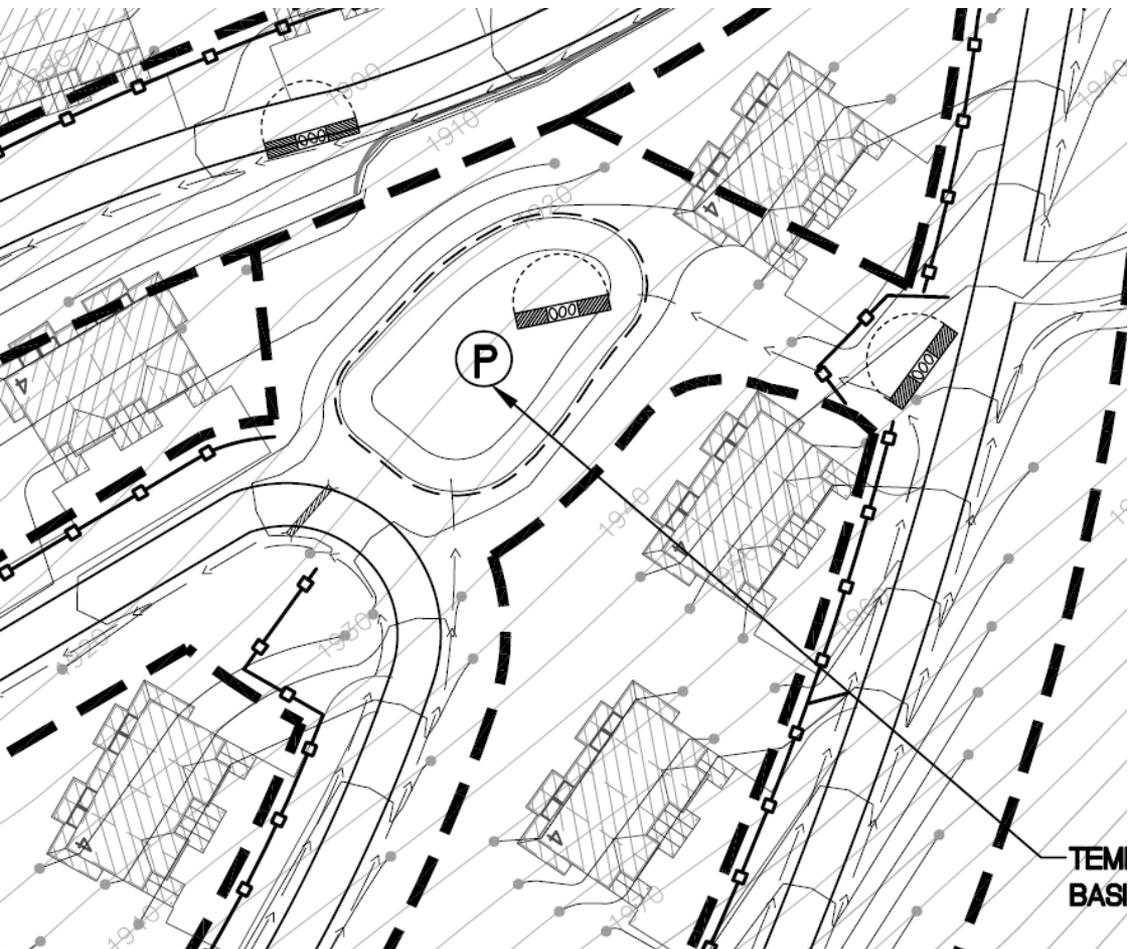


Revisions
 01/23/06
 N.I.P.A. RESPONSE

Date 03/29/05

SEE SHEET S-1

FOR PERMIT
 APPROVAL ONLY



LEGEND

CONSTRUCTION SECTION	
SILT FENCE	
WETLAND PROTECTION FENCE	
TEMPORARY SEDIMENT BASIN - 1800 CUBIC FEET	
PERMANENT STORMWATER BASIN	
TEMPORARY CULVERT	
PERMANENT CULVERT	
PERMANENT SWALE	
CATCH BASIN AND DRAIN PIPE	

-Cited from Site Plan Sheets EC-3

Pre-filed Testimony of Agency Hearing Staff Member Shaun LaLonde

Q. Based on your analysis of the relevant development considerations, what is your professional opinion of the current proposal with respect to impacts associated with upper portions of West Slopeside and West Face expansion?

A. In my opinion, the Project Sponsor has eliminated the lots of concern identified in Issue #3.

NYSDEC Approval

A NYSDEC State Pollution Discharge Elimination (SPDES) for Stormwater Discharges from Construction Activity permit must be obtained prior to undertaking construction activities on the project site.

Visual Impacts

Day and Night visual impacts resulting from the development associated with Issue #3 will be discussed in the Issue #11 presentation