

**R. Bruce Stephen
Kathryn B. Stephen**

Permanent Address:

4108 Crossgate Drive
Fredericksburg, VA 22408
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bruce@bkstephen.com

Lake Placid Address:

Morningside Townhouses
25 Dunn Way, Unit 25
Lake Placid, NY 12946

September 6, 2011

Joint Review Board
Town Hall
2693 Main Street
Lake Placid, NY 12946
Re: The Golfery LLC, Property Tax Map #42.OHL-7-29.000

Dear Sir/Madam:

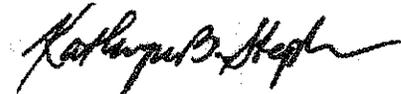
We write to express our continued concern as to the potential effect of the above-referenced project on the character of Mirror Lake and its recreational areas. We own a townhome in the Morningside community, as well as 4 weeks at the Lake Placid Club Lodges timeshare resort. We have been seasonal residents of and frequent visitors to the Adirondack Park area on a continuous basis since 1964.

The Joint Review Board has already received a letter from Paul Macor, the President of the Morningside Townhomes Home Owners Association, outlining specific concerns and recommendations on behalf of the Morningside Community. We fully endorse those concerns and recommendations.

There is overwhelming if not unanimous sentiment that the existing dormitory building on the subject property is unsightly and that its removal at the earliest opportunity would be highly desirable. We agree completely. Frankly, we are surprised that the local authorities did not require the owners of this property to remove the dormitory building years ago. However, our desire to see this dilapidated building removed should not translate into rubber-stamping whatever project is proposed in conjunction with its removal, no matter how adverse the impact on the peaceful and scenic natural and recreational area we all enjoy. We are not anti-growth types who want to stifle development in this area, but neither are we prepared to see Lake Placid become Lake George Lite as a price for that development. We trust that the members of the Board agree.

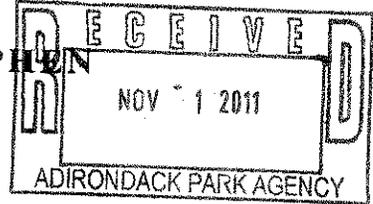
Sincerely,


R. Bruce Stephen


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R. BRUCE & KATHRYN B. STEPHENSON

4108 CROSSGATE DRIVE
FREDERICKSBURG, VA 22408
(540) 891-0313
FAX (540) 891-0336



FACSIMILE TRANSMITTAL SHEET

TO: Colleen Parker	COMPANY: Adirondack Park Agency
FAX NUMBER: 518 891-3938	DATE: 10/06/2011
PHONE NUMBER: 518 891-4050	TOTAL # PAGES INCLUDING COVER: 4

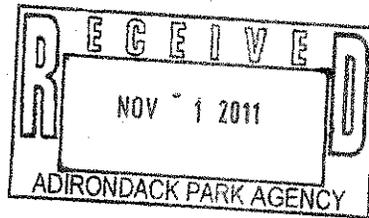
URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY

NOTES/COMMENTS.

Re: **APA PROJECT No. 2011-181 (Golfery LLC Proposal for development of new 97 unit hotel over 40 feet in height)**

Please consider the attached letters previously submitted to the Joint Review Board in your assessment of the above-referenced project. Thank you.

The information contained in this facsimile is confidential and may also be protected by the attorney-client or other privileges. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible for delivering it to him or her, you are hereby notified that any use, dissemination, or copying of this communication is strictly prohibited. If you have received this facsimile in error, please immediately notify me by a collect telephone call to (540) 891-0313. Thank you.



September 4, 2011
 427 Buffington Road
 Syracuse, NY 13224

Members of Joint Review Board c/o Building Coordinator
 Town Hall 2693 Main Street
 Lake Placid, NY 12946

Subject: The Golfery Project, Property Tax Map # 42.OHL-7-29.000

Dear Sir/Madam:

The Morningside Townhome Home Owners Association (HOA) has serious concerns with respect to the subject project. The HOA represents fifteen (15) owners; several of them attended the Review Board Meeting conducted on August 24th where the resulting recommendation was to change the existing zoning from Village Center to Planned Development. The collective tax revenue that the 15-member HOA pays annually is approximately \$104,160 (based on 2009 tax year).

The HOA members had lengthy discussions on this project during the HOA annual meeting on September 4, 2011. We continue to have serious reservations as to the future impact this project will have to our property value and to the general aesthetics of the south end of Mirror Lake. We are concerned with the project resulting in an increased automotive traffic flow, resulting in endangerment to foot traffic, particularly children, and a disruption to the living standard of the existing residents in the area. The HOA members do believe that the project should move forward; however, the HOA members would like the following recommendations addressed prior to approval:

- (1) Any new building structure should not exceed 45 feet at its highest point.
- (2) Parking for any structure/hotel, including any provisions for public parking on said property should not encroach within 150 feet from the Morningside Townhomes.
- (3) Garbage disposal facilities, dumpsters, etc. should not be placed within a minimum of 150 feet or be visible by the Morningside Townhomes or the general public. All structure/hotel garbage facilities shall be sheltered from the environment (e.g., wind, rain, animals).
- (4) Parking facilities for the structure/hotel should be built underground with no part of the parking structure to exceed a 10 feet maximum above the ground surface.

- (5) Exterior lighting for the parking and structure/hotel should not exceed an ambient average of 25 lumens. Any lighting posts should be aesthetically consistent with the surrounding buildings/property. Light posts should not exceed 20 feet in height.
- (6) The Mirror Lake Boat Ramp area and lake access shall continue to be accessible to the general public.
- (7) The Jack Rabbit Trail shall remain a hiking trail – accessible from Morningside Drive and Mirror Lake Drive. The tree barriers between Jack Rabbit Trail and the Morningside Townhomes shall not be removed. The property behind the Morningside Townhomes shall be preserved in its current setting.

The Morningside Townhome owners appreciate the Lussis' desire to develop their property but do not believe that such development should negatively impact adjacent property. Lake Placid is a beautiful town enhanced by the visual image of Mirror Lake's overall setting. Any hotel or structure that distracts from this should not be approved by the Joint Review Board. As Morningside Townhome owners, we collectively appreciate the Lussi family and the Board taking our concerns and recommendations seriously.

Sincerely,

Paul Macor
President, Morningside Townhome Home Owners Association
pmacor@verizon.net
Cell: 315-491-5778

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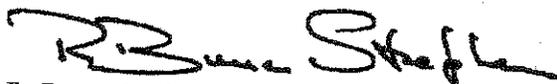
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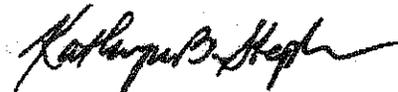
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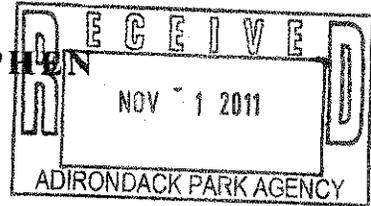
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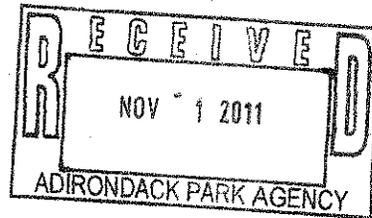
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Paul Macor
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pmacor@verizon.net
Cell: 315-491-5778



John and Darcelle Tierney
328 Tillou Road
South Orange, NJ 07079
jjjdddttt@msn.com

Morningside Townhouses
25 Dunn Way Unit #21
Lake Placid 12946
October 23, 2011

Colleen Parker
New York State Adirondack Park Agency
PO Box 99
NYS Route 86
Ray Brook, NY 12977
Re: The Golfery LLC, Property Tax Map #42.OHL-7-29.000
APA Project No. 2011-181

Dear Ms. Parker:

We are owners at Morningside Townhouses, 25 Dunn Way #21. We visit Lake Placid regularly throughout the year.

We are very concerned about the proposed hotel project referenced above and the prospect that it could significantly affect our living environment for the worse. We are particularly concerned at the prospect that a public parking lot could be created by cutting away much of the existing Jack Rabbit Trail. This could potentially result in a significant increase in noise and traffic near us and limit access to Mirror Lake.

We are not opposed to the project per se. But we ask the Joint Review Board to ensure the project is of a scale that is consistent with how people use and enjoy the south end of Mirror Lake today. Please bear in mind that the park and tennis courts and public beach are a magnet for many people and families with young children. They come because the area is pleasant, and uncongested with generally light traffic.

A large public building (as in the proposed hotel) would change the character of the area for the worse and make that part of Lake Placid less attractive for local citizens and visitors. People would be unable to move freely as they now do. It would be more difficult to hold events such as the kayak/canoe race weekend or the Monday night triathlon, both of which attract many people to Lake Placid who would not otherwise come. In turn, the prospect of seeing these kinds of events makes Lake Placid a draw for many other people looking for something new and interesting. If a hotel is put in place that is of a scale that stifles those kinds of events, there is some risk for some businesses and would-be visitors it kills the proverbial goose that lays the golden eggs.

We recommend the following steps in the interests of the Morningside Townhouses and the broader Lake Placid community:

- Any structure or parking lot, private or public, should be located at least 150 feet away from the Morningside Townhouses.
- The Jack Rabbit trail and access to Mirror Lake should remain intact.
- The beach, playground, tennis courts and overall recreational area should remain intact, and every effort should be made to ensure that people can continue to access and enjoy it the way they can today.

Thank you for your consideration in this matter.

Handwritten signatures of John F. Tierney and Darcelle S. Tierney in black ink.

John F. Tierney

Darcelle S. Tierney