


STAFF DRAFT - NOT APPROVED BY THE AGENCY
November 6, 2013- Two Sided Document

 <p>P.O. Box 99 • Ray Brook, New York 12977 (518) 891-4050 www.apa.ny.gov</p>	APA Project Permit 2013-172
	Date Issued:
In the Matter of the Application of MAPLE DEVELOPMENT GROUP, LLC AND JENNIFER LIBERTY for a permit pursuant to §809 of the Adirondack Park Agency Act	To the County Clerk: This permit must be recorded on or before _____. Please index this permit in the grantor index under the following names: 1. Maple Development Group, LLC 2. Jennifer Liberty

SUMMARY AND AUTHORIZATION

Maple Development Group, LLC and Jennifer Liberty are granted a permit, on conditions, authorizing a new commercial use in an area classified Moderate Intensity Use by the Official Adirondack Park Land Use and Development Plan Map in the Towns of Dannemora and Saranac, Clinton County.

This project may not be undertaken, and no transfer deed shall be recorded, until this permit is recorded in the Clinton County Clerk's Office. This permit shall expire unless so recorded on or before _____ in the names of all persons listed on the first page hereof and in the names of all owners of record of any portion of the project site on the recordation date.

This project shall not be undertaken or continued unless the project authorized herein is in existence within four years from the date the permit is recorded. The Agency will consider the project in existence when the foundation for the proposed building has been installed.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the applicant to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional or local.

AGENCY JURISDICTION

The project consists of a new commercial use structure involving less than 10,000 square feet of floor space, a Class B regional project requiring an Agency permit pursuant to Section 810(2)(a)(8).

PROJECT SITE

The project site is a 0.95±-acre parcel of land located on NYS Route 374 and Haley Way in the Towns of Dannemora and Saranac, Clinton County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. It is identified on Town of Dannemora Tax Map Section 188.17, Block 4 as Parcel 11 and Town of Saranac Tax Map Section 188.17, Block 5 as Parcel 1. The project site is described in a deed from Sydney W. Haley, Wallace F. Haley and Doris E. Sweeney to Jennifer Liberty dated July 7, 2011 which was recorded July 8, 2011 in the Clinton County Clerk's Office as Instrument No. 2011-00241269.

PROJECT DESCRIPTION AS PROPOSED

The project is summarized as follows:

- A pre-existing single family dwelling located on the property will be demolished, removed from the site and disposed of at the High Acres Landfill.
- Construction of a new commercial use consisting of a one-story, 8,320-square foot building to be leased as a "Family Dollar Store". This building will measure approximately 20 feet in overall height. The first floor elevation will be set at 1308 feet, approximately 12 feet higher than the elevation of the property at the southeast corner of the building. A retaining wall with railing will be installed along the edge of the paved area south and east of the building. A dumpster enclosure will be located in the southeastern corner of the property.
- The exterior walls of the building will consist of tan steel and light gage metal walls bearing one externally-lighted sign, measuring approximately 31 square feet in size. The top of the sign will be approximately 18 feet in height above finished grade. A second sign measuring 28 square feet and mounted on a monument will be located approximately 20 feet from the right-of-way of NYS Route 374.
- The commercial use will operate year-round, seven days per week from 8:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sunday.
- Municipal water supply and wastewater treatment facilities will serve the commercial use.

- The main entrance will be located on Haley Way and will cross an existing utility line easement. A sewer line easement bisects the property from northwest to southeast and a water line easement is located along the edge of the property adjacent to NYS Route 374.
- A paved parking lot with approximately 23 parking spaces will be constructed.
- Exterior lighting will consist of pole-mounted light fixtures 25 feet in height located in the parking lot and building wall-mounted light fixtures. All light fixtures will be hooded and directed downward to confine light to the project site. Light pole #2 and building light BMC 4 will remain on as security lighting. All other lights will be on a timer.
- Landscaping will involve the planting of 11 white pine trees and 11 spruce trees along the northerly and westerly property boundary, and the planting of 1 red maple and 21 shrubs and bushes between the parking lot and NYS Route 374.
- All drainage from the site will be controlled by positive surface drainage, roof drains and/or catchbasins to an infiltration stormwater management system.

The project is shown on a set of five drawings entitled "Family Dollar 953 Route 374," drawn by ABD Engineers & Surveyors, and dated July 24, 2013 referred to herein as the "project plans", an elevation plan entitled "Family Dollar for Maple Development Group, LLC" drawn by C. L. Helt, Architect Inc., a survey map entitled "Survey Map Showing Existing Conditions on Certain Lands of Jennifer Liberty" drawn by Dean H. Lashway, L.S., P.C. and two sheets of sign plans dated August 8, 2013. Proposed stormwater provisions are contained in a July 25, 2013 report entitled "Basic Stormwater Pollution Prevention Plan and Stormwater Management Report" which was prepared by Joseph J. Binachine, P.E. of ABD Engineers & Surveyors. Reduced scale copies of Sheet 2 of the project plans (Grading & Utility Plan) and the elevation plan are attached as a part of this permit for easy reference. The original, full-scale maps and plans referenced in this permit are the official plans for the project.

CONDITIONS

BASED UPON THE FINDINGS BELOW, THE PROJECT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. The project shall be undertaken as described in the completed application, the Project Description as Proposed and Conditions herein. In the case of conflict, the Conditions control. Failure to comply with the permit is a violation and may subject

the applicant, successors and assigns to civil penalties and other legal proceedings, including modification, suspension or revocation of the permit.

2. This permit is binding on the applicant(s), all present and future owners of the project site, and all contractors undertaking all or a portion of the project, for as long as the commercial use continues on the site.
3. Copies of this permit and the project plans referred to herein shall be furnished by the applicant to all subsequent owners or lessees of the project site prior to sale or lease, and by the applicant or any subsequent owner or lessee undertaking construction to any contractors undertaking any portion of this project. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2013-172 issued _____, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
4. The Agency may conduct such on-site investigations, examinations, tests and evaluations as it deems necessary to ensure compliance with the terms and conditions hereof. Such activities shall take place at reasonable times and upon advance notice where possible.

Projected Remaining Building Density

5. After the construction of the commercial use authorized herein, no additional principal buildings shall be allowed on the project site unless the overall intensity guidelines of the Adirondack Park Agency Act or the Park Plan Map are amended or, pursuant to the adoption of an Agency-approved local land use program, refined so as to permit additional principal buildings. Due to site limitations, the Agency makes no assurances the maximum development mathematically allowed can be approved.

Building Location and Size

6. This permit authorizes the construction of an 8,320 square foot commercial use building as described in the Project Description as Proposed and in the project plans. Any change in the use of the building, any increase in footprint or height of any portion of the building, and the construction of any additional structure shall require prior Agency review and approval in the form of an amended or new permit or letter of permit compliance.

Hours of Operation

7. Any change to the proposed hours of operation shall require prior Agency review and approval in the form of an amended permit or letter of permit compliance.

Water Resources

8. The project shall be undertaken in conformance with the erosion and sedimentation control plan contained in the July 24, 2013, project plans, and with the July 25, 2013, stormwater pollution prevention plan.

Waste Disposal

9. No waste material generated by the project shall be disposed of on-site. All waste material disposed of within the Adirondack Park shall be disposed in a lawful sanitary landfill, non-wetland area designated as Hamlet on the Adirondack Park Land Use and Development Plan Map, or an Agency-permitted waste disposal area. Any other disposal location within the Adirondack Park (outside of a Hamlet land use area) shall require prior Agency review and written approval in the form of a new or amended permit.

Wastewater Treatment

10. The business may not open to the public until the authorized structure has been connected to operational municipal wastewater treatment facilities.

Signage

11. All signs on the project site shall comply with 9 NYCRR Appendix Q-3 of the Adirondack Park Agency Regulations. Any additional signage beyond that proposed and shown on the project plans (other than directional signage having a sign area less than 3 square feet in size) shall require prior Agency review and approval.

Aesthetic Resources

12. All tree and shrub plantings shall occur in conformance with the July 24, 2013, project plans, with all planting completed by no later than the growing season following completion of the commercial use building and related site improvements. Any of the trees or shrubs planted pursuant to the project plans that do not survive shall be replaced annually until all plants are established in a healthy growing condition.

Lighting

13. All lighting shall comply with Sheet 3 of the approved plans drawn by ABD Engineers & Surveyors, and dated July 24, 2013 and shall be on timers except for the two security lights as proposed.

Legal Interests of Others

14. This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project or subdivision, nor does it authorize the impairment of any easement, right, title or interest in real or personal property held or vested in any person.

FINDINGS OF FACT

Background/Prior History

1. As of the May 22, 1973 enactment date of the Adirondack Park Agency Land Use and Development Plan, the 0.95±-acre project site was not part of a larger parcel.

Existing Environmental Setting

2. There are no wetlands, navigable shorelines or designated river areas on the property or within 100 feet of the property. There are no statutory "critical environmental areas" on the property.
3. The northern portion of the project site is currently developed with a single family dwelling. The southern portion of the site contains a mix of deciduous and coniferous trees. The property slopes gradually downward from the northwest corner to the southeast corner.
4. The property is subject to water and sewer line easements granted to the Town of Dannemora. NYSEG has also been granted an easement along the eastern portion of the property.
5. The project site is within an area characterized by residential uses and commercial uses including a gas station/convenience store and a bottle redemption center. The project site is located approximately ¼ mile from the Hamlet land use area and approximately ¼ mile from the New York State Dannemora Correctional Facility.

Public Notice and Comment

6. The Agency notified all adjoining landowners and those parties as statutorily required by §809 of the Adirondack Park Agency Act and published a Notice of Complete Permit Application in the Environmental Notice Bulletin. Three comment letters from adjoining landowners have been received expressing concerns regarding noise, traffic, lighting and other potential impacts.

Other Regulatory Permits and Approvals

7. The Town of Dannemora has review jurisdiction over the project in so far as the NYS Building Safety Code and Sanitary codes apply. The project will also require approval from the Town of Dannemora Water & Sewer Department.
8. By letter dated September 4, 2013, the New York State Department of Transportation preliminarily approved a highway work permit for the addition of curb and pavement within the highway right-of-way.

Economic/Fiscal Factors

9. The project site is currently assessed at \$85,600. The project cost (land and structure) has been estimated at \$900,000. These values will be considered by the local real property tax officials in establishing a revised real property tax assessment after project completion. The applicant may apply for a NYS Real Property Tax Law §485.b business investment exemption to reduce its property tax liability over a ten year period following completion of the project. The §485.b program allows a maximum 50 percent tax reduction in the first year and provides for a 5 percent annual increase in tax liability through the balance of the 10 year period.
10. Six full-time workers are expected to be employed by Family Dollar once the store becomes operational. Ten full-time workers are anticipated to be employed during the 24-week construction period.

PROJECT IMPACTS

Water Resources

11. Installation and proper functioning of municipal water supply and wastewater treatment facilities will adequately protect groundwater quality from contamination from wastewater and the groundwater levels.

12. Adherence to the proposed erosion and sedimentation control plan contained in the project plans and the stormwater pollution prevention plan including prompt re-vegetation of disturbed soil areas will avoid soil erosion and sedimentation impacts.
13. Project construction will involve removal of an existing single family dwelling. Proper disposal of the dwelling waste material and other wastes from the project will minimize resource impacts and avoid the creation of unlawful waste disposal areas.

Open Space/Aesthetics

14. As shown on the August 8, 2013 sign plans, a 32± square foot sign with a 27.5±-square foot sign area is proposed to be located on the building and a 28± square foot sign is proposed to be mounted on a monument located adjacent to NYS Route 374. Both signs will be externally lit with downward shielded gooseneck lamps that are on timers. Requiring that no additional signs be constructed without prior Agency review and approval will minimize impacts and ensure compliance with Agency sign standards.
15. Successful tree and shrub plantings as part of proposed landscaping, and use of full cut-off fixtures as part of proposed lighting will minimize impacts to aesthetic resources.

Operational Issues Affecting Nearby Land Uses

16. Requiring that lighting comply with the lighting plan and landscaping plan and requiring prior Agency review and approval for any changes to the type commercial use, footprint and height of the building and hours of operation will minimize impacts to nearby land uses.

Historic Sites or Structures

17. By letter dated August 12, 2013 the NYS Office of Parks, Recreation and Historic Preservation determined that the proposed project will have no impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places. Therefore, project as proposed and authorized herein will not cause any change in the quality of "registered," "eligible," or "inventoried" property as those terms are defined in 9 NYCRR Section 426.2 for the purposes of implementing Section 14.09 of the New York State Historic Preservation Act of 1980.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval as set forth in Section 809(10) of the Adirondack Park Agency Act (Executive Law, Article 27) and 9 NYCRR Part 574. The Agency hereby finds that the project is approvable and complies with the above criteria, provided it is undertaken in compliance with the conditions herein.

PERMIT issued this day
of , 2013

ADIRONDACK PARK AGENCY

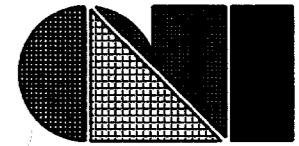
BY: _____
Richard E. Weber, III Deputy Director
(Regulatory Programs)

STATE OF NEW YORK)
) ss.:
COUNTY OF ESSEX)

On the day of in the year 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Weber III personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

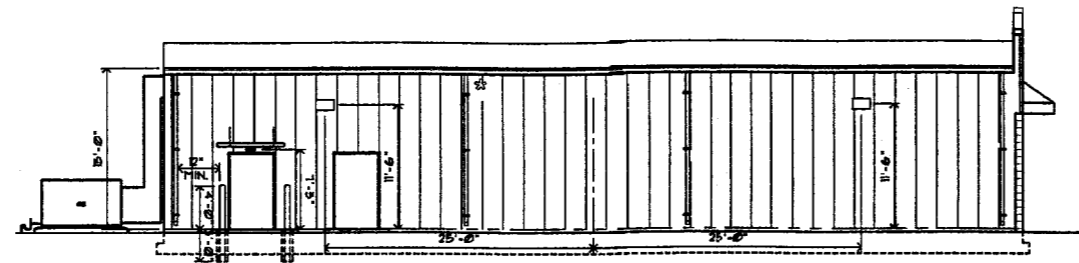
REW:TJD:mlr



C.L. Helt, Architect Inc.

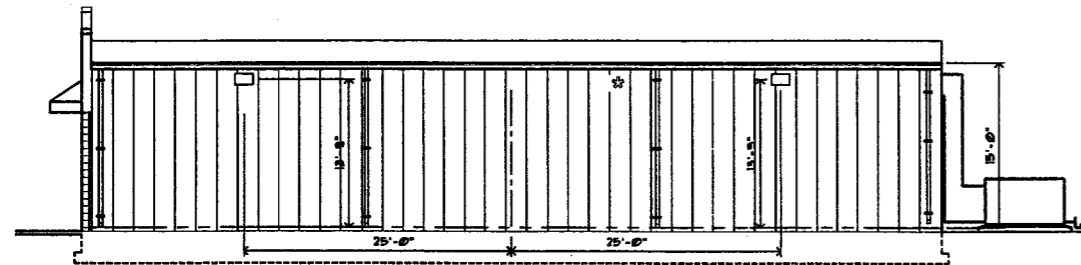
1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL: CHETHELT@CLHELT.COM

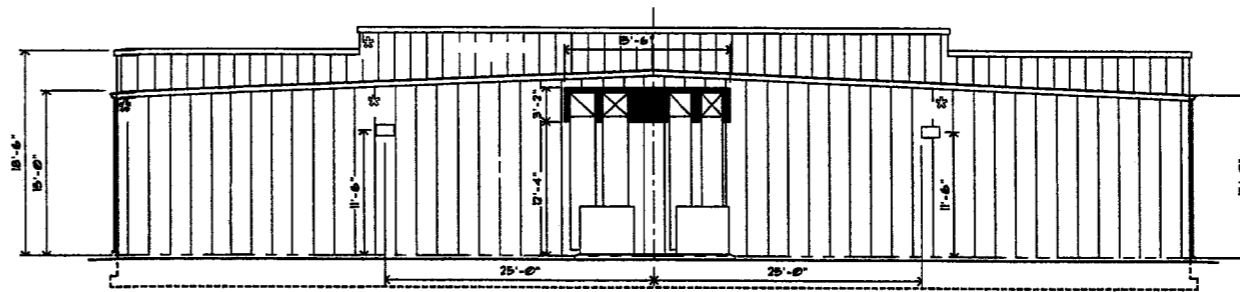


2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

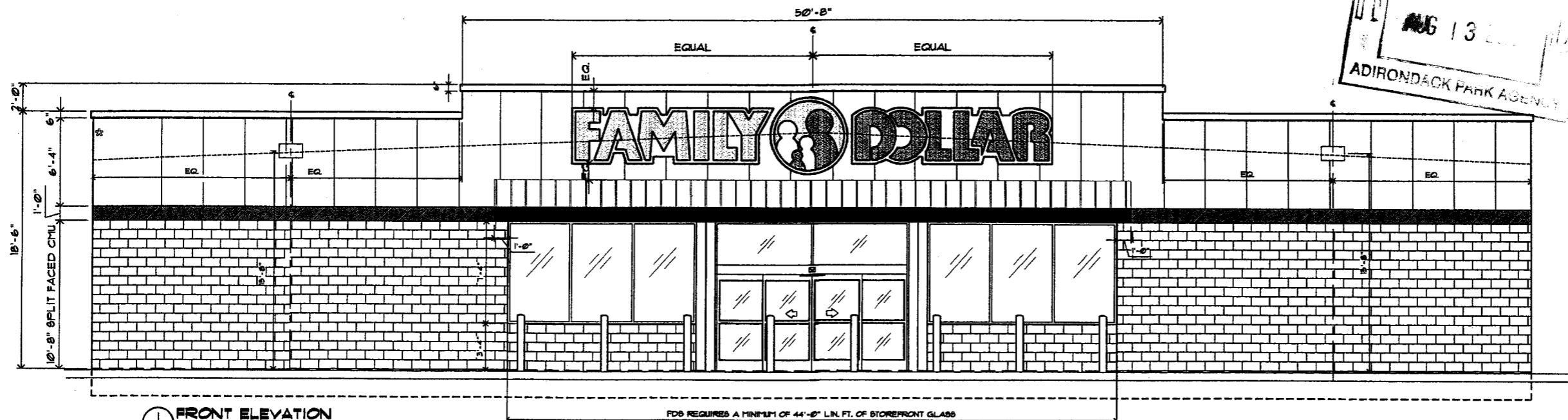
FINAL PLANS
ADIRONDACK PARK AGENCY
P-2013-172
DATE: 10/30/13



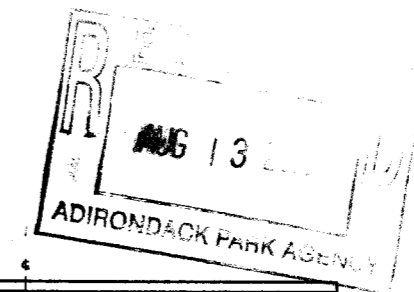
4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT'S PROJECT # 12285
Project #
FAMILY DOLLAR
FOR
MAPLE DEVELOPMENT
GROUP, LLC.
956 ROUTE 374
DANNEMORA, NY
DESIGN BASED ON 2012-03 FD PROTOTYPE

Sheet Description #
**ELEVATIONS/
EXTERIOR FINISH
SCHEDULE**

THIS DRAWING AND ITS COPIES ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF C. L. HELT ARCHITECT INC. AND OR CHESTER LENOX HELT, ARCHITECT

Drawn By :
T. FINCH

Checked By :
D. MYERS

Revisions :

1	
2	
3	

Seal
Date :
07/23/13

Sheet No.
A-2

N.Y.S.D.O.T. STANDARD GENERAL NOTES

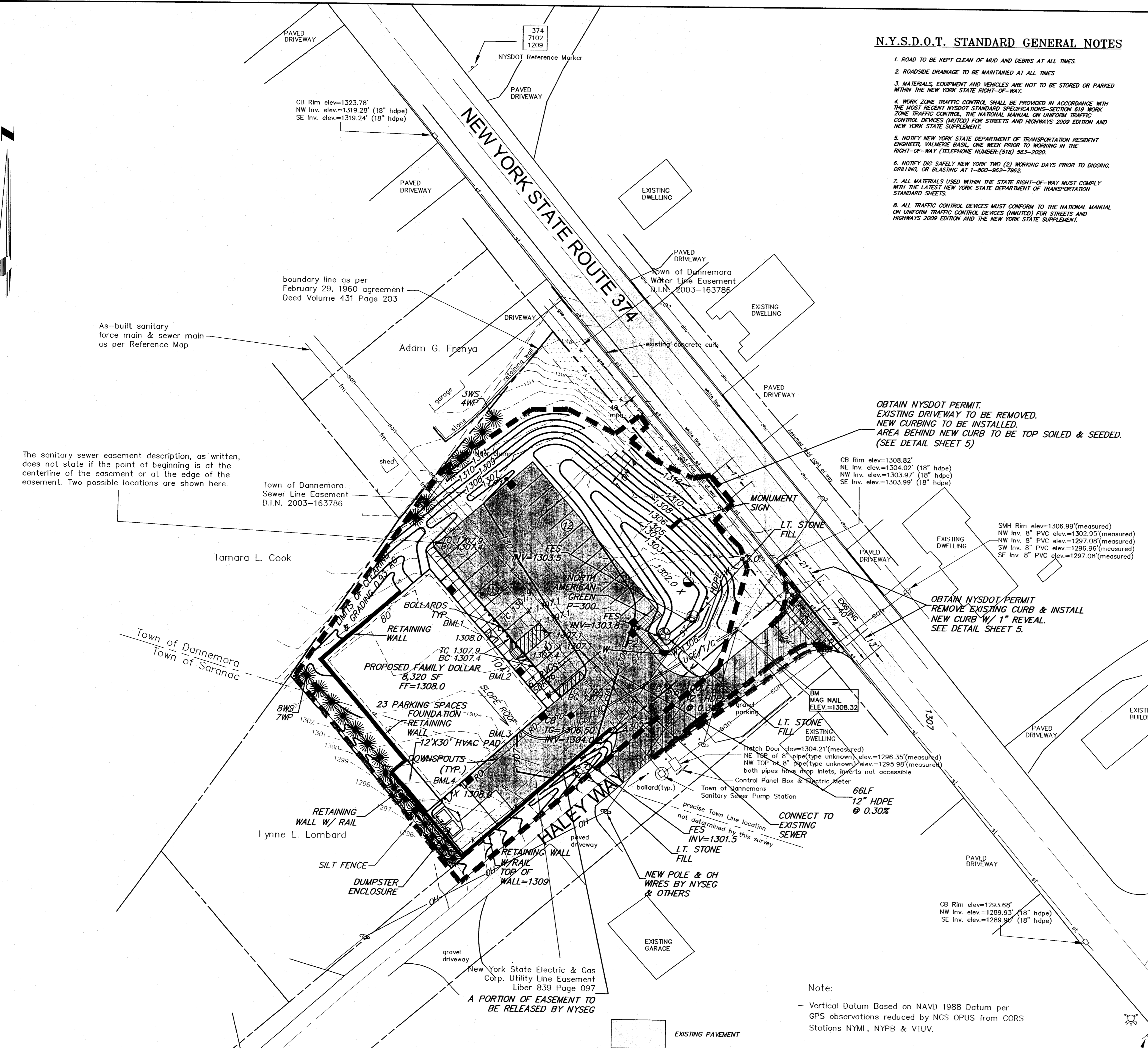
1. ROAD TO BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
2. ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES.
3. MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.
4. WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST RECENT NYSOT STANDARD SPECIFICATIONS-SECTION 619 WORK ZONE TRAFFIC CONTROL, THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS 2009 EDITION AND NEW YORK STATE SUPPLEMENT.
5. NOTIFY NEW YORK STATE DEPARTMENT OF TRANSPORTATION RESIDENT ENGINEER, VALHKE BASIL, ONE WEEK PRIOR TO WORKING IN THE RIGHT-OF-WAY (TELEPHONE NUMBER: 518) 563-2020.
6. NOTIFY DIG SAFELY NEW YORK TWO (2) WORKING DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7862.
7. ALL MATERIALS USED WITHIN THE STATE RIGHT-OF-WAY MUST COMPLY WITH THE LATEST NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SHEETS.
8. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS 2009 EDITION AND THE NEW YORK STATE SUPPLEMENT.

NOTES:

1. BASE MAPPING TAKEN FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7862), TOLL FREE.
3. REFER TO GEOTECHNICAL STUDY PREPARED BY DENTE ENGINEERING.
4. ALL ASPHALT WITHIN THE NYSOT RIGHT-OF-WAY SHALL BE SUPERPAVE HOT MIX ASPHALT.

MAP REFERENCES:

1. "SURVEY MAP SHOWING EXISTING CONDITIONS ON CERTAIN LANDS OF JENNIFER LIBERTY, 953 ROUTE 374", PREPARED BY DEAN H. LASHWAY, L.S., P.C. AND DATED JANUARY 14, 2013.
2. "DANNEMORA FAMILY DOLLAR, PROPOSED SUBDIVISION PLAN", PREPARED BY ROBERT M. SUTHERLAND P.C., DATED MAY 10, 2012 AND LAST REVISED JUNE 14, 2012.



OBTAIN NYSOT PERMIT. EXISTING DRIVEWAY TO BE REMOVED. NEW CURBING TO BE INSTALLED. AREA BEHIND NEW CURB TO BE TOP SOILED & SEEDED. (SEE DETAIL SHEET 5)

OBTAIN NYSOT PERMIT REMOVE EXISTING CURB & INSTALL NEW CURB W/ 1" REVEAL. SEE DETAIL SHEET 5.

PERCOLATION DATA PERFORMED BY ABD ENGINEERS AND SURVEYORS ON MAY 9, 2013
 SOIL DATA:
 PERC TEST 1: 1" IN 12 MINUTES @ 40" DEEP
 0-40" FINE TO COARSE SAND & GRAVEL
 PERC TEST 2: 1" IN 12 MINUTES @ 42" DEEP
 0-42" FINE TO COARSE SAND & GRAVEL

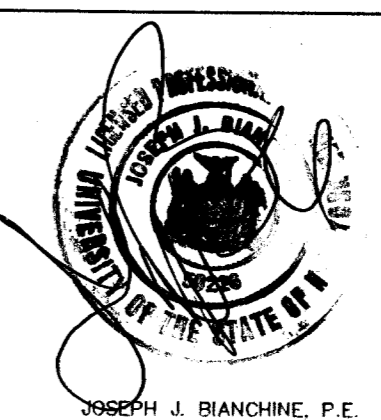
* ALL ASPHALT WITHIN THE NYSOT RIGHT-OF-WAY SHALL BE SUPERPAVE HOT MIX ASPHALT. THE FOLLOWING IS THE MINIMUM REQUIRED SECTION FOR DRIVEWAYS.
 1.5" TOP - ITEM 402.098.302 F3 TOP COURSE HMA, 80 SERIES COMPACTION.
 3" MINIMUM BASE - ITEM 402.378902-37.5 F9 BASE COURSE, 80 SERIES COMPACTION.
 6" MINIMUM GRAVEL - ITEM 304.14 SUBBASE COURSE, TYPE 4

FINAL PLANS
 ADIRONDACK PARK AGENCY
 P 2013 - 17A
 DATE: 10/30/13

RECEIVED
 OCT 30 2013
 Adirondack Park Agency

APPLICANT & OWNER UNDER CONTRACT
 MAPLE DEVELOPMENT GROUP, LLC
 4017-B STATE STREET
 SCHENECTADY, NY 12304
 LANDS N/F JENNIFER LIBERTY
 953 ROUTE 374, CADYVILLE, NY 12918
 TAX MAP # 188.17-4-11 DANNEMORA
 TAX MAP # 188.17-5-1 SARANAC

REVISION	DATE	BY
NYSOT PALE & EASEMENT	AKL 10/29/13	
PROPOSED RPA COMMENTS	AKL 9/23/13	
NYSOT COMMENTS	AKL 8/29/13	
NYSOT COMMENTS	AKL 8/20/13	



ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

GRADING & UTILITIES PLAN
FAMILY DOLLAR
 953 ROUTE 374

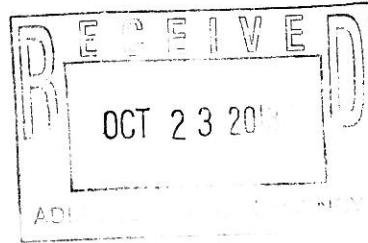
TOWNS OF DANNEMORA & SARANAC COUNTY OF CLINTON
 STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
 411 Union Street Schenectady, N.Y. 12305
 518-377-0315 Fax 518-377-0379

DATE: SCALE: DWG: SHEET OF 2 5

Tracy J. Darrah
PO BOX 99 NYS Route 86
Ray Brook, NY 12977
(518)891-4050

Adam G. Frenya
959 State Route 374
Cadyville, NY 12918
AFrenya83@yahoo.com
(518)269-9570



APA PROJECT NO. 2013-172
TRACKING NUMBER: 7012 1010 0000 1986 8852

To Whom It May Concern:

My name is Adam Frenya, and I own the 959 State Route 374 property next to the proposed Dollar Store in Dannemora. I have several concerns with a commercial use building becoming my neighbor. First, I lived in the Capitol district for several years and grew up in the City of Plattsburgh. For years I dealt with delivery trucks at all hours of the day and night as well as early morning garbage pick-up for area businesses. At the time it didn't matter much to me as those businesses were there long before I chose to live next to them. So, in 2010 when I decided it was time to look for a house I ventured outside city limits in search of a place without neighbors that shared my driveway or were separated by thin walls, and most importantly an area without commercial properties that are generally not good neighbors out of necessity for their business to thrive.

My friend lives in and owns a house next to the new Dollar General in Plattsburgh on South Catherine Street. His family has had to spend money tinting their bedroom windows and buying curtains similar to the ones you find in hotels to keep the light coming from the side of the building and the parking lot from flooding their home and keeping them up at night. I live several hundred feet down the road from Maplefields store and until midnight you can see their sign vividly from my house I can only imagine the amount of light that will come from this proposed commercial property.

Next I am greatly concerned about the traffic and how that will affect my ability and my fellow neighbors from safely accessing our driveways. A few hundred feet up the road to the west the road has a slight hump in it that makes it difficult to see oncoming traffic. Now add the traffic of an extra 100 plus cars a day in search of discounted household items and you are greatly upping the chances for an accident. The speed limit is 40 mph in this area but I can promise you it is not adhered to by the vast majority of people that drive this roadway.

My backyard is used by myself as well as family and friends as a way to unwind from the stresses of the work week. According to the proposal it will now be aligned with the parking lot of this dollar store, so every person entering and exiting this business will be able to see into my backyard. Part of

the reason I chose to buy my house is because the backyard is at a lower level than the house and roadway to the front. Because of this feature the sounds from route 374 are muffled and I have privacy from traffic on the road and neighbors due to the cluster of trees at the corner and rear of my property. I am also concerned about water runoff from the parking lot flooding my backyard as well as blowing trash and cigarette butts that will inevitably find their way onto my property from this business.

During the surveying process it was determined that the retaining wall that holds my garage, driveway and house at its current level above the proposed property is in fact mostly owned by the neighbors, according to the deed. I don't own the wall completely until approximately two thirds the way down it. The wall seems to be in good shape now but what kind of affect will the process of demolition then construction have on this wall? This concerns me greatly due to the fact that the complete wall is an upside down "L" looking at it from the road. If something happens to the eastern part of the wall the store will own what will become of and who will have to afford the repair of the southern portion? This complete retaining system holds my house, garage and driveway from washing down route 374.

I am also quite aware that dollar stores tend to not attract the highest quality of morally sound people. I am concerned for my family and this neighborhood that we will see an influx of crime. Dollar Stores do not look to open in neighborhoods of affluence; we are all working middle class families and are concerned with the type of business this store will attract, especially with the correctional facility in such close proximity the visitors bus as well as visitors in their personal vehicles will surely frequent this location and it is a known fact that some of these individuals seek to smuggle contraband into the facility to their loved ones. As of now this has never been a concern of mine, but if this store becomes my neighbor this will definitely become a great hardship and concern to my family.

In conclusion I feel this is a poor location for a commercial property. I feel my privacy and quality of life will be greatly diminished if this Dollar Store is allowed to come into this neighborhood. I also feel the safety of my family as well as the safety of everyone in this area will be in jeopardy due to the traffic and crime that tends to follow discount box stores.

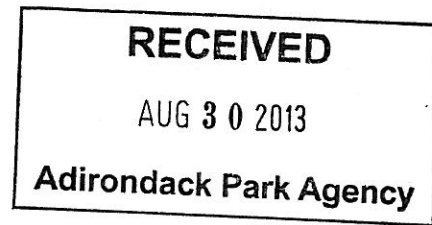
Thank you for your time and consideration, I hope to hear from you soon in regard to any decisions made or if any more input is needed.

Respectfully Submitted,


Adam G. Frenya

946 State Route 374
Cadyville, New York 12918
August 27, 2013

Tracy J. Darrah
APA Environmental Program Specialist
P.O. Box 99
Ray Brook, New York 12977



Dear Tracy:

My name is Nicole Friend. I reside at 946 State Route 374, Cadyville, NY with my husband Jason and our 7-month-old son, Aiden. I am writing as a concerned wife, mother, and resident regarding the recent permit application from Maple Development Group, LLC to construct an 8,000 square foot Dollar Store on the south side of NYS Route 374. The tax map number of the property site is: Section 188.17, Block 4, Parcel 11 and Block 5, and Parcel 1.

My husband and I are concerned that if the above proposed project is approved this will *greatly* impact us, as well as the other families around us in a tremendously negative way. First, the noise of the construction of the store and parking lot will surely be disruptive in our daily lives, especially with an infant son who must nap throughout the day, and a husband who often works midnight shifts; therefore, must sleep during the day. For a short time, construction could be ignored, but with the construction of an 8,000 square foot building, I am afraid the project, and noise, will be ongoing for quite some time. Once completed, we also fear having a Dollar Store at this site will create a great increase in traffic and noise mere feet from our home. It will also create excess light in the evening hours due to the lighting of the parking lot and store, likely shining into our home and bedrooms during all night hours. We are also extremely concerned with the resale of our home in the coming years. With an 8,000 square foot Dollar Store almost directly across the street, it will undoubtedly be difficult to sell our home for what it is worth. We surely wouldn't have purchased it had there been, or had we known there would be, a large Dollar Store across the street.

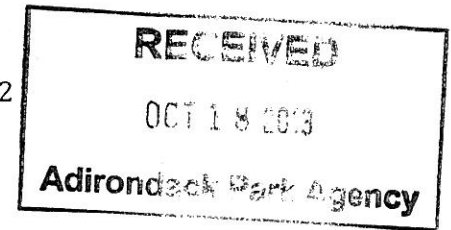
I urge you to deny the application for this project. An 8,000 square foot Dollar Store is unwanted and unneeded at this location, and will greatly affect the daily lives of my family, as well as the other families in the area. Please strongly consider denying the proposed project at this site.

Thank you in advance for your careful consideration and assistance in this matter. Denying this project will greatly benefit not only my family, but all the families in this tight-knit area.

With gratitude,

Nicole Friend
Nicole Friend

P.O. Box 252
Dannemora, NY 12929-0252
October 16, 2013



Tracy J. Darrah
Environmental Program Specialist
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977-0099

**RE: Project 2013-172
Maple Development Group, LLC**

Dear Ms. Darrah:

We are in receipt of your letter dated October 1, 2013, wherein you provide notice the APA has determined that the application for the above-noted project, 2013-172, is complete and under formal review.

We, as adjacent landowners, adamantly oppose the construction of the store. As you are aware, the Town of Dannemora has not adopted zoning laws and, with the assistance of the APA's rules and regulations, anticipate being treated fairly.

If approved, we have several concerns with the proposed project:

Storm Water Run-Off

Haley Way is a one lane, dead end, town right-of-way that runs north and south. Each time there is any amount of rainfall, the water runs directly into our driveway. As evidenced in the enclosed pictures (numbers 1, 3, 4, 5, 6, 7 and 8) there is a downward slope from the entrance of Haley Way to the end. We installed a drain on the south side of our driveway to accommodate the storm water run-off (pictures 8 and 9). We have concerns that if Haley Way and the construction site are not properly graded, we will experience additional problems. We ask that this issue be looked at very closely to ensure current storm water run-off problems do not compound and escalate.

Green Space

As noted in drawings received from your agency, a portion of Haley Way will be widened from a single lane road to 25 feet. Should the road be widened as noted, the road will be within a few feet of our property line. From our property line to home, there is little green space (pictures 1, 10 and 11). We ask that the road be widened toward the west, as this will aid in creating a buffer. This buffer will not only provide green space, but will also keep delivery trucks from swinging widely to enter the store driveway and encroaching onto our property.

Entrance to Dollar Store

It is our understanding the New York State Department of Transportation has rejected direct access to Route 374 due to the rise in the road. By allowing access off Haley Way, the same safety issues remain, but are now moved a few feet further down the road. Access at Haley Way will cause congestion on Route 374, already a very busy thoroughfare, from delivery trucks and customers entering and exiting the store. **It should also be noted the corner of Haley Way and Route 374 is a school bus stop for the neighborhood children - a major safety concern.**

Residential Area

The area of the proposed dollar store is primarily residential. Due to the close proximity to homes, we ask that Maple Development Group maintain the integrity of the neighborhood by planting trees, maintaining a significant amount of green space and not be granted permission to erect illuminated signage. Also, night time security lights can be quite overwhelming to neighbors who are in close proximity.

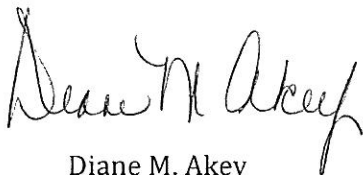
Upon review of the prints, it appears there will be a large retaining wall constructed. Rather than just a plain cement structure, we ask that the cement be textured to resemble stone. This texturing will somewhat soften the view of a concrete wall.

The loading dock will be located on the east side of the building. We ask that delivery hours be limited to normal store hours, no early morning or late night deliveries and no idling delivery trucks.

Pictures 12 and 13 show the current view from our back deck; the house and trees shown in the pictures will be taken down to make way for the dollar store. The entrance to the store will be directly across from the red and white striped cement posts (picture 13). Cars entering and exiting the driveway during evening/night time hours will constantly illuminate our home.

From the deck of our home we can see trees and wildlife. If Maple Development is allowed to move forward with their plans, we will lose that beautiful view and be forced to look at the front door of a commercial business, paved parking lot and fencing, not to mention the increased noise, traffic and emissions from the cars and delivery vehicles. There goes the relaxed, quiet Adirondack lifestyle we are accustomed to.

Sincerely,



Diane M. Akey



Richard J. Akey

Enclosures

#1



#2



#4



#2



#5



#6



#7



#8



#9



#10



#11



#12



#13

