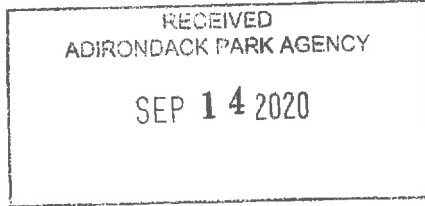


September 4, 2020



Adirondack Park Agency
Attn: Devan F. Korn
PO Box 99
1133 NYS Route 86
Ray Brook, NY 12977

Re: APA Project #2020-0163 (Tax Map Number Section 42.2, Block 3, Parcel(s) 2)

Dear Mr. Korn,

I am a homeowner in the Woodknoll Townhome Complex in Lake Placid, NY and am also the President of the Homeowner's Association, the neighboring property to the MacKenzie Outlook project; a proposed 60 unit apartment building on Wesvalley Road proposed by Regan Development. I am writing you to express our concerns. In your deliberations I am asking you to consider our concerns which are as follows:

1. This area of town features residential development exclusively. We are hopeful that the proposed project is not a precursor to other project proposals to prevent any inconsistent non-residential use.
2. The proposed project features a four story building whose height is approximately 60' well over the APA guideline and is not consistent to Comlinks or the Woodknoll developments. It certainly is not in keeping with the single family residences in the neighborhood.
3. The proposed project does not have sufficient parking to accommodate all of the onsite parking needs of the project. The town of North Elba is requiring onsite parking for 90 vehicles but the proposal is for 75 vehicles.
4. Development in this area will require substantial clearcutting of timber and will weaken the steep hillside upon which the project is located. Any approved project will require substantial buffering between the project and the Woodknoll property to preserve the privacy and solitude we now enjoy.
5. The project will be located extremely close to property lines and in the near proximity of Building 3 in the Woodknoll Complex. The town of North Elba Review Board has approved insufficient setback standards of only 15' for the north side of the lot.
6. The project development will potentially destroy a portion of the Jack Rabbit Trail.
7. The additional traffic that this project will generate will have a substantial impact on Wesvalley Road. The intersection of Saranac Avenue and Wesvalley Road is already troubled.

I would welcome the opportunity to meet with you to discuss these concerns further. Thank you.

Thank you.

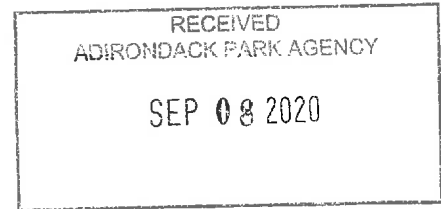
Very Truly Yours,

A handwritten signature in black ink that reads "Michael P. Ballard". The signature is written in a cursive, slightly slanted style.

Michael P. Ballard
42 Knoll Way, Unit 12
Lake Placid, NY 12946
mpballard50@gmail.com
(518) 441.3013

August 26, 2020

Devan F. Korn
APA Environmental Program Specialist 2 (EPS2)
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977



Reference APA Project No. 2020-0163

Dear Devan,

I am the owner of a townhouse located at 42 Knoll Way #13 Lake Placid, NY. The APA sent me a notice in regards to Regan Development's planned multifamily residential housing building. I have the following comments regarding the proposed project within North Elba:

- 1) The height of the building being approximately 60 feet is a surprise. I recall that a few years ago a house under construction had to be stopped and was torn down as a result of the sight issues of such a large structure. How is it that today, this building will be built taller than all the other structures in the area? Currently there is low income housing in the units next to this parcel and they are of normal Adirondack Park Building heights. It makes more sense for the developer to stay with the low profile design.
- 2) It appears that the proposal is for limited on-site parking. 60 units of housing with only 75 parking spaces means that folks will be parking on Wesvalley road on the day this place opens. It will look like the Cascade Trailhead....with cars all over the place. I am concerned that this will lead to the owner of the building coming back to the town and APA to asked for more spaces in the future....which then may require deviations in the town and park rules. The developer should address this issue up front. The building should have enough parking spots for its renters and their visitors.
- 3) When the low income housing was placed on Copper Way, down the hill from our units, the developer did a nice job of placing the units far away from our units. In addition, the developer put in buffer trees where there were not any. I would recommend that the APA specify that the building be placed as far away from Knoll Way townhouses as possible and be closer to Cummings Road. A permanent buffer between the buildings should be made as well that cannot be developed for future construction or subdivision.

Please let me know what the next steps are on the APA approving this project and how the items above are going to be handled.

Thanks you to the APA for reaching out to the neighboring land owners.

Sincerely

John Reinker

John Reinker
869 Route 146A
Clifton Park, NY 12065