

From: PamFinnRN@gmail.com
To: [APA Regulatory Programs Comments](#)
Cc: PamFinnRN@gmail.com
Subject: APA Project 2021-0090 Public Comments
Date: Sunday, June 6, 2021 7:12:02 PM

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPCComments@apa.ny.gov.
Please copy "2021-0090, Bryan and Pamela Finn, PamFinnRN@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Bryan and Pamela Finn
Email from: PamFinnRN@gmail.com
Address:
Re: Agency Project 2021-0090, NYS Olympic Regional Development Authority

My Comments:

RE Proposal 2021-0090

We own the adjacent property at 136 Newman Road. My wife grew up in Lake Placid and this is a family home built in 1920. We have several concerns, some of which will and have impacted our property in a negative way.

ISSUE 1 GROUNDWATER: We request the APA conduct a hydrological groundwater study of the entire area. An improvement to the drainage between the homes on Newman Road and the recent ORDA developments are needed. Due to the changes that have already been made to the area and the subsequent water table we are dealing with flooding in our basement. We have already replaced one of the two sump pumps from water infiltration in to our basement. Additional building footprints and site improvements are currently impacting the surrounding homes with increased basement flooding and foundation damage. Before any new construction is allowed, a proper hydrological study needs to be performed. This will require drilling several shallow monitoring wells, taking measurements over a period of time and performing an evaluation by a geotechnical expert in the field. There is evidence that major construction in this area has already impacted homes in the immediate area including our home as we have spoken to other homeowners. Before allowing ANY additional construction this issue with excess water needs to be mitigated by correcting the drainage that seems to be already beyond capacity.

ISSUE 2 GREENBELT/BUFFER ZONE: We request you please leave a greenbelt between the residential homes and the commercial development. This provides a screen from the buildings and reduces noise to some extent. Wildlife also uses the existing area. There is a deer trail that cuts through our property towards this development. This will provide a buffer zone between commercial use and residential.

ISSUE 3 NOISE AND TRAFFIC IN RESIDENTIAL AREA: Please consider designing the traffic flow to use Old Military road to minimize traffic on Church Street and Newman Road which are zoned residential areas. This may require turnout lanes on Old Military Road into your development/complex.

ISSUE 4 HEIGHT AND SIZE OF STRUCTURE: Why does this building need to be so huge? It is not in compliance with the Town of North Elba's Building height maximum allowable size and we have not heard of any

variances to the building and zoning laws or at least have not been notified of such.

Thank you for listening to neighbors' input. I have a minor in Geology from the Colorado School of Mines and it is important to us that with a development of this magnitude proper studies are obtained first as our home and our neighbor's homes are being directly affected. You may contact us at 303.888.6788 which is Pam's Cell phone or Email at PamFinnRN@gmail.com or Bryan's email at Bryfinn@aol.com
We would like to be notified about your final decisions regarding these issues.

Respectfully,
Bryan and Pamela (McCasland) Finn