

From: [Michelle Kaplan](#)
To: [Lynch, Ariel D \(APA\)](#)
Cc: [Christine](#); [Joshua Wadsworth](#)
Subject: APA PROJECT NO. 2022-0008 Fwd: Mayfield Planning Board - Public Comments Winney RV Park
Date: Friday, January 28, 2022 2:20:05 PM
Attachments: [Public Comments Winney RV Park.docx](#)

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Hi Ariel,

I am forwarding you these comments on behalf of myself and my husband, regarding a proposed RV park that has a current application on file with the APA. APA PROJECT NO. 2022-0008

In addition to the points below, I would like to include these further concerns specifically regarding the APA and the types of concerns the APA should be addressing:

-This project has significant environmental concerns, which include the impact on wildlife (we frequently have black bears, deer, red fox, egrets, bald eagles, herons, and more) and their habitats and nesting.

- The interruption of water fowl by large noises and light produced by a 277 lot RV park, (3-4 people per lot is 831-1108 people overall) and a proposed amphitheater (although the amphitheater doesn't fall on the portion of the projects APA-covered land, it's still part of the overall project.)

-A significant amount of tree cutting has already been done: we filed an APA investigation but it was closed WITHOUT a site visit; it is under assumption by the APA that the applicant was cutting within his right for an active mining permit he currently obtains. I have photos that I believe verify he is not cutting trees not in accordance with a mining permit. The mine doesn't seem to encompass land where I personally have seen trees have been cut.

**APA Enforcement File 2021-0128.

-A SEQR positive declaration has yet to be issued (this means that the project is determined to have potentially significant adverse environmental impacts) and therefore a environmental impact statement (EIS) has not been done.

Thank you for your attention to these comments and ours below. Please feel free to contact myself or Josh anytime: 518-852-9800 or 518-332-0848.

Michelle Kaplan & Joshua Wadsworth

----- Forwarded message -----

From: jdwbp21@gmail.com <jdwbp21@gmail.com>

Date: Wed, Jan 26, 2022 at 4:06 AM

Subject: Mayfield Planning Board - Public Comments Winney RV Park

To: Planning@fultoncountyny.gov <Planning@fultoncountyny.gov>

CC: Michelle Kaplan <michelleakaplan@gmail.com>, Joshua Wadsworth <jdwbp21@gmail.com>

1/25/2022

Town of Mayfield Planning Board

[28 School Street](#)

[Mayfield, NY 12117](#)

Re: Winney RV Park and Campground

Dear Members of the Planning Board,

First off, let me thank you for the opportunity to speak the other night at the public hearing. I personally found it difficult to convey all my thoughts in the 3 minutes allowed to each person so I wanted to put to writing my thoughts on anything I think I may have missed.

The first issue I'd like to address is the proposed entrances on Woods Hollow Road. Over the course of the planning board meeting there was hesitancy from the board to allow the entrances on Woods Hollow Road. Mr. Howland stated that he would like to see the entrances on Route 30. This was backed up with the opposition of any entrances on Woods Hollow Road by Highway Superintendent Jeff Martin. Somehow this has all reverted back to proposing the entrances on Woods Hollow Road again. Woods Hollow Road is a narrow, shoulder-less dead-end road. The traffic studies submitted are rather out of touch with the current demographics and composition of the road. Much has changed in our world since the data was "obtained" in 2018. Currently there is a lot of traffic for a small, narrow dead-end road in the summer. It is very difficult to safely walk my dog in the summertime. Especially Thursday-Sunday in the summer. If this project is allowed to move forward with the proposed entrances on Woods Hollow Road, the traffic would increase greatly. All of the residents fears are that there will be RV's travelling on the road, attempting to make the U-Turn onto Woods Hollow, cars parking along the side of the road and walking into the park, speeding, littering. Additionally, with this being a dead-end road the intersection with Route 30 is the only way in and out of Woods Hollow. An accident there will essentially block and ingress and egress from Woods Hollow. This would be vital if emergency services needed to make it on or off Woods Hollow. I know it has been proposed that the RV's would not be using Woods Hollow, but they would be able to use an entrance off of Route 30. This is certainly an empty promise from Lane Winney and Travis Mitchell. It would be impossible to police and enforce this. When a wayward RV comes down Woods Hollow they virtually have no where to turn around.

As of today, 1/25/22 there are two current curb cuts out on Route 30. The northern most curb cut has been and still is in use daily with log trucks and trucks hauling sand. There is no logical reason to not put the entrances on Route 30, other than to avoid the state. If log trucks and trucks hauling sand can safely pull out onto route 30, then there has to be a way to make the entrances on Route 30. This would help keep a lot of the traffic off of Woods Hollow Road as well as making sure RV's are not travelling down Woods Hollow Road.

Secondly, the overall impact on the current residents of Woods Hollow Road, Pedrick

Road, Loop Drive and Maple Ridge would be detrimental. The amount of sewage per day (30,000 gallons) is astounding. Where is it all going to go. Mr Winney is on video in a planning board meeting bragging how he hasn't ever pumped the septic at his Dun Loggin campground. The amount of ground water that they will be pulling from the aquafer is also astounding. 22,500 gallons per day, how will this impact the current residents? We all have wells and pull from the same aquafer. The proposed beach and boat slip configuration does not seem like it will be viable. This past summer was abnormal with the amount of rain we received so the water stayed higher all season. Usually, people in that bay are pulling their boats out in august due to the low and shallow waters. Additionally, the water coming in from the Kenyetto Creek general tests high in that area for E-coli and Coliform. As the town of Mayfield is aware that the Petoff Gardens apartments sewage is dumped into a tributary of the Kenyetto and then flows to the Sacandaga.

Lastly, each home on Woods Hollow road is a year round residence. The other side roads have more and more seasonal homes becoming year round homes. It is completely unfair to the current residents there who have made the Woods Hollow area their home, to have to possibly deal with increased traffic, noise pollution, ect. The folks that would be coming to town will not show the same respect to the neighbors, land or waters in Mayfield that the current residents do. The town of Mayfield has no Noise ordinance, so unlike the State campgrounds of Caroga Lake and North Hampton there are no noise regulations. Additionally, the Construction noise is just as troublesome. As stated in the application work will be ongoing for 3 years with hours of Monday thru Saturday 7 am until 9 pm and Sundays 9 am until 6 p.m. This poses a problem for residents and the peace and tranquility of their properties. Because there is the potential for at least one significant environmental impact, SEQRA regulations require a positive declaration and an EIS.

In conclusion, while this project comes across as a positive for Mayfield and its economy, it is not. The RV's are not taxed for property tax value as they are not considered a permanent structure. The narrative of this project is ever changing. It always seems to adapt to get around the tough questions that are out there to protect the daily quality of life of the residents around it. The town of Mayfield Comprehensive plan of 2013 is out dated. Things have changed, our world has changed. It states to set aside lands and to look for a place for an RV Park, however the Town of Mayfield already has one on Paradise Point Road. It has its issues already. As state by Jeff Martin at a previous Planning Board Meeting. This project, is only out to benefit one person, while taking away from so many who have made their home in the Woods Hollow area. This project should not be approved in its current state and it should not be approved at the expense and degradation of the quality of life currently enjoyed by the residents in that area of Woods Hollow Road. Please do what is best for EVERYONE'S INTERESTS.

Thank you for your time,

Joshua Wadsworth & Michelle Kaplan

[191 Woods Hollow Road](#)

[Gloversville, NY 12078](#)

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Michelle Kaplan

michellekaplan@gmail.com

518-852-9800

1/25/2022

Town of Mayfield Planning Board
28 School Street
Mayfield, NY 12117



Re: Winney RV Park and Campground

Dear Members of the Planning Board,

First off, let me thank you for the opportunity to speak the other night at the public hearing. I personally found it difficult to convey all my thoughts in the 3 minutes allowed to each person so I wanted to put to writing my thoughts on anything I think I may have missed.

The first issue I'd like to address is the proposed entrances on Woods Hollow Road. Over the course of the planning board meeting there was hesitancy from the board to allow the entrances on Woods Hollow Road. Mr. Howland stated that he would like to see the entrances on Route 30. This was backed up with the opposition of any entrances on Woods Hollow Road by Highway Superintendent Jeff Martin. Somehow this has all reverted back to proposing the entrances on Woods Hollow Road again. Woods Hollow Road is a narrow, shoulder-less dead-end road. The traffic studies submitted are rather out of touch with the current demographics and composition of the road. Much has changed in our world since the data was "obtained" in 2018. Currently there is a lot of traffic for a small, narrow dead-end road in the summer. It is very difficult to safely walk my dog in the summertime. Especially Thursday-Sunday in the summer. If this project is allowed to move forward with the proposed entrances on Woods Hollow Road, the traffic would increase greatly. All of the residents fears are that there will be RV's travelling on the road, attempting to make the U-Turn onto Woods Hollow, cars parking along the side of the road and walking into the park, speeding, littering. Additionally, with this being a dead-end road the intersection with Route 30 is the only way in and out of Woods Hollow. An accident there will essentially block and ingress and egress from Woods Hollow. This would be vital if emergency services needed to make it on or off Woods Hollow. I know it has been proposed that the RV's would not be using Woods Hollow, but they would be able to use an entrance off of Route 30. This is certainly an empty promise from Lane Winney and Travis Mitchell. It would be impossible to police and enforce this. When a wayward RV comes down Woods Hollow they virtually have no where to turn around.

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entrances on Route 30. This would help keep a lot of the traffic off of Woods Hollow Road as well as making sure RV's are not travelling down Woods Hollow Road.

Secondly, the overall impact on the current residents of Woods Hollow Road, Pedrick Road, Loop Drive and Maple Ridge would be detrimental. The amount of sewage per day (30,000 gallons) is astounding. Where is it all going to go. Mr Winney is on video in a planning board meeting bragging how he hasn't ever pumped the septic at his Dun Loggin campground. The amount of ground water that they will be pulling from the aquifer is also astounding. 22,500 gallons per day, how will this impact the current residents? We all have wells and pull from the same aquifer. The proposed beach and boat slip configuration does not seem like it will be viable. This past summer was abnormal with the amount of rain we received so the water stayed higher all season. Usually, people in that bay are pulling their boats out in august due to the low and shallow waters. Additionally, the water coming in from the Kenyetto Creek general tests high in that area for E-coli and Coliform. As the town of Mayfield is aware that the Petoff Gardens apartments sewage is dumped into a tributary of the Kenyetto and then flows to the Sacandaga.

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This project should not be approved in its current state and it should not be approved at the expense and degradation of the quality of life currently enjoyed by the residents in that area of Woods Hollow Road. Please do what is best for EVERYONE'S INTRESTS.

Thank you for your time,

Joshua Wadsworth & Michelle Kaplan

191 Woods Hollow Road

Gloversville, NY 12078



From: [Matt Kieley](#)
To: [Lynch, Ariel D \(APA\)](#)
Cc: [Christine Goosens](#)
Subject: Project 2022-0008
Date: Thursday, January 27, 2022 3:41:55 PM

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Ariel - Good afternoon... Christine Goosens suggested I forward you a copy of the email I submitted for the record against the proposed RV park on Woods Hollow Road. If you have any questions please feel free to contact me... Thank you and see below:

1/20/22

Dear Town of Mayfield Planning Board Et Al,

I would like to officially submit the remarks I spoke to last evening at the Mayfield Planning Board meeting in which the public was invited to speak/comment....**my full comments are attached.** I was only able to get through half of my prepared comments due to the time limitation, so it is my hope somebody takes the time to read them.

I would also like to comment on the meeting itself and the overall impression I left with as tax-paying resident of the town of Mayfield and an impacted neighbor of the proposed RV project.

Upon arriving at the meeting early at 5:30 there were 50 or so of us residents (men, women, and children) who were made to wait outside in the 16 Degree weather while the planning board had a pre-meeting inside the heated building with the Winney family.

Once we were allowed entry, we were then made to sit through a 25-minute presentation from the Winney paid engineer giving us an overview of the proposed RV project.... again.

At this point in the meeting, we were given a stern warning from **Mr. Geraghty** that the Planning Board Members and the Winney family were **not to be 'attacked' and that no 'fighting' would be allowed.** As Mr. Geraghty was previously quoted in a newspaper article making similar comment this was now the 2nd Mr. Geraghty has made these comments which I personally found aggressive and very condescending as a responsible, gainfully employed and college educated tax-paying resident of Mayfield.

I am curious if somebody on the planning board had been threatened before or if this tactic is used to make the Woodshollow residents seem like an angry mob? **This is obviously a very emotional topic for those of us who live near this project, have made our homes here, invested in our properties and now all of these decisions, investments and plans are threatened...it is understandably emotional. And the decision seems to be in the hands of this planning board which does not appear to be impacted personally and appears to be executing an outdated economic plan from 2013 that somehow thinks bringing thousands of low income transients (don't pay taxes but consume resources) to our neighborhood is a good idea?** It is emotional but I do not believe anybody has ever been threatened so I am uncertain if this is how every meeting begins or just this one?!?!

Mr. Geraghty then went on to state that he was **Interested** in hearing what the public had to say about the project.... **but this was disingenuous as we were given only 3 minutes and almost every resident who had prepared remarks were cut short and not allowed to complete their.** Our Attorney, who was in attendance last night, was also unable to finish his prepared remarks....**certainly not the stage the Winney's were given.**

There were 50 or so residents of Mayfield who are opposed to the project and approximately half of those made thoughtful public remarks last night....there were three additional speakers who were in favor of the RV Park ...none of these speakers reside in Mayfield....two were Mr. Winney's High

School classmates and the third represented the Fulton County Chamber of Commerce. And let's be honest 2/3's of that group merely stated they were a friend to Mr. Winney so therefore it was a good idea.

I bring all of this to your attention so that you can see from our perspective how this does not really feel as though the Planning Board is being fair and thoughtful about this project...it feels as though this is already a forgone conclusion and be damned the very real safety concerns, environmental concerns, community resource concern, lack of jobs or even a positive tax benefit....and let's not at all consider the impact to the tax-paying residents whose worlds are about to be turned upside down.

I am also curious, as changes are made to this project, if there will be checkpoints in which those of us concerned/impacted will be updated and then given additional opportunities for input? Or now that the 'box has been checked' we will just push this thing forward?

I hope I am wrong.... I hope the perceived treatment we received last night was just me being over-sensitive. **I hope you the Planning Board exercise its right and privilege to bring in and independent 3rd party (at no cost to the town or taxpayers) to fully understand what risks this project brings and that you act responsibly and accordingly as my representative. Where is the harm in bringing in independent experts?**

RE: Woodshollow RV Park

Planning Board Members,

I am a neighbor of Woodshollow Road and one of the residents who will be impacted by this Board's decision as it relates the proposed RV Park.

I purchased my home back in 2014 with the idea of enjoying the quiet, peaceful Adirondack setting it has provided. It has been a wonderful place to raise my family and I have found it especially reassuring over these last 8 years to know how seriously the different agencies chartered with protecting the lake, Adirondack Park, wildlife and vegetation species and the other natural wonders found in abundance up here, take their responsibilities. As a homeowner, I have made many capital improvements to my home and property - as one who loves their home often does. I am not allowed to put a permanent structure on or near the lakefront, take down a healthy tree or in any other way alter the natural beauty of the Lake or surrounding areas. While restrictive at times, this protection and commitment to the awesome natural resources of the GSL have been very comforting, as it preserves what so many tens of thousands of people love about our Lake!

Mr. Winnie is my neighbor on Pedrick Rd (off Woodshollow) and owns the sand pit around the corner as well. I am aware that he has enjoyed a mining permit for the sand pit since before my time as a resident of Pedrick Rd. I have a lot of respect for Mr Winnie. He has a reputation as a builder, small business owner and in fact, already owns and operates another RV park on the lake. His ingenuity cannot be questioned...I find it particularly impressive that he has found a way to harvest for years, the natural resources on his property at a profit. Now that the natural resources are depleted, and that profit stream has come to an end it is understandable that Mr. Winnie is looking for other avenues to profit from his investment...which is absolutely his right and I do not begrudge him that option one bit.

My issue lies in the choice of his next venture and the long list of negative impacts that this choice is going to have on the neighbors, residents, the lake, The Adirondack Park, the wildlife, vegetation, and other natural resources in and around our community.

He is not looking for an exception to build an oversized garage...he is looking to create a destination that will bring thousands of people into our neighborhood and onto our streets, consuming our limited water supply and depositing millions of gallons of liquid-waste and completely transform our sleepy, dead-end street into a heavily trafficked and dangerous road that will creat a wide array of safety issues for the residents and their families.

The proposed RV Park is intended to house up to 300 lots to host temporary visitors. The duration of these stays will be anywhere from a couple of days to a couple of months. Each site will be allowed multiple vehicles plus additional guests.

To put this in perspective, we currently have less than 100 domiciles in and around Woodshollow and the ancillary roads around it. Considering most, if not all, of these visitors will have multiple cars and guests, we are talking over 1000% growth to our community, its roads, infrastructure, traffic, litter, noise pollution, drain on community services and other environmental and safety concerns. All of this by injecting transients who have no ties our community, pay no taxes and represent nothing but a drain on the natural and community resources the folks living here pay for with our taxes and depend on to live!

I have tried look up the duties of the Mayfield planning board which you folks are part of tonight and couldn't find the charter under which you serve. Without knowing for sure, I would hope that **the overall goal is to Accommodate/Drive a stronger Economic foundation/Tax base with thoughtful planning and strategic thinking that leverage our strongest assets and minimally disrupts the tax base which currently reside here.** This is merely conjecture on my part but certainly seems reasonable...in any event, I do know this committee has been given the authority to look deeply into proposals like this one and can (and should) use independent 3rd party assistance to fully understand what the risks and gains can be for the community at large!

Below is a list of concerns that I believe we should all give serious consideration:

- The GSL is our Strongest Asset in the town of Mayfield attracting tens of thousands of tourists each year
- Adding this RV park does not move the needle at all from an economic impact perspective as we are attracting campers, who by their very nature are looking for inexpensive getaways and who commonly bring all of their goods and supplies with themcampers are not here to shop and eat out and otherwise support local business
- Adding this RV park has dramatic negative impacts to the residents
 - 1000% growth in traffic on our quiet, narrow, dead-end street (50 cars/hour minimally during peak season)
 - Children safety
 - Pedestrian safety
 - Vehicle safety
 - Traffic and congestion
 - Crime – please refer the following article written by Salley Painter which highlights rising crime in and the areas surrounding RV parks - https://camping.lovetoknow.com/Crime_in_RV_Trailers
 - Litter and Noise Pollution
 - Emergency Service Consumption
 - **30,000 Gallons of liquid waste per day** and the area has **NICE SAND FOR FILTRATION** – according to the permit review back in August of '21
 - 30K of output requires even more input which severely impacts our aquifer/ water supply and as this board knows **there is no public water or sewer today!**
 - Lake Pollution
 - Kenyetto Creek and Muscles Harbor are already questionable from a water safety/quality standard scoring consistently low on the water quality testing as published by the GSL Association.... artificially importing thousands of

guests to this part of the lake is not going to be good for anyone!

I certainly hope the board does the right thing for the town, the lake and the residents and says NO to this project. If the board cannot see the dangers involved with this project, I certainly hope they take their responsibility seriously enough to have a qualified, independent 3rd party do an exhaustive investigation into the risks so we can all responsibly understand what needs to be done to mitigate the dangers. Lastly, **at a minimum, please keep Woodshollow safe for the residents and their families who just want to preserve their way of life....keep ALL of the Traffic associated with this project off of our small, narrow, dead end street where we live and work today.**

In summary, I am not sure what this Planning Board is trying to achieve from a big picture perspective, but I am not sure how the proposed RV park fits into what our strategic goals should be. It brings little to no value for the town or its residents, economically or otherwise, while at the same time creating a severe safety concern and major drain on the Lake, Neighbors and our precious natural AND community resources.

I believe this project is very short-sighted and will profoundly and negatively impact our community and the Lake for many years to come – please ask yourself what this project would look like if it was going to be your next-door neighbor!!

Sincerely,

Matt Kieley

128 Pedrick Rd.

518.229.4074

Please forgive any typos/auto corrections

From: [Jeanne Smith](#)
To: [Lynch, Ariel D \(APA\)](#)
Subject: Project code 2022-0008
Date: Friday, January 28, 2022 7:53:58 PM

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I write as a homeowner of a bordering property to the proposed campsite project. I have previously voiced concern for the size of the project and the impact it will have on wildlife, litter, water, traffic, fire safety and crime. The speed limit on Woodshollow Rd is 45 but assessment should be done on actual speeds and traffic on a summer night. Litter is already appalling, I would like to see the owners make a commitment to litter clean up. It is my expectation that the park will be prepared for fire danger. There are no fire hydrants and there would be a risk to being trapped on a dead end road. If you are not expecting drunk campers to make inappropriate fires, you have never been camping. Will there be enforced noise limits? I am saddened and concerned for the wildlife that will be pushed to the roads and into our back yards. I would like to see a fence for the bordering residential properties to help prevent incidents of trespass. In my deed there is 10 feet of lake access. However, I have been on a waitlist for MORE THAN 20 YEARS to get the access. I am outraged that access will be awarded to this project for way more than 10 feet in the same area. I am available at 518 883-4023 for further information or questions. Sincerely,

Jeanne Smith
212 Woodshollow Rd

From: [Annaliese Spilken](#)
To: [Lynch, Ariel D \(APA\)](#)
Subject: Reference No.: APA PROJECT NO. 2022-0008
Date: Monday, January 31, 2022 9:34:30 AM

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Please see the forwarded email below for my comments regarding the Winney's proposed RV park adjacent to our family's home. Each person was not allowed much time to speak at the public meeting, so this only covers a small portion of reasons why I am against such a large project and its placement.

Additional reasons are ecological, as Lane Winney is destroying the land and animal habitats, as well as vulnerable Adirondack plants, such as the Pink Lady's Slipper orchid. His family has a long history of exploiting the land with mining and lumber operations, so he has no qualms about doing any of it.

I would like to add that the APA "investigation" of trees cut on his land for this project, which was nothing more than an email that was answered by his engineer (I sure hope if I'm ever accused of breaking rules that I get off so easily), was entirely insufficient. I have heard for a long time that the APA no longer actually protects the Adirondacks, but I didn't want to believe it. Finding out that no one from the APA actually came out to see the clear cutting and the obvious RV spots themselves really made it obvious that what I'd heard was true. Our family's land is directly adjacent to the Winney's. We've seen the destruction of the land in preparation for this project first hand, way before anything has been settled. It is my understanding that it's the Winney way of getting their projects done: disregard the rules, do what they want, then get a small slap on the wrist.

Please take careful consideration about this project. We aren't asking that the Winneys not be able to use their land; we are asking that the project be brought down in scope so as to lessen the impact on nature, neighbors, and life in general for all of us who live year round in The Park.

Thank you,

Annaliese

Begin forwarded message:

From: Annaliese Spilken <emailannaliese@gmail.com>
Date: January 24, 2022 at 7:54:25 PM EST
To: Planning@fultoncountyny.gov
Subject: **Public Comments for Town of Mayfield Public Hearing Re: Winney RV Park**

Annaliese Spilken's Public Comments for Town of Mayfield Public Hearing
Re: Winney RV Park

Hello,

In an article by the Adirondack Explorer on November 22nd, 2021, Lane Winney is quoted as saying, "I'm upset with my neighbors and the way they treat me." As he does not live in our neighborhood and does not have much, if any, interaction here, his use of the term "my neighbors" is puzzling. It's even more puzzling when you consider a conversation my husband had with him when we first learned about this project.

My husband, Ryan, and I thought that maybe, instead of being angry right off the bat, we would give Mr. Winney the benefit of a doubt and talk with him about the project. Ryan called and asked Mr. Winney if we might purchase the small portion of land between our house and the next one, so that those woods were not cut down and the entry road would not be right outside of our daughter's window. Mr. Winney basically laughed at my husband and said that he could buy our family home instead. When my husband told him that the whole neighborhood is against the RV park, Mr. Winney replied with a dismissive, "They'll just have to get used to it." So much for caring about "his neighbors".

We understand that we cannot tell someone how to use their land. And we understand that, for some baffling reason, a small portion of land between houses in a neighborhood on a dead-end street is zoned for commercial use. But if Mr. Winney really has changed his mind from that earlier conversation and suddenly does care about "his neighbors", why would he want to build an RV park where everyone around it is against it? Even if he only said the "neighbors" comment to gain pity, why would he want to invite customers to a place surrounded by people he described in the Adirondack Explorer article as "persistent and angry"? He said he was worried we would turn the public hearing into a "regular brawl". If Mr. Winney is so afraid, why would he want people on holiday subjected to such neighbors?

I would think the people expecting "primitive camping sites" are going to be disappointed enough when they realize their rustic vacation is actually just camping between people's houses in a neighborhood. On that note, what do we do if someone isn't careful to put out their campfire and the woods begin burning? What happens to our home, which will be directly

bordered by the camping sites? We have children and pets.

Another concern is the problem of Woods Hollow Road itself and the intersection at Highway 30. I think anyone who has driven on Woods Hollow Road knows how narrow the road is. What a nightmare when you add RVs. But even worse is the turn from Highway 30 onto Woods Hollow. I think I speak for everyone who has turned onto our road going north, that the hairpin turn is dangerous, even in a small vehicle. There have been countless times I have nearly been hit, just trying to turn from the highway onto our road. People don't pay attention, no matter how long you've had your turn signal on, and they expect you to make a very fast turn. Of course it's terrible in winter, but it's also terrible in rain, and with no precipitation at all. The majority of people will be coming to the park going north, which means they will have to make that right turn in a large vehicle. So my question to the Planning Board is this: is the Town of Mayfield going to provide a wider road with sidewalks for safer walking because of the increased RV park traffic; as well as a redesigned, safer intersection onto Highway 30? The other option, should the RV park project go through, is that the members of the Town of Mayfield Planning Board be prepared to have it on their heads when accidents, with potential fatalities, inevitably happen.

Thank you to the Town Planning Board for using your very best judgement. You serve our community and we are trusting in you to do the right thing.

Annaliese Spilken
188 Woods Hollow Road
Gloversville, NY 12078



From: [Nicole Dingman](#)
To: [Lynch, Ariel D \(APA\)](#)
Subject: Woods Hollow rd
Date: Saturday, March 5, 2022 11:14:46 AM

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

This email is in reference to APA Project NO. 2022-0008

Our family has grown on Woods Hollow and Pedrick rd. My husband was raised here and so have our children.. As for the proposed project at hand we are in favor of this great addition to the community and the expansion of others to enjoy the The Great Sacandaga Lake.

Thank You
Nicole and Wayne Dingman

Sent from my iPhone

From: [Arthur Michael Ambrosino](#)
To: [Lynch, Ariel D \(APA\)](#); lpo@hq.doe.gov; peteunion157@yahoo.com; mfinkle@hrbrdd.com; [Michael Clark](#)
Subject: Woods Hollow RV Park
Date: Monday, November 21, 2022 8:12:21 AM

You don't often get email from arthurambrosino@hotmail.com. [Learn why this is important](#)

ATTENTION: *This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Dear Ms. Lynch:

This project is a 'Disaster-In-Waiting' for 2 extremely important reasons.

The Kennyetto inlet is extremely shallow and we (GSEM) have designated it for deepening! The mineral wealth in the SANDS there and throughout the Great Sacandaga Lake (GSL) overburden are CRITICALLY and STATEGICALLY important for the United States and they are recognized both by USDOD & USDOE as such!
Remember, the GSL, was created for a purpose, 'Other Than Forest'!

Because the Kennyetto inlet will open-up a startlingly beautiful view of the GSL from Route 30, hundreds of travel trailers along the banks will send a message of abhorrent over development of a State Resources, something the APA does not Espouse!

This is an extremely important situation and I would be happy to help you resolve this dilemma, all you need do, is to ask? I am familiar with the APA permitting process and I own the first ever approved Housing Development by the APA, project #7114, Windhaven Country Estates, called, Echo Hill.

Here for your inquiry,
Kindest regards,
Arthur

Arthur Michael Ambrosino
Great Sacandaga Energy Metals Inc
ama2002@columbia.edu
C: 562-537-1902

From: Don Voorhees
To: [APA Regulatory Programs Comments](#)
Subject: APA Project #2022-0008
Date: Monday, November 21, 2022 4:50:17 PM

Some people who received this message don't often get email from don@12078.net. Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

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I'm a long time resident of Woods Hollow Road that has enjoyed the wildlife and foliage in the area for many years. I'm dumbfounded that anyone could possibly consider destroying acres of natural habitat and replacing it with 123 RV and tent campsites plus the required support buildings and infrastructure to support them as "Low Intensity Use". Please reject this proposal in favor of maintaining the current status quo in keeping with the Adirondack Park Land Use and Development Plan Map.

Thank you for your consideration.

Respectfully,

Donald T. Voorhees

318 Woods Hollow Rd

Gloversville, NY 12078

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: pennyszumowski@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 9:52:07 PM

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Please copy "2022-0008, Penny Szumowski, pennyszumowski@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Penny Szumowski
Email from: pennyszumowski@gmail.com
Address: 103 Pedrick Rd.
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I cannot begin to imagine all the negative impacts this large development will have on our neighborhood. Adding approximately 1,000 people to our beaches, road and entrances plus concern over the noise, safety and security is a cause of sincere concern. I have lived here for over 40 years and hope the quality of life for myself and my neighbors will be preserved.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jimt42050@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 22, 2022 8:02:28 AM

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Please copy "2022-0008, Jim Thomas, jimt42050@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Jim Thomas
Email from: jimt42050@gmail.com
Address: 1600 Dulaney Drive Jarrettsville MARYLAND 21084-1517
Re: Agency Project 2022-0008, Lane Winney

My Comments:

As a former snowmobiler who made many winter trips to Old Forge and now the owner of 40 ft Motorhome owner I would love to see a RV Resort in the Adirondacks. It is a beautiful area. A top notch RV Resort would appeal to many RVers and bring a lot of additional revenue to businesses in the Adirondacks.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Jantucci@icloud.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, December 6, 2022 6:14:36 PM

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Please copy "2022-0008, Janice Tucci, Jantucci@icloud.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Janice Tucci
Email from: Jantucci@icloud.com
Address: 784 county highway 110 Broadalbin, Ny 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I have seen the Sacandaga when traffic and useage of lake encouraged a serene encounter with a beautiful piece of nature.
Each year of the 32, I have lived on the lake, it becomes harder to cross the street from my home on 110. Very little regard for speed limits on roadways during summer month.
Every weekend it seems someone has an occasion to shoot off fireworks to celebrate their family vacation. Cannot tell you how disturbing it becomes for pets, people, and wildlife. We are all learning to deal with it...the litter, and other violations of our environment.
Why do we expand this at the sacrifice.of serenity?? We cannot restore respect as it is.
A door to open up our environment to even moredisregard is not an answer.personal commitment can not be sought from those who have very little invested. I want my grandchildren to be safe in kayaks...the Kenneytto should be a haven of peace.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: dm0417@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 22, 2022 1:32:50 PM

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Please copy "2022-0008, Dawn Vunk, dm0417@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Dawn Vunk
Email from: dm0417@yahoo.com
Address: 258 Woods Hollow Rd Gloversville Ny 12078
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I am not opposed to a campground but the area can't take the extra traffic, and pollution from 200 + campfires as this is such a huge campground. Possible eco issues ex. septic, possible air and ground pollution from the vehicle fluids into our water and noise pollution. 200 + extra dogs in the area that has no noise laws. Most campers are poorly made and this means possible septic and other fluids seeping in our ground water and the lake.

This reservoir was not created for the recreational use it is now seeing. Some lake areas are experiencing overcrowding and so many people that have a problem controlling their alcohol consumption that results in more boat. Vehicle and other emergency situations. Our first responders are already at a premium creating possible slower response times.

I realize that I did some jumping around but just like the Adirondacks this area also needs to put a lid on this overcrowding area.

Thank you for this opportunity!
Save our environment by at least limiting these campgrounds. Maybe if it was smaller.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Jaybaheer@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Friday, November 25, 2022 6:13:08 AM

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Please copy "2022-0008, Jay Baheer, Jaybaheer@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Jay Baheer
Email from: Jaybaheer@gmail.com
Address: 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

No, we need no more traffic on the lake.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Donnab201@hotmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 22, 2022 7:24:04 AM

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Please copy "2022-0008, Donna Biscotti, Donnab201@hotmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Donna Biscotti
Email from: Donnab201@hotmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

My husband and I are traveling full time rvers. While traveling we have been researching areas where we would like to split our year when we can no longer travel so much. Our current thinking is half the year in Florida and half in the mountains of New York or PA, but we're finding it difficult to find suitable campgrounds/rv resorts in NY and PA.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: florny@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 3:30:55 PM

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Please copy "2022-0008, Florence Kaplan, florny@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Florence Kaplan
Email from: florny@yahoo.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

How can such a public type entity be allowed to built in a neighborhood?
I realize the land to be used is private. But perhaps a smaller rendition of the RV Park could be made with a larger buffer for the neighborhood. This RV Park is a big influence on a neighborhood.
The town really should consider how land is used and how it will change the area forever.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Clarksoutdoorservices@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:18:41 PM

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Please copy "2022-0008, Eric Clark , Clarksoutdoorservices@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Eric Clark
Email from: Clarksoutdoorservices@gmail.com
Address: 2369 north shore road Day Ny 12835
Re: Agency Project 2022-0008, Lane Winney

My Comments:

As a lakefront property owner I am totally against adding that many people to the lake community. The beauty of the lake is that it's for the most part quiet and not overpopulated like other lakes in the area.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: clarklindsey2@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:54:10 PM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, Lindsey Clark, clarklindsey2@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Lindsey Clark
Email from: clarklindsey2@gmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Because my parents own a property on the Great Sacandaga, I find it important that the lake remains a quiet and environmentally protected body of water. The construction of a campground would be detrimental to the region.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: esclifford@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 12:51:18 PM

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Please copy "2022-0008, ERIC CLIFFORD, esclifford@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: ERIC CLIFFORD
Email from: esclifford@yahoo.com
Address: 2321 Central Pkwy Schenectady NY 12309
Re: Agency Project 2022-0008, Lane Winney

My Comments:

My family and I have been campers of the Winney family in Dun Loggin since the late 1980's. Since Lane Winney and his wife have run the campsite they have been very good operators, operating in a strict yet fair manner. I can see how important conservation and preservation is to the Winney's, whose construction on the property is very environmentally friendly and aesthetically pleasing. It is my opinion that the use of this property in this manner is perfect for the lake, as it will allow more people to enjoy its beauty and all it has to offer. You will not find a family more protective of the Great Sacandaga Lake and all it has to offer our region.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: eclose97@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 7:13:06 PM

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Please copy "2022-0008, Eric Close, eclose97@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Eric Close
Email from: eclose97@gmail.com
Address: 12117
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I believe this project is a great idea. I support the landowners decision to provide income for themselves and to be able to pay their taxes on their own property. Many people complain that this lake is getting too crowded and too loud - - but this is a free country, with the right of free enterprise and their pursuit of happiness. If these people didn't want them to build an RV park then they should have bought the land themselves. The tourism and recreation is vital to the sustenance and survival of our town. The owners of this proposal have certainly been conscientious of the local impacts here and have made compromises, and are within reason of the guidelines and rules.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: budboytb@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Wednesday, November 23, 2022 4:25:45 AM

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Please copy "2022-0008, Thomas Breitenstein, budboytb@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Thomas Breitenstein
Email from: budboytb@aol.com
Address: 143 Sunset Acres Rd Broadalbin NY 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I don't think it's a good idea for this park i disapprove

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Supee1117@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 22, 2022 7:39:31 AM

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Please copy "2022-0008, Susan Cron, Supee1117@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Susan Cron
Email from: Supee1117@aol.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Please please please let them build an RV park. It is up h needed!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: wjd1958@icloud.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 22, 2022 5:54:43 PM

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Please copy "2022-0008, William Davidson, wjd1958@icloud.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: William Davidson
Email from: wjd1958@icloud.com
Address: 321 Valley Road Milton DE 19968
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I would definitely visit the area and support the economy.
Our family only travels/vacations by motorcoach and always looking for new areas to visit.
It would definitely be a financial boost to the local economy.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: kbrown927@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Thursday, November 24, 2022 8:06:12 AM

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Please copy "2022-0008, Kimberley Brown, kbrown927@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Kimberley Brown
Email from: kbrown927@aol.com
Address: 106 Airport Rd Edinburg
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Against this large a development. Retain the natural wonder of the area please!!! We don't need another Lake George. People can go there. It's all about money

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Bettyfilkins@protonmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 10:21:58 PM

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Please copy "2022-0008, Betty Filkins, Bettyfilkins@protonmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Betty Filkins
Email from: Bettyfilkins@protonmail.com
Address: 325 CR 413 Westerlo NY 12193
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I am 100% for a beautiful RV Park in this location. There is no place to access the lake and enjoy it with our motor coach. Please vote in favor of this project!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Sflubacher4@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:33:43 PM

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Please copy "2022-0008, Stephen Flubacher, Sflubacher4@gmail.com " into your message for our reference.

Attn: Ariel Lynch
Comments from: Stephen Flubacher
Email from: Sflubacher4@gmail.com
Address: 67 North Shore Rd Northville NY 12134
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I believe this project should be approved. The community will benefit greatly with the infusion of new money into local businesses.
I happen to live 100 years from a campground owned and operated by this family. They are good stewards of the land and waterfront. Their campers are respectful of the neighbors.
This new campground will give more people the opportunity to enjoy, and appreciate the outdoors and The Great Sacandaga Lake.
Thank you.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: rgaschelclark@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:42:26 PM

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Please copy "2022-0008, Rebecca Gaschel-Clark, rgaschelclark@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Rebecca Gaschel-Clark
Email from: rgaschelclark@gmail.com
Address: Hillsdale NY 12529
Re: Agency Project 2022-0008, Lane Winney

My Comments:

As a lakehouse owner, I would not be a fan of the additional traffic on the lake.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: bylsma1@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 11:10:25 PM

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Please copy "2022-0008, John Bylsma, bylsma1@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: John Bylsma
Email from: bylsma1@aol.com
Address: 1972 New Scotland Rd Slingerlands NY 12159
Re: Agency Project 2022-0008, Lane Winney

My Comments:

We need more RV Parks in the Adirondacks. We are full timers existing have limited vacancies.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: buckstar@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 7:21:50 PM

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Please copy "2022-0008, DONNELL HOWARD HOWE, buckstar@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: DONNELL HOWARD HOWE
Email from: buckstar@gmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

All: Thank you for taking the time to read my reservations regarding this project.

This project (and the Town of Mayfield) does not exist in a vacuum and we need to recognize this and play "in the same pool" (almost literally) with other state agencies and understand and recognize their charters and their objectives. I believe we are putting the cart before the horse by not asking the petitioner to first seek approvals from these agencies and perform more intensive EPA and Traffic Impact studies.

My major concern with this plan, though I have several, is the lack of a full EPA Compliance Study for the project and its proposed scope, and the general over development of the Sacandaga valley as a whole.

As far as traffic goes. Ok, great, the petitioners are trying to sidestep all the concern about traffic on Woods Hollow Road by placing an entrance on Route 30, which is a state highway, and a posted 55 mile an hour road. In this day and age, everyone uses a GPS. If the official address of the project is Woods Hollow Road, then drivers will blindly follow their devices, perhaps miss the sign on Route 30 that suggests "Trucks and Trailers Turn Here" as they are moving at a greater speed at that point, and make the turn onto Wood Hollow Road anyway. Where will they turn their rigs around? If they missed all the turns, there aren't a lot of safe options until the next traffic circle at 30 and 30A. Perhaps they should consider adding a 3rd lane for turning in this area? Or perhaps light controls? These are questions and problems a real traffic survey might show - and perhaps answer, but not a 4 year old car count and pure conjecture. I would suggest that a full traffic study be conducted by an independent third party.

Everyone that is for the project kept saying how Fulton County and the Town could use the tax revenue. However, campground rents are not taxable in the state of New York. This is an all cash business that benefits just one family in the area, and does little to create/provide jobs (other than perhaps a handful of hourly/seasonal employees) and what small concession sales tax may be collected for tee shirts, bottles of water, snacks or whatever might be offered for sale on site. At the end of the day, property tax valuation would increase only slightly over what it is now for the land itself and the few small structures (like the bath houses) projected to be built.

I have big concerns for anything being developed or built under the taking line. The HRBRRD has been a great custodian of the natural beauty of this lake in the 90 some years of its existence, monitoring and controlling development on the shore line of the lake. We should not attempt to approve (even tacitly) any such development that falls under their jurisdiction.

Campers like their camp fires. There is now a daily potential of a few hundred camp fires/BBQ grills lighting up. Where is the plan for the collection and disposal of the ash and waste products? What fire controls are in place, both for open flame and in-camper flame/heat sources?

Campers also love to hike and bicycle. One way or another, there will be increased traffic on Woods Hollow Road, a road with too high of a speed limit and no shoulders. There is also talk that the business at 111 Woods Hollow Road recently sold. If there is a built in clientele nearby, what would stop the new owners of that property from creating some sort of destination business, such as a general goods store or camping supply business? There will also be increased vehicle and foot traffic to Lakeside Tavern, and probably in the dark.

Montgomery County stands to gain a lot more tax revenue than Fulton County, as most travelers will opt to come north on Route 30 and stop to buy goods, fuel, propane from the many big box stores and grocers on their way to the site.

The original plans had an amphitheater at the water's edge. Though this feature was removed from the plan, the petitioner's show intent to host live music events at their campsite during the camping season. They host music events at their existing camp site, and there is no reason to believe that they would not continue this practice at this site.

Petitioners should strive to be a good neighbor to those who have built their family homes, dream homes, retirement homes, what have you, and increase the natural buffer between their project and those adjoining properties. Voices carry far at night. Smoke and the smells of campfires. Traffic noises. These all affect quality of life.

Thank you for your consideration.

Don Howe
214 Lakeside Drive
Mayfield, NY 12117

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: mthunter1177@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 5:59:03 PM

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Please copy "2022-0008, Michael Hunter, mthunter1177@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Michael Hunter
Email from: mthunter1177@gmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Hello, as an avid camper I would like to write my support for this project. With the proper development an RV Park can be an economic asset to the community while not having a large environmental impact. From the state and private campgrounds I have been to most campers are very respectful and responsible individuals. Additionally with the popularity of campgrounds, and even before COVID, there has been an inventory shortage for campsites so this would definitely be a welcome addition if developed responsibly.

Thank you for taking the time to review my comment.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: micheleannjohnsen@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, November 29, 2022 4:02:56 PM

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Please copy "2022-0008, Michele Johnsen , micheleannjohnsen@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Michele Johnsen
Email from: micheleannjohnsen@gmail.com
Address: 116 Loop Dr Gloversville NY 12078
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I am a full time resident on Loop Dr since 1980 and have lived on the lake every summer since 1953. My family owned Muscle Harbor back in the 1950-1970s and I've seen many changes . One thing that hasn't changed is people come here to camp and use the lake. Unfortunately there's isn't a lot of land in Mayfield with camp grounds and access to the lake. I think putting in an RV park and campsites on this property is a wonderful idea. I know the Winneys have other sites and they are all well run and kept up. This camping development is much better idea than having anyone who wants to ride on their property leaving garbage and destroy their machinery or in the middle of the day blowing things up and your house shakes because this is what happens now. They changed the Sacandaga Reservoir into the Great Sacandaga Lake to bring tourism well this will bring tourists.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: dw525621@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 6:49:36 PM

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Please copy "2022-0008, David White, dw525621@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: David White
Email from: dw525621@gmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

This is a great and exciting project for this area. Perfect use for this area without industrial influences!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: david.marston7@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 11:03:54 PM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, David Marston, david.marston7@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: David Marston
Email from: david.marston7@gmail.com
Address: 403 S M St Lompoc CA 93436
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Even though we live in CA...we travel throughout this great country in our motorhome. We frequent high end parks that cater to high end RVs. A park of this caliber in the Adirondacks would bring a lot of \$\$\$ to this area. Please consider this high caliber resort which brings high caliber clientele.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: linnm@nycap.rr.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 28, 2022 9:31:15 AM

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Please copy "2022-0008, Linnea Murphy, linnm@nycap.rr.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Linnea Murphy
Email from: linnm@nycap.rr.com
Address: 118 , Pekara Dr Gloversville NY 12078
Re: Agency Project 2022-0008, Lane Winney

My Comments:

My husband and I live year round on the bay that boats exit into from the woods hollow area, down Griffis Road. Traffic is VERY high due to the Lanzi restaurant that already exists. When Kayaking into the Woods Hollow deep bay, proposed site for the RV park, motor boats are struggling to turn around because there is no available docking at the restaurant. The idea of adding more water traffic to that area is mind boggling. Also, the bay where the proposed RV park will be is a habitat for wildlife. At the entrance to the Keneyetto there are 2 beaver homes that would be severely impacted. There is also many beautiful waterfowl that use that bay as their home.

NOISE! Noise travels quite easily on the water. We can already hear the music from the Lanzi restaurant. I cannot imagine the impact on noise from an RV park, an amphitheater , fireworks, and general mischief from people who are here exclusively to let their hair down, drink, and get out of hand. Did you know that the park owners have no intention of having night security at the park? Stated on video at a Mayfield town meeting.

Maybe it is time to consider the environmental impact to a beautiful Adirondack Park instead of the probable damage from overdeveloping the waters edge. Why not develop the area into high end independent homes? Something less dense than an RV Park?

Thank You for allowing the public to comment. I hope deep consideration is taken to prevent the character of this lake to change anymore than it already has.

Linn Murphy

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: nancyp12832@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 6:45:36 PM

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Please copy "2022-0008, Nancy Parker, nancyp12832@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Nancy Parker
Email from: nancyp12832@yahoo.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

This will be a good thing for Mayfield. As a close neighbor, I have no problem with it. The Winney family has gone above and beyond to cater to those who are opposed to this. My family is looking forward to camping there as it is close to home to take care of our animals and still be "away". Thank you.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: s.riter@hotmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 8:28:31 PM

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Please copy "2022-0008, sandra riter, s.riter@hotmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: sandra riter
Email from: s.riter@hotmail.com
Address: 200 co. hwy. 155 broadalbin ny 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I live about 1/2 mile from the end of the lake and when there is music at Lakeview I can hear it; I can only imagine what it will be like with the extra activities. Also having the entrance at the top of rt.30 at the sand lot is sheer madness; it is impossible to see what is coming or going unless you are right on top of this area. Coming from the other way is not much better; also coming from Sand Hill Road will also be a hazard; I feel that much more study is warranted.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: saralee412@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 8:48:04 PM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, Sara J Schopmeier , saralee412@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Sara J Schopmeier
Email from: saralee412@yahoo.com
Address: 647 Lakeview Rd Broadalbin NY 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

My husband Lee and I are in full support of Lane Winney's proposed camping area. We live next to the Broadalbin Boat Launch. It was a real hassle to get that approved and look how successful it is! Yes, it's busier in the summer, but we have met a lot of really nice people. Like it or not, the Great Sacandaga Lake has become a resort of sorts. People want to visit our little piece of heaven and need more places to stay. This is a good thing. There is room for everyone. There is going to be a lot of traffic on Rt 30 whether or not there is a campground. Aside from the Northway, Rt 30 is our gateway to the Adirondacks and Canada. Lane Winney has put a lot of thought and planning into this project and has taken into consideration some of the concerns of the neighbors. Thank you for this opportunity to share our thoughts and express our opinions. Please count this as two votes in favor of the project.
Respectfully, Lee and Sara Schopmeier

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: sheps65imp@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:06:05 PM

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Please copy "2022-0008, James Shepard, sheps65imp@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: James Shepard
Email from: sheps65imp@aol.com
Address: 118 Hampton point road Mayfield Ny 12117
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I'm fully in favor of this project I feel there is definitely a need for this type of venue as I'm told it's almost impossible to find campsites for a rv in New york and it will bring money and upgrades to the area

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Sheps65imp@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 1:53:45 PM

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Please copy "2022-0008, James Shepard, Sheps65imp@aol.com " into your message for our reference.

Attn: Ariel Lynch
Comments from: James Shepard
Email from: Sheps65imp@aol.com
Address: 118 Hampton point road Mayfield Ny 12117
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I'm in favor of this application there is a dire need for more campgrounds and these folks are proven operators I definitely feel this will not be detrimental to the area and ut will in fact benefit the area

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: r_w_smith88@hotmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, December 5, 2022 1:03:19 PM

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Please copy "2022-0008, Robin Smith, r_w_smith88@hotmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Robin Smith
Email from: r_w_smith88@hotmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

If this is done properly it will be a good project for the community bringing in need sales tax revenue, additional property tax revenue and give others the opportunity to enjoy recreating on this great lake.
The wishes of a few local residents should not outweigh the good of the entire community.
The DEC successfully operates many campgrounds with the park some of which are larger than this proposed campground. Fish Creek and Rollins Pond campgrounds have well over 500 campsites all most all of which are lakeside and there has been very little impact on the lakes they border. There are still loons, Eagles, Otters, Deer, Bear and various other wildlife all within these campgrounds so I see no reason to suspect the same won't be true with this campground.
I recommend approving this project as long as they have met all legal requirements.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jsnelldaw@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Tuesday, December 6, 2022 11:05:37 AM

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Please copy "2022-0008, Janet Snell, jsnelldaw@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Janet Snell
Email from: jsnelldaw@aol.com
Address: 365 S. Shore Rd. Edinburg NY 12134
Re: Agency Project 2022-0008, Lane Winney

My Comments:

This project is not what the APA should be all about. It should be about preserving the beauty and nature of this area and not such a large increase in the number of people and boats crowding the lakes and causing damage to the natural area. In the last few years, houses and traffic has increased tremendously in the area of Sacandaga Lake and this project would be another example of what the APA was created to prevent. It would be overwhelming for the nature of the area. A much smaller project should be considered to replace this proposed project.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Cheryl.stofa@yahoo.com
Subject: APA Project 2022-0008 Public Comments
Date: Monday, November 21, 2022 6:48:21 PM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, Cheryl Stofa, Cheryl.stofa@yahoo.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Cheryl Stofa
Email from: Cheryl.stofa@yahoo.com
Address: 12078
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I think this an an awesome idea

From: [james corey](#)
To: [APA Regulatory Programs Comments](#); [Lynch, Ariel D \(APA\)](#)
Subject: APA Project No. 2022-0008 - Mayfield RV Park
Date: Monday, December 5, 2022 9:29:07 PM

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Adirondack Park Agency,

Below are our comments relating to the proposed APA Project No. 2022-0008 – Lane Winney RV/Campground in the Town of Mayfield, Fulton County.

- This proposal is for 277 campsites with a launch and boat docking where the Kenneyetto Creek enters the Great Sacandaga. If you consider this Winney proposal with regard to a size comparison with Northampton Beach Campground which has 233 campsites, this Winney proposal is larger in size, which ultimately equates to more people, more boats, and more environmental impacts. Around Northampton Beach Campground there is a lot of open undeveloped areas, i.e., through the 'cut' and Mead Island areas, which can accommodate a large number of people and boaters. But here in this bay, Muscle Harbor on the Sacandaga, and the Kenneyetto Creek, this area cannot accommodate a large number of people and boats. This area is very narrow and shallow and has private HRBR permitted docks along both sides; along with the Lakeside Marina's long boat parking docks protruding into the narrowest part of this bay and wetlands along the creek. There just isn't room for an additional possible 277 boats. The area of the Kenneyetto Creek that will have proposed 'primitive' camping should be of serious concern with the impacts on these wetlands and surface water from overuse, garbage, sewage, overall human disregard for protecting natural resources. There are already concerns regarding the Kenneyetto Creek and the Broadalbin Waste Water Treatment on this waterway; will this campground have clean water for swimming in this shallow wetland? The approval of this size project within this narrow bay/creek will be a permanent negative detriment to the beauty and natural resources of this area of the Adirondack Park. (Just ask Mr Winney, since he just recently sold his camp residence at 108 Pedrick Road to get away from his own proposed RV park.)
- Since the entrance and exit to the proposed RV/campground was moved from Woods Hollow Road to Route 30, some traffic issues have been resolved; although some still are a concern. These include: (1) the clear cutting of trees within the 50 foot buffer (50 feet in Article 16 of Mayfield Town Law). Once the trees are cleared along Wood Hollow Road, campers will attempt to park along Wood Hollow and just walk over to their sites resulting in increased traffic and damage to roadways and natural vegetation. These 50 foot buffers along Woods Hollow Road, adjacent to private homeowners, and along Route 30 should not be clear cut to possibly help prevent parking and to provide a more natural viewing environment to Wood Hollow residences and provide wildlife habitat. (2) The proposal also indicates an Emergency

Entrance/Exit onto Wood Hollow Road which is within the Adirondack Park. This entrance/exit should be mandated by the APA for ONLY emergencies and be kept closed for everyday usage. This mandate would insure that this area of Adirondack Park does not experience deterioration due to cars or excessive ATV traffic.

- I could go on about noise and light pollution this campground is going to cause or about the wildlife that will be affected; as we have seen a bear every Fall within this proposed campground area, or talk about the many deer or turkeys that live there, or about the eagles that circle the tall pines, but it appears none of that means anything to this Town of Mayfield, maybe it will to you, the Adirondack Park!

Everyone has the right to do with what they want with their property; yes, but not when it interferes with or decreases our ability to enjoy or safety access our property; as well as when the property changed from residential to commercial or when it is also within the jurisdiction of the Adirondack Park. You have the ability and power to protect this wild area from over usage. Could request a smaller size campground or, at least, truly mandate and monitor installation of the bathhouses, on-site water supply, wastewater systems, storm water management system, to make sure that they are installed properly, maintained and not changed over time to pollute or deteriorate this great Park.

Please protect this area of the Adirondack Park for the future.

Thank you for your time and consideration of our issues,

Theresa & Jim Corey
112 Loop Drive
(518) 369-8799

Sent from [Mail](#) for Windows

From: [Keith & Christine Nelson](#)
To: [APA Regulatory Programs Comments](#)
Cc: ["cabcan2@hotmail.com"](mailto:cabcan2@hotmail.com)
Subject: APA Project No. 2022-0008
Date: Friday, November 25, 2022 6:44:37 PM
Attachments: [Mayfield Planning Board.pdf](#)

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Ms. Ariel Lynch,
Adirondack Park Agency,
P.O. Box 99,
NYS Route 86, Ray Brook,
NY 12977

Dear Ms. Lynch,

Lane and Kalie Winney Proposal

APA Project No. 2022-0008

I welcome the letter received from Mr. Burth dated November 5th 2022 on the subject proposal. As a nearby property owner, my comments were transmitted to the town of Mayfield earlier this year. Although a courtesy copy was sent to the APA, it was not addressed to the Agency specifically, but I would appreciate it now being formally copied into the record (the letter is appended again herewith).

My wife and I are vehemently opposed to this proposal for the reasons given in the attached letter. We attended a public meeting held by the Mayfield town Planning Board, but were not given the opportunity to speak. While I well appreciate that our principal objection relates to the anticipated congestion and erosion of the adjacent waterway which is just outside the Park boundary, the decision by the agency is germane to the issue. Indeed, we are relying on the APA and the HRBRRD to see sense!

Yours sincerely,

Dr. J. Keith Nelson

Keith and Christine Nelson,

2329 Knolls View Drive,

Schenectady,

NY 12309-2205 USA

+1 (518) 374-3862

TheNelsons@nycap.rr.com

**2329 Knolls View Drive,
Niskayuna,
NY 12309-2205**

☎ Tel & Fax: +1 (518) 374-3862

↔ Internet: thenelsons@nycap.rr.com

January 24th 2022

Attn: Mr. Damon Curley

Town of Mayfield Planning Board,
PO Box 308,
28 North School Street,
Mayfield, NY 12117



Dear Mr. Kessler,

Lane and Kalie Winney Proposal

It is my understanding that you have invited comment on the subject proposal to create a 83 acre RV and campground park on land adjacent to Kenyetto creek (which runs into the Great Sacandaga Lake) in the town of Mayfield. I hope that the views expressed here will be conveyed to your Board before a decision is made on this proposal.

I am a long-time seasonal resident on the east side of the Kenyetto creek and thus a stakeholder in this issue. I am vehemently opposed to the proposed development and would urge the Board to reject it on the grounds outlined below relating to lake access in addition to the very real anticipated traffic problems on Woods Hollow Road.

I bought property on the Kenyetto creek 40 years ago in order to enjoy the solitude and wildlife that the area offered (there are endangered bald eagles in the immediate area – recent photograph can be supplied on request). Since that time, Muscle Harbor, as it is called locally, has been increasingly used by rafting boats and speeding personal watercraft in the narrow waterway connecting to the main lake to the point that it is now often dangerous to swim. I understand that is the result of the recent increased lake use, but the establishment of a massive new marina in concert with the proposed new RV park will compound the problem beyond belief. It is understood that the marine facilities planned also include boat rental, slips, docks and boat launching as well as beach access. Furthermore, the depth of the water and very restricted area in the vicinity of the proposed development makes this proposal quite unsuitable. The noise pollution from the Lakeside tavern and their existing marina nearby has become bad enough in recent years, but the additional disruption anticipated by this huge new development can only exacerbate the noise problem.

It is not just a NIMBY (not in my back yard) situation, it really is not a suitable location for this initiative. The increased use of this waterway has already caused very substantial bank erosion and tree loss by boat wake to the point that the Hudson River Black River Regulating District have had to start reinforcing the bank with rip rap. We have already lost about 6ft of our permit area due to this. Enough is enough!

Yours sincerely,

A handwritten signature in black ink that reads "J. Keith Nelson". The signature is written in a cursive style. Below the signature is a long, horizontal, slightly curved line that extends to the right, serving as a decorative underline.

Dr. J. Keith Nelson

Cc Adirondack Park Agency
Fulton County Planning Board
Hudson River Black River Regulating District
NY Department of Environmental Conservation

Lynch, Ariel D (APA)

From: Christine <cxm_sherman@yahoo.com>
Sent: Saturday, November 19, 2022 2:11 PM
To: APA Regulatory Programs Comments
Cc: Lynch, Ariel D (APA); Lynch, Ariel D (APA); Michelle Kaplan; Cathy Stearns; Pete157. Ps; Chris Mulhall; Joshua Wadsworth; Donald Henderson
Subject: APA-Project No. 2022-0008
Attachments: 2021-10-04_Woods Hollow RV Review_ltr.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mrs. Lynch and APA:

My name is Christine Goossens, and I am a year-round resident of Woods Hollow Road. My concerns are the following:

First concern is Environmental concerns-garbage, sewage, well, noise:

Environmental issues – With the obvious increase in people there will be an increase of trash. Travis Mitchell, Mr. Winneys engineer, stated that they can expect approximately 30,000 gallons of sewage per day. I know that Sunset Bay on Paradise Point had to install a processing plant to accommodate high volume. Where will the 30,000 gallons of septic go if there is a failure? From what I can see from the bay looking on Mr. Winney's property it mainly consists of sand. Septic design should be for sandy soils where percolation rate is to fast compared to normal soil.

The town planning board has acknowledged that noise pollution/complaints relative to short term rentals has been an issue. If you just whisper you can hear it across the lake. The proposed RV park will cause a big issue with noise pollution. There are waterfowl that nest in the wetlands along with the shoreline in the bay where Mr. Winney proposes the dock system. Other wildlife that I have seen in the vacuity of Mr. Winneys property are multiple pairs of Bald Eagles, Black Bears, Fishers, Deer, Canadian Geese, Blue Herons, White Egrets, Green Herons, various types of Turtles, along with the more common wildlife of squirrels, and a variety of birds. Construction and the 1200+ people occupying this property once the project is done will disturb these habitats.

Construction of this "major project" will change and shift the wetlands, pollute the bay, change the shoreline and again disrupt wildlife. There are also concerns about neighbors wells relative to the drilling/digging wells that could be disrupted.

Second Concern is Traffic/Safety:

RV parks with 16 or more RVS must have 2 safe entrances. I do not see where Woods Hollow Rd entrance can be one of them. Woods Hollow Road is a narrow, dead-end road that starts out as a hairpin turn. My neighbors and I do not want our safety to ever be compromised due to increased traffic caused by the RV park. I fear that emergency vehicles will not be able to access our road due to increased traffic on Rt. 30 and Woods Hollow Road.

In addition to the RV traffic, we can expect that the RV park will be 277 sites, approximately 4 people per site (not including visitors), conservative figure of 2 vehicles per site. Woods Hollow Road is NOT able to facilitate that amount of traffic. RVs and larger vehicles that have cars or boats in tow will have a hard enough time just trying to get onto the Road. This could possibly cause issues on RT 30 if traffic is backed up on Woods Hollow Rd.

Third- Why is the Town of Mayfield planning board reluctant to hire a professional Engineer? - no expense to the Town- as written in code:

Per town code the planning board can hire a professional engineer at no expense to the town. I know that this is a large project that encompasses many agencies and many different aspects of how it will affect traffic, environment etc. Last I checked there is not one person on the planning board that is a professional engineer. My hopes is that the APA will have professional engineers to determine the environmental impact of this large project.

Lastly, I am requesting a stronger more realistic traffic study- what has been submitted is lame: The town, APA and DOT should request a strong and realistic traffic study. What has been submitted to this date is not sufficient. Traffic studies to date have been done during the week off peak times. A traffic study during Memorial Day weekend or 4th of July would be ideal. I can only assume that it would align with peak times at the RV park as well.

I have attached is a summary report done by Andrew Milspaugh,P.E., Vice President of Sterling Environmental Engineering that should be considered.

I thank you for the opportunity to submit my concerns.

Regards,

Christine Goossens

276 Woods Hollow Road

Gloversville, NY 12078

Regards,

Christine Goossens

Transportation Advisor

Leonard Bus Sales, Inc.

766 Ellsworth Road

Rome, NY 13441

Phone: 315-336-5600

Cell: 315-723-8504

cgoossens@leonardbus.com

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.leonardbus.com%2F&data=05%7C01%7Cariel.lynch%40apa.ny.gov%7C19b48cf319d24f883ad108daca61cfc8%7Cf46cb8ea79004d108ceb80e8c1c81ee7%7C0%7C0%7C638044819374621284%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sd=7NwJwgE41%2FPwzjacwH8KlnZ0EzVI1yBf9oQscnU%3D&reserved=0>

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October 4, 2021

Ms. Christine Goossens
276 Woods Hollow Road
Gloversville, NY 12708

via email: cxm_sherman@yahoo.com

Subject: Woods Hollow Campground
Town of Mayfield, NY
STERLING File #2021-56

Dear Ms. Goossens,

In accordance with our September 1, 2021 proposal letter, Sterling Environmental Engineering, P.C. (STERLING) has performed a review of documentation submitted to the Town of Mayfield (the "Town") Planning Board for the proposed Woods Hollow Campground located at 3425 Woods Hollow Road/State Highway 30 in the Town of Mayfield, Fulton County, New York. This preliminary evaluation focused on completeness of the submittals and potential areas of concern that warrant additional review.

We understand that the Planning Board has initiated the environmental review process under the State Environmental Quality Review Act (SEQRA) by circulating its intent to serve as Lead Agency.

Our review included the following documents:

- Town of Mayfield Planning Department Site Plan Review Application, signed 8/9/2021.
- Full Environmental Assessment Form, signed 8/9/2021.
- Site Plan Drawings, prepared by Environmental Design Partnership, LLP and consisting of 15 sheets, dated 8/9/2021.
- Adirondack Park Agency Jurisdictional Inquiry Form and response letter dated 4/14/2021.
- Property Deeds.
- Construction Schedule.
- Draft Stormwater Pollution Prevention Plan, dated August 2021.
- Traffic Impact Study Technical Report, dated May 2021, revised August 2021.
- EDP Letter to the Planning Board, dated September 7, 2021.
- Revised Overall Site Plan, dated September 7, 2021.

Based on our review, we offer the following comments:

General Comments:

- The Site Plan Application and Site Plan Drawings identify the parcels as being within the Residential (R-1) zoning district, while the Zoning Map identifies the parcels as being within the Commercial (C-1) zoning district. This discrepancy should be reviewed.
- Section 401 of the Town Code requires a minimum setback of 5 feet from Hudson River Black River Regulating District properties. The proposed development includes improvements up to and into Great Sacandaga Lake, which is controlled by the Hudson River Black River Regulating District. An area variance may be required.
- Section 505-7(C) provides for specific requirements, in addition to any imposed by the County or State, for the safe functioning of entrances and exits onto public roadways. As indicated in the

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Traffic Impact Study, there are several limitations of the proposed entrances that inhibit the free movement of vehicles with RV attached and have the potential to interfere with the free movement of traffic.

- Parcel 137.4-54.11 has an active NYSDEC Mining Permit (ID50586) for a sand and gravel mine. The NYSDEC database indicates that 0.0 acres have been reclaimed out of a 10.90 acre permitted mine area. The proposed development should be reviewed with NYSDEC to ensure construction activities are consistent with the mine reclamation plan.
- Details should be provided of the “Glamping” units to review what type of structure, if any, will be located on these lots.
- **Environmental Assessment Form:**
 - B. Government Approvals – Due to the many required approvals, this section would benefit from a supplemental table that lists each governmental entity and the corresponding approval. We note that some approvals are missing, such as the APA and Hudson River Black River Regulating District.
 - D.1.h – This should include the capacity of impoundments and/or dimensions of impounding structures.
 - D.2.a – This section should be reviewed and revised for clarity. The response indicates no excavation, mining, or dredging during construction, but then indicates there will be onsite dewatering of an existing onsite gravel vein. Additional detail is required for how the proposed action interacts with the existing Mining Permit.
 - D.2.b – This section needs to identify the waterbody/wetlands being encroached on and how the Proposed Action will affect the waterbody/wetland. The Site Plan Drawings indicate a proposed boat launch and additional aquatic development (e.g., docks). This will result in disturbance of bottom sediments that needs to be discussed.
 - D.2.c – The maximum pumping capacity of the proposed private water supply needs to be indicated to determine whether a water withdrawal permit is needed and to determine if a hydrologic study is warranted for potential offsite impacts to the aquifer.
 - D.2.d – Subsections *v* and *vi* need to be answered for private onsite wastewater management. An engineering report should be provided that details the design calculations for each onsite wastewater treatment system. The system will need a SPDES permit from the NYSDEC.
 - D.2.j – The proposed RV Park is a new use that is specifically intended for vehicle access; therefore, this section should be answered “yes” with additional details provided in the subsections.
 - D.2.1 – Hours of operation should be indicated.
 - D.2.m – This section refers only to construction noise. The Site Plan Drawings identify an “amphitheater”, which will likely be used for entertainment and possibly amplified noise. An assessment should be provided for potential adverse impact to surrounding receptors from anticipated noise sources. Reference is provided to the NYSDEC Program Policy, “Assessing and Mitigating Noise Impacts”.
 - D.2.n – This section refers to residential fixtures and streetlights, but no details are provided on the Site Plan Drawings related to light fixture locations, type, height, direction, intensity, etc. Additional detail is required to assess potential impacts of fugitive light to surrounding receptors.

- D.2.r – This section should be answered “yes” because the RV Park will require regular servicing for waste management.
- E.2.a – This section should be answered.
- E.3.e – Digital mapping data are incomplete to answer this section using the EAF Mapper. A current consultation letter should be provided from the State Historic Preservation Office confirming no impact.
- **Site Plan Drawings:**
 - The Site Plan Drawings do not appear to include the required one parking space (9’ by 20’) for each RV lot. See 505-7(F). This parking space is in addition to the RV driveway and pad and will increase the area of impervious surface, which will impact the Stormwater Pollution Prevention Plan.
 - The Site Plan Drawings indicate identified NYSDEC jurisdictional wetlands with development occurring within the 100 foot adjacent area, which requires a permit. The type of wetlands should be reviewed for consistency with the EAF, which indicates no NYSDEC jurisdictional wetlands and only Federal wetlands.
 - The RV lot configuration in the northeast portion of the development (See Sheet 5) appears unworkable with a dead-end access road requiring RVs to three point turn to turn around. These lots and the access road are shown on top of a steep slope dropping 30+ feet at a 2H:1V slope. A slope stability assessment should be considered for this location. The access road leading to the waterfront has slopes up to 12% with RV lots shown extending off of the road. Additional information should be provided to confirm these lots can be safely accessed by an RV of the maximum size anticipated for the lot.
- **Stormwater Pollution Prevention Plan:**
 - Section 6 of the SWPPP is identified as “pending”, which is the critical section that describes the design of post-construction stormwater management practices. The adequacy of the proposed stormwater management practices cannot be evaluated until Section 6 is provided.
 - 76 acres of disturbance are indicated to occur over three phases. The Erosion and Sediment Control Plan should include detailed phasing for how construction will progress and if temporary stormwater management practices will be implemented until final buildout is achieved.
- **Traffic Impact Study**
 - The Level of Service assessment should include more detail on how 60% of the vehicles will exit using the access point onto Highway 30. The revised Overall Site Plan shows this access point directly connecting to only a small portion of the identified RV lots. Based on the internal road layout of the RV Park, it appears that a majority of the traffic would exit using the two access points onto Woods Hollow Road, unless there are specific controls in place to direct 60% of the traffic to the Highway 30 access point.
 - The sight distance assessment would benefit by having pictures and a figure of various scenarios evaluated.
 - The sight distance assessment does not include an evaluation of stopping distances for vehicles traveling north or southbound that may encounter stopped traffic at the Highway 30 access point.

- The assessment does not review turning movements of largest anticipated vehicle. For example, do northbound vehicles turning right onto Woods Hollow Road cross into the oncoming traffic lane to complete the turn? The assessment would benefit by having vehicle wheel paths shown for traffic routes. In addition, an assessment should be provided of the park entrance for the peak design hour of 35 vehicles since the Site Plan Drawings show parking spots for only 5 vehicles at the check-in station. The assessment should evaluate if traffic will back up onto Woods Hollow Road while waiting to check in.

Recommendations:

Based on review of the referenced information, the proposed RV Park classifies as a Type I Action under SEQRA for the following reason:

1. The Proposed Action exceeds the physical alteration of more than 10 acres.

In accordance with 6 NYCRR 617, a determination of significance should be made by the Lead Agency early in the review process, and specifically, within 20 days of designation as Lead Agency or within 20 days of receiving all information reasonably needed to make the determination, whichever occurs later. As indicated in this review letter, a substantial amount of additional information is needed, and we recognize that this action is at the early stages of the review process. Nevertheless, the information reviewed supports issuance of a Positive Declaration due to the potential for significant adverse impact on the environment. As a matter of example, the Proposed Action meets the following illustrative examples provided in 6 NYCRR 617 as indicators of potential significant adverse impacts. The magnitude of these impacts would be assessed by the Lead Agency during completion of Part 2 of the EAF:

1. The RV Park represents a substantial change in the use of the existing land.
2. The RV Park encourages and attracts a large number of people to the location for more than a few days compared to the number of people who would come to the location absent the RV Park.

It is our recommendation that this letter be provided to the Planning Board for their consideration. Please let me know if you have any questions or require any additional information.

Very truly yours,
STERLING ENVIRONMENTAL ENGINEERING, P.C.



Andrew M. Millspaugh, P.E.
Vice President

Andrew.Millspaugh@sterlingenvironmental.com

Email

From: [J.R. Hayes](#)
To: [Lynch, Ariel D \(APA\)](#)
Subject: woods hollow RV park
Date: Saturday, November 19, 2022 12:34:47 PM

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Hello,

I just wanted to give my opinion on the RV park. I personally believe that it should be up to the landowner/taxpayer what they do with their property! I def don't think this should be held up any longer, if the "neighbors" don't like what the landowner is doing and they can't buy his/her property then they should sell theirs and move to be happy! I don't think anyone should have a say in what others do!

Thank You,
James Hayes

From: [Michelle Kaplan](#)
To: rpcomments@apa.ny
Cc: [Lynch, Ariel D \(APA\)](#)
Subject: Public comments APA PROJECT NO. 2022-0008
Date: Tuesday, December 6, 2022 3:28:02 AM
Attachments: [petition-comments-jobs-28704513-20221206033438.csv](#)

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Dear Ms. Lynch,

This letter is to submit my concerns and written comments regarding the proposed campground/RV park APA PROJECT NO. 2022-0008.

In addition to my comments below, I also want to direct your attention to an online petition that was started nearly 18 months ago against the proposed campground:

https://www.change.org/Woodshollow_Pedrick_NoPrivateCampground

This petition has been signed by 1,754 people – that is over a quarter of the residency of the town of Mayfield where the proposed campground would be located. (Per the US Census count of 6,146 in the year 2020.) Attached to this email are comments from individuals who signed the petition. Please add these comments to the review of public comments on the proposed campground.

The proposed campground currently is proposed to have 277 campsites. The public notice I received from the APA states that the area for the proposed campground is designated as low-intensity use per the Adirondack Park Land Use and Development Plan Map & Overall Intensity Use Guidelines – which states “The intended purpose of the classification system is to channel growth into the areas where it can best be supported and to minimize the spread of development in areas less suited to sustain such growth.” It also states areas designated as low-intensity use have a limit of an average of 200 principal buildings per square mile, which is 640 acres. The project applicant states in the Environmental Impact Statement that the acreage of the site of the proposed campground is 83.4 acres. That is approximately 1/8th of a square mile, which by APA Guidelines would have a limit of approximately 25 “principal buildings” (200 multiplied by 1/8th) for 80-acres. The campground is proposed at 277 campsites (mostly for campers or RV’s) which would well exceed the 25 “principal building” limit for a low-intensity use area that is approximately 1/8th of a square mile. I understand the proposed “buildings” are campers or RVs, however, if people are residing in them for 6 months (May-October) out of the year, and leaving their RVs to permanently reside (occupied or not) at the proposed campground location, these should be considered the equivalent of permanent structures or “principal buildings” – no different than if this was proposed to be 277 residential homes. According to the APA Overall Intensity Use Guidelines, that type of development is more suited for land use areas labeled as Hamlets, and this proposed campground’s concentration of structures well exceeds the limits set by the APA.

On average, I would anticipate that each campground site will have 4 people per site on an average day. At 277 sites, that is on average, 1,108 people being added to a small area: that doesn’t figure in holiday weekends and peak times when those residing at the campsites may have guests, with no limit or restrictions on the number of guests they may have. This would increase the concentration of the area by nearly the population of the neighboring village of Northville, NY, which it’s population was 1,566 collected by the 2020 census., while also draining on local resources, including water, road traffic, and lake traffic.

Again, as the notice from the APA states, the proposed campground location is designated as a low-intensity use area. By general definition, the addition of the same number of people as a neighboring village does not qualify as “low-intensity use.”

This project has significant environmental concerns, which include:

- The impact on wildlife (neighboring residents frequently have black bears, deer, red fox, egrets, bald eagles, herons, and more) and their habitats and nesting.
- The interruption of water fowl by large noises and light produced by such a large and concentrated populated area.
- The proposed application includes land with wetlands located on it; it is concerning that this development proposes building on and damage to protected wetlands that provide habitat to species of aquatic and terrestrial plants, as well as animals and water fowl.

Solid waste for the proposed project is anticipated at 20,500 gallons per day, how will this impact the current homeowners/residents of the area? There will be NO centralized wastewater system on site, with the site being dependent on 26 individual septic systems that will depend on them being emptied on a regular basis. Add this to the extremely sandy soil with percolation of 1-5 minutes per inch located on this site and in the surrounding area, (so sandy, in fact, that the applicant has a current permit for a sand mine on the same property this proposed project is located on) I think this is a potential recipe for disaster, potentially negatively affecting drinking water wells for residents that live in the area surrounding the proposed project area, on Woods Hollow Road, connecting roads, and Route 30.

Noise concerns are exemplary from numerous Mayfield residents, including myself, that live in close proximity to the location of the proposed campground. It is located in the town of Mayfield, which has no noise ordinance; unlike similar campgrounds, such as the State campgrounds of Caroga Lake and Northampton, where there are regulations on noise – for example, the time frame daily that generators for campsites can be used. In the case of the proposed campground, the amount of noise generated from potentially 277 generators would be immeasurable, and the impact on surrounding neighbors and wildlife would be exceedingly negative.

Additionally, the concern of noise from the 3 phases of construction is just as troublesome. As stated in the application work, it will be ongoing for 3 years with hours of Monday thru Saturday 7 am until 9 pm and Sundays 9 am until 6 p.m. This poses an extremely significant change and interruption in the current noise levels of the surrounding area where homeowners/residents reside, and no break in construction noise for residents – being that it will be conducted all 7 days of the week. Again – because there is no noise ordinance in the Town of Mayfield, there will be no regulation of decibels of construction noise, no assurance the construction will not go outside of the proposed hours, and no regulatory department to police the noise both during construction and during operation of the campground.

To summarize, I realize development of towns and cities is inevitable, but it should be done with the utmost care of the areas it affects (wetlands, major bodies of water – Great Sacanadaga Lake & Kenyetto Creek, wildlife, etc.) and consider the negative impacts on all the current residents, wildlife, and resources of the area before being approved. As it is currently proposed, this proposed campground has too many negatives and issues to be approved. I fully am against the construction of this proposed campground without, minimally, changes being made to address the issues above.

Thank you for your time,

Michelle Kaplan

[191 Woods Hollow Road](#)

[Gloversville, NY 12078](#)

--

Michelle Kaplan

michelleakaplan@gmail.com

518-852-9800



Name	City	State	Postal Code	Country	Commented Date	Comment
Michelle Kaplan	Gloversville	NY	12078	US	5/4/2021	"I live at 191 Woods Hollow Road"
Jessica Nichols	gloversville	NY	12078	US	5/4/2021	"No more destruction of our beautiful land!!!"
Dawn Vunk	Mayfield	NY	12078	US	5/4/2021	"I live at 258 Woods Hollow Rd on the corner of Pedrick. We need to add dock slips in the bay. Obviously the members of the various boards and committees don't live here to appreciate why we don't want this or need it."
Ted Sulem				US	5/4/2021	"We already have to many out of town people come here and throw their trash where ever they feel like it. They exceed the speed limit they don't care about wild life and the lake already has to many boaters on it. They don't care about any thing but them self's and
Tom Searing	Gloversville	NY	12078	US	5/4/2021	"We don't need this there is no good reason for it as someone with a boat on the lake in Mayfield I don't want this"
George Spencer	Hawthorne	FL	32640	US	5/4/2021	"Change isn't needed!"
Lawrence Zuravin	Glenville	NY	12302	US	5/5/2021	"I have property at 268 and do not want the increase in traffic and noise."
Frank Dybas	Amsterdam	NY	12010	US	5/5/2021	"I have been in this bay since the late 60's and grew up here. The have been many chages from seeing row boats coming in with fisherman to now seeing plenty of jet skis and cigar boats. More and more people coming into the area. The landscape and shorlines chang
joseph catapano	Smithtown	NY	11787	US	5/5/2021	"The construction of this park will have a negative environmental impact on wildlife in the area."
Sara Will-White	Schenectady	NY	12303	US	5/5/2021	"I'm signing because we can not allow the creation of this RV park ruin our beautiful town, not to mention all the other issue that will result from the creation of this park. I've been living in this area full time since October and I've not heard about this project. Just let
Michael Whimple	Broadalbin	NY	12074	US	5/5/2021	"We own a home on buckos Bay Road off of woods Hollow Road and this would greatly impact our way of life and the value of our property"
Dawn Vunk	Mayfield	NY	12078	US	5/5/2021	"People already ignore the no wake signs in the bay. Especially jet skiers imagine another 50 or more like these punks that look at you give you the finger and continue along. Plenty of water???"
Paula Dygert	Herkimer	NY	13350	US	5/6/2021	"Beautiful area, we ride motorcycle down there and it would ruin the area."
Shannon Stuto	Castleton On Hudson	NY	12033	US	5/6/2021	"Supporting my friend and the peace and quiet of the lake and serenity of the wilderness!"
thomas steele	troy	NY	12309	US	5/6/2021	"Mayfield shouldn't have to sacrifice more local wilderness area, which is extremely valued by the locals, for another tourist trap campsite. There's enough disruption in the area from out-of-towners in the Summer as it is, and they do not respect our town. They certa
Patti Moran	Schenectady	NY	12393	US	5/6/2021	"This should not be built there!"
Chris Cormier	Marlborough	MA	1752	US	5/6/2021	"Because I support my friends"
Tammy Moore	boulder	CO	80302	US	5/6/2021	"Our forests are our lungs! We need them to breathe!!"
Sharon Miller	Thunder Bay		P7E	Canada	5/6/2021	"Because our forests dont need to be touched and ruined over humans ...that's why"
Jeffrey Hayes-Canell	Albany	NY	12205	US	5/6/2021	"As a life-long visitor to the Sacandaga lake I think its abominable for these people to move into the park and destroy its natural beauty; replacing it with pavement, pollution and the detritus of city life that these careless visitors bring with them. People like this and th
terry poling	Wolcottville	IN	46795	US	5/6/2021	"Terry Poling"
billy collins	Oneida	NY	13421	US	5/7/2021	"It's our responsibility"
Edward Vigil	Morrison	CO	80465	US	5/7/2021	"I want to save our forests at all costs."
frank thude	Copperopolis	CA	94044	US	5/7/2021	"I see a need for a better plan for a low impact, RV parking to incorporate " leave no trace" and boondocking, with a self clean up, recycling bins, water use, septic tank maintenance and low impact lighting. There's a way to make this work where both sides win/ win.."
Steve Smith	North Olmsted	OH	44070	US	5/7/2021	"Tired of the destruction of any amount of forest just so someone can make money."
Lorelei Mohoff	Richmond	VA	23224	US	5/7/2021	"Preserving the planet. Save the trees please"
LILLIAN CROWNINGSHIELD	Elizabethtown	NY	12932	US	5/9/2021	"The people that live in this area don't want an RV park to take away the peace and quite of there homes..."
ava vannostrand	Fort Plain	NY	13339	US	5/9/2021	"it would be benefitial"
Ellen Stroope	Wellington	FL	33414	US	5/10/2021	"Too many people in same amount of space."
Annaliese Spilken	Gloversville	NY	12078	US	5/10/2021	"This project would massively deteriorate our family's quality of life. The proposed entrance would make extra traffic on our road, but more alarmingly would be within view of our daughters' windows, which is creepy. We would no longer feel safe having our kids and
Mary Davis	Syracuse	NY	13214	US	5/11/2021	"Poor planning for this location."
Lynne Paul	Northville	NY	12134	US	5/11/2021	"I love our area, lived here my whole life, and I think that what makes it special is that we are not overly populated"
Irene Antonik	Spooner	WI	54801	US	5/11/2021	"I believe the people already living in the area should have the greatest say on how the land in their neighborhood is utilized. This type of development will ruin their quality of life as well as the environment. This is tantamount to moving a small city of transients into
Gene Danowski	Kingston	PA	18704	US	5/11/2021	"We need to preserve our natural sites from the intrusion of unwarranted and unwanted development of any kind."
Pete Stearns	Gloversville	NY	12078	US	5/12/2021	"I am extremely concerned with:Excessive traffic on a dead end road that can't handle it. Increase of boats and jet skis on a tiny bay causing even more erosion.Docks that would cut off the channel for boats that want to go further up the channel.Trespassing on adja
Russ Van Valkenburgh	Raleigh	NC	27613	US	5/13/2021	"It is already a very congested bay we don't need to add more boats that would require a traffic cop to allow access to one of my favorite restaurants on the lake."
Marcine McBride	West Babylon	NY	11704	US	5/13/2021	"Too much development is destroying the ambience of people's neighborhoods, destroying the environment, and driving wildlife to extinction."
Jean Pepper	Broadalbin	NY	12025	US	5/16/2021	"people are ruining all of the natural habitat."
Suzanne Wadsworth	Los Alamitos	CA	90720	US	5/18/2021	"I was Born and Raised in Upstate New York Adirondack Mountains where all of my family and relatives live to this day. I grew up on the Great Sacandaga Lake where many of my relatives all own land and it would be a True Tragedy to see it's Tranquility and Peace an
Cindy Klock	Amsterdam	NY	12010	US	5/18/2021	"We have enough ppl up here from other all over"
Pat Mattice	Northville	NY	12134	US	5/24/2021	"There is already an environmentally damaging amount of boat traffic on the lake. This would not only impact the lake's viability environmentally, but make it more dangerous for swimmers, paddle surfers, canoeists, and kayakers."
Deneen Krom	Edinburg	NY	12134	US	5/26/2021	"Preserve the land & wildlife.It is already over crowded up here during the summer."
Annaliese Spilken	Gloversville	NY	12078	US	5/26/2021	"The project has already started! He's cut down so much forest already in just the last few days. So much for him telling the Town Board that he won't begin work until spring 2022. This is heartbreaking. It's also going to destroy all of our home values."
Marie Gratton	Saratoga Springs		12866	US	5/31/2021	"People don't respect the lake and all the beauty. Throwing trash everywhere bull crap !!"
Sandra Hart	Johnstown	NY	12095	US	6/1/2021	"We don't need another campground in the Adirondack's"
Cheryl Chew	Albany	NY	12205	US	6/1/2021	"Ridiculous!!!! Way too many for our lake!!! Already overcrowded!"
Sarah Provost	Saratoga Springs, NY	NY	Because animals	US	6/1/2021	"Great Sacandaga Lake doesn't need added pollution and traffic."
Carol Baumlin	Hadley	NY	12835	US	6/7/2021	"I live here,"
Denise Clausson	Wappingers Falls	NY	12590	US	6/7/2021	"Denise Clausson"
Gregory Bedell	Northville	NY	12134	US	6/7/2021	"I'm a native of Northville, though the economy can use the visitors, there is way to many people on the lake already, stop asking for more pollution in our little heaven on earth!"
Douglas Chamberlain	Amsterdam	NY	12010	US	6/7/2021	"Douglas Chamberlain"
MELISSA DWYER	Mayfield	NY	12117	US	6/7/2021	"We live in a small quiet area for a reason !"
Ann Lynch	Brooklyn	NY	11228	US	6/7/2021	"Sacandaga Lake is becoming more crowded and commercialized. The charm of this lake that I've been coming to for over 50 years is being destroyed by loud boats and too many people."
Ann Gorman	horseheads	NY	14845	US	6/7/2021	"I'm signing because this area cannot handle more traffic and with a campground there would be more people, camper vehicles, etc. This is a peaceful area and we want to keep it that way!"
Brittany Stearns	Broadalbin	NY	12025	US	6/8/2021	"It will be bad for the very small municipality, traffic. It is just not the right location for such a huge installation of a RV park"
Michael Edwards	Gloversville	NY	12078	US	7/7/2021	"Because I want"
Maylon Haller				US	7/15/2021	"To make a difference"
Raymond Ropitzky	Troy	NY	12180	US	8/20/2021	"It's just too much of an impact on residents and the lake"
Angela Bordack	New York	NY	10040	US	8/20/2021	"Stop this!!!"
Vincent Curtis	Gloversville	NY	12078	US	8/20/2021	"We dnt need it"
John and Christine Nelson	Broadalbin	NY	12025	US	8/26/2021	"In addition to the very valid objections made in the petition, the Hudson River Black River Regulating District are currently having to reinforce the banks of this GSL inlet because of severe erosion due to increased boat traffic ignoring posted wake restrictions . The su
N Crider	Cloquet	MN	55720	US	8/30/2021	"The negative issues outweigh any benefit. First I personally would not to want to camp at a place with that many other campers. Are these builders willing to have numerous calls for police etc with that amount of people in one spot. I remember camping with my foll
Hedy Hage	Utica	NY	13501	US	11/16/2021	"There is an existing problem with excessive speed, excessive noise, reckless boating and congestion. There is no apparent enforcement of laws and regulations. Further development will only prove to exacerbate the already existing problems."
Matthew Maniscalco	Staten Island		10312	US	11/16/2021	"Matthew Maniscalco"
mike spakoski	amsterdam	NY	12010	US	11/16/2021	"We don't need all this traffic and anyone who's been on this pake for awhile will know the docks will be worthless come mid summer when the water levels drop. Specially over in that area."
Renee Iler	Gloversville	NY	12078	US	11/17/2021	"Renee Iler...the lake already has enough go fast idiots on it...why add more. I live here because of the beauty...why wrck that?"
jahn gibson	Johnstown	NY	12095	US	11/17/2021	"This will bee too much traffic for the small neighborhood Rd. People in this area pay big taxes to live here, why should they be subject to all the noise, pollution, traffic both vehicular and boat, that this will cause. Plus, the nice little pond area drains as the water goe

Tiffany Alexander	Mayfield	NY	12117 US	11/22/2021 "Mayfield doesn't need more traffic, tourists and noise."
isabelle henderson	Gloversville	NY	12078 US	11/30/2021 "We need to keep our area beautiful and WILD!"
Karen Ciancetta	Albany	NY	12208 US	12/13/2021 "The proposed plan is too big for this site - too many environmental issues!"
Kathryn Fitzgerald	Saratoga Springs	NY	12866 US	12/24/2021 "That lake has become more overrun every year, loud people, huge boats, garbage and careless attitudes. I fear this will be the final straw. The project is entirely too big."
Jean Pepper	Broadalbin	NY	12025 US	12/31/2021 "This is so ridiculous, how did he already get a \$200,000 grant?...You would think a grant would be used to help the people that live here, not bring thousands of more people here to ruin the little peace and beauty we have left 💎Pretty sure we do not need anymore
VASHTINA DAWN	Show Low	AZ	85924 US	1/6/2022 "Matters of the heart!"
Daniel Conde	Phoenix	AZ	85037 US	1/6/2022 "Nature"
katherine kenyon	broadalbin	NY	12025 US	2/11/2022 "The overall impact of this RV and camping development is negative for everyone in the area except for the developer who doesn't live near there and will smile all the way to the bank."
Laurie DeMaria	Mayfield	NY	12117 US	2/27/2022 "This makes me sick. Imagine 100's in not a thousand new people. We live here for the tranquility. Not to have the land turned into noise, extra garbage, the resources for the townspeople will be stretched. It's just not right. It's heartbreaking for those of us WHO HA
Alexander Pstrak	Northville	NY	12134 US	4/16/2022 "Is it lame or lane? It sounds like you're saying lame."
Sheila Holmes	Livonia	MI	48154 US	11/17/2022 "I believe this would negatively impact the aesthetic quality of the land and the lives of the local residents"

From: [SHERYL KAYES](#)
To: [Lynch, Ariel D \(APA\)](#)
Subject: Winney RV Park and Campground
Date: Monday, December 5, 2022 11:28:43 PM

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I would like to support the proposed RV park and campground that is going to be built by Lane Winney. I think this gives an opportunity for more families to enjoy the lake. The work is being done in accordance with the comprehensive plan that was established for the future of Fulton County.

Thank You,
Sheryl Kayes

Sent from my iPad

From: [Lynn DeRose](#)
To: [APA Regulatory Programs Comments; Lynch, Ariel D \(APA\)](#)
Subject: RV Park on Woods Hollow Road
Date: Monday, December 5, 2022 3:19:31 PM

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From Joe and Lynn DeRose, 172, 174 and 176 Woods Hollow Rd.

We have had several concerns with the proposed recreational vehicle park adjacent to our property. Several of those concerns such as the entrance locations, sewage, marina and auditorium have been addressed by the Mayfield town board.

Continued concerns we have are:

1. The effect this will have on the animals, birds, insects, flowers, trees and waterways. There is a large population of owls that live in the area and we have concern for their habitat.
2. The effect on my well with the drilling they will do to get water to the park. My well is very shallow and pristine spring water. The other wells on Woods Hollow Road contain sulfur. My concern is my shallow well may be drained when the drilling begins and I will need to drill a new well at my own expense. In over 30 years the shallow well has never gone dry.
3. To avoid people trespassing on our adjacent property they are proposing a fence behind (South end property line) 172, 174, 176 and 178 Woods Hollow Rd and on the East side of 178 Woods Hollow Rd but no fence on the west side of 172 Woods Hollow Rd adjacent to the power lines. Our concern is that the prior owners cut roads from the property to the power lines to give horse drawn sleigh rides to people during the winter. That is the side we have been most concerned about because we do not want someone wandering down those roads and wandering into our yard, house, sheds and garage. Why is that side not getting a fence? We would definitely like it on that side.
4. In addition we are in complete agreement with our neighbors on the emergency gate. We cannot disagree with the volunteer fire department but suggest that it be located further down Woods Hollow Rd away from 178 and not across from 191 Woods Hollow. Our concern is that the entrance will affect the quality of their current living conditions.

Thank you for your consideration.

Respectfully submitted,

Joe and Lynn DeRose

From: [sacandaga lake](#)
To: [APA Regulatory Programs Comments](#)
Subject: Woods Hollow RV park comments
Date: Sunday, November 20, 2022 10:43:39 AM

Some people who received this message don't often get email from hawes.k@hotmail.com. [Learn why this is important](#)

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As a longtime lakeside resident this letter is regards to my opposition of the proposed Woods Hollow RV Park in the town of Mayfield.

I am concerned about the environmental impact this would have on the area including:

the loss of trees and habitats for birds and small animals;

the increased runoff into the lake from septic systems and leach fields;

the increase in boat traffic in an already crowded area of the lake where there is a marked increase in foreign invasive weeds making parts of the lake difficult to swim and navigate by the end of July;

the property is at the end of the lake that is shallow and empty when the water level is lowered.

After all considerations there can be no positive asset or benefit to the Great Sacandaga Lake and the surrounding environment to add any RV Park to the area.

Thank you.

Karen Hawes

hawes.k@hotmail.com

From: [Richard Hawes](#)
To: [APA Regulatory Programs Comments](#); [Lynch, Ariel D \(APA\)](#)
Subject: Woods Hollow RV Park
Date: Sunday, November 20, 2022 5:58:38 PM

Some people who received this message don't often get email from hawes.re@hotmail.com. [Learn why this is important](#)

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To whom it may concern,

My family has lived on the Great Sacandaga Lake since the early eighties. We have seen many changes throughout the years, some good, some detrimental to the health of the lake. But now it must be asked what good will the Woods Hollow RV park bring. Surely it will enrich the owners of the park and a few businesses but at what cost to the lake. Boat noise and traffic will increase which will bring more people and pollution to the lake. Go out on the lake any weekend in the summer and you can see what is happening, it's crowded and dangerous. Woods Hollow RV Park will not have a positive impact on the lake. It will only have the potential to increase pollution to the lake. It is time we reject a project like Woods Hollow RV Park.

Thank you

Richard Hawes

hawes.re@hotmail.com

From: [wjob2](#)
To: [APA Regulatory Programs Comments; Lynch, Ariel D \(APA\)](#)
Subject: Woods Hollow RV Park
Date: Saturday, November 19, 2022 12:39:30 PM

Some people who received this message don't often get email from wjob2@aol.com. [Learn why this is important](#)

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I am opposed to the Woods Hollow RV Park. I have been on this lake for 56 years and have seen numerous RV parks open all over the lake. This proposal has major implications to the environment. I have seen these parks start with saving trees and working with officials, only to cut down and kill trees when the government officials are no longer monitoring the side the topographical contour of the land and location subject to the lake will be harmed. This is an Adirondack State Park and it should stop being used as a business venture. Keep the Park green and veto the application.

Sent from my T-Mobile 5G Device

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: [David Gibson](#)
Subject: APA Project 2022-0008 Public Comments
Date: Wednesday, December 7, 2022 3:16:55 PM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, David Gibson, Managing Partner, Adirondack Wild: Friends of the Forest Preserve, dgibson@adirondackwild.org" into your message for our reference.

Attn: Ariel Lynch
Comments from: David Gibson, Managing Partner, Adirondack Wild: Friends of the Forest Preserve
Email from: dgibson@adirondackwild.org
Address: POB 9247 New York 12309
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Ms. Ariel Lynch,

Given the acreage - 83 acres, nearly 40 of which are within the boundaries of the Adirondack Park, and given the Low Intensity Use land use classification protective of physical and biological resources while providing for orderly growth and development, and given the large number of campsites, 277, 123 of which will be inside the Park, and given the many support structures all within a relatively undeveloped area, this development project should be treated by the APA as a subdivision into sites. Furthermore, it should be treated as a large-scale subdivision because those sites exceed 25 lots in low intensity use. As a result, APA should be requiring resource mapping and evaluation, overlays, and use of conservation subdivision design principles.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: janekinneydenning@gmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Wednesday, December 7, 2022 8:19:19 PM

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

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2022-0008, Jane Denning, janekinneydenning@gmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Jane Denning
Email from: janekinneydenning@gmail.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

Dear Ms. Lynch,

I am writing to share my many concerns about the proposed RV Park on State Rt. 30 and Woods Hollow Road. I have been following this project since I became aware of it in the fall of 2021 and I have attended several of the town board meetings and have had many conversations with people who live in the area who are also alarmed by the size and potential environmental and quality of life impact of this project.

First, I would like to say that the public and the permit holders on Great Sacandaga Lake have not been adequately made aware of this proposal (and others being proposed) and while the town board meetings are open to everyone, not everyone is here year round or available to attend them. One example of keeping the developments on this project shared with only a small group is this opportunity to submit these comments to the APA. Only neighbors whose properties border the proposed park were given a letter sharing that there was this opportunity to comment. If they had not been shared and posted on various FB groups, very few would have been aware of this opportunity.

I believe that every single permit holder on this lake should be made aware (and should have been given the opportunity to comment) of this development and have the opportunity to consider the implications for all who live around and/or use and enjoy the Great Sacandaga Lake.

The decision to approve this RV Park is being made by too few people in powerful positions.

2). This area is a Low Intensity Use area, is located in the Mohawk Heritage Corridor and contains important wetlands that will be disrupted/destroyed for "the construction of a dock system, general shoreline improvements to support a boat launch ramp for small boats and watercraft, and improvements to sustain a beach area."

What exactly will be done? Why is that information not included in the form?

In the "Full Environmental Assessment Form - Part 1 Project and Setting" there is no information on how they plan to protect the wetlands - showing a complete disregard for this critical habitat for the extensive wildlife that use it.

Why is this being changed from a low intensity use area? Why is preserving our wetlands not a priority? and don't we want to preserve our heritage corridors?

3). In the same document, it says that, "yes" a ZONING CHANGE is requested for this site but the following questions on the document have not been completed. There is no answer to "what is the new proposed zoning for the site." I do not believe any zoning should be changed to allow for this enormous RV Park.

Of the 277 campsites 123 will be within the Adirondack part (and close to 1/2 of the total 83.4 acres are within the park). The Adirondack Park needs to be protected from oversized developments like this that will severely alter life on the lake and pose great environmental damage and risk (inadequate septic), light and noise pollution, increased traffic on 30 and the overuse of Woods Hollow Road by cars and golf carts.

4). The \$200,000 grant awarded the developer by the state before the town approved the park and before many in the area even knew about it being proposed, is very problematic. A FOIL request was attempted to be done from the agency that issued the grant (and was followed up on by a concerned citizen) but there was no response, emails were ignored and the FOIL request was never completed. People have a right to know the details of this grant.

5). The DOH (in an email dated Feb 22nd from Donald Van Patten) stated that they have concerns with the proposed onsite wastewater system design as the current approved plans do not include a single unit septic as the DOH recommends in his email. The Code Enforcer was cc'd on this email and there was no response from him and nothing was changed. The project should not have been approved by the town without this being addressed.

Apart from all of the above mentioned, the area where this is being proposed simply is not suitable for what is being planned. If you go and physically look at the area, you will see that the water get very shallow, very early and that is not suitable for the kind of recreation being proposed there,

I am not opposed to development, thoughtful development, but we need to protect our natural environment and the irreplaceable habitats that will be destroyed.

What is the problem with really taking the time to consider all of the implications for the community and environment and to scaling back the park to something that co-exists with the environment instead of destroying it?

I believe that this project has been approved by the town of Mayfield too quickly and without the full knowledge of the community of people who live and use our beautiful lake.

Thank you for the opportunity to comment. I hope our voices are heard and that you will make the decision to reconsider approving this project..

Jane Denning

Petith, Stephanie L (APA)

From: Dorie Baum <dbaum.gsl@gmail.com>
Sent: Monday, December 5, 2022 11:12 PM
To: APA Regulatory Programs Comments
Subject: APA Project No. 2022-0008

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Dear Ariel Lynch,

The Adirondack Park is a majestic place that needs protecting. It's time to get serious about the effects of climate change. Please see this recent segment about Curt Stager [Climate change threatens wildlife and a way of life in the Adirondacks](#) on ncpr radio. It states that the climate in the Adirondacks has warmed by 3 degrees.

The seriousness of this change is very clearly explained in David Attenborough's documentary [A Life on Our Planet](#). If we don't change our ways, children born today will live in a very hostile environment.

The proposal to add 277 campsites off Woods Hollow Rd, is not environmentally friendly. Why do we need more RV parks? There are many that already exist in the area.

Even though the water front is not in the APA, the rest of the Great Sacandaga Lake is in the park. The Kenyetto Creek feeds into the lake. Adding the pollution from all these people crammed into this small space is not healthy for the creek or the lake. Removing 10 acres of forest is counter productive when it comes to controlling climate warming.

When reviewing this project, please be on the right side of history and decline this project.

Regards,
Dorothy Baum
134 Pedrick Rd

Petith, Stephanie L (APA)

From: jdwbp21@gmail.com
Sent: Tuesday, December 6, 2022 4:21 AM
To: APA Regulatory Programs Comments; Lynch, Ariel D (APA)
Cc: Michelle Kaplan
Subject: proposed campground/RV park APA PROJECT NO. 2022-0008
Attachments: DOH Email RE_ woods hollow road campground Sewage Concerns.pdf

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Dear Ms. Lynch,

This letter is to address concerns and comments regarding the proposed campground/RV park APA PROJECT NO. 2022-0008.

While growth and development are eventually inevitable, there are many concerns regarding this project, which include:

- Increased traffic above and beyond the traffic study used in application process. The study used was old, outdated and never truly performed during any months when the RV park would have been in operation. Nothing studied when there would be a holiday influx of traffic.
- Noise impact. Currently the land is wooded and creates a sound buffer from State Highway 30 and a small portion of the lake. Adding roughly 1,000-1,200 people in conjunction to cutting vegetation will severely impact the quietness and calm of Woods Hollow Road.
- Wildlife, The removal of vegetation along with adding an RV park will be detrimental to many species that call the area home. I have seen black bears, deer, red fox, egrets, bald eagles, herons and more.
- Sewage. I, along with NYS DOH (See Attachment) have concerns with the treatment of sewage onsite. They are proposing 26 small septic tanks to handle 20,500 gallons of waste a day. The perc of the soil is 1-5 minutes per inch. absorption is very fast in the area as it very sandy. I would estimate the Percolation is closer to the lower end of the 1-5 minutes. This concerns me because there is an aquafer located under the property where this is proposed, not to mention all the surrounding neighbors drinking wells. There is only one proposed freshwater well for the RV Park which could easily become contaminated with the fast Perc rate. NYS DOH stated in the attached email that they would prefer a centralized treatment facility and are not pleased with the 26 separate septic tanks. Additionally, I do not recall this email from the DOH being passed on to the planning board from the "Code Enforcement Officer " from the Town of Mayfield. As it was only sent to him and none of the planning board members nor county consultants. I don't believe this was talked about in any manner in any planning board meeting.

It looks to me that they elected tanks smaller than 1,000 gallons to **purposely avoid and oversight and permitting.**

- Air Quality, with the addition of 277 sites, there will be 277 different firepits burning wood and possibly other items throughout the day. This is a huge change from what the areas has currently and the surrounding residents air quality will be diminished. Not to mention the smells and exhaust from construction vehicles during construction of the park.

Low Intensity Area, this phrase just screams ironic to me. Currently it is Low Intensity as it is not developed. Bringing in 1200 people plus vehicles and belongings will certainly not be low intensity.

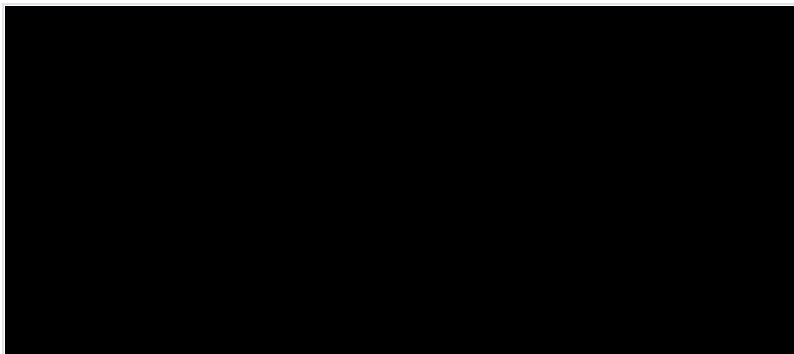
In Conclusion, while towns and individuals look to grow and expand it should be done with minimal disruption and impact to the areas it will affect. Consider the negative impacts on all the current residents, wildlife, and resources of the area before being approved. As currently proposed, this project has too many negatives and issues to be approved in my opinion. Once we give up any piece of the Adirondack Park to something like this we will never get it back to its original form. I fully am against the construction of this campground without, minimally, changes being made to address the issues above.

Thank you for your time,

Joshua Wadsworth

[191 Woods Hollow Road](#)

[Gloversville, NY 12078](#)



Google Maps

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From: [John Callaghan](#)
To: [Daniel Kiskis](#)
Cc: [Danielle Thorne](#); [Robert P. Leslie](#)
Subject: RE: woods hollow road campground
Date: Wednesday, February 02, 2022 9:38:11 AM
Attachments: [2021-05-05 Woods Hollow.pdf](#)

Thanks Dan, looping Rob also.

From: Daniel Kiskis <dkiskis@hrbrrd.ny.gov>
Sent: Wednesday, February 2, 2022 9:25 AM
To: John Callaghan <JCallaghan@hrbrrd.ny.gov>
Cc: Danielle Thorne <DThorne@hrbrrd.ny.gov>
Subject: FW: woods hollow road campground

John we received this email ...

Dan

Daniel J. Kiskis

Senior Field Assistant

Hudson River-Black River Regulating District

Sacandaga Field Office

737 Bunker Hill Road
Mayfield, NY 12117
Tel: (518) 661-5535
Fax: (518) 661-5720

dkiskis@hrbrrd.com

www.hrbrrd.com

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From: VanPatten, Donald D (HEALTH) [<mailto:donald.vanpatten@health.ny.gov>]

Sent: Wednesday, February 02, 2022 9:16 AM

To: codes@mayfieldny.org; Petith, Stephanie L (APA) <Stephanie.Petith@apa.ny.gov>; Daniel Kiskis <dkiskis@hrbrrd.ny.gov>; Danielle Thorne <DThorne@hrbrrd.ny.gov>

Cc: Nowalk, Sarah L (HEALTH) <sarah.nowalk@health.ny.gov>

Subject: woods hollow road campground

Hello, the NYS DOH Herkimer District Office is currently reviewing plans for this project. The proposed Woods Hollow Campground RV Park in the Town of Mayfield located along Sacandaga Lake. The project proposes a total of 277 sites consisting of 213 RV, 32 Glamping, 19 tent, 13 primitive sites and also includes a beach, concessions building, pool and splashpad. The park will be served by an onsite well and onsite sewage disposal systems. Attached is a copy of a site plan.

We wanted to make sure your agencies were aware of the project and to inquire whether or not they have gone through the required review process with each of your agencies, including SEQR?

In addition, the NYS DOH has concerns with the proposed onsite wastewater system design in that they have planned for 26 individual onsite septic systems each designed with a wastewater design capacity of less than 1,000 gallons per day with a total wastewater flow from the project area of 21,228 gallons per day. They do not currently require a NYS DEC SPDES permit as DEC does not have jurisdiction of wastewater systems under 1,000 gallons per day, regardless of the total wastewater discharge outfall from numerous small systems.

Considering the very fast percolation rates on this site of 1-5 minutes per inch, the number of onsite drinking water wells in the area including the one for this project, and that this is an environmentally sensitive area as it is close to the lake and has designated wetlands within the project area, the NYS DOH would prefer a centralized wastewater treatment system in lieu of numerous onsite systems.

Before moving forward we wanted to touch base with the other agencies having jurisdiction to see if you are similarly concerned with the wastewater system design, and to see where the project stands with your agencies and if you may have other concerns as well.

I can be reached at 315-866-6879 if you'd prefer to call me to discuss.

Thanks

Don

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: lauri@bermudez5.com
Subject: APA Project 2022-0008 Public Comments
Date: Thursday, December 8, 2022 9:55:26 PM

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Please copy "2022-0008, Lauri Bermudez, lauri@bermudez5.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Lauri Bermudez
Email from: lauri@bermudez5.com
Address: 247 N second Ave Broadalbin NY 12025
Re: Agency Project 2022-0008, Lane Winney

My Comments:

The idea of putting nearly 300 campsites at this location is outrageous. We own a residence on the lake opposite the proposed location and the addition of the resort would have a huge impact on the lake traffic which is already over trafficked at this part of the lake.

The lake narrows and ends and the channel is very narrow. Over the last couple of years the boat congestion has increased, there are regularly 15-30 boats that are tethered together, people partying on boats and all of it largely unchecked. There are no patrols to ensure safety (other than on some holidays) and there is continual damage done to our shores. The high number of boats and water craft do not adhere to the no wake zone in this narrow area of the lake and boats and jet skis regularly go through at full speed causing not only erosion to the banks but also creating safety hazards.

Why someone would think it's ok to approve adding 300 campsites to this end of the lake would only be done by people that don't have an actual knowledge of the lake, the traffic, and the current issues with this area.

From: [REBECCA FLORES](#)
To: [APA Regulatory Programs Comments](#)
Subject: APA Project No. 2022-0008
Date: Thursday, December 8, 2022 12:22:04 PM

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I am a homeowner on the lower part of the Great Sacandaga Lake across from Lakeside Tavern. I am very disturbed and dismayed that an organization that was created for the preservation and well being of the Adirondack Park would be considering allowing this project to go through.

This part of the lake has always been a sanctuary for birds and other wildlife of the lake and is crucial to keep the wildlife here on the lake and in the park healthy and well and here! The destruction that has already taken place on the proposed site has already caused a reduction in the number and variety of water fowl that we have seen this year compared to previous years.

The creek and lake are also very very shallow where the site is proposed. It is a very narrow channel and very narrow waterway from the proposed site out to the main part of the lake. Over the years, with the increase interest in the lake and especially our part of the lake when the water is high and the lake is choppy, we have see our shore eroded away. Not only is there increased traffic already but there is no regard to the speed that is supposed to be observed when 100 feet from shore. Having a resort with a marina is UNTHINKABLE in this part of the lake.

There is no benefit to the park, the land, waterway or wildlife in allowing this project to go through. I oppose trading the good of the environment for more money for the county. After all, it is the environment that brings people to this area and with its over exploitation and destruction, what will the county be left with?

Sincerely,

Rebecca Flores

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: toddjohn2@hotmail.com
Subject: APA Project 2022-0008 Public Comments
Date: Thursday, December 8, 2022 1:30:38 PM

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Please copy "2022-0008, Todd Lorenc, toddjohn2@hotmail.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Todd Lorenc
Email from: toddjohn2@hotmail.com
Address: 62 Goode St Burnt Hills NY 12027
Re: Agency Project 2022-0008, Lane Winney

My Comments:

I support this project.

I spent my summers at a camp on Woods Hollow Rd, in fact my parents still own the camp. I am also an RV owner. I can definitely see both sides of the issue. However, it can be done right to alleviate the residents' concerns and by the sounds of the concessions made by the developer, they are doing just that. My biggest concern was the traffic on Woods Hollow proper, which I'm glad to see they've mitigated by making the entrance on 30. I would also suggest lengthy turning lanes on both sides of the road on 30 to help with any backups getting into the campground.

The lake could use more campgrounds and the tourist money it would bring. I look forward to camping there and maybe even becoming a seasonal.

Thank you.

Todd Lorenc

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Rebsveros@aol.com
Subject: APA Project 2022-0008 Public Comments
Date: Thursday, December 8, 2022 5:14:33 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 RPcomments@apa.ny.gov.
Please copy "2022-0008, Larry Ontiveros, Rebsveros@aol.com" into your message for our reference.

Attn: Ariel Lynch
Comments from: Larry Ontiveros
Email from: Rebsveros@aol.com
Address:
Re: Agency Project 2022-0008, Lane Winney

My Comments:

There is no benefit to the park, the land, waterway or wildlife in allowing this project to go through. After all, it is the environment that brings people to this area and with its over exploitation and destruction. I am a homeowner on the lower part of the Great Sacandaga Lake near Lakeside Tavern. I am very disturbed and dismayed that an organization that was created for the preservation and well being of the Adirondack Park would be considering allowing this project to go through. Over the years, with the increase interest in the lake and especially in our part of the lake there has been a heavy increase in boat traffic which has caused our shore line to be eroded away and trees near us to fall into the lake. Not only is there increased traffic already but there is no regard to the speed that is supposed to be observed when 100 feet from shore. The quality of life on our part of the lake has taken a downturn because of it and adding a resort with a marina in this part of the lake is untenable.

From: [Jessica Grant](#)
To: [Lynch, Ariel D \(APA\)](#)
Cc: [APA Regulatory Programs Comments](#); [Cooper, Christopher \(APA\)](#); [Jackie Bowen](#)
Subject: Adirondack Council's Comments for 2022-0008
Date: Thursday, December 8, 2022 2:14:07 PM
Attachments: [Outlook-zr3xxksd.png](#)
[Outlook-yhgaleam.png](#)
[APA Lane Winney Campground & RV Park, 2022-0008_Final.pdf](#)

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Hi Ariel,

Attached are the Adirondack Council's comments for Lane Winney Campground & RV Park, 2022-0008. Please let me know if you have any issues opening the document.

Thank you for your time,
Jess

Jess Grant (she/her)
Conservation Associate

o: 518.873.2240 ext. 100 | c: 518.419.2694

jgrant@adirondackcouncil.org | www.AdirondackCouncil.org

103 Hand Ave., #3 | PO Box D-2 | Elizabethtown, NY 12932



 [Book time to meet with me](#)



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AIR AND WILDLANDS



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December 8, 2022

Ariel Lynch
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977
(Via Electronic Submission)

RE: Adirondack Council has Concerns with Lane Winney Campground & RV Park, 2022-0008

Dear Ariel,

On behalf of the Adirondack Council, we'd like to thank you for the opportunity to provide comments on the Lane Winney Campground & RV Park, 2022-0008. The proposed development of a 277-site campground, whereby 123 sites will be located partially or wholly in the Adirondack Park in a Low Intensity Use area raises some concerns for the Adirondack Council. Given the nearly 40-acres of Adirondack Park land (out of 83-acres of the total project site that straddles the Blue Line) will be developed, the Adirondack Park Agency (APA) and applicant should treat this as a subdivision project.

According to Section 802(10) of the APA Act, a campground "means any area designed for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes or similar facility designed for temporary shelter." In addition, Agency guidance notes the following:

A recreational vehicle or trailer (collectively "RVs") occupying an individual site within a campground is considered "readily moveable," when it:

1. possesses wheels;
2. does not have any attached structural additions, such as a porch, deck, or stairs;
3. is currently registered and inspected by the Department of Motor Vehicles; and
4. is disconnected from all water, sewer, and electric hook-ups when the campground is not in operation.

In the Adirondack Park, there are a number of non-state operated campgrounds where RVs contain structural additions and remain connected to infrastructure. It is an enforcement issue that's simply too great for the Agency. With the development of such a large campground, we fear this project will be subject to the same fate. Furthermore, the Council is concerned that the Agency is, in essence, approving a subdivision project without going through the requisite environmental review of such a project.



The Council also has concerns with the 15-day public comment period. With a 1,500+ page project file, demonstrable public interest in this project, and a federal holiday held within the comment period, the Agency should have kept the project open for public comment longer than 15 days to allow for a full and robust public review process.

In addition to the concerns expressed above, we share and reiterate other comments below:

1. Degree of Development on Low-Intensity Use Land: 123 (partially or wholly) of the 277 sites are proposed within the Adirondack Park boundary on Low-Intensity Use (LIU) lands, on which campgrounds are a secondary-use. In addition to the 123 sites, five structures are proposed, totaling 14,652 square feet on LIU classified land. In this instance, principal buildings are calculated as greater than 300 square feet, therefore the “glamping” platforms (between 320 and 590 square feet) as proposed will be considered principal buildings of which 20 will be on the 39.5 acres (excluding the National Grid right of way) within the Adirondack Park boundary. The applicant may choose to reduce the footprint of some of these glamping sites in order to make them count as 1/10 of a principal building (less than 300 square feet). We urge you to look beyond the 300 square foot threshold and to consider the cumulative impacts of this level of development on LIU lands.
2. Traffic: Utilizing the data provided by the Traffic Study (“the study”) in the applicant’s materials, it is estimated that the proposed campground would increase peak traffic on Route 30 and Woods Hollow Road between 13.6% and 16.3% on weekdays in 2025 and up to 26.8% on Sunday mornings in 2025. This is concerning as Route 30 does not have a turning lane for Woods Hollow Road and while the posted speed on State Route 30 is 55 mph, the 85th percentile speed— as outlined in the study— is 60 mph. While the study considers passenger vehicles and their ability to absorb a 10-second delay for an RV turning onto Route 30, the study does not address the ability of a single-unit truck to safely brake and recover speed in the same span of time at 60 mph. Moreover, the low volume of vehicles on Woods Hollow Road did not meet the sample size requirements for the speed study portion of the Traffic Study, further evidencing the sharp uptick of traffic on Woods Hollow Road that will occur with a campground presence.
3. Stream and Wetlands Impacts: The project site contains 9.1 +/- acres of wetlands, 252 +/- feet along Kenneyto Creek, and 1.4 +/- acres of open water on Great Sacandaga Lake. 4.35 +/- acres of “wetland A,” as described in the wetland delineation report, are within the Adirondack Park and subject to APA regulation. Unfortunately, a site visit was not performed as development is not proposed directly on the wetland. Wetland A, however, is listed as a catchment for runoff from both the construction site and in the SWPPP during 100-year 24-hour storm events. A site visit to confirm the accuracy of the wetland delineation boundary— particularly since several campsites are within the 100-foot buffer — is warranted.
4. Impervious Surfaces: The campground proposes creating 20.4 acres of impervious surfaces. While not all of these surfaces are within the Adirondack Park boundary, the Hudson River watershed will certainly face impacts from stormwater runoff which will only increase in intensity and frequency due to climate change. We encourage the APA to consider stormwater

impacts beyond the 100-year SWPPP requirements that rely on outdated FEMA maps and to heavily weight climate change factors when reviewing permit applications.

5. Tree Cutting: The APA opened an investigation (enforcement file no. E2021-128) into potentially unpermitted tree cutting on the applicant's property. A site visit was not conducted before the file was closed. A site visit should have been performed irrespective of the applicant's mining permit renewal given the scope of this development. The applicant owns another campground, Dun Loggin Campground, which has a history of unpermitted activity, which seems enough cause for concern to warrant a site visit to ensure that unpermitted tree cutting is not occurring in advance of permit 2022-0008 issuance or denial.
6. Beach Permit from Hudson River Black River Regulating District (HRBRRD): The Lane Winney Campground & RV Park will require a permit from Hudson River Black River Regulating District (HRBRRD) for a commercial beach along the shoreline of Great Sacandaga Lake for up to 24 dock slips. The application materials for this are either not available or were not supplied in our FOIL request for this project.

In conclusion, the development of a 277-site campground, with about half of the development within the Adirondack Park, should be treated like a subdivision given the degree of infrastructure and acreage within Low Intensity Use that will be impacted. Stronger environmental review is needed. In addition, the Agency should consider extending the comment period given the scale of this project and the inclusion of a federal holiday within the comment period. Smaller projects have received more time. Thank you for reviewing our comments and responding to our concerns.

Sincerely,



Jackie Bowen
Director of Conservation



Jess Grant
Conservation Associate