



**December 9, 2022**

**Ms. Ariel Lynch** ([ariel.lynych@apa.ny.gov](mailto:ariel.lynych@apa.ny.gov))  
Environmental Program Specialist 2

**Sent Via Email Only**

Adirondack Park Agency  
PO Box 99  
1133 NYS Route 86  
Ray Brook NY 12977



Regarding: Woods Hollow RV Park  
APA Project Number 2022-0008

**Dear Ms. Lynch:**

The Environmental Design Partnership, LLP (EDP) represents the Applicant, Lane Winney, in the pursuit of the necessary approvals for the Woods Hollow RV Park Project. EDP has reviewed comments received by the APA during the public comment period. Most, if not all, of the comments relate to issues that were discussed during the Site Plan and Special Use Permit review and approval process with the Town of Mayfield Planning Board. The Application for Site Plan Review and Special Use Permit was first presented to the Mayfield Planning Board in February 2021 with the Site Plan and Special Use Permit approved 16 months later in June 2022 after numerous meetings with the Planning Board during which the Planning Board received public comments, substantially similar to the comments submitted to the APA. Over the lengthy approval process the Site Plan was revised and site-specific special studies were commissioned to address comments of the Planning Board and public to ensure Project impacts were adequately mitigated.

The site-specific special studies prepared for the Project included a detailed traffic study, updated to include traffic information collected over the July 4th holiday, and a water supply evaluation report confirming the Project would not impact neighboring groundwater wells. In addition to these studies, the Applicant provided a written response to each and every comment received from Braymer Law, PLLC and Sterling Environmental Engineering, PC, attorneys and engineers respectively, hired by a group of neighbors opposed to the Project. SEQRA related impacts were thoroughly evaluated by the Planning Board as evidenced by the SEQR Part 2 Analysis prepared in support of the Full EAF Part 2 – Identification of Potential Project Impacts. The Planning Board ultimately issued a Negative SEQRA Declaration with a reasoned elaboration after taking a hard look at the Project and associated components.

The most common concerns, conveyed by comments received by the APA during the public comment period, are related to traffic, size of the Project and environmental impacts. As noted above, these concerns were addressed during the local Planning Board review process; however, for your convenience, we offer the following recap of these concerns and how the concerns were addressed during the local Planning Board review process.

### **Traffic**

The Project, as originally proposed, included two site access points from Woods Hollow Road with no access directly from State Route 30. The Applicant strongly preferred this configuration as it provided more of a rural campground feel the Applicant desired rather than direct exposure of the main entrance along State Route 30. Despite a traffic study that suggested the Woods Hollow Road configuration would have minimal impact, after listening to concerns voiced by the neighbors along Woods Hollow Road, the Applicant agreed to eliminate both entrances from Woods Hollow Road in favor of two entrances along State Route 30.

A gated and keyed (for emergency services only) emergency services access point remains along Woods Hollow Road as requested by the local volunteer fire department. At this location there is also a 'dry' fire hydrant and underground holding tank, located outside the gated entrance, providing the local volunteer fire department with access to a firefighting water source for the campground and surrounding neighborhood.

The site entrances along State Route 30 must be reviewed and approved by the NYS Department of Transportation (NYSDOT). The NYSDOT review and approval process is underway with the Applicant having updated the traffic study to include traffic counts over the 2022 July 4th holiday weekend as requested by NYSDOT.

A common misconception related to the flow of traffic associated with the campground is that there will be 'transient' RV traffic throughout the season in and out of the campground. The RV sites, 213 of the 277 total number of sites, are proposed to be seasonal meaning that, for the most part, RV's will remain in place throughout the season with routine traffic in and out of the campground consisting of passenger vehicles only.

### **Project Size**

A number of comments received relate to the overall size of the Project directly suggesting or implying that it should be reduced in size. While the overall number of sites is substantial at 277, it is not out of character with other campgrounds in the area and is, in fact, significantly less dense than what local zoning allows. The relatively recently adopted (2017) Town of Mayfield local zoning code allows a density of 12 sites per gross acre or roughly 960 sites for the 80 +/- acre parcel. The proposed Project, with 277 sites, is less than 30% of the allowable density at 3.5 sites per acre. This is significantly less dense than the nearby Sunset Bay RV Park at a density of roughly 10.5 sites per acre (299 sites on 28.7 acres) and only slightly denser than the State campground in Northampton at a density of approximately 2.8 sites per effective acre.

### **Other Environmental Impacts**

Several comments received cite environmental concerns related to the Project. As noted above, the Town of Mayfield Planning Board completed a thorough SEQRA review process ultimately determining that the Project would not have a significant adverse environmental impact after careful review of the Project record. The Project record evaluated to make this determination included information related to the potential Project impact, or lack thereof, on all items included within Part 1 and thereafter, Part 2 of the SEQRA Full Environmental Assessment Form.

On behalf of the Applicant, we respectfully request that the APA complete a thorough review of the Project record in considering the application for Commercial Use. We are confident that upon reviewing the information provided, the application for the proposed campground will be approved. Please do not hesitate to contact me with any questions or if you require additional information.

Sincerely,



**Travis Mitchell, P.E., Partner**  
Environmental Design Partnership

cc: Lane Winney