



PERMIT WRITING FORM – P2022-0008

Assigned EPS: ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

APPLICANT

Project Sponsor(s): Lane Winney
Landowner(s): Lane Winney and Jamie Winney; Niagara Mohawk Power Corporation
Authorized Representative: Travis Mitchell (Environmental Design Partnership)

PROJECT SITE

Town/Village: Mayfield County: Fulton
Road and/or Water Body: NY State Route 30 and Woods Hollow Road
Tax Map #(s): Portions of TM #s 137.-4-55, 137.-4-52, 137.-4-54.11, and 136.-5-12 within Adk Park
Deed Ref: Instrument Numbers 2019-54458 and 2019-54459 (Winney) and Book 455 at Page 429 (Niagara Mohawk Power Corporation)

Land Use Area(s): H MIU LIU RU RM IU

Project Site Size: 39.5± acres

- Same as Tax Map #(s) identified above
- Only the H MIU LIU RU RM IU portion of the Tax Map #(s) identified above
- Other (describe): Only the portion of the TM#s within the Adirondack Park

Lawfully Created? Y N Pre-existing subdivision: ---

River Area: Y N If Yes: Wild - Scenic - Recreational Name of River: ---

CEAs (include all): Wetland - Fed Hwy - State Hwy - State Land - Elevation - Study River

PROJECT DESCRIPTION

Construction of a new campground partially located in the Adirondack Park. Of the 277 campsites, 123 are located wholly or partially in the Adirondack Park. These 123 campsites include 90 recreational vehicle (RV), 20 glamping, and 13 primitive sites. Related development within the Adirondack Park includes campground access (described below), three bathhouse facilities, office/check-in building, maintenance/mechanical building, playground area, on-site water supply and wastewater systems, stormwater management practices, utilities, fencing and tree/shrub planting. Access to Great Sacandaga Lake and additional campground amenities are proposed outside the Adirondack Park. The project also involves construction of a main entrance to/from the Park boundary near State Route 30, gated passenger vehicle access to/from the Park boundary near State Route 30, and gated EMS access to/from Woods Hollow Road. One internal campground road within the Adirondack Park is proposed to cross tax map parcel 136.-5-12, owned by the Niagara Mohawk Power Corporation (National Grid).

JURISDICTION (including legal citation)

APA Act Section 810(2)(b)(12) new campground (RV and primitive sites) in Low Intensity Use
APA Act Section 810(2)(b)(9) tourist accommodation (glamping sites) in Low Intensity Use

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

none

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none

Water Body Name: **Kennyetto Creek**

Length of Existing Shoreline (feet): **+/- 325 feet**

Minimum Lot Width: **125 feet**

Structure Setback (APA Act): **75 feet**

Structure Setback (River Regs): **NA**

MHWM determ: Y N

Meets standard: Y N

Meets standard: Y N

Meets standard: Y N

Y N Cutting proposed within 6 ft of MHWM?

If Yes, < 30% vegetation? Y N

Y N Cutting proposed within 35 ft of MHWM?

If Yes, < 30% trees 6" dbh? Y N

Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction) **NA**

Non-Navigable Streams in proximity to development

Check if none

Permanent Stream

Intermittent Stream

Classified? Y

N

[DEC Environmental Resource Mapper](#) stream classification: **---**

Wetlands

Y N Jurisdictional wetland on property, or

Y N Wetlands are a basis of development jurisdiction If Yes, RASS biologist consulted

→ If Y, covertype: **---**

→ If Y, value rating: **---**

Y N Draining, dredging, excavation of wetland

Area of wetland loss: **---** Permanent? Y N

Y N Fill/structure in wetlands

Fill/structure area: **---**

Y N Shading of wetland

Area of shading: **---**

Y N Clearcutting >3 acres of wetland *RASS forester consulted

Clearcut area: **---**

Y N Untreated stormwater discharge into wetland

Y N Pollution discharge into wetland

Pollution type: **---**

Y N Pesticide/Herbicide application in wetland

Pollution type: **---**

The application includes a 54-page report titled "Wetland Delineation Report, Lands of Woods Hollow Mining Company," prepared by Environmental Design Partnership, LLP and dated July 21, 2022.

Ecological / Wildlife

Y N Natural Heritage Sites/listed species or habitat present, including bat

1912 occurrence of threatened vascular plant limited to wetland habitats only

Y N Forest management plan existing or proposed If Yes, RASS forestry analyst consulted

Y N Biological Survey required by RASS Biologist 2 or Supervisor If Yes, completed

Special Districts

Y N Agricultural District

Slopes RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%
Existing slope range: generally 0 – 15%, except for +/-44% slopes above the wetland south of the main entrance and +/-72% slopes above a former sand pit north of the main entrance (no development proposed on these steep slopes) Building area(s) if authorizing development: 0 – 15%

Soils

Y N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A
 If Yes, soil data information determined or approved by RASS soil analyst?
NRCS Mapped Soil Series or Other Comments: Windsor loamy sand, excessively drained

Stormwater

Y N Greater than 1 acre disturbance, or
Y N Proposed ground disturbance < 100 feet from wetlands
 If Yes, stormwater management reviewed and approved by RASS engineer
Setback to wetlands: 28 feet

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested
Adjoining Land Uses / State Land: at Adirondack Park boundary to west, south, and east; residential uses along Woods Hollow Rd to the north

Is nearby development visible from road? Y N

→ If Y, name road and describe visible development: Some residences within the Adirondack Park are visible from Woods Hollow Road. Near the project site (within 1/2 mile), but just outside the Adirondack Park, there is the Lakeside Tavern & Marina, Doug's Auto Advantage (used car dealer), Adirondack Animal Land, and apartments.

Additional Existing Development (ex: dam on site, etc.): unpaved access road from NY State Route 30

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Archeologically Sensitive Area, according to OPRHP	<input type="checkbox"/> If Yes, APA APO consulted
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Structures > 50 years old on or visible from site	<input checked="" type="checkbox"/> If Yes, APA AHPO consulted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Within Lake George Park	<input type="checkbox"/> If Yes, LGPC consulted / application submitted
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Public water supply	<input checked="" type="checkbox"/> If Yes, DEC / DOH application submitted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Greater than 1,000 gpd wastewater	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Disturbing bed or bank of water body	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Creating 5 or more lots less than 5 acres each	<input type="checkbox"/> If Yes, DOH application submitted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Army Corps involvement	<input type="checkbox"/> If Yes, ACOE consulted
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Agency-approved Local Land Use Program	<input type="checkbox"/> If Yes, Town/Village consulted

The Fulton County Planning Board reviewed the proposed project pursuant to General Municipal Law 239-m and recommended approval at their November 16, 2021 meeting with the stipulation that all

RV traffic enter and exit the project site along NY State Route 30 and that a mixture of spruce and maple species be used for the Landscaping Plan and plantings along NY State Route 30 and Woods Hollow Road.

At its June 15, 2022 meeting, the Town of Mayfield Planning Board authorized the filing of a negative declaration under SEQR and approved a Special Permit for the project.

An initial application was made to the NYS Department of Health (DOH) on December 8, 2021 with supplemental information provided on March 21, 2022. Updated plans, the same as received by the Agency, and response to prior comments were submitted to NYSDOH on September 28, 2022 (electronically) and October 27, 2022 (hard copy). The applicant is waiting for further review comments from NYSDOH.

In a letter dated July 23, 2022, the NYS Department of Environmental Conservation (DEC) confirmed it has no Article 24 jurisdiction. The Stormwater Pollution Prevention Plan requires a SPDES permit from the NYSDEC. The NYSDEC advised the applicant to submit an application to revise the mine reclamation plan for the sand and gravel mine on lands adjoining the project site and outside the Adirondack Park, to be consistent with the proposed campground use.

An application for Initial Proposed Review was made to the NYS Department of Transportation (DOT) on March 9, 2022. NYSDOT is in agreement with the "Traffic Impact Study Technical Report," prepared by OSPA Engineering Services, PC, and updated October 2022 to include trip counts completed of the July 4 weekend. The applicant is in the process of preparing a formal design review submission for improvements within the NYSDOT right of way.

An application for Third Party Occupation Agreement with National Grid (Niagara Mohawk Power Corporation, NMPC) for roadway and utility crossings of the existing NMPC power corridor was submitted to National Grid on July 21, 2022. The permanent crossing of the National Grid corridor requires Section 70 approval from the Public Service Commission.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: ---

Deed Covenant

Non-building lot being created? Y N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: ---

Easement

Easement proposed or required? Y N

If Y, consult with Legal for conditions. Justification: The permanent crossing of the National Grid corridor requires Section 70 approval from the Public Service Commission.

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? Y N

→ If Y: Structure height limit and justification: 35 feet - to align with Town Code and to minimize any off-site visual impacts

Structure footprint limit and justification: As proposed in the permit application (three 1500 SF bathroom buildings, one 1152 SF office/check-in building, and one 900 SF mechanical building/pumphouse) to align with the plans for vegetation removal and stormwater management practices

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? Y N

→ Review of future development required? Y N

→ If Y, justification: ---

Guest Cottages (if authorizing a dwelling) NA, no dwelling

Proposed and reviewed? Y N

If N, guest cottages potentially allowed? Y N

→ Justification for any conditions: ---

Boathouses (if project site contains shoreline) NA, shoreline outside Adirondack Park

Proposed and reviewed? Y N

If N, boathouses potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Docks (if project site contains shoreline) NA, shoreline outside Adirondack Park

Proposed and reviewed? Y N

If N, docks potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

If color condition required, justification: The color condition applies to the bathhouse buildings, because they are the buildings closest to neighboring property within the Adirondack Park, with potential visibility.

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? Y N

Indiana Bat habitat indicated on Lookup? Y N

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

within --- feet of limits of clearing

within --- feet of road

within ---- feet of river/lake/etc

within --- feet of wetlands

Other: Exception granted for selective clearing shown on the Clearing Exhibit for individual campsites

OR on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

- Cutting of all vegetation prohibited
- Cutting of trees of --- diameter dbh prohibited
- Other: cutting of trees and shrubs

Justification: Trees and shrubs outside the limits of clearing are needed to provide visual screening, mitigate noise, and stabilize soils

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: As depicted on Sheet 14 of the Project Plans

Justification: To provide visual screening and mitigate noise at the project site's perimeter

Density (may be different for each subdivision lot)

Located in Town with ALLUP? Y N

(If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? Y N

If N and N, list existing PBs, including whether they are pre-existing/year built: none

Mathematically available # of new PBs (in addition to existing or replacement): 12

Extinguishing PBs? Y N If Y, number: ---

Wastewater (if authorizing construction of a new PB without further review)

Municipal system connection approved? Y N

Community system connection approved by RASS? Y N

Proposed on-site system designed by engineer and approved by RASS? Y N

If N, has RASS field-verified location for conventional standard trench system? Y N

If N, has RASS field-verified location for conventional shallow trench system? Y N

Suitable 100% replacement area confirmed for existing / proposed system? Y N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: Protection of wetland and water quality post-development

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: Protection of wetland and water quality during development

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: NA, no subdivision

Justification: ---

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: Conditions require vegetation retention and planting

Additional Site / Project-Specific Concerns / Conditions Needed

The campground shall only operate from April to November.

All recreational vehicles or trailers on the project site shall be readily moveable.

Fencing shall be installed in the location shown and as depicted on the Project Plans. The woven-wire fence shall be installed a minimum of 3 inches above the ground and with the largest wire gaps (8 inches tall) on the bottom.

Standard condition for invasive species spread prevention.

Justification: April to November campground operation was proposed and reviewed.

The RVs and trailers need to remain readily moveable to fit the APA Act's definition of a campground, which specifies transient occupancy and temporary shelter, and because permanent hook-ups/structures/use of RVs and trailers was not proposed or reviewed.

Fencing installed along shared property lines will help campground guests to recognize and respect the limits of the campground. Fencing type and gaps will allow for wildlife passage.

Standard condition will help to prevent the spread of invasive species.

Y N **Public comments received** If Yes, #: 52 as of December 7, 2022

Y N **Applicant submitted response (notes, if any)** The applicant plans to submit a response after the December 8th close of the comment period.

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2022-0008

If a subdivision: Lot #project site (39.5± acres + crossing of National Grid corridor)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

Check if portions or all below are NJ

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes

1 PB for each glamping tent structure involving 300 square feet or more of floor space
1/10 PB for each glamping tent structure involving less than 300 square feet of floor space
Each glamping tent structure to be a tent on a wood deck platform

Have necessary density? Y* N *for maximum 12 PBs (e.g., 11 large and 9 small glamping tents)

remaining potential principal buildings = depends on size of glamping tents from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
3 bathroom buildings	1500 SF each	25 ft max	< 15%
1 office/check-in building	1152 SF	40 ft max	< 15%
1 mechanical building/pumphouse	900 SF	32 ft max	< 15%

ACCESS

*Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile

Driveway is existing / proposed Length: 350 ft to check-in building Width: 20 ft two-way road / 12 ft one-way road

Sight distance evaluated? Y N Slopes: < 15%

Need Clearing/Grading? Y N Comments: Main entrance and key-card entrance begin outside Adirondack Park on NY State Route 30, will be reviewed by NYSDOT; third entrance for EMS will be off Woods Hollow Rd inside the Adirondack Park (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N
Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) **Woods Hollow Rd**
Y N Existing topography / vegetation will screen, if retained
Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

Individual on-site Municipal Community
Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
Y N Suitable 100% replacement area identified?
 Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

Individual on-site Municipal
Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?
Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site? Y N Overhead Underground
Available at road? Y N Overhead Underground
Proposed for site? Y N Overhead Underground