



**Adirondack
Park Agency**

Lane Winney

P2022-0008

December 13, 2022

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Public Comment
- Review by Others
- Staff Recommendation
- Q & A

Jurisdiction

- APA Act § 809
 - Class B Regional Project
 - New campground in Low Intensity Use
 - RV and primitive sites
 - New tourist accommodation in Low Intensity Use
 - Glamping sites

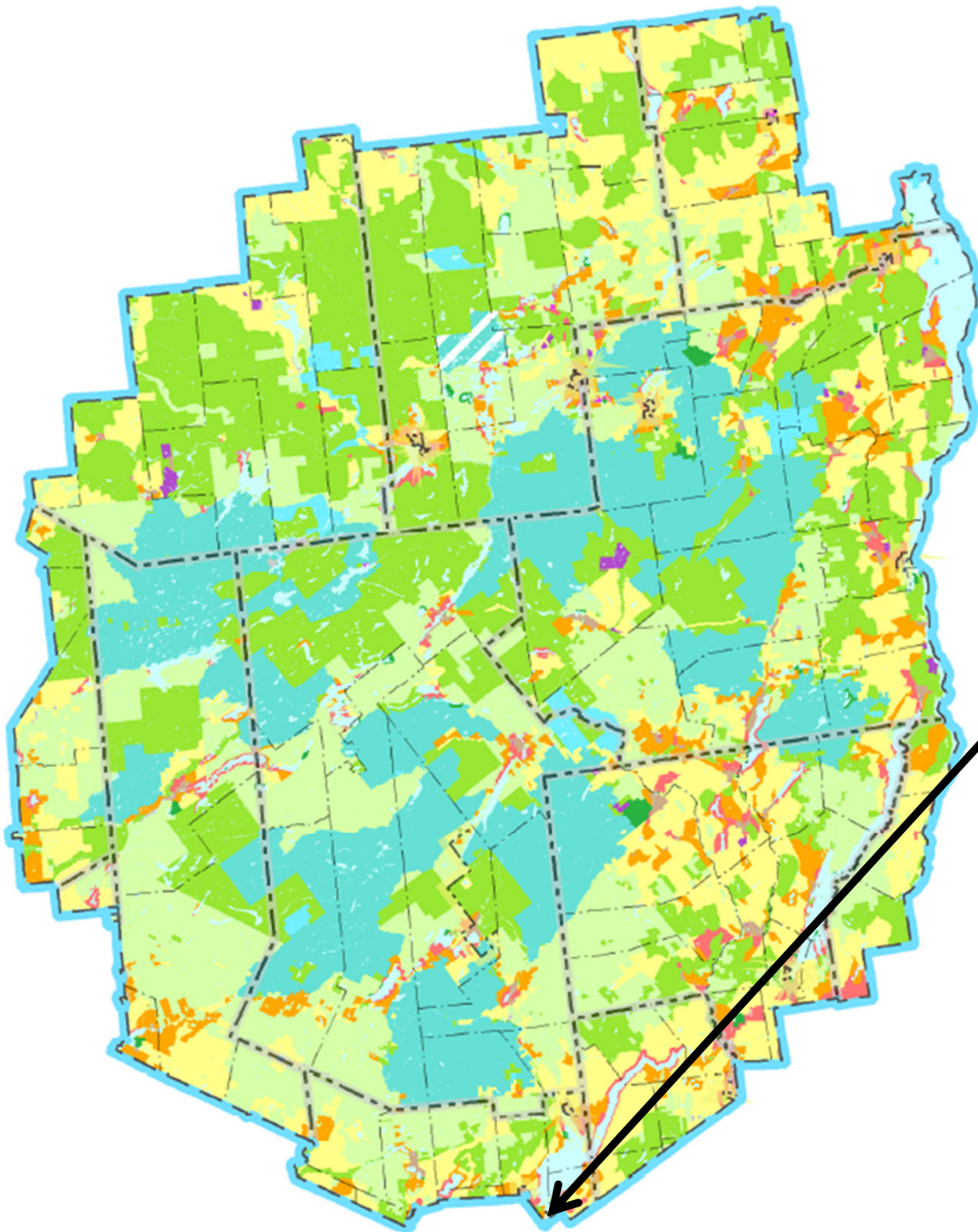
Conclusions of Law

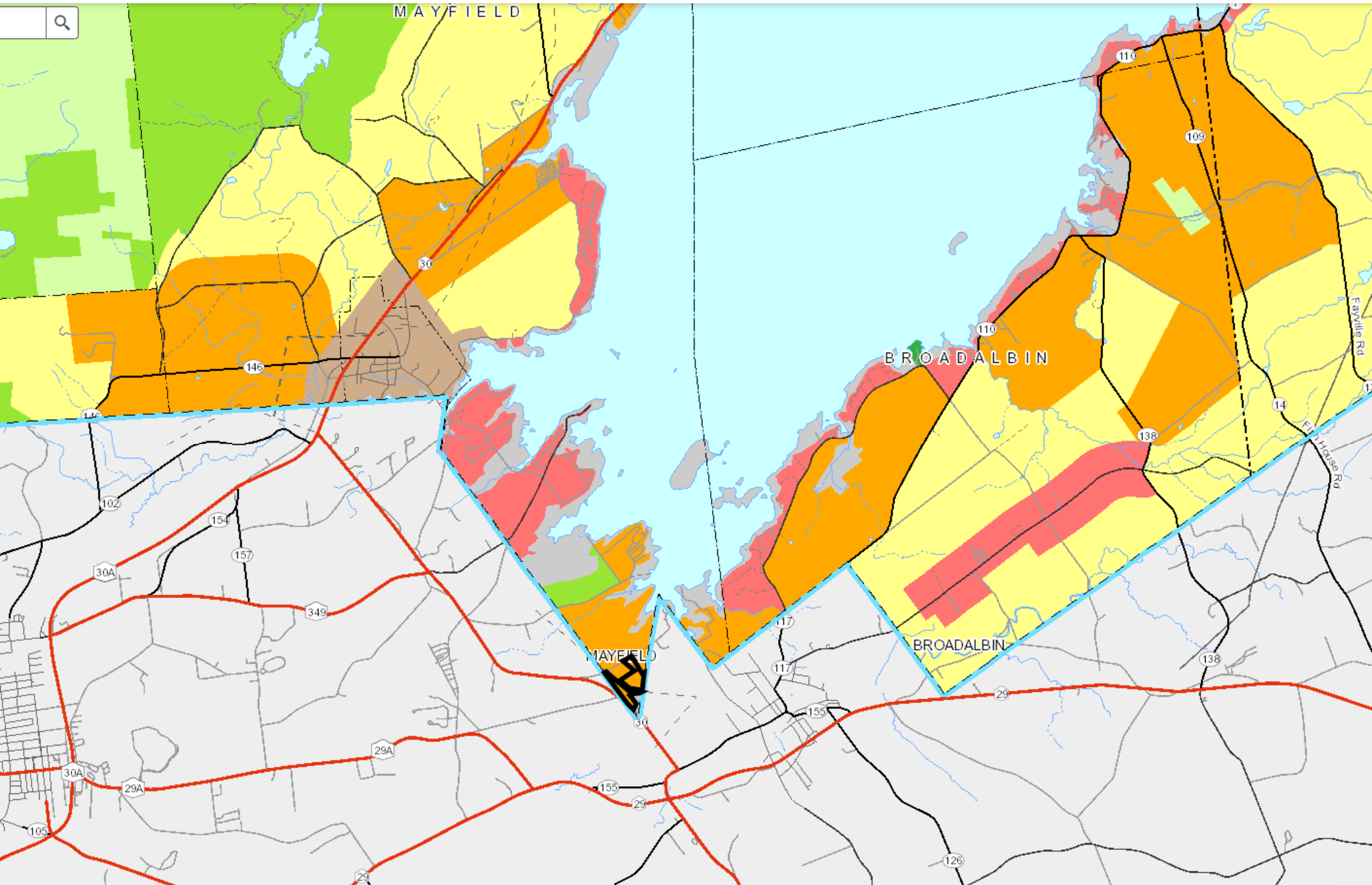
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

Project Location

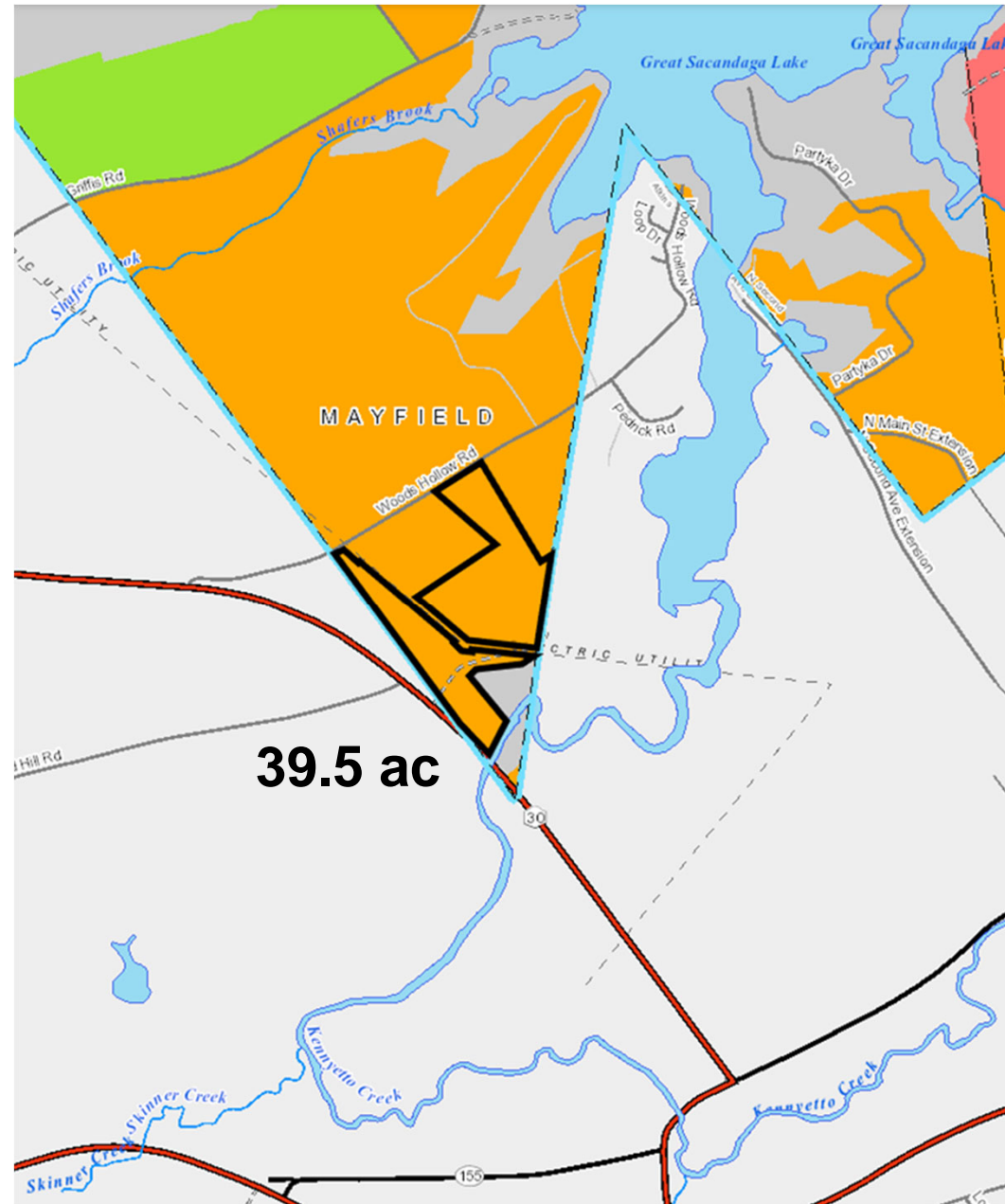
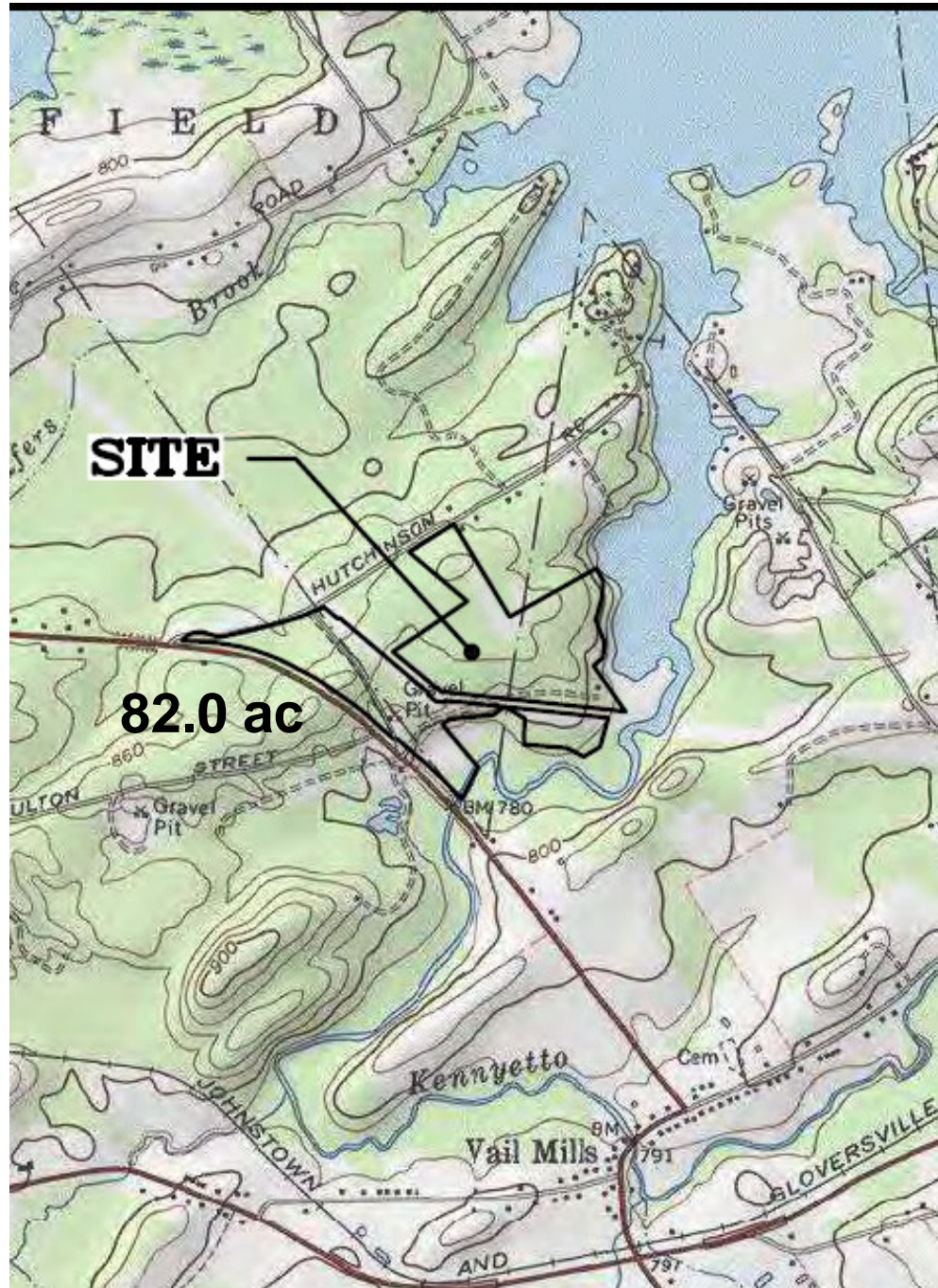
Project Location

Town of Mayfield
Fulton County

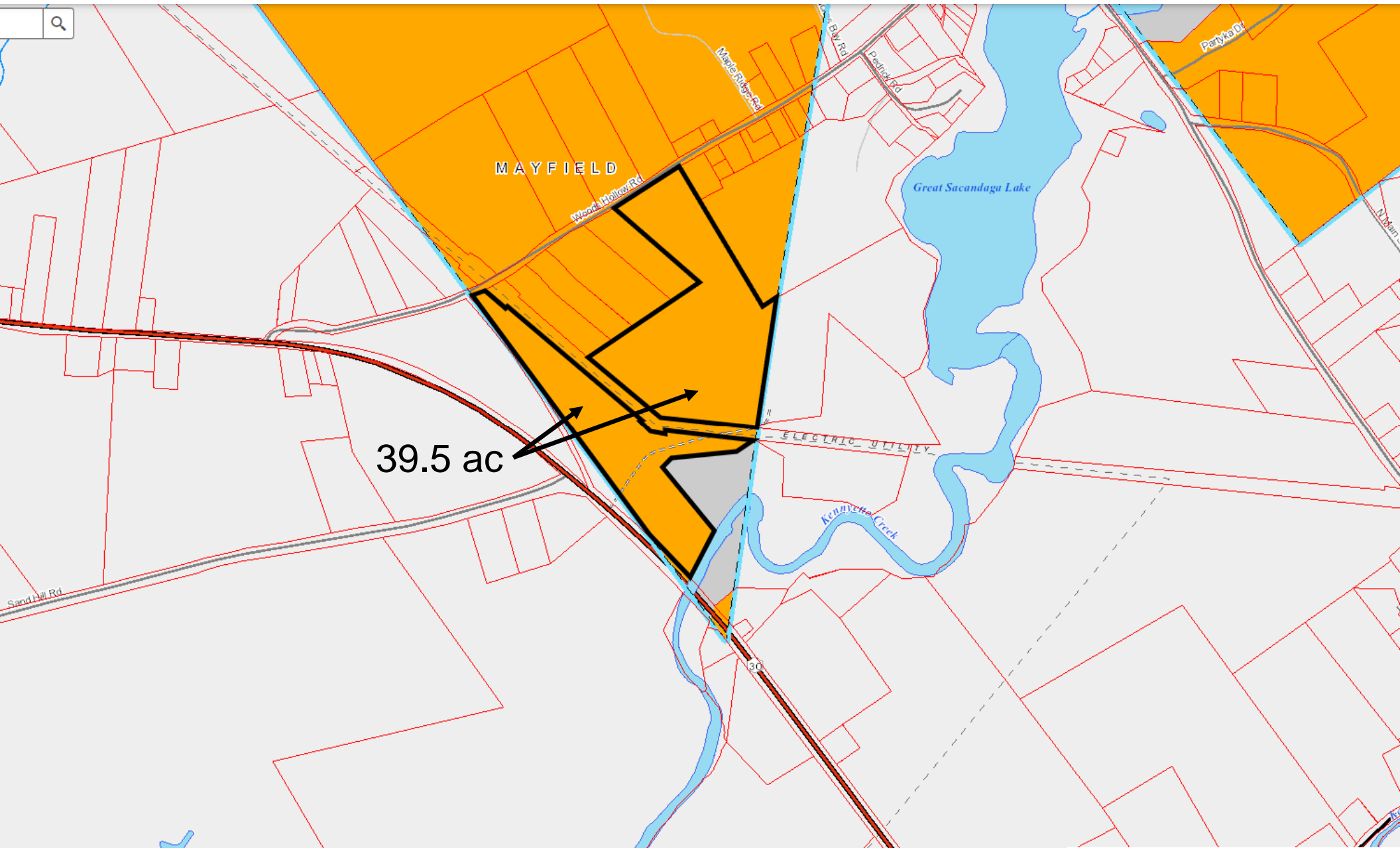




APA Project Site: within Adirondack Park

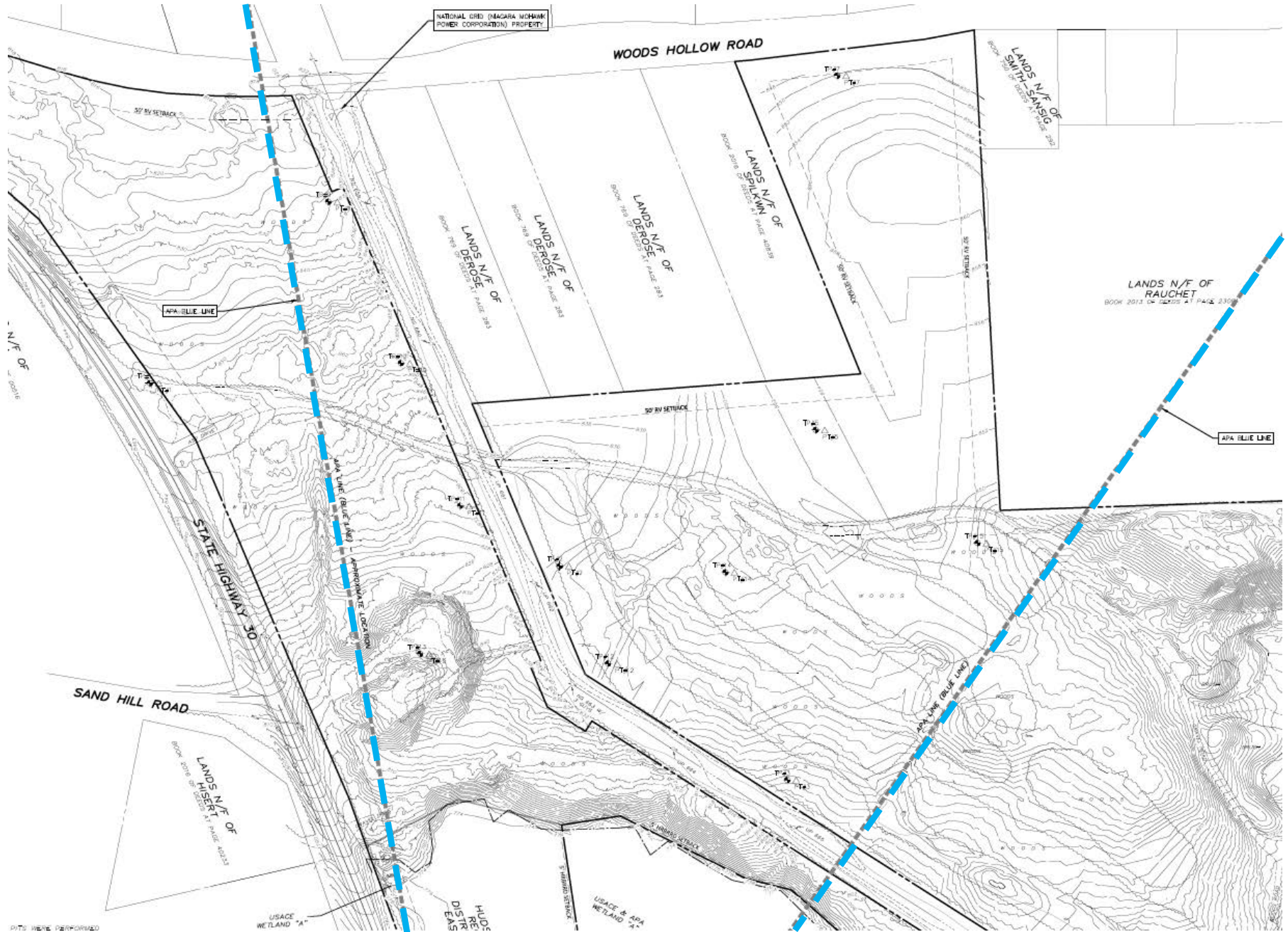


APA Project Site: within Adirondack Park



Existing Conditions

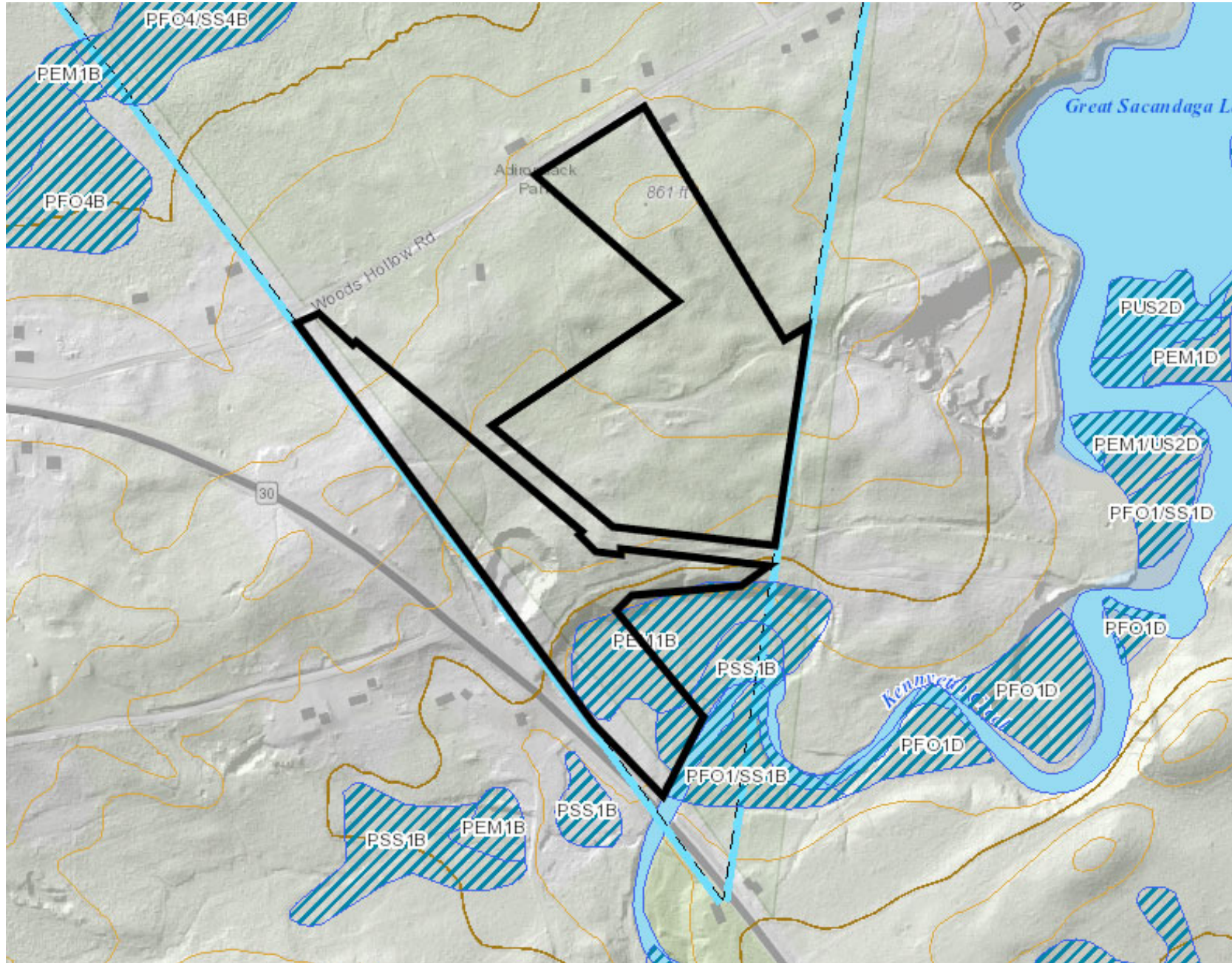
Existing Conditions Map



Land Use



Topography and Wetlands



Former Road (to be main access)



Existing Road (to be secondary access)



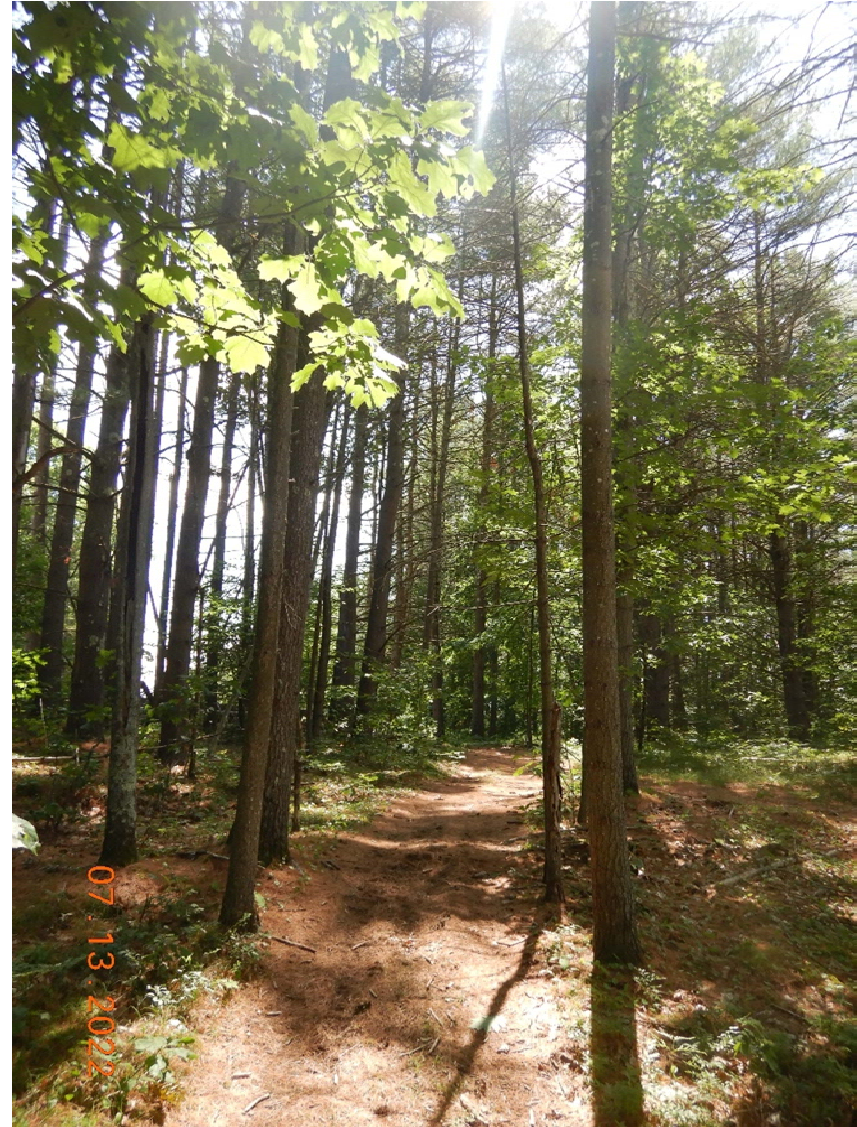
Woods Hollow Road (in Park)



Utility Corridor (NiMo / National Grid)



Existing Trails



December 13, 2022

Forest



Wetland



Proposed Project

Entire Campground 277 campsites

SEPTIC SYSTEM WITH 100% REPLACEMENT AREA (TYP.)

RV LOTS (TYP.)

PLANTING BUFFER: 20'W X 240'L

SECONDARY CONTROLLED ACCESS DRIVE

4' HT R.O.W. FENCE (TYP.)

OFFICE & REGISTRATION

SAND HILL ROAD

MAIN ENTRANCE

WATER SUPPLY WELL

MECHANICAL BUILDING/PUMPHOUSE

PLANTING BUFFER: 20'W X 750'L

PLANTING BUFFER: 20'W X 320'L

NIAGARA MOHAWK POWER TRANSMISSION CORRIDOR

GLAMPING LOTS (TYP.)

GATED EMERGENCY ACCESS ONLY

PLANTING BUFFER: 20'W X 560'L

4' HT R.O.W. FENCE (TYP.)

WOODS HOLLOW ROAD

RV LOTS

BATHROOM WITH PARKING & REFUSE ENCLOSURE (TYP.)

PLAYGROUND

GREAT SACANDAGA LAKE

BOAT SLIPS (TYP.) (NYSDEC APPROVAL)

OUTDOOR RECREATION AREA

COMMUNITY BUILDING:
• RESTROOMS & SHOWERS
• CONCESSIONS
• POOL & SPLASH PAD
• PLAYGROUND

CANOE/KAYAK STORAGE & RENTAL

PAVILION, TYP. OF 3

TENT CAMPING LOTS (TYP.)

DEVELOPMENT SUMMARY

PROPERTY AREA: 83.26 AC.
PROPOSED NUMBER RV/CAMPING LOTS: 277
RV SITES: 213
GLAMPING: 33
TENTS: 31
PROPOSED DENSITY: 2.55 RV LOTS PER GROSS ACRE

MAINTENANCE ZONING - SUBSECTION 905.7: REQUIREMENTS FOR RV PARKS

- A. RV GENERAL:
 - MAX DENSITY: 12 RV LOTS PER GROSS ACRE (89+ RV UNITS)
 - RV LOT MIN AREA: 2,500 SF
 - RV LOT MIN DIMENSIONS: 30 FT
- B. SETBACKS:
 - 1. 20 FT FROM ADJACENT RV
 - 2. 50 FT FROM ADJACENT PROPERTY LINE
 - 3. 50 FT FROM PUBLIC ROADWAY
 - 4. 10 FT FROM EDGE OF ROAD WITHIN PARK
- C. RV STAND: AS REQUIRED FOR MAXIMUM ANTICIPATED LOADS
- D. ACCESSIBILITY: 2 POINTS OF ACCESS REQUIRED FOR 16+ RV LOTS
- E. STREETS:
 - ONE-WAY: 12 FT ROAD BED (18 FT CLEARANCE)
 - TWO-WAY: 20 FT ROAD BED (24 FT CLEARANCE)
- F. DRIVEWAY: 9 FT MIN WIDTH
- G. PARKING: 1 OFF-STREET SPACE PER RV LOT
- H. UTILITIES AND SERVICE FACILITIES: IN ACCORDANCE WITH SDOH AND NYSDEC
- I. OPEN SPACE: 10% OF GROSS LAND AREA OF THE PARK
- J. LANDSCAPING:
 1. LAWN AND GROUND COVER IN ALL AREAS NOT USED FOR RV PARKING, AND BUILDINGS, ROADS, AND WALKWAYS, ETC
 2. SCREENING TO PROVIDE RV/CAMP SITE PRIVACY AND FOR ADEQUATE SHADE
 3. SCREENING OF UNDESIRABLE VIEWS OF SERVICE FACILITIES, REFUSE STORAGE, AND ADJACENT PROPERTIES
 4. BUFFER PLANTINGS TO SCREEN VIEWS OF RV UNITS FROM PUBLIC HIGHWAYS, ROADS, AND STREETS



TAX MAP NO. 137-45-1, 137-45-2, 137-45-3, 137-45-4, 137-45-5, 137-45-6, 137-45-7, 137-45-8, 137-45-9, 137-45-10, 137-45-11, 137-45-12, 137-45-13, 137-45-14, 137-45-15, 137-45-16, 137-45-17, 137-45-18, 137-45-19, 137-45-20, 137-45-21, 137-45-22, 137-45-23, 137-45-24, 137-45-25, 137-45-26, 137-45-27, 137-45-28, 137-45-29, 137-45-30, 137-45-31, 137-45-32, 137-45-33, 137-45-34, 137-45-35, 137-45-36, 137-45-37, 137-45-38, 137-45-39, 137-45-40, 137-45-41, 137-45-42, 137-45-43, 137-45-44, 137-45-45, 137-45-46, 137-45-47, 137-45-48, 137-45-49, 137-45-50, 137-45-51, 137-45-52, 137-45-53, 137-45-54, 137-45-55, 137-45-56, 137-45-57, 137-45-58, 137-45-59, 137-45-60, 137-45-61, 137-45-62, 137-45-63, 137-45-64, 137-45-65, 137-45-66, 137-45-67, 137-45-68, 137-45-69, 137-45-70, 137-45-71, 137-45-72, 137-45-73, 137-45-74, 137-45-75, 137-45-76, 137-45-77, 137-45-78, 137-45-79, 137-45-80, 137-45-81, 137-45-82, 137-45-83, 137-45-84, 137-45-85, 137-45-86, 137-45-87, 137-45-88, 137-45-89, 137-45-90, 137-45-91, 137-45-92, 137-45-93, 137-45-94, 137-45-95, 137-45-96, 137-45-97, 137-45-98, 137-45-99, 137-45-100

RV PARK FOR WOODS HOLLOW CAMPGROUND
WOODS HOLLOW ROAD
TOWN OF WATKINS
FULTON COUNTY, NEW YORK

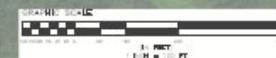
NO.	DATE	DESCRIPTION
1	12/13/22	ISSUED FOR PERMITTING

SCALE	1" = 120'
-------	-----------

NOT FOR CONSTRUCTION

OVERALL SITE PLAN

1 of 1



Campground in Park 123 campsites

- 90 RV sites
- 20 glamping sites
- 13 primitive sites

DEVELOPMENT SUMMARY

PROPERTY AREA: 83.41 AC,
PROPOSED NUMBER RV/CAMPING LOTS: 277

- RV SITES: 215
- GLAMPING: 33
- TENTS: 29

PROPOSED DENSITY: 2.60 RV LOTS PER GROSS ACRE

MAXFIELD ZONING - SUBSECTION 9357: REQUIREMENTS FOR RV PARKS

A. RV GENERAL

- MAX DENSITY: 12 RV LOTS PER GROSS ACRE (939- RV LOTS)
- RV LOT MIN AREA: 2,333 SF
- RV LOT MIN DIMENSIONS: 30 FT
- SETBACKS:
 - 1. 20 FT FROM ADJACENT RV
 - 2. 50 FT FROM ADJACENT PROPERTY LINE
 - 3. 50 FT FROM PUBLIC HIGHWAY
 - 4. 10 FT FROM EDGE OF ROAD WITHIN PARK

B. RV STAND: AS REQUIRED FOR MAXIMUM ANTICIPATED LOADS

C. ACCESSIBILITY: 2 POINTS OF ACCESS REQUIRED FOR 18+ RV LOTS

D. STREETS

- 1. ONE-WAY: 12 FT ROAD BED (18 FT CLEARANCE)
- 2. TWO-WAY: 20 FT ROAD BED (24 FT CLEARANCE)

E. DRIVEWAY: 8 FT MIN WIDTH

F. PARKING: 1 OFF-STREET SPACE PER RV LOT

G. UTILITIES AND SERVICE FACILITIES: IN ACCORDANCE WITH 2400 AND 4700 SIC

H. OPEN SPACE: 10% OF GROSS LAND AREA OF THE PARK

I. LANDSCAPING

- 1. LAWN AND GROUND COVER IN ALL AREAS NOT USED FOR RV PARKING, AND BUILDINGS, ROADS, AND WALKWAYS, ETC
- 2. SCREENING TO PROVIDE RV/CAMP SITE PRIVACY AND FOR ADEQUATE SHAD
- 3. SCREENING OF UNDESIRABLE VIEWS OF SERVICE FACILITIES, REFUSE STORAGE, AND ADJACENT PROPERTIES
- 4. BUFFER PLANTINGS TO SCREEN VIEWS OF RV LOTS FROM PUBLIC HIGHWAYS, ROADS, AND STREETS

WOODS HOLLOW CAMPGROUND
WOODS HOLLOW MINING COMPANY

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
137-4451, 137-4452, 137-4453, 137-4454
DECEMBER 8, 2022

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

SCALE: 1" = 120'

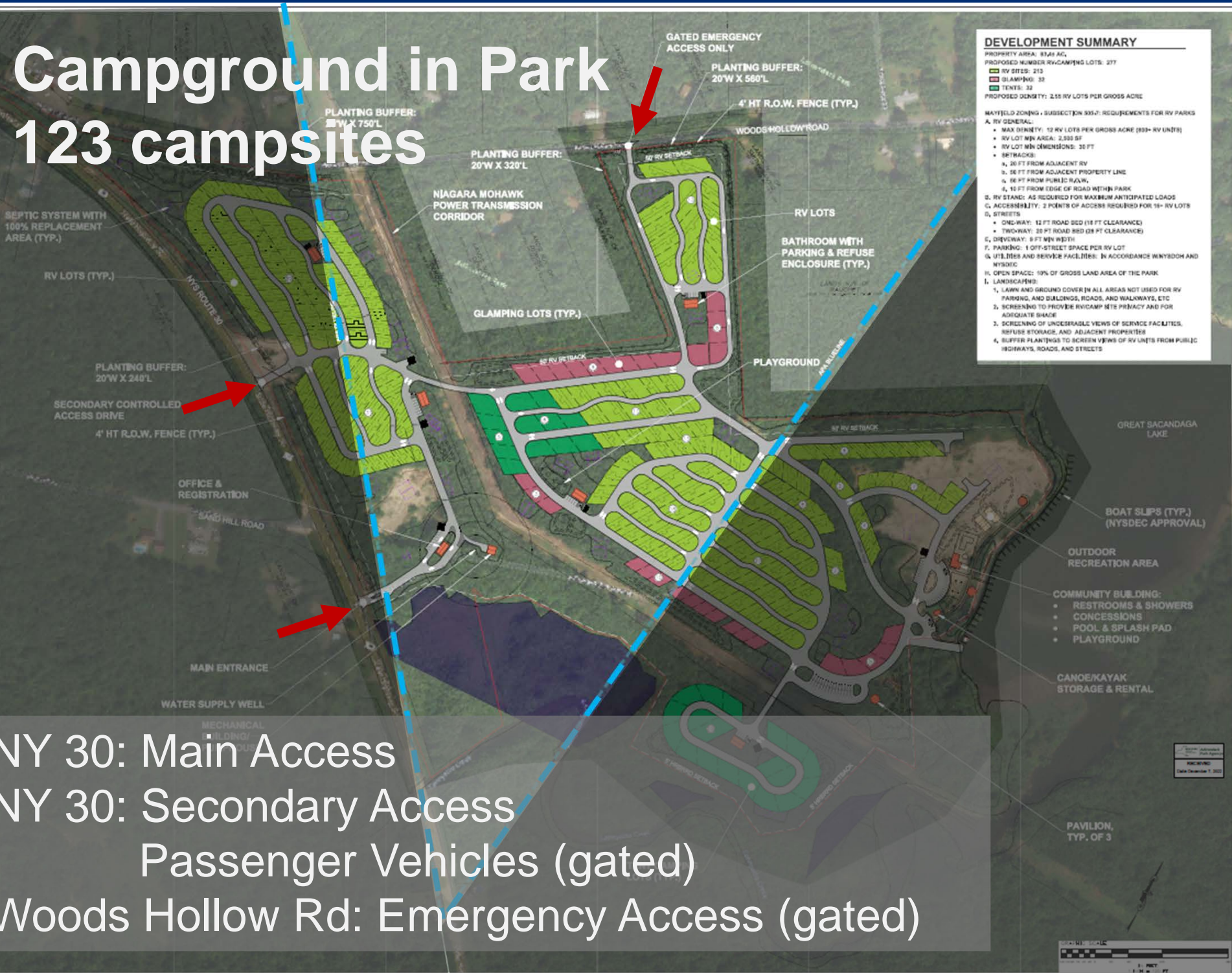
NOT FOR CONSTRUCTION

NEZZ TITLE

OVERALL SITE PLAN

1 of 1

Campground in Park 123 campsites



DEVELOPMENT SUMMARY

PROPERTY AREA: 83.24 AC,
PROPOSED NUMBER RV/CAMPING LOTS: 277

- RV SITES: 213
- GLAMPING: 33
- TENTS: 31

PROPOSED DENSITY: 2.88 RV LOTS PER GROSS ACRE

MAXFIELD ZONING - SUBSECTION 935.01: REQUIREMENTS FOR RV PARKS

A. RV GENERAL:

- MAX DENSITY: 13 RV LOTS PER GROSS ACRE (839- RV UNITS)
- RV LOT MIN AREA: 2,333 SF
- RV LOT MIN DIMENSIONS: 30 FT

B. SETBACKS:

- 1. 20 FT FROM ADJACENT RV
- 2. 20 FT FROM ADJACENT PROPERTY LINE
- 3. 20 FT FROM PUBLIC ROADWAY
- 4. 10 FT FROM EDGE OF ROAD WITHIN PARK

C. RV STAND: AS REQUIRED FOR MAXIMUM ANTICIPATED LOADS

D. ACCESSIBILITY: 2 POINTS OF ACCESS REQUIRED FOR 16+ RV LOTS

E. STREETS:

- 1. ONE-WAY: 12 FT ROAD BED (18 FT CLEARANCE)
- 2. TWO-WAY: 20 FT ROAD BED (24 FT CLEARANCE)

F. DRIVEWAY: 8 FT MIN WIDTH

G. PARKING: 1 OFF-STREET SPACE PER RV LOT

H. UTILITIES AND SERVICE FACILITIES: IN ACCORDANCE WITH NYSDEC AND NYSDEC

I. OPEN SPACE: 10% OF GROSS LAND AREA OF THE PARK

J. LANDSCAPING:

1. LAWN AND GROUND COVER IN ALL AREAS NOT USED FOR RV PARKING, AND BUILDINGS, ROADS, AND WALKWAYS, ETC
2. SCREENING TO PROVIDE RV/CAMP SITE PRIVACY AND FOR ADEQUATE SHADE
3. SCREENING OF UNDESIRABLE VIEWS OF SERVICE FACILITIES, REFUSE STORAGE, AND ADJACENT PROPERTIES
4. BUFFER PLANTINGS TO SCREEN VIEWS OF RV UNITS FROM PUBLIC HIGHWAYS, ROADS, AND STREETS



TAX MAP NO. 137-45-1, 137-45-2, 137-45-3, 137-45-4, 137-45-5, 137-45-6, 137-45-7, 137-45-8, 137-45-9, 137-45-10, 137-45-11, 137-45-12, 137-45-13, 137-45-14, 137-45-15, 137-45-16, 137-45-17, 137-45-18, 137-45-19, 137-45-20, 137-45-21, 137-45-22, 137-45-23, 137-45-24, 137-45-25, 137-45-26, 137-45-27, 137-45-28, 137-45-29, 137-45-30, 137-45-31, 137-45-32, 137-45-33, 137-45-34, 137-45-35, 137-45-36, 137-45-37, 137-45-38, 137-45-39, 137-45-40, 137-45-41, 137-45-42, 137-45-43, 137-45-44, 137-45-45, 137-45-46, 137-45-47, 137-45-48, 137-45-49, 137-45-50, 137-45-51, 137-45-52, 137-45-53, 137-45-54, 137-45-55, 137-45-56, 137-45-57, 137-45-58, 137-45-59, 137-45-60, 137-45-61, 137-45-62, 137-45-63, 137-45-64, 137-45-65, 137-45-66, 137-45-67, 137-45-68, 137-45-69, 137-45-70, 137-45-71, 137-45-72, 137-45-73, 137-45-74, 137-45-75, 137-45-76, 137-45-77, 137-45-78, 137-45-79, 137-45-80, 137-45-81, 137-45-82, 137-45-83, 137-45-84, 137-45-85, 137-45-86, 137-45-87, 137-45-88, 137-45-89, 137-45-90, 137-45-91, 137-45-92, 137-45-93, 137-45-94, 137-45-95, 137-45-96, 137-45-97, 137-45-98, 137-45-99, 137-45-100

RV PARK FOR WOODS HOLLOW CAMPGROUND
WOODS HOLLOW MINING COMPANY
WOODS HOLLOW ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

SCALE: 1" = 120'

NOT FOR CONSTRUCTION

OVERALL SITE PLAN

1 of 1

NY 30: Main Access
 NY 30: Secondary Access
 Passenger Vehicles (gated)
 Woods Hollow Rd: Emergency Access (gated)

Campground in Park 123 campsites

DEVELOPMENT SUMMARY

PROPERTY AREA: 83.24 AC,
 PROPOSED NUMBER RV/CAMPING LOTS: 277

- RV SITES: 213
- GLAMPING: 33
- TENTS: 33

PROPOSED DENSITY: 2.98 RV LOTS PER GROSS ACRE

MASTFIELD ZONING - SUBSECTION 9357: REQUIREMENTS FOR RV PARKS

A. RV GENERAL:

- MAX DENSITY: 13 RV LOTS PER GROSS ACRE (83% RV LOTS)
- RV LOT MIN AREA: 2,333 SF
- RV LOT MIN DIMENSIONS: 30 FT

B. RETRACTIONS:

- 1. 20 FT FROM ADJACENT RV
- 2. 50 FT FROM ADJACENT PROPERTY LINE
- 3. 50 FT FROM PUBLIC ROAD
- 4. 10 FT FROM EDGE OF ROAD WITHIN PARK

C. RV STAND: AS REQUIRED FOR MAXIMUM ANTICIPATED LOADS

D. ACCESSIBILITY: 2 POINTS OF ACCESS REQUIRED FOR 16+ RV LOTS

E. STREETS:

- 1. ONE-WAY: 12 FT ROAD BED (18 FT CLEARANCE)
- 2. TWO-WAY: 20 FT ROAD BED (28 FT CLEARANCE)

F. DRIVEWAY: 8 FT MIN WIDTH

G. PARKING: 1 OFF-STREET SPACE PER RV LOT

H. UTILITIES AND SERVICE FACILITIES: IN ACCORDANCE WITH DOH AND WPCDC

I. OPEN SPACE: 10% OF GROSS LAND AREA OF THE PARK

J. LANDSCAPING:

- 1. LAWN AND GROUND COVER IN ALL AREAS NOT USED FOR RV PARKING, AND BUILDINGS, ROADS, AND WALKWAYS, ETC
- 2. SCREENING TO PROVIDE RV/CAMP SITE PRIVACY AND FOR ADEQUATE SHADE
- 3. SCREENING OF UNDESIRABLE VIEWS OF SERVICE FACILITIES, REFUSE STORAGE, AND ADJACENT PROPERTIES
- 4. BUFFER PLANTINGS TO SCREEN VIEWS OF RV UNITS FROM PUBLIC HIGHWAYS, ROADS, AND STREETS



3 bathhouses
 1 maintenance / mechanical building
 1 office / check-in building



TAX MAP NO. 137-45-1, 137-45-2
 137-45-3, 137-45-4, 137-45-5
 137-45-6, 137-45-7, 137-45-8
 137-45-9, 137-45-10, 137-45-11
 137-45-12, 137-45-13, 137-45-14
 137-45-15, 137-45-16, 137-45-17
 137-45-18, 137-45-19, 137-45-20
 137-45-21, 137-45-22, 137-45-23
 137-45-24, 137-45-25, 137-45-26
 137-45-27, 137-45-28, 137-45-29
 137-45-30, 137-45-31, 137-45-32
 137-45-33, 137-45-34, 137-45-35
 137-45-36, 137-45-37, 137-45-38
 137-45-39, 137-45-40, 137-45-41
 137-45-42, 137-45-43, 137-45-44
 137-45-45, 137-45-46, 137-45-47
 137-45-48, 137-45-49, 137-45-50
 137-45-51, 137-45-52, 137-45-53
 137-45-54, 137-45-55, 137-45-56
 137-45-57, 137-45-58, 137-45-59
 137-45-60, 137-45-61, 137-45-62
 137-45-63, 137-45-64, 137-45-65
 137-45-66, 137-45-67, 137-45-68
 137-45-69, 137-45-70, 137-45-71
 137-45-72, 137-45-73, 137-45-74
 137-45-75, 137-45-76, 137-45-77
 137-45-78, 137-45-79, 137-45-80
 137-45-81, 137-45-82, 137-45-83
 137-45-84, 137-45-85, 137-45-86
 137-45-87, 137-45-88, 137-45-89
 137-45-90, 137-45-91, 137-45-92
 137-45-93, 137-45-94, 137-45-95
 137-45-96, 137-45-97, 137-45-98
 137-45-99, 137-45-100

**RV PARK FOR
 WOODS HOLLOW CAMPGROUND
 WOODS HOLLOW MINING COMPANY**

WOODS HOLLOW ROAD
 TOWN OF MASTFIELD
 FULTON COUNTY, NEW YORK

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	12/13/22	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			



Architectural Themes

Bathhouse (3) – 1500 sq ft / 25 ft max height



Office / check-in building – 1152 sq ft / 40 ft max height



Maintenance/ mechanical building – 900 sq ft / 32 ft max height



Density

PB = principal building

39.5 acres of land
average of 3.2 acres per PB in Low Intensity Use
maximum total of 12 PBs

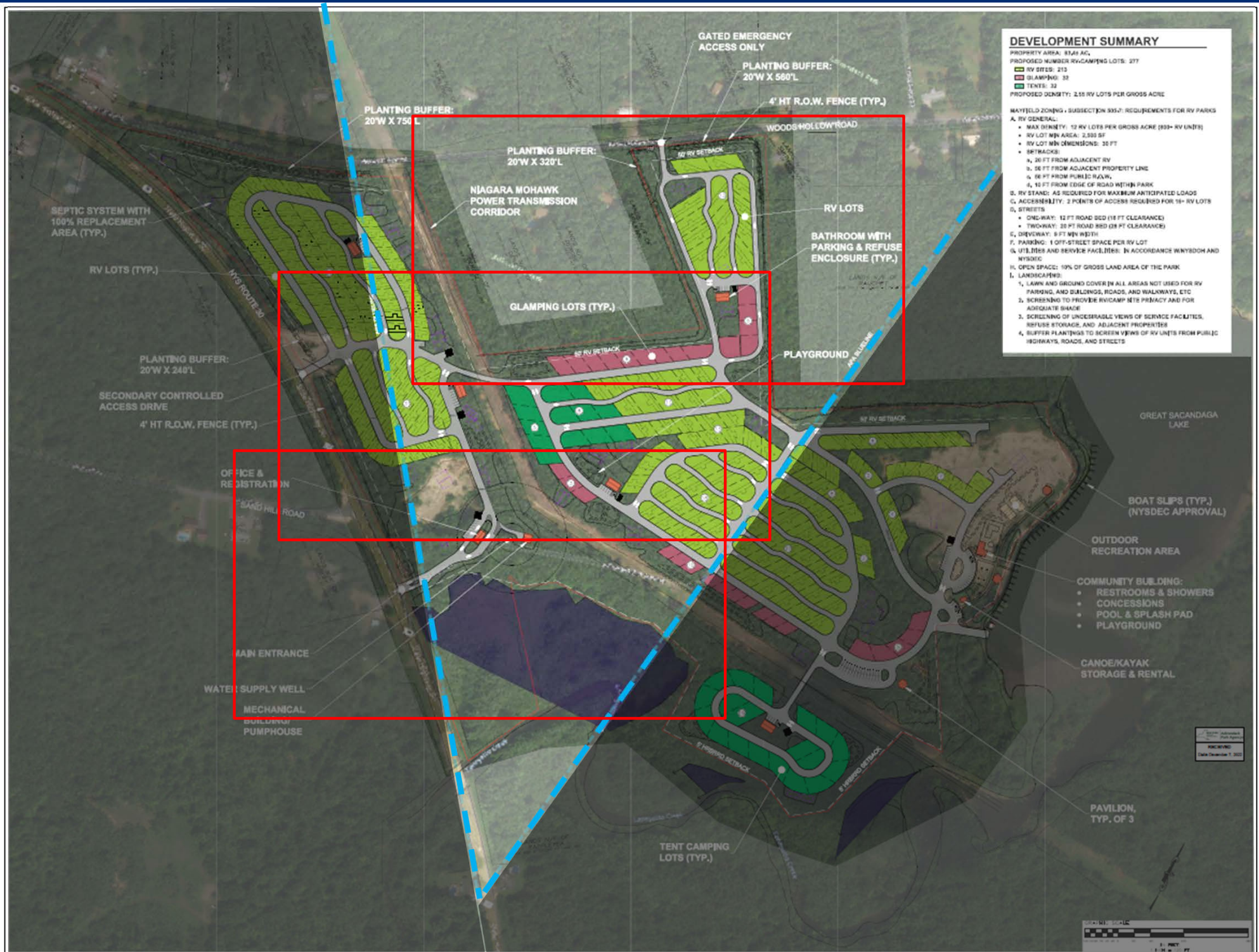
Large glamping site

- 590 sq ft platform / 320 sq ft tent
- 1 PB

Small glamping site

- 320 sq ft platform / 168 sq ft tent
- $\frac{1}{10}$ PB

11 large glamping sites + 9 small glamping sites = $11\frac{9}{10}$ PBs



TAX MAP NO. 137-45-1, 137-45-2, 137-45-3, 137-45-4, 137-45-5, 137-45-6, 137-45-7, 137-45-8, 137-45-9, 137-45-10, 137-45-11, 137-45-12, 137-45-13, 137-45-14, 137-45-15, 137-45-16, 137-45-17, 137-45-18, 137-45-19, 137-45-20, 137-45-21, 137-45-22, 137-45-23, 137-45-24, 137-45-25, 137-45-26, 137-45-27, 137-45-28, 137-45-29, 137-45-30, 137-45-31, 137-45-32, 137-45-33, 137-45-34, 137-45-35, 137-45-36, 137-45-37, 137-45-38, 137-45-39, 137-45-40, 137-45-41, 137-45-42, 137-45-43, 137-45-44, 137-45-45, 137-45-46, 137-45-47, 137-45-48, 137-45-49, 137-45-50, 137-45-51, 137-45-52, 137-45-53, 137-45-54, 137-45-55, 137-45-56, 137-45-57, 137-45-58, 137-45-59, 137-45-60, 137-45-61, 137-45-62, 137-45-63, 137-45-64, 137-45-65, 137-45-66, 137-45-67, 137-45-68, 137-45-69, 137-45-70, 137-45-71, 137-45-72, 137-45-73, 137-45-74, 137-45-75, 137-45-76, 137-45-77, 137-45-78, 137-45-79, 137-45-80, 137-45-81, 137-45-82, 137-45-83, 137-45-84, 137-45-85, 137-45-86, 137-45-87, 137-45-88, 137-45-89, 137-45-90, 137-45-91, 137-45-92, 137-45-93, 137-45-94, 137-45-95, 137-45-96, 137-45-97, 137-45-98, 137-45-99, 137-45-100

RV PARK FOR WOODS HOLLOW CAMPGROUND
 WOODS HOLLOW MINING COMPANY
 TOWN OF MAXFIELD
 FULTON COUNTY, NEW YORK

NO.	DATE	DESCRIPTION
1	12/13/22	ISSUED FOR PERMITTING



SCALE: 1" = 120'
 NOT FOR CONSTRUCTION
 TITLE: OVERALL SITE PLAN
 SHEET: 1 of 1

ALONG NYS
BE COORDINATED
ENT
LOCATED TO

24'X48' OFFICE AND
CHECK-IN BUILDING
WITH PARKING

MAIN
IDENTIFICATION
SIGN

MAIN ENTRANCE;
MAINTAIN EXISTING
DRIVEWAY ON ROUTE 30

BOOK 2016 OF DEEDS AT PAGE 40233
LANDS N/E OF
HISBERT

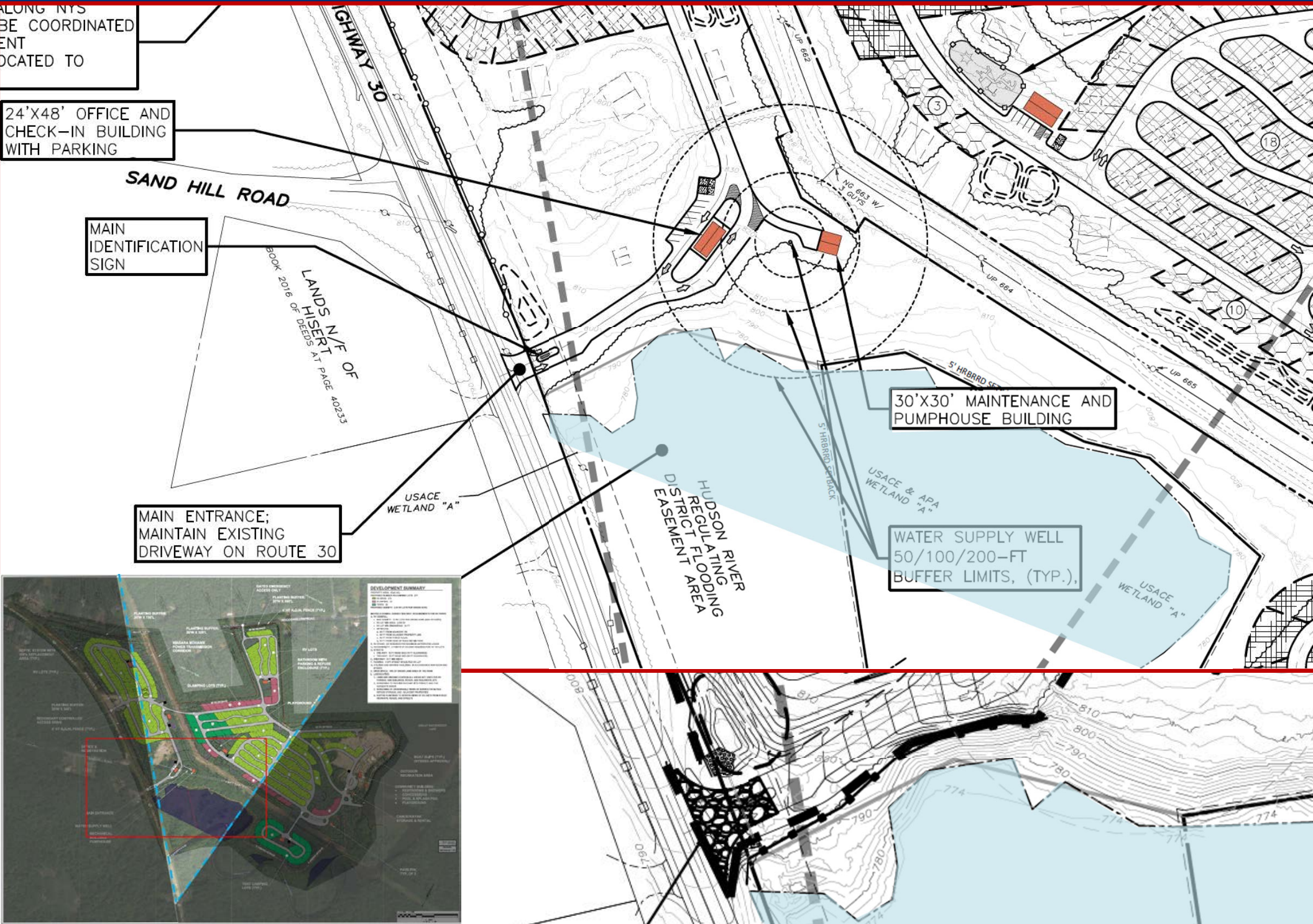
30'X30' MAINTENANCE AND
PUMPHOUSE BUILDING

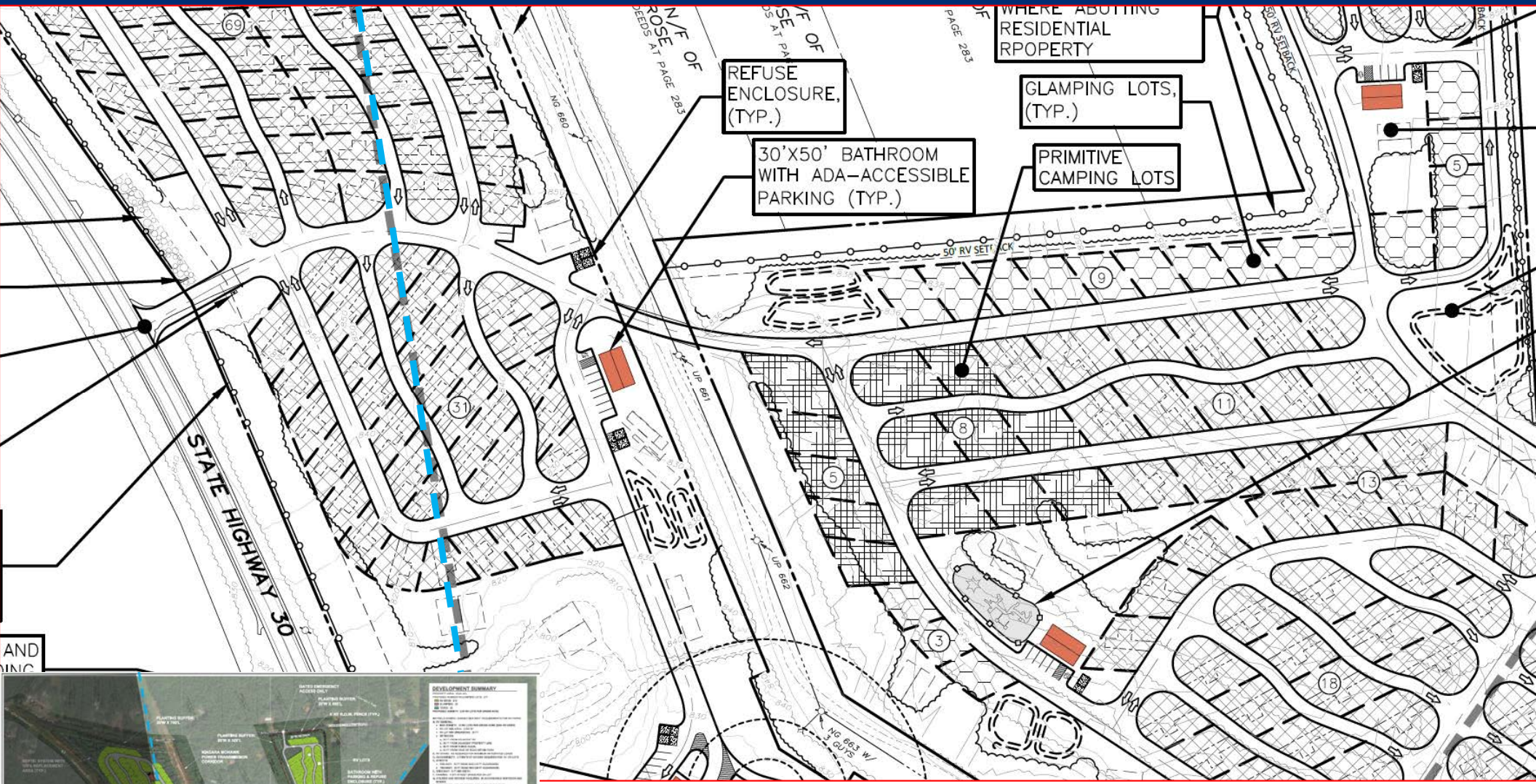
WATER SUPPLY WELL
50/100/200-FT
BUFFER LIMITS, (TYP.),

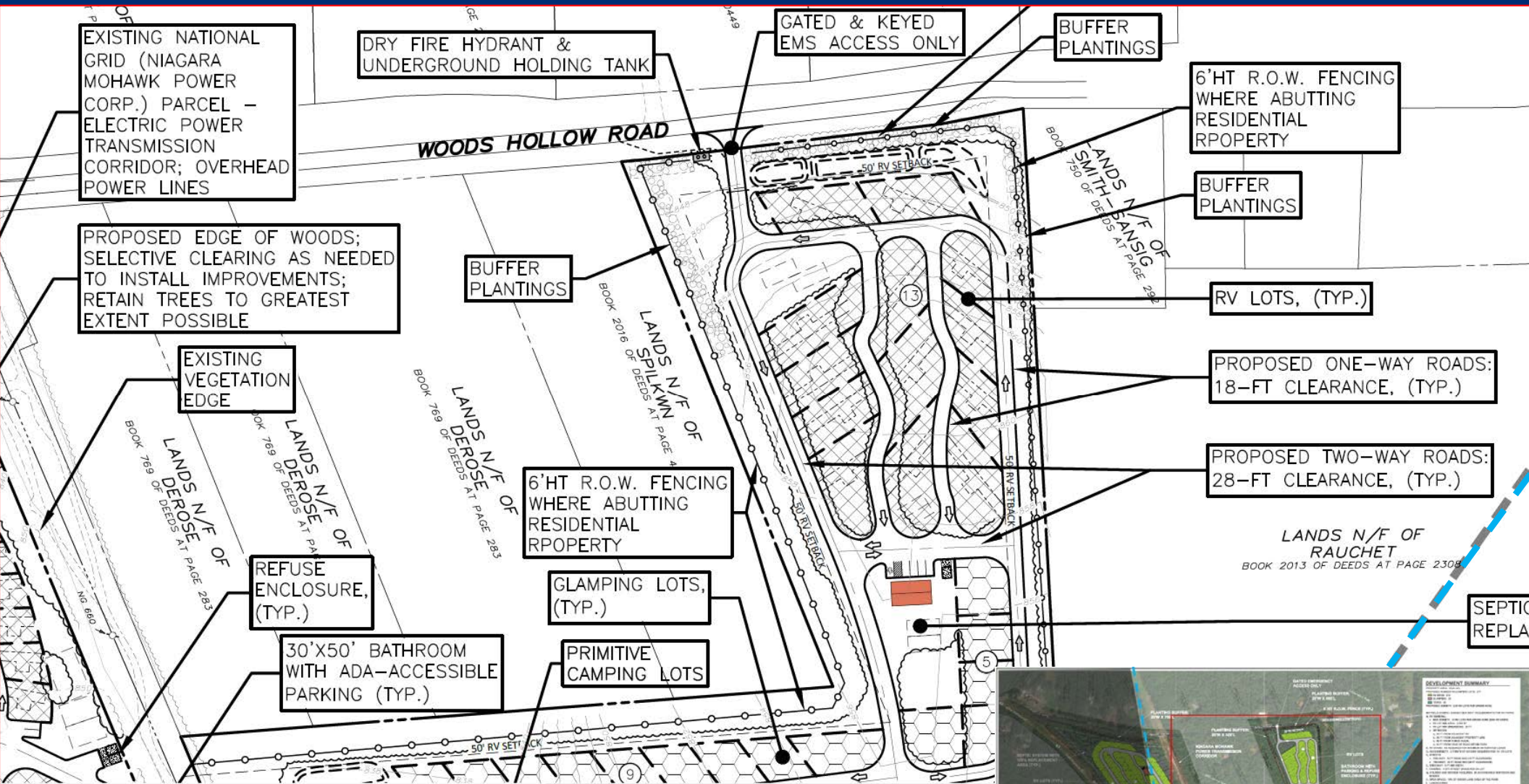
HUDSON RIVER
REGULATING
DISTRICT FLOODING
EASEMENT AREA

USACE & APA
WETLAND "A"

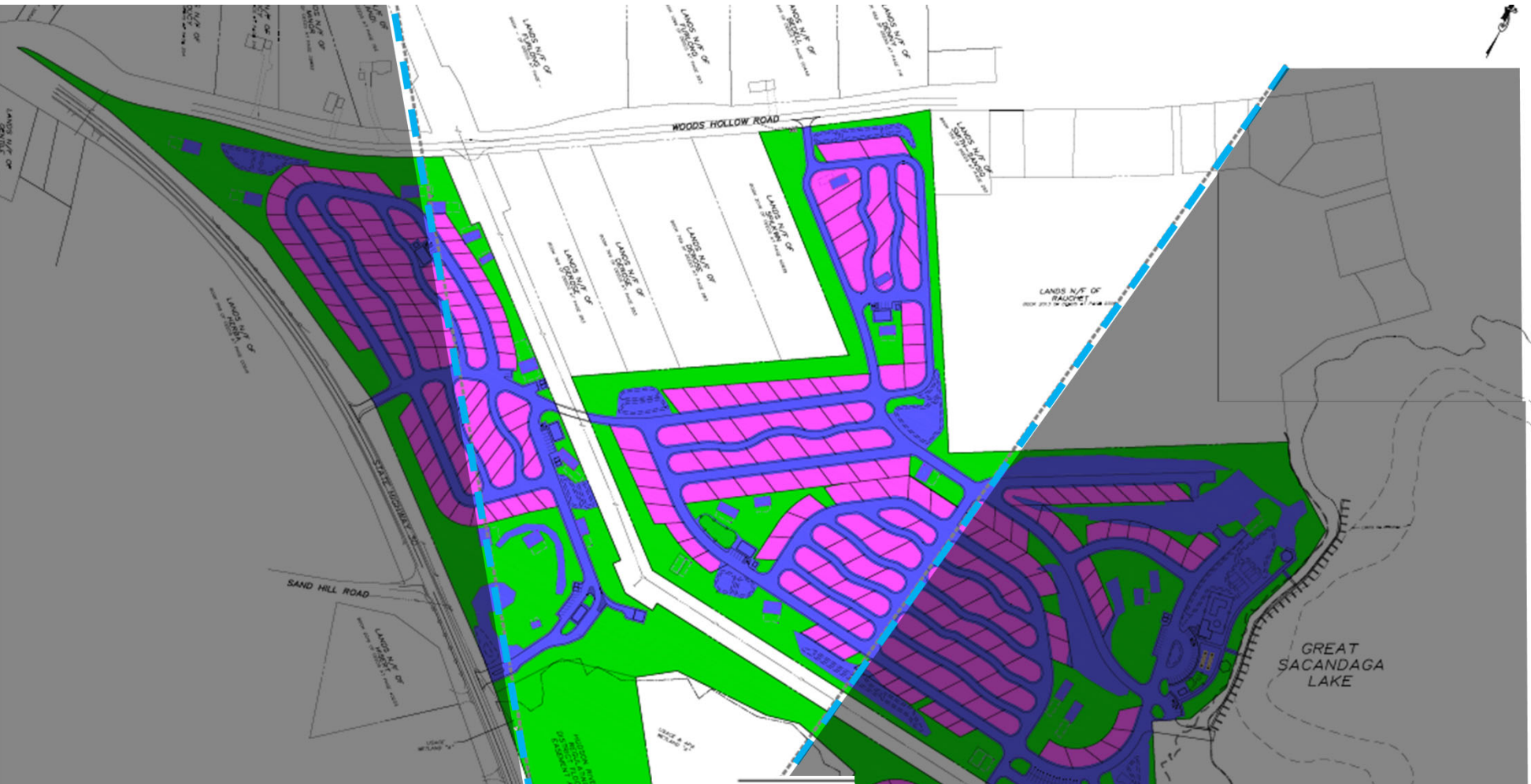
USACE
WETLAND "A"







Tree retention / clearing

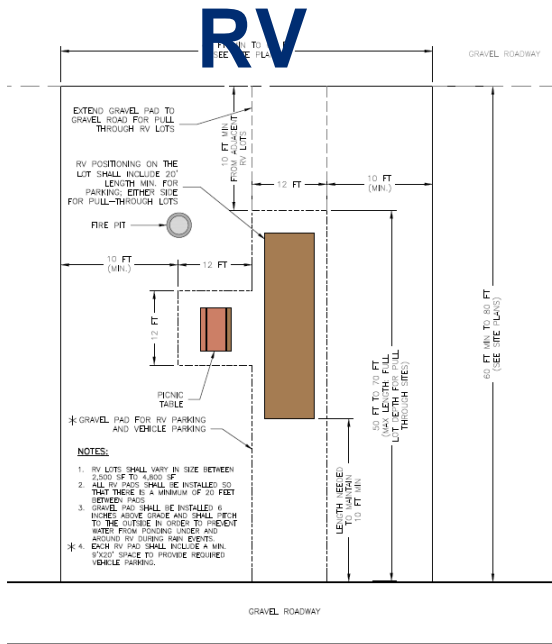


TOTAL PARCEL AREA = 82.0± ACRES

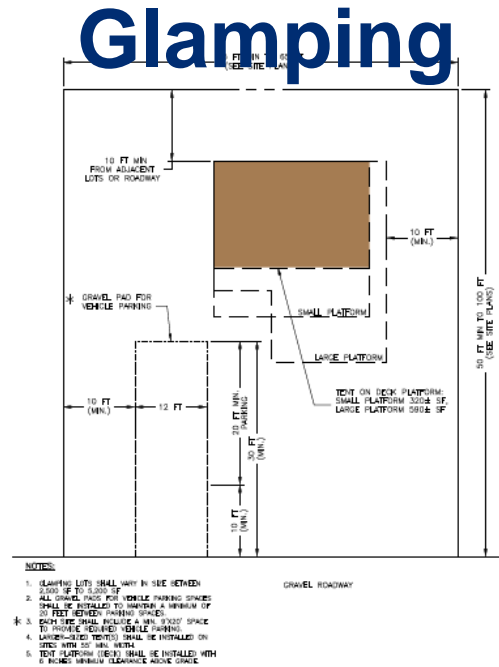
SITE PLAN LEGEND:

- DENOTES AREA OF 100% CLEARING
AREA = 28.6± ACRES
- DENOTES AREA OF SELECTIVE CLEARING
(CLEARING ONLY AS PERMITTED - KEEP AS MUCH WOODS AS POSSIBLE)
AREA = 23.3± ACRES
- DENOTES AREA TO REMAIN UNCLEARED
AREA = 30.1± ACRES

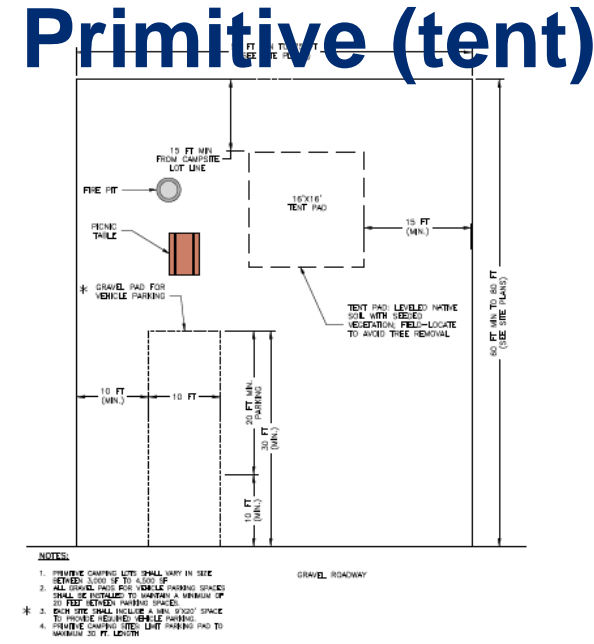
- 100% clearing = 12.9 ac
- Selective clearing = 10.9 ac
- Remain uncleared = 16.4 ac



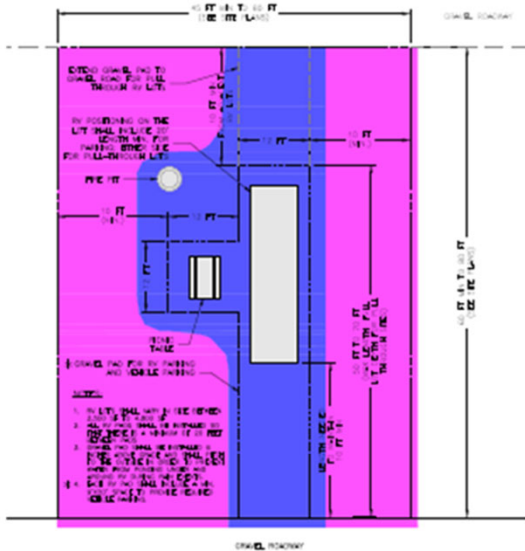
11 RV SITE TYPICAL LAYOUT 2500 SF
13 NOT TO SCALE



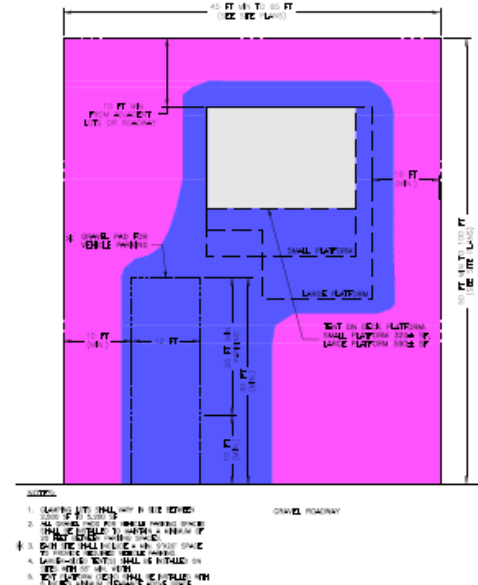
5 GLAMPING SITE TYPICAL LAYOUT
14 NOT TO SCALE



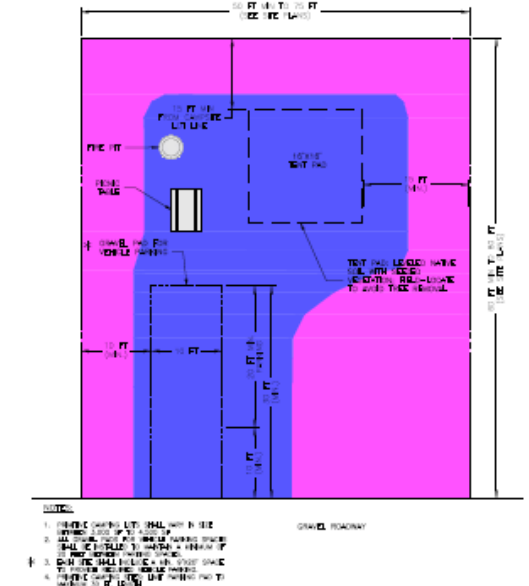
8 PRIMITIVE SITE TYPICAL LAYOUT
14 NOT TO SCALE



11 RV SITE TYPICAL LAYOUT 2500 SF
13 NOT TO SCALE



5 GLAMPING SITE TYPICAL LAYOUT
14 NOT TO SCALE

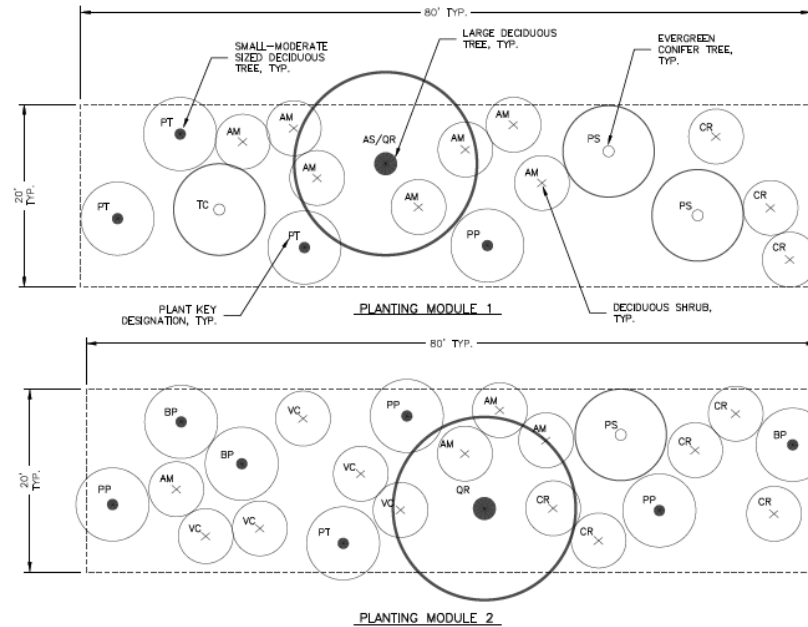


8 PRIMITIVE SITE TYPICAL LAYOUT
14 NOT TO SCALE

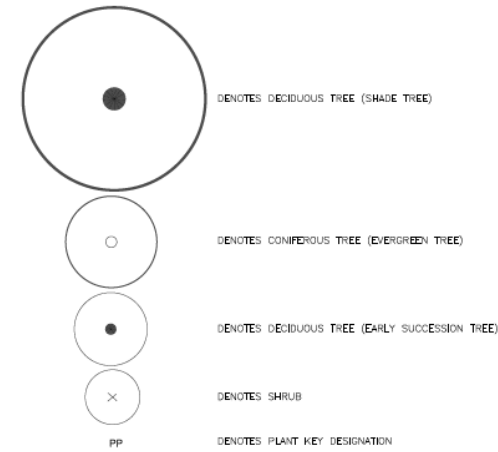
Buffer Planting

20 feet wide

275 trees
165 shrubs



LEGEND:



NOTE:

1. PROVIDE QUANTITY OF PLANTING MC MEET BUFFER LENGTH INDICATED OR ALTERNATE MODULE LAYOUTS TO FIT EXISTING NATURALIZED VEGETATION CONDITIONS.
2. ALTERNATE MODULE LAYOUTS TO FIT EXISTING NATURALIZED VEGETATION CONDITIONS.
3. PLANT LOCATIONS MAY BE FIELD-A TO IMPROVE SCREENING EFFECT AND UTILITY CONFLICTS OR OTHER PHYSI CONSTRAINTS.

1 BUFFER PLANTING MODULES
14 NOT TO SCALE

PLANT SCHEDULE - BUFFER PLANTING MODULES								
KEY	QUANTITY PER EACH MODULE 1	QUANTITY PER EACH MODULE 2	*TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE/ ROOT CONDITION	INSTALL SIZE (HT)	**NATIVE SPECIES STATUS
AS	1	—	11	ACER SACCHARUM	SUGAR MAPLE	1.5" CALIPER; CONTAINER	10-12' HT	NATIVE; FULTON COUNTY
QR	—	1	11	QUERCUS RUBRA	NORTHERN RED OAK	1.5" CALIPER; CONTAINER		NATIVE; FULTON COUNTY
PS	2	1	33	PINUS STROBUS	EASTERN WHITE PINE	4' HT; B&B	4' HT	NATIVE; FULTON COUNTY
TC	1	—	11	TSUGA CANADENSIS	CANADIAN HEMLOCK	5' HT; B&B	5' HT	NATIVE; FULTON COUNTY
BP	—	3	33	BETULA POPULIFOLIA	GRAY BIRCH	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PT	3	1	44	POPULUS TREMULOIDES	QUAKING ASPEN	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PP	1	3	44	PRUNUS PENNSYLVANICA	PIN CHERRY	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
CR	3	5	88	CORNUS RACEMOSA	GRAY DOGWOOD	#3 CONTAINER	2'-4' HT	NATIVE; FULTON COUNTY
VC	—	4	44	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY
AM	7	4	121	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY

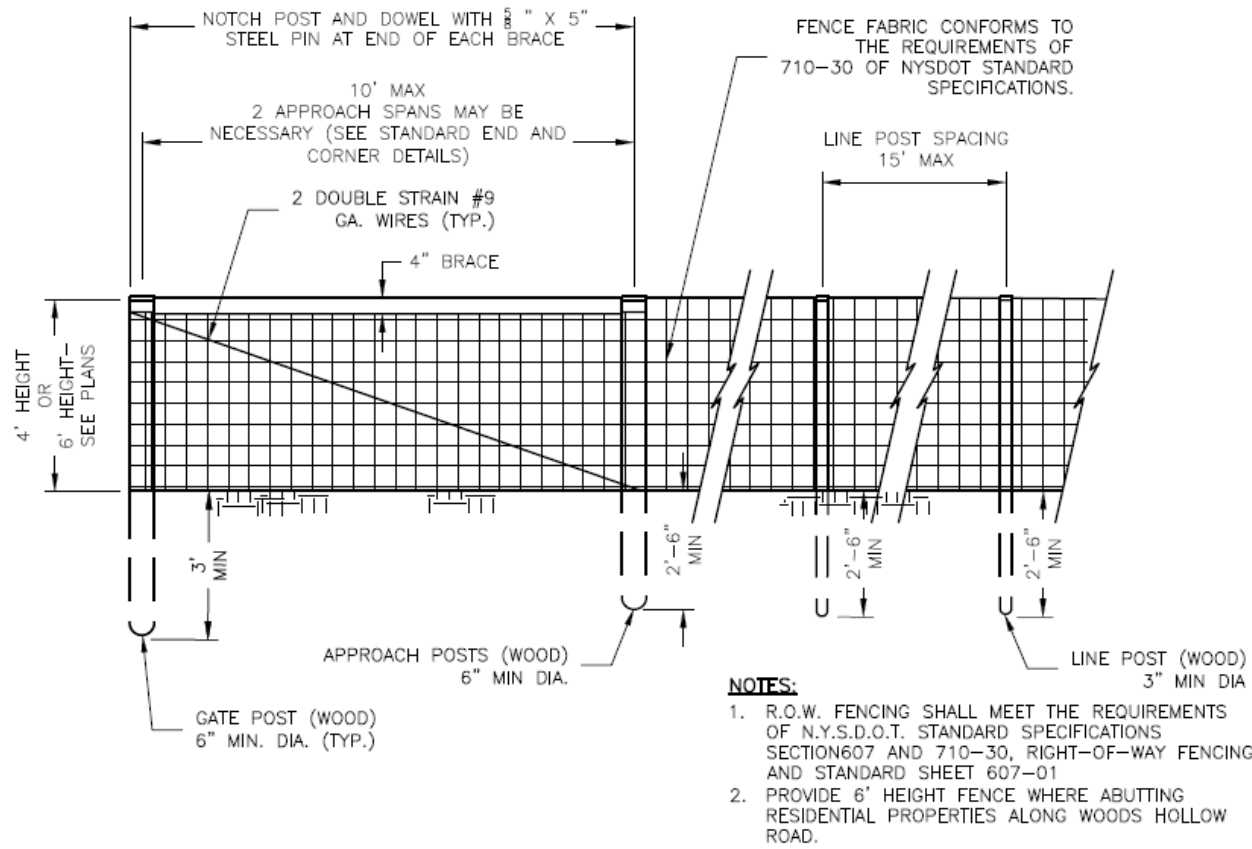
* NOTE: TOTAL PLANT QUANTITIES ARE BASED ON 1760 FT TOTAL LENGTH OF BUFFER PLANTINGS AS INDICATED ON PLANS, COMPRISED OF 11 EACH OF BOTH MODULE 1 AND MODULE 2, AS FOLLOWS.

- A. 20' WIDE X 720' LENGTH ALONG WOODS HOLLOW ROAD FRONTAGE, WEST (4 EACH OF MODULE 1, 5 EACH OF MODULE 2)
- B. 20' WIDE X 480' LENGTH ALONG PROPERTY LINES ABUTTING RESIDENTIAL PROPERTIES NEAR WOODS HOLLOW ROAD FRONTAGE, EAST (3 EACH OF MODULE 1 AND 2)
- C. 20' WIDE X 400' LENGTH ALONG WOODS HOLLOW ROAD FRONTAGE, EAST (3 EACH OF MODULE 1, 2 EACH OF MODULE 2)
- D. 20' WIDE X 160' LENGTH ALONG NYS ROUTE 30 (1 EACH OF MODULE 1, 1 EACH OF MODULE 2)

** NOTE: NATIVE SPECIES STATUS DETERMINED BY FIELD-DOCUMENTED OCCURENCE IN FULTON COUNTY AS LISTED IN THE 2021 NEW YORK FLORA ATLAS (NYSFA – NEW YORK FLORA ASSOCIATION)



Fence



3 R.O.W. FENCING
13 NOT TO SCALE

Stormwater Management

**STORMWATER POLLUTION
PREVENTION PLAN**

for
CONSTRUCTION ACTIVITIES
At

WOODS HOLLOW CAMPGROUND

TOWN OF MAYFIELD

Prepared for

Woods Hollow Mining Company
Attn: Lane Winney
128 Jamie Lane
Broadalbin, NY 12025

Prepared by
The Environmental Design Partnership, LLP
900 Route 146
Clifton Park, NY 12065
Telephone: (518) 371-7621
Facsimile: (518) 371-9540

October 2021
Revised August 2022

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency

FINAL
P2022-0008

NEW YORK STATE OF OPPORTUNITY | Adirondack Park Agency

RECEIVED
Date: September 28, 2022

Public Comment

Public Comment

- Notices sent to:
 - Adjoining Landowners
 - Town and County Officials
 - Local Government Review Board
 - Those that submitted comments during review

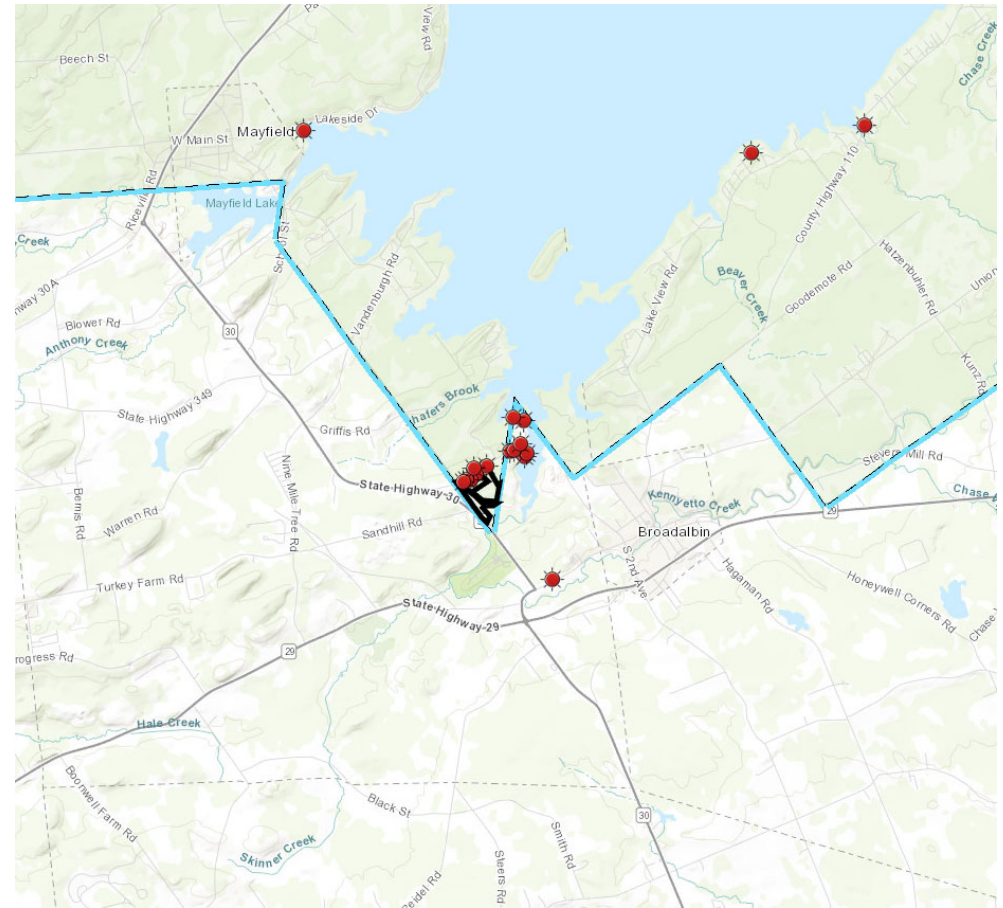
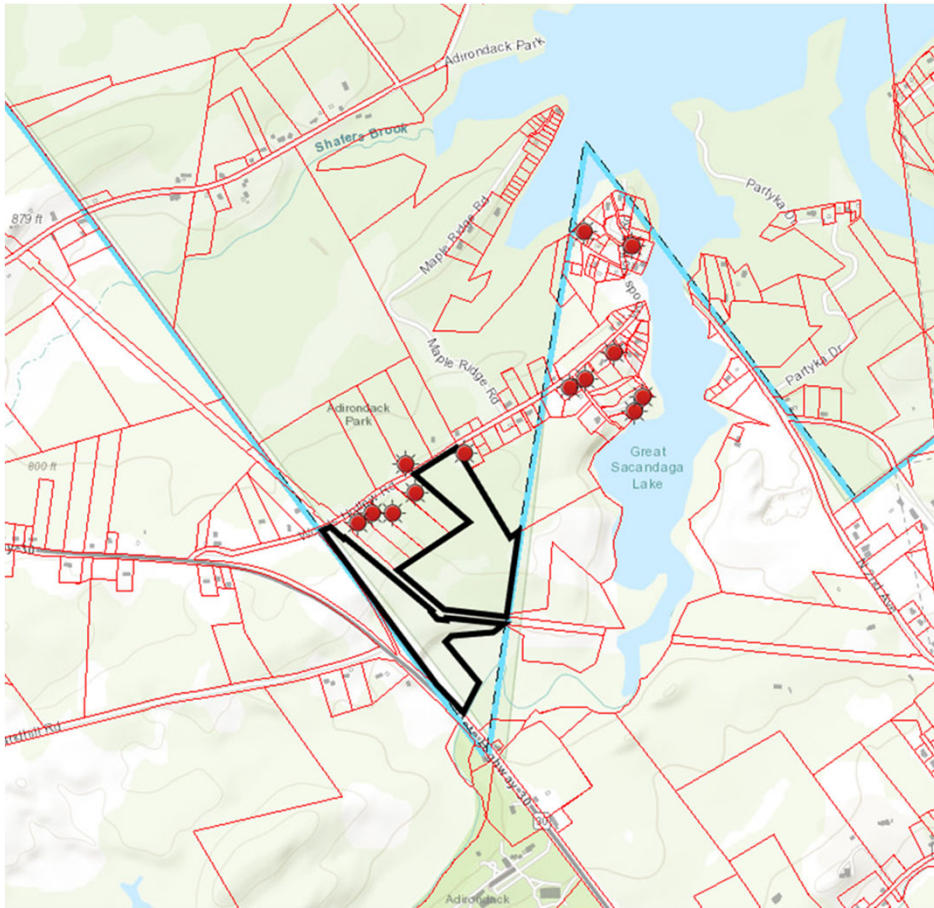
- Notice posted to:
 - Environmental Notice Bulletin
 - Agency Website

- 59 Comment letters received
 - 36 expressed concern
 - 23 in support

Public Comment



Address given for letters received



Additional letters received – outside area / no address

Public Comment – topics of concern (1)

- Outside the Adirondack Park
 - NY 30 traffic
 - Lake access / use

- Inside the Adirondack Park

- Process

Public Comment – topics of concern (2)

- Inside the Adirondack Park
 - Woods Hollow Rd traffic
 - Neighborhood impacts (too big, lighting, noise, trespassing, private wells)
 - Environmental impacts (tree removal, wildlife, wetlands, water quality, air quality, climate change)

Public Comment – topics of concern (3)

- Process
 - Low Intensity Use character
 - Subdivision into sites
 - Does not meet overall intensity guidelines
 - Grant awarded prior to permits

Public Comment – topics of support

- Need more RV campgrounds in area / Park
- Need more access points to lake
- Right of private property owner to develop
- Community will benefit

Review by Others

Review by Others – Regional

- Fulton County Planning Board – Nov 2021
 - Recommended approval
 - All RV traffic enter/exit via NY Route 30
 - Plant mix of spruce and maple along public roads

Review by Others – Local

- Town of Mayfield Planning Board
 - Site classified C Commercial, allows RV Parks through Special Permit process
 - authorized filing of a negative declaration under SEQR
 - approved a Special Permit for the project – June 2022
 - 6-foot-high fencing adjacent to residential property
 - staff member available 24/7 to address emergency security concerns
 - no construction traffic on Woods Hollow Rd
 - use ball stop effluent filters if allowed by DEC / DOH

- Town of Mayfield Comprehensive Plan
 - Community desires RV park on Great Sacandaga Lake

Review by Others – inside the Adk Park

- NYS Dept of Health – under review
 - On-site wastewater treatment systems
 - Public water supply (well)

- NYS DEC – under review
 - Stormwater management plan (SPDES permit)

- Public Service Commission / National Grid – under review
 - Application submitted July 2022 for permanent crossing
 - Section 70 approval from Public Service Commission
 - Third Party Occupation Agreement with National Grid

Review by Others – outside the Adk Park

- NYS Dept of Transportation – under review
 - Highway entrances – State Route 30
 - Traffic, sight distance, etc.

- NYS DEC – under review
 - Disturbance of bed/bank of navigable waterway
 - Great Sacandaga Lake / Kenyetto Creek

- NYS Hudson River Black River Regulating District – under review
 - Development and tree removal in HRBRRD Permit Area

- US Army Corps of Engineers – wetlands

Applicant needs all permits to proceed

Standard language in Agency's draft permit:

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

**Staff
Recommendation:
Approve with
Conditions**

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Campground authorized as depicted on Project Plans
 - Location, dimensions, etc.
- Operate April – November
- RVs must remain readily moveable
- Bathhouse exterior color: dark shade green, grey, brown
- Lighting as proposed
- Retain trees & veg as proposed
- Plant trees & shrubs as proposed
- Fencing in locations, height, type as proposed (with gap)
- On-site wastewater treatment systems as proposed
- Follow Stormwater Pollution Prevention Plan
- Invasive species spread prevention
- Density restricted to 12 principal buildings



**Adirondack
Park Agency**

Lane Winney

P2022-0008

December 13, 2022