



# Adirondack Park Agency

## THIRD NOTICE OF INCOMPLETE PERMIT APPLICATION

APA Project No.: 2018-0123

<b>Project Sponsor:</b> New York Land & Lakes Development LLC Attn: Alan Lord 115 Main St. Suite D Oneonta, NY 13820	<b>Authorized Representative:</b> same
--	---

**Date Permit Application Received:** February 12, 2020

**Type of Project:** large-scale residential subdivision

**Location of Project:** Towns of Northampton and Mayfield, Fulton County

Land Use Area: Resource Management and Rural Use

Tax Map No.: 17.-1-23, 31.-1-2, 31.2-1-25, and 31.-2-1

Dear Mr. Lord:

Thank you for the recent submission in relation to APA Project No. 2018-0123, received electronically by the Agency on October 20, 2020. The submission provided important information in response to the Agency's August 5, 2020 Second Notice of Incomplete Permit Application (NIPA).

The following questions and clarification of the information submitted in response to the August 5, 2020 Second NIPA is necessary to review your application.

You will receive a notice in writing informing you when staff has received the information necessary to complete the application. At the time the application is deemed complete, the required time period for Agency action on the proposed project will begin.

The proposal may not be undertaken until a permit has been issued by the Agency. "Undertake" means any commencement of a material disturbance of land preparatory to the proposed project, including but not limited to road construction, grading, installation of utilities, excavation, clearing of building sites, or other landscaping, or in the case of subdivision, the conveyance of any lots.

If you have any questions regarding this Notice of Incomplete Permit Application or the project review process, please contact **Ariel D. Lynch**, the Environmental Program Specialist 2 (EPS2) assigned to your proposal.

November 3, 2020  
Date

/s/ Robert J. Lore  
Robert J. Lore  
Deputy Director, Regulatory Programs

**REQUESTED INFORMATION**  
**APA Project No. 2018-0123**

**Please submit your response to this notice by e-mail to [ariel.lynch@apa.ny.gov](mailto:ariel.lynch@apa.ny.gov) and follow up to be sure it is received. All application submissions should be in PDF or similar format and be legible. Electronic copies of plans must be fully scalable. Photographs and simulations must be of original digital quality (not scans).**

1. **August 5, 2020 Second Notice of Incomplete Permit Application (NIPA) Item 5:** There is one “existing logging road” symbol on the project plan legend, but there appear to be two logging road symbols on the project plan maps (for example, on Sheet C-105). Please clarify.
2. **August 5, 2020 Second NIPA Item 6:** In the October 20, 2020 submission, the building envelope for Lot 3 was moved to a new location.
  - a. Please confirm that there are no wetlands within 100 feet of the new building envelope proposed for Lot 3.
  - b. Please update Sheet C-302 with deep-hole test pit observation data for the revised septic location associated with the proposed development on Lot 3. Please revise the proposed wastewater treatment system design for this location accordingly.
3. **August 5, 2020 Second NIPA Item 17:** As recommended in the September 23, 2020 letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), “the cemetery and a 25-foot buffer should be indicated on project plans, temporarily fenced, and marked with signage prior to the commencement of construction activities” and project plans should avoid stone foundations.
  - a. Please add a map note requiring the landowner to install temporary fencing and signage marking this 25-foot buffer prior to the commencement of construction activities on Lots 8 and 9.
  - b. Throughout the subdivision, please confirm that all existing stone foundations within 100 feet of proposed development are shown on the project plans.
4. **August 5, 2020 Second NIPA Item 18:** Please provide a copy of the relevant minutes of all local meetings at which the project is / has been discussed. This request is continuous; the information should be provided to the Agency as it becomes available. If approved, please provide documentation (e.g., permit, site plan approval, or final subdivision plat) to the Agency.

cc: Bobbi C. Trudel, P.E., Steven E. Smith Civil & Architectural Engineering