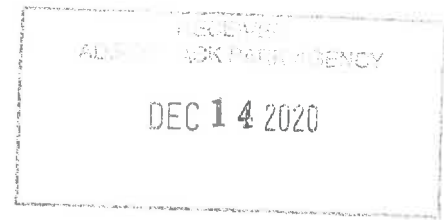


TOWN OF NORTHAMPTON
PLANNING BOARD
412 SOUTH MAIN STREET
NORTHVILLE, NY 12134

December 4, 2020

Alan Lord, Acquisitions Project Manager
New York Land and Lakes
44 Grand Street, Suite 2
Sydney, NY 13838



Re: Woodward Lake Properties, LLC
Major Subdivision Application Approval
Project No. P05-2020

Dear Mr. Lord:

During its December 2, 2020 meeting, the Town of Northampton Planning Board completed the review of the Woodward Lake Properties, LLC major subdivision application having Project No. P05-2020 along the Collins-Gifford Valley Road in the Town of Northampton. This letter is to inform you that the Planning Board approved the final plat of your subdivision and passed Resolution 2020-01, a copy of which is hereby attached for your records.

It was noted during the Planning Board meeting that the Adirondack Park Agency's review of your major subdivision application is continuing and that you have noted that you are expecting that the Adirondack Park Agency will issue a Notice of Completed Application whereby would then trigger their final review of your project. As has been indicated in the past, the Town of Northampton Planning Board has been coordinating their review of your project with the Adirondack Park Agency staff through the greatest extent possible.

Once the Adirondack Park Agency has approved your subdivision, please provide the Town of Northampton Planning Board with one (1) mylar copy of the final subdivision plat for signature, as well as any additional paper copies of the final plat that you need to submit to the Fulton County Clerk's Office, as well as for your future reference. Please also note that the Town of Northampton Planning Board will require a paper copy of all additional final application materials and specifications for their records.

If you have any questions or comments, please contact me directly at (518) 736-5660.

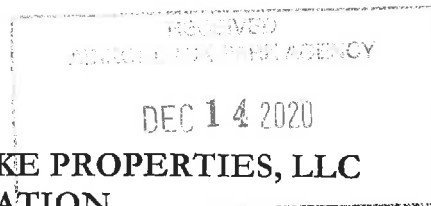
Sincerely,

Scott D. Henze
Planning Director

SDH/cme

Cc: Ariel Lynch, Adirondack Park Agency
Todd Unislawski, Code Enforcement Officer

RESOLUTION 2020-01



**RESOLUTION TO APPROVE THE WOODWARD LAKE PROPERTIES, LLC
MAJOR SUBDIVISION PLAT APPLICATION**

Member Conkling offered the following resolution and voted its adoption:

WHEREAS, the Planning Board received before it a subdivision application dated July 28, 2020 titled “Woodward Lake Properties, LLC”, and

WHEREAS, the Planning Board reviewed said application per Article VIII: Subdivision issued of Land within the adopted Town of Northampton Zoning and Subdivision Law, and

WHEREAS, on August 11, 2020, the Planning Board began the formal review of said application during a regularly-scheduled meeting of the Planning Board, and

WHEREAS, during the August 11, 2020 meeting, the Planning Board determined the application to be a Major Subdivision, and

WHEREAS, during the August 11, 2020 meeting, the Planning Board determined that the Major Subdivision application materials were complete to commence a review, and

WHEREAS, New York Land and Lakes Development, LLC was determined to be the Project Sponsor in the application to the New York State Adirondack Park Agency (APA) having been given Project #2018-0123 by the APA, and

WHEREAS, per letter dated March 5, 2020, the Adirondack Park Agency issued a Notice of Incomplete Permit Application to New York Land and Lakes Development, LLC, and

WHEREAS, per letter dated August 5, 2020, the New York State Adirondack Park Agency issued a second notice of Incomplete Permit Application to said project, and

WHEREAS, per letter dated November 3, 2020, the New York State Adirondack Park Agency issued a third notice of Incomplete Permit Application to said project, and

WHEREAS, the Town of Northampton Planning Board acknowledged that the Adirondack Park Agency considers the Project Application to be a project subject to the Adirondack Park Agency's Rules and Regulations identifying it to be a Class A Regional Project, and

WHEREAS, during the August 11, 2020 meeting, the Planning Board commenced the State Environmental Quality Review (SEQR) determining that the application be considered a Type II Action under Part 617.5 Type II Actions (c) Actions not Subject to SEQR Review (36): "Actions Subject to the Class A or Class B Regional Project Jurisdiction of the Adirondack Park Agency or a Local Government Pursuant to Sections 807, 808 and 809 of the Executive Law, except Class B Regional Projects subject to review by Local Government pursuant to Section 807 of the Executive Law located within the Lake George Park as defined by Subdivision 1 of Section 43-0103 of the Environmental Conservation Law" and

WHEREAS, during the August 11, 2020 meeting, the Planning Board commenced the review of the preliminary plat to the Woodward Lake Properties, LLC Major Subdivision Project No. P05-2020 application, and

WHEREAS, during the August 11, 2020 meeting, the Planning Board passed a motion to schedule a public hearing on the Woodward Lake Properties, LLC Major Subdivision Application Project No. P05-2020 for Wednesday, September 2, 2020, 5:00 p.m., at the Town of Northampton Town Hall, and

WHEREAS, said public hearing notice was sent to the local media, as well as copies of said public hearing notice sent via certified mail to all properties located within 500' of the project property, and

WHEREAS, a copy of the public hearing notice was also sent to the Hamilton County Clerk, and

WHEREAS, on September 2, 2020, the Planning Board held the required public hearing on the Woodward Lake Properties, LLC Major Subdivision Application Project No. P05-2020 having three (3) speakers present, and

WHEREAS, the Planning Board closed said public hearing at the conclusion of its September 2, 2020 meeting, and

WHEREAS, by motion, the Planning Board approved the preliminary plat to the Woodward Lake Properties, LLC Major Subdivision application and commenced the review of the project under the final plat procedures, and

WHEREAS, during the October 7, 2020 meeting, the Planning Board commenced the review of the project under the final plat procedures, and

WHEREAS, during the October 7, 2020 meeting, by motion, the Planning Board waived a second public hearing on the final plat to the Woodward Lake Properties, LLC Major Subdivision application Project No. P05-2020, and

WHEREAS, by way of letter dated October 7, 2020 to Town Attorney Michael Albanese, the Planning Board forwarded the Woodward Lake Property Homeowners Association, Inc.'s Bylaws, Rules and Regulations, Protective Covenants and Annual Budget document for a legal review of said document, and

WHEREAS, the Planning Board has requested the Town Board assume the ownership of the 25' wide ingress/egress and hiking trail easement to commence along the centerline of the Robert Sweet Road, at its intersection with Collins-Gifford Valley Road, to be maintained as a general public access as part of a hiking trail easement from the Collins-Gifford Valley Road to lands owned by the State of New York, and

WHEREAS, by letter dated November 30, 2020, the Town Board agrees to assume, and

WHEREAS, by motion, the Planning Board approved the final plat to the Woodward Lake Properties, LLC Major Subdivision Application, and

WHEREAS, by motion, the Planning Board approved to adopt Resolution 2020-01 the Woodward Lake Properties, LLC Major Subdivision final plat and to authorize Member Conkling to sign said plat on behalf of the Planning Board,

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board hereby empowers Member Conkling to sign the Woodward Lake Properties, LLC final plat, and be it further

RESOLVED, that the Planning Board hereby empowers Member Conkling to certify said plat as approved without condition via certified mail a copy of said final plat and requirements to the applicant within five (5) days of the enactment of this Resolution.

Seconded by Member Conkling and to adopt by the following roll call vote:

Smith	Yay
Anderson	Yay
Naple	Absent
Conkling	Yay
Groff	Yay
Anker (Alternate)	Yay

I certify this Resolution to be an accurate account.

Justin Henry, Planning Director

Date: 12/4/20