



Adirondack Park Agency

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MAJOR PROJECT PUBLIC NOTICE APPLICATION COMPLETED APA PROJECT NO. 2018-0123

Date: December 14, 2020

The Agency determined on **December 14, 2020** that the application referenced below is complete and under formal review for Agency action. The purpose of this Notice is to inform you about the proposed project and to ask for any written comments that you may wish to make about the project. Comments previously submitted are already part of the project file and need not be repeated.

It is not necessary to respond to this notice unless you want to do so. If you wish to provide written comments, they must be received by **January 15, 2021**. Please address any written comments to **Ariel Lynch** at ariel.lynch@apa.ny.gov and reference the above project number. Comments are also accepted by mail or electronically via the Agency website's Public Input page.

Application materials and Agency correspondence regarding this project are posted to the Agency's website at www.apa.ny.gov via a link named "Large-scale residential subdivisions currently under review," found on the home page under News & Activities.

PROJECT SPONSOR, LOCATION AND DESCRIPTION

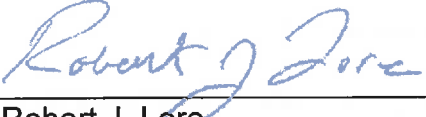
The Agency received Part I of the application on **August 20, 2018**, Part II of the application on **February 12, 2020**, and additional information and a complete application on **November 13, 2020** for a project proposed by **New York Land and Lakes Development LLC** in the Towns of **Northampton** and **Mayfield**, **Fulton County**, on **Collins Gifford Valley Road**, **High Rock Road**, and **Woodward Lake** in an area designated as **Rural Use** and **Resource Management** on the Adirondack Park Land Use and Development Plan Map. The tax map numbers of the project site are: **17.-1-23**, **31.-1-2**, and **31.2-1-25** in **Northampton** and **31.-2-1** in **Mayfield**. The attached map shows the approximate location of the project site.

The project is briefly described as follows: **Subdivision of 1,169± acres into 34 lots, yielding 32 building lots, 1 developed lot, and 1 common lot. Thirty new single-family dwellings will be in the Rural Use land use area and two new single-family dwellings will be in the Resource Management land use area. The project sponsor proposes to extinguish all remaining principal building rights, 12 in Resource Management and 22 in Rural Use, for a total of 34. The project site includes the entirety of Woodward Lake, a 129±-acre impounded lake. Eighteen lots, plus the common lot, will have shoreline on Woodward Lake. Access will be provided from Collins Gifford Valley Road and a new 2,000-foot-long road.**

A Property Owner's Association will own the new road, Woodward Lake and its dam, common area at the north end of the lake, and wetlands at the south end of the lake (170.7± acres in total). Individual lot owners will install and maintain the water supply,

wastewater treatment, and stormwater management on each residential lot. The applicant proposes to allow only single-family dwellings, agricultural uses, and open space recreational uses, limit each residential lot to one principal building and one accessory structure with no further subdivisions, and require any commercial timber harvesting outside the building envelope/limits of clearing to be done under the supervision of a professional forester.

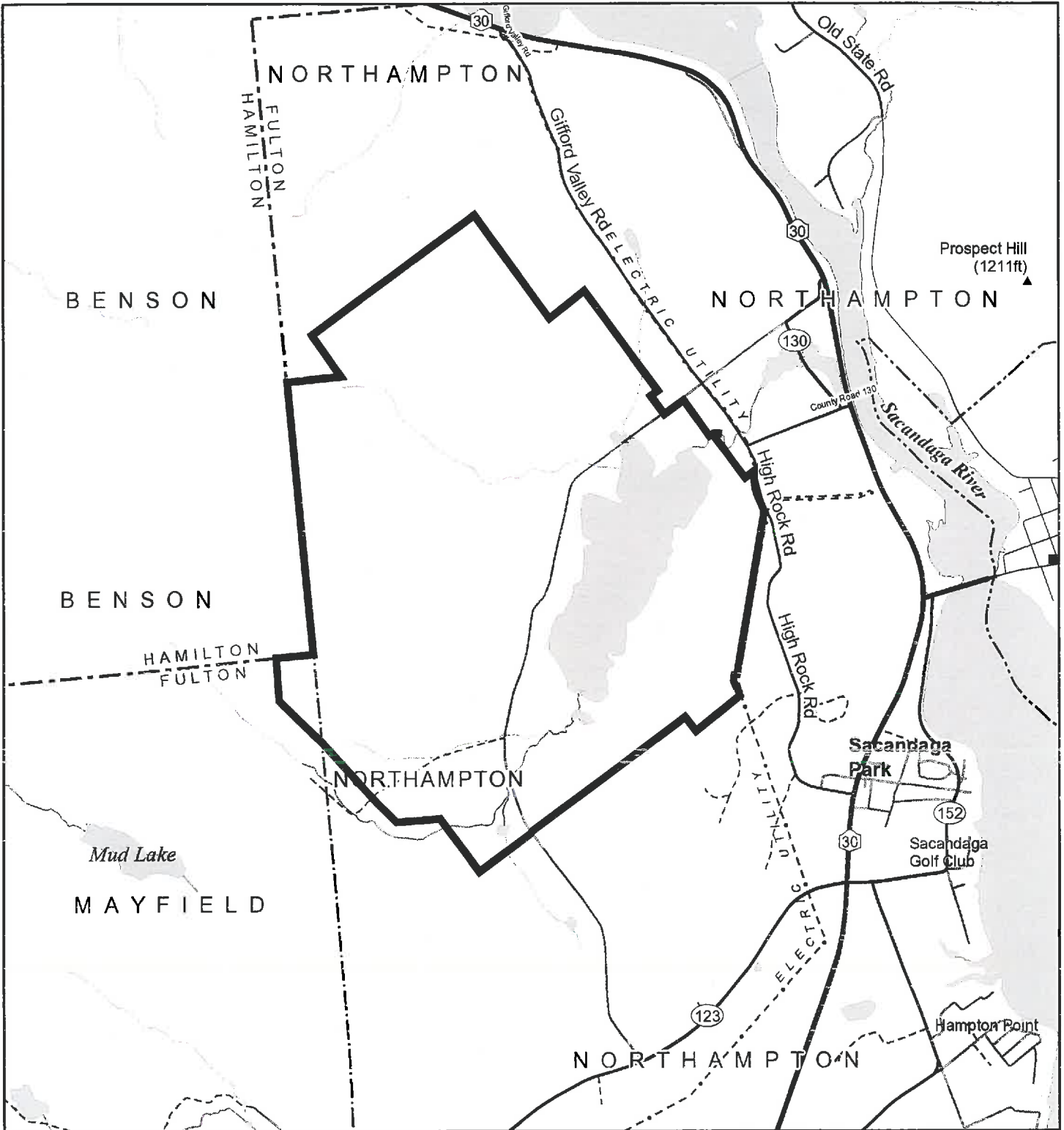
12/14/20
Date


Robert J. Lore

Deputy Director, Regulatory Programs

cc: Alan Lord, New York Land & Lakes Development LLC
Bobbi C. Trudel, P.E., Steven E. Smith Civil & Architectural Engineering
Adjoining Landowners
Town, County & LGRB Officials

Project Site for APA #P2018-0123



August 21, 2018

This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.

1:36,000

 Park Boundary
Blueline

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency
New York State Adirondack Park Agency