

STEVEN E. SMITH, P. E.

CIVIL & ARCHITECTURAL ENGINEERING

Woodward Lake Subdivision

Towns of Northampton & Mayfield
Fulton County, New York

APA Project No. 2018-0123

Applicant:

Woodward Lake Properties, LLC
115 Main Street, Suite D
Oneonta, NY 13820

November 13, 2020

Submission Contents

Responses to 11/03/2020 Third Notice of Incomplete Permit Application

Attachments:

Woodward Lake Subdivision Plans (with Revisions through 11/12/20)

Photo Index for Lot 3 Building Envelope Vicinity and Photos with Descriptions

Town Meeting Minutes: Planning Board 10/07/20 (Draft)

The responses which follow correspond numerically with the numbered paragraphs found in the APA Third Notice of Incomplete Permit Application dated November 3, 2020:

1. Regarding existing logging road symbols, all logging roads are now shown with the same symbol. The earlier discrepancy had to do with inconsistent line types in the AutoCad program (a drafting problem).
2. Regarding the relocated Lot 3 building envelope:
 - a. North Country Ecological Services, Inc. completed a field reconnaissance on November 9, 2020 in the vicinity of the relocated building envelope. Enclosed are photographs taken at that time, along with a graphic/index indicating locations and view directions of the photos. There are no wetlands within 100 feet of the building envelope.
 - b. A deep hole test pit observation and percolation tests were conducted on November 9, 2020. The data indicate a standard conventional wastewater absorption system may be installed. Sheet C-402 has been updated to include this data, and the note on Sheet C-103 for the OWS has been revised to reflect stabilized perc rates.
3. Regarding OPRHP comments:
 - a. A note requiring the landowner to install temporary fencing and signage marking the 25-foot buffer around the existing cemetery has been added for Lot 9 on Sheet C-108. It is not pertinent to Lot 8 as the cemetery is on the opposite side of a wetland and a vegetative buffer from any construction on that lot.
 - b. So far as we are aware, all existing stone foundations are shown on the plans.
4. Enclosed please find Draft Meeting Minutes from the October 7, 2020 Town of Northampton Planning Board Meeting. There was no meeting in November, thus these have not yet been formally approved.

Please be advised that the former landowner will be purchasing Lot 21 with the existing house. He does not wish to be a member of the Woodward Lake Property Owners Association. However, upon project approval, he will be taking title subject to the Protective Covenants. A note to this effect has been added to the subdivision plans (Sheet C-101) and will also be included on the final subdivision plat.