

From: [Christopher Amato](#)
To: [APA Regulatory Programs Comments](#)
Cc: Executivedirector@protectadks.org
Subject: "Project 2025-0195; Indian Brook Preserve LLC; Devan Korn"
Date: Monday, October 6, 2025 12:24:00 PM
Attachments: [Protect Comments on Indian Brook Preserve 09.30.2025.pdf](#)

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Greetings,

Attached please find the comments of Protect the Adirondacks regarding the above-referenced application.

Regards,

Christopher Amato
Conservation Director and Counsel
Protect the Adirondacks
P.O. Box 48
North Creek, NY 12853
(518) 251-2700 (o)
(518) 860-3696 (c)

From: dgibson@adirondackwild.org
To: [APA Regulatory Programs Comments](#); [Korn, Devan F \(APA\)](#)
Cc: [Rice, Barbara \(APA\)](#)
Subject: APA 2025-0195
Date: Friday, September 19, 2025 4:37:21 PM
Attachments: [letter to APA, Indian Brook Preserve Large-Scale Subdivision, Town of Bolton.docx](#)

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Devan,
Please find our comment letter attached.
Thank you,
Dave Gibson

David Gibson, managing partner
Adirondack Wild: Friends of the Forest Preserve
518-469-4081
dgibson@adirondackwild.org
www.adirondackwild.org



Virus-free. www.avast.com

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Petteyskat98@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Thursday, October 9, 2025 8:03:21 AM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0195, Katelyn Petteys , Petteyskat98@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Katelyn Petteys
Email from: Petteyskat98@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing in support of the proposed Pinehurst Subdivision in Bolton. The project reflects a responsible and well-planned approach to residential development within the Adirondack Park. Its design thoughtfully integrates with the surrounding landscape while incorporating public amenities such as trail connections, a potential town park, and interior walking paths that promote community recreation and connectivity.

The proposal demonstrates an understanding of both environmental stewardship and local character, aligning with the broader goals of sustainable development within the Park. By balancing growth with preservation, Pinehurst represents a model for future projects that respect the natural and cultural integrity of the Adirondacks.

Respectfully submitted,
Katelyn Petteys

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: johncarr1966@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Thursday, October 9, 2025 12:46:59 PM

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Please copy "2025-0195, John Carr , Johncarr1966@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: John Carr
Email from: Johncarr1966@gmail.com
Address: 8 Forest Ridge Lake George Ny 12845
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

If we are going to have any housing in this area, new lots need to be created. This subdivision needs no variances and if complaint with all the approved laws for the Town of Bolton.
John Carr

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: melissaoreilly2278@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 1, 2025 2:16:04 PM

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Please copy "2025-0195, Melissa O'Reilly, melissaoreilly2278@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Melissa O'Reilly
Email from: melissaoreilly2278@gmail.com
Address: 19 Prince Taylor Path Ticonderoga NY 12883
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Excellent opportunity to bring more housing to our area. So many people want to move north and we welcome them!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: valeriejm13@verizon.net
Subject: APA Project 2025-0195 Public Comments
Date: Thursday, October 9, 2025 8:40:52 PM

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Please copy "2025-0195, Valerie Erceg, valeriejm13@verizon.net" into your message for our reference.

Attn: Devan Korn
Comments from: Valerie Erceg
Email from: valeriejm13@verizon.net
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

To whom it may concern,

Bolton Landing could use a subdivision that has the attributes and amenities that is described in this application. This type of subdivision would enhance the overall Bolton community in my humble opinion.

Thank you,
Valerie Erceg

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jwheatley@edcwc.org
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 2:18:01 PM

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Please copy "2025-0195, John Wheatley, jwheatley@edcwc.org" into your message for our reference.

Attn: Devan Korn
Comments from: John Wheatley
Email from: jwheatley@edcwc.org
Address: 11 South Street Glens Falls NY 12801
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing to express my support for the proposed Pinehurst Subdivision in the Town of Bolton. This project represents a balanced, forward-thinking approach to housing development within the Adirondack Park—one that both respects the natural environment and addresses the region's growing housing needs.

The Pinehurst proposal envisions 30 new homes across approximately 94.5 acres, with carefully planned lot sizes and dedicated open space, including a 3.37-acre trail system, a potential public trailhead, and interior walking paths that will tie into Bolton's broader recreational network.

The layout demonstrates a commitment to preserving the scenic landscape while creating a neighborhood that can welcome year-round residents, families, and local employees.

Across Warren County and the greater Adirondack region, the shortage of available housing has become a major obstacle to attracting and retaining workforce talent, supporting local businesses, and sustaining community life. Pinehurst is well-positioned to help address this challenge. Its location near I-87, the Sagamore Golf Course, and Bolton's downtown offers convenient access to jobs, schools, and services, making it an ideal setting for families and professionals who want to live and work in the region.

This project exemplifies smart growth principles: blending new housing with conservation, supporting community amenities, and strengthening the local tax base without compromising the rural character that defines Bolton. It is exactly the type of well-designed, environmentally sensitive development that should be encouraged within the Adirondack Park.

I respectfully encourage the Adirondack Park Agency to approve this proposal and allow the project to move forward.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: gteresi@LSLawNY.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 3:21:16 PM

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Please copy "2025-0195, Gregory Teresi, gteresi@LSLawNY.com" into your message for our reference.

Attn: Devan Korn
Comments from: Gregory Teresi
Email from: gteresi@LSLawNY.com
Address: 3300 State Route 9L Lake George New York 12845
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please accept my comments supporting Indian Brook Preserve's application for approval to develop 30 homes on 95 acres. Warren county has a desperate need for housing and this project would help alleviate some of that need. In reviewing the plans this appears to be a well thought out and designed project that delicately balances the need to preserve our forests but provide for residential housing. This type of balanced development should be encouraged in the Adirondack Park. Thank you for your consideration.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: gth@LakeGeorgeRE.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 4:07:05 PM

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Please copy "2025-0195, Glenn Harris, gth@LakeGeorgeRE.com" into your message for our reference.

Attn: Devan Korn
Comments from: Glenn Harris
Email from: gth@LakeGeorgeRE.com
Address: 9 , Panther Mountain Drive Chestertown NY 12817
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Our area needs more single family homes and having local developers that are concerned with caring for our beautiful corner of the Adirondacks is a definite plus!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: adkrealtygroup@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 5:09:54 PM

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Please copy "2025-0195, Brooke Clark , adkrealtygroup@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Brooke Clark
Email from: adkrealtygroup@gmail.com
Address: 82 SKYLARK LANE PO Box 21 NY 12870
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I would like to express my full support for the proposed Pinehurst Subdivision project in Bolton. This thoughtfully designed 30-home neighborhood represents a balanced and responsible approach to development that aligns with the values and character of the Adirondack Park while addressing the community's evolving housing needs.

The project's design emphasizes harmony with the natural landscape, incorporating features such as interior walking trails that will directly connect to a proposed public trailhead and hiking network, as well as a potential town park. These components will not only enhance recreational opportunities for residents and visitors but also promote community connectivity, active lifestyles, and stewardship of the surrounding environment.

Pinehurst's strategic location—close to the Northway, Sagamore Golf Course, and the shops and restaurants of Bolton—ensures that future homeowners will enjoy both convenience and quality of life without compromising the charm and character that define the region. By integrating thoughtful planning, community-oriented amenities, and environmental sensitivity, the Pinehurst Subdivision will strengthen Bolton's year-round residential base and contribute positively to the area's long-term vitality.

For these reasons, I strongly support the project and encourage its approval.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: bleibtrey@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 8:02:36 PM

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Please copy "2025-0195, Mark Bleibtrey , bleibtrey@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Mark Bleibtrey
Email from: bleibtrey@gmail.com
Address: 26 Stonehurst Queensbury NEW YORK 12804
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

The proposed subdivision sounds like a well planned subdivision. Seems to be environmentally friendly and appropriate for the Town of Bolton.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: oneilpe@msn.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 9:51:10 AM

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Please copy "2025-0195, Peter Oneil, oneilpe@msn.com" into your message for our reference.

Attn: Devan Korn
Comments from: Peter Oneil
Email from: oneilpe@msn.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Definitely for this subdivision. I think the proposed use and layout fits well within the space. Having a lot of green space and nature trails is a big plus.
Being from this area my entire life and working locally, it would be nice to see a subdivision in Bolton Landing actually happen, and not just sit there on paper.
Hoping this will help bring more families to the area and help our declining school enrollment.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: pam@daviesrealty.net
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 11:28:44 AM

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Please copy "2025-0195, Pam Hawley Dean, pam@daviesrealty.net" into your message for our reference.

Attn: Devan Korn
Comments from: Pam Hawley Dean
Email from: pam@daviesrealty.net
Address: 248 Sly Pond Rd Fort Ann NY 12827
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe that different housing options are key to keeping the area affordable for locals. Also for encouraging people to move into the area for the great quality of life this region is known for.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: annelcoffey@icloud.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 1:36:36 PM

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Please copy "2025-0195, Anne and Peter Coffey, annelcoffey@icloud.com" into your message for our reference.

Attn: Devan Korn
Comments from: Anne and Peter Coffey
Email from: annelcoffey@icloud.com
Address: 330 Terrace Road Schenectady NY 12306
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

We are writing in support of the Indian Brook Preserve LLC, (2025-0195). We are the owners of rural acreage that abuts the north, northeast corner of the proposed subdivision. A mid-summer storm (tornado) left tangled blowdown and uprooted trees in the vicinity where our property meets Mr. Layton's and that of a third neighbor to us both. Because it was easier to access the damaged area from the proposed subdivision land, Mr. Layton graciously offered to meet us at Route 11 and subsequently spent the morning guiding us to our property over, around, and through much of the proposed subdivision acreage. As we walked, Mr. Layton spoke of what he envisioned for this community he hoped to build. Here would be an opportunity for people to live and work in the lake-and-mountain environment they loved without negatively impacting it. We were impressed with his vision; and we could see for ourselves, even at this early stage of development, evidence that care had been taken to respect the contours of the land to preserve its drainage and the protective role of forest vegetation for sound mitigation and privacy. We appreciate that Mr. Layton has already shown himself to be a good neighbor to us. That aside, we believe that our property can only be positively impacted by acceptance of the Indian Brook Preserve subdivision proposal, as we believe the town of Bolton will too.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Anna@QMGLLC.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 5:10:30 PM

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Please copy "2025-0195, Anna Smith , Anna@QMGLLC.com" into your message for our reference.

Attn: Devan Korn
Comments from: Anna Smith
Email from: Anna@QMGLLC.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Hello- I support this project and Zachary's endeavor. I think it would be a great asset to the community.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: field2originalmusic@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 7:25:18 PM

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Please copy "2025-0195, Thaddeus cudak, field2originalmusic@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Thaddeus cudak
Email from: field2originalmusic@gmail.com
Address: 12814
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

County rte 11 was supposed to be protected for its view ,bolton already too crowded,,do not need this in this town ,it will make it less wild and more like lake george,why not protect land close to or in watersheds ,plenty of other spots close ,wich will not change the character,if I was gonna build my dream home would want all the land protected around me

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: James.Sullivan571@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, October 7, 2025 8:17:35 PM

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Please copy "2025-0195, James R Sullivan, James.Sullivan571@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: James R Sullivan
Email from: James.Sullivan571@gmail.com
Address: 1016 State Route 52 NY 12586
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing to express my opposition to the proposed project known as Indian Brook Preserve LLC (APA Project 2025-0195), which seeks to subdivide approximately 95 acres in the Town of Bolton into 30 residential building lots with a subdivision road and common trail system.

This level of residential development is excessive and inconsistent with the purpose and spirit of the Adirondack Park Land Use and Development Plan, especially within an area classified as Low Intensity Use. The Adirondack Park is a unique natural resource that requires careful, conservation-minded planning. Increasing residential density on this scale will result in:

Loss of Forest Cover and Wildlife Habitat – Subdividing the land into 30 lots will fragment habitat and disrupt wildlife corridors essential to local species.

Negative Impact on Scenic Character – The Town of Bolton and its surroundings are valued for their natural beauty. Large-scale residential development threatens the visual integrity of the landscape.

Cumulative Environmental Impacts – Roads, infrastructure, and increased human activity will contribute to runoff, noise, and light pollution, degrading both water quality and ecological health.

Contradiction to Adirondack Stewardship Values – The Adirondack Park was established to balance private ownership with long-term conservation. Projects of this scale undermine the Park's conservation mission.

I urge the Agency to deny this proposal or require substantial redesign and downsizing to ensure the protection of forested lands and preservation of open space. The best legacy we can leave is one that keeps the Adirondacks wild, maintaining its forests, wildlife, and natural landscapes for future generations.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: steveval0212@aol.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 8:02:53 AM

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Please copy "2025-0195, Stephen Valentino , steveval0212@aol.com" into your message for our reference.

Attn: Devan Korn
Comments from: Stephen Valentino
Email from: steveval0212@aol.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I support the proposed subdivision because it provides much needed housing and opportunity that will allow families to live in Bolton Landing year-round
The project avoids, wetlands and steep slopes requires no variance and includes a proposed hiking trail for the public to enjoy. This is what you call a good development.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Sldk28@aol.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 8:53:13 AM

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Please copy "2025-0195, Shari Dufresne, Sldk28@aol.com" into your message for our reference.

Attn: Devan Korn
Comments from: Shari Dufresne
Email from: Sldk28@aol.com
Address: Bolton Landing
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please do not approve this subdivision. The small town of Bolton is already overcrowded. We used to be a cozy little town and now it's grown and continues to grow. It has lost its quaintness which is what drew people to the town to begin with. The wild animals can be seen all throughout town now. They are being pushed out of their habitat. More and more accidents will happen with deer being pushed out onto the roads. Please say no. Protect the wilderness around Bolton Landing.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: joshjevons@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 9:26:40 AM

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Please copy "2025-0195, Joshua Jevons, joshjevons@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Joshua Jevons
Email from: joshjevons@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I would like to express my strong support for the proposed project in Bolton, New York. This development represents a meaningful opportunity to address the ongoing need for quality housing in the region. As many residents and local employers can attest, there is a significant demand for additional housing options that allow people to live and work within the same community.

The project's proximity to the Northway offers convenient access for commuters and visitors alike, making it an ideal location for both permanent residents and seasonal workers who contribute to the local economy. This thoughtful placement enhances accessibility while maintaining Bolton's small-town character and connection to the greater Adirondack region.

Equally commendable is the developer's commitment to dedicating a trailhead to the town for public recreational use. This addition will not only expand outdoor opportunities for residents and visitors but also strengthen Bolton's reputation as a community that values its natural surroundings and promotes healthy, active lifestyles.

In all, this proposal balances growth, accessibility, and respect for the environment—qualities that make it a positive step forward for Bolton and Warren County.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Armypac13@yahoo.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 10:35:12 AM

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Please copy "2025-0195, Philip coon, Armypac13@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Philip coon
Email from: Armypac13@yahoo.com
Address: 574 Potter hill road Bolton landing New york 12814
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I oppose this development. We have already lost the quaint town we used to be. There are no affordable houses as it is. These will be out of town/ state homes. I'm sure they will end up sitting vacant for many months like a ton of other houses around bolton. The locals are getting driven out. We also need to protect nature. What happened to forever wild?. The board keeps approving all of this building for nothing other than greed. Why keep cutting big swaths of land out for more and more people in our already over crowded town. If you take a walk dodown into that area and pay attention I'm sure you will see more wildlife than your realize.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jc224638@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 10:50:45 AM

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Please copy "2025-0195, Jamie Curtis, jc224638@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jamie Curtis
Email from: jc224638@gmail.com
Address: 41 Mill Road Greenfield NY 12833
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Hi Mr. Korn,

As a former resident and business owner in the Bolton Landing community for over 20 years, with my family still residing on New Vermont Road, I am writing to express my strong support for this project.

I believe this development will be healthy for both the community and the school district, and I anticipate it will have a positive impact on many levels. This project will add to and enrich the charm and character that make Bolton Landing such a special place to me and many others.

Sincerely,
Jamie Curtis

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: glyon124@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 8, 2025 12:33:34 PM

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Please copy "2025-0195, Gregory Lyon, glyon124@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Gregory Lyon
Email from: glyon124@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

We have had a housing issue for a number of years now. Everything I have gathered, this will help satisfy that in a beautiful area without imposing on or disturbing wetlands, steep slopes or other protected areas, Truly a win win. Also, adding in a proposed town park along will give parents a place to bring and raise their children and the hiking trails will attract an outdoor enthusiast and give people access to explore what the area has to offer. Pinehurst sounds like it can be a place for families to live for generations.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: nackleyphillip98@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 1:12:22 PM

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Please copy "2025-0195, Phillip Nackley, nackleyphillip98@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Phillip Nackley
Email from: nackleyphillip98@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I see this proposed subdivision as a positive example of what development in the Adirondacks should look like. It's carefully planned, it protects sensitive resources, it provides community benefits like trails, and it's guided by professionals at every step. This is the type of project we need more of.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: hartfordethan49@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 1:16:22 PM

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Please copy "2025-0195, Ethan Pike, hartfordethan49@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Ethan Pike
Email from: hartfordethan49@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This project proves that housing growth and conservation can go hand in hand. Pinehurst creates new opportunities for people to live in Bolton while protecting wetlands and steep slopes. That's balanced and responsible planning.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: vnackley@utica.edu
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 1:21:51 PM

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Please copy "2025-0195, Victoria Battin, vnackley@utica.edu" into your message for our reference.

Attn: Devan Korn
Comments from: Victoria Battin
Email from: vnackley@utica.edu
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I have vacationed in Bolton for over 20 years and love this Town. The addition of a trail network is a real plus. It's nice to see a developer giving back something that the public can use and enjoy.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Patriciasavagesells@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:04:40 PM

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Please copy "2025-0195, Pat Savags , Patriciasavagesells@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Pat Savags
Email from: Patriciasavagesells@gmail.com
Address: 4 Cliffside Drive Bolton Landing NY 12814
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am very excited for the new Pinehurst Sub division in Bolton Landing
I live on the lake right down the road in NW Bay. There is so much demand for private beautiful spaces for a family home and there just aren't enough well laid out developments. We are excited for Zach as we know what he does he does the proper way. We wish him so much luck and cannot wait to see it
Patricia and Adam Savage

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: lockwoodkiernan@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:06:40 PM

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Please copy "2025-0195, Kiernan Lockwood, lockwoodkiernan@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Kiernan Lockwood
Email from: lockwoodkiernan@gmail.com
Address: Diamond Point NY
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I grew up in the Adirondack region and have always valued the natural beauty and sense of community here. I believe the Pinehurst subdivision will be a positive addition to Bolton. The project is designed to fit with the Adirondack landscape while also creating much-needed housing for families who want to live here year-round. With the inclusion of trails and the potential for a town park, it adds amenities that benefit both residents and visitors. I think this is a thoughtful plan that strengthens the community while preserving the character of the area I've always called home.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: michael@acrn-ny.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:13:09 PM

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Please copy "2025-0195, Michael T Murray, michael@acrn-ny.com" into your message for our reference.

Attn: Devan Korn
Comments from: Michael T Murray
Email from: michael@acrn-ny.com
Address: Glens Falls NY 12801
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I fully support the Pinehurst Subdivision proposal. It thoughtfully integrates with the natural Adirondack landscape, provides walking trails and community spaces, and will be a valuable addition to the Bolton area for families and residents.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jjmcreynolds10@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:17:12 PM

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Please copy "2025-0195, James McReynolds, jjmcreynolds10@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: James McReynolds
Email from: jjmcreynolds10@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Great to see such well planned and organized projects like this. Well thought out with low impact to the environment. But quality and practical craftsmanship and development.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: mark.sidoti@nbtbank.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:23:43 PM

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Please copy "2025-0195, Mark Sidoti, mark.sidoti@nbtbank.com" into your message for our reference.

Attn: Devan Korn
Comments from: Mark Sidoti
Email from: mark.sidoti@nbtbank.com
Address: 20 Fairwood Drive Queensbury New York 12804
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This project is exactly what Bolton Landing needs to grow the community and attract younger people to want to live here. The developer has given careful thought into the planning of this project and its surrounding to the Adirondack Park and Lake George Region.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jjlkmw@yahoo.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 2:38:27 PM

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Please copy "2025-0195, Jeffrey Lockwood, jjlkmw@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jeffrey Lockwood
Email from: jjlkmw@yahoo.com
Address: 38 Wincrest Drive Queensbury NY 12804
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing in support of Project 2025-0195, the Pinehurst subdivision in Bolton. This project has been thoughtfully designed to fit within the Adirondack landscape while offering community benefits such as walking trails, a potential public trailhead, and a town park. Pinehurst will provide quality housing for families and year-round residents while supporting the local economy and preserving Bolton's unique character. I encourage approval of this project.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Jeffandpamyork@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 3:04:01 PM

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Please copy "2025-0195, Jeff york, Jeffandpamyork@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jeff york
Email from: Jeffandpamyork@gmail.com
Address: 6 Ben Guiles dr lake george
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

the proposed subdivision is well conceived and will be a benefit to the town and resort type visitors as well

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: trevorholcombdc@yahoo.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 4:02:17 PM

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Please copy "2025-0195, Trevor Holcomb, trevorholcombdc@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Trevor Holcomb
Email from: trevorholcombdc@yahoo.com
Address: 18 Grant Ave Glensfalls NY 12801
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

12801

This subdivision will be a great add for the area. This will be great for a year round local economy in Bolton and Lake George. I look forward to seeing how this opportunity turns out.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Dfay@nbtbankcom
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 4:10:20 PM

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Please copy "2025-0195, David Fay , Dfay@nbtbankcom" into your message for our reference.

Attn: Devan Korn
Comments from: David Fay
Email from: Dfay@nbtbankcom
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This will be a great project and help serve the need for more single family homes in the community. I am a loan officer for NBT Bank. We need more options for homeowners to buy - The inventory is still lite

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: philtuckermarketing@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, October 3, 2025 10:08:20 PM

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Please copy "2025-0195, Philip Tucker, philtuckermarketing@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Philip Tucker
Email from: philtuckermarketing@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am in favor of this subdivision project and feel the village of Bolton and the greater Lake George area would benefit should the project meet with the agency's approval.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Gp17claf@siena.edu
Subject: APA Project 2025-0195 Public Comments
Date: Saturday, October 4, 2025 6:04:54 PM

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Please copy "2025-0195, Garrett Claffey, Gp17claf@siena.edu" into your message for our reference.

Attn: Devan Korn
Comments from: Garrett Claffey
Email from: Gp17claf@siena.edu
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe this is a great plan to bring families back to the area. You can tell by the plans and the intent that this was thoughtfully designed by people that care about keeping the environment and Adirondacks beautiful while bolstering the local economy. I am in favor of this and am excited to see the development that's to come!

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: thomas.zackary@yahoo.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 8:05:27 AM

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Please copy "2025-0195, Zackary Thomas, thomas.zackary@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Zackary Thomas
Email from: thomas.zackary@yahoo.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This development would be great for the community adding more housing in the area. In addition, hiking trails and a park will allow the community to enjoy the property and nature it provides. I agree with moving forward on this development.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: bradysausville@icloud.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 8:16:04 AM

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Please copy "2025-0195, Brady Sausville, bradysausville@icloud.com" into your message for our reference.

Attn: Devan Korn
Comments from: Brady Sausville
Email from: bradysausville@icloud.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I basically grew up in the Adirondacks. I think this would be a great asset to the town and community and in turn bring people together

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: dougjzett@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 9:14:19 AM

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Please copy "2025-0195, doug ketterer, dougjzett@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: doug ketterer
Email from: dougjzett@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

The proposed hiking and walking trails are a nice addition to this project. It's nice to see something that benefits both new residents and the wider community at the same time.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: nick@deckerslandsolutions.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 11:53:56 AM

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Please copy "2025-0195, Nick Decker, nick@deckerslandsolutions.com" into your message for our reference.

Attn: Devan Korn
Comments from: Nick Decker
Email from: nick@deckerslandsolutions.com
Address: 1632 Main Street Pattersonville NY 12137
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This subdivision will bring good to Bolton. I know the owner of the land, Zack, and he is a great standup guy who has personally helped me out a lot. Bringing more housing to the Lake George Region would add tons of value to the economy and community.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: our911s@hotmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 6:55:42 PM

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Please copy "2025-0195, Mark Dickinson, our911s@hotmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Mark Dickinson
Email from: our911s@hotmail.com
Address: 42 Sullivan pl Lake George NY 12845
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I don't see any bad implications on this development in surrounding areas around the lake or in the Adirondack Park there is no reason this subdivision shouldn't proceed as planned

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Kwill6th@protonmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Sunday, October 5, 2025 9:10:47 PM

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Please copy "2025-0195, Katrina Williams, Kwill6th@protonmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Katrina Williams
Email from: Kwill6th@protonmail.com
Address: 3 Racawana Road Lake George NY 12845
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I'm writing to express my support for the proposed Pinehurst subdivision and its developer, Zack Layton. Zack grew up in this community and cares deeply about the land and the people who call it home. He's not representing a large corporation or an out-of-town builder but understands Bolton's unique beauty, village charm, and fragile ecosystem. His project reflects those values, maintaining what makes Bolton special while creating opportunities for families and year-round residents. I've known Zack for many years and know him to be thoughtful, honest, hardworking, and bright. Educated in our local schools, he returned after college with a genuine desire to help foster a community that future generations will want to come back to. The Pinehurst design honors the Adirondack landscape and includes features like trails, a possible public trailhead, and a town park that strengthen our connection to the outdoors. I believe Zack has the integrity and vision to make Pinehurst a project Bolton can be proud of, and I encourage your full support.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: Firebug225@yahoo.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 2:26:30 AM

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Please copy "2025-0195, Jeremy Coon, Firebug225@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jeremy Coon
Email from: Firebug225@yahoo.com
Address: 612 Coolidge Hill Rd Diamond Point NY 12824
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Thank you for the opportunity to comment. The developer is an intelligent, energetic, eager and thoughtful young businessman. It is warming to see someone so willing to create more opportunities for families to have the opportunity for full time residency in the town of Bolton. Hopefully he also granted the opportunity to create a potential park and add some more walking trails to this beautiful town. I strongly recommend this plan received your overall approval. Thank you for your time.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: pbaker141@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Monday, October 6, 2025 10:44:20 AM

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Please copy "2025-0195, Paul Baker, pbaker141@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Paul Baker
Email from: pbaker141@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe this project will benefit the community as a whole. New housing available for families as well as a community trail. Seems like a win win to me. I see no reason not to move forward.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: kimscott1020@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Wednesday, October 1, 2025 4:51:24 PM

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Please copy "2025-0195, Kimberly Scott, kimscott1020@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Kimberly Scott
Email from: kimscott1020@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I completely support this subdivision and respect the players involved in putting it together. It's a win/win for our community and new home owners.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: jpatrickreed50@gmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Tuesday, September 23, 2025 9:06:16 AM

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Please copy "2025-0195, Jacob Reed, jpatrickreed50@gmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jacob Reed
Email from: jpatrickreed50@gmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please limit tree clearing at the proposed location. Also create a storm water management plan for the site to limit runoff and the movement of pollutants and sediment.

From: noreply-pc@apa.ny.gov
To: [APA Regulatory Programs Comments](#)
Cc: slaymaksj@hotmail.com
Subject: APA Project 2025-0195 Public Comments
Date: Friday, September 26, 2025 9:42:13 AM

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPcomments@apa.ny.gov.
Please copy "2025-0195, stephanie slaymaker, slaymaksj@hotmail.com" into your message for our reference.

Attn: Devan Korn
Comments from: stephanie slaymaker
Email from: slaymaksj@hotmail.com
Address:
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

It seems like a large subdivision would cause too much environmental impact and stress on local resources. I think they should decrease the number of plots.

From: [Chris Navitsky](#)
To: [APA Regulatory Programs Comments](#)
Subject: Indian Brook Preserve, LLC - APA Application # 2025-0195
Date: Thursday, October 9, 2025 2:16:58 PM
Attachments: [Outlook-4kca251x.png](#)
[indian brook preserve llc apa 1 100925.pdf](#)

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Mr. Korn -

Thank you for the opportunity to provide comment regarding the above reference application. Please find attached the detailed comments of the Lake George Waterkeeper for your review.

Please feel free to contact me regarding any questions.

Have a great day!

Best regards -

Chris

Chris Navitsky, P.E.
Lake George Waterkeeper
P.O. Box 408
Lake George, NY 12845
518-920-3880

www.lakegeorgewaterkeeper.org



Member of Waterkeeper Alliance

From: [rageabc](#)
To: [APA Regulatory Programs Comments](#)
Subject: Low density
Date: Wednesday, September 24, 2025 4:40:36 PM

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Following the application for the 2025-0195 Indian Brook preserve, in this low density location within the Adirondack park for 99 acres for 30 building lots is excessive. 3 acres per dwelling. No water or sewer or in that area. And with 100' setbacks from the road it reduces that 3 usable acres for overall use. Also geography, ledge, Topography as the schroon river sits nearby.

Please keep me posted as this moves forward. There are other large parcels in better areas less environmentally sensitive.

Sincerely,

Brian Allen
Bolton Landing, NY, 12814.

Sent from my Galaxy

From: [Kevin Truax](#)
To: [APA Regulatory Programs Comments](#)
Subject: Project - 2025-0195, Indian Brook Preserve, LLC - Davan Korn
Date: Monday, October 6, 2025 1:13:35 PM

You don't often get email from kevin@daviesrealty.net. [Learn why this is important](#)

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To: Devan Korn

Kevin P. Truax

11 Wastina Way
Fort Ann, NY 12827
Email: Ktruax25@yahoo.com Phone: (518) 369-9120

October 6, 2025

Adirondack Park Agency

P.O. Box 99
Ray Brook, NY 12977

**Re: Letter of Support – Proposed 30-Home Subdivision, Town of Bolton, NY
Project #: 2025-0195**

Dear Adirondack Park Agency Members,

I am writing to express my strong support for the proposed 30-home subdivision in the Town of Bolton, New York. This thoughtfully designed project represents a responsible and well-balanced approach to development within the Adirondack Park—one that will harmonize with the region's natural beauty while providing lasting community benefits.

The plan's design integrates seamlessly with the surrounding landscape and emphasizes environmental stewardship. The inclusion of hiking trails, preserved open space, and a proposed town park will enhance public access and recreation while maintaining the scenic and ecological integrity that defines the Bolton and Lake George area.

This subdivision also places productive use to currently vacant land, supporting the town's continued growth in a manner consistent with the Park's long-term vision. It will expand access to quality housing for residents who wish to live and work in the region while encouraging responsible land management and community connectivity.

In my view, this project reflects the very best principles of thoughtful planning—

balancing preservation with progress and creating a model for sustainable development within the Adirondacks. I respectfully urge the Agency to support its approval.

Thank you for your time and consideration. Sincerely,

Kevin P. Truax