

From: Larissa Irrera <lirrera@me.com>
Sent: Monday, December 22, 2025 1:33 PM
To: APA Regulatory Programs Comments
Cc: Larissa Irrera
Subject: Project 2025-0180; Philip & Kathleen Aylward; Corrie Magee

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Dear Corrie Magee,

I received a letter with the link to the proposed project “Project 2025-0180; Philip & Kathleen Aylward; Corrie Magee” and had the opportunity to look at the plans. This letter is in response to those plans and that letter.

My property in Keene on Brown Mountain Way directly abuts this land and would sit immediate behind the proposed subdivision. The creation of multiple lots ranging from 1.9 to 3.8 acres seems well below the established acre standard for the area and would fundamentally alter the characteristic of my home and the surrounding landscape.

The peaceful, wooded environment that currently defines this area would be permanently changed. The increased development will inevitably lead to loss of mature forest, disruption of local wildlife habitat, and an increase in both noise and light pollution. These impacts would directly affect the use, enjoyment and drive the value of my property down.

One of the unique parts of having a home within the Adirondack Park is the expectation of open space, natural surroundings, and limited development. This proposal is inconsistent with those principles and sets a precedent for further subdivisions and overdevelopment in an area meant to remain largely rural and forested.

For these reasons, I strongly oppose this subdivision and respectfully request that it no move forward.

Best,
Larissa Irrera

From: noreply-pc@apa.ny.gov
Sent: Tuesday, January 6, 2026 4:22 PM
To: APA Regulatory Programs Comments
Cc: David Gibson
Subject: APA Project 2025-0180 Public Comments

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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 "2025-0180, David Gibson, dgibson@adirondackwild.org" into your message for our reference.

Attn: Corrie Magee
Comments from: David Gibson
Email from: dgibson@adirondackwild.org
Address: Adirondack Wild, P.O. Box 9247 Niskayuna NY 12309
Re: Agency Project 2025-0180, Philip & Kathleen Aylward

My Comments:

Dear Corrie Magee and APA,

Affected by this 7-lot subdivision and new roads and driveways is a large block of Rural Use very close to the Sentinel Range Wilderness area, all visible at elevations above Rt. 73. Rural Use defines the unique open space character of the Adirondack Park where development must be carefully designed and located to avoid impact to natural resources of low tolerance. Strip development along highways should be avoided. Moreover, parts of the subdivision lots lie within 150 feet of State Rt. 73 and therefore should be reviewed by APA as a critical environmental area, CEA. APA should require more than the minimal 100 ft. vegetative buffer to Rt. 73; and require a block of contiguous, protected open space behind lots 4-7 that creates ecological connectivity to Brown Mountain. Therefore, the lots should be shortened to 200 ft in depth rather than 400 ft as shown. The long drive to Lot 7 should be eliminated and Lot 7 clustered with the others. In brief, given its location, classification, and CEA status, this subdivision should be a conservation designed to preserve open space and reduce fragmentation of natural resources.

From: noreply-pc@apa.ny.gov
Sent: Wednesday, January 7, 2026 9:23 PM
To: APA Regulatory Programs Comments
Cc: usskier@yahoo.com
Subject: APA Project 2025-0180 Public Comments

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Please copy "2025-0180, Bruce Burditt, usskier@yahoo.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Bruce Burditt
Email from: usskier@yahoo.com
Address:
Re: Agency Project 2025-0180, Philip & Kathleen Aylward

My Comments:

Please allow this development to proceed and come to fruition. More taxable properties are greatly needed in this remote area.

From: Christopher Amato <conservationdirector@protectadks.org>
Sent: Wednesday, January 7, 2026 4:30 PM
To: APA Regulatory Programs Comments
Cc: Executivedirector@protectadks.org
Subject: Project 2025-0180; Philip & Kathleen Aylward; Corrie Magee
Attachments: PROTECT comment letter .pdf

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Dear Ms. Magee:

Please see the attached comments from Protect the Adirondacks regarding the above-referenced project.

Sincerely,

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)

PROTECT THE ADIRONDACKS!

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Christopher Amato, Esq.
**Conservation Director
and Counsel**

Peter Bauer
**Fundraising
Coordinator**

Via Email: RPcomments@apa.ny.gov

January 7, 2026

Corrie Magee
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

**Re: APA Project 2025-0180; Philip and Kathleen Aylward
NYS Route 73, Town of Keene, Essex County
Tax Parcel 53.-1-3.111**

Dear Ms. Magee:

Protect the Adirondacks (“PROTECT”) appreciates the opportunity to provide comments on the above-referenced project, which involves a proposed seven-lot subdivision of a vacant 168.47-acre parcel to create six lots between 1.96 and 3.98 acres in size and a seventh lot 149.77 acres in size. One single family dwelling, together with on-site wastewater treatment system, on-site water supply, driveway and garage is proposed for each of the seven lots, and a new 1,250-foot access road is proposed to be constructed from NYS Route 73 to serve the development.

The project site includes four separately identified wetland areas that occupy much of the project site, as well as a perennial stream in the southeastern portion of the site. The NYS Department of Environmental Conservation Environmental Resource Mapper indicates significant natural communities on the project site at the summit of Brown Mountain and on the northern border of the property. The project site is designated as Rural Use on the Adirondack Park Land Use and Development Plan Map.

As discussed below, PROTECT opposes the permitting of the proposed subdivision in its current form because (i) the Adirondack Park Agency (“APA”) lacks sufficient baseline natural resource data to fully assess the project’s environmental impacts; (ii) the proposed subdivision design fails to provide appropriate protections for protected wetlands on the project site; and (iii) the remote location of the proposed Lot 7 creates needless additional habitat fragmentation and road construction.

Protect the Adirondacks

PO Box 48, North Creek, NY 12853 518.251.2700

www.protectadks.org info@protectadks.org

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Lack of Vernal Pool Inventory

Our review of the project file (obtained via a Freedom of Information Law request) reveals that the applicant made no effort to identify vernal pools on the project site as part of the wetland delineation. In addition, APA staff's wetland site inspection occurred on October 6, 2025—outside the appropriate seasonal window for identifying vernal pools. Vernal pools that serve as critical amphibian breeding habitat are now protected under amendments to the Freshwater Wetlands Act that took effect January 1, 2025. The omission of a vernal pool assessment renders the Agency's natural resource evaluation incomplete and noncompliant with its statutory obligations under the current law.

Inadequate Wetland Buffers

All seven of the proposed subdivision lots are in close proximity to ecologically sensitive wetlands that are protected under New York State law. In addition, the proposed access road, located upgradient of the wetland areas, includes at least two sections that appear to lie within the 100-foot wetland buffer area and other road sections are directly adjacent to the buffer boundary. Further, the on-site wastewater treatment system for Lot 7 is located directly adjacent to the 100-foot buffer boundary.

The proposed siting of the access road, buildings and on-site sewage systems in such close proximity to wetlands is unnecessary. The proposed structures on the subdivision lots and the access road should be relocated at least 100 feet closer to the property boundary, and away from the wetlands area, to provide an adequate protective buffer for wetlands on the site. This is particularly warranted given that the enormous size of the proposed 6-bedroom homes and associated structures and appurtenances will increase the impervious surface area by approximately 1.7 acres. These project changes are necessary to ensure that wetlands on the site are adequately protected from potential stormwater pollution, including runoff containing pesticides, herbicides, fertilizers, and other nonpoint-source contaminants typically associated with residential use.

Lot 7 Should be Relocated as Requested by APA

While Lots 1 through 6 are relatively small and close together, the proposed building envelope for Lot 7 is located far from the other 6 lots, thereby necessitating an unnecessarily extended access road and consequent additional habitat fragmentation. The building area for this lot should be relocated closer to the other lots as requested by APA staff in its October 10, 2025 Notice of Incomplete Application, and as contemplated by the APA Act. See Executive Law § 805(3)(f)(2) (specifying that in Rural Use areas “residential development and related development and uses should occur . . . in relatively small clusters.”).

Conclusion

For the reasons outlined above, PROTECT urges APA to (i) conduct a site inspection during the appropriate seasonal window to determine whether ecologically significant vernal pools are present on the site; and (ii) require a redesign of the subdivision to cluster the building envelope

on Lot 7 closer to the other six lots and to relocate all development an additional 100 feet away from wetland areas to preserve open space and protect sensitive resources.

On behalf of the Board of Directors of PROTECT, please accept our gratitude for the opportunity to share our comments on this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Amato".

Christopher Amato
Conservation Director and Counsel

From: noreply-pc@apa.ny.gov
Sent: Wednesday, January 7, 2026 5:26 PM
To: APA Regulatory Programs Comments
Cc: Dgodin@mabinc.net
Subject: APA Project 2025-0180 Public Comments

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Please copy "2025-0180, Darryl Godin, Dgodin@mabinc.net" into your message for our reference.

Attn: Corrie Magee
Comments from: Darryl Godin
Email from: Dgodin@mabinc.net
Address: 73 Brown Mountain way Keene Ny 12942
Re: Agency Project 2025-0180, Philip & Kathleen Aylward

My Comments:

I as an adjacent land owner am not in favor of such a large development especially since the Apa could be allowing parcels under 6.5 acres. We ,as in all the lots near this development were limited to 6 acre parcels. Wetlands,septics and water resources are a major concern. Also included in my concerns are exterior lighting, sizes and height of structures. I am totally against any parcel less than 6 acres and sufficient buffer from property lines.

From: noreply-pc@apa.ny.gov
Sent: Wednesday, January 7, 2026 5:57 PM
To: APA Regulatory Programs Comments
Cc: matthewgodin20@gmail.com
Subject: APA Project 2025-0180 Public Comments

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Please copy "2025-0180, Matthew Godin, matthewgodin20@gmail.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Matthew Godin
Email from: matthewgodin20@gmail.com
Address: Po. box 139 Keene NY 12942
Re: Agency Project 2025-0180, Philip & Kathleen Aylward

My Comments:

As a landowner adjacent to this proposal I disagree with it. Exterior lighting, size of structures. The main concern is water resource we are all on well water adding more than 3 houses could cause a deficit for the houses above and to the side of proposed development. 7 is to many for the location and would have a high impact as were on a mountain and summers have been dry.

From: noreply-pc@apa.ny.gov
Sent: Thursday, January 8, 2026 12:21 PM
To: APA Regulatory Programs Comments
Cc: foothillsforestrestoration@gmail.com
Subject: APA Project 2025-0180 Public Comments

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Please copy "2025-0180, Derrick Towne, foothillsforestrestoration@gmail.com" into your message for our reference.

Attn: Corrie Magee
Comments from: Derrick Towne
Email from: foothillsforestrestoration@gmail.com
Address: Colton NY
Re: Agency Project 2025-0180, Philip & Kathleen Aylward

My Comments:

I am requesting that the APA deny this application for a subdivision.

Per the NYS DEC's "Threats to Species of Greatest Conservation Need and their Habitats in New York State" report, "[...]it is important that any development that occurs be sustainable and compatible with wildlife. Sprawl that has occurred throughout the State has fragmented sensitive habitats and threatens the rare species that depend upon them." Parcelization and subsequent development of a 168 acre "vacant" parcel fits the definition of sprawl within said report.

While it is unclear to me if the applicants intend to occupy the 150 acre parcel's "single family dwelling" as a primary residence or merely a vacation retreat, the proximity to popular nearby recreation areas indicates that the most likely end result of the other 6 "single family dwellings" will be expensive second homes and Short Term Rentals during a well known affordable housing shortage.

This proposed subdivision is also less than a mile from a known nesting area for peregrine falcons, an endangered species in New York State and on this basis alone further intense development such as this should be discouraged in the vicinity. Along with this, the entirety of the property drains to Cascade Brook which per the NYSDEC in 2020 has a wild and self-sustaining brook trout population and should be as well protected as feasible. Development of 7 building lots will create incredible soil disturbance that could lead to catastrophic sedimentation of Cascade Brook if a severe weather event were to occur, which we know is happening more and more frequently and increasing severity.

The applicants should be encouraged to construct a family home on the full parcel if they so wish, but should not be encouraged to finance this project by negatively impacting the surrounding environment through intense development of sensitive ecosystems.

Thank you for your time.

From: Jackie Bowen <JBowen@AdirondackCouncil.org>
Sent: Thursday, January 8, 2026 6:58 PM
To: APA Regulatory Programs Comments
Cc: Magee, Corrie (APA)
Subject: Adirondack Council's comments for P2025-0180
Attachments: APA_Aylward Subdivision in the Town of Keene; P2025-0180_Final.pdf

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Hello,

Attached are the Adirondack Council's comments for the proposed Aylward Subdivision in the Town of Keene, P2025-0180.

Thank you,

Jackie

--

Jackie Bowen (she/her)

Director of Conservation

Cell: 518.429.9417

103 Hand Ave., #3 | PO Box D-2 | Elizabethtown, NY 12932

jb Bowen@adirondackcouncil.org | www.AdirondackCouncil.org





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January 8th, 2026

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Corrie Magee
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977
(via electronic submission)

RE: Aylward Subdivision in the Town of Keene; P2025-0180

Dear Corrie Magee,

The Adirondack Council appreciates the opportunity to provide comments on the proposed subdivision in the Town of Keene (APA Project No. P2025-0180).

The proposal would create seven lots, including six residential lots ranging from approximately 1.96 to 3.98 acres and one larger residential lot of approximately 149.77 acres. The project site is located within the Rural Use land use classification and along the Route 73 Travel Corridor. While the Sentinel Range Wilderness is nearby, it does not directly adjoin the project site.

Upon initial review, the Council has concerns regarding the siting and design of the proposed subdivision and offers the following comments and questions for consideration:

1. **Rural Use Area:** The Adirondack Park Agency Act states that “Rural Use areas...are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints.” While single-family dwellings are identified as a primary use within Rural Use areas, the Act further emphasizes the importance of preventing strip development along major travel corridors in order to preserve scenic and economic values. It also notes that residential development should occur on large lots or in relatively small clusters on carefully selected and well-designed sites.

Based on our reading of the Act, the current subdivision layout does not appear to align with these objectives, particularly given its location along a major travel corridor.

2. **Lot 7 Siting:** The proposed structure on Lot 7 appears to be sited in a more isolated location relative to the other development. We recommend that this structure be sited closer to the remaining lots to reduce habitat fragmentation and minimize disturbance to surrounding natural resources.



3. **Wetland Impacts:** According to the Overall Site Plan, portions of the proposed access road are located within a 100-foot wetland buffer. This represents an avoidable impact that should be reconsidered to better protect wetland resources.
4. **Stormwater Runoff:** Given the steep slopes on the property and the increasing frequency of intense precipitation events, we are concerned that stormwater runoff from the subdivision could affect Route 73 and downstream areas within the Town of Keene. Additional clarification is requested regarding whether the proposed stormwater controls are sufficient to manage runoff and prevent infrastructure and public safety issues.
5. **Traffic & Safety Concerns:** Increased traffic associated with construction and future residential use may exacerbate existing safety concerns along Route 73, particularly given its higher traffic volume, heavy recreational use, and more variable weather conditions.

In conclusion, considering the site's steep slopes, the presence of wetlands, the scenic importance of the Route 73 Travel Corridor, traffic safety concerns, and potential stormwater impacts, the Adirondack Council questions whether this location is appropriate for a seven-lot subdivision as currently proposed. Thank you for the opportunity to provide comments on this project.

Sincerely,



Jackie Bowen

Director of Conservation

From: Tony Goodwin <tgoodwin12942@gmail.com>
Sent: Thursday, January 8, 2026 5:47 PM
To: APA Regulatory Programs Comments
Subject: Aylward subdivision

You don't often get email from tgoodwin12942@gmail.com. [Learn why this is important](#)

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Applicant / Project Title:	Philip & Kathleen Aylward
Comment Period Ends:	Thursday, January 8, 2026
APA Project ID:	2025-0180
Project Description:	The action involves a proposed seven-lot subdivision of a vacant 168.47-acre parcel to create six lots between 1.96 and 3.98 acres in size. The seventh proposed lot is 149.77 acres in size. One single family dwelling is proposed on each of the seven lots. A private access road is proposed from NYS Route 73 to serve the development.
Project Location:	NYS Route 73, Town of Keene, Tax Parcel 53.-1-3.111
Project County:	Essex
APA Land Use Classification:	Rural Use
APA Contact:	Corrie Magee Adirondack Park Agency P.O. Box 99 Ray Brook, NY 12977
Contact Person for Project:	Joe Garso, P.E. Northwoods Engineering, PLLC 348 Lake Street Saranac Lake, NY 12983
APA Project Type:	Pursuant to APA Act Section 809 & 9 NYCRR Part 578
Additional Information:	P2025-0180 Location Map P2025-0180 Site Plan

I am writing to support this proposed subdivision. The proposal creates a cluster of six lots of appropriate size for the area while leaving the remainder of the 168 acre parcel mostly undeveloped. As someone who drives Rt. 73 past this proposed project on a regular basis, I do not believe this subdivision ill have any negative effect of the view from the road, given that there is already development close to the road.

Tony Goodwin
tgoodwin12942@gmail.com
26 Bark Eater Way, Keene, NY 12942
518-576-9949 (h)
518-524-5655 (c)