APA SIR for Application for Activities Involving Wetlands

3. Detailed Project Description

Purpose: The Fox Hill project proposal is an income-based housing development intended to provide the surrounding community with a supply of affordable housing. The need for this project is based on the years-long inability of residents to afford to purchase a home due to prohibitive costs, driven by a lack of inventory and high demand, and the short-term rental market. Privately funded, this development will have restrictions on buyer income, use, and resale of the properties. The success of the recently completed Fawn Valley project, and feedback from residents, validates the urgent need for this project.

Alternatives: there are currently no viable alternatives to the selected site. No other property exists within the Town of North Elba that is so close to the Village of Lake Placid. This site will maintain the existing wetlands while simultaneously creating a community that keeps homeowners close to businesses, schools, and places of worship.

Wetlands Impact: Wetlands have been minimized to the greatest extent possible by adjusting the plan of the road to prevent any impacts to the Value 1 wetland. Further, we have selected an open bottom aluminum plate arch to minimize the footprint of disturbance to the value 2 wetlands at the crossing.

Erosion/Sediment Control: All downhill slopes will have silt fence and/or compost filter socks installed and maintained to protect the wetlands during construction. Once soils have a permanent vegetative cover, the protective measures will be removed.

Stabilization & Restoration: At the conclusion of soil disturbance, areas will have topsoil spread, and the area seeded. Depending on the slopes, either mulch will be used for gentle slopes, jute mesh will be used for intermediate slopes and erosion control blankets will be used on steep slopes. Seeding will be in accordance with our seeding notes.

Compensatory Mitigation: none anticipated.

Construction Sequence: Wetland protection fence will be installed at the outset of construction to locate and delineate wetlands for protection. Following that, erosion and sediment control measures will be placed, such as stabilized construction entrance and silt fence/filter sock. The area will be cleared and construction will begin. At the conclusion of construction, and following permanent vegetative cover being established, erosion and sediment control measures can be removed.

4. Survey or Deed Plot Please refer to attached survey by Marvin Land Surveying

5. Site Plan Map Please refer to attached site plan by North Woods Engineering

6. Proposed Construction and Operation Dates:

a) Estimated Start of Construction Date: 3/21/2026
b) Estimated Construction Completion Date: 11/01/2028

7. Proposed Landscape Development

Landscaping will be limited to grass planting with a mix of Kentucky bluegrass and fescues. Grading will be such as to direct stormwater runoff away from houses while avoiding surrounding wetlands. Grasses will be maintained with sufficient watering from planting through the one-year post-construction warranty period for each property. Additional plantings will be investigated if conditions warrant them for soil erosion control.

8. Use of Herbicides, Pesticides, Fertilizers, Sand, and Salt:

Will the operation of the project involve the use of herbicides, pesticides, fertilizers, sand, or salt? _X_ No

9. Construction Staging Area: Construction staging area is shown on the attached Erosion and Sediment Control Plan. Following construction, the area will be raked of any debris, any temporary gravel removed, the soil roughened and smooth, and have top soil placed and be seeded to grass, and protected with mulch.

10. Waste Disposal Waste disposal will be by a temporary construction dumpster that will be placed in the driveway by a local vendor. Once the dumpster is full, the vendor will remove and transfer to a certified waste facility, such as at the Essex County Transfer Station in Lake Placid. It is presumed that the construction of each house will generate approximately 50 cubic yards of construction debris. There will be no on-site disposal of waste material.

11. Prevention of Invasive Species: Prior to mobilizing to the site, each contractor, that will be conducting soil disturbance, will ensure that there is no dirt, roots, or any other vegetative debris on their equipment or tools. All will be thoroughly cleaned on the previous site from where they are being transported from, leaving all material accumulated at that site, on that site.