

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [David Gibson](#)  
**Subject:** APA Project 2025-0122 Public Comments  
**Date:** Monday, February 2, 2026 12:03:46 PM

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\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

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Please copy "2025-0122, David Gibson, [dgibson@adirondackwild.org](mailto:dgibson@adirondackwild.org)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: David Gibson  
Email from: [dgibson@adirondackwild.org](mailto:dgibson@adirondackwild.org)  
Address: 107 Longkill Road Ballston Lake NY 12019  
Re: Agency Project 2025-0122, Homestead Development Corporation

My Comments:

To Devan Korn and APA,  
Re. Homestead Development, 22 SFHs, Algonquin Drive, Lake Placid,  
This appears as an outstanding and important development for future moderate and lower income Lake Placid homeowners and employees, one supported by necessary water and sewer. We urge the Agency to require best practices, Low Impact Development stormwater systems, including curbless roadways, crowned, to send stormwater into swales and then basins to filter stormwater as much as possible before entering Lake Placid. Curbless systems and absence of catch basins will help protect against needless loss of small mammals and amphibians. Vernal pools associated with the several small wetlands on the project site should be identified and buffered as much as possible prior to development.  
Thank you.  
David Gibson for Adirondack Wild

**From:** noreply-pc@apa.ny.gov  
**Sent:** Thursday, January 29, 2026 12:23 AM  
**To:** APA Regulatory Programs Comments  
**Cc:** lee.lamparski@gmail.com  
**Subject:** APA Project 2025-0122 Public Comments

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Please copy "2025-0122, Lee Slocum, lee.lamparski@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lee Slocum  
Email from: [lee.lamparski@gmail.com](mailto:lee.lamparski@gmail.com)  
Address: 252 Algonquin Dr Lake Placid 12946  
Re: Agency Project 2025-0122, Homestead Development Corporation

My Comments:

Adding 22 homes and drivers to Algonquin Dr will add substantially to traffic congestion at the intersection of Algonquin Dr and Saranac Ave. I had asked for a left turn lane when Stewarts had rerouted its traffic pattern but it did not happen. If we add this new development then a left turn lane should be added, a stop sign from the Stewarts parking lot should also be added.

In addition maintain Sugar Run Way but make it a private drive.

**From:** noreply-pc@apa.ny.gov  
**Sent:** Monday, February 2, 2026 8:01 AM  
**To:** APA Regulatory Programs Comments  
**Cc:** jhstewart51@gmail.com  
**Subject:** APA Project 2025-0122 Public Comments

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Please copy "2025-0122, John H Stewart, [jhstewart51@gmail.com](mailto:jhstewart51@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John H Stewart  
Email from: [jhstewart51@gmail.com](mailto:jhstewart51@gmail.com)  
Address: 123 Algonquin Drive Lake Placid NY 12946  
Re: Agency Project 2025-0122, Homestead Development Corporation

My Comments:

I am not against this project per se, but if it proceeds the access / egress road (i.e. project location) should NOT be off of Algonquin Drive. I say this due to the already problematic traffic back-up that frequently occurs for vehicles attempting to exit Algonquin Drive (AD) to Saranac Avenue (SA). A situation that 22 additional homes and related vehicles will significantly exacerbate.

Since the reconfiguration of the gas pumps and access drives to the Stewart's Store on the corner of AD & SA, there is dramatically increased traffic from Stewart's onto AD - the majority of which head to SA. As a result, there is often a significant line-up of vehicles waiting in the single traffic lane to SA. I also anticipate that the revisions to The ACPA and the eventual opening of Sugar Run will further increase traffic on Algonquin Drive - so repeat that any access and egress road for this proposed development be from a road other than Algonquin Drive.

**From:** noreply-pc@apa.ny.gov  
**Sent:** Wednesday, February 4, 2026 3:02 PM  
**To:** APA Regulatory Programs Comments  
**Cc:** alperjean@gmail.com  
**Subject:** APA Project 2025-0122 Public Comments

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Please copy "2025-0122, Jean Alper, [alperjean@gmail.com](mailto:alperjean@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jean Alper  
Email from: [alperjean@gmail.com](mailto:alperjean@gmail.com)  
Address:  
Re: Agency Project 2025-0122, Homestead Development Corporation

My Comments:

We fully support more affordable housing in our area. However, Fox Hill project with the entrance into the subdivision from Algonquin Drive will create much more traffic for people trying to make right or left turn on Saranac Avenue. it is already tricky and not always safe for everyone involved. Why not make an entrance into Fox Hill from Fawn Ridge drive where there already are commercial properties and established roads? Also, think about the residents at the lower end of Algonquin Drive who purchased this home to have quiet enjoyment and the ambiance of this residential area - they will now be in the middle of high traffic area. What would that do to their quality of life and property values? Please take these points into consideration and reconsider the plans for Fox Hill subdivision accordingly.

**From:** Ivan Zdrahal Associates <officemanager@iza.cc>  
**Sent:** Wednesday, February 4, 2026 1:47 PM  
**To:** APA Regulatory Programs Comments  
**Cc:** zdrahal@AOL.com  
**Subject:** Please see attached  
**Attachments:** Comments to APA Project No. 2025-0122.pdf

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Mr. Korn,

Please see the attached correspondence.

Thank you.

Kindest Regards,

Ivan Zdrahal, PE

*Peace M. Rice-Baker*

**Office Manager**

Ivan Zdrahal Professional Engineering, PLLC  
959 Rt 146  
Clifton Park NY 12065  
518-383-0769 (office)  
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IVAN ZDRAHAL, PE  
Member

February 4, 2026

Devan Korn  
Environmental Program Specialist 2  
PO Box 99  
1133 NYS Route 86  
Ray Brook, NY 12977

RE: Comments on Fox Hill Residential Project  
APA Project No 2025-0122

Dear Mr. Korn,

Pursuant to the above and to the Major Project Public Notice addressed to Fawn Ridge, LLC with this correspondence I would like to provide comments and concerns in regard to this Project.

My name is Ivan Zdrahal. I am providing administrative work for the Fawn Ridge Homeowners Association, LP Inc., who received public notice on this application. My profession is Civil Engineer licensed in the State of New York. A good portion of my professional career has involved land planning, designing, and obtaining approvals and permitting from involved governmental agencies on projects similar to Fox Hill. I designed the adjacent Fawn Ridge subdivision which consists of 52 residential lots. The Fawn Ridge HOA common open space areas are bordering on the Fox Hill project. Specific comments to the Fox Hill project include the following.

**A. Project Site Constraints and Impacts**

1. The project site topography and major wetland complex which lies on both sides of the project area providing a very limiting factor for development potential of this



property. The plan is proposing wetlands crossing and encroachment into the wetland adjacent area with proposed road, buildings, and grading.

2. Due to the Project site limitations, the proposed space for development is very limited. Allowing only a few feet between the rear of the homes and wetland jurisdictional area is not realistic since it would lead to future encroachments by the residents. This is especially apparent on the northern half of the project which is located on a very narrow “finger” of upland surrounded on three sides by wetland. I believe this wetland has a value rating of at least “2” and perhaps “1”.
3. Proximity to the wetland with extensive areas of impervious surface is a concern. Grading activities during construction should be performed following a specific siltation and erosion control plan which is not provided in the application.
4. The north and south project area grading plans call 1:1 graded slopes within 100 feet of the wetland. Slopes this steep will erode and impact wetland.
5. There is a proposed wetland crossing and wetland adjacent area encroachment. The permanent loss of wetland area has not been calculated. Impact minimization has not been specifically addressed, and no compensatory wetland mitigation has been proposed.

## **B. Proposed Use**

1. It is not clear how this project will comply with the existing TR Residential District of the Town of North Elba zoning which requires 100 feet wide lots with area of 0.5 acre per lot. I do not believe that a APA permit can be issued for a project which does not comply with local zoning.



2. The future ownership of land is not presented. If it is a subdivision, no lots are shown nor is parcel of land to be dedicated for Town road.
3. What is the total property associated with this project? Will there be an undeveloped open space? If yes who will own it? Will such space be protected by deed restrictions?
4. The logo on the project plans suggests the NYSDEC is in support of this particular project?
5. Was request made to the Applicant to indicate if another alternative site is available for such project?

### **C. Drainage**

1. I do not believe that the conclusion that only erosion and sediment control is required for this project proposal is correct. Since the project proposes construction of a road. I believe that the project SWPPP must include post-construction stormwater management practices.
2. Grading plan for this project is not detailed enough to understand the proposed grading.
3. The Town of North Elba has specific requirements for stormwater management. This plan is not addressed in the project design documentation.

### **D. Access**

1. Fox Hill project is located adjacent to Algonquin Drive. This road (in addition to traffic generated by Stewarts Shops and Lake Placid Art Center) provides sole means of access to the 52 residential properties in the Fawn Ridge Subdivision. Impact of



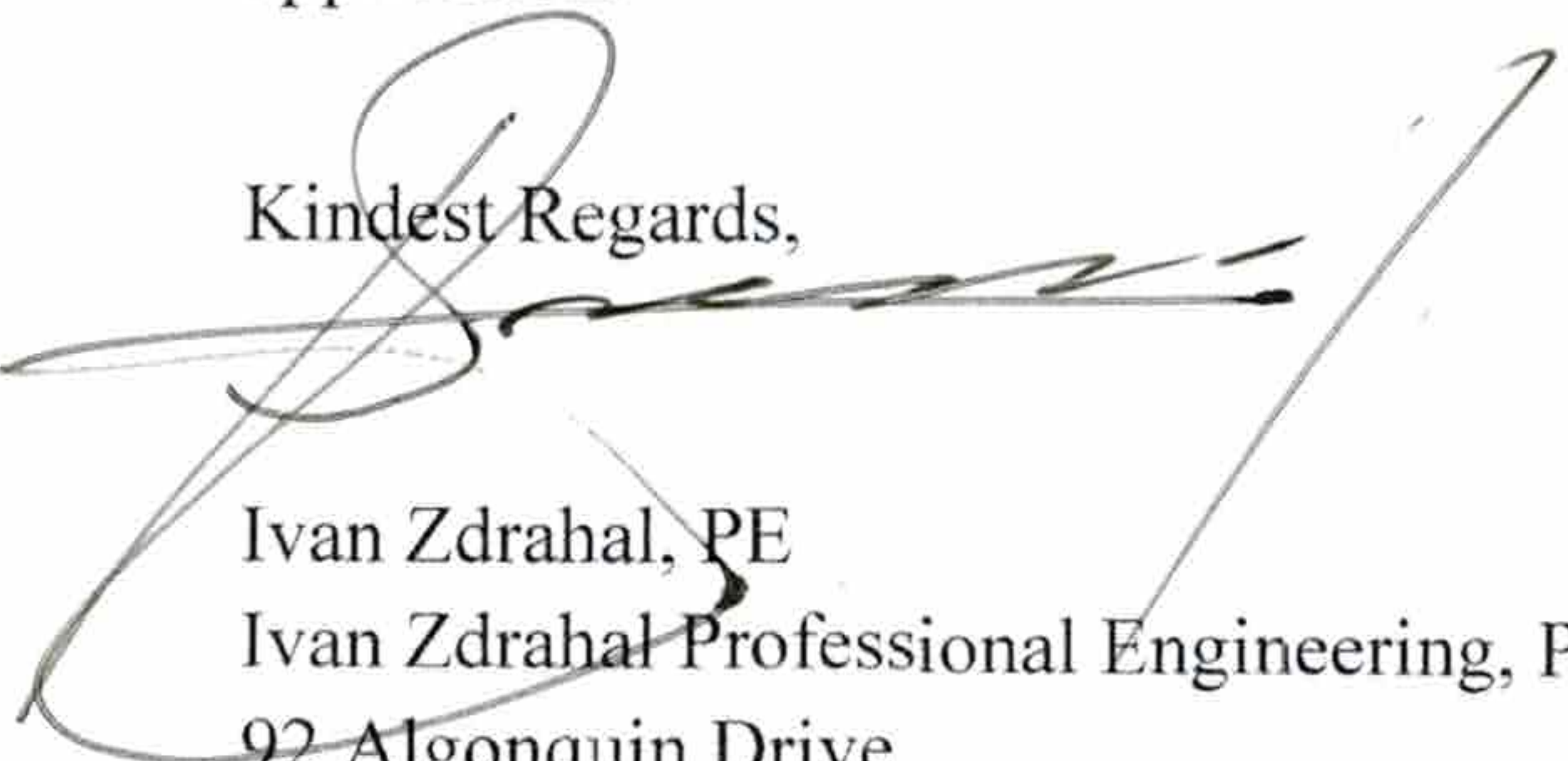
the additional 22 residential units should be documented with respect to the existing traffic pattern.

2. Intersection site distance for the proposed intersection with Algonquin Drive should be evaluated and documented by a qualified traffic engineer.
3. Was an alternative access to this site investigated?
4. Village of Lake Placid fire department should review and comment on fire protection access.
5. It is indicated that the Town will be maintaining the proposed road and utilities. The Town of North Elba and Village of Lake Placid public works department should comment on the proposed town road and utilities.

I believe that this Project will be a concern to the Fawn Ridge community therefore I am providing copy of this letter to all the HOA members. I do believe that affordable housing is a need, but I question suitability of this site for the project.

Please keep the Fawn Ridge Homeowner Association informed on further developments of this application.

Kindest Regards,



Ivan Zdrahal, PE  
Ivan Zdrahal Professional Engineering, PLLC  
92 Algonquin Drive  
Lake Placid, NY 12946

Cc: Fawn Ridge HOA Members



**From:** noreply-pc@apa.ny.gov  
**Sent:** Thursday, February 5, 2026 10:30 AM  
**To:** APA Regulatory Programs Comments  
**Cc:** plkelly11@roadrunner.com  
**Subject:** APA Project 2025-0122 Public Comments

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Please copy "2025-0122, Patricia L Kelly, [plkelly11@roadrunner.com](mailto:plkelly11@roadrunner.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Patricia L Kelly  
Email from: [plkelly11@roadrunner.com](mailto:plkelly11@roadrunner.com)  
Address: 153 Algonquin Dr Lake Placid New York 12946-1059  
Re: Agency Project 2025-0122, Homestead Development Corporation

My Comments:

The reconfiguration of Stewarts has made the intersection of Saranac Avenue and Algonquin already congested and unsafe. Cars exiting Stewarts onto Algonquin DO NOT EVEN LOOK FOR ROAD TRAFFIC. All of Stewarts business now makes exiting on to Saranac Avenue congested. Before adding another 22 houses/potentially 44 cars to this mix, some attention needs to be made to the traffic issues.