

From: [Buffy Marcil](#)
To: [APA Regulatory Programs Comments](#)
Subject: APA project No. 2026-0063
Date: Sunday, April 19, 2026 7:26:46 PM

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Date: April 18, 2026

To: Adirondack Park Agency
Re: Public Comment – Proposed Educational Building on Plank Rd, Mineville (Rural Use Area)

Dear Members of the Agency,

I am writing to formally express my strong opposition to the proposed construction of a 107,000 square foot educational facility on Plank Road in Mineville. Based on the scope and location of this project, I believe it raises serious concerns under the Adirondack Park Land Use and Development Plan, particularly regarding intensity of use, environmental impacts, and public safety.

First, the intensity of use associated with this project is incompatible with the existing rural character of Plank Road. The proposal includes a parking capacity of up to 195 vehicles, which would significantly increase daily traffic volume. Of particular concern is the location of the proposed entrance and exit along a section of road characterized by a blind hill. This creates a dangerous situation where visibility is limited, increasing the likelihood of accidents as vehicles enter and exit the property. The addition of frequent traffic flow—including staff, visitors, and potentially buses—poses a clear risk to public safety that has not been adequately addressed. This concern is compounded by the fact that the speed limit on this stretch of road is 45 miles per hour, increasing stopping distances and risk of collision. Furthermore, there are no sidewalks along the section of Plank Road where the driveway would be located, making it unsafe for staff or students who may attempt to walk to or from the facility. During winter conditions, the hill where the driveway would be located becomes even more hazardous due to snow, ice, and reduced traction, further elevating the risk of accidents.

Second, there are serious concerns regarding stormwater management and roadway impacts. The installation of large culverts to support a driveway capable of handling this level of traffic raises questions about how water flow will be managed along Plank Road. This area already experiences natural water movement, and altering drainage patterns through significant construction could result in increased runoff, erosion, or flooding. Without clear and robust engineering assurances, the potential downstream impacts on the roadway and surrounding properties remain a major concern.

Finally, the environmental impact of clearing a substantial portion of this wooded property cannot be overstated. This land currently supports a variety of wildlife, including deer and wild turkeys, which rely on this habitat for movement and survival. In addition, the forested area may provide critical roosting and foraging habitat for bat species, some of which are known to be sensitive or protected in New York State. The removal of trees and fragmentation

of habitat would disrupt these species, displace wildlife, and diminish the ecological integrity of the area.

Taken together, these issues—traffic safety, stormwater management, lack of pedestrian infrastructure, and environmental degradation—demonstrate that the proposed project would create undue adverse impacts inconsistent with the intent of the Rural Use classification. I respectfully urge the Agency to deny this application or require significant revisions that address these substantial concerns.

Thank you for your time and consideration.

Sincerely,
Thomas and Buffy Marcil
2962 Plank Rd, Mineville

From: [Gavin Fleury](#)
To: [APA Regulatory Programs Comments](#)
Subject: APA project No. 2026-0063
Date: Monday, April 20, 2026 12:46:29 PM

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Gavin Fleury
2944 Plank Rd
Mineville NY 12956

April 20, 2026

Dear Adirondack Park Association,

The proposed construction of a 107,000 square foot educational center on Plank Road in Mineville, New York raises several significant concerns that warrant careful reconsideration, particularly in light of the Adirondack Park's core mission of environmental protection and balanced land use.

First, the scale of the project is disproportionate to the surrounding environment. A facility of this size risks disrupting the natural landscape, fragmenting wildlife habitat, and placing additional stress on local ecosystems. The Adirondack Park is defined by its relatively low-density development, and introducing a structure of this magnitude could set a concerning precedent for future large-scale projects.

Second, Plank Road and the immediate Mineville area may not have the infrastructure necessary to support a development of this size. Increased traffic, demand on water and sewage systems, and the need for expanded utilities could strain local resources and alter the rural character of the community. These impacts may outweigh the anticipated benefits, particularly if they require costly upgrades or long-term maintenance burdens for local residents.

Additionally, while educational initiatives are important, there are alternative ways to achieve these goals without constructing such a large facility in a sensitive area. Smaller, distributed education centers or partnerships with existing institutions could provide similar benefits with far less environmental and community impact.

There is also the question of long-term sustainability. Large facilities often come with significant operational costs and environmental footprints, including energy consumption and ongoing maintenance. Without clear assurances of consistent funding and responsible management, the project risks becoming underutilized or financially burdensome over time.

Finally, the character and history of Mineville should be carefully respected. While revitalization is important, development should align with the scale, needs, and identity of the local community. A project of this size may feel imposed rather than integrated, potentially leading to community resistance and unintended social impacts.

In summary, while the intention to promote education and regional development is commendable, the proposed 107,000 square foot center on Plank Road presents substantial environmental, infrastructural, and community concerns. A more measured, context-sensitive approach would better align with the values and long-term vision of the Adirondack Park.

Sincerely,

Gavin Fleury

From: Faye Henry <katias44k@gmail.com>
Sent: Tuesday, May 19, 2026 3:20 PM
To: APA Regulatory Programs Comments
Subject: CIDC ESSEX, LLC 2026-0063 Devan Korn

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I have several comments/questions. Can you show immediate neighbors property lines in relation to the facility? Your map doesn't indicate how close we will be to potential noise or vehicle pollution. I'm sure this is public information you can share. Also, there is a rumor that there will be a driveway on the backside side of the facility entering from Switchback. If this is correct, how much traffic do you anticipate? Switchback is already being abused by many drivers speeding and littering and by 4x4 and snowmobile users. Speeding is a daily problem and the fear of losing pets and wildlife is already a major issue for some of us. It is a known route for intoxicated people to drive and throw out their empties to avoid police. Now there is virtually no law enforcement presence after Art Brassard retired. Lastly, will any of the school busses be using a Switchback entry for drop offs or pickups? Will any of these students be allowed to walk home on Switchback as it can be a very dangerous road? Thank you for your time,
Faye Henry
469 Switchback Road
Port Henry, NY 12974
katias44k@gmail.com

From: noreply-pc@apa.ny.gov
Sent: Tuesday, May 19, 2026 5:22 PM
To: APA Regulatory Programs Comments
Cc: Jessica.cannarella@yahoo.com
Subject: APA Project 2026-0063 Public Comments

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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 "2026-0063, Jessica Cannarella, Jessica.cannarella@yahoo.com" into your message for our reference.

Attn: Devan Korn
Comments from: Jessica Cannarella
Email from: Jessica.cannarella@yahoo.com
Address: 2989 Plank Rd Mineville NY 12956
Re: Agency Project 2026-0063, CIDC Essex, LLC

My Comments:

I would like to express my support for the construction of a new updated BOCES. I'm a local teacher and I know firsthand the benefit of additional educational and vocational resources for our youth. This is a positive thing for our community.

On the other hand, I wish that I had been informed about the Whistle Pig Whiskey storage and aging facility before its construction and subsequent pollution of our community. My house and items stored outside (including vehicles) are getting covered with 'whiskey fungus'. I don't feel safe letting my children play outside or leaving house windows open because no one knows the true health effects. I don't believe a business that is requiring an NDA to pressure wash your house because of the pollution they are causing is okay. Keeping the Adirondacks 'Forever Wild' means something to me. I hope that Whistle Pig's issues are followed up on at the state level. It's not fair to people in this community to have the pollution happening.