



December 3, 2021

Adirondack Park Agency (APA)
P.O. Box 99
Ray Brook, NY 12977
Attn: Comments for Application #2021-0248

Dear Adirondack Park Agency:

As the landowner of the property for application # 2021-0248, I wanted to submit our own feedback at the close of the December 3rd Public Comment input deadline, to give some general input on what I see as main topics of comments delivered thus far. I appreciate the professionalism and care the APA has taken thus far with this proposal and look forward to receiving the agency's full report.

As you know, I purchased this land back in 2006 and have taken a lot of time and great care in meeting with local officials and asking all of the pertinent questions, to ensure the proper decisions be made in crafting this vision.

To clear the air of some of the misconceptions, such as proposing a large scale development on public lands or clear cutting hundreds of acres, bulldozing over fragile ecosystems in these pristine forests, we felt these comments are warranted. These parcels are privately owned and already approved buildable lands zoned for moderate housing development. Landowner rights are very important to residents, and I am no exception; therefore, following the rules as to what is allowed to build is critical in our thinking.

Scope and Size of project

We are following all current APA guidelines on the site, classified for low intensity use designation. A site which encompasses over 355 acres and for which we are planning less than one home per 3.2 acres of land - lower than the allowed density. Our desire is to protect the park's most remote and sensitive locations; thus clustering some of the development and leaving large parcels of the land accessible, maintained, yet untouched.

Environmental

This application shows that we are meeting all NYSDEC guidelines and rules, yet going beyond that. This development will be built in the most sustainable way possible, with plans even for renewable energy, and protection of the land and habitat surrounding us. For the project to succeed, the environment around us must be cared for and respected. Being good stewards of the land is crucial to our proposal.

Community Impact

This project will meet all the rigorous standards of both the NYS DOT, along with any other regulatory agency involved. We will have to ensure adequate energy, water and services are brought to the project

in the most harmonious and environmentally appropriate manner. It does the project no good to have those that live there – and visit – to be affected negatively by traffic.

Outside Developer

Despite what some have alluded to, I am not “A deep pocketed developer from Miami”.

I was born in New York and brought up within a blue collar background. I became a carpenter and still roll up my sleeves every day on a construction site. I have successfully planned and managed several high rise boutique hotels, residential and commercial properties and historic preservation projects. Having worked throughout my career with pride and a sense of purpose, I have built to some of the strictest building codes in the country, dealing with issues such as rising sea levels, mangroves, turtle habitat protection and more; all while working alongside some of the best professionals and top designers on the forefront of this industry. I take great care in what I build – and your agency, and the public, should expect no less of this development. The land has a lot to offer and we want it to be that and more.

Market profile

As we have seen the growth in land and home sales in the region, and the amazing tourism that continues to flock here in these unpredictable times - we envision the target market being in the 30-65 age range, who wish to have a second home, take advantage of remote work opportunities or seasonal/vacation homes, to enjoy the beauty and amenities the site, along with the entire region, offer. The combination of unit types and sizes proposed would allow for various pricing brackets and accessible opportunities. The local growth and financial impact benefits that a project like this development would contribute to the town and the county, would no doubt help fund local affordable housing projects. In addition to this, we anticipate providing a housing component for our employees.

General Access to the public

The project will not be in a bubble, inaccessible to non-residents. There will be a multi-use network of existing trails for hiking, biking, nature walking and cross country skiing activities, for both residents and guests. The lodge, hotel, restaurant, and spa will also be open to the public.

Over the course of the weeks ahead, we look forward to your feedback, and continued community input on this proposal, as we strive to make this economic boon for the area a reality – all while capturing, and keeping, the charm of the region intact and forever wild!

Kind Regards,

Eric Stackman