



Adirondack Park Agency

August 23, 2022

Eric Stackman
PO Box 402422
Miami Beach, FL 33141
ericstackman@bellsouth.net

Re: APA Project 2021-0248
Town of Jay, Essex County
Land Use Area: Low Intensity Use and Hamlet
Tax Map Nos.: 17.2-1-4, 17.2-1-5.1 & 17.2-1-20.111

Dear Eric Stackman:

Thank you for the recent submission in relation to APA Project No. 2021-0248, received by the Agency on August 8, 2022. The submission provided important information in response to the Agency's December 23, 2021 Notice of Incomplete Permit Application (NIPA). As a result, items 2, 4, 6 and 7 of the NIPA are either satisfied or no longer required.

The remaining information required by the Agency's December 23, 2021 NIPA is still required to allow for review of the application. A copy is enclosed for your convenience.

When responding to the outstanding items, please note the following:

1. **NIPA Item 1:** The "Proposed Development Impact Areas" must not be shown on any of the resource mapping; please revise and resubmit accordingly. In addition, the Site Analysis Map that depicts all areas potentially suitable for development on the project site based on the wetlands, soils, slope, and critical areas maps must be provided, and must not depict any areas proposed for development.

Mapping available to the Agency indicates that the southern and eastern portion of the project site is located above a mapped aquifer. Please ensure that all mapped aquifers are included in the revised mapping.

2. **NIPA Item 3:** It appears that the Breeding Bird Atlas Program data for block 5992D was omitted from the submission.
3. **NIPA Item 5:** Additional conceptual design sketch map alternatives must be provided, including:
 - The alternatives that may avoid and/or minimize impacts to resources as described in the Agency's December 23, 2021 Notice; and
 - Any other alternative development configurations that have been considered for the project site, even if they have since been rejected.

Please also note that any proposed extension of existing water, sewer, or electrical utilities will require prior written confirmation from the appropriate entity that the connection is feasible. In addition, as previously noted, any proposal to disturb greater than five acres of soil at one time will require submission of prior written approval from the NYS Department of Environmental Conservation.

Finally, it is advisable that applications are submitted to the Town of Jay, The NYS Departments of Environmental Conservation, Transportation, and Health, as necessary, so that any requirements from other review authorities may be incorporated into the project while still in the design phase. Submission of applications to all municipalities and agencies with review authority over the proposal will be required for a complete APA application.

After receipt of the items outlined above, subsequent information requests will likely seek further clarification and evaluation of the proposal and alternatives and will identify the required site investigations and reports necessary for analysis of potential impacts to Park resources. The project sponsor will also be required to submit final design plans for the proposal.

For a list of some of the issues that may be addressed as part of the Agency's subsequent information requests, including the types of site investigations, reports, and plans that may be required, please see the attached Potential Information Request Topics.

At the time the application is deemed complete, the application will be publicly noticed pursuant to § 809(2)(d) of the Adirondack Park Agency Act, and the required time periods for final Agency action on the proposed project will begin.

If you have any questions regarding this letter or the project review process, please contact Environmental Program Specialist Devan Korn.

Sincerely,

/s/ John M. Burth

John M. Burth
Environmental Program Specialist 3 (EPS3)

Attachment: December 23, 2021 NIPA
Potential Information Request Topics