



From: Roberta Alba <ralba@robertaconsulting.com>

Sent: Friday, April 7, 2023 5:07:13 PM (UTC-05:00) Eastern Time (US & Canada)

To: apa.sm.apasubmissions <APASubmissions@apa.ny.gov>; Petith, Stephanie L (APA) <Stephanie.Petith@apa.ny.gov>

Cc: 'Eric' <ericstackman@bellsouth.net>

Subject: FW: Stackman Project Response to APA NIPA 2 Notice 9.22.22

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Resending – as we received Devan’s out of office message, indicating he will be out until the 14th

Please confirm upon receipt, that you do have the complete documents listed below.

Thank you and happy holidays,

R

From: Roberta Alba

Sent: Friday, April 7, 2023 4:46 PM

To: 'Korn, Devan F (APA)' <Devan.Korn@apa.ny.gov>

Cc: 'Eric' <ericstackman@bellsouth.net>

Subject: Stackman Project Response to APA NIPA 2 Notice 9.22.22

Dear Devan,

As you know, over the past six months since we received your 2nd Notice of Incomplete application and our subsequent meeting at your offices, we have been diligently working on the various aspects and investigations required to address your requests. We have been compiling copious amounts of information both thru documentation and applications to various other agencies, as well as on the ground, with our surveyors and design team consultants, to identify and respond to each of the items listed in your notice.

After having seen how the data is posted for public comment, we felt best to separate this response in various sub sections, so that each one addresses specific concerns and components of the project. This way, the information provided can be more easily

followed by any interested party that should wish to review it. The file contains 56 pdf format pages totaling, separated into five parts.

The files are too large to send together so we may have to send it in multiple emails. Please confirm upon receipt, that you do have the complete documents listed below:

1. The first one addresses the new site plan concept options and the bullet points from your NIPA2 Attached Part 1 – 23 Pages, 15MB
2. This second one is the Trail Narrative Attached Part 2 – 4 Pages, 3MB
3. This third part is the CHRIS/Archaeological Report findings Attached Part 3 – 5 pages, 4MB
4. The fourth part is the response from NYSDEC SPDES Attached Part 4 – 8 pages, 1MB
5. The last part is the Misc. Agencies approval and progress of the various applications Attached Part 5 – 16 pages, 5 MB

As you are aware, this project is a very personal one, and one that we have taken great care with, in properly addressing your concerns.

We strive to ensure a successful approval of what we feel is a positive growth opportunity for the Town of Jay, Au Sable Forks and the surrounding communities.

We hope to have provided sufficient information for each of the items indicated and look forward to receiving your feedback, prior to posting for Public Comment.

Thanks in advance and regards,

Roberta Alba

Sent on behalf of Eric Stackman



Adirondack Park Agency

SECOND NOTICE OF INCOMPLETE PERMIT APPLICATION **APA Project No.: 2021-0248**

Project Sponsor: Eric Stackman PO Box 402422 Miami Beach, FL 33141	Authorized Representatives: Roberta Alba 6540 NW 170 TH Terrace Miami, FL 33015 Christopher G. Berga, Berga Law PA 121 Alhambra Plaza, Suite 1500 Coral Gables, FL 33134
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Type of Project: Large-scale Subdivision

Location of Project: 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 September 7, 2022. The submission provided important information in response to the Agency's August 23, 2022 correspondence requesting further clarification on the materials received in response to the Agency's December 23, 2021 Notice of Incomplete Permit Application.

Based upon staff review of your proposal and the information submitted in response to the Agency's December 23, 2021 Notice of Incomplete Permit Application, the following questions must be addressed in order to review your application.

Please note that additional information and studies, as well as professionally prepared plans for all aspects of the proposed development, will be required for a complete application. You will receive a Notice in writing informing you when staff has received the information necessary to complete the application.

The proposal may not be undertaken until a permit has been issued by the Agency. "Undertake" means any commencement of a material disturbance of land preparatory to the proposed project, including but not limited to road construction, grading, installation of utilities, excavation, clearing of building sites, or other landscaping, or in the case of subdivision, the conveyance of any lots.

If you have any questions regarding this Notice of Incomplete Permit Application or the project review process, please contact Environmental Program Specialist Devan Korn.

September 22, 2022

Date

/s/ John M. Burth

John M. Burth
Environmental Program Specialist 3

Attachment: List of Requested Information

REQUESTED INFORMATION
APA Project No. 2021-0248

Please submit your response to this notice by e-mail to devan.korn@apa.ny.gov. All application submissions should be in PDF or similar format and be legible. Electronic copies of plans must be fully scalable. Upon receipt and review of a complete response to the following, additional information may be required.

1. Please submit a revised site design that depicts all proposed vegetative clearing, development, and soil disturbance:
 - Located at least 100 feet from all wetland boundaries;
 - Located on slopes less than 25%;
 - Located within 230 meters of either Route 9N, neighboring residential development, or the well-established existing road that runs north-to-south through the project site and is currently used as the primary site access; and
 - Located outside of the mapped unique natural communities and large forest blocks (other than the proposed cul-de-sac area in the northeastern portion of the site).

Please submit a revised proposed trail system map that clearly differentiates between existing and proposed trails. A minimum of a 100-foot buffer must be provided between all new trails and the wetlands and waterbodies (stream).

Please note that if the final proposal does not meet the parameters described above, additional wetland delineations, visual and slopes analyses, and other studies will be required, in addition to the information listed below. A biological survey prepared by a qualified biologist and spanning multiple seasons will also be required. This biological survey will need to include a report detailing potential impacts to the mapped forest resources, unique natural communities, wetlands, fish/amphibians, and wildlife, and an assessment of how wildlife dependent on the forest blocks and unique communities will be impacted by the proposal, particularly area-sensitive and edge-affected species such as interior forest birds, American marten, and wide-ranging mammals.

2. Please submit a consultation to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for the project through the [Cultural Resource Information System](#) and include the necessary details for the Carnes Barn and abandoned granite quarry on the project site. When submitting the consultation, please include **Devan Korn** as an additional contact for the project. A determination from OPRHP on potential cultural and or historical impacts that may result from the project is required for a complete application. Additional information may be required pending this determination.
3. Please note the following information that will be required, along with additional studies and analysis as necessary, once a final site design is received:
 - A description of the anticipated ownership configuration and maintenance responsibilities of the proposed access roads, utilities, open space and trail system, and other amenities such as employee housing.

- Confirmation from New State Electric & Gas Company (NYSEG) that the proposed utilities and anticipated electrical loading can be accommodated.
- Information regarding proposed water and wastewater services, including an evaluation of whether a municipal water supply and municipal sewer extension is feasible and, if so, written correspondence and confirmations from the Town of Jay Water District and/or the Au Sable Forks Sewer District. If determined not feasible, design plans prepared by a NYS licensed design professional that meet Agency standards and guidelines will be required for any proposed on-site wastewater treatment system.
- If any of the proposed roads or infrastructure are anticipated to be conveyed to the Town of Jay or any other entity, documentation confirming willingness to accept the development.
- Confirmation from the local police, fire, and emergency medical services stating that they have the capacity to meet the anticipated needs of the proposed development.
- Submission of applications to the New York State Departments of Health, Transportation, and Environmental Conservation, as necessary, to allow for a coordinated review. As previously noted, please remember that the DEC general permit application for stormwater discharges from construction activities requires that a construction activity not disturb greater than 5 acres of soil at any one time without prior written authorization from DEC. Accordingly, prior written authorization will be required from the DEC for any phasing proposal that will disturb greater than 5 acres of soil.
- A forest management plan that details the proposed uses of the proposed open space and trail system and includes a description of the specific forest resources present on the property and allows for sustainable use of those resources.
- A more detailed description of and plans for all proposed activities and development, including building plans and elevation drawings.
- Additional information related to any ground-mounted solar arrays.

cc: Robbe Baer, Town of Jay Code Enforcement Officer

April 6, 2023

Mr. John M. Burth
Environmental Program Specialist 3 (EPS3)
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

APA Project No.: 2021-0248
Type of Project: Large-scale Subdivision
Location of Project: 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

Re: APA Response received September 22, 2022 – PART 1 REVISED SITE DESIGN

In reference to our submission in relation to APA Project No. 2021-0248, and particularly in response to the Agency's September 22, 2022, Second Notice of Incomplete Permit Application, we hereby submit the following information requested:

Please submit a revised site design that depicts all proposed vegetative clearing, development, and soil disturbance:

- ***Located at least 100 feet from all wetland boundaries;***
- ***Located on slopes less than 25%;***
- ***Located within 230 meters of either Route 9N, neighboring residential development, or the well-established existing road that runs north-to-south through the project site and is currently used as the primary site access; and***
- ***Located outside of the mapped unique natural communities and large forest blocks (other than the proposed cul-de-sac area in the northeastern portion of the site).****

We are providing a revised format and scaled version of the original concept site plan layout, with the buildings and footprint locations as previously submitted. This is designated as Stackman Property - Concept 1. In addition to this, and in response to your above request, two other proposed layouts are now presented.

Concept 2 – Represents a new proposed site design which reflects adjustments to the buildings by pulling them back and away off steep slopes at the top of hill, minimizing their impact to proposed vegetative clearing and disturbances. There are now 4 smaller buildings, connected in some form with an observation tower.

This breakdown also allows us to work in smaller clusters, which we feel would satisfy soil movement and general utility and civil works from a phasing strategy, for the less than 5-acre disturbance limitations.

These zoomed in adjustments shown in a blow up of Concept 2.1 Sketch highlight the fact that we have moved the hotel buildings off of the ridge, pulled it back and away from the verified pine forest area and the areas of steep sloping concerns. This is now reflecting the updated and recently verified field flagged locations of pine and oak forest environments.

Concept 3 – This concept represents a new option, showing further layout adjustments, where we are entertaining repositioning the estate homes closer to the main road, as we had previously discussed.

Additionally, where we previously established the updated backgrounds on Concept 2 as the new base, we now entertain a 3rd option at the club house level. In which, instead of 4 buildings, we propose 6 smaller ones, without fractioning thru the center of the oak pine environment, rather going around it.

General new elements that we want to introduce or further defined –

Such as a Fire Tower or Viewing Tower, in keeping with the style of similar structures famous for avid Adirondack Park hikers

And two small bridges or boardwalks crossing over the narrowest points of the wetland area, over the brook, and in its narrowest parts, for hiking, nature trails and emergency access to that southern corner of the property. The need for such crossings, is primarily for access of forest and service road maintenance, property access controls and security of the community; and as such it is not intended to be a paved public road.

The wetland boundaries and mapped unique natural communities and large forest blocks are addressed in our previously proposed layouts, and their actual verified, GPS mapped and currently surveyed locations are further delineated and documented in the information provided herein below as part of a biological field study. Such study has been performed to confirm some of the elements indicated in your document indicated on the NIPA2 response, referenced above. Additional information on these findings is described further herein below.

Please note that all images used are for illustrative purposes only and are intended to convey the concept and vision for the Project And may change as work progresses and do not necessarily represent a true and/or accurate depiction of the finished product. Proposed site plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

A revised proposed trail system map that clearly differentiates between existing and proposed trails; with a minimum of a 100-foot buffer between all new trails and the wetlands and waterbodies (stream).

This trail system information and corresponding documentation and response are issued in a separate document, submitted for your review and perusal.

This includes our Trail Narrative Document, Existing Trails Information and Stackman Concept 1 (Original) Site Design, showing Proposed New Trails.

Please note that if the final proposal does not meet the parameters described above, additional wetland delineations, visual and slopes analyses, and other studies will be required, in addition to the information listed below. A biological survey prepared by a qualified biologist and spanning multiple seasons will also be required. This biological survey will need to include a report detailing potential impacts to the mapped forest resources, unique natural communities, wetlands, fish/amphibians, and wildlife, and an assessment of how wildlife dependent on the forest blocks and unique communities will be impacted by the proposal, particularly area-sensitive and edge-affected species such as interior forest birds, American marten, and wide-ranging mammals.

As previously mentioned above, field investigations were carried out this fall and early winter and during this period, no state or federal species considered threatened or endangered were observed on site, though the late date made surveying for invertebrates (e.g., insects), herptiles (i.e., amphibians and reptiles), or migratory/hibernating species inconclusive. Further, two mapped upland habitat communities were observed on site: Pine-Northern Hardwood Forest as well as Oak-Pine Forest. In order to best understand their extents, these community types were delineated by this office. Detailed discussions regarding these findings are included below.

In reviewing the information from the NYS Habitat Map and performing a more accurate, ground-truthing effort in the field (including GPS mapping and survey verification exercises), it was determined that the Pine-Northern Hardwood Forest is slightly smaller than what was previously mapped. This is indicated on Figure 11.0. The green points represent a more accurate boundary of ground-proofing vs aerial mapping shown on the NYS Habitat Map.

Note that while Pine-Northern Hardwood Forest (PNHF) is not “listed” (i.e., an endangered habitat type) it is ranked as an S3 habitat. That means it is “Vulnerable in New York - Vulnerable to disappearing from New York due to rarity or other factors (but not currently imperiled); typically 21 to 80 populations or locations in New York, few individuals, restricted range, few remaining acres (or miles of stream), and/or recent and widespread declines.” Per the APA comments, it is known that the PNHF on site is “large” and of “high quality”; hence the need to minimize disturbance/segmentation, if possible. It was determined that the extent of this habitat type on site is slightly smaller than in the desktop mapping, as noted above, and the disturbance has been made minimal, with the adjustments proposed herein. From a development standpoint, and based on these findings and the criteria provided, we are confident that all appropriate action has been taken to allow for an approval.

Additionally, some of these areas have already been disturbed by existing trails and other roadways and developments surrounding the site, in the northern, eastern and southern boundaries of the property, in the existing condition. Visual representations of the proposed development, as it relates to existing disturbed areas and segmentation, (as discussed below) is noted on Figure 12.2. It shows that there is (and will continue to be) a large, unsegmented amount of woods in the north and west, away from where development is proposed. These visuals also show that the development is proposed to be clustered up against extensive, already disturbed areas which span the AuSable River along NYS Route 9N.

The development is not, effectively, in the middle of the woods, or creating any additional significant segmentation, except for minor areas where it is being minimally disturbed or impacted. The AuSable river already represents a significant, natural fragmentation of these woodlands. Further, the direct proximity of Route 9N and associated residential, agricultural, or otherwise disturbed properties, provides a historic and substantial corridor of disturbance at this location.

While there is minor, localized segmentation of the woods, the proposed development was designed to be as clustered as possible- in the overall scheme of things. Further, the proposed footprint represents less than 10% of the overall acreage, leaving over 345 acres undisturbed and protected for future generations. In other words, even though a portion of woodlands will be developed, the proposed development itself is nestled within the immediate Ausable River valley - which not only represents a natural break in the woodlands, but is heavily disturbed, including a major (locally) roadway (Route 9N) and the traffic associated therewith. This is in addition to the clearing and agriculture/residential uses (including nearby Au Sable Forks and Au Sable Acres) which exists in the immediate surrounding areas.

Further, while a large portion of the Adirondacks have been logged in the past, it is worth mentioning that this parcel is not "virgin land." It has a history of man-made disturbance. Older images, dating back to 1947, show significantly logged and largely cleared areas within the property and the proposed development site.

As above, field investigations by B. Laing Associates, Inc. discovered that wetlands, characterized by all three parameters, (i.e., wetland vegetation, hydrology, and soils) were largely associated with the existing stream which runs southeast through the southern portion of the site.

Some isolated wetlands as indicated on the NWI map were found to exist, and were delineated. In total, nine (9) wetland lines were flagged, encompassing five different wetland areas. To document site conditions at each wetland area, ACOE Wetland Determination Data Forms were completed at each wetland and accompanying upland area, for reference. These Data Forms can be found in Appendix G, attached.

In other cases, some wetland areas which were on the NWI map were found to be uplands. The primary wetland on site (the ponded stream as described above) is known as Wetland 1, and was flagged by the B, C, D, and E lines. It roughly flows southeast and has three tributaries which drain into it, from the south. One of these wetland-tributaries (known as Wetland 2) is only connected to the stream by a rocky, upland swale 7. As such, Wetland 2 (as flagged by "F-flags") does not completely connect to the main stream, and in this analysis is considered a separate wetland.

The findings indicate that some are under the jurisdiction of the US Army Corps of Engineers (ACOE) as well as the Adirondack Park Agency (APA). Wetland 3 may be isolated and less than 1-acre in size and so, is potentially not within the APA's jurisdiction.

Such findings are summarized on Table 3.0 for Wetlands On Site, indicating cover types and additional information identified during the field mapping and flagging investigation.

See below.

Wetland	Flags #'s	Cover Type(s)	Description	Jurisdiction
1	B (1-84), C (1-14), D (1-46), E (1-46)	PFO, SS, R, EM, PUB	Ponded stream and connected tributaries; varied habitat: beaver-ponds; open marsh/water; linear stream with sedge meadow edge; shrubs; woods.	APA/ACOE
2	F (1-13)	PFO	Tributary to Wetland 1; connected by small, rocky, non-wetland spillway.	APA/ACOE
3	A (1-18)	PFO/SS	Spring-fed depression between higher elevations near n/e property line. Continues off-site to the north.	APA/ACOE
4	G (1-12)	PFO	Depressed area between higher elevation. Connected to non-wetland swale to the south. Apparently isolated.	APA
5	H (1-12), I (1-12)	R, PFO, SS	Wooded wetland edge of western bank of East Branch of Ausable River; along shoulder of Route 9N.	APA/ACOE

Cover Types: PFO- Palustrine Forested, SS- Scrub-shrub, R- Riverine, EM-Emergent Marsh,
PUB- Palustrine Unconsolidated Bottom

In review of the existing project, only a very minor amount of development is proposed anywhere near the 100-foot buffer of any wetland on site, and the project has already explored alternatives removing the project footprint (including development, clearing, etc.) from the 100-foot buffer to these regulatory water resources. Only on the western and southern most narrow crossing locations, for the proposed trail systems, and where no alternative is feasible, due to practicality issues, a variance to this setback would be sought.

The need for such crossings, is primarily for access of forest and service road maintenance, property access controls and security of the community; and as such it is not intended to be a paved public road.

B. Laing Associates did not observe any species of plant or animal which is listed as endangered or threatened by the New York State or the USFWS. While the time of year precluded the observation of many types of organisms, this office was able to review the habitat on site with respect to the data provided by the NYNHP and USFWS. It was determined that northern long-eared bat, Appalachian tiger beetle, and meadow horsetail find their needs met by the habitats on site. As such, they have the potential to occur. The NYSDEC does not show Indiana bat as existing in this part of Essex County. However, any precautions taken to protect northern long-eared bat will also protect Indiana bat. The latter two species would only be found away from the proposed development, near the watercourse/wetlands to the south. However, as listed bat species have the potential to occur on site, all tree clearing would be done during the wintertime as outlined above.

The preexisting natural aforementioned, and man made disturbances. existing break in woodland habitat associated with Route 9N and the East Branch of the Ausable River should also be considered. In addition to this, there is a large mining operation to the south of the project site and a band of clearing/development along Route 9N both south and north of the project site (including Au Sable Forks; a nearby town). This “zoomed out” analysis is included in Appendix F. When the larger picture is analyzed, including the existing clustering of the proposed project with respect to the large amount of unbroken woodland (including unique natural communities) to the west, the impact to animals that use the nearby woodlands is already minimized.

Further, once a Stormwater Pollution Prevention Plan (SWPPP) is developed for this project, it will include methods to prevent any runoff (including de-icing salts) from entering jurisdictional wetlands and, ultimately, the East Branch of the Ausable River.

Visuals and slopes analysis have been originally provided based on the preliminary schematic plan and proposed footprint locations. As these are adjusted based on the alternative options provided, further changes will be incorporated into such and resubmitted.

Additional items requested during your September 22nd response, have been addressed separately in documents presented already to both the consultation to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for the project through the Cultural Resource Information System and Submission of applications to the New York State Departments of Health, Transportation, and Environmental Conservation, among others. Their comments and responses are included herewith as well, for your information and perusal.

If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Cc: Environmental Program Specialist 2 (EPS2) Devan Korn
by e-mail to devan.korn@apa.ny.gov

Robbe Baer, Town of Jay Code Enforcement Officer
by e-mail to codes@townofjayny.gov



STACKMAN PROPERTY CONCEPT 1
 APRIL 2023



IMAGE AND SITE DISCLAIMER
 All images used are for illustrative purposes only and are intended to convey the concept and vision for the project. Images may change as work progresses and do not necessarily represent a true and/or accurate depiction of the finished product. Proposed site plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

STACKMAN PROPERTY CONCEPT 2
 APRIL 2023

CLUBHOUSE & FIRE TOWER ENLARGEMENTS



GUEST HOUSE ENLARGEMENTS



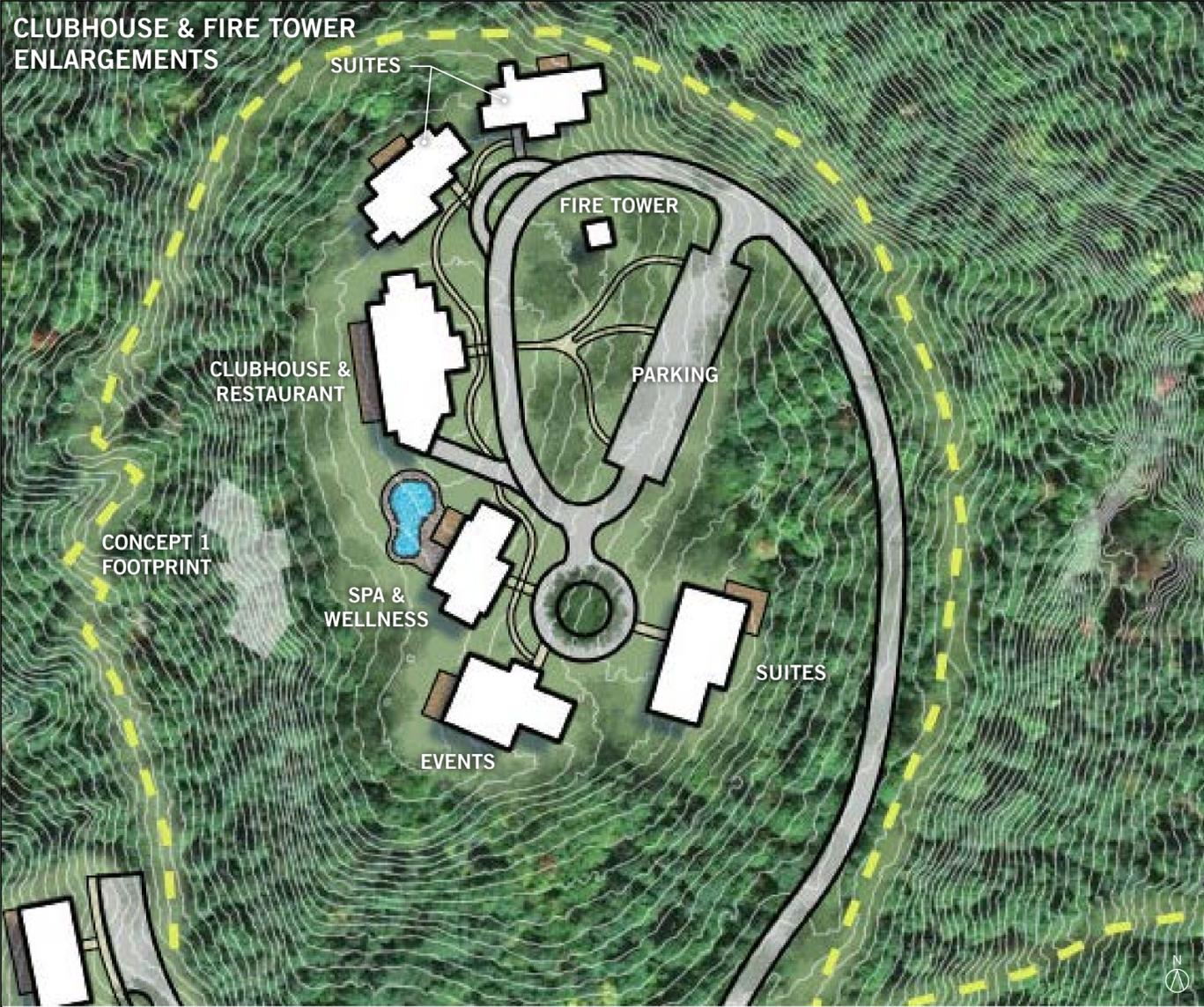
BRIDGE & BOARDWALK ENLARGEMENTS





STACKMAN PROPERTY CONCEPT 3
 APRIL 2023

IMAGE AND SITE DISCLAIMER
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NATURAL RESOURCES INVENTORY REPORT
STACKMAN PROPERTY, TOWN OF JAY
ESSEX COUNTY, NEW YORK
December 2022

PREPARED FOR:
Mr. Eric Stackman

PREPARED BY:

B. LAING  **SSOCIATES**

ENVIRONMENTAL CONSULTING
www.blaingassociates.com

103 Fort Salonga Road - Suite 5 Fort Salonga, NY 11768
(631) 261-7170, Fax: (631) 261-7454

The site is mostly uplands, though wetlands do exist on site. These are largely comprised of wooded, palustrine wetlands, which are associated with the stream on site; however, large areas of wetlands without a tree stratum exist. The stream receives hydrology from Eaton Pond to the southwest, as well as a number of linear wetlands which drain the land to the south. These tributaries flow northward into the stream which carries hydrology southeast towards the East Branch of the Ausable River. It appears that many beaver dams, both current and historic, have contributed to the ponding of the stream.

Representative site photographs can be found in Appendix A.

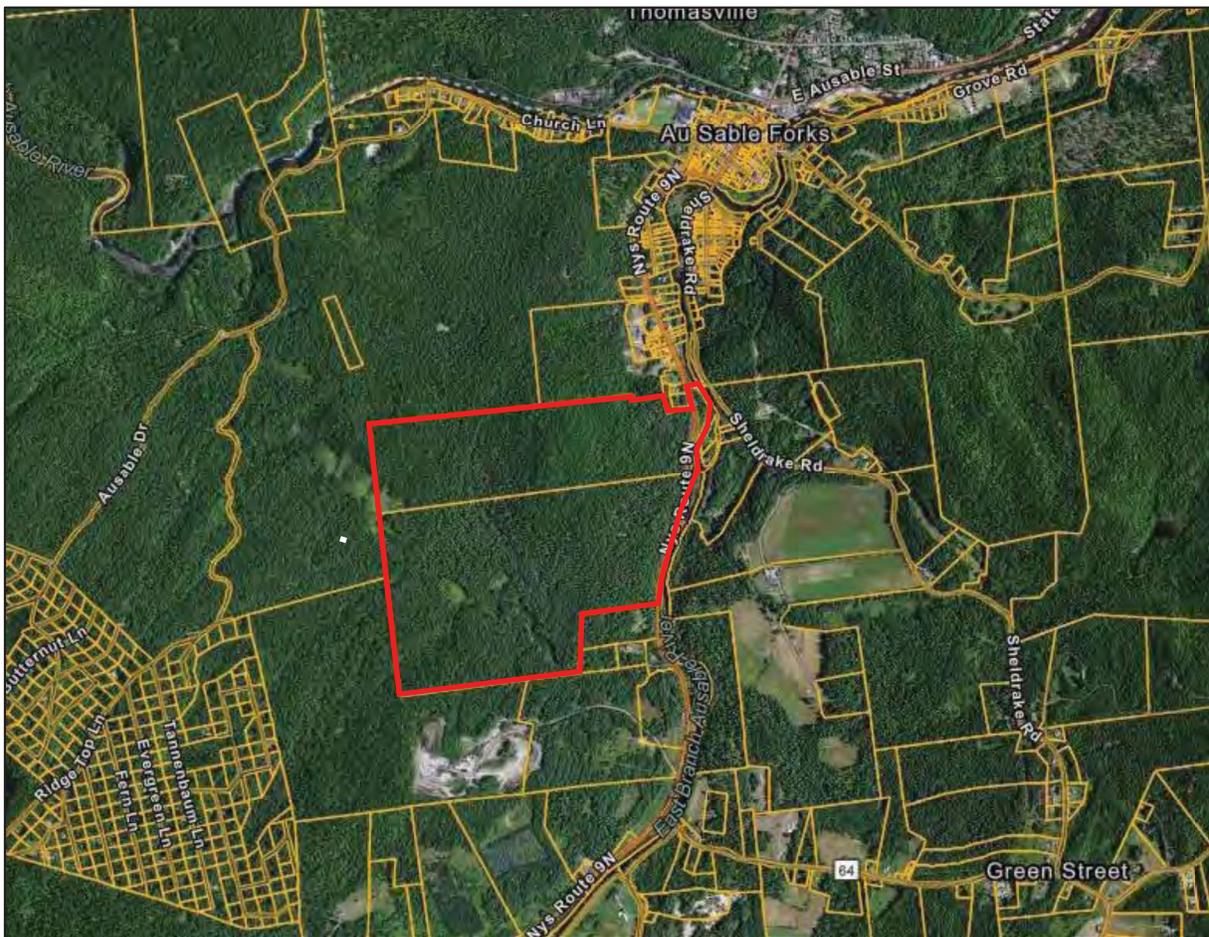


FIGURE 1.0
Site Location Map – Satellite Imagery
Site outlined in red
(Source: ESRI)

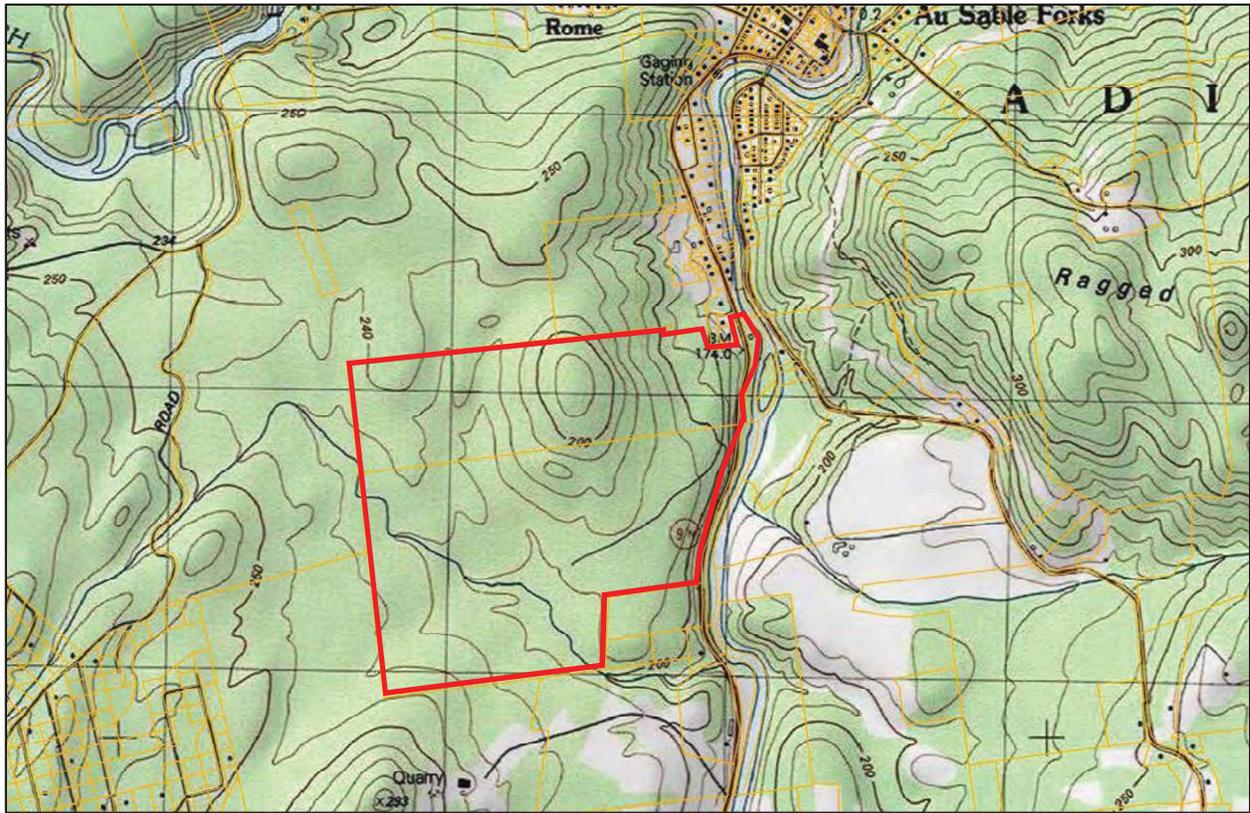


FIGURE 2.0
 Site Location Map – USGS Topographic Map (Ausable, NY Quad)
 Site outlined in red
 (Source: ESRI)

2.2 Vegetation and Habitat Types

While large portions of the site are woodlands dominated by white pine (*Pinus strobus*), the site can be broken into the following broadly defined habitat types:

- Upland Woodlands
 - White Pine Woodlands
 - Northern Pine-Hardwood Forest
 - Appalachian Oak-Pine Forest
 - American Beech-dominated Woodlands
- Riparian, Rocky Streams, Riverine
- Low-flow Emergent Marshes and Sedge Meadows
- Shrub-dominated Wetlands
- Wooded, Palustrine Wetlands

5.1.2 State Listed Species

As above, the NYNHP was consulted in order to determine if any state-listed, or rare, species had the potential to exist on or adjacent to the site. A March 25, 2022, letter was received by the project team. The NYNHP letter outlined the potential for the following species of concern: Northern long-eared bat, Appalachian tiger beetle (*Cicindela ancocisconensis*), and meadow horsetail (*Equisetum pratense*). A breakdown of these species is included in Table 4, below.

	Common Name	Scientific Name	Listing	Area Documented	Suitable Habitat
Mammals	Northern long-eared bat	<i>Myotis septentrionalis</i>	FE, ST	< 2.5 mi from project site	Woodland areas with trees >3" dbh with exfoliating bark or crevices in summer.
	Indiana bat	<i>Myotis sodalis</i>	FE, SE	Wherever found	Woodland areas with trees >3" dbh with exfoliating bark or crevices in summer.
Insects	Monarch butterfly	<i>Danaus plexippus</i>	FC	Wherever found	Meadows, prairies, grasslands with milkweed (<i>Asclepias</i>).
	Appalachian tiger beetle	<i>Cicindela ancocisconensis</i>	SI	Adjacent to project site	Sandy/gravelly banks of streams and rivers in mountainous regions.
Plants	Meadow horsetail	<i>Equisetum pratense</i>	ST	<0.25 mi from project site	Usually rocky/gravelly soil adjacent to rivers; moist woods.

Note: 1. FE- federally endangered, SE- state threatened, FC- candidate for federal listing (not listed), SI- state imperiled (not listed), ST- state threatened
 2. Migratory birds not shown. No listed species of bird was found to have potential to exist on site, per USFWS and NYNHP.

5.1.3 Unique Ecosystems

In addition to the species outlined above, the NYNHP letter indicated there was at least one uncommon community type of concern. According to the NYNHP, Pine-Northern Hardwood Forest (PNHF) has been documented at the project site, which is considered an S3¹⁰ habitat. They refer to this uncommon community type as a “very large, moderately diverse community with relatively large, intact, putative old growth core, in a moderately intact landscape” and that the sections on site as of “high quality.” This habitat type is not considered “listed” or protected by New York State, but the NYNHP writes that “[PNHF] is considered significant from a statewide perspective.

¹⁰ Vulnerable in New York - Vulnerable to disappearing from New York due to rarity or other factors (but not currently imperiled).

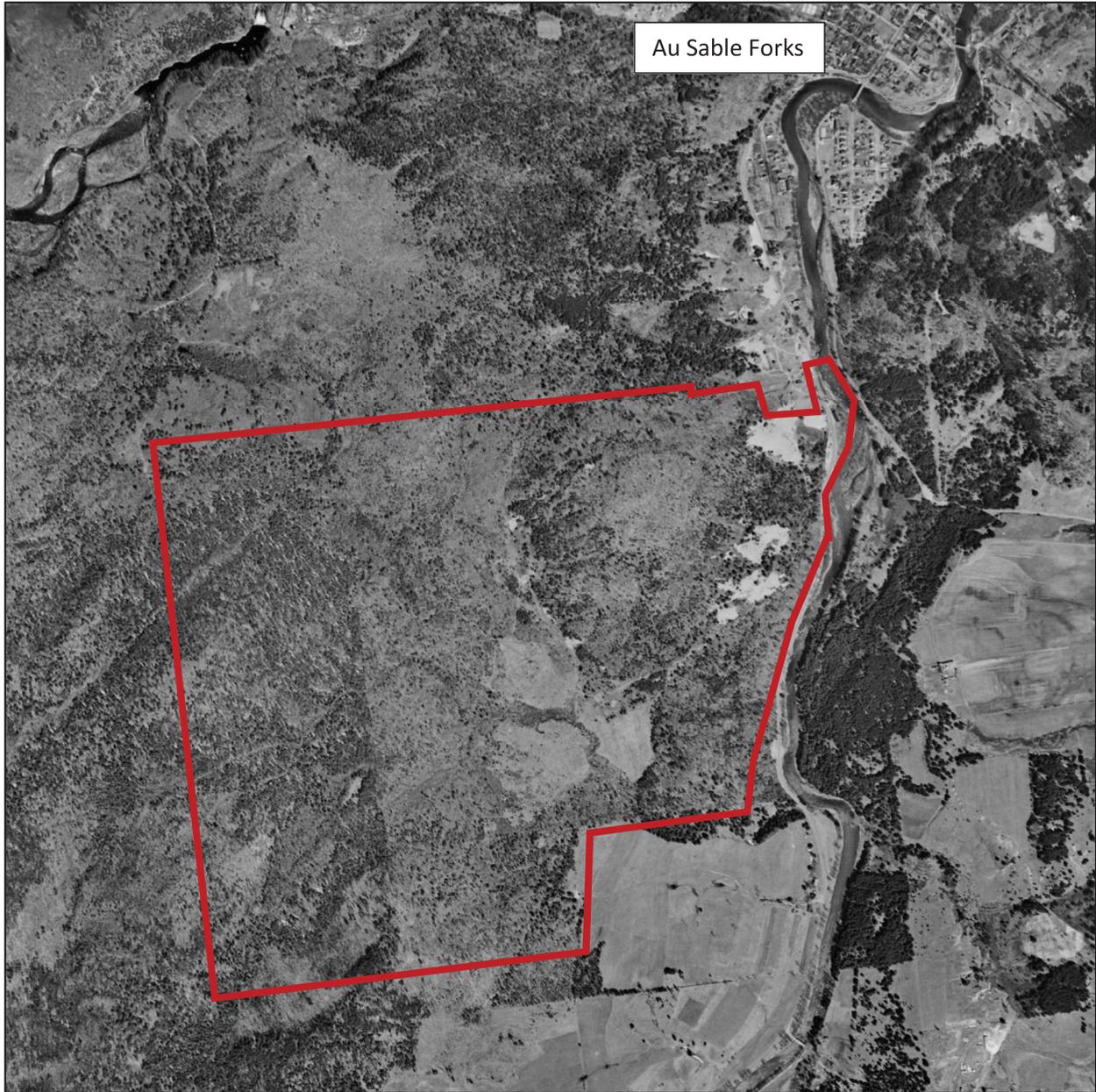


Figure 4.0 – Aerial Photograph of Project Site in 1947

Showing young woodland regeneration and extensive bare areas following logging.

Property lines approximate.

Source: NETR

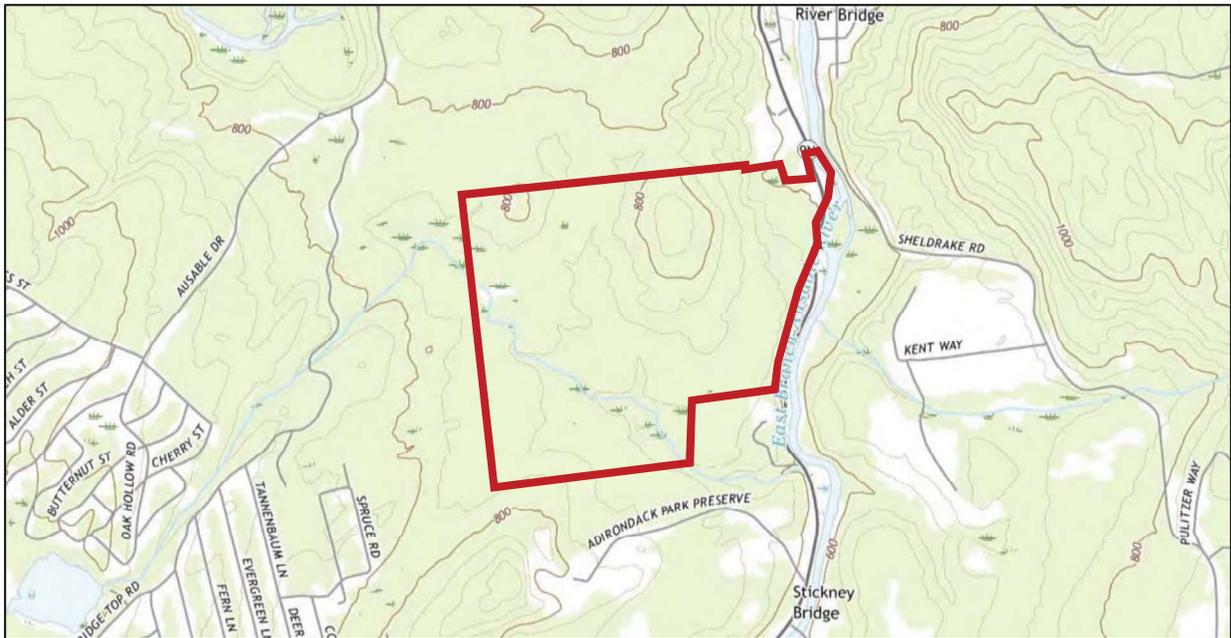
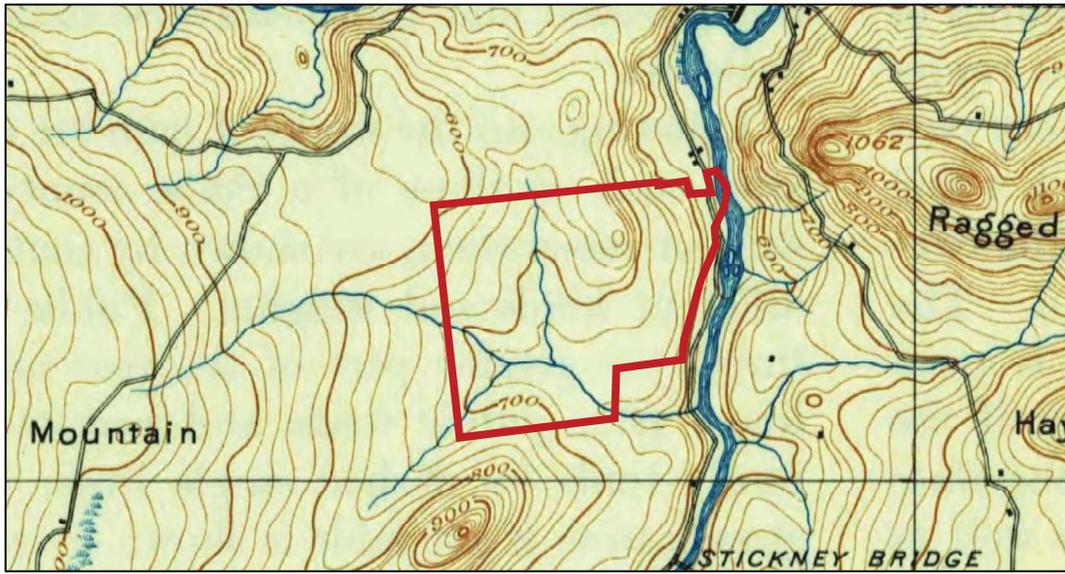


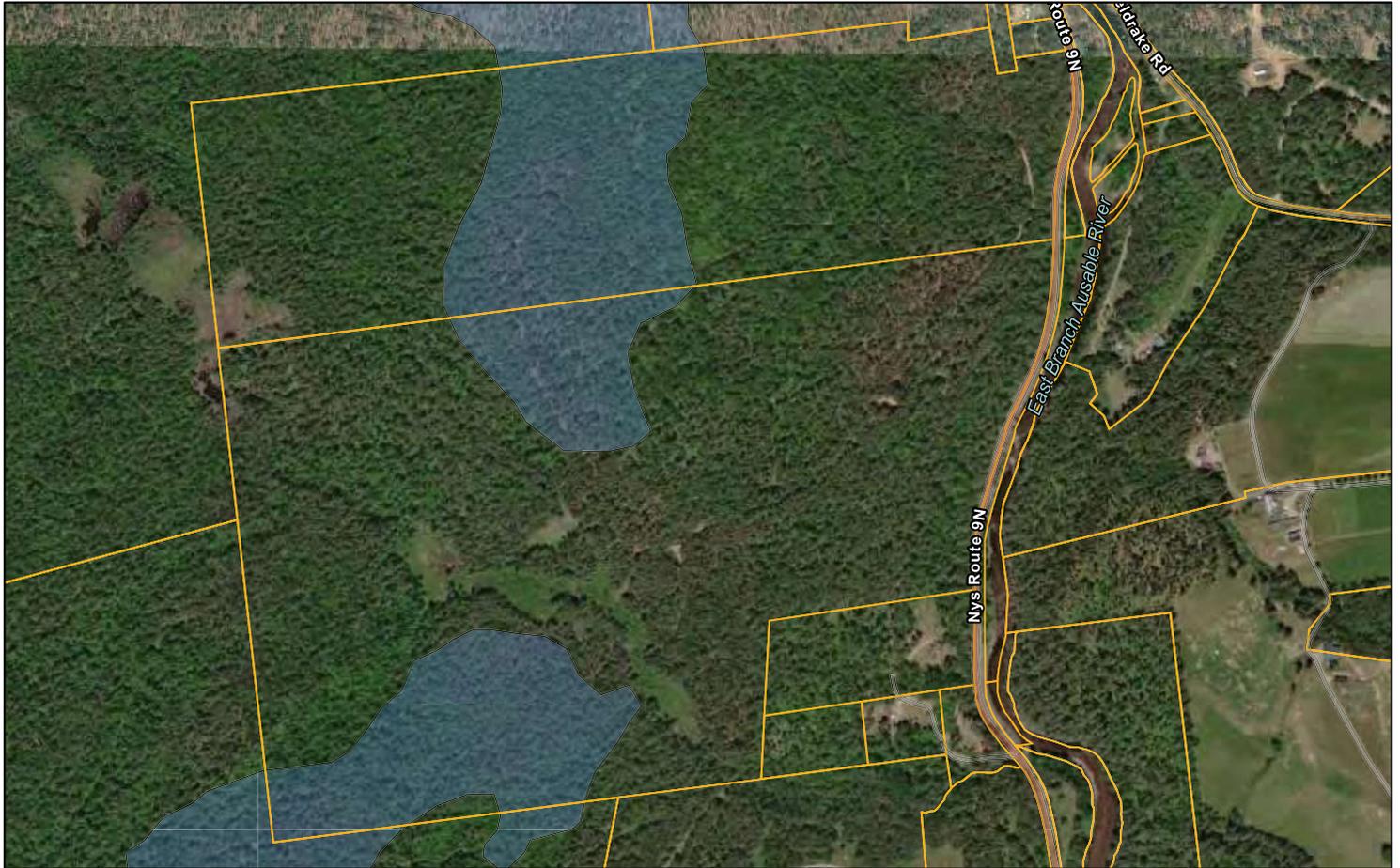
Figure 5.0 – Comparing 1946 Topography (Top) with 2019 Topography (Bottom)

Note change in stream designations and slight differences in topography, both on site and locally.

Property lines approximate.

Source: NCTR

Figure 8.0: NYNHP Map of Northern Pine-Hardwood Forest

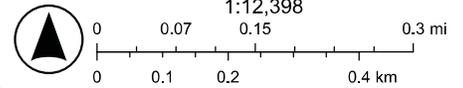


12/14/2022

- Parcels - NY - Essex County
- NYS Natural Communities 2022
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations
2.4m Resolution Metadata



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, B. Laing Associates, Inc.

Figure 9.0: Map of NYSDEC Streams

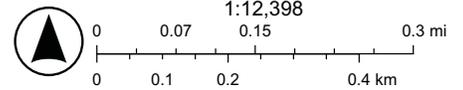


12/14/2022

- Adk Streams
- Parcels - NY - Essex County
- World Imagery

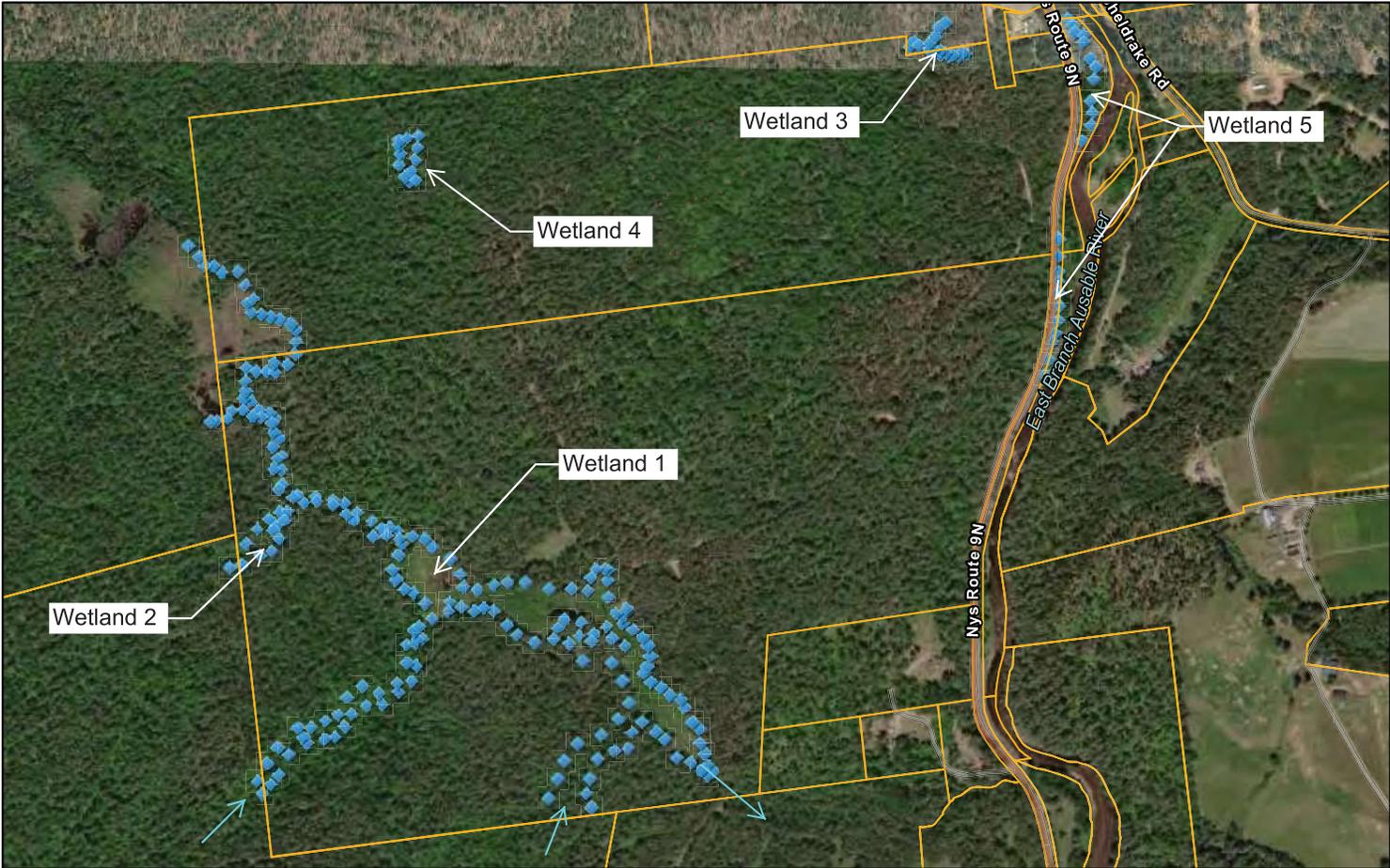
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations
2.4m Resolution Metadata



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, B. Laing Associates, Inc.

Figure 10.0: Wetland Flag Locations as Delineated

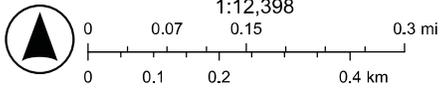


12/14/2022

Parcels - NY - Essex County

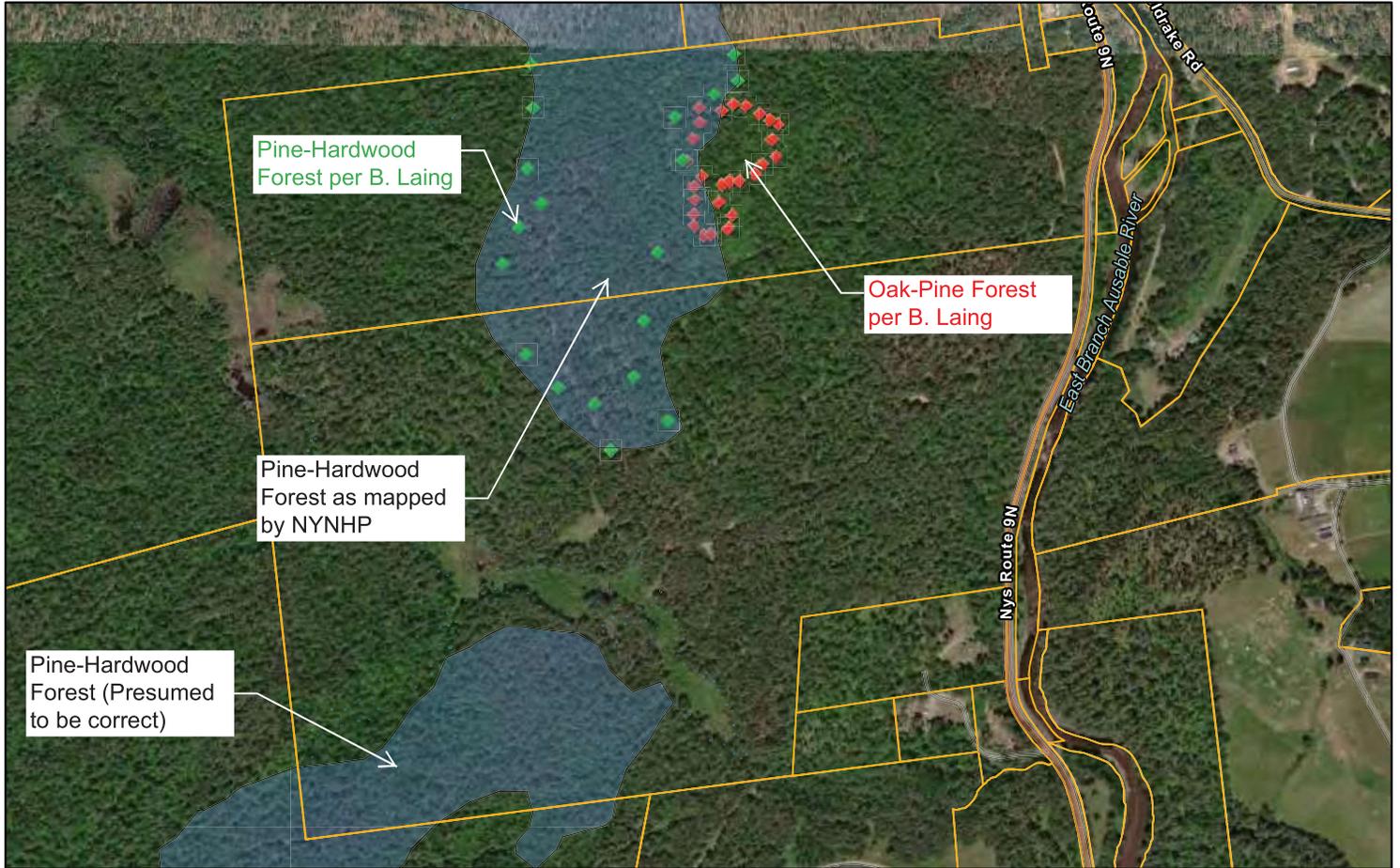
Freshwater Wetland Flags

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery



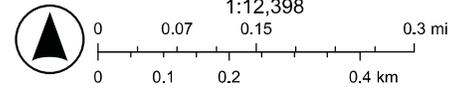
Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, B. Laing Associates, Inc.

Figure 11.0: Extents of Community Types as Plotted

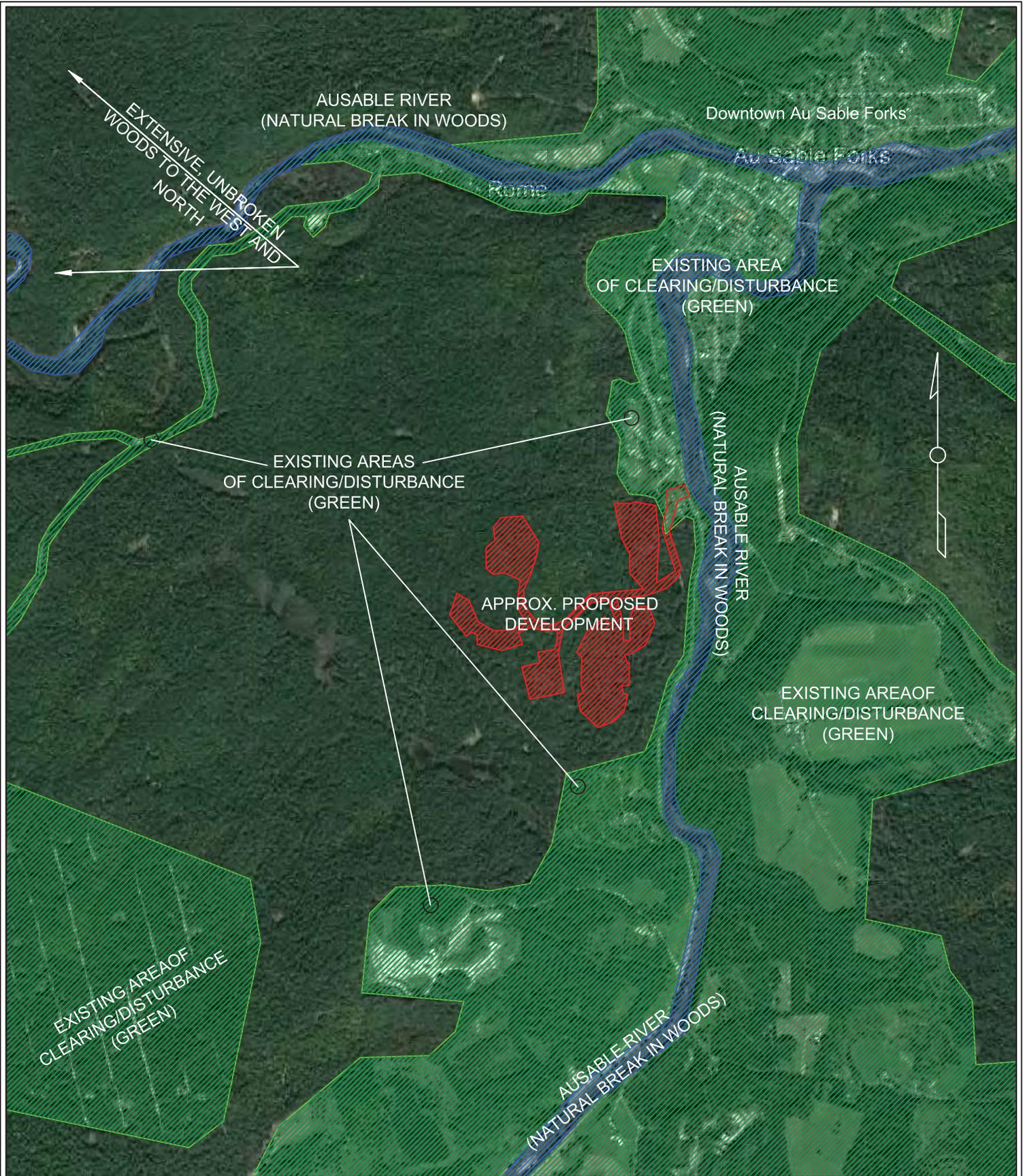


12/14/2022

- Parcels - NY - Essex County
- NYS Natural Communities 2022
- ◆ Pine-Northern Hardwood Forest
- ◆ Oak-Pine Forest



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, B. Laing Associates, Inc.



TITLE: Figure 12.1: Regional Development Analysis

AT: Town of Jay
ON: NYS Route 9N
COUNTY: Essex
STATE: NY
FOR: E. Stackman

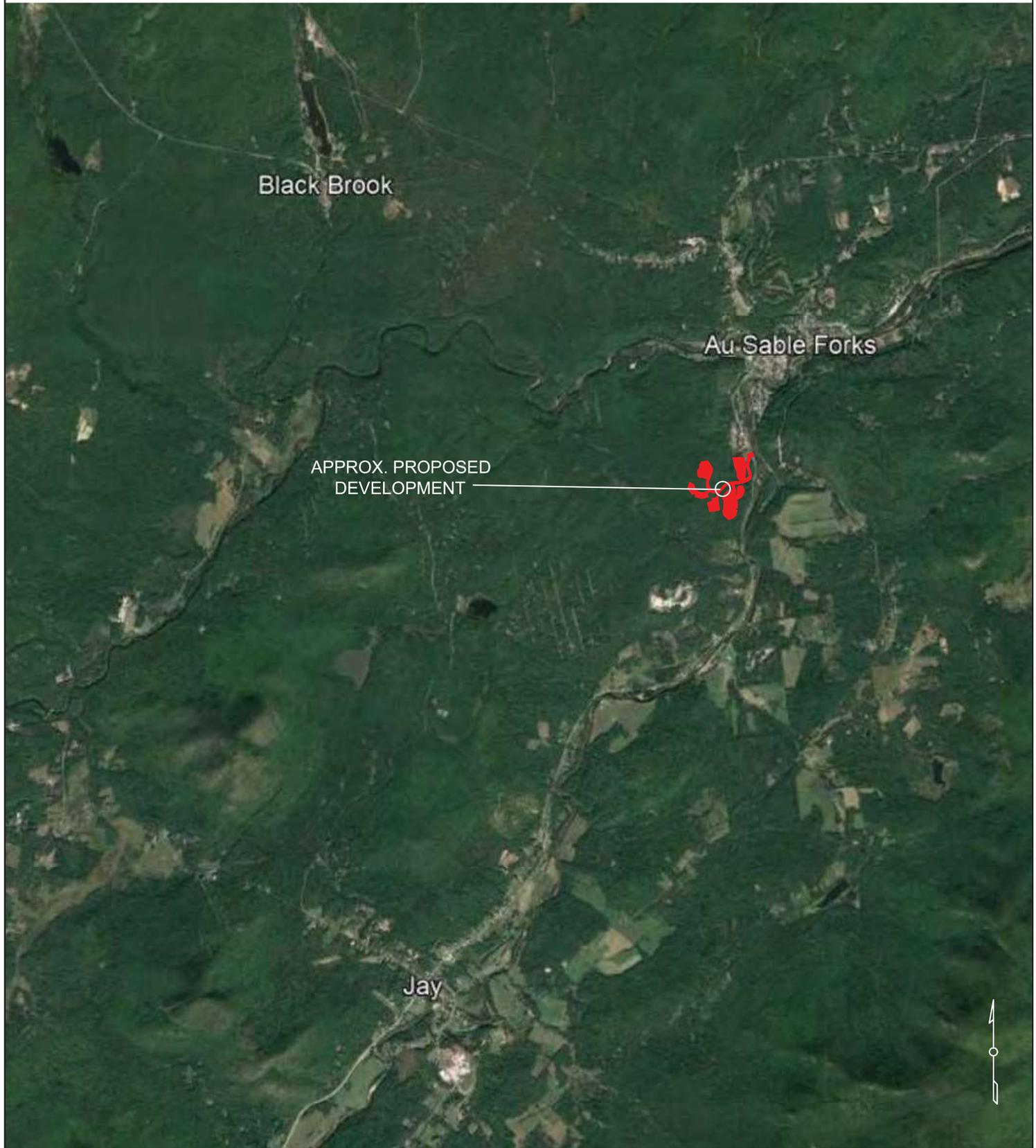
PROJ #: STKJAY
TM: --
DATE: Dec. 6, 2022
REV:

SHEET: 1 of 2 - Local/Immediate Area

NOTES:

1. Not a survey. For illustrative purposes only.
2. Aerial Imagery sourced from Google Earth.
3. Boundaries Approximate.
4. N.T.S.

B. LAING ASSOCIATES
ENVIRONMENTAL CONSULTANTS
 103 Fort Salonga, Suite 5
 Fort Salonga, NY 11768
 (631) 261-7170
 (631) 261-7454 fax
 www.blaingassociates.com



TITLE: Figure 12.2: Regional Development Analysis

AT: Town of Jay
ON: NYS Route 9N
COUNTY: Essex
STATE: NY
FOR: E. Stackman

PROJ #: STKJAY
TM: --
DATE: Dec. 6, 2022
REV:

SHEET: 2 of 2 - Regional View of Development

NOTES:

1. Not a survey. For illustrative purposes only.
2. Aerial Imagery sourced from Google Earth.
3. Boundaries Approximate.
4. N.T.S.

B. LAING ASSOCIATES
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April 6, 2023

Mr. John M. Burth
Environmental Program Specialist 3 (EPS3)
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

APA Project No.: 2021-0248
Type of Project: Large-scale Subdivision
Location of Project: 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

Re: APA Response received September 22, 2022 -PART 2 EXISTING TRAILS

In response for our submission in relation to APA Project No. 2021-0248, and particularly to the Agency's September 22, 2022, Second Notice of Incomplete Permit Application, we hereby submit the following information requested; pursuant to our Webex conference conversation on Monday, February 27th, 2023:

A revised proposed trail system map that clearly differentiates between existing and proposed trails; with a minimum of a 100-foot buffer between all new trails and the wetlands and waterbodies (stream).

Please note, that we had previously submitted information concerning Historic or Recent Logging Activities, in our August 3rd, 2022 application package. In such report, a brief summary and map were digitized and provided, delineating and calculating the areas for each zone of historic and potential timber and logging materials and recommended activities. These were prepared after the acquisition of the property and were taken into consideration during harvesting and maintaining the site for access, forest management, and future development analysis. However, minimal action has been taken to proceed with any significant logging or select cutting in these areas, and always under the guidelines and recommendations for future forest health and productivity; as well as in accordance with the NY APA and DEC regulations concerning forestry, wetlands, and any other significant considerations.

As you can see from the enclosed photographs and trail map information, most of these existing trails, service, and access roads, as well as easements from neighboring properties, have been in use for a significant period of time.

The site is largely unimproved and almost entirely wooded. There is an existing series of trails that run throughout the site and were ostensibly once roads used for logging. Historic aerial imagery shows the site was in the process of reforestation during the 1940s and 1950s, so the woodlands on site appear to be less than 100-years old. Please see historic aerial from 1947 in Appendix D.

The majority of the subject property exists west of Route 9N. However, a small portion of the subject property is east of Route 9N along the East Branch of the Ausable River, where an existing barn structure still stands.

In the aforementioned application package, we detailed an Existing Right of Way and Current Use of the Property, as demonstrated by the Surveyor's reports.

The current deed of record for tax parcel 17.2-1-20.11 indicates that there is an existing Right of Way and well-used un-improved roadway. These roads are currently maintained, as documented in the attached photographs – they are cleared and kept unobstructed, consisting of compacted soil and gravel, but unpaved.

The Proposed Trails map takes all of these elements into consideration, as part of our conscious effort to avoid and minimize any potential impacts resulting from any additional disturbance. It is our intention to use our best efforts to accommodate the APA's concerns, by utilizing previously existing logging roads and trails that have remained since the parcels were acquired. Of these existing service roads, easements, and trails; some will be slightly redirected away from sensitive areas or those with steeper slopes in the terrain, abandoned. All of this in accordance with the approved layouts and access control measures put in place to ensure their proper use and maintenance. As in the Right of Way discussed above, access points will be reused and properly posted; while others may be enhanced to allow for emergency access from the adjoining parcels.

If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

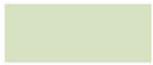
Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

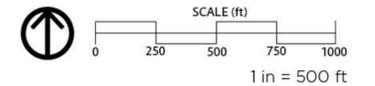
Cc: Environmental Program Specialist 2 (EPS2) Devan Korn
by e-mail to devan.korn@apa.ny.gov

Robbe Baer, Town of Jay Code Enforcement Officer
by e-mail to codes@townofjayny.gov

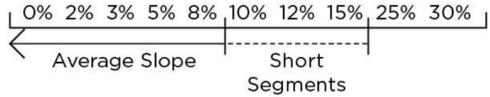


LEGEND

	Northern Pine-Hardwood Forest
	Oak-Pine Forest
	East Branch Ausable River
	Delineated Wetlands
	100' Wetland Buffer
	Property Boundary
	Adjacent Boundaries
	Existing Multi-Use Trail



TRAIL TYPOLOGY

MULTI-USE (DOUBLE TRACK)	
Width:	10'-12'
Construction Material:	Native Soil
Longitudinal Slope:	Up to 15%
	



The existing topography has been mapped utilizing 2' Lidar imaging and is currently being field verified, as part of our biological survey studies. Some of these existing trails, which span for over 3.85 miles, meandering throughout the property; average anywhere between 8 and 12 feet in width. Part of the existing trails cross thru the wetlands and have developed over time, in or around previous or existing beaver dams that have changed the landscape and marshy areas during certain seasons.



STACKMAN PROPERTY CONCEPT 1
 APRIL 2023

April 6, 2023

Mr. John M. Burth
Environmental Program Specialist 3 (EPS3)
Adirondack Park Agency
P.O. Box 99, 1133 NYS Route 86
Ray Brook, NY 12977

APA Project No.: 2021-0248 Type of Project: Large-scale Subdivision
Location of Project: 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
Re: APA NIPA2 Response received August September 22, 2022 PART 3 OPRHP

As part of our submission in relation to APA Project No. 2021-0248, and particularly in response to the Agency's September 22, 2022, Second Notice of Incomplete Permit Application, we hereby submit the following information requested:

2. Please submit a consultation to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for the project through the Cultural Resource Information System and include the necessary details for the Carnes Barn and abandoned granite quarry on the project site. When submitting the consultation, please include Devan Korn as an additional contact for the project. A determination from OPRHP on potential cultural and or historical impacts that may result from the project is required for a complete application. Additional information may be required pending this determination.

We uploaded the required information thru the CRIS system in October 2022 and received a response from OPRHP on November 7th, 2022 requiring additional information, advising we should conduct a Phase IA/IB survey. We have since completed such Phase 1 archaeological fieldwork, and found there are no archaeological concerns, and no further investigation is recommended by our specialists.

The report was submitted and OPRHP has reviewed the Phase I Archaeological Survey Report prepared for this project (January 2023; 23SR00038). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

As we continue working on the additional items requested during your September 22nd response, and will be submitting them as they are completed.

If further details or clarification are required, kindly advise us at your earliest convenience. You can reach us via email at ralba@robertaconsulting.com, via telephone, at the numbers we have previously shared with you or at the mailing address below.

Respectfully yours,

Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Cc: Environmental Program Specialist 2 (EPS2)
Devan Korn by e-mail to devan.korn@apa.ny.gov



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

January 19, 2023

Michael Dussault
Senior Engineer
Engineering Ventures, PC
414 Union Street
Schenectady, NY 12305

Re: APA
Stackman Property Subdivision and Development
Town of Jay, Essex County, NY
22PR08125
2021-0248

Dear Michael Dussault:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

OPRHP has reviewed the Phase I Archaeological Survey Report prepared for this project (January 2023; 23SR00038). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica Schreyer
Historic Preservation Program Analyst - Archaeologist



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

ARCHAEOLOGY COMMENTS

Phase IA/IB Archaeological Survey Recommendation
Project: Stackman Property Subdivision and Development
PR#: 22PR08125
Date: 11/7/2022

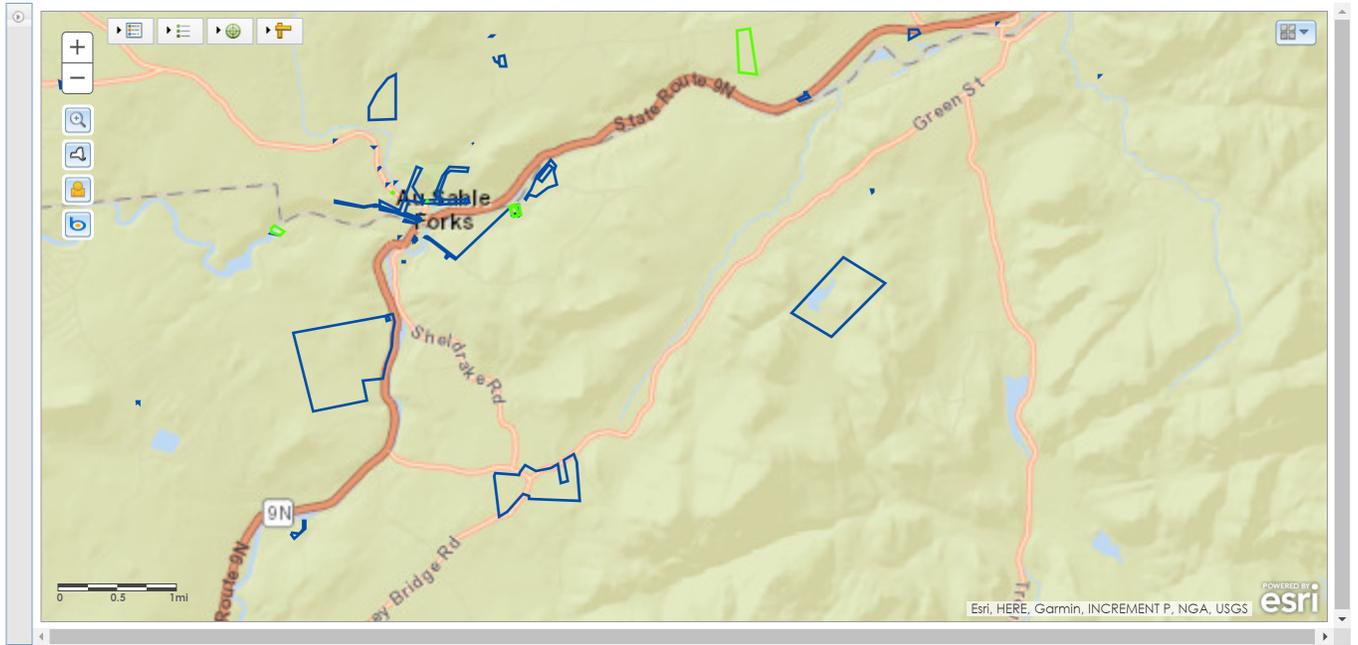
Your project is in an archaeologically sensitive location. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends a Phase IA/IB archaeological survey for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. A Phase IA/IB survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's Area of Potential Effects (APE).

If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO/OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition. Documentation of ground disturbance typically consists of soil bore logs, photos, or previous project plans. Agricultural activity is not considered to be substantial ground disturbance.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA/IB survey.

If you have any questions concerning archaeology, please contact Jessica Schreyer at Jessica.Schreyer@parks.ny.gov.



Consultation Projects

Project Number: 22PR08125

Name: Stackman Property Subdivision and Development

Status: Open

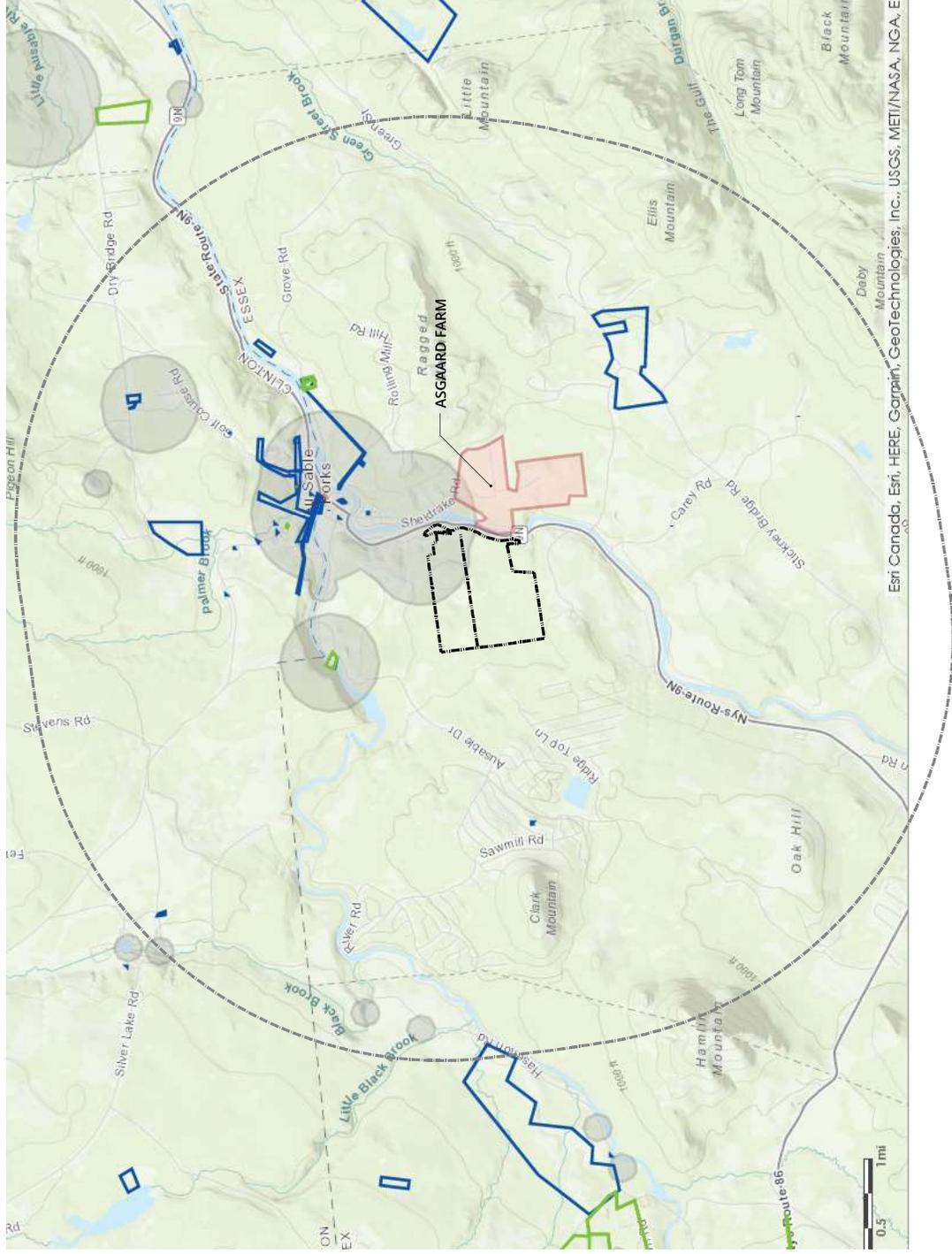
Location Desc: The project area is located on tax map parcels 17.2-1-5.100, 17.2-1-4.000, and 17.2-1-20.110. Tax parcels 17.2-1.400 and 17.2-1-20.110 extend across NYS Route 9N to the shore of the Ausable River. Although the parcels extend across NYS Route 9N, the project is wholly contained on the west side of NYS Route 9N. Approximate project location shown on map below. Refer to attached aerials showing an accurate project location.

LEGEND

- PROJECT PARCEL BOUNDARY
- 3 MILE BUFFER
- SURVEY ARCHAEOLOGY AREAS
- ARCHAEOLOGICAL SENSITIVE AREAS*
- NATIONAL REGISTER BUILDING SITES
- CONSULTATION PROJECTS

*This layer represents buffer areas around recorded sites. Areas outside of the buffer areas may also be archaeologically sensitive.

Source: Cultural Resource Information System



STACKMAN PROPERTY | ARCHAEOLOGICAL RESOURCES MAP

MAP - 08

APA Project No.: 2021-0248
Type of Project: Large-scale Subdivision
Location of Project: 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

Re: APA Response received September 22, 2022 - Part 4 NYSDEC

From: Donhauser, Erin M (DEC) <erin.donhauser@dec.ny.gov>
Sent: Monday, January 23, 2023, 11:05 AM
To: Roberta Alba <ralba@robertaconsulting.com>
Cc: Montagnola, Calista T (DEC) <Calista.Montagnola@dec.ny.gov>
Subject: RE: Proposed Subdivision at AuSable (T), Essex County - Town of Jay (Stackman)

Hello,

As we discussed on the phone this morning, at this time it is unclear if you need permits with us as outlined in your attached letter dated January 17th, 2023. If your project ends up hitting a jurisdictional threshold described in the letter, then you would apply for a permit and could then copy APA on the application. Until such time that we receive an application, we would not be providing a more formal response on jurisdiction. Please let me know if you continue to have questions on this.

Thank you,

Erin Donhauser

She|Her|Hers
Deputy Regional Permit Administrator, Division of Environmental Permits

New York State Department of Environmental Conservation

1115 NYS Route 86, PO Box 296, Ray Brook, NY 12977
P: (518) 897-1234 | F: (518) 897-1394 | erin.donhauser@dec.ny.gov

January 17, 2023

Ms. Calista T. Montagnola
Agency Program Aide
Division of Environmental Permits
New York State Department of Environmental Conservation
1115 NYS Route 86,
PO Box 296,
Ray Brook, NY 12977-0296

Via email Calista.Montagnola@dec.ny.gov

Re: Proposed Subdivision AuSable (T), Essex County
APA Project No.: 2021-0248

Type of Project: Large-scale Subdivision
Location of Project: 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 Ms. Montagnola,

On November 3, 2021, the Department responded to correspondence received in the month of October of that same year, regarding the above referenced project (P2021-0248) from the Adirondack Park. Per our conversation this past October 2022 and In continuation of our submissions in relation to APA Project No. 2021-0248, and particularly in response to the Department's letter in question, please see here in below.

1. Protection of Waters Permit: Under 6NYCRR Part 608.2 no person may change, modify or disturb any protected stream, its bed or banks, without receiving a permit. Information and the application for a Protection of Waters Permit can be found here: <http://www.dec.ny.gov/permits/42593.html> . There are several class C(T) protected streams within the proposed site. For more information regarding stream banks and their definition, please visit <https://www.dec.ny.gov/permits/70947.html> Please note, all stream work, as well as any work that may result in the suspension of sediment, is prohibited during trout spawning and incubation period commencing October 1 and ending April 30.

We appreciate and understand the Waters Permit Protection and Regulations and will proceed accordingly, once the APA has provided a Site Plan Approval. During this preliminary phase, the schematic designs have been prepared taking this into consideration. No Article 15/Protected Streams are anticipated to be impacted due to the proposed action. However, during ground disturbance and construction, erosion and sediment controls will be put in place in order to prevent any sedimentation or disturbance to protected C(T) streams until such time as the ground has been stabilized.

2. Wastewater: The provided materials do not indicate how wastewater will be handled at the proposed facility. A State Pollutant Discharge Elimination System (SPDES) permit would be required (6NYCRR Part 750) for any on-site septic system with a design flow of 1,000 gallons per day (gpd) or more to groundwater, or any discharge to surface water including floor drains such as found in maintenance garages. If the facility will be connected to an existing wastewater collection and treatment system, Department review and approval may be required. For further guidance, please contact Kelly Duval in our Division of Water at (518) 623-1200 or refer to the weblink: www.dec.ny.gov/permits/6054.html.

We understand that a State Pollutant Discharge Elimination System (SPDES) permit may be required and that NYSDEC review of this project may occur. At this time, the project is undergoing preliminary site plan (conceptual) approval with regard to the Adirondack Park Agency's jurisdiction over things such as clearing, wetland setbacks, etc. Once the project has settled on a design (which will naturally dictate the amount of wastewater generated by the site), this will be determined. Following site plan approval, the project engineers/design team will formulate a wastewater management plan and, if required, a SPDES permit will be sought.

3. Stormwater SPDES: If the project will disturb (1) or more acres, a Notice of Intent form will need to be submitted for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). The Stormwater Notice of Intent form can be accessed at the following weblink: <http://www.dec.ny.gov/chemical/43133.html>. Please contact Kelly Duval in our Division of Water at (518) 623-1200 with questions regarding stormwater permit requirements.

While the project is still in the site plan approval phase, in terms of design, it is very likely that more than one (1) acre will be disturbed. Following the APA's site plan approval, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent will be filed with the NYSDEC.

4. Natural Heritage: A check of our Natural Heritage Data Bank shows there are Northern Long-eared bats (NLEB) a listed threatened species pursuant to 6 NYCRR Part 182 within or near the project area. Due to the proximity to the bats, if trees need to be cut, it must be done between November 1, and March 31 in order to avoid possible permit requirements under 6NYCRR Part 182 Endangered and Threatened Species of Fish and Wildlife; Species of Special Concern; Incidental Take Permits. If trees need to be cut outside this timeframe, please contact Jed Hayden in our Division of Wildlife at (518) 623-1200.

Field investigations were carried out this fall and early winter by B. Laing Associates, Inc. During this period, no species considered threatened or endangered were observed on site, though the late date made surveying for invertebrates (e.g., insects), herptiles (i.e., amphibians and reptiles), or migratory/hibernating species inconclusive.

While the time of year precluded the observation of many types of organisms, B. Laing Associates was able to review the habitat on site with respect to the data provided by the NYNHP and USFWS. It was determined that northern long-eared bat (NLEB) finds its needs met by the habitats on site. As such, this species has the potential to occur on site. As such, the project has already planned to conduct all tree clearing during the aforementioned November 1 to March 31 window, per NYSDEC and USFWS guidance. Though the NYSDEC's NLEB Map does not show the Town of Jay as a known summertime roost location, if any tree clearing needs to occur outside of the window, additional consultations will occur with the Department.

5. Other Agencies: In addition, we recommend contacting the Army Corps of Engineers (518) 266-6350 for a determination based on their jurisdiction as well.

We are currently working with a number of other agencies including the NYSDOT, NYSGA, NYS Parks, Rec. & Historic Preservation, and others. During the above-mentioned field investigations, B. Laing Associates, Inc. conducted a routine freshwater wetland delineation on site per the Corps Delineation Manual. While the project does not propose any impacts to, or filling of, Section 404/Clean Water Act wetlands, a Jurisdictional Determination will be sought from the Army Corps of Engineers.

As this project progresses, we will continue to submit the above-mentioned criteria (e.g., SPDES permit, etc.) to your office as required.

Specific information for each submission can be found on the APA Project Document link, as it has all been submitted back thru them for overall project approval.

If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Cc: New York State Department of Environmental Conservation
K. Duval, Water
J. Hayden, Wildlife

Adirondack Park Agency
Mr. John M. Burth, Environmental Program Specialist 3 (EPS3)
Mr. Devan Korn Environmental Program Specialist 2 (EPS2)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Attn Erin M Donhauser
NYSDEC Region 5 Headquarters
1115 St Rte 86
Ray Brook, NY 12977
(518)897-1237
DEP.R5@dec.ny.gov

Dear Erin,

While we appreciate your Agency's exchanges and information provided throughout these various emails, the APA does require us to provide copies of ***Submission of Applications to the New York State Departments of Health, Transportation, and Environmental Conservation, as necessary, to allow for a coordinated review.***

I understand that this does not yet constitute an application per say, but we would appreciate it you could send back a letter in formal response to your acknowledgement and conversation with me this morning.

Please let us know if you have any questions or need additional information.

Thanks in advance and regards,

Sent on behalf of
Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Roberta Alba
RAIDC llc
Miami FL
305-331-2587
ralba@robertaconsulting.com
www.robertaconsulting.com

From: Roberta Alba <ralba@robertaconsulting.com>
Sent: Friday, January 20, 2023 1:52 PM
To: Montagnola, Calista T (DEC) <Calista.Montagnola@dec.ny.gov>
Subject: Re: Proposed Subdivision at AuSable (T), Essex County - Town of Jay (Stackman)

Thanks Calista,

We have attached a response to your letter and are progressing with our submissions to the APA.

Their (APA) updates are constantly posted, but we can certainly include them on our communication with you directly, for easier reference.

Please let me know if you have any questions or need additional information.

Have a great weekend!

Roberta

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Montagnola, Calista T (DEC) <Calista.Montagnola@dec.ny.gov>
Sent: Friday, January 20, 2023, 1:35 PM

To: Roberta Alba <ralba@robertaconsulting.com>

Subject: FW: Proposed Subdivision at AuSable (T), Essex County - Town of Jay (Stackman)

Hi there,

I remember speaking with you and meeting you when you came over to DEC to introduce yourself. But I must apologize, as I am unclear what additional comments you are looking for at this time. We have not received any materials (applications, maps, plans) from you, nor do we review the APA applications. If the project does require a permit with the DEC, we would begin our reviewing process once the applications were received in our office. If you have specific questions on whether or not parts of your project require a permit, you can certainly reach out and we can take a look to help make a jurisdictional determination. If you have more questions, feel free to reach out to the program staff referenced in our 2021 letter, or let me know. Thank you and have a great weekend!

Calista T. Montagnola

Agency Program Aide-Division of Environmental Permits

New York State Department of Environmental Conservation

1115 NYS Route 86, PO Box 296, Ray Brook, NY 12977-0296

P: (518) 897-1234 | F: (518) 897-1394 | Calista.Montagnola@dec.ny.gov

www.dec.ny.gov |  |  | 

However, we have not yet received any acknowledgement or comments on the materials shared with your Agency and submitted with our application to the APA.

Kindly advise if there you will continue to be the contact person overseeing the project and have reviewed the information, so that we may confirm if any additional requirements or documents are needed aside from those listed in your November 21 letter. Our response to your letter is attached herewith.

We appreciate your time and look forward to hearing from you.

Regards,

Sent on behalf of

Eric Stackman

Project Sponsor

PO Box 402422

Miami Beach, FL 33141

Roberta Alba

RAIDC llc

Miami FL

305-331-2587

ralba@robertaconsulting.com

www.robertaconsulting.com

From: Roberta Alba <ralba@robertaconsulting.com>

Sent: Wednesday, October 5, 2022 12:52 PM

To: Montagnola, Calista T (DEC) <Calista.Montagnola@dec.ny.gov>

Subject: Re: Proposed Subdivision at AuSable (T), Essex County - Town of Jay (Stackman)

Thanks very much

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Montagnola, Calista T (DEC) <Calista.Montagnola@dec.ny.gov>

Sent: Wednesday, October 5, 2022 9:38:20 AM

To: Roberta Alba <ralba@robertaconsulting.com>

Subject: FW: Proposed Subdivision at AuSable (T), Essex County - Town of Jay (Stackman)

Good morning,

I have reached out to our program staff here at DEC regarding the submittal of a seasonal biological study, per the description you shared in your below email. And because the text was provided by APA, they recommend that the APA be the one to define all of the details of those surveys. Thank you and have a great day!

Calista T. Montagnola

Agency Program Aide-Division of Environmental Permits

New York State Department of Environmental Conservation

1115 NYS Route 86, PO Box 296, Ray Brook, NY 12977-0296

P: (518) 897-1234 | F: (518) 897-1394 | Calista.Montagnola@dec.ny.gov

www.dec.ny.gov |  |  | 

Dear Calista,

As we discussed briefly, we wanted to formally acknowledge receipt of the NYSDEC's letter received last November 2021, regarding the Proposed Subdivision at AuSable (T), Essex County, which we will be addressing and providing the required responses thereof. (Attached for your reference).

Since we are moving forward with the APA Application, we wanted to bring you up to speed and refer you to the latest information on the Adirondack Park Agency's Home page. It includes links and correspondence for the status of our Large-scale Residential Subdivisions Application, currently Under Review.

Ref Project No. P2021-0248

All materials are accessible and downloadable thru the link below

https://apa.ny.gov/Projects/P2021-0248/P2021_0248.htm

Additionally, we would like your assistance in providing us with any guidance or templates from existing or previous formats for the submittal of a seasonal biological study, per the description below.

We would be very appreciative if there are any resources for contacts or recommendations you can provide us with, for specialists in the area that are already familiar with the process.

“ A biological survey prepared by a qualified biologist and spanning multiple seasons will also be required. This biological survey will need to include a report detailing potential impacts to the mapped forest resources, unique natural communities, wetlands, fish/amphibians, and wildlife, and an assessment of how wildlife dependent on the forest blocks and unique communities will be impacted by the proposal, particularly area-sensitive and edge-affected species such as interior forest birds, American marten, and wide-ranging mammals.”

Please let us know if you have any questions or need additional information.

Thanks in advance for your help.

Sincerely,

Roberta Alba

305-331-2587

ralba@robertaconsulting.com

Eric Stackman

Ericstackman@bellsouth.net

April 6, 2023

Mr. John M. Burth
Environmental Program Specialist 3 (EPS3)
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

APA Project No.: 2021-0248
Type of Project: Large-scale Subdivision
Location of Project: 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

Re: APA Response received September 22, 2022 PART 5 - MISC. AGENCIES

In response of our submission in relation to APA Project No. 2021-0248, and particularly to the Agency's September 22, 2022, Second Notice of Incomplete Permit Application, we hereby submit the following information requested:

3. Please note the following information that will be required, along with additional studies and analysis as necessary, once a final site design is received:

• **A description of the anticipated ownership configuration and maintenance responsibilities of the proposed access roads, utilities, open space and trail system, and other amenities such as employee housing.**

TO BE FINALIZED UPON SITE PLAN APPROVAL

• **Confirmation from New State Electric & Gas Company (NYSEG) that the proposed utilities and anticipated electrical loading can be accommodated.**

ATTACHED

• **Information regarding proposed water and wastewater services, including an evaluation of whether a municipal water supply and municipal sewer extension is feasible and, if so, written correspondence and confirmations from the Town of Jay Water District and/or the Au Sable Forks Sewer District. If determined not feasible, design plans prepared by a NYS licensed design professional that meet Agency standards and guidelines will be required for any proposed on-site wastewater treatment system.**

ATTACHED

• **If any of the proposed roads or infrastructure are anticipated to be conveyed to the Town of Jay or any other entity, documentation confirming willingness to accept the development.**

TO BE FINALIZED UPON SITE PLAN APPROVAL

- **Confirmation from the local police, fire, and emergency medical services stating that they have the capacity to meet the anticipated needs of the proposed development.**

ATTACHED

- **Submission of applications to the New York State Departments of Health, Transportation, and Environmental Conservation, as necessary, to allow for a coordinated review. As previously noted, please remember that the DEC general permit application for stormwater discharges from construction activities requires that a construction activity not disturb greater than 5 acres of soil at any one time without prior written authorization from DEC. Accordingly, prior written authorization will be required from the DEC for any phasing proposal that will disturb greater than 5 acres of soil.**

ATTACHED Submissions of applications to NYSDOT, NYSDEC PROVIDED

REMAINING ITEMS TO BE FINALIZED UPON SITE PLAN APPROVAL*

*Please note that we continue to be aware and cognizant of the above DEC permit requirements and no disturbance or stormwater discharges from construction activities of areas greater than 5 acres of soil at any one time will be conducted without prior written authorization from DEC.

Although the phasing proposal for the project does include larger total acreage disturbances within each phase, they will be conducted in accordance with the requirements, permitting guidelines and stabilization of each work area prior to continuing onto additional sections. All of this will be delineated in a detailed soil movement and stormwater discharge proposal, once the final Site Plan Approval is obtained from the APA and the Town of Jay.

- **A forest management plan that details the proposed uses of the proposed open space and trail system and includes a description of the specific forest resources present on the property and allows for sustainable use of those resources.**

See additional information in Trail System Response and field survey information provided in our separate response addressing these items

REMAINING ITEMS TO BE FINALIZED UPON SITE PLAN APPROVAL

- **A more detailed description of and plans for all proposed activities and development, including building plans and elevation drawings.**

TO BE FINALIZED UPON SITE PLAN APPROVAL

- **Additional information related to any ground-mounted solar arrays.**

TO BE FINALIZED UPON SITE PLAN APPROVAL

If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Cc: Environmental Program Specialist 2 (EPS2) Devan Korn
by e-mail to devan.korn@apa.ny.gov
Robbe Baer, Town of Jay Code Enforcement Officer
by e-mail to codes@townofjayny.gov

Roberta Alba

From: Peter Gibbs <peterg@engineeringventures.com>
Sent: Monday, January 9, 2023 12:17 PM
To: custserv@nyseg.com
Cc: jbdragon@nyseg.com; Roberta Alba; Mike Dussault; Eric Stackman Development, 385 acres in AuSable Forks, Tax Map #'s 17.2-1-20.110, 17.2-1-5.100 and 17.2-2-4.000, owned by Eric C. Stackman
Subject: NYSEG Request for Service form.pdf
Attachments: NYSEG Request for Service form.pdf

NYSEG Customer Service

Please see the attached Request for Service form for a proposed new development in Town of Jay, AuSable Forks NY. We have made an initial contact with Jeremy Dragon from your planning and design group, and given Jeremy the electrical load calculations for the proposed development.

This request is being made pursuant of an application to the Adirondack Park Agency, and their subsequent request for additional information, see below.



SECOND NOTICE OF INCOMPLETE PERMIT APPLICATION
APA Project No.: 2021-0248

Project Sponsor: Eric Stackman PO Box 402422 Miami Beach, FL 33141	Authorized Representatives: Roberta Alba 6540 NW 170 TH Terrace Miami, FL 33015 Christopher G. Berga, Berga Law PA 121 Alhambra Plaza, Suite 1500 Coral Gables, FL 33134
--	--

Type of Project: Large-scale Subdivision
Location of Project: 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:

Eric Stackman
September 22, 2022
Page 3 of 3

- Confirmation from New State Electric & Gas Company (NYSEG) that the proposed utilities and anticipated electrical loading can be accommodated.

Thank you.

Peter

Peter Gibbs PE

Senior Civil Engineer
Engineering Ventures, PC
Direct Line (802) 255-9521
Cell (802) 324-3457
www.engineeringventures.com

Engineering Ventures, PC

Creative Structural & Site Engineering
Burlington, VT · Lebanon, NH · Schenectady, NY

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Roberta Alba

From: Peter Gibbs <peterg@engineeringventures.com>
Sent: Monday, January 9, 2023 12:27 PM
To: Roberta Alba
Cc: Eric; Mike Dussault
Subject: FW: Stackman Development, 385 acres in AuSable Forks, Tax Map #'s 17.2-1-20.110, 17.2-1-5.100 and 17.2-2-4.000, owned by Eric C. Stackman

FYI

Peter Gibbs PE

Senior Civil Engineer
Engineering Ventures, PC
Direct Line (802) 255-9521
Cell (802) 324-3457
www.engineeringventures.com

Engineering Ventures, PC

Creative Structural & Site Engineering
Burlington, VT · Lebanon, NH · Schenectady, NY

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From: NYSEG Customer Service <custserv@nyseg.com>
Sent: Monday, January 9, 2023 12:20 PM
To: Peter Gibbs <peterg@engineeringventures.com>
Subject: Automatic reply: Stackman Development, 385 acres in AuSable Forks, Tax Map #'s 17.2-1-20.110, 17.2-1-5.100 and 17.2-2-4.000, owned by Eric C. Stackman

NYSEG

Thank you for contacting us. We have received your request and will get back to you with a response as soon as possible.

We are currently experiencing more requests than normal. While we process your inquiry, please see below for more information on popular topics.

Bills and Payments – View payment history and upcoming bills by [downloading our Mobile App](#) or logging into [My Account](#). You can also sign up for paperless billing and set up alerts to receive notifications when your latest bill is ready and due for payment.

Meter Readings - If you have an active account and are within your current billing cycle, you can also enter your meter reading immediately using our [online form](#) or by calling our automated services line at 800.600.2275. Or send your meter reading with our Mobile App. Learn how by watching our [how to video](#). If you have already provided a meter reading, thank you. Your reading will be recorded and used to calculate your charges.

For natural gas emergencies, please call 800.572.1121 or 911.

For electric emergencies, please call 800.572.1131.

If you need immediate assistance, please contact us at 800.572.1111. Monday through Friday, between 7:00 am and 7:00 pm.

*Thank you,
NYSEG Customer Care Team*

Manage your account anytime by [downloading our Mobile App](#) or text APP to 697-348 and we'll send you a link right to your cell phone.

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January 6, 2023

John M Burth, Environmental Program Specialist 3
Adirondack Park Agency
P.O. Box 99, 133 NYS Route 86
Ray Brook, NY 12977

RE: APA Project No: 2021-0248, Request of Capacity in the Town of Jay, AuSable Forks water system and sewer system, Town of Jay, Hamlet of AuSable Forks, Essex County.

Dear Mr. Burth:

My office has been in contact by mail and email with the Town of Jay concerning the proposed Stackman development on 385 acres in AuSable Forks, Tax Map #'s 17.2-1-20.110, 17.2-1-5.100 and 17.2-2-4.000, owned by Eric C. Stackman. Engineering Ventures PC is a civil engineering consultant to Mr. Stackman. We are attempting to respond to an APA Project No: 2021-0248 Second Notice of Incomplete condition, that requires the applicant to contact you concerning the ability of the AuSable Forks Water District and Sewer District to provide municipal water and sewer services to the development.

From the 2021-0248 Second Notice of Incomplete date 9/22/22.

Please submit

- Information regarding proposed water and wastewater services, including an evaluation of whether a municipal water supply and municipal sewer extension is feasible and, if so, written correspondence and confirmations from the Town of Jay Water District and/or the Au Sable Forks Sewer District.

Below is general information that we gave the Town about the development, and a concept plan for their review.

- We are requesting a total of 54,031 gallons per day of sewer capacity. This capacity will be required in a phased approach, as the development proceeds forward. The exact phase capacity is not available at this time. We would like to know if the Sewer District has, or will have, the capacity (in your sewer collection and treatment systems) to handle this level of development. If the total requested capacity is not available at this time or the near future, could you share the timing of any future planned improvements, so that this information could be incorporated into the development phasing.

- Similarly, we are requesting a total of 53,690 gallons per day of water capacity, at a projected flow of 252 gallons per minute domestic, and 500 gallons per minute fire flow, and a combined domestic and fire storage of 113,690 gallons. This capacity will be required in a phased approach, as the development proceeds forward. The exact phase capacity is not available at this time. We would like to know if the Water District has, or will have, the capacity (in your water source, treatment, storage and distributions systems) to handle this level of development. If the total requested capacity is not available at this time or the near future, could you share the timing of any future planned improvements, so that this information could be incorporated into the development phasing.

While no formal written response has been received from the Town of Jay or its sewer/water districts, I reviewed the response below with Supervisor Matt Stanley, and he answered in agreement with these statements.

- The AuSable Water District capacity should be fine (as long as AuSable Forks does not enter into a contract with Black Brook to be their backup supply). Existing water mains within the district, to serve the Development, may need to be replaced, at the developer's expense, as smaller mains exist south on NYS Rte. 9N. A pressure booster station may be necessary inside the Development for the proposed buildings at higher elevations.
- The AuSable Sewer District Capacity is still in question. A portion of the proposed Development may be handled by the Sewer District, but the developer should count on using onsite sewage treatment systems for the majority of the units.

Based on this response, we assume this adequacy addresses the APA concerns of available municipal sewer/water capacity listed in the 2021-0248 Second Notice of Incomplete date 9/22/22. Please do not hesitate to contact me with questions or concerns. We look forward to your response.

Sincerely;



Peter Gibbs PE, Senior Engineer
Engineering Ventures, PC

Cc: Matt Stanley, Supervisor, Town of Jay, Town of Jay, P.O. Box 730, 11 School Street,
AuSable Forks, NY 12912

Stackman Development, AuSable Forks NY			
type of unit	# of units	design flow/unit	design flow, gpd
Hotel	75 units	110 gpd/unit	8,250
110 gpd/bedroom			
Estate Homes (assume 6 bedrooms each)	18 homes	660 gpd	11,880
110 gpd/bedroom			
Mountain Cabins (assume 4 bedrooms each)	74 cabins	440 gpd	32,560
110 gpd/bedroom			
Club house	100 seats	10 gpd/seat	1,000
assume 100 seat at 10 gpd/seat			
Subtotal =			53,690
WATER			
Water demand domestic = ave daily flow *4.5 peaking factor =			252 gpm
Water demand for fire flow, assume 500 gpm			500 gpm
Water storage for fire flow assume 500 gpm for 2 hours =		60,000 gallons	
Water Storage for domestic, 1 day flow =		53,690 gallons	
total water storage			113,690 gallons
SEWER			
Sewer demand, if connected to AuSable Forks waste water treatment system =			53,690 gallons
Gravity sewer Infiltration allowance for development			
	length ft	Gallons per inch per mile per day	
		8" gravity sewer	
	6,000	300	341 GPD Infiltration
total sewer flow			54,031

Roberta Alba

From: Matthew Watts <Matthew.Watts@essexcountyny.gov>
Sent: Wednesday, January 4, 2023 2:30 PM
To: Roberta Alba; ericstackman@bellsouth.net
Cc: Alexandra Crandall; Wendy Sayward
Subject: Re: APA Project No.: 2021-0248 Large-scale Subdivision Request of Capacity in the Town of Jay, AuSable

Good afternoon,

In reviewing your request for a confirmation from local law enforcement, fire department and emergency medical services, I want to advise you that these agencies are independent from our office. They will need to confirm their capacity. We do the 911 dispatching of those agencies and we certainly can handle any increase call volume on our end. If we can be of further assistance please feel free to reach out to us.

Thank you,
Matt

Matthew Watts

Director/Fire Coordinator
Essex County Emergency Services
Office: 518-873-3901
Work Cell: 518-817-2755

****Please note new work Cell Number 518-817-2755****

From: Alexandra Crandall <Alexandra.Crandall@essexcountyny.gov>
Sent: Tuesday, January 3, 2023 11:55 AM
To: Matthew Watts <Matthew.Watts@essexcountyny.gov>
Subject: Fw: APA Project No.: 2021-0248 Large-scale Subdivision Request of Capacity in the Town of Jay, AuSable

Can you take a look at this?

Alexandra Crandall

Essex County Emergency Services
702 Stowersville Rd
Lewis, NY 12950
518-873-3904
alexandra.crandall@essexcountyny.gov

From: Roberta Alba <ralba@robertaconsulting.com>
Sent: Monday, January 2, 2023 2:00 PM
To: Wendy Sayward <Wendy.Sayward@essexcountyny.gov>; Alexandra Crandall <Alexandra.Crandall@essexcountyny.gov>
Cc: Eric <ericstackman@bellsouth.net>
Subject: FW: APA Project No.: 2021-0248 Large-scale Subdivision Request of Capacity in the Town of Jay, AuSable

Hello and Happy New Year!

We hope you have enjoyed a beautiful holiday season.

We had sent in this request, for your review and confirmation last November, and wanted to follow up on your response.

The APA requires that we document this information in writing, and we would like to request your assistance in sending us an acknowledgement letter with any specific information or comments you can provide, regarding our application. All details are included below and in the letter attached.

Hard copies have also been mailed to the various departments and emergency services offices in the distribution list, but we have not received any replies.

We understand a lot of you were out during the holiday break, so we wanted to bring this up closer to the front of your to do list, to address once you are back in the swing of things.

Do let us know if you have any questions or need additional information.

Thanks in advance and regards,

Sent on behalf of

Eric Stackman

Project Sponsor

PO Box 402422

Miami Beach, FL 33141

Roberta Alba

RAIDC llc

Miami FL

305-331-2587

ralba@robertaconsulting.com

www.robertaconsulting.com

From: Roberta Alba

Sent: Thursday, November 10, 2022 10:40 AM

To: supervisor@townofjayny.gov

Cc: Eric Stackman <ericstackman@bellsouth.net>

Subject: APA Project No.: 2021-0248 Large-scale Subdivision Request of Capacity in the Town of Jay, AuSable

Dear Sirs,

This letter concerns a proposed development on 385 acres in AuSable Forks, Tax Map #'s 17.2- 2-4.000 and 17.2-1-20.110 owned by Eric C. Stackman.

As you may be aware, we are in the process of responding to an APA Notice of Incomplete condition that requires the applicant to contact you concerning the ability of your respective districts, and particularly the Town of Jay & AuSable Forks, to provide emergency services to the development. More specifically, they have requested confirmation from the local police, fire, and emergency medical services; stating that you have the capacity to meet the anticipated needs of the proposed development.

Additional information is enclosed in the attached package (8 Pages/4MB pdf), for your information and perusal. If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

Sent on behalf of

Eric Stackman

Project Sponsor

PO Box 402422
Miami Beach, FL 33141

Roberta Alba
RAIDC Ilc
Miami FL
305-331-2587
ralba@robertaconsulting.com
www.robertaconsulting.com

Distribution (hard copies) mailed to:

Jay Town Office
11 School Ln, Au Sable Forks, NY 12912

Town of Jay Volunteer Fire Department
NY-9N Scenic, Jay, NY 12941

Upper Jay Volunteer Fire Department
161 Valley Rd, Jay, NY 12941

Jay Fire District
RR 9 Box NYS, Jay, NY 12941

Au Sable Forks Fire Department
Au Sable Forks Volunteer Ambulance Service
29 School Ln, Au Sable Forks, NY 12912

Essex County Emergency Services
Essex County Sheriff's Office
State Police Department
702 Stowersville Rd, Lewis, NY 12950

New York State Police
9 Dunning Way, Plattsburgh, NY 12901

Cc: Devan Korn, Environmental Program Specialist 2
NYS Adirondack Park Agency
PO Box 99
1133 NYS Route 86, Ray Brook, NY 12977
Mobile:(518) 816-2061 | devan.korn@apa.ny.gov

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January 3, 2023

Re: Proposed APA Project #2021-0248 initial review

President
Matt Stanley

The Jay Fire Department Officers [*Note: Ralph Schissler recused himself*] were requested to review and comment on issues of concern with regard to Emergency Response to the planned Large-Scale Development in the Essex County Town of Jay (APA Project #2021-0248).

Vice-President
Tyler Woehrmann

It should be noted that this project is completely within the Au Sable Forks Fire District. Our fire department, while in the Town of Jay, would be a mutual aid department to assist. Due to this, we initially did not feel that our input would be needed. However, we were again contacted via our Facebook account by Roberta Alba on behalf of Eric Stackman, the Project Sponsor, to review and comment.

Secretary
Scott McDonald

Treasurer
Deborah Boyce

Chief
Jamie Coolidge

1st Assistant
Ralph Schissler III

2nd Assistant
Jim Crowningshield

Captain
Dean Joy

Lieutenant
Chrys Grant

Lieutenant
Morris Coolidge

Rescue Captain
Ralph Schissler III

Fire Police Captain
James
Crowningshield

Our comments are concerns based upon the needs and requirements to provide additional Emergency coverage to the proposed development as the closest Essex County mutual aid fire department to the Au Sable Forks Fire Department and Au Sable Forks Volunteer Ambulance. A development of this size in an area with steep topography presents several concerns which can be bundled into Access and Water Supply. It appears that several dwellings, a larger building and a few cabins are planned. Many of these being in dead end roads, loop roads or along trails which would be accessed from a steep main road off of Route 9N. It appears that this overall area of this development is to be maintained as wooded with clearing for dwellings, roads, and trails.

The first concern we have consists of the Development roads. Our concern is with the grade and steepness of the road, the construction of the road being either gravel or pavement along with the amount of base material to handle the weight of our vehicles, the width of the road both the roadbed and vegetation clearing limits and the degrees of bends and turns to allow for access by large vehicles. These concerns are to allow for access by large firetrucks and ambulances.

In the event of a fire, either structural or wildland, there could be as few as two firetrucks or several dozen including other support fire department vehicles, ambulances, and personal cars of responding volunteer firemen. These concerns are heightened when there are winter conditions with snow- and ice covered roads. A steep poorly plowed and sanded road will hinder access that may have been sufficient during other times of the year. Access by the fire apparatus and equipment needed is of the utmost importance to protect both life and property.

Our second concern the available water supply. It is not clear if this development will have a town water supply. A town water supply would support hydrants but if not, water for fire suppression will need to be trucked into a fire scene. Hydrants would be a benefit, at least during the initial



13029 NYS Rte 9N
PO Box 358
Jay, NY 12941

JAY VOLUNTEER



FIRE & RESCUE

President
Matt Stanley

Vice-President
Tyler Woehrmann

Secretary
Scott McDonald

Treasurer
Deborah Boyce

Chief
Jamie Coolidge

1st Assistant
Ralph Schissler III

2nd Assistant
Jim Crowningshield

Captain
Dean Joy

Lieutenant
Chrys Grant

Lieutenant
Morris Coolidge

Rescue Captain
Ralph Schissler III

Fire Police Captain
James
Crowningshield



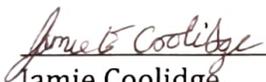
13029 NYS Rte 9N
PO Box 358
Jay, NY 12941

response, to allow for good waterflow to extinguish a fire. The trucking of water takes additional manpower and equipment as well as time to setup this supply location. The issue of the access also becomes an issue with steep roads, the need to turn around large trucks and if the roads are snow covered.

In review of the proposed plan, we also noted other proposed development features that may cause concern. A large building at the top of the mountain is shown but we are not sure what is proposed. We also see the large number of trails on the parcel and what appears to be cabins that are access only from these trails, which we assume are foot access only. In the event of an injury, lost person or fire at these cabins, we will need to respond with personal, all-terrain vehicles and/or fire apparatus. A wider main trail may be helpful to access further into the trail system with vehicles to help carry people in or out depending on the emergency. This could also be helpful in the event of a wildland fire or cabin fire but would be limited to "brush" trucks and all-terrain vehicles not actual structural fire rated firetrucks.

Our review has been based upon the limited initial information which was provided to us. We would be happy to further review the project as it continues through the Adirondack Park Agency and Town review process.

Thank you for including us in the process.



Jamie Coolidge
Chief of the Jay Fire Department



Office of the Essex County Sheriff

David E. Reynolds, Sheriff

Thomas W. Murphy II, Undersheriff

702 Stowersville Road, PO Box 68, Lewis, New York 12950

Phone: (518) 873-6321

<http://www.co.essex.ny.us/sheriffs/index.htm>

November 21, 2022

Eric Stackman
PO Box 402422
Miami Beach, FL 33141

Mr.,-Staclanan.:-

I am in receipt of your letter dated November 7, 2022 regarding your proposed development on 385 acres in Ausable Forks. The Essex County Sheriffs Office does not anticipate this development to put a strain on any of the Sheriff Office resources. You should also be aware that the New York State Police handle a great deal of calls throughout Essex County.

Feel free to reach out to me if you have any additional questions.

Sincerely,

David E. Reynolds, Sheriff
518-873-6901
david.reynolds@essexcountyny.gov

Roberta Alba

From: Eric <ericstackman@bellsouth.net>
Sent: Friday, August 5, 2022 9:28 AM
To: Roberta Alba
Subject: FW: Commercial Access Highway Permit Application - Stackman Property
Attachments: PERM 33-COM - Stackman Property.pdf

From: Justin Iwinski <Justin.Iwinski@nv5.com>
Sent: Friday, August 5, 2022 9:14 AM
To: Gaetano.Tedesco@dot.ny.gov; Kenneth.Davis@dot.ny.gov
Cc: Cody Buchalter <Cody.Buchalter@nv5.com>; Eric <ericstackman@bellsouth.net>
Subject: Commercial Access Highway Permit Application - Stackman Property

Gaetano and Kenneth,

NV5 respectfully submits the Initial Proposal Review for a commercial access highway work permit application for the Stackman Property. The proposed project is a multi-family residential and hotel development in the town of Jay in Essex County. One two-way driveway is proposed along State Route 9N as shown in the supplemental materials appended to the attached application. Please let us know if you require any additional information to complete this first stage of the review process, and let us know if you have any questions.

Thank you,

Justin Iwinski, PE, PTOE | Senior Transportation Engineer | [NV5](#)
32 Old Slip, Suite 401 | New York, NY 10005 | P: 646.300.7163 | F: 212.633.1205

[Electronic Communications Disclaimer](#)