



**M E M O R A N D U M**

**TO:** Agency Members and Designees  
**FROM:** Terry Martino, Executive Director  
**DATE:** January 8, 2015  
**RE:** Regulatory Programs Committee Agenda

- (1) Approval of Draft Committee Minutes for November 2014
- (2) Deputy Director, Regulatory Programs Report (R. Weber)
- (3) **PROJECT NO.:** P2014-48

**APPLICANT:** New York Land and Lakes Development, LLC

**LOCATION:** Towns of Bleecker and Johnstown, Fulton County

**LAND USE AREA:** Resource Management and Low Intensity Use

**Latitude:** 43.114590 **Longitude:** -74.342075

**JURISDICTIONAL PREDICATES:** §809 of the Adirondack Park Agency Act and NYCRR Part 578

**PROJECT STATUS/TIME CLOCK:**

1. **Completion Date:** November 12, 2014
2. **Public Comment Period Expires:** December 4, 2014
3. **60 Day Clock:** January 20, 2015
4. **90 Day Clock:** February 10, 2015

**DESCRIPTION OF THE PROJECT:** The project is a 29-lot subdivision of 1,119± acres to create 24 building lots and 5 common lots. The common lots include Woodworth Lake Trail (a private road), Woodworth Lake, Hines Pond, and a shoreline access lot to each water body. Three building lots have existing principal buildings that can be used, repaired, or replaced. The remaining 21 building lots have a building envelope suitable for one single family dwelling (max footprint 3,000 sq ft, max height 40 ft) on-site wastewater treatment system and well. Where possible, driveways are shared and/or follow existing wood roads. Shoreline lots on Woodworth Lake will each have one dock. The Woodworth

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Lake Protective Covenants prohibit further subdivision of any of the lots and prohibit commercial timber harvesting outside the building envelopes unless done so under the supervision of a certified forester.

**ISSUES AND DISCUSSIONS:** suitability of building envelopes, compatibility with land use areas, open space resources

**RECOMMENDATION:** Approve with conditions

**EPS:** A. Lynch

**ATTORNEY:** S. Brewer

**RASS:** S. Lalonde

**ECONOMIC SERVICES:** D. Kelleher

M. Rooks

A. Ziemann

**DATE:** December 18, 2014

TM:REW:CCP:slp

Regulatory Committee Members

S. Craig (Committee Chairperson)

R. Booth

A. Lussi

B. Valentino

D. Scozzafava (DOS)