



MEMORANDUM

TO: Agency Members and Designees
FROM: Terry Martino, Executive Director
DATE: March 4, 2021
RE: Regulatory Programs Committee Agenda

(1) Approval of Draft Committee Minutes for February 11, 2021

(2) Regulatory Programs Report (Rob Lore)

(3) Project (Ariel Lynch)
2018-0123

NY Land & Lakes Development, LLC
Mayfield & Northampton, Fulton County
Resource Management & Rural Use

DESCRIPTION OF THE PROJECT: Subdivision of 1,169± acres into 34 lots, yielding 32 building lots, 1 developed lot, and 1 common lot. Thirty new single-family dwellings will be in the Rural Use land use area and two new single-family dwellings will be in the Resource Management land use area. The project sponsor proposes to extinguish all remaining principal building rights, 12 in Resource Management and 25 in Rural Use, for a total of 37. The project site includes the entirety of Woodward Lake, a 100±-acre impounded lake. Eighteen lots, plus the common lot, will have shoreline on Woodward Lake. Access will be provided from Collins Gifford Valley Road and a new 2,000-foot-long road.

A Property Owner's Association will own the new road, Woodward Lake and its dam, common area at the north end of the lake, and wetlands at the south end of the lake (189± acres in total). Individual lot owners will install and maintain the water supply, wastewater treatment, and stormwater management on each residential lot. The applicant proposes to allow only single-family dwellings, agricultural uses, and open space recreational uses, limit each residential lot to one principal building and one accessory structure with no further subdivisions, and require any commercial timber harvesting outside the building envelope/limits of clearing to be done under the supervision of a professional forester.

RECOMMENDATION: Approve with conditions

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(4) Old Business

(5) New Business

Committee Members

Daniel Wilt, Chair

Arthur Lussi

John Ernst

Ken Lynch

Matt Tebo, DOS