

From: [Korn, Devan F \(APA\)](#)
To: [Donald Dew Jr](#)
Subject: RE: APA PROJECT NO.2021-0054 PUBLIC COMMENT HOMESTEAD DEVELOPMENT CORP
Date: Thursday, March 11, 2021 8:01:00 AM

Dear Donald Dew:

Thank you for commenting on Adirondack Park Agency project application P2021-0054. Your letter has been included in the project file and will be considered during review of the application.

Please don't hesitate to contact me should you have questions.

Sincerely,

Devan Korn

Environmental Program Specialist 2

NYS Adirondack Park Agency

PO Box 99

1133 NYS Route 86

Ray Brook, NY 12977

(518) 891-4050 | devan.korn@apa.ny.gov
www.apa.ny.gov

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From: Donald Dew Jr <dondewjr@msn.com>
Sent: Wednesday, March 10, 2021 3:24 PM
To: Korn, Devan F (APA) <Devan.Korn@apa.ny.gov>
Subject: APA PROJECT NO.2021-0054 PUBLIC COMMENT HOMESTEAD DEVELOPMENT CORP

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Thank you for the opportunity to comment. As a long time resident of 35 Chickadee Lane I have seen a dramatic increase with the traffic on Wesvalley Road. This project will create an adverse traffic impact on an already troubled location. Prior to any approvals a complete traffic study should be required. (ideally in non pandemic conditions) Adding to the traffic on Wesvalley Road is the Village of Lake Placids plans to upgrade Saranac Avenue and Main St.

During this 3 year period traffic will be diverted to Wesvalley Road. Also troubling is the proposed ingress and egress to the project site from Wesvalley Road. This ingress/egress is on an existing curved part of Wesvalley Road creating visual challenges for current and future users. Finally prior to any approval a full SEQRA should be required to insure no adverse environmental impacts occur as a result of this project. Thank you for the opportunity to comment.

Don Dew Jr.
35 Chicadee Lane
Lake Placid NY
518-523-3667

Response to Donald Dew Letter to the APA dated 03-10-21

1. Traffic Study: A traffic study prepared by Northwoods Engineering has been prepared and submitted to the APA as part of our NIPAQ response. It shows that there will be no adverse traffic impact created by our development.

2. Proposed Ingress and Egress: Ingress and Egress concerns have been addressed by meeting with Ken Porter of the Town of North Elba Highway Department in which he suggested (and we have indicated on our current C10 drawing submitted with our APA Application) that the entry should be radiused on both sides enabling a better view for drivers entering and leaving the development

Sincerely,
Stephen Sama
Homestead Development Corp.

From: cmulvihill@ntcnet.com
To: [Korn, Devan F \(APA\)](#)
Subject: Re: Wesvalley Road Lake Placid
Date: Wednesday, March 24, 2021 2:09:52 PM

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Dear Mr. Korn,

Thank you very much.

Cathy Mulvihill

On 2021-03-24 05:49, Korn, Devan F (APA) wrote:

Dear Cathleen Mulvihill:

Thank you for commenting on Adirondack Park Agency project application P2021-0054. Your letter has been included in the project file and will be considered during review of the application.

Please don't hesitate to contact me should you have questions.

Sincerely,

Devan Korn

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From: cmulvihill@ntcnet.com <cmulvihill@ntcnet.com>

Sent: Monday, March 22, 2021 3:28 PM

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

Subject: Wesvalley Road Lake Placid

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

Dear Mr. Korn,

I received a notice from your office to alert me of the application from the Homestead Development Corporation project located on Wesvalley Road in the town of North Elba, Essex County. I have an interest in this project because I own a home at 367 Wesvalley Road.

The project's intent is to provide affordable housing for the area. According to the local newspaper the Adirondack Daily Enterprise, "The HDC's goal, according to its application to the Joint Review Board, is to "help develop more affordable housing stock in Lake Placid" — specifically housing for "skilled trades, professional workers and their families who are challenged to find housing near their workplace." I believe because of this need, actual rules and regulations can be waived because of the social need.

This is not the only proposal for affordable housing in the Lake Placid area. In total, there are three large developments being worked on to serve the village of Lake Placid. One is a large apartment building on Wesvalley Rd, very close to the Homestead Development proposal. Another large complex will be at the former W. Alton Jones Cell Center in Lake Placid. My point in writing this letter is that I really do not understand why this Wesvalley complex is needed or it justifies development with so many other low income homes are about to be built.

To begin, the Wesvalley site is on wetlands. Come walk the property and see the standing water. During all seasons it is wet. This development will greatly disturb the wet lands and flow of water in the area. My backyard and the proposed area has the overflow of the outlet brook (of Lake Placid). The proposed plan disturbs this area. I just don't understand how a proposed wall and permeable driveways will make up for the disruption of the water shed. This is the Adirondack Park and the wetlands should not be disturbed! I hear loons from my bedroom and backyard. I have deer, bear, and other mammals that travel to and from the proposed site. It is also home to old growth trees. These will all be destroyed, clear cut. The developer stated on a public on-line meeting that new trees will be planted. Yet nothing will replace the ecological niche that that area has now.

The three acre lot is also just too small to have six one family homes and four multiple family dwellings. The homes are 10' apart! The density of this plan is just too great.

When I was part of the on-line public meeting, I and other neighbors made comments on the safety of the proposed site. The entrance to the development is on a curve and too dangerous for increased traffic. There is a mirror on a tree to help traffic see oncoming cars from the opposite side of the site. It is just not logical to place 22 families in harms way.

Please take my concerns into consideration as you review the permit from the Homestead Development Corporation. If the permit is issued, a surety bond for adjoining homeowners should be provided for any future damage the development can incur to the neighboring properties.

Sincerely,

Cathleen Mulvihill

367 Wesvalley Road

Lake Placid NY

Response to Cathleen Mulvihill Letter to the APA dated 03-22-21

1. Rules and Regulations: We are and intend to be in complete compliance with all rules and regulations.
2. Affordable Housing in Lake Placid Area: The Lake Placid community has been unable to provide housing for its essential workers. This is not a low income housing development.
3. Wes Valley Site on Wetlands: There is an area of wetlands on the south end of the property that has been evaluated by the APA and its connection to our development. Northwoods Engineering has written the Storm Water Pollution Protection Plan which addresses the concerns here and is available as part of our application. All of the old growth trees will certainly not be destroyed. We share Ms. Mulvihill's concerns here and will keep as many of the old trees as possible.
4. Three Acre Lot: Our plan conforms with the Town of North Elba Land Use Code.
5. Entrance to the Development: Ingress and Egress concerns have been addressed by meeting with Ken Porter of the Town of North Elba Highway Department in which he suggested (and we have indicated on our current C10 drawing submitted with our APA Application) that the entry should be radiused on both sides enabling a better view for drivers entering and leaving the development

Sincerely,
Stephen Sama
Homestead Development Corp.

From: [Korn, Devan F \(APA\)](#)
To: [Carol Pinney](#)
Subject: RE: APA Project No. 2021-0054
Date: Monday, April 05, 2021 2:45:00 PM

Received. Thank you.

Devan Korn

Environmental Program Specialist 2

NYS Adirondack Park Agency

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From: Carol Pinney <cjpinney50@gmail.com>
Sent: Monday, April 05, 2021 12:42 PM
To: Korn, Devan F (APA) <Devan.Korn@apa.ny.gov>
Subject: Re: APA Project No. 2021-0054

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Dear Devan Korn:

We recently walked our back boundary and marked it to better understand the Fawn Valley development. We would so like to protect the white pine on the slope where House 6 is to be built. The two trees closest to our lot line –one at 5 feet and the second 12 feet away - measure at 8 ft. circumference and 32 inches in diameter and must be over 100 years old. Trees down slope from these two would need to be cut for house 6 – and the trees upslope may suffer root or wind damage. Since the two trees closest are both excellent lumber trees, it is unlikely they would survive the logging necessary for the entire project. It is also likely they would be judged too close to a building and would be cut for that reason. Either way jeopardizes a grove of very old white pine.

Our experience with water on the slope of Chickadee Lane also makes us think house 6 is likely to have water issues. A hard rain will flood the yard and driveway. We hope a thorough look is taken at the placement of house 6.
Sincerely,

Carol Pinney and Ron Doell
110 Chickadee Lane
Lake Placid, NY 12946

On Fri, Mar 19, 2021 at 9:18 AM Korn, Devan F (APA) <Devan.Korn@apa.ny.gov> wrote:

Dear Carol Pinney:

Thank you for commenting on Adirondack Park Agency project application P2021-0054. Your letter has been included in the project file and will be considered during review of the application.

Please don't hesitate to contact me should you have questions.

Sincerely,

Devan Korn

Environmental Program Specialist 2

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From: Carol Pinney <cjpinney50@gmail.com>

Sent: Tuesday, March 16, 2021 4:33 PM

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

Subject: APA Project No. 2021-0054

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Good day:

APA Project No. 2021-0054 will change the character and quality of our property. The proposed development does little to accommodate the land. The density requires a clear cut in the midst of a forested area. The topography will be flattened. The knoll on our lot line will need to be cut to allow for house 6. A 10 ft. setback for the density of the project does

not give neighbors much buffer.

Lake Placid Outlet Brook is a wildlife corridor. Our trail cams record fox, raccoon, coyote, deer and bear. The proposal details a dumpster location. This must be secured from animals. The developer proposes plantings, hopefully native. They will need to be deer resistant to be successful. This winter's deer herd numbers seven.

Our experience with the slope of Chickadee Lane is that salted sand is regularly applied in winter. It would also be needed for the access to this development. The density does not leave many options for snow piles. We wonder where snow piles will be and what will happen with the melt water. The wetland is a spring, with open water along the eastern edge even in winter.

We are concerned about the increase of traffic on Wesvalley. The approved development south on Wesvalley plus this development will add to the difficulty of exiting Chickadee. Turning left onto Saranac Ave will be even more challenging, particularly with the planned construction on Main St. Lake Placid.

We wish this development was more in keeping with the character of the properties surrounding it.

Carol Pinney
Ronald Doell
110 Chickadee Lane
Lake Placid, NY 12946

Response to Carol Pinney Letter to the APA dated 04-05-21

We share Ms. Pinney's concerns and wish to assure her that we will make every effort to save the old white pine trees she has noted. We don't want to remove any more trees than absolutely necessary for the development. With regards to House 6, we will create a berm along the back of the property as it adjoins the Pinney's in order to help mitigate any potential runoff. Also, please note that the driveway is permeable which will help to absorb rainfall as well.

Sincerely,
Stephen Sama
Homestead Development Corp.