



Adirondack Park Agency

PERMIT WRITING FORM – P2024-0270

Assigned EPS: **ADL** Reviewed by: **Click or tap here to enter text.** Date: **Click or tap to enter a date.**

APPLICANT

Project Sponsor(s): **Sunset Bay RV Park, Inc. – c/o Rick Becker**

Landowner(s): **Pine Grove Associates Inc., Paradise 88420, LLC, Sunset Bay Vacation Resort, LLC, and Bellwood Corp. – all c/o Rick Becker**

Authorized Representative: **Environmental Design Partnership, LLP – Travis Mitchell**

PROJECT SITE

Town/Village: **Mayfield** County: **Fulton**

Road and/or Water Body: **NY State Route 30 & Paradise Point Road**

Tax Map #(s): **88.-4-18; 88.-4-20; 88.-4-21; 88.-4-37.12; 88.-4-53**

Deed Ref: **Book 781 Page 241 (Parcel 18); Instrument 2019-57049 (Parcel 20); Book 1116 Page 333 (Parcel 21); Book 625 at Page 246 (Parcel 37.12); Book 1124 Page 176 (Parcel 53)**

Land Use Area(s): ☐H ☐MIU ☒LIU ☐RU ☐RM ☐IU

Project Site Size: **89.95±** acres

☒ Same as Tax Map #(s) identified above

☐ Only the ☐H ☐MIU ☐LIU ☐RU ☐RM ☐IU portion of the Tax Map #(s) identified above

☐ Other (describe):---

Lawfully Created? ☒Y ☐N

☐ Pre-existing subdivision: ---

River Area: ☐Y ☒N If Yes: ☐Wild - ☐Scenic - ☐Recreational Name of River: ---

CEAs (include all): ☐Wetland - ☐Fed Hwy - ☐State Hwy - ☐State Land - ☐Elevation - ☐Study River

PROJECT DESCRIPTION

Expansion of the Sunset Bay RV Resort through the addition of a 357±-unit RV campground adjacent to the existing resort. The existing resort and campground expansion are under common ownership and will share some utilities and amenities. The expansion includes construction of three bathhouses, two office/registration buildings, one community building & pool house, two sport courts, and one outdoor amphitheater. The expansion will have an on-site water supply well and connect to a new municipal sewer system.

JURISDICTION (including legal citation)

APA Act Sections 809 & 810(2)(b)(20) - expansion by more than 25% of any campground on Low Intensity Use lands,

APA Act Sections 809 & 810(1)(c)(1)(b) and 9 NYCRR Part 578.3(n)(1) - deposit of fill in / excavation of a wetland (for road/culvert improvements: 101 SF permanent wetland disturbance, 102 SF temporary wetland disturbance)

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

none

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none ☒

Water Body Name: **site adjoins state land administered by the Hudson River Black River Regulating District (HRBRRD) on Great Sacandaga Lake**

Length of Existing Shoreline (feet): ---

MHWM determ: ☐Y ☐N

Minimum Lot Width: ---

Meets standard: ☐Y ☐N

Structure Setback (APA Act):---

Meets standard: ☐Y ☐N

Structure Setback (River Regs): ---

Meets standard: ☐Y ☐N

☐Y ☒N Cutting proposed within 6 ft of MHWM?

If Yes, < 30% vegetation? ☐Y ☐N

☐Y ☒N Cutting proposed within 35 ft of MHWM?

If Yes, < 30% trees 6" dbh? ☐Y ☐N

☐Y ☐N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction) **n/a**

Non-Navigable Streams in proximity to development

Check if none ☐

☒Permanent Stream

☐Intermittent Stream

Classified? ☐Y

☒N

[DEC Environmental Resource Mapper](#) stream classification: **none**

Stream is in middle of project site, along eastern side of Parcel 88.-4-37.12 and western side of Parcel 88.-4-21

Wetlands

☒Y ☐N Jurisdictional wetland on property, or

☒Y ☐N Wetlands are a basis of development jurisdiction ☒ If Yes, RASS biologist consulted

→ If Y, covertype: **deciduous swamp (Wetland area 5), stream associated (Wetland area 4)**

→ If Y, value rating: **Value 2 (Wetland area 5), Value 3 (Wetland area 4)**

☐Y ☐N Draining, dredging, excavation of wetland

Area of wetland loss: **Temporary wetland loss 102 square feet (Wetland area 5, Value 2)**

Permanent? ☐Y ☒N

☒Y ☐N Fill/structure in wetlands

Fill/structure area: **Permanent wetland loss 101 square feet (Wetland area 5, Value 2)**

☐Y ☒N Shading of wetland

Area of shading: ---

☐Y ☒N Clearcutting >3 acres of wetland **RASS forester consulted*

Clearcut area: ---

☐Y ☒N Untreated stormwater discharge into wetland

☐Y ☒N Pollution discharge into wetland

Pollution type: ---

☐Y ☒N Pesticide/Herbicide application in wetland

Pollution type: ---

☐Y ☒N OSWTS within 100 feet of a wetland

Distance to Wetland: ---

Wetlands are shown on Sheet 3 of the Project Plans referenced in the permit, and on a "Map of Wetlands, Boundary and Topographic Survey Prepared for Sunset Bay Vacation Resort, LLC," prepared by Northeast Land Survey & Land Development Consultants, PC, dated January 27, 2021 with a "print date" of September 16, 2021.

Jurisdictional wetlands are limited to Wetland area 5 (4.18 ac) and the southerly part of Wetland area 4 (0.12 ac), extending from the existing road crossing to the wetland consultant's flag labelled 4-46, as shown on the 2021 Map of Wetlands. The remainder of Wetland area 4 is not a wetland, but rather a stream.

Wetland area 1 is 0.59 acres in size and isolated and does not support breeding amphibians.

Ecological / Wildlife

- ☐Y ☒N Natural Heritage Sites/listed species or habitat present, including bat
☐Y ☒N Forest management plan existing or proposed ☐ If Yes, RASS forestry analyst consulted
☐Y ☒N Biological Survey required by RASS Biologist 2 or Supervisor ☐ If Yes, completed

Special Districts

- ☒Y ☐N Agricultural District

A portion of the project site, Parcel 88.-4-20 (6.19+/- ac), is in the Fulton Co Agricultural District. The landowner is in the process of having it removed from the agricultural district.

Slopes

☐ RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 3 – 50% Building area(s) if authorizing development: < 3% to 16% for all buildings and the sport courts; 30% for the amphitheater area

Soils

- ☐Y ☒N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A ☒
☐ If Yes, soil data information determined or approved by RASS soil analyst?
NRCS Mapped Soil Series or Other Comments: No soils data required. Connection to municipal wastewater system proposed.

Stormwater

- ☒Y ☐N Greater than 1 acre disturbance, or
☒Y ☐N Proposed ground disturbance < 100 feet from wetlands ≥
☐ If Yes, stormwater management reviewed and approved by RASS engineer
Setback to wetlands: ≥ 100 ft, except in two locations: for the water supply well and improvements to one existing road/culvert that crosses wetlands

Character of Area

Nearby (include all): ☒Residential ☐Commercial ☐Industrial ☒Agricultural ☐Forested
Adjoining Land Uses / State Land: Low Intensity Use and Moderate Intensity Use, State Land administered by the HRBRD

Is nearby development visible from road? ☐Y ☐N

→ If Y, name road and describe visible development: Yes, residential development and one home for people with developmental disabilities is visible on Paradise Point Road. Residential development is also visible along NYS Route 30.

Additional Existing Development (ex: dam on site, etc.): Pre-existing campground

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Archeologically Sensitive Area, according to OPRHP	<input checked="" type="checkbox"/> If Yes, APA APO consulted
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Structures > 50 years old on or visible from site	<input checked="" type="checkbox"/> If Yes, APA AHPO consulted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Solar Project > 50 acres requiring ZVI & historic inventory	<input type="checkbox"/> If Yes, APA AHPO consulted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Within Lake George Park	<input type="checkbox"/> If Yes, LGPC consulted / application submitted
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Public water supply	<input checked="" type="checkbox"/> If Yes, DEC / DOH application submitted
<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Greater than 1,000 gpd wastewater	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing bed or bank of classified/navigable water body	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing 300 LF or more of a stream (temp + perm)	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Disturbing ¼ acre of Corps wetlands (temp + perm)	<input type="checkbox"/> If Yes, DEC application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Creating 5 or more lots less than 5 acres each	<input type="checkbox"/> If Yes, DOH application submitted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Army Corps involvement *	<input type="checkbox"/> If Yes, ACOE consulted
<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Agency-approved Local Land Use Program	<input type="checkbox"/> If Yes, Town/Village consulted

*- Review the Pre-Construction Notification (PCN) thresholds for the [Buffalo District](#) and the [New York District](#) to help determine if an application (PCN) needs to be submitted to the Corps. Additionally, review the [Section 10 waters list](#) to determine if a Section 10 Navigable Waters permit might be required from the Corps.

The project is in the Town of Mayfield's Mixed-Use and Agricultural 2 Zoning Districts and an RV Park / Campground is an allowed use within both Zoning Districts. The project requires Site Plan Review and a Special Use Permit from the Town of Mayfield. The Town of Mayfield Planning Board has been discussing the project since 2024, including public hearings over multiple meetings.

The Fulton County Planning Board reviewed the project pursuant to General Municipal Law 239-m and recommended approval at their November 19, 2024 meeting with the following comments: support for taking the current septic system offline and connecting to Fulton County Sewer District #5, support for moving the site entrance to NYS Route 30, recommend establishing a turn lane on both sides of NYS Route 30, and recommend vegetative screening remains along NYS Route 30.

The project requires approval from the NYS Department of Health as a Campground under NYS Sanitary Code Subpart 7-3 as well as approval for a public water supply. The applicant submitted both applications to DOH on April 25, 2025. The DOH approved the new well location in a July 7, 2025 letter.

The project will require a construction stormwater permit from the NYS Department of Environmental Conservation.

The project plans to connect to Fulton County Sewer District No. 5. A January 16, 2025 letter from Fulton County Planning Department affirms that "existing infrastructure, and future infrastructure, serving Fulton County Sewer District No. 5: NY30/30A has been, and will continue to be, designed to accommodate sanitary sewer flows from the existing Sunset Bay RV Park and future expansion of said RV Park of approximately 375 sites."

The application contains a "Traffic Impact Study Technical Report," prepared by OSPA Engineering Services, PC, last revised March 2025. On May 5, 2025, the applicant submitted their application for a Commercial Access Highway Work Permit and one streetlight to the NYS Department of Transportation.

The NYS Office of Parks, Recreation and Historic Preservation issued a “no effect” letter on July 23, 2025 for PR#: 24PR07966: “It is therefore the opinion of 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, with the condition that the above-stated Site Avoidance stipulations [related to the Dennie Family Burying Ground] are implemented.”

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: *n/a*

Deed Covenant

Non-building lot being created? ☐ Y ☒ N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: *n/a*

Easement

Easement proposed or required? ☐ Y ☒ N

If Y, consult with Legal for conditions. Justification: *n/a*

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? ☒ Y ☐ N

→ If Y: Structure height limit and justification: *As proposed in the permit application to minimize any off-site visual impacts: 3 bathhouses (each max 25 ft), 2 office/registration buildings (each max 32 ft), 1 community building/pool house (max 32 ft), 2 sport courts (fence height is max 4 ft), 1 outdoor amphitheater (max 32 ft)*

Structure footprint limit and justification: *As proposed in the permit application to align with the plans for vegetation removal and stormwater management: 3 bathhouses (each max 600 SF), 2 office/registration buildings (each max 480 SF), 1 community building/pool house (max 2400 SF), 2 sport courts (each max 880 SF), 1 outdoor amphitheater (max 7500 SF)*

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? ☐ Y ☐ N

→ Review of future development required? ☐ Y ☐ N

→ If Y, justification: *---*

Guest Cottages (if authorizing a dwelling) *n/a*

Proposed and reviewed? ☐ Y ☐ N

If N, guest cottages potentially allowed? ☐ Y ☐ N

→ Justification for any conditions: *---*

Boathouses (if project site contains shoreline) *n/a*

Proposed and reviewed? ☐ Y ☐ N

If N, boathouses potentially allowed? ☐ Y ☐ N

→ If N, justification: *---*

→ If Y, review required (beyond definition limits)? ☐ Y ☐ N

→ If Y, justification: *---*

Docks (if project site contains shoreline) n/a

Proposed and reviewed? ☐Y ☐N
If N, docks potentially allowed? ☐Y ☐N
→ If N, justification: ---
→ If Y, review required (beyond definition limits)? ☐Y ☐N
→ If Y, justification: ---

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? ☒Y ☐N

Building Color (if authorizing development)

If color condition required, justification: The color condition applies to the office/registration building and the community/pool house building because they are the buildings with the potential to be visible from public areas off-site (i.e., Paradise Point Road).

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? ☐Y ☒N
Indiana Bat habitat indicated on Lookup? ☐Y ☒N

Vegetative cutting restrictions required? ☒Y ☐N

If Y, restrictions required (choose all that apply):

☐within --- feet of limits of clearing

☐within --- feet of road

☐within --- feet of river/lake/etc

☐within --- feet of wetlands

☒Other: within the “areas where mature existing vegetation shall remain” shown on Sheet 10 of the Project Plans

AND ☒on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

☐Cutting of all vegetation prohibited

☐Cutting of trees of --- diameter dbh prohibited

☒Other: cutting of trees and shrubs

Justification: Trees and shrubs within the mature vegetation retention areas and outside the limits of clearing are needed to provide visual screening, mitigate noise, stabilize soils, and to store and sequester carbon.

Plantings

Plan proposed and reviewed? ☒Y ☐N

If N, plantings required? ☒Y ☐N

→ If Y, species, number, location, and time of year: as depicted on the Project Plans

Justification: To provide visual screening and mitigate noise, as well as to sequester and store carbon

Density (may be different for each subdivision lot)

Located in Town with ALLUP? ☐Y ☒N (If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? ☐Y ☒N

If N and N, list existing PBs, including whether they are pre-existing/year built: **cottage on Parcel 88.-4-53 was constructed in 1950 and is used for storage**

Mathematically available # of new PBs (in addition to existing or replacement): **18**

Extinguishing PBs? ☐Y ☒N If Y, number: ---

Wastewater (if authorizing construction of a new PB without further review)

Municipal system connection approved? ☒Y ☐N

Community system connection approved by RASS? ☐Y ☒N

Proposed on-site system designed by engineer and approved by RASS? ☐Y ☒N

If N, has RASS field-verified location for conventional standard trench system? ☐Y ☒N

If N, has RASS field-verified location for conventional shallow trench system? ☐Y ☒N

Suitable 100% replacement area confirmed for existing / proposed system? ☐Y ☒N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protection of wetlands and water quality post-development**

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protection of wetlands and water quality during development**

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: **n/a**

Justification: **no subdivision proposed**

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: **n/a, conditions are included**

Additional Site / Project-Specific Concerns / Conditions Needed

The campground shall only operate from May through October.

All recreational vehicles or trailers in the expansion area shall be readily moveable.

Fencing shall be installed in the location and as depicted on the Project Plans.

Standard condition for invasive species spread prevention.

Justification: **May through October campground operation was proposed and reviewed.**

The RVs need to remain readily moveable to fit the APA Act's definition of a campground, which specifies transient occupancy and temporary shelter, and because permanent hook-ups/structures/use of RVs and trailers was not proposed or reviewed.

Fencing installed along Paradise Point Road will help campground guests to recognize and respect the limits of the campground.

Standard condition will help to prevent the spread of invasive species.

☒Y ☐N **Public comments received** If Yes, #: 35

☒Y ☐N **Applicant submitted response (notes, if any)** 3 letters received between application receipt and application completion, 32 letters received after application completion and during comment period ending September 11, 2025; of the total 35 letters, 32 were opposed to / expressed concern about the project and 3 were neutral



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2024-0270

If a subdivision: Lot #project site (89.95± acres)

Assigned EPS:ADL Reviewed by: Click or tap here to enter text.Date: Click or tap to enter a date.

Existing Development

PRINCIPAL BUILDINGS

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
cottage used for storage		Y (1950)		Y

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
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The pre-existing campground has 299 RV sites, an office building, a community building, a water treatment plant, and a wastewater treatment plant. There is a boat launch and docks on adjoining HRBRRD state land.

Proposed Development

Check if portions or all below are NJ ☐

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot: ☐

Structure	Footprint	Height	# Bedrooms	Slopes
none				

Have necessary density? ☒Y ☐N

remaining potential principal buildings = no change from ☒survey or ☐estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
3 x bathhouse	each 600 SF max	25 ft max	< 3%, 8%, 16%
2 x office/registration buildings	each 480 SF max	32 ft max	3%, 6%
1 x community building / pool house	2400 SF max	32 ft max	5%
2 x sport courts	each 880 SF max	4 ft max (fence)	< 3%
1 x outdoor amphitheater	7500 SF max	32 ft max	30%

ACCESS

*Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile

Driveway is ☒existing / ☒proposed Length: 240 ft to office/registration building Width: 20 ft two-way road / 12 ft one-way road

Sight distance evaluated? ☐Y ☒N Slopes: < 12%

Need Clearing/Grading? ☒Y ☐N Comments: The existing Paradise Point Road resort entrance will be re-located on the same road. A new main entrance to the expansion area will be constructed from NYS Route 30. And a new EMS access only entrance to the expansion area will be constructed

from Paradise Point Road. The expansion area is connected to the pre-existing resort via internal driveways. (Note if HOA or shared maintenance involved)

Need hwy access permit? ☒Y ☐N

Need easement? ☐Y ☒N

Need signs? ☒Y ☐N

VISUAL / AESTHETIC

☒Y ☐N Proposed development visible from public areas (list) **NYS Route 30 (entrance only) and Paradise Point Rd (entrances and campground)**

☒Y ☐N Existing topography / vegetation will screen, if retained

☒Y ☐N Planting plan proposed ☒ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) **Consult RASS engineer for engineered plans*

☒ Individual on-site (existing) ☒ Municipal (proposed) ☐ Community

☐Y ☐N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

☐Y ☐N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

☐Y ☐N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)

☐Y ☐N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

☐Y ☐N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

☐Y ☐N Suitable 100% replacement area identified?

☒ Existing and proposed to remain (needs suitable 100% replacement area) **for pre-existing development**

From permit application (wastewater narrative): “The existing Sunset Bay Resort makes use of a gravity collection system discharging to a package wastewater treatment plant with a permitted capacity of 25,000 gpd under NYSDEC SPDES Permit NY0022527. The proposed expansion will include a gravity collection system and central pump station discharging to a sanitary sewer forcemain owned and operated by the Fulton County Sewer District No. 5 (FCSD No. 5). Wastewater will be conveyed via FCSD No. 5 infrastructure to the City of Gloversville where it will flow to the Gloversville Johnstown Joint Wastewater Treatment Facility for treatment.

The proposed onsite infrastructure, gravity collection system, pump station and forcemain discharging to the FCSD No. 5, will be privately owned and operated with the common forcemain along State Route 30 owned and operated by the FCSD No. 5.”

WATER SUPPLY

☒ Individual on-site ☐ Municipal

☒Y ☐N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

From permit application (water narrative): “The existing Sunset Bay Resort utilizes a private onsite potable water system and a private onsite wastewater treatment facility. The expanded facility will require an expansion of the existing water system. The expanded facility is expected to include a new drilled well, improvements to the existing water treatment facility, and an expanded water distribution system.”

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

☒Y ☐N Does proposed development maintain existing drainage patterns?

☐Y ☒N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

☒Y ☐N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan) 40.5± acres

The application includes a 235-page report titled “Stormwater Pollution Prevention Plan for Construction Activities at Sunset Bay RV Park Expansion, Town of Mayfield, NY,” prepared by Environmental Design Partnership, LLP, dated October 2024 and last revised April 2025 (Stormwater Pollution Prevention Plan) and a phasing plan limiting areas of disturbance to less than 5 acres at any one time.

UTILITIES

Available on site?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input checked="" type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground
Available at road?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground
Proposed for site?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground