

**From:** [RYAN Bergami](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project 2024-0270; Sunset Bay RV Park, Inc.; Ariel Lynch  
**Date:** Wednesday, September 10, 2025 6:18:49 PM

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Re: Opposition to Expansion of Seasonal Trailer Park at the Southern End of Great Sacandaga Lake

To Whom It May Concern,

As a licensed home inspector and co chairman to the property owners association of daywith deep roots in the Great Sacandaga Lake community, I am writing to express my strong opposition to the proposed expansion of the seasonal trailer park at the southern end of the lake.

I work closely with local property owners, real estate professionals, and residents across the Adirondack region, giving me a unique perspective on the challenges our community faces. Increasing the size of this seasonal trailer park will bring with it significant negative impacts that the surrounding area is not equipped to handle. Among my greatest concerns are:

- **Traffic Congestion:** The southern end of the lake already experiences high seasonal traffic volumes on the lake and roadways. Expansion will create unsafe roadway conditions and place further strain on limited infrastructure and an already very limited cellular service area.
- **Noise and Light Pollution:** Adding density in such a concentrated location will undermine the quiet, natural character that both residents and visitors value, while disrupting wildlife and neighboring property owners.
- **Tourism Pressure:** While tourism is important to our region, overconcentration of seasonal accommodations will harm the long-term balance between sustainable development and preservation of the Adirondack character.
- **Community Impact:** This area was never designed to absorb large-scale expansion. Overdevelopment risks diminishing the quality of life for permanent residents and degrading the natural resources that make this community special.

As someone who inspects and evaluates homes and properties daily, I have witnessed firsthand how unchecked development can affect safety, infrastructure, and livability. The proposed expansion represents a step in the wrong direction for our community and the Adirondack Park as a whole.

I strongly urge the Adirondack Park Agency to consider the cumulative impacts of this proposal and to prioritize the long-term health, safety, and environmental integrity of the southern end of Great Sacandaga Lake.

Ryan Bergami

[Sent from the all new AOL app for iOS](#)

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [XXXX52XXXP@yahoo.com](mailto:XXXX52XXXP@yahoo.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 2:03:02 PM

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Please copy "2024-0270, SANDRA BOVA, [XXXX52XXXP@yahoo.com](mailto:XXXX52XXXP@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: SANDRA BOVA  
Email from: [XXXX52XXXP@yahoo.com](mailto:XXXX52XXXP@yahoo.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

We have enough camp grounds and we don't need more traffic on the roads

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cmc5550@gmail.com](mailto:cmc5550@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 4:06:13 PM

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Please copy "2024-0270, Colleen Chase, [cmc5550@gmail.com](mailto:cmc5550@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Colleen Chase  
Email from: [cmc5550@gmail.com](mailto:cmc5550@gmail.com)  
Address: 937 County Rt 110 Broadalbin 12025  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

My place faces Sand Islands North end. I am dreading what this will do to my permit area. The water is so stirred up currently from usage around the island. The noise is unbearable already. Will boats be parking on our permit areas because there is already no room over at the island? We often have 4 to 6 boats hovering on the weekends! What about all the garbage that washes up on our beach? Additionally what about the impact on fishing, loon, duck eagle habitat? Sewage & water quality? I understand Mayfield lake has algae bloom issues. How will doubling the size improve the quality of life for anyone but the owners of the site?

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [larry@ecnc.com](mailto:larry@ecnc.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 12:45:28 PM

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Please copy "2024-0270, Larry Cioffi, [larry@ecnc.com](mailto:larry@ecnc.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Larry Cioffi  
Email from: [larry@ecnc.com](mailto:larry@ecnc.com)  
Address: Mayfield NY 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

Responsible economic development needs to consist of more than new and expanding RV parks and storage facilities. It is past time to revisit the Mayfield Comprehensive Plan. The forests and lakes are finite resources that are being abused within the Adirondack Park that is supposed to be forever wild.

September 4, 2025

RECEIVED  
ADIRONDACK PARK AGENCY

SEP 10 2025

Ms. Ariel Lynch  
PO Box 99  
Ray Brook, NY 12977

RE: Sunset Bay RV Park, Inc.  
Town of Mayfield, Adirondack Park  
Tax Map #88, Block 4  
PARCELS 18, 20, 21, 37.2

Dear Ms. Lynch:

This is in response to the letter I received from Mr. John M. Burth, dated August 20, 2025, regarding the above proposed RV Park expansion. I spoke at the public hearing of the Mayfield Town Planning Board on August 20, 2025, and would like to document my concerns as well with you and the Adirondack Park Agency.

I am a life long resident of the road I live on. I have owned my own home for 47 years. I am located at 184 Dennie Loop Road, Mayfield. My house is on top of a hill between Dennie Loop and NYS Highway 30 North. The proposed development is directly across from me, also at an elevated area like my home which is visible on the map I also received with this mailing.

Concerns:

The more than doubling of RV sites will create massive traffic and noise. The proposed Route 30 new access is almost across from my home. For years, campers have created a waiting line to turn into the current site on Paradise Point Road. With no turning lane being specified on St HWY 30, northbound traffic will be stopped, or worse, campers and their various trailers of riding vehicles and boats, etc., will cause traffic to try to go around them. There is a rise in the Highway heading North so the condition of the standing traffic will not be visible to 60+ mph traffic. Also, the entrance driveway will not be able to allow campers with mobile homes, boat trailers and extra vehicles to navigate the turn quickly and may even require them to pull into the southbound lane in order to maneuver their long, heavy vehicles. The Highway is only 2 lanes so Southbound traffic will be slammed into by vehicles going around standing ones.

Possibly, I may have vehicles ending up in my property while they are attempting to avoid head-on collisions. I won't feel safe nor will my children and grandchildren when they are visiting me.

I am also concerned with the drilling of wells for this project. The face of the site on the Highway is rock ledge that was dynamited when the State built the current highway. I know that water runs over and down these massive rock walls and probably maintains my source of well water. It doesn't take much for my well to be affected in long dry conditions and the doubling of this Park and all of the new water sources required for not only drinking, but for sanitary uses, laundry, recreation, bath houses, pools and splashpads is not good. The current Park experiences no water conditions, as stated multiple times by former campsite renters and nearby home owners which is documented in Town Planning Board minutes. Area residents ~~are~~ are very concerned about their private wells and this huge development.

Additional noise from the amphitheater, over 350 new sites with multiple people in each one, outdoor games, pools and splashpads will definitely affect my quality of life and enjoyment of my home. I know that ENCON protects residents to be able to live enjoyably and safely both inside and outside of their homes. If this goes into construction, vehicles, destruction of the land and trees and transportation of building materials will cause air and noise pollution.

Smoke from current campsites is already affecting homeowners of some of the most expensive homes on the Reservoir who are full time residents paying high taxes. There is documented incidents in the Board minutes of residents speaking out about having to close windows, stay inside and people with health issues not being to stay outside. I thought that the Adirondack Park was to protect our region and maintain its rural and clean environment.

I hope that my concerns will be included with those of other residents so that our homes and lives will not be affected by this massive destruction of our country side.

Sincerely,

Connie Coloney  
184 Dennie Loop Rd.  
Mayfield, NY 12117

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bcoulter76@yahoo.com](mailto:bcoulter76@yahoo.com)  
**Subject:** APA Project 2024-0270 Public Comments  
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Please copy "2024-0270, William Coulter, [bcoulter76@yahoo.com](mailto:bcoulter76@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: William Coulter  
Email from: [bcoulter76@yahoo.com](mailto:bcoulter76@yahoo.com)  
Address: 247 Lakeside Drive Mayfield New York 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

This property is basically a low end trailer park. I can't see it attracting many "tourists". I agree, it is unsightly as well.

This project will increase auto traffic on Lakeside and Lakeview Drives. This will also increase boat traffic on this end of the lake. The boat traffic is already over the top during the summer months of June - August. There is no policing of the boat traffic in recent years either. Their marina basically takes up the entire bay where it is located....

I feel very badly for the residents who live in close proximity to this mess. I hope that someone takes a good hard look at what the benefit is to the community!! Or lack thereof.

I think it's a basically an insane idea that only lines the pockets of the owners!

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mdeyle178@gmail.com](mailto:mdeyle178@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 10:13:07 AM

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Please copy "2024-0270, Mark Deyle, [mdeyle178@gmail.com](mailto:mdeyle178@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Mark Deyle  
Email from: [mdeyle178@gmail.com](mailto:mdeyle178@gmail.com)  
Address: 178 Lakeside Drive Mayfield NY 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

The Mayfield Planning board is doing a good job of reviewing the project



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [greywing87@aol.com](mailto:greywing87@aol.com)  
**Subject:** APA Project 2024-0270 Public Comments  
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Please copy "2024-0270, Douglas J Dingman, [greywing87@aol.com](mailto:greywing87@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Douglas J Dingman  
Email from: [greywing87@aol.com](mailto:greywing87@aol.com)  
Address: 1687 North Shore Road, Hadley, NY 12835 NY 12835  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

I am against such a large expansion. It will degrade the ora of the GSL.

Adirondack Park Agency  
Attn: Ariel Lynch  
P.O. Box 99  
Ray Brook, NY 12977

RECEIVED  
ADIRONDACK PARK AGENCY

SEP 10 2025

September 3, 2025

I am writing this letter in reference to APA Project No. 2024-0270 (Sunset Bay RV Park). I am co-owner of a property located at 290 Paradise Point Road, Mayfield, New York. My property is directly across from the proposed expansion of the RV Park. I have many concerns regarding this project.

This property has been my family's home since 1971, with my 81 year old mother currently residing there. The proposed expansion with the addition of 357+ campsites will be a drain on the natural resources and beauty of the area.

I am concerned with the noise pollution from the expansion. The construction of the new site will include tree clearing, drilling, electrical digging, cement trucks, and well excavation. There will be potentially 1,500 additional people (an average of 5 per site) playing music, having parties, and attending the planned events at the new proposed amphitheater being built. The current campsite, even though a slight distance from the property, has music events that can be heard from my mother's home, disrupting the peace and quiet. How can the managers of the park possibly enforce "quiet hours" for that many sites effectively?

My family property has a drilled well that utilizes a natural aquifer. I am apprehensive about water issues when this proposed project comes online, drawing an unprecedented increase of water pressure on this aquifer. There is also a concern about the fragile adjacent wetlands directly bordering the site.

Light pollution is also concerning. I am assuming the property will be lit in all areas, as well as light from each site adding to the problem. I am envisioning a parking lot-like atmosphere with mercury lights on poles, spotlights, car headlights, etc.. This will be an immense disruption to the current stillness and beauty of the night sky.

A fourth worry is air pollution. The potential of 357+ campsites burning campfires of any sort, along with the car exhaust pollution is a major concern. The potential for chemicals and fumes going directly into open windows at my property is very real. Summer evenings are often ideal for opening windows to sleep and cool down the home. My mother does not have central air at the home, and spends as much time as possible outside each day in her garden, with open windows at night to sleep.

I am greatly disappointed with the scale and scope of this project. I do not see the need for the Sunset Bay RV park to more than double in size. I urge the APA to seriously consider the concerns of the surrounding residents when it comes to the formal review of this project.

Sincerely,



Kaile Doti  
661 Acland Boulevard  
Ballston Spa, NY 12020  
Cdoti@nycap.rr.com

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lhduan3@hotmail.com](mailto:lhduan3@hotmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 3:57:14 PM

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Please copy "2024-0270, Luis Duran , [lhduan3@hotmail.com](mailto:lhduan3@hotmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Luis Duran  
Email from: [lhduan3@hotmail.com](mailto:lhduan3@hotmail.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

I just wanted to write in regarding the expansion of RV camps and capacity. The trash, disruption and pollution caused will no doubt rise, putting the GSL and wildlife at risk that much more. The infrastructure (roads in/out, facilities, public areas) are not yet built out around GSL, and creating the additional capacity for more temporary inflow will cause massive traffic and pollution. I am not supportive of this request. I live on a south Shore road.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [FaulknersFarrier@gmail.com](mailto:FaulknersFarrier@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 11:26:12 AM

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Please copy "2024-0270, Michael Faulkner, [FaulknersFarrier@gmail.com](mailto:FaulknersFarrier@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Michael Faulkner  
Email from: [FaulknersFarrier@gmail.com](mailto:FaulknersFarrier@gmail.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

Enough with expansion it isn't necessary, will create more trash in and around the lake not to mention slow internet speeds and increase traffic.

**From:** [Holly Fisk](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** "Project 2024-0270; Sunset Bay RV Park, Inc.; Ariel Lynch"  
**Date:** Friday, August 29, 2025 1:43:11 PM  
**Attachments:** [APA Letter.pdf](#)

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Please see attached letter. Thank you for your consideration to this matter.

Sincerely,  
Holly Fisk & Christopher Skotnicki  
(518) 596-5880

Holly Fisk & Christopher Skotnicki  
120 Paradise Point Lane  
Mayfield NY 12117  
fiskholly@yahoo.com

August 29, 2025

Adirondack Park Agency  
1133 State Route 86  
PO Box 99  
Ray Brook NY 12977

Dear Adirondack Park Agency Team,

We have been residents of Paradise Point Lane on the Great Sacandaga Lake in Mayfield NY since 2018. We are writing this letter to extend our concerns regarding the plans to expand The Sunset Bay (SSB) Resort. There are many reasons that this project will negatively affect our family, our neighbors, and our community including many of the existing SSB residents that frequent and love the Great Sacandaga Lake as much as we do.

First, I would like to share how this expansion would personally affect our family: Since buying our dream home on the GSL in 2018 we have had various issues relating to SSB. We presently feel the need to keep our windows closed on comfortable Spring and Summer nights to avoid abundant campfire smoke from coming into our home. This is even without the addition of 275 more sites. The smell is especially bad and lingers in humid or damp weather and gets embedded into fabrics in our home like furniture, curtains, towels, and even our hair, etc. As you know, the Winters are long and harsh here in the Adirondacks. We are literally couped up and closed in most of the Winter and therefore look forward to opening the windows and enjoying warm breezes and fresh air come Summertime. It's frustrating and disappointing that we must keep our windows closed most nights-especially on weekends. We have also had people from SSB walk their dogs past our "no trespassing" sign and allow their dogs to poop on our property and pee on our flower beds. We've had dogs roam from SSB and from the neighboring Townhouse Development (on Lakeview) unleashed at our deck barking relentlessly and getting our gated dogs riled up to the point where we're forced to put our dogs inside and limit their enjoyment of being outdoors. We have had our ring cameras alert us to people trespassing along the side of our house toward the lake at nighttime. We then feel it necessary to check our downstairs doors, windows, boat, etc. for possible break-ins. It's not a good feeling and frankly it makes me fear the seldom times I'm home alone.

Secondly, the potential expansion of SSB affects our neighborhood collectively. The addition of 375 more sites at SSB and an estimated 1000-2000 more people regularly in the vicinity during the Spring & Summer is concerning due to the anticipatory consumption of well water usage. Some of our neighbors and current SSB residents have run out of well water during dry periods and or holiday weeks. This is unsanitary and unfair to people that have worked hard all their lives to attain and enjoy their dream camps and homes. Despite the SSB Expansion plans to dig additional wells, it doesn't guarantee these circumstances will improve. We personally have not had water issues at our residence but with the potential SSB addition, we fear we will in the future. We have had neighbors that have had their wells run dry because the aquifers were overwhelmed and our houses are located at a lower elevation than SSB. Due to the history of Paradise Point & SSB camp and homeowner's wells running dry, the design to include a water park in the SSB Expansion Plan is discourteous, inconsiderate and disrespectful. Despite reclaimed water of a splash pad, there will surely be a lot waste and evaporation also that us homeowners shouldn't be expected to sacrifice so that seasonal visitors can enjoy a water park. I have seen emails to

residents in SSB during dry periods and holiday weeks requesting them to "conserve water to avoid the resort running out" also emails regarding the resort's public bathrooms being locked "to conserve water." It's ironic and upsetting given plans for a water park are even being considered!

Thirdly, I would like to share some reasons the SSB Expansion Project will affect the community negatively.

My major concern is the traffic on Route 30. I understand that the SSB Expansion Plan includes a new "attractive Adirondack looking" main entrance on Route 30 North and the existing entrance/exit on Paradise Point Road will remain as is for the existing resort residents. At the last Town meeting that I attended, they discussed plans to include a new emergency medical team entrance/exit on Paradise Point Road. My concern is an ambulance trying to turn left (that would be the direction they'd take to get to the closest medical facilities) with a seriously compromised patient onto Route 30 South from Paradise Point Road without triggering a multiple car pile-up on Route 30 North. I personally am a Registered Nurse and work 12-hour night shifts, 7pm-7am. I leave my house on Paradise Point Lane at 6:30 pm to get to work. During the late Spring & Summer months I leave even earlier on weekends and holidays due to traffic coming to the lake from Route 30 South, heading North. There are times I can sit at Paradise Point Road for 10-15 minutes trying to turn left onto Rt 30 South. The traffic comes heavy and fast from that direction. With the potential expansion of SSB and an additional 1000-2000 people regularly in the area brings more risks, injuries and medical necessity. It concerns me how an ambulance would get to the nearest medical facility in a timely manner without getting t-boned or if having the lights and sirens on could cause oncoming cars to abruptly hit the brakes and trigger a multi-car pile up in that area. From my understanding there are plans to add 20-30 apartment buildings (Mayfield Villas) on the opposite side of Route 30 in the same locality-off Jackson Summit Road, in which this traffic will turn left heading North, slowing down those cars behind them and causing a back-up. Adding a traffic light in this area will not likely be beneficial since there is already a traffic light a short distance south at the intersection near Stewarts on Rt 30 and School Rd. I plan to write a letter to The Dept. of Transportation regarding these concerns also.

A few other reasons the SSB Expansion Project will affect our community are our property values will likely decline but despite the revenue the town would potentially receive from SSB, our property and school taxes will still increase. Also, in attempts to address some of ours and neighbors' complaints I spoke about in the first paragraph, SSB was to put up a "fence" along Paradise Point Road. Instead, they started putting up a green tarp which we all feel is an eye sore and depreciates the curb appeal of our neighborhood. Another reason the SSB expansion project would affect our community is the potential for a lot more boat traffic in and out of Sunset Bay and Paradise Point. Despite the expansion not including more boat slips, does not necessarily mean less boat traffic. New SSB residents will find slips at other nearby marinas. They will have to drive to pick up their boat, boat to SSB to pick up & drop off family, coolers, floats, equipment, etc. 375 more sites could be a lot more boats in and out of that small bay. Us SSB & Paradise Point residents on the waterfront already experience progressive erosion of the shoreline each Summer from heavy boat traffic and subsequent large waves crashing into the shore-especially on weekends & holiday weeks. Our neighbors invested in and placed commercial "no wake" buoys in front of our waterfronts because boaters from SSB and Lakeview Estates speed in/out of the coves leading our docks, boats and jet-skis to rock uncontrollably.

I would like to thank The Adirondack Park Agency Team for taking the time to read this lengthy letter. I understand that we SSB & Paradise Point residents are just a small group compared to the monopoly we are up against. I hope that some or all the points that I made here are taken into consideration in preventing the progression of the Sunset Bay Expansion Project.

Sincerely,  
Holly Fisk & Christopher Skotnicki

**From:** [Raymond Garbos](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project 2024-0270; Sunset Bay RV Park Inc Ariel Lynch  
**Date:** Thursday, September 11, 2025 4:30:39 PM

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I have a vacation home at the end of Paradise Point Lane near the current Sunset Bay RV Park. I have several concerns about the Project 2024-0270 RV Park expansion.

I have been coming to Paradise Point for about 75 years, first staying at my uncles and later buying the property around 1970. My family comes to the lake mostly during the summer.

My concerns are the following:

1. Water. Several times homes in the area have already run out of water. The plan to test wells in Fall after vacationers leave and again in Spring before they arrive is unacceptable. I did put in to have my well tested.
2. Noise and smoke. We have had to close windows several times. I do not think the plan to use "only" hardwood is realistic and unenforceable.
3. Road traffic. Adding entrance on Rt 30 for new park makes exiting Paradise Point Road on to Rt 30 more difficult and more dangerous.
4. Boat traffic. Although no new dock spaces will be added, vacationers can find other marinas and some may be close enough that RV vacationers may use golf carts or cars and come via Paradise Point Road and Lakeview to get to the marinas. This adds both boat traffic in the area as well as road traffic on Paradise Pt Rd and Lakeview.
5. Trespassers. Vacationers at the current RV camp have already walked down on our private property and to the lake. Being here part time, I am worried about vandals. Recently a neighbor told me that some cars were broken into and money taken.

I did attend the last Mayfield meeting. I signed up to say something sharing my comments. Later at the meeting I asked if APA was involved and their status. I was rudely told that this meeting was for comments only not questions. This felt like the project was being railroaded and the meeting was held as a requirement but the Town was really not interested in my or others concerns.

Thank You,  
Raymond Garbos  
110 Paradise Point Lane  
Mayfield, NY 12117  
603 765 3471

[Yahoo Mail: Search, Organize, Conquer](#)



**From:** [Christy Gifford](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project 2024-0270  
**Date:** Saturday, October 12, 2024 10:01:42 AM

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Good Morning Ariel,  
I am writing in regards to project 2024-0270.

As lifelong area residents, my family and I are extremely disappointed that this massive project is still under consideration. The current business has 299 RV sites and the addition of the 373 +- proposed would forever scar this area of the park. The sheer magnitude of the project will cause devastating noise, light and air pollution both during construction and operation at the proposed capacity. The disruption of wildlife and nature goes against what the APA stands for.

With the "normal" influx of visitors to the area in the summer months, our vital services are already overburdened. With the addition of this proposed project, our volunteer fire department, ambulance service and local police agencies will be unable to keep up with the demands of an additional 800(?) people or more in their jurisdiction.

The need for good paying jobs in the park continues to be an issue. Have the owners of Sunset Bay RV Park shared with the APA how many jobs this project will create after initial construction is finished? Are the jobs full time, part time, year round or seasonal?

It is our hope that the APA will take a careful look at this project and the long term ramifications it will have on the area.

Thank you for your consideration  
Christy J Gifford

**From:** [Christy Gifford](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** APA Project # 2024-0270  
**Date:** Friday, August 29, 2025 6:43:50 AM

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Christy Gifford  
2492 State Hwy 30  
PO Box 741  
Mayfield NY 12117

8/29/25  
Ariel Lynch  
APA Project # 2024-0270  
Sunset Bay RV Resort Expansion Project

Dear Ariel,

My name is Christy Gifford and I'm writing to express my alarm about the proposed expansion of the Sunset Bay RV Resort. The project is massive in regard to not only the 350 +/- RV sites but also the added structures and amenities. The amount of air, noise, water and light pollution this will create will forever alter this area and the people that have called it home for years.

The APA's mission is to protect the public and private resources of the Adirondack Park. By approving this expansion neither will occur. As the name of this project/business makes it clear,

this is for the few that can afford a recreational vehicle and the costly seasonal rental of the site.

This project is for the elite, who are pushing out those of us who have lived and worked here our entire lives. Sadly, this is occurring throughout the Adirondacks.

This expansion will provide few, if any, new year-round jobs. It will, however, put massive strain on the fragile public infrastructure currently in place, our vital services are already overburdened. With the addition of this proposed project, our volunteer fire department, ambulance service and local police agencies will be unable to keep up with the demands of an additional 800(?) people or more in their jurisdiction.

I have attended the meetings of the Mayfield Town Planning board and the lack of foresight they

have shown in terms of the impact(s) on the environment and quality of life of the residents directly affected by this project is distressing. I honestly hope that the APA will review and reject

this project or recommend that it be drastically reduced in size.

Thank you for your consideration

Sincerely

Christy Gifford

**From:** [Jean G](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** APA project # 2024-0270  
**Date:** Thursday, August 28, 2025 5:32:43 PM

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**Jean M Gifford**

290 Paradise Point Road  
PO Box 183  
Mayfield NY 12117

8/28/25

Ariel Lynch  
Sunset Bay RV Resort Expansion Project  
APA Project # 2024-270

Dear Ariel

I hope this letter finds you well. My name is Jean Gifford, and I am a lifelong resident of this community. My husband and I built our home, and for 55 years I have lived peacefully here. I am writing to express my concerns regarding the proposed expansion of the Sunset Bay RV Resort, which would add over 350 new sites to the resort, threatening both our health and the natural beauty of the land we all share in the Adirondack Park.

I understand that development is often seen as a sign of progress, but I fear the impact this expansion will have on my neighborhood. I have seen much in the way of growth and change, and while I understand the desire for new opportunities, I worry deeply about the toll this will take on the environment, the community, and most especially, the quality of life for those of us who have lived here for so long.

One of the greatest concerns I have is the increase in noise. The sound of vehicles, people, and activity associated with such a large expansion will disturb the peace that has been a hallmark of this area for decades.

Equally troubling is the water and air pollution that will be created. The potential for my home's well water to be compromised by the added seasonal influx of visitors to this resort and the air pollution they will generate is concerning.

The support services (ambulance, fire dept, police etc.) that a small, rural town like Mayfield depends upon will be placed under tremendous strain if this expansion goes through.

Moreover, the light pollution that would accompany such an expansion is another source of worry. The peaceful nights under the stars have always been one of the simplest pleasures of living here, and I fear that the lights from hundreds of RVs and new infrastructure will drown out the night sky.

I understand that progress must move forward, but I ask that the APA consider the impact this expansion will have on long-time residents like me, who have invested not only time and money, but also heart and soul, into this community. While I am not opposed to change in

principle, I believe the proposed project is far too large and disruptive for a neighborhood that has been peaceful for so many years.

I respectfully ask the APA to reconsider the scale of this expansion and take into account the preservation of the environment, the peace, and the well-being of the people who have called this place home for so long.

Thank you for taking the time to hear my concerns. I hope the APA will make thoughtful decisions that honor both the past and the future of this community.

Sincerely,

Jean Gifford

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hedyhage@yahoo.com](mailto:hedyhage@yahoo.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 8:09:17 PM

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Please copy "2024-0270, Hedy Hage, [hedyhage@yahoo.com](mailto:hedyhage@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Hedy Hage  
Email from: [hedyhage@yahoo.com](mailto:hedyhage@yahoo.com)  
Address: 292 Elmer brown Road Northville NY 12134  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

My family and I oppose the proposed expansion of the Sunset RV park. We have 2 homes on Sinclair Point and have been on the lake in excess of 20 years. We have watched the water quality deteriorate, the boat traffic increase markedly, and the courtesy of boaters decline. There is no enforcement of rules and regulations as it is. Boats are way too loud, too fast and it has become dangerous. The increased development on the lake has lead to unpleasant conditions for those of us who are long term inhabitants.

To increase the number of people , boats, and debris in the lake would be a mistake. The lake is dangerously in need of greater attention. To add this complication is unnecessary and changes the character of our community. J

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sid.harring@gmail.com](mailto:sid.harring@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 7:35:25 PM

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Please copy "2024-0270, Sid Harring, [sid.harring@gmail.com](mailto:sid.harring@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Sid Harring  
Email from: [sid.harring@gmail.com](mailto:sid.harring@gmail.com)  
Address: 210 Warner Hill Road Mayfield NY 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

I oppose this project. This is suburban sprawl in a vast campground in an already crowded area but within the forever wild adirondack park. This is completely the opposite of the purpose of the park, a disaster environmentally, and ultimately not even a good place to vacation. The town of mayfield is putting short term economic gains ahead of keeping this a nice place to live and vacation. People come here because of the pristine forever wild environment of the park, not for overcrowded campgrounds that are noisy and ugly. The APA needs to stand on its legal mandate to protect the park, as required by article 14 of the state constitution.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [buckstar@gmail.com](mailto:buckstar@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 10:24:55 AM

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Please copy "2024-0270, Don Howe, [buckstar@gmail.com](mailto:buckstar@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Don Howe  
Email from: [buckstar@gmail.com](mailto:buckstar@gmail.com)  
Address: 215 Lakeside Drive Mayfield NY 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

I am opposed to this project. Once again, greed is driving this expansion and giving lip service to the local community. They cite 'tourism' as a main reason for this expansion, when it is anything but that. Tourists are not going to rent long term RV spots, set up decks and sheds and patios, firepits and buy golf carts. The owners of these sites are not going to be VRBO/AirBNB these sites to tourists. They are setting up long term camps. The town will again not see any increase in tax revenue. There won't be a significant increase in jobs for local people.

It is long past time to stop saying yes to these mega projects that benefit the few. The Mayfield Planning Board has shown its uncaring hand many times, and I doubt next weeks meeting will be any different. The Winny project has already demonstrated how developers will talk out of the side of their mouths and back down on promises and end run state agencies. It seems the planning board just goes along for the ride.



**From:** [rjablonski002@nycap.rr.com](mailto:rjablonski002@nycap.rr.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [aenfield@fultoncountyny.gov](mailto:aenfield@fultoncountyny.gov); [codes@mayfieldny.org](mailto:codes@mayfieldny.org)  
**Subject:** APA Project No 2024-0270 Environmental Design Partnership - Special Use Permit for Sunset Bay RV Park Expansion along Paradise Point Road  
**Date:** Tuesday, November 12, 2024 5:17:14 PM  
**Attachments:** [APA Project No 2024-0270 Sunset Bay Resort Expansion MInimal Outline to Submit.docx](#)  
[Attachment 1 State Historic Preservation Human Remains.pdf](#)  
[Attachment 2 Indigenous Nation Areas.pdf](#)  
[Attachment 3 Planning Bd Mtg Sept 18, 2024.pdf](#)  
[Attachment 4 Mayfield Comprehensive Plan 2013.pdf](#)

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Attention: Ariel Lynch

The attached documents convey concerns and comments regarding this proposed expansion. We would appreciate your consideration of our submission.

Carol A. Jablonski and Area Residents of Paradise Point Road

APA Project No. 2024-0270

Agency Received October 2, 2024

Attention: Ariel Lynch [rpcomments@apa.ny.gov](mailto:rpcomments@apa.ny.gov)

Tax Map area Section 88 Block 4, Parcel(s) 18,20, 21 and 37.12

This Expansion proposal began April 2022

Current Units 299      Proposed 685

Revised Proposal      September 17, 2024

***2 ½ years of Residents Waiting to Speak***

Current Units 299      Additional 363 = 662 Total (for now)

## **Area Residents' Concerns and Comments**

**Old Sioux Indian saying: Once one cuts down all of the trees, kills all of the animals, destroys the habitat, pollutes the water and kills all of the fish, one cannot eat MONEY.**

### **Quality of Life**

We are submitting our concerns based on having lived here all of our lives. Some live on generational property. My property dates back to the Dennie Family who were Loyalists during the Revolutionary War and was purchased from their descendants by my grandfather.

Living in the Adirondack Park guidelines and restrictions allows one to rely on fresh air, natural habitats, wild animals and peace and quiet. It is a State Park to be protected for many reasons which we ask you to consider when reviewing this Project.

NYS ENCON provides residents the assurance of enjoying our homes inside and outside.

We are a rural area known for multi-generational farms and orchards. They rely on clean air and pollinators to inhabit our area.

The 1930 building of the Sacandaga Reservoir destroyed thousands of rich, viable farm lands. Residents lost their hard-earned property when America was experiencing an economic devastation. How much should we be expected to endure by the State of New York and developers who seek money.

There is an adult home for the Developmentally Disabled operating via Lexington ARC directly across from this Proposed Site. ***The original architectural submitted document dated April 6, 2022, on Page 10 of 13 of the Full Environmental Assessment Form, Part 1 Project Setting, checked off “NO” under the “Land uses on and surrounding the project site” letter d. which asks: “Are there any facilities serving children, the elderly, people with disabilities (e.g. schools, hospitals, licensed care centers, or group homes) within 1500 feet of the project site? This ARC is directly across the road from the proposed development, and, there is another home located at the intersection of Ferguson Road and Paradise Point Road less than a mile from this development (location of a rebuilt Revolutionary War home with NYS Historical Marker (raided and Colonists killed by Loyalists and Mohawk Indians which I will reference under “Historic Preservation”). Why ask this question if it is not going to be answered correctly and taken into consideration?***

### **Pollution – Air:**

Air Quality will definitely be affected: 363 new units will generate how many smokey camp fires?

Traffic from these units as well as their families and visitors will emit exhaust. A minimum of 2 people per unit = 726 possible vehicles. Friends and family = 726 + several family cars in at least 1/3 of the units = 242 additional vehicles entering, leaving for food, etc.

Dusty conditions from construction excavating and work vehicles hauling in materials will produce air quality issues. **How long will the construction phase last?**

### **Pollution - Noise:**

Again, we reference ENCON allowing enjoying our homes inside and outside. People are loud and voices, vehicles and music carry in various land growths. The massive cutting of trees and devastation of habitats will produce barren acres which will resonate human made noise. The new units, bath houses and Amphitheater will emanate noise that we do not want to hear in our yards or homes. We do not seek to hear their bands and music, nor do wild animals and our pets.

**The construction period will be loud, dusty and create excessive traffic. How many days a week, how many hours per day, and what is the total time frame?**

## **World Health Organization Findings:**

A healthy environment is a prerequisite to basic human rights. Necessity to preserve nature – clean air, water, land.

Mental Health and Well-being – depression is a major result of traffic, noise and a documented need for green space and countryside venues.

Noise is one of the environmental determinants of health.

The Lexington ARC home for the developmentally disadvantaged is directly across the road from this proposed development site and another home is at the intersection of Paradise Point Road and Ferguson Road. That's 2 homes located within less than a mile.

### Water –

What consequences will arise with the drilling of water wells? The rock ledge in this area is visible from NYS HWY 30. When building this 2-lane highway many years ago, the State used dynamite to break through this ancient mountain rock bed. The ledge can move on its own. Land owners in this location are wondering what will happen to their clean water wells, foundations, pools and other structures? They do not have the backing of a large corporate group of investors to re-drill for water, even if there is any left to drill for.

Boats add gasoline and oil to the Reservoir. Woods Hollow Development will add more. How much additional contaminants do we want in this water? I swam in the lake in the 1960's. I wouldn't now and I'm hesitant to let my dogs cool off in it anymore.

### Sewage Treatment –

In a letter dated April 6, 2022, from the McLaren Engineering Group (signed by John Romeo, P.E.) and David H. Bogardus, PLS of Northeast Land Survey & Land Development Consultants, P.C.), they stated that the current Resort has “a water treatment plant and a waste water treatment plant. It was constructed in the year 1970 and continues to operate at near full capacity.” Wow. Those developers must have had amazing insight into how that original planned small park could contain so much sewage and wastewater. *Residents have long suspected that this is not so. It is now 54 years old... inspection by ENCON or the APA as to its integrity? This treatment plant has had to support the planned RV residents plus their family and visitors for 54 years? Not only should this be determined safe with no effluent seeping into the water of the Sacandaga Reservoir, but, regular inspections of this plant one hopes the APA would insist on and monitor with public reports. **It is documented that the COVID-19 virus has been found in treated septic wastewater. It does not die in treatment. It continues to live wherever the treated sewage is discharged.***

For decades, boaters have dumped their boat toilets overboard into the water of the Sacandaga Reservoir. Residents have actually seen raw human sewage and toilet paper floating along the shore line of their Hudson River Regulating District locations. Currently, the Hudson River is a source of drinking water for cities, including New York City. Adding more human waste to the current possibilities is not attractive. When New York City has future need for much more water, what constraints will be put on this Reservoir? Will boating and Air BnB's be allowed? Will massive RV Resorts be allowed use of the Reservoir or will these be permitted as campsites only? Tourists will not be happy just sitting outside of their campers. I would not want to be a customer of this drinking water source now or in the future.

Tourism/Revenue through Air BnB's is also bringing thousands of people to the Reservoir dwellings. Original residences were built along the shore and septic drainage is questionable. No longer are homes occupied by a few people seasonally. Many more occupants = much more sewage.

### **Great Sacandaga Lake Sewer Project –**

This massive proposed project “could cost upwards of \$30 million” as stated by Fulton County Administrator Jon Stead on November 20, 2023 (Leader-Herald article dated March 13, 2024).

**Currently, construction of sewage pipe installation is underway at a projected cost of \$8.7 million which ends miles before this proposed Resort site.** Funding is covered by COVID-19 relief funds the County received totaling \$10.4 million. From Mayfield north to Northville, estimated costs are \$1 million per mile. “The Fulton County Board of Supervisors voted to **endorse the concept of extending the sewer lines** out to Northville during its April 2021 meeting.” (The Leader-Herald June 1, 2022.) They ENDORSED the concept...who is going to pay for it?

We have a new Republican President and changes to President Biden's administration's plans could happen. U.S. Rep. Elise Stefanik helped earmark the project. President elect Donald Trump has just announced that she will be his U. S. Ambassador to the United Nations...who will pick up the reigns for continued funding for this project? Mayfield's contribution of wastewater is quoted as basically insignificant to the amount of the proposed project. Mayfield has built its own Village treatment site. This project is to **allow access to sewage for the ST HWY 30 development of businesses.**

Continuation of this ST HWY 30 Corridor Sewer Project is not guaranteed and this Paradise Point Resort and RV Park Development is counting on it for its sewage disposal. What contingency plans are in their architectural plans?

### **Public Safety -**

Fire Department:

Mayfield has a rural fire department of phenomenal people and we are very proud of and thankful for these volunteers who not only answer to fires, but they are emergency responders for 911 calls to aid and assist those who have a medical emergency and answer the call while ambulances come from other communities to transport those in need.

On July 4<sup>th</sup> weekend of 2022, all ambulances in Fulton County were at calls at the same time. Both Med Flight helicopters from another county were also engaged. What a traumatic scenario for anyone else needing emergency response. Obviously, we are not equipped to promise safety to more people in this area.

Northville also has a rural volunteer fire department that is Mayfield's backup for structure fires. Again, these men and women are excellent responders and have had to assist our Mayfield Fire

Department whenever the need is called in. We feel that overloading our volunteers is not only unsafe, but, strategically unjustified.

NYS Police and Fulton County Sheriff's Department:

The New York State Police have always had a site in Mayfield. They are excellent, but they can be overwhelmed with emergency calls. Our Fulton County Sheriff's Department is also top-notch for response to calls. However, it is understaffed and this County does not have the finances to attract more deputies. Road patrols have been cut due to lack of staffing.

**How can our small communities be assured that public safety resources will not be saturated with calls when we continue to use tourism to bring in revenue?**

### **Security -**

How many employees of the Resort will be dedicated to 24-hour security? One person doesn't seem to be enough considering the dynamics of people today. Trespassing onto private property has been experienced from the present Resort. Today's public has an attitude of "entitlement". We are told "I'm here spending money and I can do anything I want". A road sign almost across from the present entrance states "Don't Block Driveway" ...provided by the current Resort at a resident's driveway since visitors disregard our personal property, convenience and safety. One person answering the office phone is not Security. Foot patrols, lifeguards in swimming pools if they are also in this 2<sup>nd</sup> development proposal, as in the first, should be required.

### **Historical Preservation –**

This area is the location of historical Revolutionary War residents – both Loyalists and Colonists. It has a very active history, documented by New York State Historical Markers. One such marker is located opposite the Dunham Home, site of an Indian raid of Mohawk Indians loyal to Sir William Johnson and who were aided by local residents along Paradise Point Road and Dennie Hollow (where I live and have found Indian arrowheads). Indian running paths used to travel to Canada by Sir William Johnson, wife Catherine and children along with Indian soldiers, are documented in this land. Landowners' deeds date back to these families, including mine. The Lexington ARC home directly across the road from this new site is a documented home of the Dennie family, Loyalists or Tories, to King George of England who aided the Mohawks with information on Colonist activities and locations.

**The original Resort Development dated 2022, Page 13 Of 13, letter f, asked "Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ANSWER: NO. What about the flooded Sacandaga River Valley containing homes,**

farms, barns, schools, FG&G Railroad lines and depots, graves not able to be moved before the 1930 flooding including family cemeteries and Indian burial grounds. Do these not matter?

On this same page, letter “e”, asked “Does the project site contain, or is it substantially contiguous to a building, archaeological site, or district which is listed in the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ANSWER: NO

The Colonial Dennie family is buried in their family cemetery located in the new development site. There may also be Mohawk Indians interred here. I sincerely believe that the New York State Historic Preservation Agency and the Tribes Hill Heritage Center need to be apprised of this proposed development. Marjorie Dancing Wind Heacock presented her heritage and interest in preserving Indian history to the Mayfield Historical Society on April 17, 2023. She stated that the Sacandaga Reservoir was originally a hunting area for the Indians. Her Heritage Center has numerous displays of Indian artifacts showing the difference between Algonquin and Iroquois living. (see Attachments 1 and 2)

Indian arrowheads and pottery pieces have been found by many residents walking the shores of the flooded Sacandaga River (Sacandaga Reservoir) and some are displayed at the Rice Homestead, site of the Mayfield Historical Society. This home was built in 1790 by Oliver Rice, a messenger boy for General George Washington during the Revolutionary War. My father was in charge of maintaining this historical home by the elderly descendants in the 1960's. As a child, I accompanied him when he opened up their family home in early summer anticipating their arrival. He charged me with the importance of preserving this historical home and explaining its tie to the Revolution. I am a proud member of our Historical Society which my parents financially supported in order to save this post-Revolutionary Home. This home documents the fight for liberty of a poor man and is the exact opposite of Johnson Hall in Johnstown, NY, the mammoth, opulent dwelling of the rich Baron Sir William Johnson.

### **Tourism –**

New York State and Fulton County are promoting tourism as a way to support taxes. We wonder how this project can honestly accomplish that due to the costs needed for Safety, Fire response, security, and traffic concerns. **Demolish pristine, quiet, heavily forested land inhabited by various animals and birds. This will “Pave Paradise and Put Up a Parking Lot”, Joni Mitchell 1970.**

Demolish peacefulness and quiet living environments for residents, many of whom are land owners who date to pre-Revolutionary times. **That does not equate with a Historical Preservation Tourism promotion. This project will lower our property values. We do not want this development.**

### **Woods Hollow Recreation Park Proposal –**

This is another unwanted development. Residents of the area and others raised their concerns publicly numerous times and were shot down. *We don't need more boat traffic and detrimental occurrences* as stated above under "Security" and "Public Safety".

Fulton County purchased land near the Sacandaga Reservoir in Northville to build a museum and visitor center, "The Great Sacandaga Lake Museum & Visitors Center". It has recently been renamed "The Great Sacandaga Lake Discovery Center". According to Fulton County Administrator Jon Stead, "History will still remain a major focus for the center regardless of the name. We still have programming and things we're going to be working out with all the historians and community groups both in Fulton County and Saratoga County. But a lot of it's going to be very similar to that great documentary, 'Harnessing Nature'." The Leader-Herald newspaper continues saying "That 2017 documentary from the Great Sacandaga Lake Advisory focuses on the controversial creation of the reservoir in the 1920s. Originally a valley spotted with logging communities in the 1800's, the state booted out residents in the area through eminent domain to create a dam designed to prevent downstream flooding." This 35.15-acre project cost was \$1.2 million to build the Great Sacandaga Lake History Museum. According to our Administrator of Fulton County, Jon Stead, Leader-Herald newspaper front page April 29, 2022, "This will be part of the tourism development program that we've been building right along. We hope to run a majority of the revenue through costs that we get through the tourism program and the hotel/motel tax." **Mayfield needs to promote developers of hotel/motel sites to encourage tourism, not air, water, noise and traffic concerns.**

### **Traffic Safety –**

Residents were concerned with the Woods Hollow Development for many reasons. One was the increased traffic of campers and the ability to safely leave and enter NYS Hwy 30, a 2-lane highway. We are concerned with the NYSDOT approval for this Sunset Bay Resort development to have the main entry located on this highway. There is a crest in a hill heading to this entry so that north bound drivers will not have a clear view of Resort residents pulling into or out of the driveway. There is not a turn off lane and those exiting the Resort will have to cut across said highway to head South. Our ST HWY 30 is old and narrow. Shoulders are not wide and have deep ditches for drainage. It was not built for this type of traffic and modern large sized vehicles. This was also a concern publicly conveyed regarding the Woods Hollow Development.

**The Mayfield Comprehensive Plan adopted 2013 states that "any RV park of more than 16 lots must have 2 points of access."** It should be "designed and strategically located for the safe and convenient movement into or out of the RV Park and to minimize friction with the free movement of traffic on a public highway, road or street." The vacationers coming to the



Sacandaga area are NOT all retirees who stay put in their RV's. Young people with children are also affording this type of living and they want entertainment day and night. They will drive in and out of this development.

For more than 2 ½ years, this proposed development has not allowed any public speaking to express the concerns and adamant dissent of residents. Yet, the Mayfield Town Planning Board Meeting Minutes dated September 18, 2024, documents that "the applicant met with property owner Tim Delany and looked at the feasibility of moving the garbage there." (NYS HWY 30). (Attachment 3)

What about other property owners and affected residents being able to convey their concerns? This is discrimination. Is it because we are not considered to have viable questions answered? Is it because I am a female? I publicly asked at the last Planning Board meeting on April 22, 2022, when Sean Geraghty was the Fulton County Senior Planner, "Gentlemen, when will we know when we can speak?" His reply was "You'll know when you can speak." The residents in attendance were not happy with this response and obviously I was not either. Many attendees spoke to me after exiting this meeting in the parking lot. They were extremely supportive to have me voice their concerns since they were afraid to speak publicly. This is not how our government is supposed to represent its citizens.

### **In Conclusion -**

I know this is lengthy. A simple outline of concerns doesn't seem to detail what we have not been able to express. We are tired of being kept from having no freedom of speech.

Once this 363 new unit development may be approved, how many more sites will be added? The engineering plan originally submitted in 2022 has been pulled. At public meetings the developers balked at having to build an access on ST Hwy 30 due to the expense of excavating through the rock ledge and raised land site. Obviously, the revised development proposal now has 363 units verses the original 685 units due to the cost for the ST Hwy access.

Future revenue for the Mayfield area can be garnered with Highway development. We do not need any more boat traffic and pollution on the Sacandaga. Local residents are fearful of going out on the water during holidays and weekends since the introduction of much bigger high-speed boats and cigarette boats. Their roaring engines are heard beyond the lake shores.

We need to have several small motels and restaurants to draw people to this area during summer and winter. The planned "Great Sacandaga Lake Discovery Center" could become a tourist draw but they need somewhere to stay and eat. We need to expand our public beach access and continue to maintain snowmobile, ski and snow shoe trails. We need to encourage marinas and private citizens to engage in boat tours of the Sacandaga. We need to encourage the building of restaurants along the shores for visitors and tours to dock and patronize new businesses. If \$30 million is somehow received to pump sewage 20 miles from Northville to the

Gloversville-Johnstown Wastewater Plant, why can't we seek millions to enhance tourism a different way than this Sunset Bay Resort expansion?

The Mayfield Comprehensive Plan adopted 2013 is to be updated no later than every five (5) years according to its Resolution 121-2013. (Attachment 4) I have not seen any changes. Our needs are definitely going in diverse directions and should be revised and addressed to enhance our infrastructure and community needs and public concerns for this beautiful area.

Please, please deeply consider our fears for this special area in the Adirondack Park and historical region dating back to the beginning of the Colonies becoming the United States of America.

Carol A. Jablonski

And Residents affected by Sunset Bay Resort Expansion on Paradise Point Road, Mayfield, NY

Attachments:

1. State Historic Preservation Office/NYS Office of Parks, Recreation & Historic Preservation Human Remains Discovery Protocol (January 2021) – NYS Archaeology Unit Josalyn Ferguson contact: 518-268-2166
2. Indigenous Nation Areas of Interest in NYS August 2024
3. Page 2 of Mayfield Town Planning Board Meeting September 18, 2024, Tim Delany property owner concerns
4. Page 125 of the Mayfield Comprehensive Plan Adopted 2013

**State Historic Preservation Office/  
New York State Office of Parks, Recreation and Historic Preservation  
Human Remains Discovery Protocol  
(January 2021)**

If human remains are encountered during construction or archaeological investigations, the New York State Historic Preservation Office (SHPO) recommends that the following protocol is implemented.

- Human remains shall be treated with dignity and respect. Should human remains or suspected human remains be encountered, work in the general area of the discovery shall stop immediately and the location shall be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine if they are human, the remains and any associated materials shall be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist shall assess the remains in situ to help determine if they are human.
- If the remains are determined to be human, law enforcement, the SHPO, the appropriate Indian Nations, and the involved state and federal agencies shall be notified immediately. If law enforcement determines that the burial site is not a criminal matter, no skeletal remains or associated materials shall be removed until appropriate consultation takes place.
- If human remains are determined to be Native American, they shall be left in place and protected from further disturbance until a plan for their avoidance or removal is developed. Please note that avoidance is the preferred option of the SHPO and the Indian Nations. The involved agency shall consult SHPO and the appropriate Indian Nations to develop a plan of action. Photographs of Native American human remains and associated materials should not be taken without consulting with the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains shall be left in place and protected from further disturbance until a plan for their avoidance or removal is developed. Please note that avoidance is the preferred option of the SHPO. The involved agency shall consult SHPO and other appropriate parties to develop a plan of action.
- The SHPO recommends that burial information is not released to the public to protect burial sites from possible looting.

---

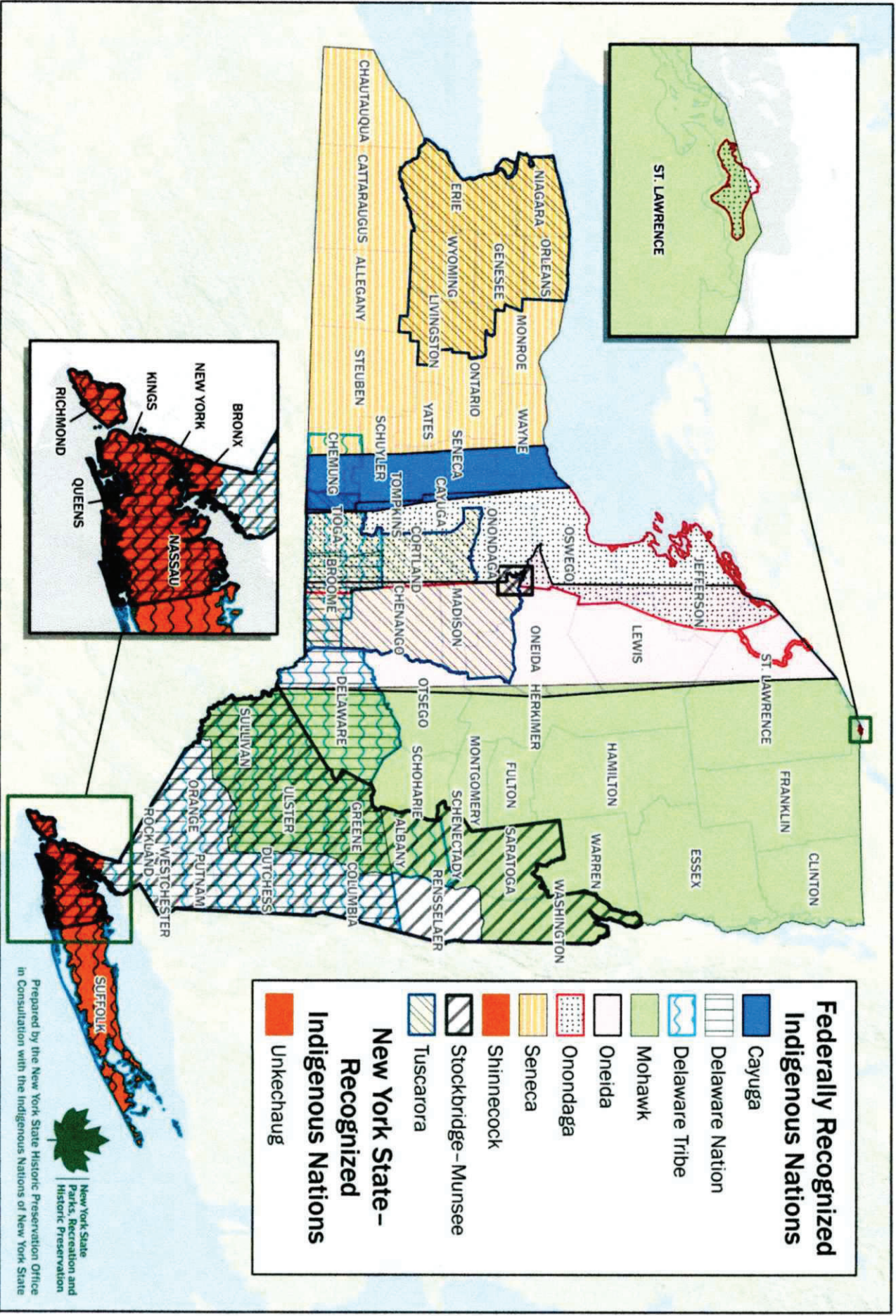
**Division for Historic Preservation**



# Indigenous Nation Areas of Interest in New York State

For tribal consultation purposes only. If a project is located near a boundary, please consult the adjacent Indigenous Nation(s).

August 2024





wastewater treatment plant, a marina with docks, an office building and a community building. The proposal will be to include an entrance along NYS-30, where a curbcut is currently located.

The properties are within the Mixed-Use and Agricultural 2 Zoning Districts and an RV Park / Campground is an allowed use within both Zoning Districts. According to the Town of Mayfield 2017 Zoning Ordinance, an RV Park/ Campground is defined as Any parcel of land that is planned or improved for the placement of 3 or more RVs or 3 or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters.

The project is within the Adirondack Park and classified under the Moderate Intensity Use of the Adirondack Park Agency.

There are parcels within 500' that are enrolled into Fulton County Agricultural District #1, and no wetlands have been identified on the identified parcels.

#### DISCUSSION:

Mr. Ferguson of EDP gave an introduction to the project and stated that the 363 units will be added to the current 299 along Paradise Point Road. He stated that the main entrance will be along NYS-30 for the new units which will have a breakaway fence between the two sections.

Mr. Miles inquired if emergency services would be able to access the two sections.

Mr. Ferguson indicated they would be able to.

Mr. Rauch mentioned that working with emergency vehicles on accessing the secondary exit of the current section would be beneficial as there needs to be specific number of entrances per the International Fire Code.

Mr. Ferguson also indicated that the entrance on Paradise Point Road will be pushed further west and will have the ability for 10 vehicles to queue up to not cause traffic issues on the local road.

Chairman Kessler inquired about the garbage and if it would be moved to NYS-30.

Mr. Bogardus indicated that the applicant met with property owner Tim Delany and looked at the feasibility of moving the garbage there.

Mr. Enfield indicated that the Sunset Bay staff go around to each unit and pick up garbage on a daily or several times a week.

Vice Chairman Howland inquired about the road width.

Mr. Ferguson stated that it would be the same as Woods Hollow RV Park.

Mr. Enfield indicated that as this project is an expansion to the current park, some corrective actions can be looked at to the old section. He stated that as the RV Park predated zoning there would be updates to the fencing so visitors are not allowed to get in through gaps in the fencing.

Mr. Barbosa stated he is working with the applicant and the Town of Mayfield Highway Superintendent on what would be necessary to achieve this. He mentioned there would be sample updates done fall 2024.

Vice Chairman Howland stated that he would not like construction vehicles to be on Paradise Point Road.

**CHAPTER XII**  
**PERIODIC REVIEW OF COMPREHENSIVE PLAN**

*Adopted 2013*

The Comprehensive Plan shall be annually reviewed, by the Town Planning Board, at their January meeting. The Planning Board shall review all of the activity/issues they discussed and were involved with over the past year. The Planning Board shall seek input from the Code Enforcement Officer, Zoning Board of Appeals, Town Attorney on whether any issues or concerns have been identified over the past year with the content of the Comprehensive Plan. At its January meeting, if the Planning Board determines that the Comprehensive Plan should be amended, the Planning Board shall develop and submit recommendations to the Town Board on how the Comprehensive Plan should be updated. If the Planning Board recommends no update is necessary, no action shall be taken by the Town Board. If the Planning Board recommends that the entire Comprehensive Plan should be revised, the Town Board shall either appoint a Special Board consisting of community volunteers or direct the Planning Board to draft a revised Comprehensive Plan.

The Comprehensive Plan shall be updated no later than every five (5) years.

*Resolution 121-2013*

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [flyaj3@gmail.com](mailto:flyaj3@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 10:03:07 PM

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Please copy "2024-0270, Mark Keneston, [flyaj3@gmail.com](mailto:flyaj3@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Mark Keneston  
Email from: [flyaj3@gmail.com](mailto:flyaj3@gmail.com)  
Address: 16 Birchtree Ln Ballston Spa NY 12020  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

I vehemently oppose any expansion of the sunset bay RV park. It is over crowded now, the road is heavily traveled, they continue to alter the natural landscape, the noise pollution and smoke is disrupting to neighbors. They have enough there now. I vote no to the expansion.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Knight.barbara@comcast.net](mailto:Knight.barbara@comcast.net)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 6:46:12 AM

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Please copy "2024-0270, Barbara Knight, [Knight.barbara@comcast.net](mailto:Knight.barbara@comcast.net)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Barbara Knight  
Email from: [Knight.barbara@comcast.net](mailto:Knight.barbara@comcast.net)  
Address: 3 Bayview Road Mayfield 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

The extension to Sunset Bay would be a mistake and is an example of pure greed on the part of the owners. It's already over crowded with inconsiderate boaters (many but not all) who ignore or don't understand what no wake means. People come to GSL because of its unspoiled nature and its LACK of touristy features. All of this over building will end up being a huge mistake for the overall health of the current landowners and businesses who will be overwhelmed and unable to cater to all these people. Get ready for lines at the gas pumps, no tables at the very few lakefront restaurants, overcrowded supermarkets, etc.



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [janetkk@aol.com](mailto:janetkk@aol.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 9:11:02 PM

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Please copy "2024-0270, Janet König, [janetkk@aol.com](mailto:janetkk@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Janet König  
Email from: [janetkk@aol.com](mailto:janetkk@aol.com)  
Address: 14 Heather Lane Edinburg NY 12134  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

We are already overwhelmed by the boat traffic on the lake. This "park" will increase car and boat traffic and will be a health hazard to the lake.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sampleme1968@gmail.com](mailto:sampleme1968@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 12:28:02 PM

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Please copy "2024-0270, Lori MacGregor, [sampleme1968@gmail.com](mailto:sampleme1968@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Lori MacGregor  
Email from: [sampleme1968@gmail.com](mailto:sampleme1968@gmail.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

A mommy and her fawn walked around Sunset Bay early morning...if they cut down all those trees it will affect wild life severly...I believe Adirondack Parks goal is to preserve the Adirondacks and its wild life...374 more camps will do the opposite...there is already another new camp ground being build near animal land...please wait to see how that campground effects the town and lake first...thank you so much

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [melissamcspirit@gmail.com](mailto:melissamcspirit@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 6:15:15 AM

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Please copy "2024-0270, Melissa Mcspirit, [melissamcspirit@gmail.com](mailto:melissamcspirit@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Melissa Mcspirit  
Email from: [melissamcspirit@gmail.com](mailto:melissamcspirit@gmail.com)  
Address: 33 Broad St Gloversville NY 12078  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

This should not be built. Ruining the area.

**From:** [Lynette Metz](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project 2024-0270; Sunset Bay RV Park, Inc.; Ariel Lynch  
**Date:** Sunday, August 24, 2025 8:11:52 PM

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You don't often get email from lynetteametz@gmail.com. [Learn why this is important](#)

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I'm very concerned about the additional traffic on the roads AND lake. This is an area of the lake that is very popular and becomes crazy on weekend and summer holidays. We are members of the Mayfield Yacht Club in Mayfield and frankly, we only use our boat during the week because weekends are crazy in the area. Having said that, perhaps you can consider approving a smaller project. We have a camp in Northville across the lake from the Northampton State Campground & boat launch. That gets busy too but is manageable because the number of sites is limited and hasn't increased in years.

Lynette Metz

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Karenheathmiller@gmail.com](mailto:Karenheathmiller@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 4:24:58 PM

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Please copy "2024-0270, Jim and Karen Miller, [Karenheathmiller@gmail.com](mailto:Karenheathmiller@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Jim and Karen Miller  
Email from: [Karenheathmiller@gmail.com](mailto:Karenheathmiller@gmail.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

We own a camp at Sunset Bay Campers Association at 2013 State Highway 30, Mayfield NY. We are located next to Sunset Bay and are submitting these comments in opposition to the proposed expansion of Sunset Bay. We are concerned about the influx of boaters this expansion will bring to the southern end of GSL. We are opposed to the increased traffic this expansion will bring to the area in general, but especially on Rt 30 near the proposed entrance of this project. We are concerned about being able to maintain the water levels in our wells.

We are asking that anyone involved to please not approve of this project. Thank you.

Jim and Karen Miller  
518-265-8396

**From:** [alexis ostrander](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Sunset Bay Project Mayfield  
**Date:** Friday, May 16, 2025 9:23:15 PM

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To whom it may concern,

I am writing in response to the “ proposed” Sunset Bay Campground Expansion. I own 2 homes on Paradise Point Road Ext( right behind the back entrance to the campground). Fur the past 2 years we have to close our windows at night due to the campfire smoke that seems to have a direct path to our homes. If we leave our windows open the entire home smells of firewood. We have also had campers walk there dogs on our private road to do their business. We have put signs up at our own expense to help deter this.

Regarding expansion of said campground how are you going to manage the water and septic issues. During high usage times (holidays) the sewage odor is horrendous and that also heads in our direction. We have concern over our wells. The campground has a well known issue with running out of water and as a permanent year round resident I am concerned over the effects that expanding will only make these issues worse. Also many of the people that have camps in Sunset bay park there cars on the road leading to our homes. The road is narrow as it is and this is an inconvenience for permanent year round residents.

The “ fence” that has been half completed is not very attractive

The sites that we have to view from our homes is unsightly ( I will attach photos)

The traffic that will undoubtedly come from this expansion will not help an all ready ragged worn out road to start and only add to the deteriorating conditions of it.

Boat traffic on the lake will increase considerably and as we live so close to the campground when these campers pull out onto the lake they have no concern for the docks and boat of year round residents, the speed with which they emerge from the campground and the wake they leave sends our docks and boats bouncing terribly.

I'm sure there are many more issues to address them just the above but as a full time permanent resident I do oppose this expansion. Thank you for your time

























Sincerely  
Alexis and Wes Ostrander  
Sent from my iPhone

**From:** [Christopher Amato](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Executivedirector@protectadks.org](mailto:Executivedirector@protectadks.org)  
**Subject:** "Project 2024-0270; Sunset Bay RV Park, Inc.; Ariel Lynch"  
**Date:** Thursday, September 11, 2025 3:29:27 PM  
**Attachments:** [Protect Comments on Sunset Bay RV Park 09.11.2025.pdf](#)

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Dear Ms. Lynch:

Attached please find the comments of Protect the Adirondacks on the above-referenced project.

Regards,

Christopher Amato  
Conservation Director and Counsel  
Protect the Adirondacks  
P.O. Box 48  
North Creek, NY 12853  
(518) 251-2700 (o)  
(518) 860-3696 (c)



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Christopher Amato, Esq.  
**Conservation Director  
and Counsel**

Peter Bauer  
**Fundraising  
Coordinator**

#### **Via Email**

September 11, 2025

Ariel Lynch  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re: Sunset Bay RV Park, Inc.  
APA Project No. 2024-0270  
NYS Route 30 & Paradise Point Road  
Town of Mayfield, Fulton County  
Tax Parcels 88.-4-18, 88.-4-20, 88.-4-21 & 88.-4-37.12**

Dear Ms. Lynch:

Protect the Adirondacks (PROTECT) appreciates the opportunity to submit comments on the above-referenced application, which proposes the expansion of an existing RV park on approximately 89 acres of land classified as Low Intensity Use by the Adirondack Park Land Use and Development Plan Map (the "Project Site").

PROTECT opposes approval of this application because the application fails to include any analysis of the potential environmental impacts to Great Sacandaga Lake of the proposal to more than double the size of the Sunset Bay RV park and fails to include any science-based analysis of the climate change impacts of the proposed development. In addition, the proposed intensity of development is inconsistent with the Project Site's classification as Low Intensity Use. Consequently, the Adirondack Park Agency (APA) cannot make the statutory findings necessary for project approval.

#### **The Application Includes No Analysis of Potential Environmental or Recreational Impacts**

The proposed Project entails expansion of the Sunset Bay RV Resort by adding a 357-unit RV campground adjacent to the existing resort. The Sunset Bay RV Park currently has 283 RV sites. Thus, the proposed

**Protect the Adirondacks**

PO Box 48, North Creek, NY 12853 518.251.2700

[www.protectadks.org](http://www.protectadks.org) [info@protectadks.org](mailto:info@protectadks.org)

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addition of 357 sites represents a 126% increase in the current development, all of which is located in close proximity to Great Sacandaga Lake.

The expansion also includes construction of three bathhouses (600 SF each); two office/registration buildings (480 SF each); one community building & pool house (2400 SF); two sport courts; and one outdoor amphitheater.

The proposed expansion includes a stormwater runoff collection system and will be connected to a municipal sewer. While these measures will reduce some of the project's impacts, the application fails to meaningfully analyze the impacts to the natural resources in and around Great Sacandaga Lake from the proposed massive influx of seasonal residents. The proposed expansion will add up to 775 people each day to the Project Site during spring, summer and fall and result in 60 additional car and truck trips each day during the week during the one-hour peak traffic period. In addition, the hundreds of additional RV users will have access to Great Sacandaga Lake via the small existing beach at Sunset Bay RV Park, yet no improvements or expansion of the beach facilities to accommodate this massive increase in use is proposed. There is no analysis of impacts to either Great Sacandaga Lake or the surrounding upland areas of this massive increase in recreational use.

The applicant has failed to provide any meaningful analysis of the impacts to Great Sacandaga Lake of the significant increase in recreational use resulting from the proposed expansion. Thus, the APA cannot make the required statutory findings for project approval.

### **The Proposed Project is Inconsistent With the Low Intensity Use Classification**

The APA Act specifies that Low Intensity Use areas are intended to support limited development that protects ecological integrity, while allowing for residential housing and associated services at a low density. Executive Law § 805(3)(e)(2).

This proposed project provides no permanent housing, dramatically exceeds what could be considered "low-intensity" development, and fails to protect the physical and biological resources of Great Sacandaga Lake.

The proposed expansion is therefore inconsistent with the site's land use classification and should be denied on that basis.

### **The Application Fails to Address Climate Change Impacts**

As noted above, the expansion will result in a significant increase in vehicular traffic at the site. However, there is no analysis of greenhouse gas (GHG) emissions from the projected increase in vehicular traffic, a significant omission in light of New York State's climate goals and the requirements of the Climate Leadership and Community Protection Act.

In addition, the applicant proposes to clear-cut 24 acres of forest to make way for the proposed expansion. The applicant acknowledges that the clearing of 24 acres of forest will reduce carbon sequestration, yet provides no quantifiable assessment of the impact this deforestation will have



on carbon sequestration. While the application acknowledges some carbon loss and suggests planting vegetation, no data is presented to support the adequacy or effectiveness of this mitigation.

### **Conclusion**

PROTECT opposes approval of this project in its current form, because it is unreasonably and unnecessarily large, is unsupported by the required environmental impacts analysis, and is inconsistent with the Project Site's classification as Low Intensity Use.

On behalf of the Board of Directors of PROTECT, please accept our gratitude for the opportunity to share our comments on this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Amato", with a stylized flourish at the end.

Christopher Amato  
Conservation Director and Counsel

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, August 27, 2025 11:41:07 AM

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Please copy "2024-0270, Jacob Reed, [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Jacob Reed  
Email from: [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

My first comment is that the storm management areas include runoff control such as a rain garden with different native trees, shrubs, and grasses to absorb runoff and possible pollutants. With this project being so close to the Great Sacandaga Lake, it's important to make sure runoff to the lake is kept to a minimum. My second comment is since this project would involve clearing forested land, I would hope new trees would be planted throughout the RV Park to replant some of what was lost.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dfthomas@nycap.rr.com](mailto:dfthomas@nycap.rr.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Tuesday, September 9, 2025 8:49:32 PM

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Please copy "2024-0270, Daniel Thomas, [dfthomas@nycap.rr.com](mailto:dfthomas@nycap.rr.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Daniel Thomas  
Email from: [dfthomas@nycap.rr.com](mailto:dfthomas@nycap.rr.com)  
Address: 110 Paradise Point Road Extension Mayfield New York 12117  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

Dear APA board members,

We object to the proposed expansion of Sunset Bay RV Park for the following reasons:

1. Concern for depleting the underground aquifer that we and our neighbors draw our well water from causing our wells to run dry. (Current plans to test a new well for the expansion of the campground at time when maximum amount of water for existing users isn't being drawn from the aquifer does not make sense. Why not test on a holiday weekend when the campground is at maximum capacity and the maximum amount of water is being used by all existing parties?)
2. Increased traffic on Paradise Point Road.
3. Increased smoke pollution from the additional RV sites. The nighttime cooling wind pattern brings air from the current campground toward the lake. Our home is between the campground and the lake. Every night of spring, summer and fall we have to completely close our home and run air conditioners and air purifiers to be able to breathe while sleeping. My wife has asthma and additional smoke pollution for the proposed expansion will only exacerbate her condition.
4. Increased trespassers on our driveways and properties from curious campers.
5. Depreciation of our property value from all of the above listed items.
6. Concern for disruption of the ecosystem and wildlife in the expansion area. It's very disheartening to see what land clearing can do to wildlife standing stunned after their habitat has been destroyed, even after these types projects have all the proper impact studies and receive approval to remove forest land. I have witnessed deer standing in the midst of heavy equipment moving about project sites first-hand. It appears most all of the trees will be removed from the expansion area as show on the current plans.
7. If approved we are concerned that the facility may not adhere to what is shown on the reviewed documents, for example there is an additional RV site that was recently set up north of the second entrance, called Gate 4 on the submitted plans, with entry to the site from Paradise Point Road. That site appeared to be a parking lot last year with entry from within the campground. It's not shown on plan drawing 6 of 15. Is this something requiring approval from the town or Adirondack Park Agency and has it been approved? How would anyone know if additional sites are being added inside the facility?
8. Would campers at the new RV sites be allowed to use the beach for swimming? It seems like the beach would be too small and become overcrowded causing a health issue.

9. Some of the current campers have been parking in a neighbor's driveway without permission. How is parking along Paradise Point Road going to be enforced? By the campground management, by the town, or by State Police?

Comments on the drawings submitted for the project:

1. There is a gate shown to divide the new area from the old only allowing golf carts to pass. How can we be assured this gate will be maintained and not removed once the project is complete? If removed this would allow much more traffic into our neighborhood.
2. On the cover sheet under site statistics - what is the maximum capacity of people allowed in this new area for the proposed extension?
3. Earlier versions of plans submitted to the Town of Mayfield indicated a fence all the way down Paradise Point Road to the second existing entrance called Gate 4 on the plans submitted which is opposite our neighborhood. In the plans submitted for APA approval this fence has been removed. Why?? This fence would help to keep campers from trespassing on our neighborhood properties.

Sincerely,  
Daniel Thomas

**From:** [Lisa Thomas](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Dan Thomas](#)  
**Subject:** Project 2024-0270 Sunset Bay RV Park Inc. Ariel Lynch  
**Date:** Thursday, September 11, 2025 11:17:00 AM

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As a taxpayer of Fulton County AND a close proximity neighbor to the proposed expansion I would like to express my concerns and state my OPPOSITION to this proposed project. We have lived at 110 Paradise Point Rd Ext. for 10 years. We are extremely concerned about the health and air pollution in our neighborhood. Sadly, when the campground is open from mid May to mid October, we are unable to keep our windows open due to the extreme campfire smoke. We are extremely concerned that adding 353 sites is going to triple the bad air pollution we currently have. As a cancer survivor and someone with asthma, I am very concerned for my health and others if this expansion goes through and campers are allowed to have campfires. I see they want to expand the season from mid-October to October 31st. I am concerned about the condition of the road. We are told that there will be no boat launching so the campers will need to access the marinas by driving down Paradise point Rd. and Lakeside Drive. This will be a lot of traffic and congestion on our road. The potholes are so bad right now that we have to drive down the middle just to get to our homes. The campground does not enforce any of their rules. The ditches are filled with leaves that the campers throw in when we have heavy rain the culverts get jammed in the mud flows down our road. They promised us fencing and all we got were green tarps which do not even cover all the sites. People are allowed to put refrigerators and all kinds of stuff on their decks and it's very unsightly. They let the guest and the campers park up and down Paradise point Road even with no parking signs. We are also very concerned about our water tables and our Wells and our neighborhood. They offered to test our Wells, but we had to sign a waiver, saying they're not responsible, if a problem arises from it. They are also not being honest about when they're going to test our wells. They need to be tested during a holiday and a busy weekend. It is a known fact that the campground will run out of water on a holiday weekend where they lock the bathrooms. We know this because our neighbor was in the park for years. We are also concerned that they will not have any trees on this proposed expansion. Basically changing the area in the Adirondacks. I thank you for your time and listening to my concerns opposing this project.

Lisa Thomas

Sent from my iPhone

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pearl5577@aol.com](mailto:pearl5577@aol.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Thursday, September 11, 2025 11:34:10 AM

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Please copy "2024-0270, Valerie Toscano, [pearl5577@aol.com](mailto:pearl5577@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Valerie Toscano  
Email from: [pearl5577@aol.com](mailto:pearl5577@aol.com)  
Address:  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

Hello again,  
If you want to increase your development to maintain the cost of running an RV campsite.  
Don't increase, decrease what you have to increase your finances.  
Make improvements with what you have, increase the price to stay at your park.  
There are other ways to gain financially to maintain the park.  
Research this, if your motive is to maintain the property and need more money.  
Don't work harder work smarter

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [trantclan@gmail.com](mailto:trantclan@gmail.com)  
**Subject:** APA Project 2024-0270 Public Comments  
**Date:** Wednesday, September 10, 2025 6:12:34 PM

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Please copy "2024-0270, Gerald Trant, [trantclan@gmail.com](mailto:trantclan@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Ariel Lynch  
Comments from: Gerald Trant  
Email from: [trantclan@gmail.com](mailto:trantclan@gmail.com)  
Address: 1192 Kathan Road Corinth NY 12822  
Re: Agency Project 2024-0270, Sunset Bay RV Park, Inc.

My Comments:

Totally oppose this expansion. Especially concerned about the effect on the entire GSL environment.

**From:** [Bruce Trombley](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** "Project 2024-0270; Sunset Bay RV Park, Inc.; Ariel Lynch"  
**Date:** Thursday, September 11, 2025 6:15:01 AM

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Dear sir or madam:

I absolutely oppose this monstrosity of expansion. Its scale is imposing and the # of seasonal residents it will draw will have negative impacts on the quality of life for permanent residents. We live on the GSL because we enjoy the tranquility and peace. We do not want congestion and we certainly don't appreciate the seasonal vacationers who disrespect the lake in sooooo many ways. This is about corporate greed with no care for the environment or community who have maintained it. Please stand up against this and protect our quiet enjoyment of this community.

Many thanks,

Bruce Trombley

110 Boblin Marina Drive

Mayfield, NY 12117

1bltrombley@gmail.com

(585) 455-3424