



**September 25, 2025**

**Ms. Ariel Lynch** ([ariel.lynch@apa.ny.gov](mailto:ariel.lynch@apa.ny.gov))

Environmental Program Specialist 2

**Sent Via Email Only**

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



Regarding: Sunset Bay RV Resort Expansion  
APA Project Number 2024-0270

**Dear Ms. Lynch:**

The Environmental Design Partnership, LLP (EDP) represents the Applicant, Sunset Bay RV Park, Inc, in the pursuit of the necessary approvals for the Sunset Bay RV Resort Expansion Project. EDP has reviewed comments received by the APA during the public comment period. Most, if not all, of the comments relate to issues that were discussed during the Site Plan and Special Use Permit review and approval process with the Town of Mayfield Planning Board. The Application for Site Plan Review and Special Use Permit was first presented to the Mayfield Planning Board in September 2024. After numerous meetings with the Planning Board during which the Planning Board received public comments, substantially similar to the comments submitted to the APA, we anticipate receiving approval 13 months later in October 2025. Over the lengthy approval process the Site Plan was revised and site-specific special studies were commissioned to address comments of the Planning Board and public to ensure Project impacts were adequately mitigated.

The site-specific special studies prepared for the Project included a detailed traffic study, a visual impact study, an archaeological resources Phase 1A/1B study and a detailed water supply evaluation is being prepared in compliance with New York State Department of Health (NYSDOH) requirements. In addition to these studies, the Town of Mayfield Planning Board, Fulton County Planning Coordinator and Town Code Enforcement Officer conducted numerous site visits, during the peak of the summer season, to assess, firsthand, various neighbor concerns including noise, air quality, and general operation of the existing campground.

The most common concerns, conveyed by comments received by the APA during the public comment period, are related to traffic, quality of life impacts, size of the Project, water supply impacts, and impact on emergency services. As noted above, these concerns were addressed during the local Planning Board review process; however, for your convenience, we offer the following recapitulation of these concerns and how the concerns were addressed during the local Planning Board review process.

## **Traffic**

The Project, as originally proposed, included two site access points from Paradise Point Road with no direct access from State Route 30. Upon receiving initial feedback from the Planning Board an additional access directly to State Route 30 was added. After further discussion, and input from the public during the Public Hearing process, the proposed access was revised such that the only access to the proposed expansion area is directly from State Route 30. This revision is important in that the Project will have no impact on the traffic along Paradise Point Road. It should also be noted that this is to include boat trailer traffic. The Planning Board was sensitive to the possibility of additional boat trailer traffic on Paradise Point Road and the Site Plan includes provisions for access to the boat launch internally within the site directly from State Route 30. It is also worth noting that 'day launching' of boats is prohibited at the RV Resorts boat launch.

Gated and keyed access points are provided along Paradise Point Road for emergency services vehicles only. Residents within the expansion area will not have key card access to the Paradise Point Road entrance serving the existing RV Resort and may only access the site from State Route 30.

The New York State Department of Transportation (NYSDOT) has reviewed and approved the proposed State Route 30 entrance. As part of their review process, the NYSDOT reviewed a detailed traffic study which included a site-specific traffic count during the July 4<sup>th</sup> holiday weekend.

## **Quality of Life Concerns**

During the Planning Board review process several quality-of-life concerns were discussed in significant detail. These quality-of-life concerns primarily included air quality (campfire smoke), noise, visual impacts and security. The Planning Board took these concerns very seriously with several site visits conducted by members of the Planning Board, and their support staff, to understand first-hand how the existing RV Resort, and proposed expansion, potentially impacts the neighboring properties. The Planning Board generated a site visit log, attached, documenting their findings as summarized below.

Air quality, in the form of campfire smoke, was the primary concern voiced by neighbors proximate to the existing RV Resort. As a result of their site visits, over the July 4<sup>th</sup> holiday weekend and several other days over the following month, the Planning Board concluded that the air quality impact from campfire smoke on the neighboring properties was marginal and could be mitigated through a requirement for all campsites, within both the existing RV Resort and expansion area, to burn only seasoned hardwood where both hardwood and softwood are currently allowed. This conclusion was based upon the number of campfires observed, direct impact, if any on neighboring properties of those campfires, and location of the expansion area (nearly over 2,500 feet away from the most sensitive properties). It was noted by at least one observer that campfire smoke from properties outside the RV Resort was as significant, or more significant, than campfire smoke generated from within the RV Resort in the area of the most sensitive neighboring properties.

During the site visits conducted by the Planning Board, and supporting staff, general observations related to noise within the vicinity of the most sensitive neighboring properties was noted. Similar

to the campfire smoke concern, the Planning Board concluded that noise generated by the existing RV Resort was consistent with general neighborhood noise levels and that the location of the expansion area would adequately mitigate noise impacts simply due to the distance from sensitive receptors. It is worth noting that during the visits conducted on both July 4<sup>th</sup> and July 5<sup>th</sup> there was a live music performance at the community area of the existing RV Resort.

Visual and security impacts of the proposed expansion area and existing RV Resort were other quality-of-life concerns addressed during the Planning Board review process. The Applicant presented the Planning Board with numerous options relative to visual screening of the proposed expansion area and the Planning Board determined that a vegetative screening buffer along with a 4 ft fence would adequately address visual and security impacts of the proposed expansion area. In addition to addressing impacts associated with the RV Resort expansion, lengthy discussions and Planning Board site visits, were conducted to understand visual and security impacts associated with the existing RV Resort. Understanding the Planning Board and neighboring property owner's sensitivity to these concerns, the Owner / Applicant attempted to implement a solution to these concerns with the installation of a temporary fabric fence to provide both visual and security improvements along the existing RV Resort. The aesthetic impact of this fabric fence was not well received by either the Planning Board or neighboring property owners and the Owner / Applicant discontinued installation in favor of establishing a long-term solution with input from the Planning Board during the approval process. The Planning Board ultimately requested a combination of solid fencing, vegetative screening and wire fencing to address visual and security concerns associated with the existing RV Resort. The Applicant has committed to installing this fencing / screening in advanced of any construction work associated with the expansion area of the RV Resort. A photo simulation of the fencing / vegetative screening agreed upon by the Applicant and Planning Board is attached for reference.

### **Project Size**

A number of comments received relate to the overall size of the Project directly suggesting or implying that it should be reduced in size. While the overall number of sites is substantial, the density of the sites on the 57 +/- acre parcel is significantly less than allowed by Town Zoning and NYSDOH regulations. The Town of Mayfield local zoning code allows a density of 12 sites per gross acre or roughly 684 sites for the 57 +/- acre parcel (expansion area only). The proposed Project, with 357 sites, is just over 50% of the allowable density at 6.3 sites per acre.

### **Water Supply Concerns**

The impact of water supply of the proposed expanded RV Resort was discussed at length during various public meetings with the Town of Mayfield Planning Board. Prior to issuing a permit for the expanded RV Resort, the NYSDOH must be satisfied that the proposed water supply system will be adequate not only for the proposed RV Resort but also that the system will not negatively impact the water supply of surrounding properties. The NYSDOH requires strict adherence to water quality and quantity testing protocols during development of the proposed water supply. Additionally, to

address concerns of neighboring property owners, the Applicant agreed to engage a hydrogeologist, specializing in water supply development, and agreed to monitor neighboring wells during testing of the proposed water supply system to ensure the adjacent wells are not impacted. There were lengthy discussions by members of the public requesting that the new water supply be tested only during a period of drought. Testing of the proposed well may or may not be performed during periods of drought; however, NYSDOH testing requirements, and associated analysis, are specifically designed to predict available water supply flow capacities under extreme drought conditions.

### **Impact on Emergency Services**

During the Town Site Plan and Special Use Permit review process local emergency services providers and coordinators, including the local volunteer fire department, Fulton County Sheriff's office, and Fulton County Director of Emergency Management, were notified and consulted with to provide input on the proposed Project. The Director of Emergency management provided input on 911 signage and campsite numbering and the local volunteer fire department requested a water tank be installed to assist with firefighting needs for the proposed Project and surrounding neighborhood. There were no concerns raised regarding the ability to provide emergency services or any concern over additional strain the Project may place on emergency services.

On behalf of the Applicant, we respectfully request that the APA complete a thorough review of the Project record in considering the application for Commercial Use. We are confident that upon reviewing the information provided, the application for the proposed campground will be approved. Please do not hesitate to contact me with any questions or if you require additional information.

Sincerely,



**Travis Mitchell, P.E.**  
**Partner**

cc: Rick Becker, Applicant

Sunset Bay Campfire Analysis Report						
Date	Time	Campsites Occupied	#	% of 299 campsites	Individual	Notes
4-Jul-25	3:30 PM	70%	0	0%	CEO Edwards	Visited Lower Paradise Point Road. Did not smell campfire smoke.
4-Jul-25	6:30 PM	70%	2	0%	CEO Barbosa	
4-Jul-25	8:30 PM	70%	23	7%	Enfield	Visited Lower Paradise Point Road. Heard Children Laughing from Sunset Bay. Noise Coming from NY-30. Neighbor dog, belonging to Jon Close, entered the Campsite. A smell of smoke was discovered coming from 416 Paradise Point Road. No campfires visible from Sunset from Lakeside Drive to 433 Paradise Point Road. From Corner of Paradise Point Road and Lakeside Drive, extremely loud music and bonfire coming from Paradise Point HOA.
5-Jul-25	2:30 PM	70%	0	0%	Chairman Kessler	Took boat into Sunset Bay. No campfires or smoke seen from lake.
5-Jul-25	8:30 PM	70%	15	5%	Enfield	Visited Lower Paradise Point Road. No camp fire smoke discovered. No noise heard.
6-Jul-25	7:30 PM	less than 70%	4	1%	Chairman Kessler	Visited with wife. Small fires. Some tiki torches were lit.
11-Jul-25	7:00 PM	less than 40%	0	0%	Vice Chairman Howland	
11-Jul-25	7:30 PM	less than 40%	0	0%	CEO Barbosa	
11-Jul-25	8:15 PM	less than 40%	1	0%	Enfield	Very quiet along Paradise Point Road
12-Jul-25	Severe Rain					
13-Jul-25	Scattered Rain storms					
25-Jul-25	4:00 PM	unknown	0	0%	VanPatten	Went into Sunset Bay via boat. No campfire smoke seen from Great Sacandaga Lake
2-Aug-25	4:00 PM	unknown	0	0%	Enfield	Went into Sunset Bay via boat. No campfire smoke seen from Great Sacandaga Lake

THIS COLUMN REPRESENTS THE NUMBER OF CAMPFIRES OBSERVED OR ESTIMATED WITHIN THE CAMPGROUND ON EACH VISIT





PHOTOGRAPH OF EXISTING CAMPGROUND ALONG  
PARADISE POINT ROAD





PHOTO SIMULATION OF PROPOSED EXISTING  
CAMPGROUND SCREENING ALONG PARADISE POINT ROAD