



**Adirondack  
Park Agency**

# **Sunset Bay RV Park, Inc.**

**P2024-0270**

**October 9, 2025**

# Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Impact Assessment
- Public Comment
- Review by Others
- Staff Recommendation
- Q & A

# Jurisdiction

- APA Act § 809
  - Class A and B Regional Project
  - Low Intensity Use
  - Class A: development involving wetlands
  - Class B: > 25% expansion of campground
- Regulated Wetland Activity – 9 NYCRR Part 578
  - Excavation of / fill in wetland
  - For improvements to existing road crossing a wetland

# Conclusions of Law

- Development authorized:
  - Consistent with land use and development plan
  - Compatible with character description and purposes, policies, and objectives of the land use area
  - Consistent with overall intensity guidelines
  - Complies with shoreline restrictions
  - No undue adverse impact on resources of the Park
  - Secures natural benefits of wetlands
  - Results in minimal degradation or destruction of wetlands

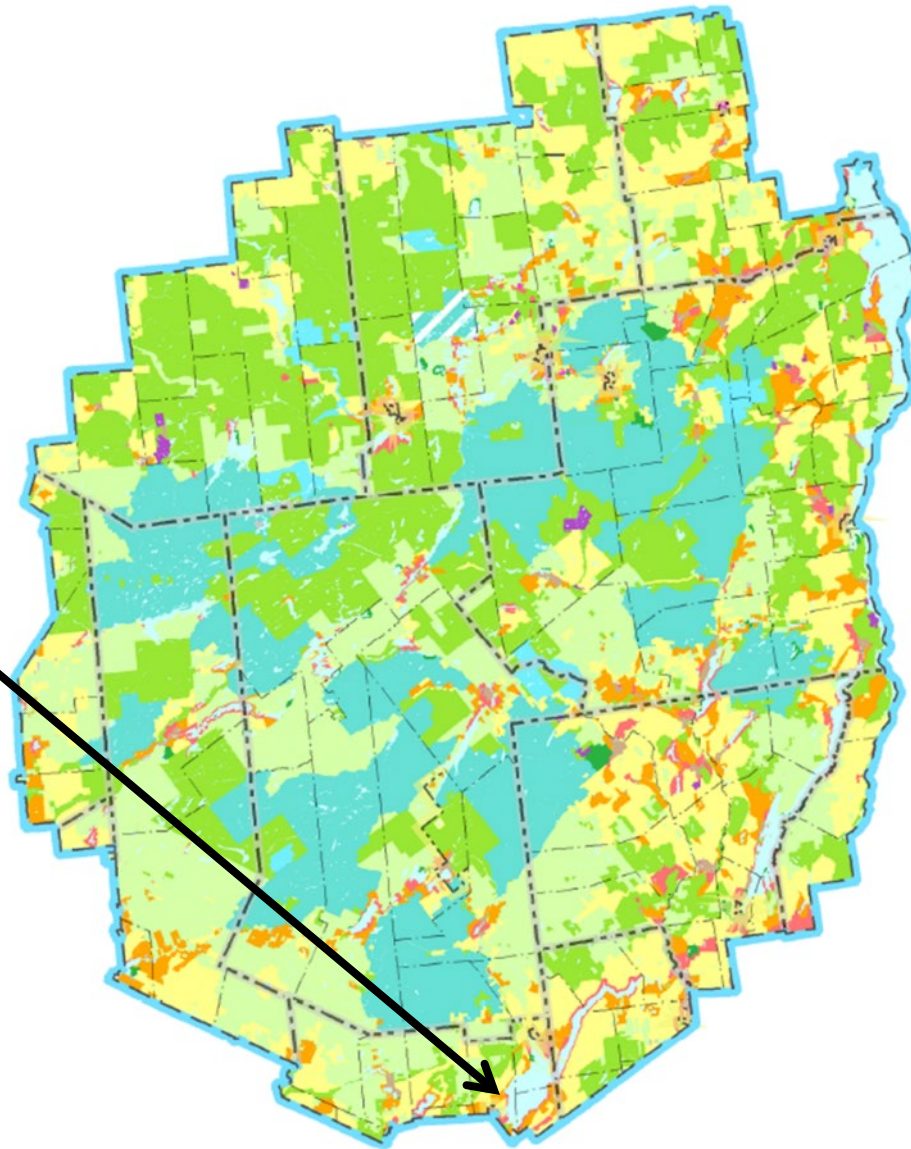
**Staff Recommendation: Approve with Conditions**



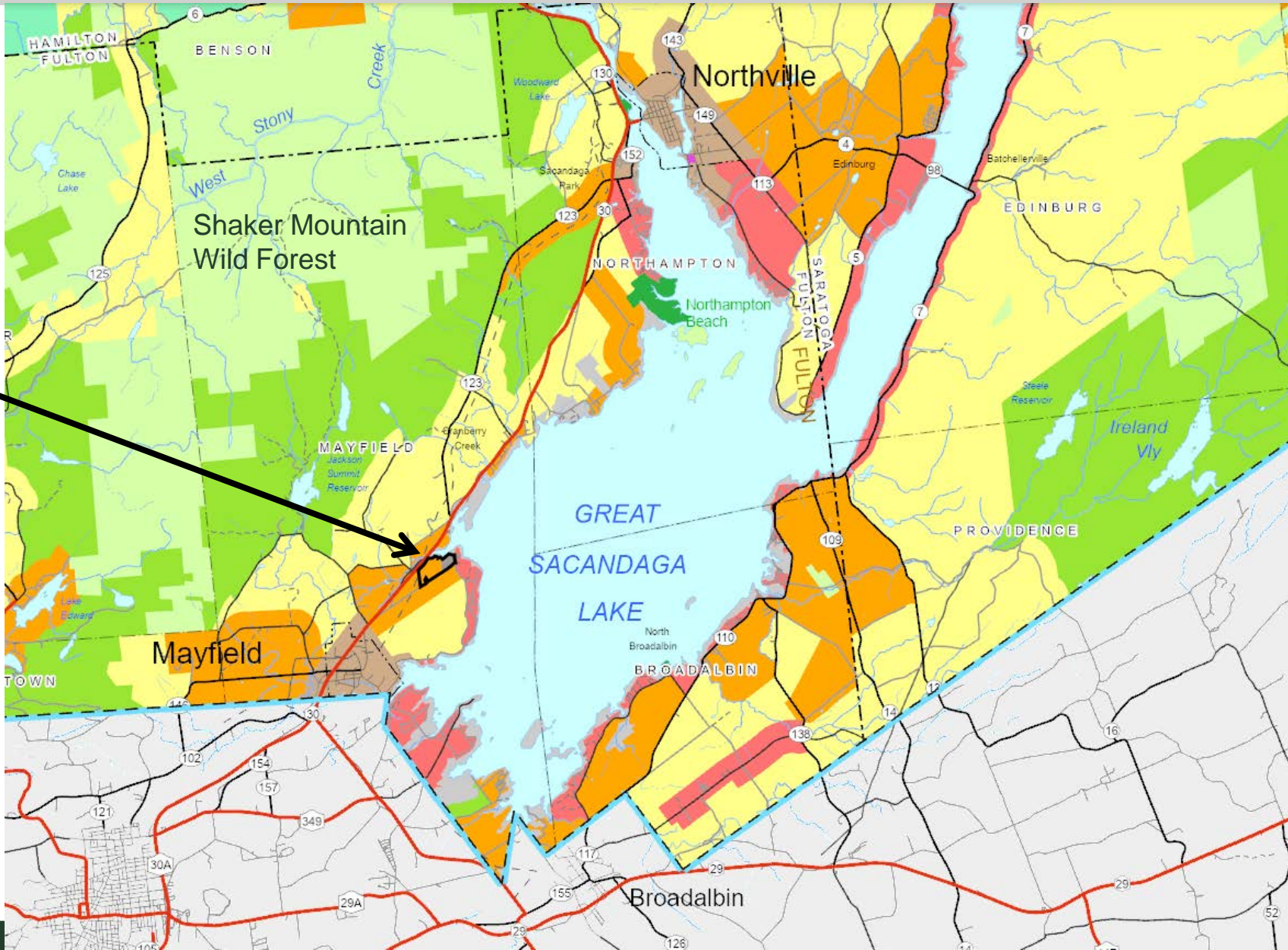
# Project Location

# Project Location – Adirondack Park

Town of Mayfield  
Fulton County



# Project Location – T/Mayfield & Great Sacandaga Lake



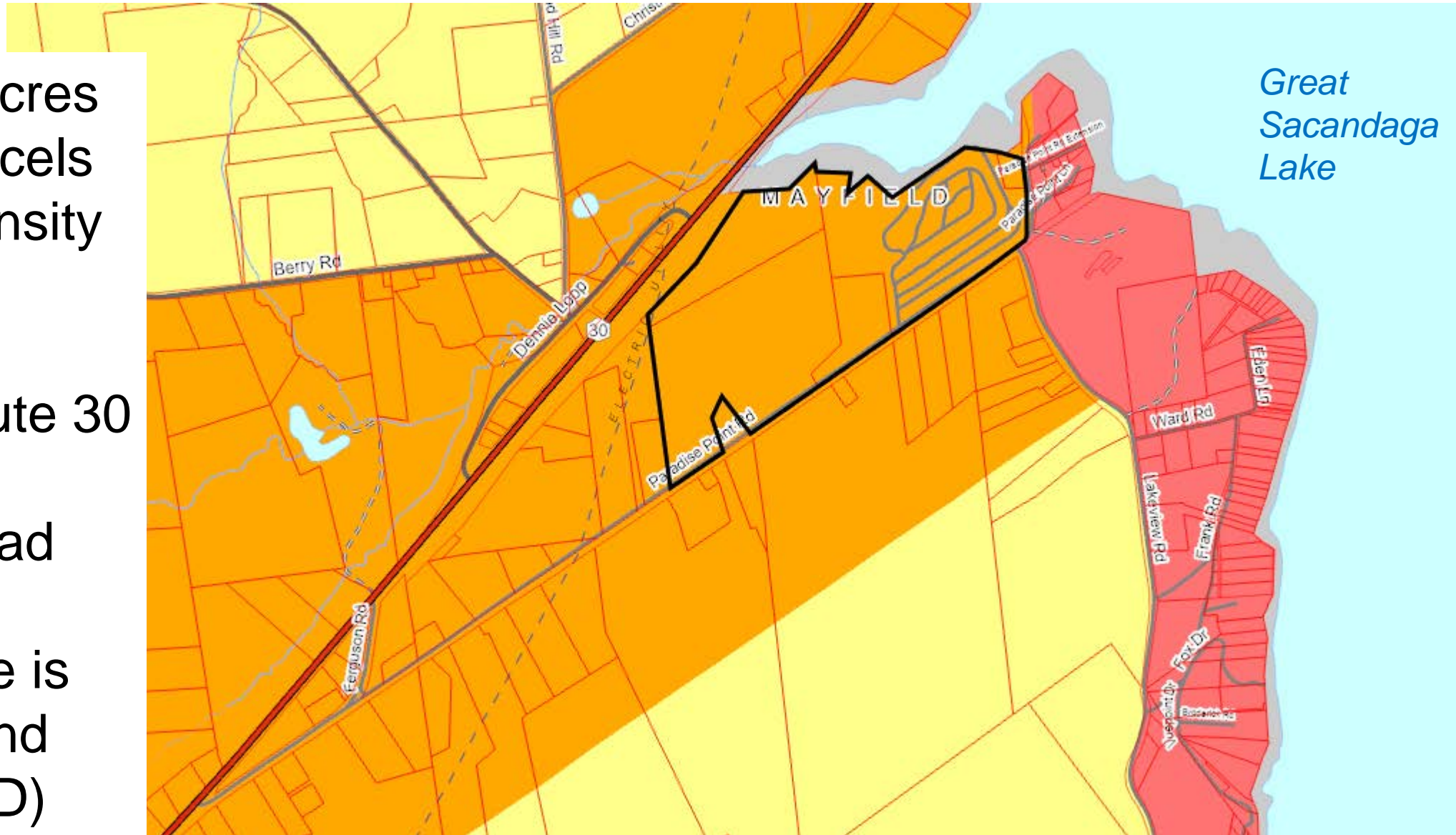
## Great Sacandaga Lake

- Surface area 38.6 sq mi (24,707 ac)
- Length 29 mi
- Shoreline 115 mi



# Project Location – Local Area

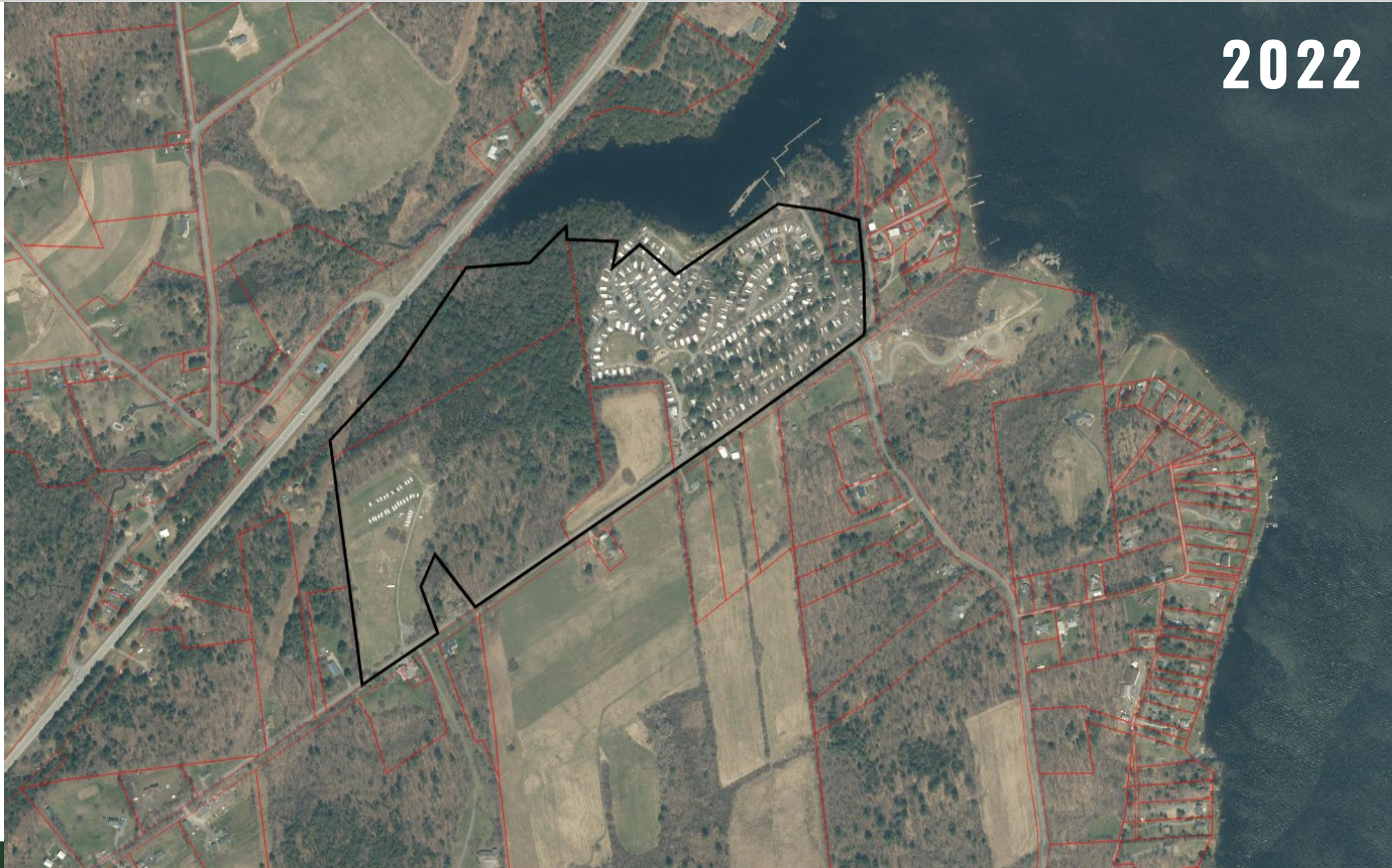
- 89.95± acres
- 5 tax parcels
- Low Intensity Use
- NYS Route 30
- Paradise Point Road
- Shoreline is State Land (HRBRRD)



# Existing Conditions



# Land Use & Tax Parcels



2022



# Summertime Air Photo

Aug 2019

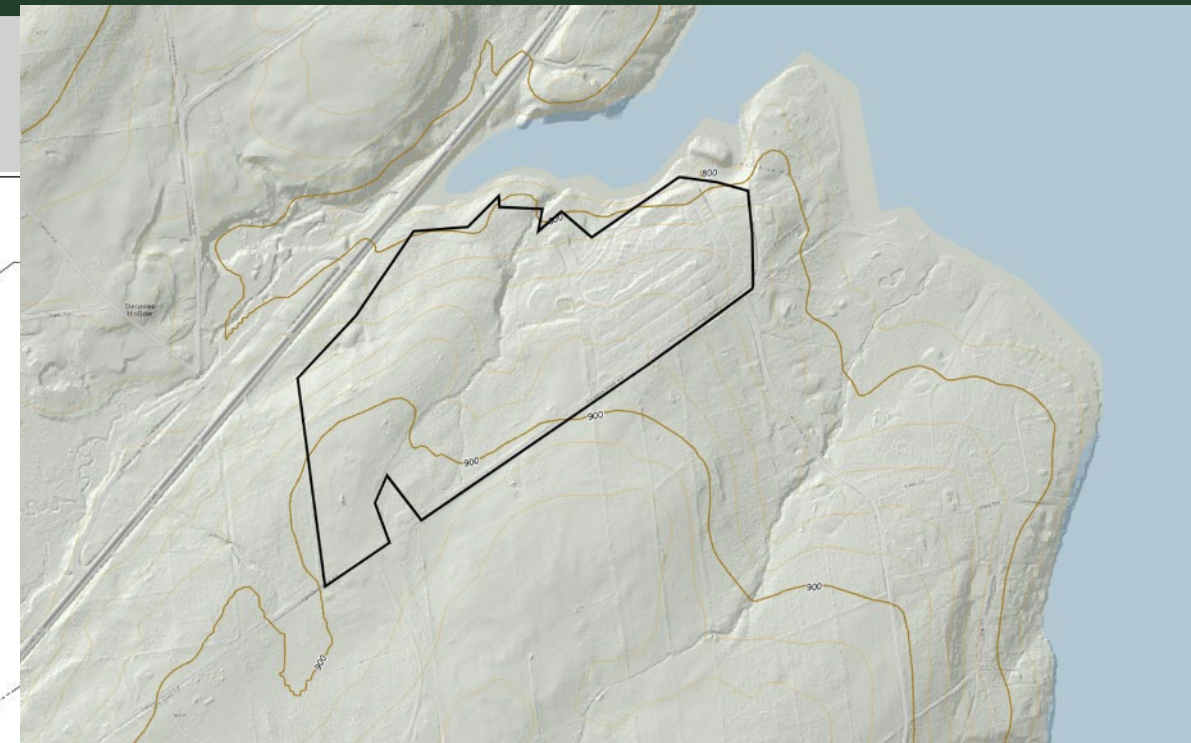
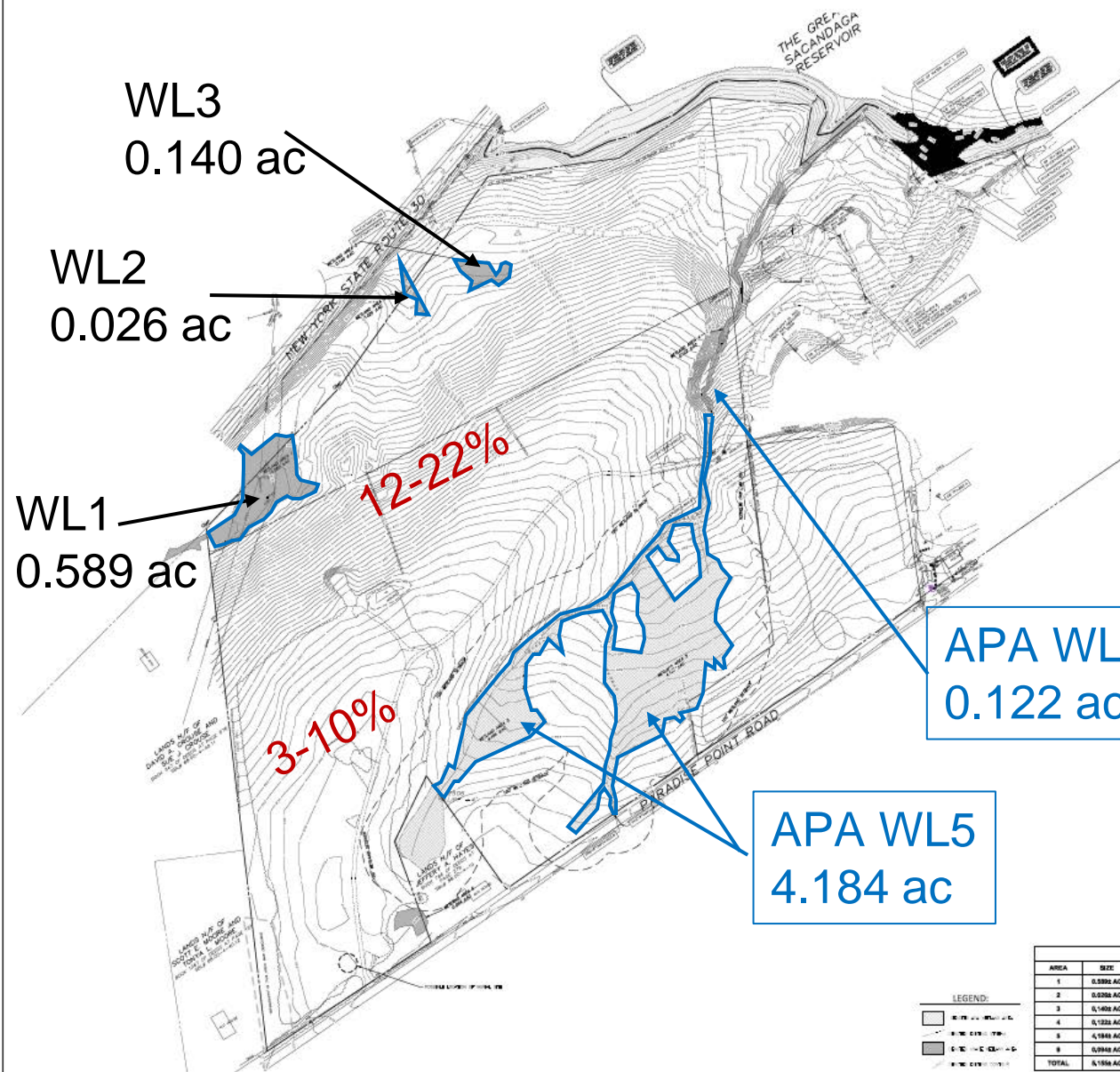


Google Earth

AGENCY 11



# Topography & Wetlands



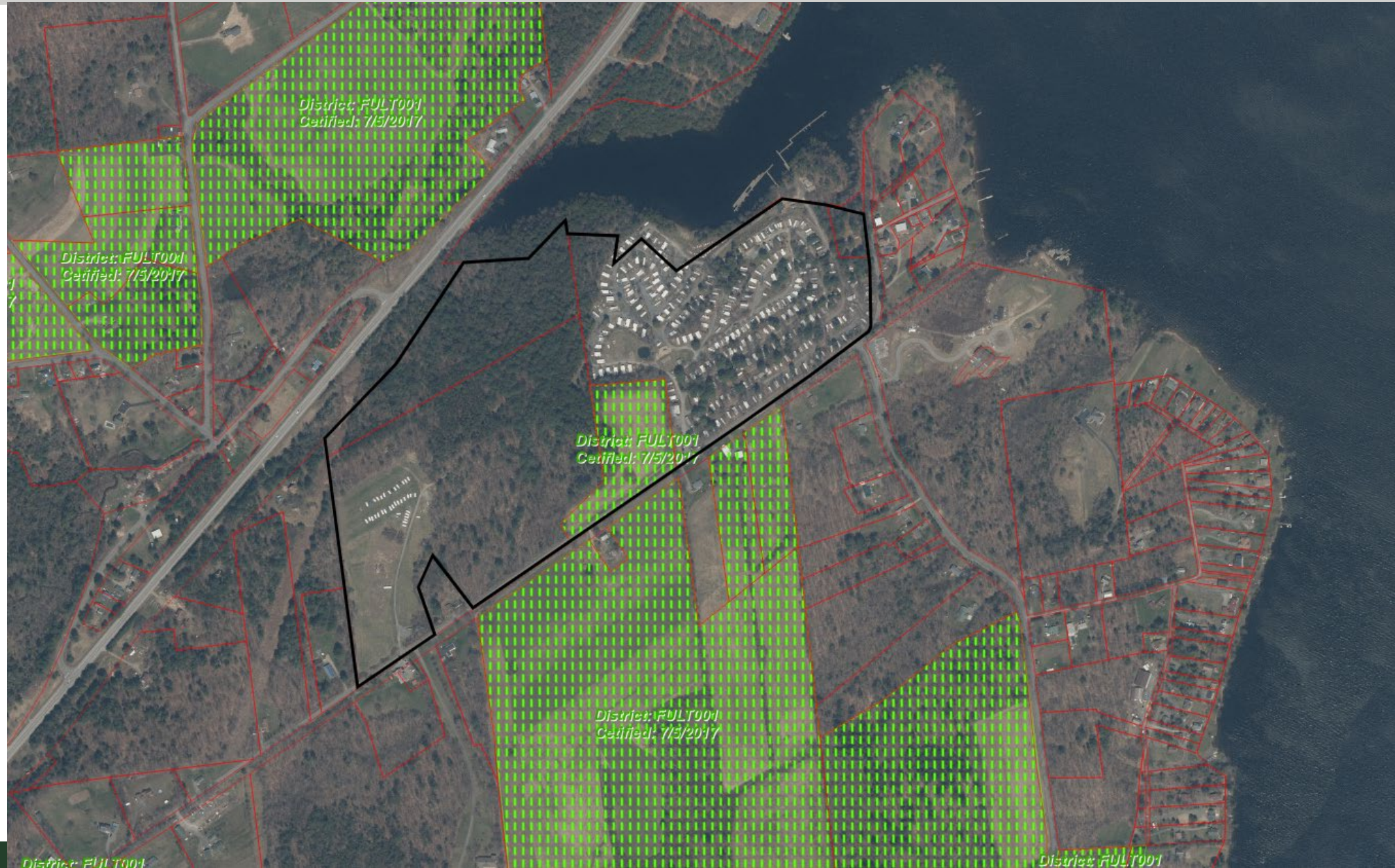
ONSITE WETLAND DESCRIPTIONS				
AREA	SIZE	STREAM LENGTH	VEGETATIVE COVER TYPE	AGENCY JURISDICTION
1	0.8802 AC	NW/4 LINEAR FEET	PALLETINER ENDOGENT AND SCRUB-SHRUB	USACE
2	0.0286 AC	NW/4 LINEAR FEET	PALLETINER FORESTED	USACE
3	0.1408 AC	NW/4 LINEAR FEET	MA	USACE
4	0.1233 AC	3TH LINEAR FEET	ROCKY PERENNIAL THIRSTBURY	USACE & APA
5	0.1383 AC	1.380 LINEAR FEET	PALLETINER FORESTED	USACE & APA
6	0.0948 AC	0.600 LINEAR FEET	PALLETINER FORESTED	USACE
TOTAL	0.1386 AC	1.700 LINEAR FEET		

FOR MUNICIPAL APPROVAL ONLY • NOT INTENDED FOR CONSTRUCTION

SITE PLAN	
SUN	
SUNSE	
PARKING / TOWN OF N.	
DATE: 11-11-11	BY: [Signature]
CITY: [Blank]	COUNTY: [Blank]
STATE: [Blank]	FEDERAL: [Blank]
LOCAL: [Blank]	NATIONAL: [Blank]
INTERNATIONAL: [Blank]	OTHER: [Blank]
REMARKS:	
1" = 100'	
NOT FOR CONSTRUCTION	
EXISTING CONDITIONS	
3 of 32	



# Agricultural District

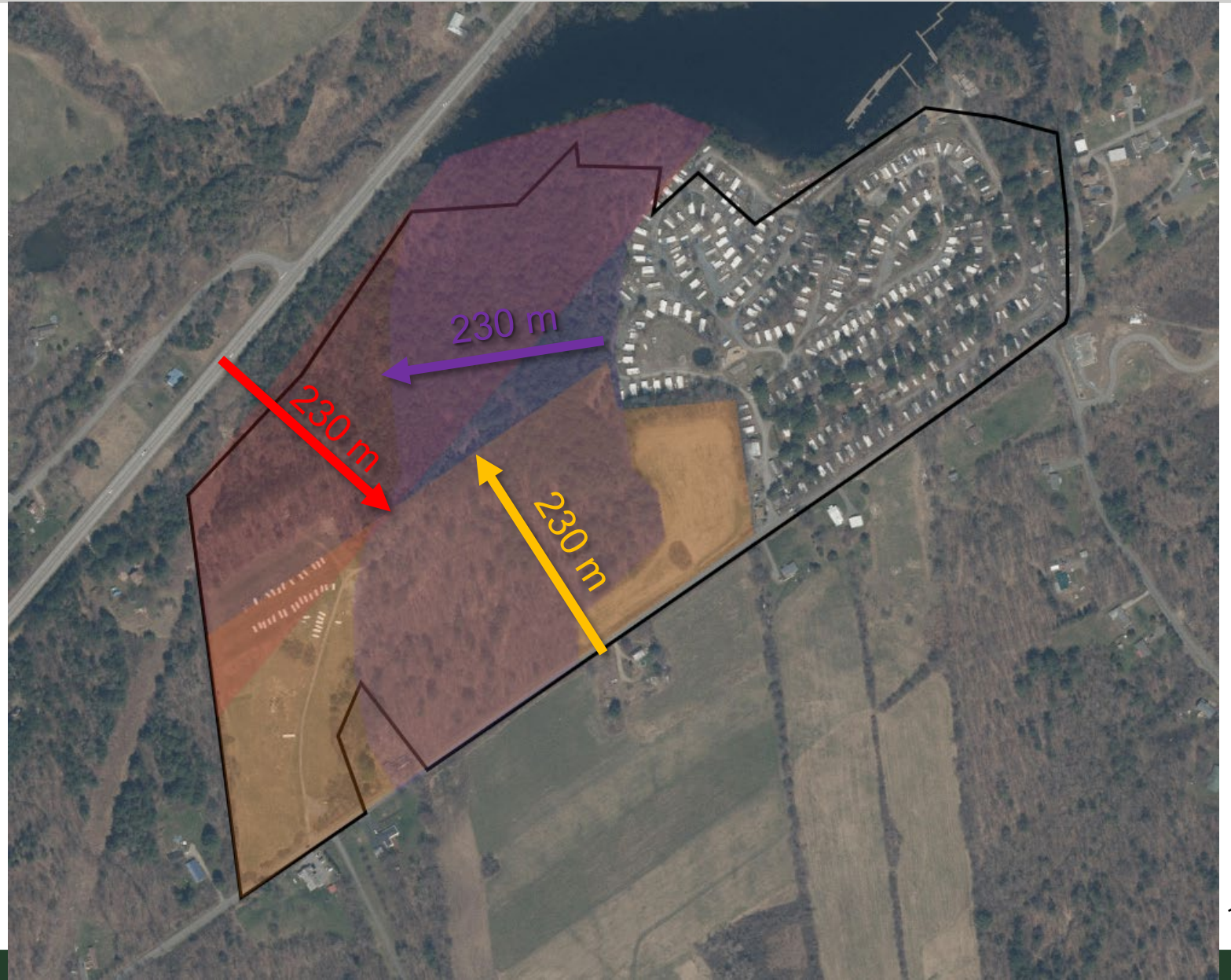




# Proximity to roads / existing development

Entire site is within  
230 m (755 ft) of  
existing roads and/or  
development

No interior forest





# Pre-existing Campground



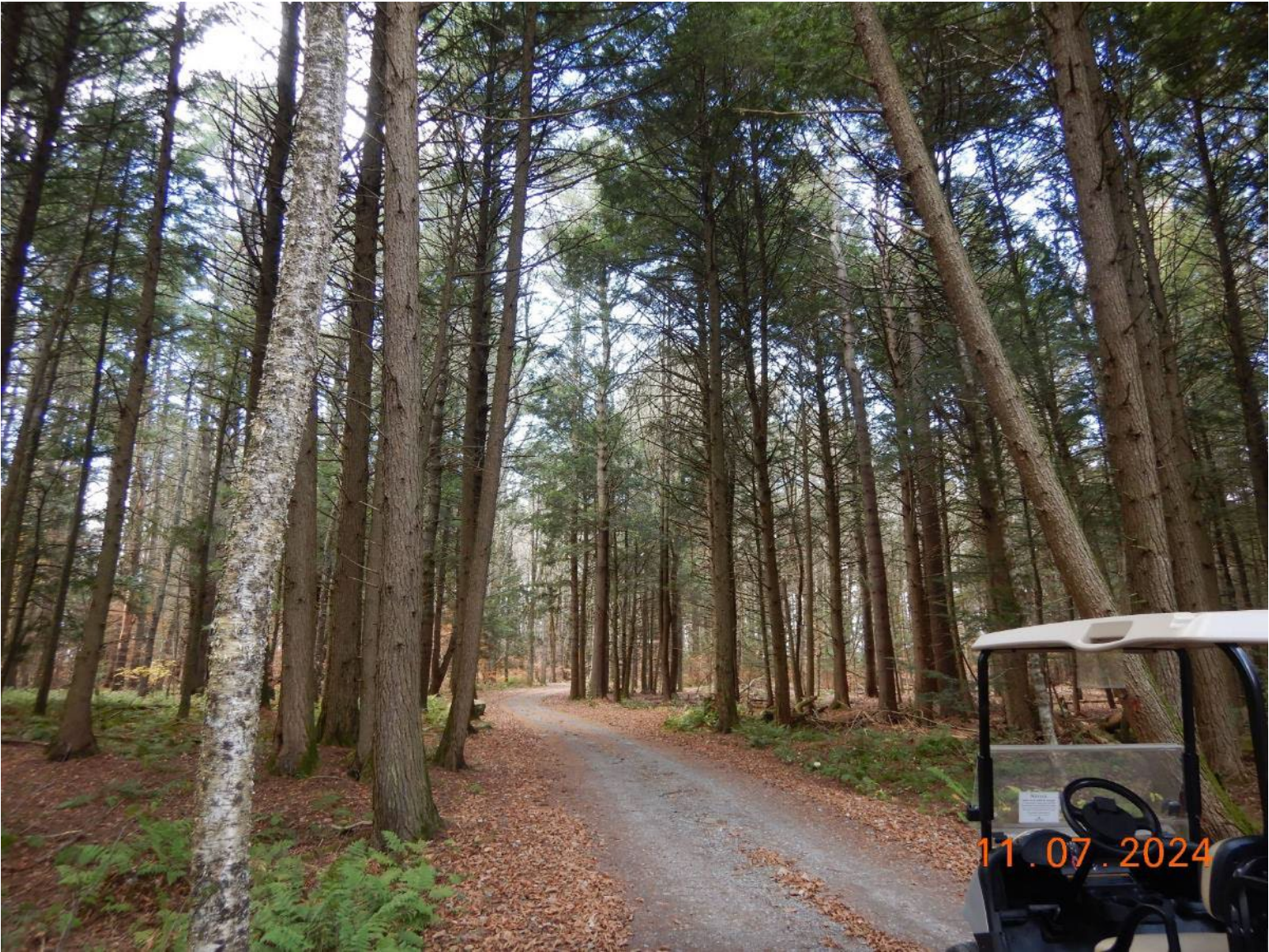


# Pre-existing Campground – Shoreline / HRBRRD Land



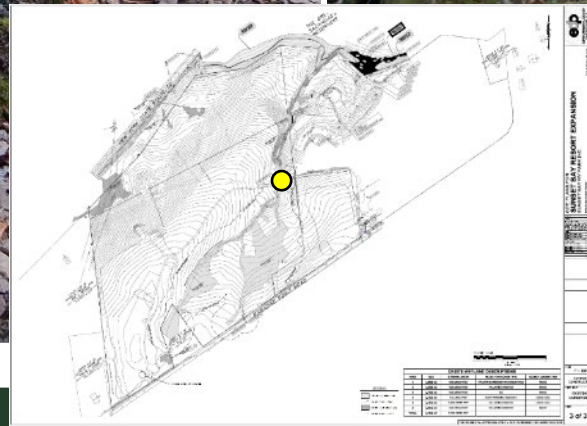


# Interior Road



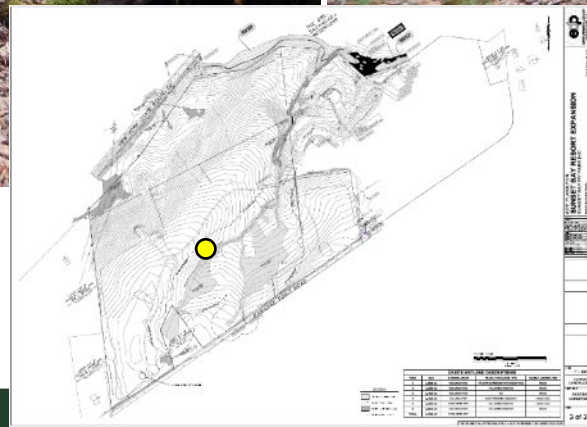


# Interior Road Crossing Wetland





# Wetland





# Western Field



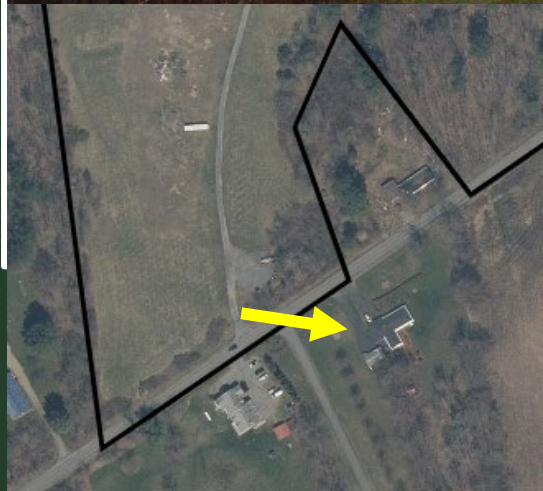


# Neighboring Development





# Neighboring Development



ADIRON



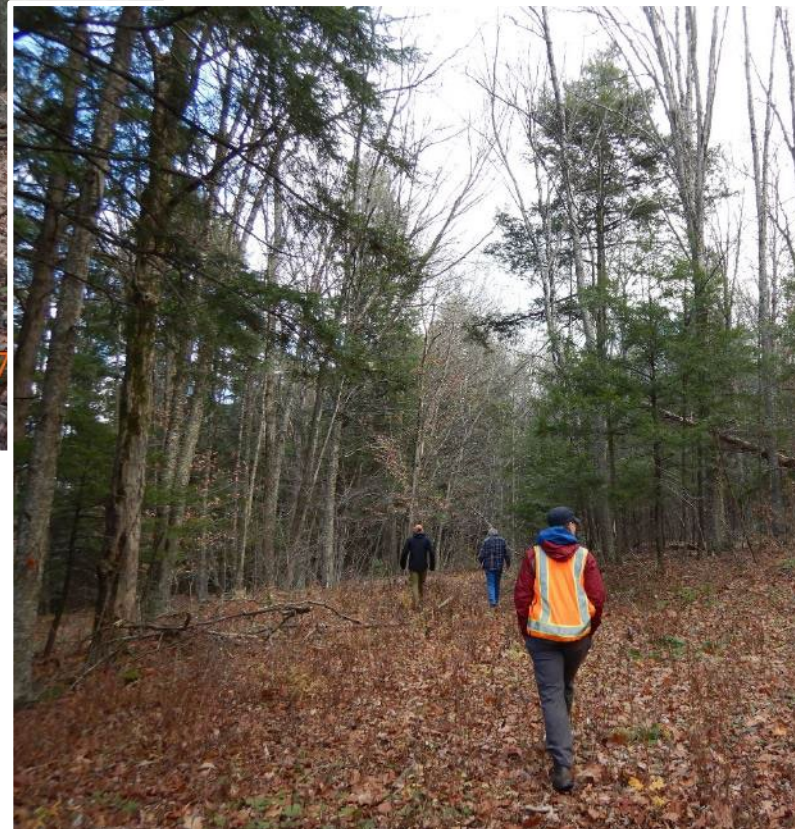
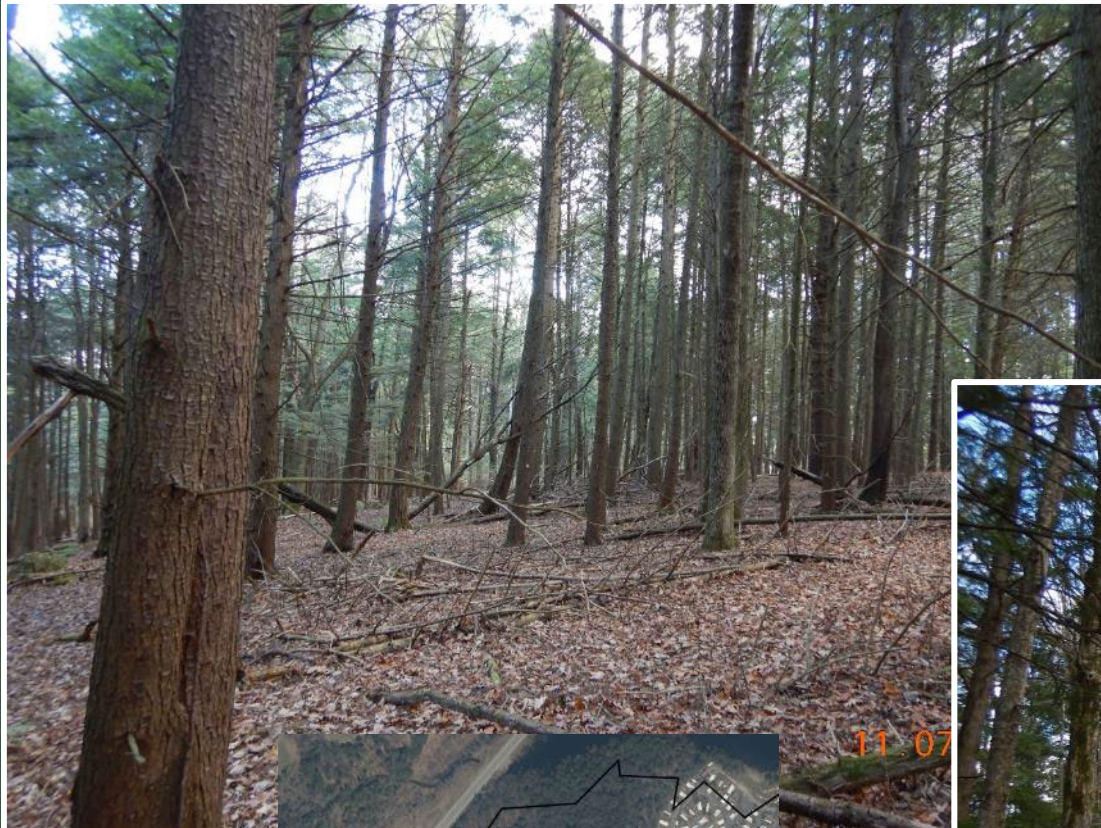
# Eastern Field



11.07.2024

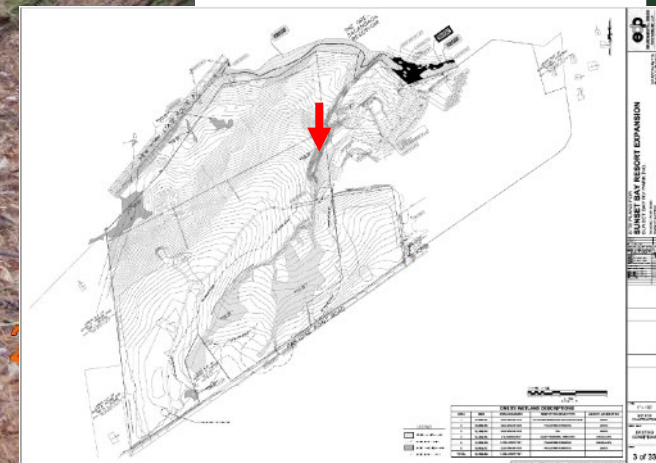


# Forest





# Ravine & Stream





# NYS Route 30



# Proposed Project



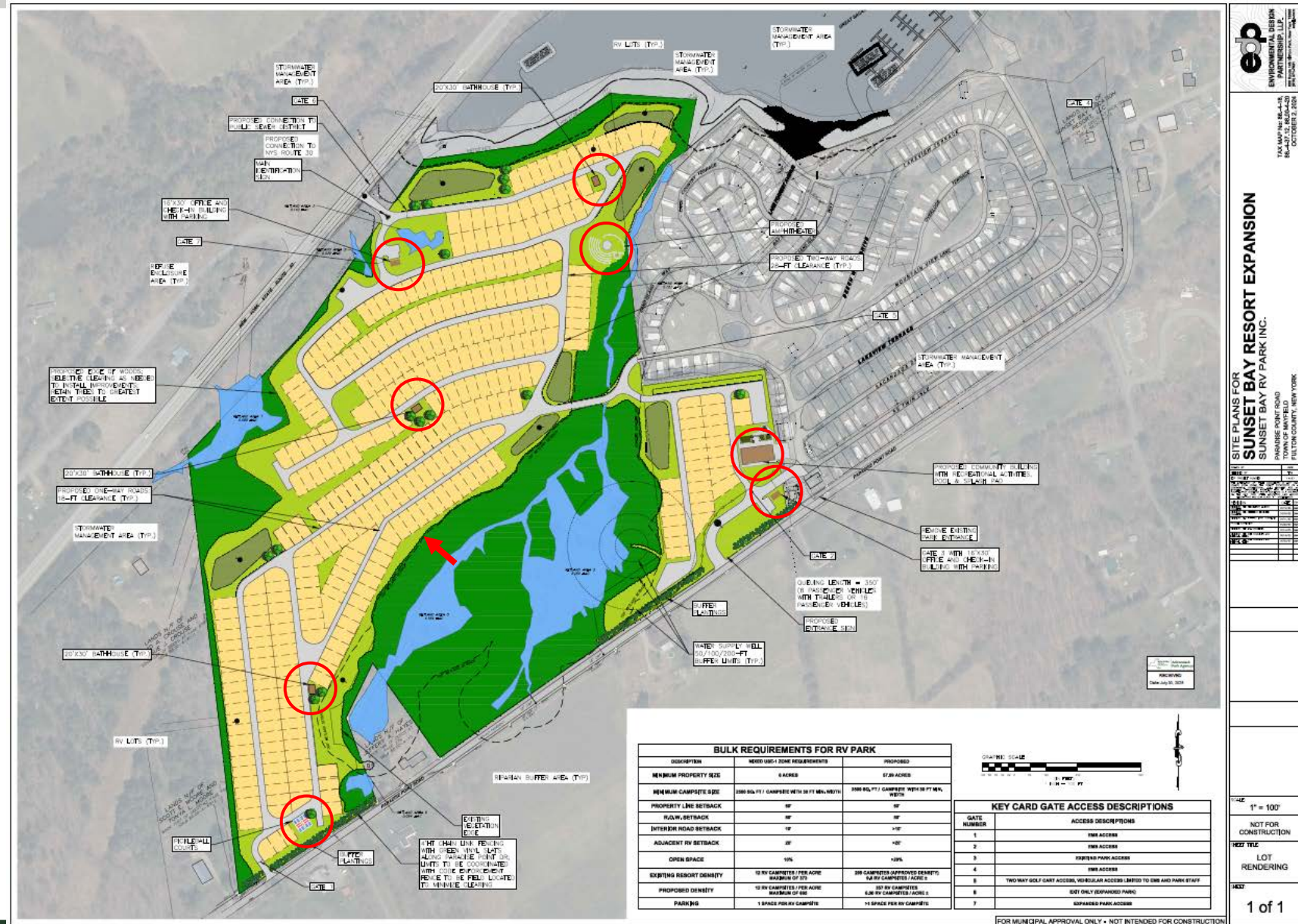
# Site Plan Map

## Pre-existing Campground (1970)

- 283 campsites

## Proposed addition of:

- 357 RV campsites
- 3 bathhouses
- 2 office/registration buildings
- 1 community building/pool house
- 2 sport courts
- 1 outdoor amphitheater





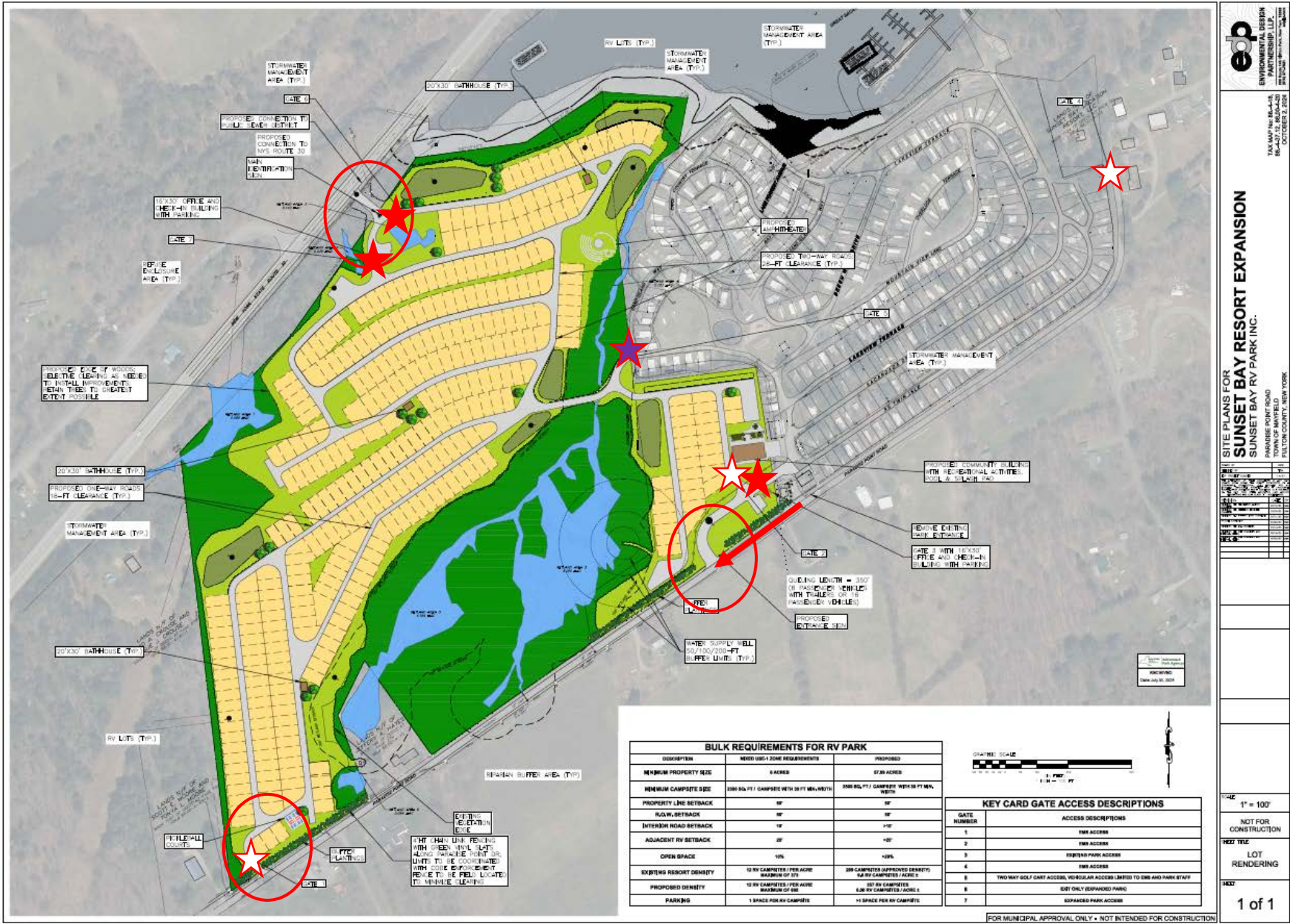
# Access Plan & Gates

Move Paradise Point Road Access

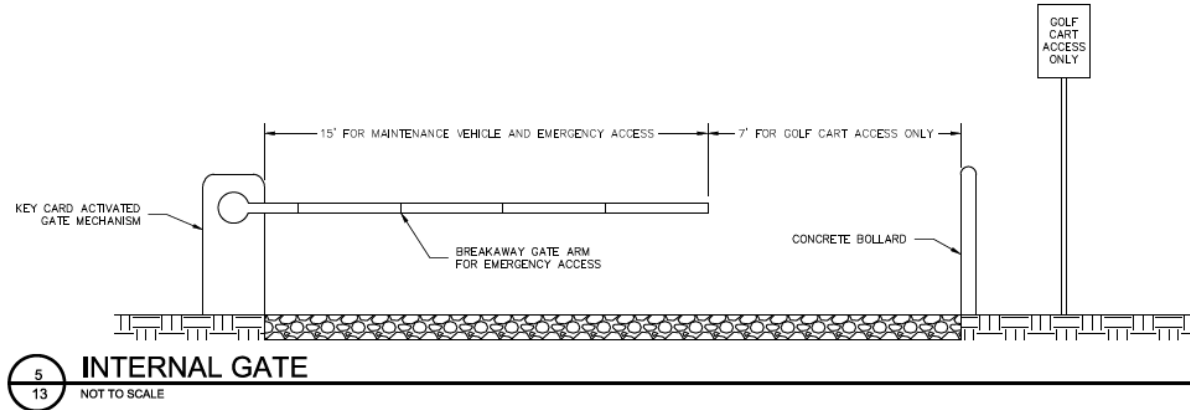
Add NYS Route 30 Access

Add EMS Access on Paradise Point Road

7 Gates for Key Cards ★ ★ ★ ★

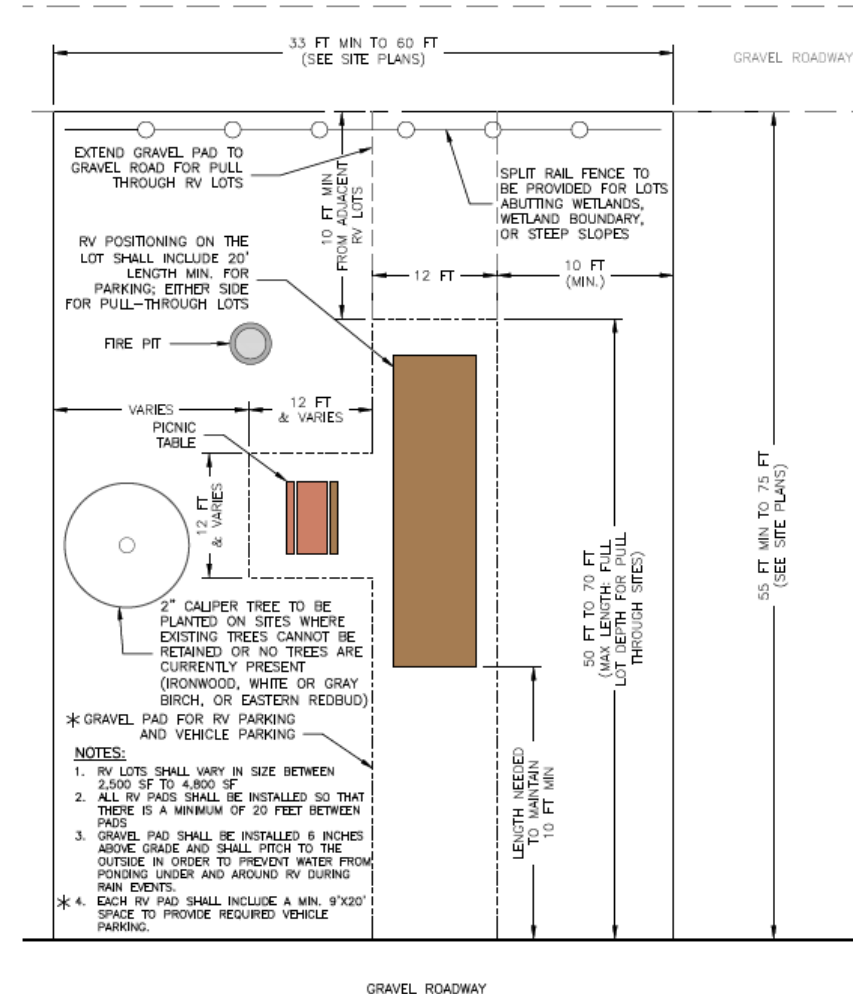


# Detail Drawings



## All RVs/Trailers will be Readily Moveable

- Have wheels
- No structural attachments
- Current DMV registration and inspection
- Disconnected from all hook-ups Nov to Apr



# Traffic Study

33.

Periods of Operation:

a.

Describe the maximum hours, days of the week, and seasons that you plan to operate the proposed facility.

The proposed campground will operate seasonally generally from May 1 to October 31

b.

Complete the following table for anticipated number of customers/visitors at full operation (if applicable):

Customers/Visitors	Spring	Summer	Fall	Winter
Maximum Number/Day	775	775	775	0
Average Daily Total	375	750	375	0
Season Total	1125	1400	1125	0

34.

Traffic:

a.

Complete the table for anticipated traffic at full operation during the busiest season:

Traffic	Monday to Friday	Saturday and Sunday
Peak Hours of Traffic	11:00 - 12:00 AM	11:00 - 12:00 AM
Number of Cars/Trucks at Peak Period	60	60
Number of RVs at Peak Period	0 - non transient	0 - non transient


TRAFFIC IMPACT STUDY  
TECHNICAL REPORT

Sunset Bay RV Resort Expansion  
Town of Mayfield,  
Fulton County, New York

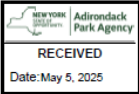
Prepared for:

Richard Becker  
61 Elmwood Avenue, #138  
Gloversville, NY 12078

Prepared By:

OSPA Engineering Services, P.C.  
800 Route 146, Bldg. 200,  
Suite 280  
Clifton Park, NY 12065  
Phone: (518) 636-9956

October 2024  
Revised March 2025

RECEIVED  
Date: May 5, 2025









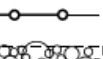



# Tree Retention & Planting Plan

Net clearing  
of 17 acres



## PLANTING PLAN LEGEND:

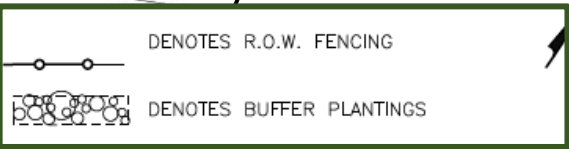
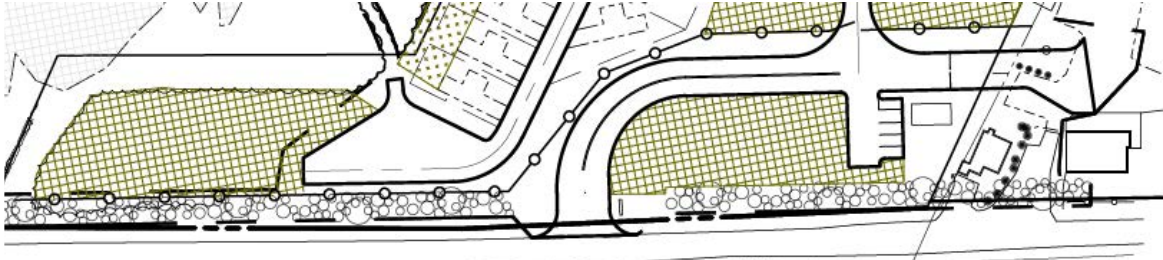
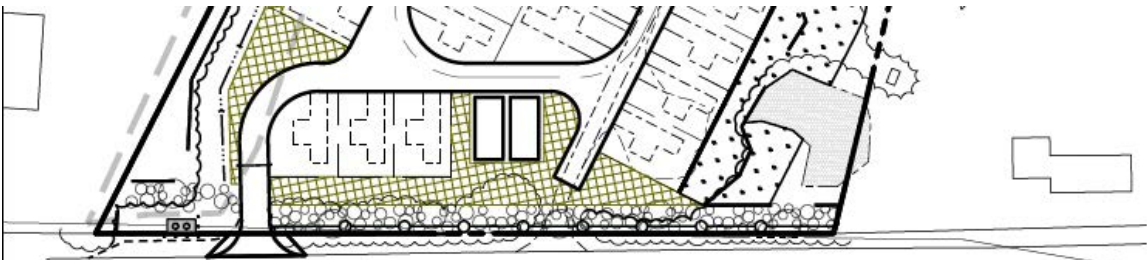
-  DENOTES APA WETLAND AREA
-  DENOTES USACE WETLAND AREA
-  DENOTES EXISTING STREAM
-  DENOTES RV SETBACK LINE
-  DENOTES RV/CAMPING LOT LINE
-  DENOTES GRAVEL PAVEMENT
-  DENOTES R.O.W. FENCING
-  DENOTES BUFFER PLANTINGS
-  DENOTES NEW PLANTING AREAS  
AREA = ±2.2 ACRES
-  DENOTES AREAS WHERE MATURE EXISTING  
VEGETATION SHALL REMAIN  
AREA = ±2.6 ACRES

Sugar Maple  
N Red Oak  
E White Pine  
Balsam Fir  
Gray Birch  
Quaking  
Aspen  
Pin Cherry  
American  
Ironwood  
White Birch  
Eastern  
Redbud

## PROPOSED AND RETAINED TREE/PLANT AREA CALCULATIONS

DENOTES NEW PLANTING AREAS	±2.2 ACRES
LOT PLANTING INITIAL CANOPY COVERAGE AREA	±1.7 ACRES
APPROXIMATE AREA WHERE EXISTING MATURE TREES ARE TO REMAIN	±2.6 ACRES
AREA OF SCREENING PLANTINGS	±0.5 ACRES
<b>TOTAL =</b>	<b>±7.0 ACRES</b>

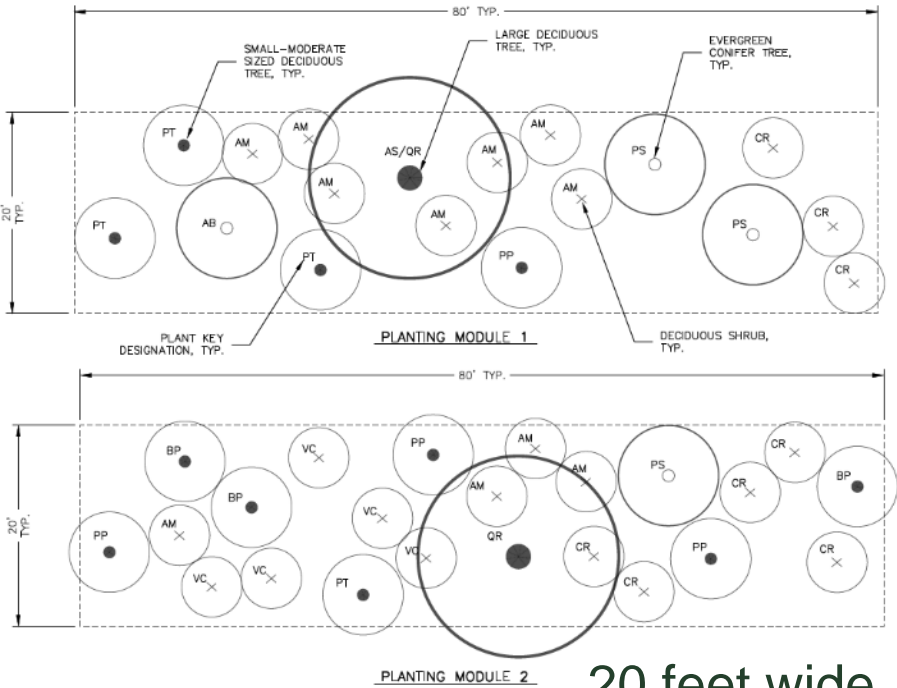
# Buffer Planting



PLANT SCHEDULE - BUFFER PLANTING MODULES

KEY	QUANTITY PER EACH MODULE 1	QUANTITY PER EACH MODULE 2	*TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE/ ROOT CONDITION	INSTALL SIZE (HT)	**NATIVE SPECIES STATUS
AS	1	—	8	ACER SACCHARUM	SUGAR MAPLE	1.5" CALIPER; CONTAINER	10-12' HT	NATIVE; FULTON COUNTY
QR	—	1	7	QUERCUS RUBRA	NORTHERN RED OAK	1.5" CALIPER; CONTAINER		NATIVE; FULTON COUNTY
PS	2	1	23	PINUS STROBUS	EASTERN WHITE PINE	4' HT; B&B	4' HT	NATIVE; FULTON COUNTY
AB	1	—	8	ABIES BALSAMEA	BALSAM FIR	5' HT; B&B	5' HT	NATIVE; FULTON COUNTY
BP	—	3	21	BETULA POPULIFOLIA	GRAY BIRCH	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PT	3	1	31	POPULUS TREMULOIDES	QUAKING ASPEN	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PP	1	3	29	PRUNUS PENSYLVANICA	PIN CHERRY	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
CR	3	5	59	CORNUS RACEMOSA	GRAY DOGWOOD	#3 CONTAINER	2'-4' HT	NATIVE; FULTON COUNTY
VC	—	4	28	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY
AM	7	4	84	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY

\*\* NOTE: NATIVE SPECIES STATUS DETERMINED BY FIELD-DOCUMENTED OCCURRENCE IN FULTON COUNTY AS LISTED IN THE 2021 NEW YORK FLORA ATLAS (NYSFA — NEW YORK FLORA ASSOCIATION)



20 feet wide

4 10 BUFFER PLANTING MODULES NOT TO SCALE

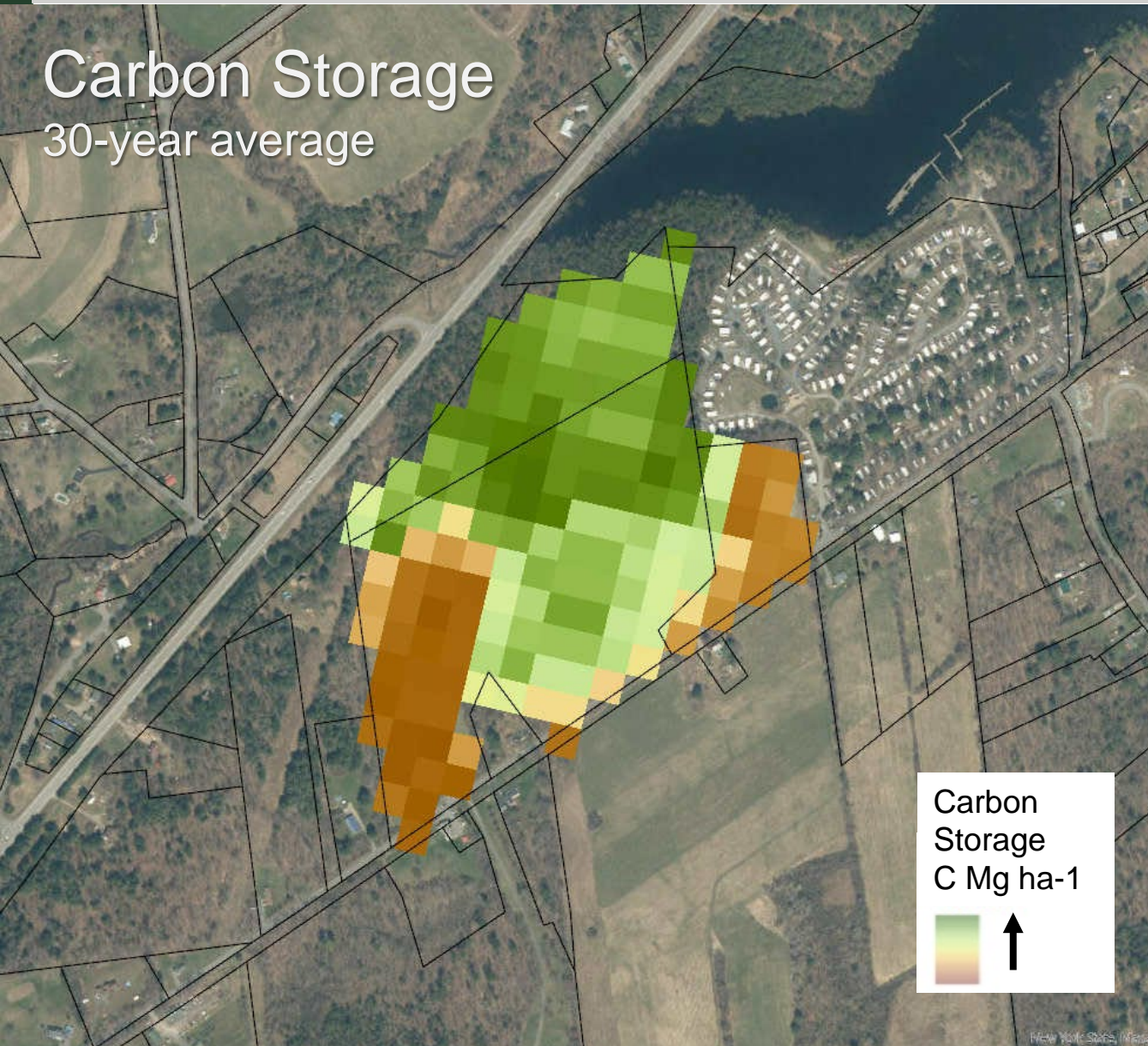
127 trees  
171 shrubs





# Carbon Analysis

Carbon Storage  
30-year average



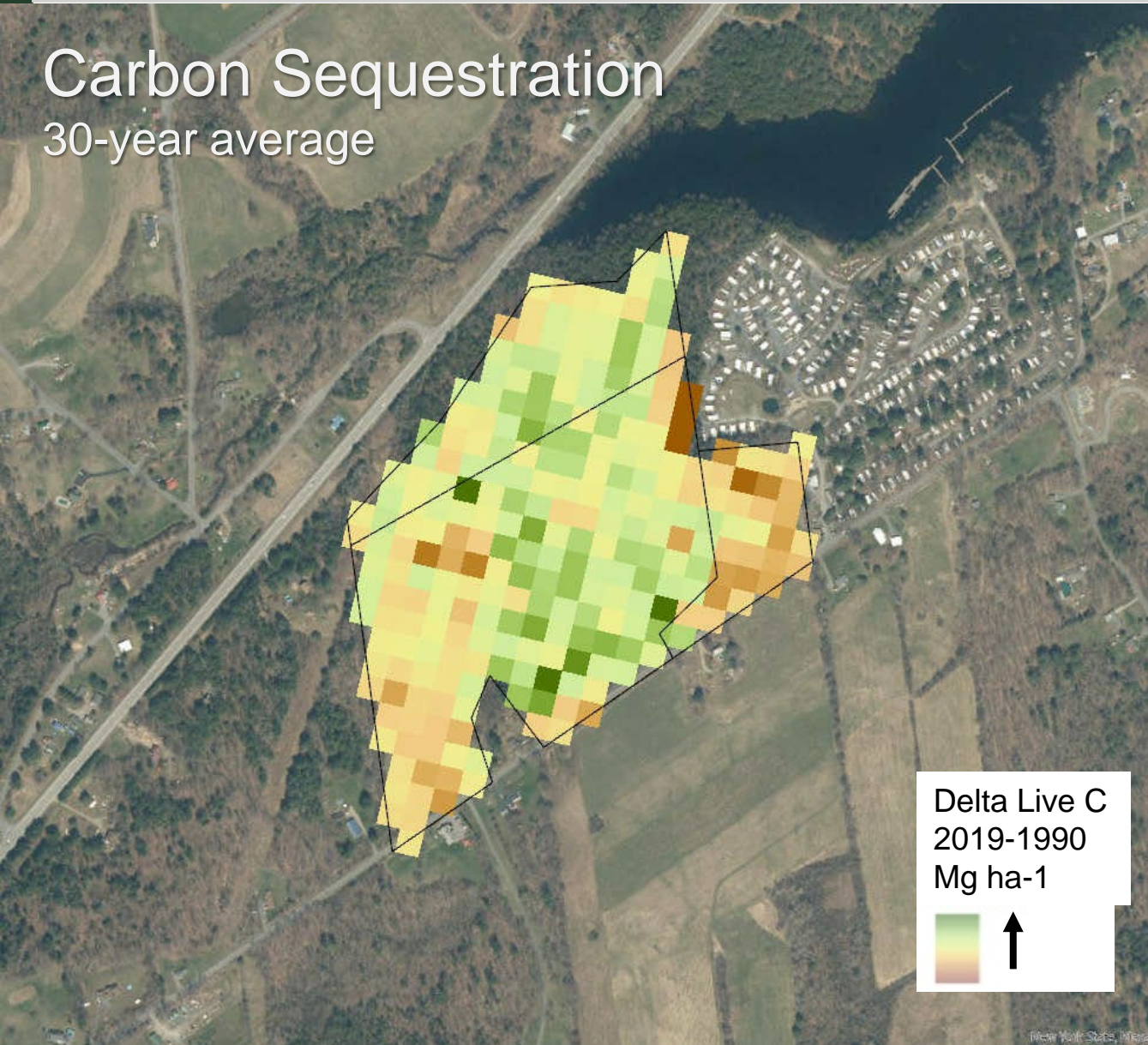
Avg C storage of site = 93 Mg C ha<sup>-1</sup>  
Avg C storage Adk Park = 83 Mg C ha<sup>-1</sup>





# Carbon Analysis

## Carbon Sequestration 30-year average



Avg C sequestration site  
= 10  $\Delta$  Live C 2019-1990 Mg ha-1  
Avg C sequestration Adk Park  
= 8.5  $\Delta$  Live C 2019-1990 Mg ha-1





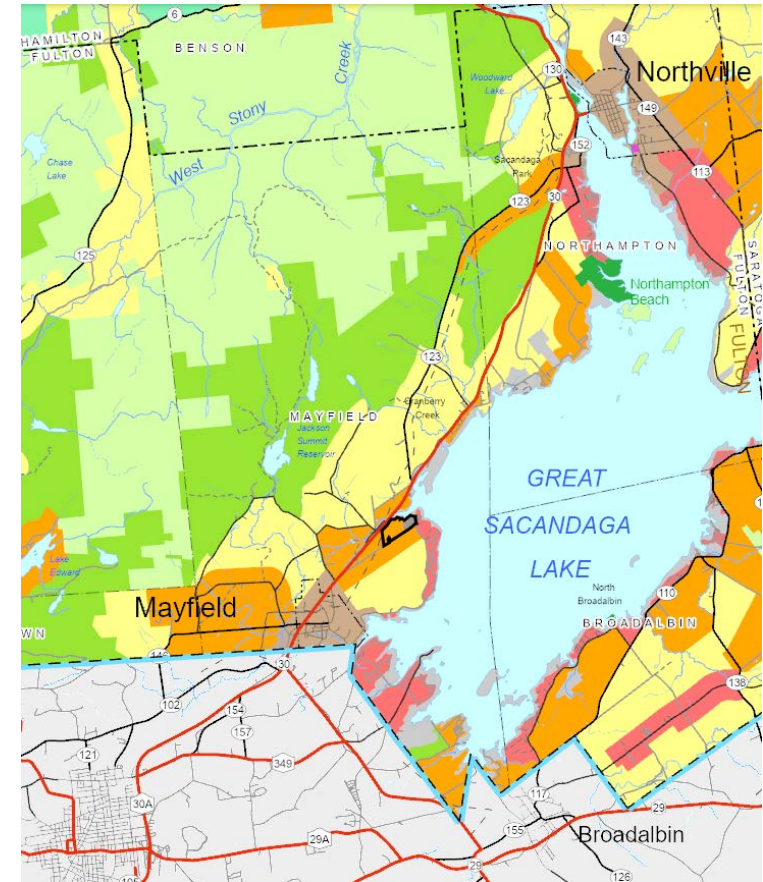
# Wastewater & Water Supply

## Wastewater: municipal

- Will connect to new sewer line - Fulton Co Sewer Dist 5
- Being designed to accommodate sanitary sewer flows from existing and expanded campground
- Draft permit condition: can't undertake campground expansion until sewer line permitted /or/ revised plans for on-site treatment reviewed and approved

## Water Supply: on-site

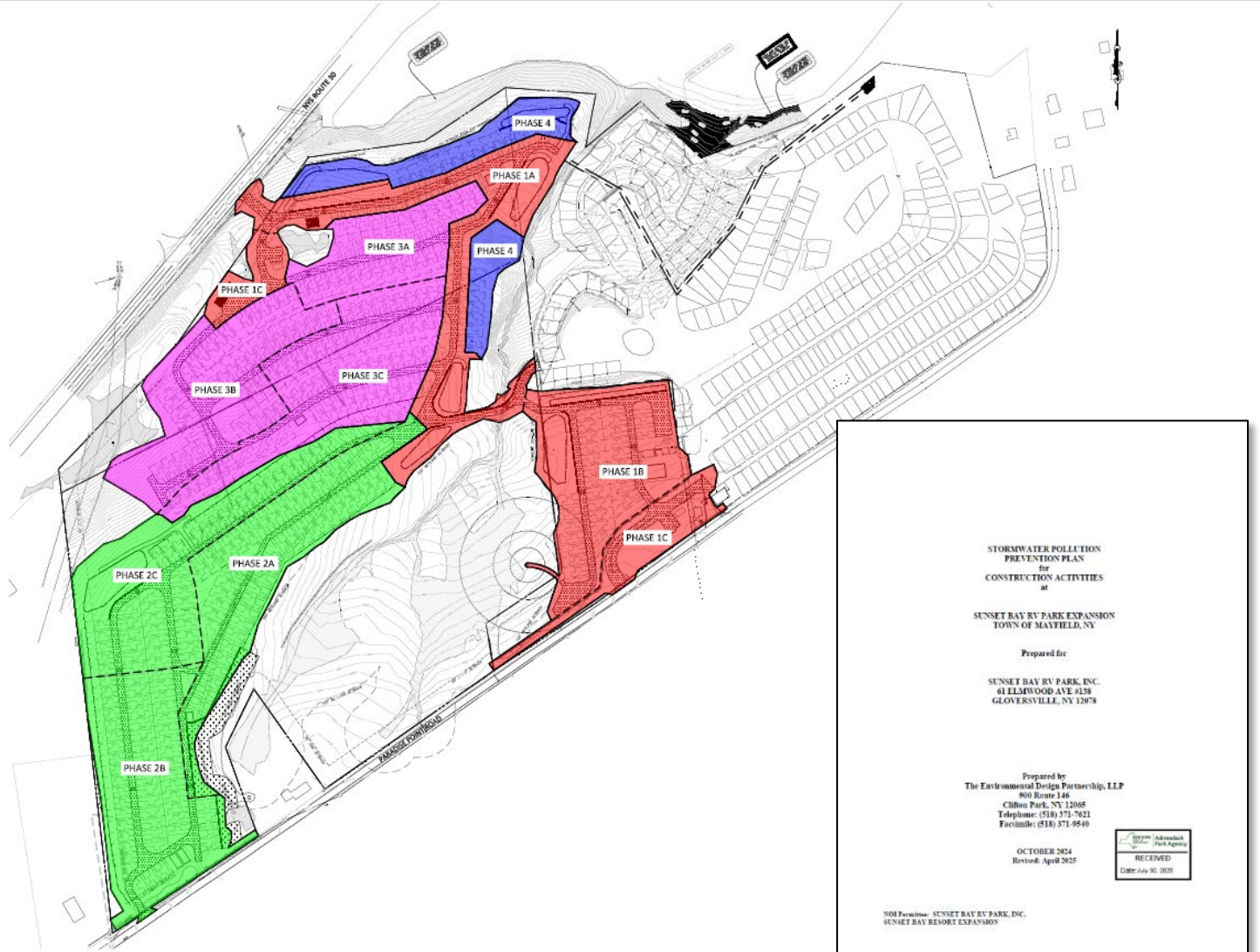
- Existing 30,000 gpd on-site water production/distribution system approved by NYS DOH
- NYS DOH will review:
  - New drilled well to satisfy increased water demands
  - Improvements & connection to existing water treatment facility
  - Expansion of water distribution system



# Erosion & Sediment Control / Stormwater Management

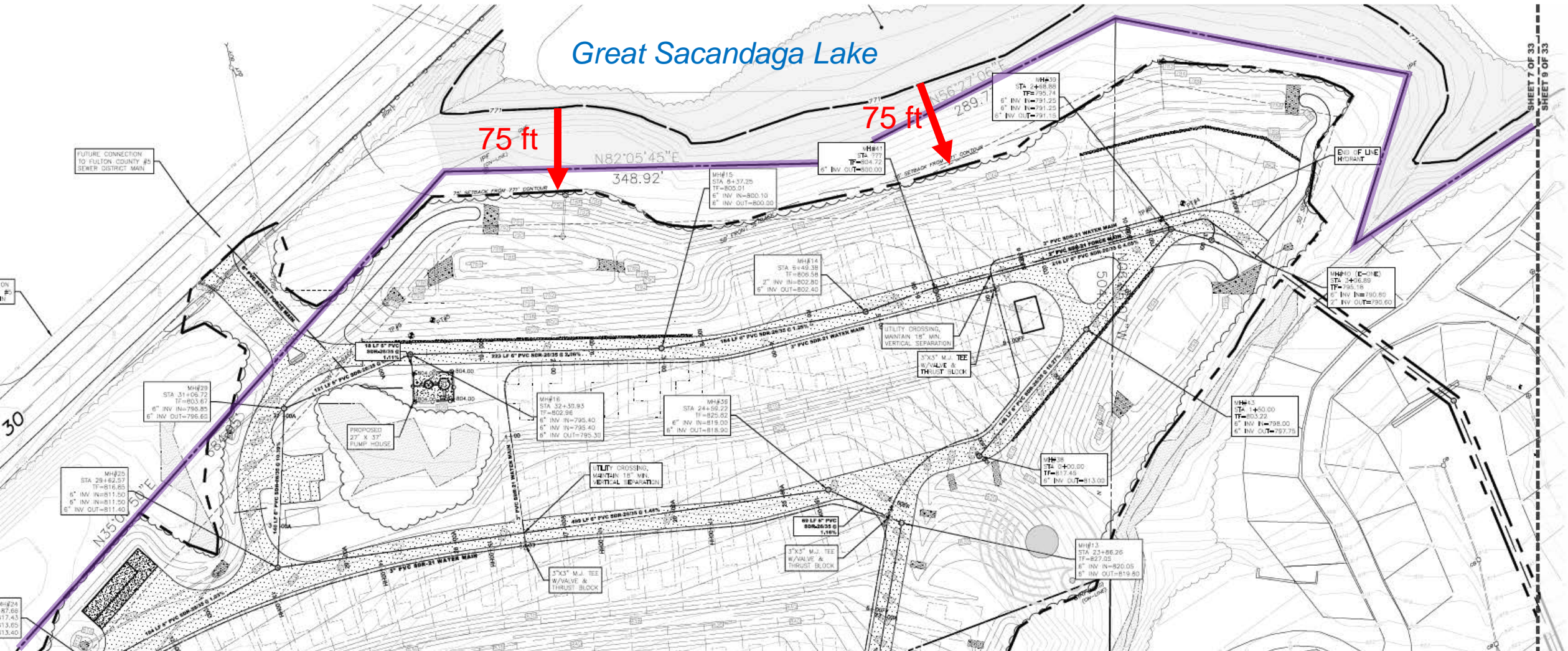
## Erosion & Sediment Control

- Check Dam
- Erosion Control Blanket
- Concrete Washout Facility
- Silt Fence
- Stabilized Construction Entrance
- Stone Outlet Sediment Trap



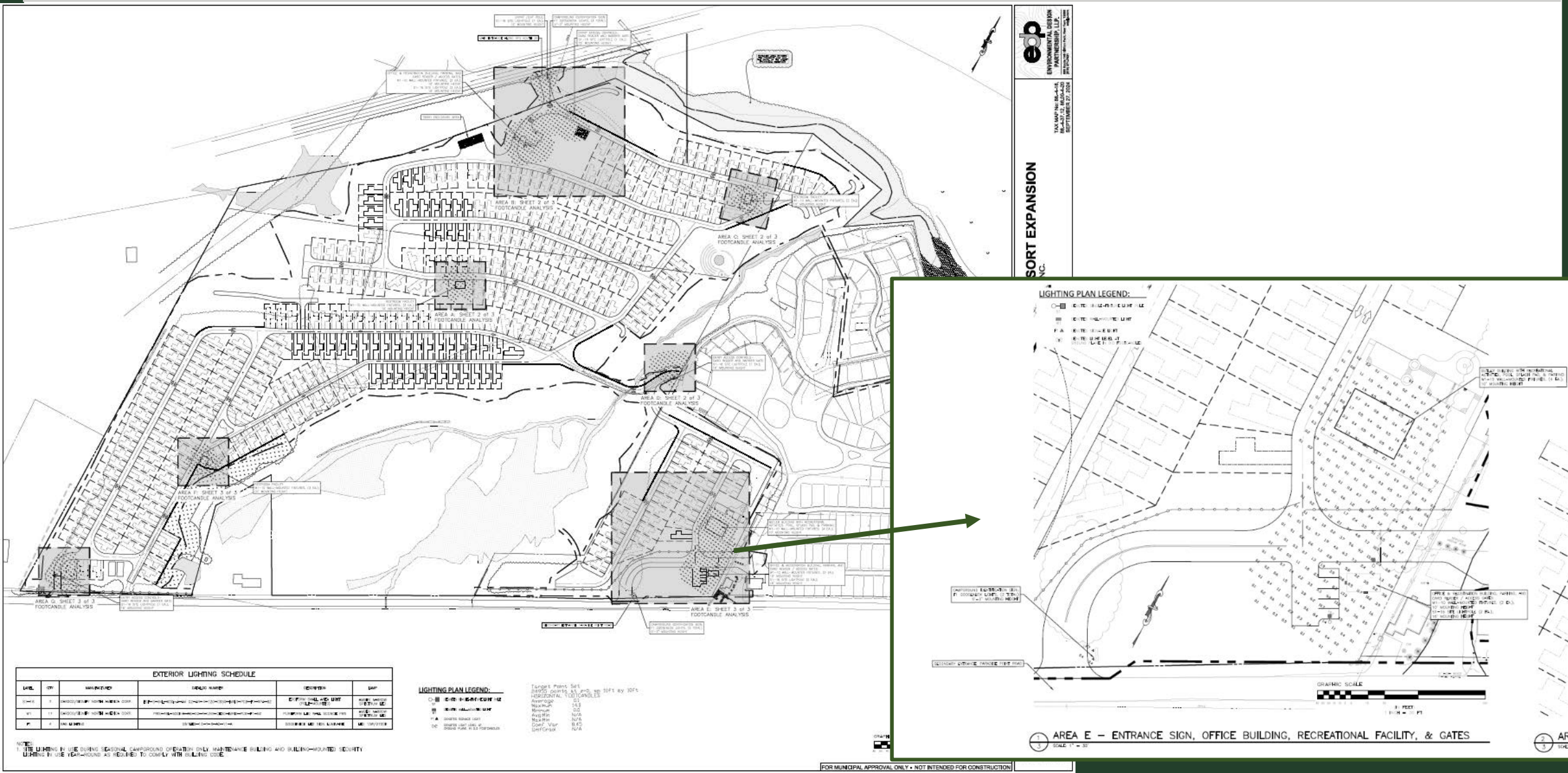


# Setbacks to Lake





# Exterior Lighting

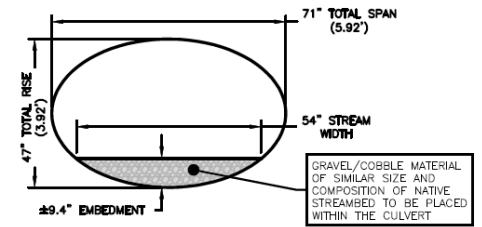




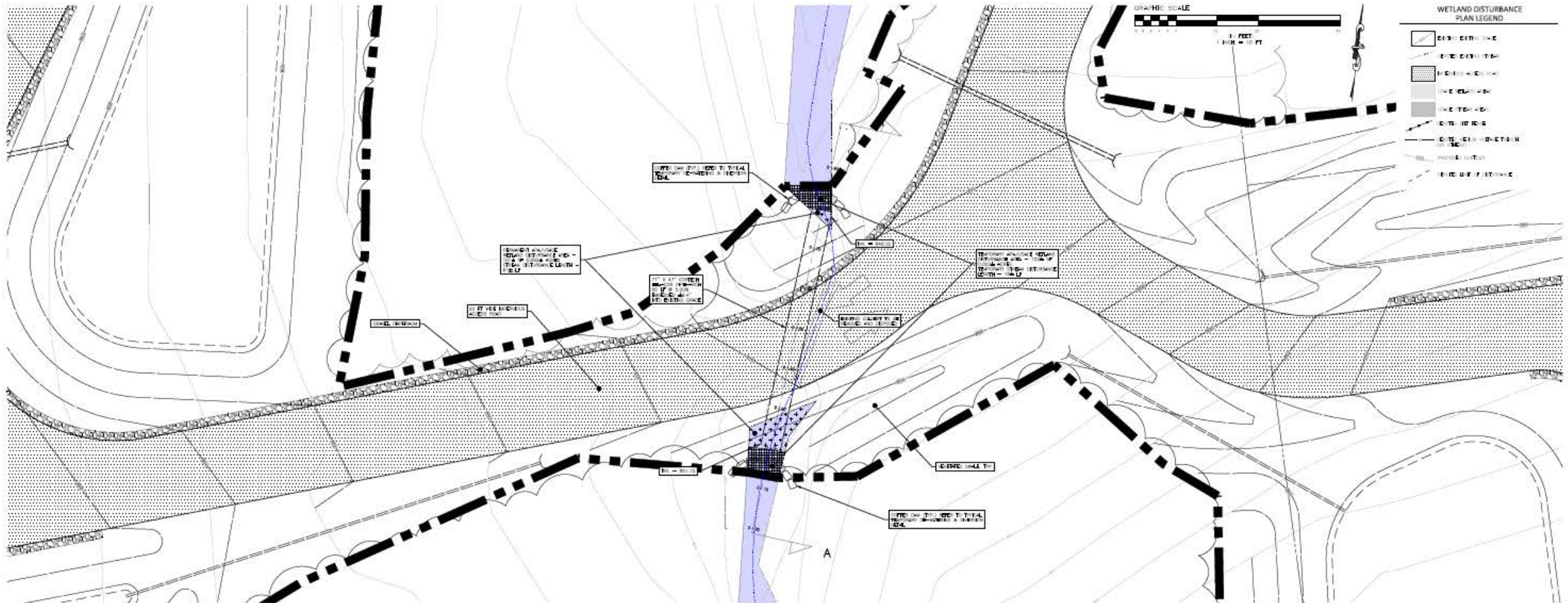
# Wetland Crossing Improvements

Permanent Wetland Impact =  $101 \pm$  sq ft ( $0.002 \pm$  ac)

Temporary Wetland Disturbance =  $102 \pm$  sq ft ( $0.002 \pm$  ac)



CONTECH HEL-COR PIPE  
ARCH CULVERT DETAIL  
3  
33 SCALE: 1"=5'



# **Visual Impact Assessment**



# Visual Impact Assessment



OVERALL SITE MAP

The Environmental  
Design Partnership, LLP  
© 2021

Figure:  
1

Fulton County, NY  
April 9, 2025



Adirondack  
Park Agency

RECEIVED

Date: April 15, 2025

Sunset Bay Resort Expansion  
Visual Impact Assessment  
Town of Mayfield  
Source: Google Earth 2024

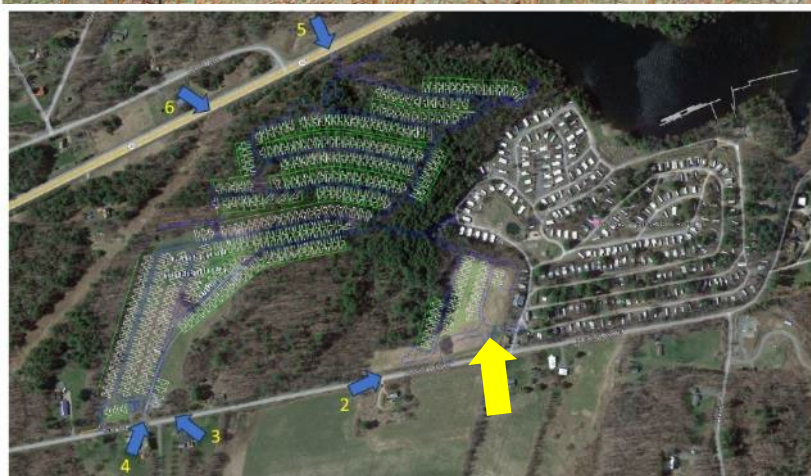




# Viewpoint 1



Photo



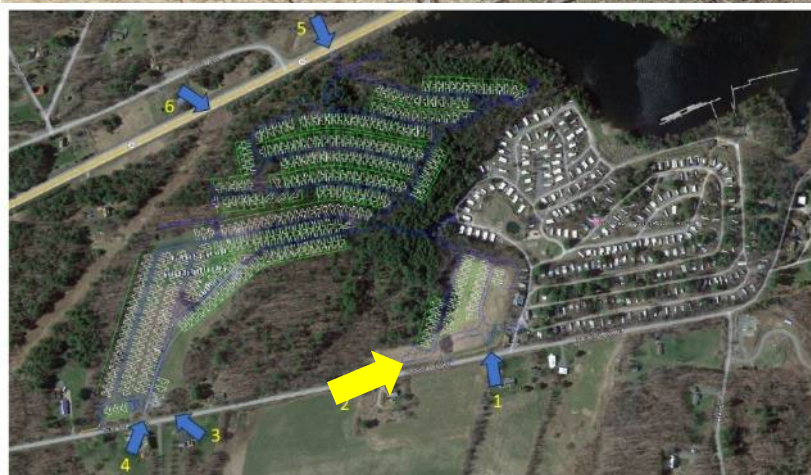
Simulation



# Viewpoint 2



Photo



Simulation



# Viewpoint 4



Photo



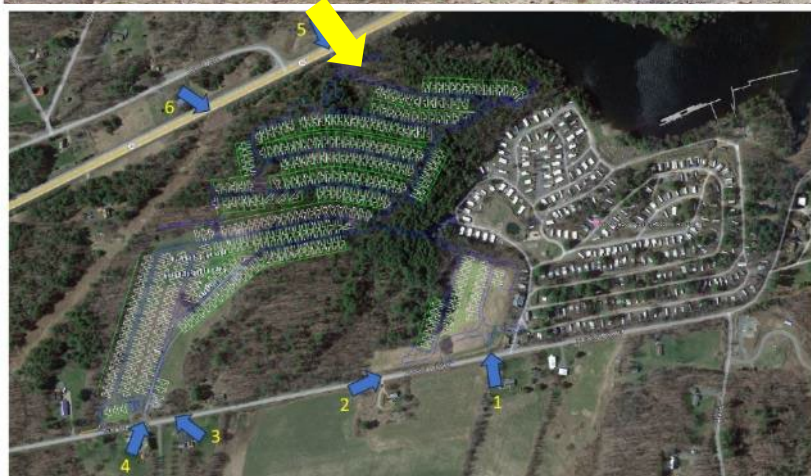
Simulation



# Viewpoint 5



Photo



Simulation



# Public Comment



# Public Notice

- Notices sent to:
  - Adjoining Landowners (18)
  - Town and County Officials
  - Local Government Review Board
- Notice posted to:
  - Environmental Notice Bulletin
  - Agency website



# Public Comment

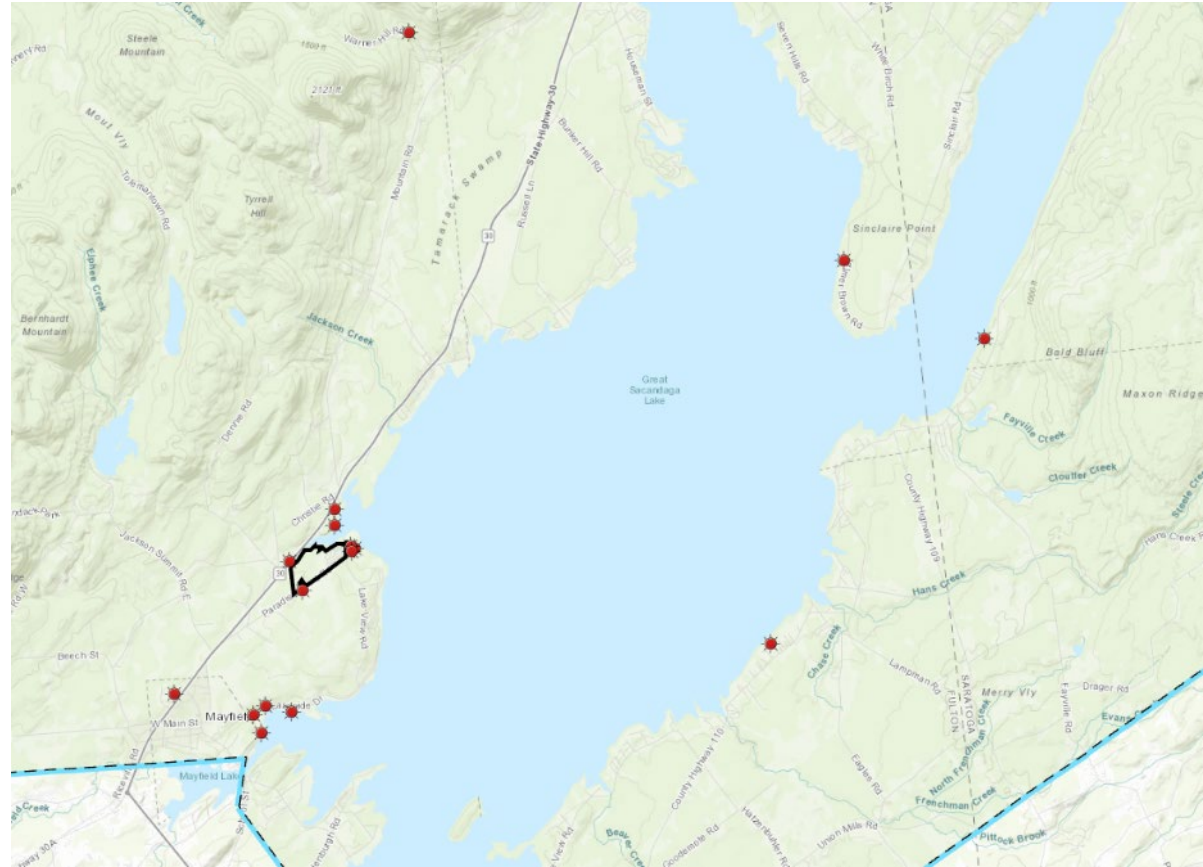
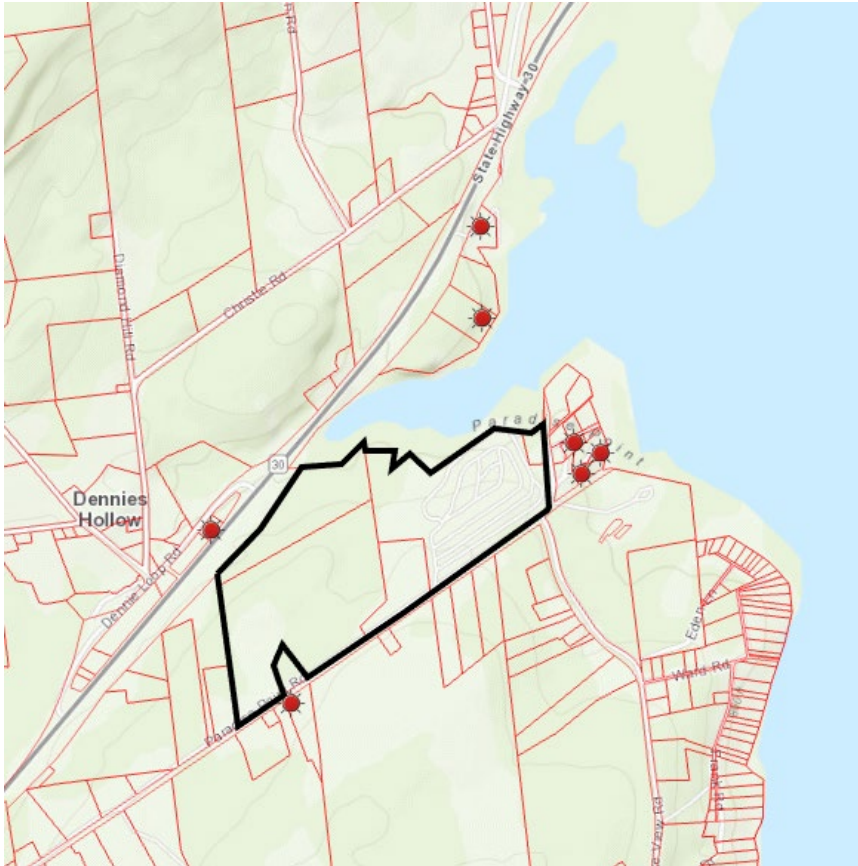
- 35 Comment letters received
  - Timing
    - 3 received between application receipt and application completion
    - 32 received after application completion, during comment period ending Sept 11, 2025
  - Position
    - 32 comment letters opposed / concerned
    - 3 comment letters neutral
  - Topics
    - Project size – overall size, traffic (roads/lake)
    - Quality of Life – air quality, noise, lighting, visual impacts, trespassing, fence, trash
    - Environmental – water supply, water quality, tree removal, climate change
    - Community – emergency services, community character



# Public Comment



Address given for letters received



Additional letters received – outside area / no address



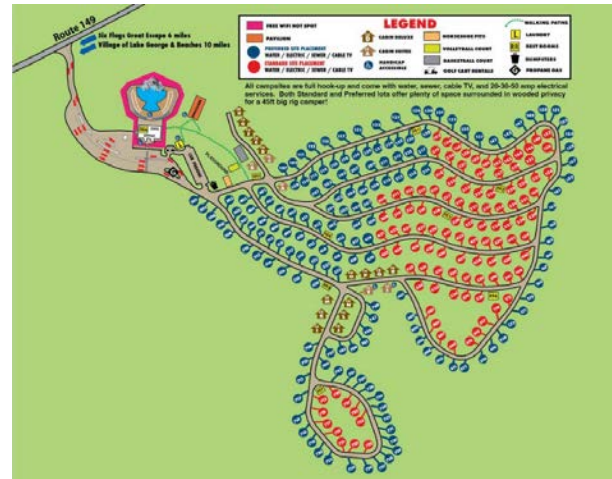
# Public Comment – Size Concerns

- Project Size
  - Proposing 6 RV sites / acre
    - Less dense than allowed by Town Zoning (12 RV / acre)
    - Less dense than existing resort (9.6 RV / acre)
  - Proposing 2500 sq ft / RV site
    - Greater than NYSDOH minimum of 1250 sq ft / RV site
  - Reduced number of sites during review (from 373 to 357)
  - Layout fits on the site, meeting setbacks / retaining buffers



# Other Agency-Permitted Private Campgrounds

Campground	Town	Land Use Area	# Campsites	New/Expansion	Agency Permit
Woods Hollow	Mayfield	LIU	277 total; 123 in Park (3.1 RVs / acre)	New (not yet built)	2023
Moose Hillock	Fort Ann	MIU	510 RV, full hook-up (2.8 RVs / acre)	New (in operation)	2010
Riverview Campground	Lake George	RM / Schroon River	167 RV, full hook-up (9.8 RVs / acre)	Had 94 sites, 77% expansion	2018





# Public Comment – Traffic Concerns

- Traffic (road)
  - All access to expansion area is from NYS Route 30
  - NYS DOT reviewing the NYS Route 30 entrance
- Traffic (lake)
  - No change to existing shoreline access proposed
  - No additional docks
  - No day use
  - Have existing HRBRRD permits: 215 boat slips, 55 jet ski slips, boat launch
  - Beach regulated by NYSDOH: maximum 35 bathers



# Public Comment – Quality of Life Concerns

- Air Quality (Campfire Smoke)
  - Planning Board site visits July 4 – 7
    - Generated Campfire Analysis Report documenting observations
    - Few campfires (7% of campsites)
  - PB restrictions: hardwood only, post AQI, no brush/construction burns
- Noise
  - Planning Board observed noise consistent with neighborhood noise levels
  - Trees retained / planted in expansion area will help mitigate noise
- Lighting
  - Lighting Plan required – minimal exterior lighting, focus light where intended
- Visual Impacts
  - Tree/veg retention and planting along roadside & fencing
  - Visual Impact Assessment: limited visibility from Paradise Point Rd, no visibility from NYS Route 30 other than entrance



# Public Comment – Trespassing Concerns

- Trespassing / security / trash
  - All access to expansion area is from NYS Route 30
  - Fencing and veg screening added to Paradise Point Rd
    - Expansion area and existing resort
    - With Planning Board input on style/type of fence
  - Staff member available 24 hours per day, 7 days per week, while the campground is occupied, to address any emergency or security concerns from residents or neighbors



# Public Comment – Water Concerns

- Water Supply
  - DOH has approved well location
  - DOH will require yield testing
    - Includes monitoring of neighborhood wells
  - For DOH application, applicant has engaged a hydrogeologist
    - Specializes in water supply development
- Water Quality
  - All land disturbance  $\geq$  75 ft from lake (mhwmm)
  - 100 ft vegetated buffer to all Agency wetlands (2 exceptions)
  - Development avoids all sub-acre, isolated wetlands
  - Stormwater Management Plan
  - Connection to municipal sewer system
  - Retention / planting of trees



# Public Comment – Tree Removal Concerns

- Tree Removal: Wildlife/Habitat, Ecological Services, Carbon
  - Significant reduction in tree removal
    - From 30 acres, to 24 acres, to “net clearing” of 17 acres
    - Current proposal: mature tree retention among RV sites
    - Current proposal: planting inside campground and roadside buffers
  - Not interior forest – entirely within 230 m of existing roads and clearings
  - Retaining trees and carbon they store



# Public Comment – Climate Change Concerns

- Claim that climate change impacts not considered
  - “Nature-based solutions” prevent greenhouse gas emissions and/or remove CO<sub>2</sub> from the atmosphere
  - Staff review to minimize impacts to vegetative cover and wetlands inherently minimizes impacts to the climate
  - Analyzed carbon storage and sequestration of site



# Public Comment – Emergency Services Concerns

- Emergency Services
  - Applicant notified and consulted with:
    - Local volunteer fire department
    - Fulton County Sheriff's Office
    - Fulton County Director of Emergency Services
  - Applicant received suggestions on 911 signage & campsite numbering
  - Fire Dept requested water tank be installed (benefit campground and neighborhood)
  - No concerns raised on ability to provide emergency services

# Public Comment – Community Character Concerns

- Community Character
  - Pre-existing campground since 1970 (55 years)
  - Low Intensity Use land use area (APA Act §805)
    - Character description: “readily accessible areas,” “physical and biological resources are fairly tolerant”
    - Purposes, policies and objectives: “The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park.”
    - Overall Intensity Guidelines: RVs will be readily moveable, no change to density / principal buildings
    - Compatibility: Campgrounds listed as Secondary Compatible Use
  - Town of Mayfield Comprehensive Plan (2013)
    - Top priority: “The Town of Mayfield should identify a site for an RV Park in close proximity to the Great Sacandaga Lake and promote and market said site.”



**Review by Others**

# Review by Others – Town & County

- Town of Mayfield
  - Mixed-Use and Agricultural 2 Zoning Districts – allowed use in both
  - Need Site Plan Review & Special Use Permit
  - Application submitted to Planning Board (Sept 2024)
  - Discussion and public hearings at multiple meetings past year
  - Pending approval, next meeting October 15<sup>th</sup>
- Fulton County – recommended approval (Nov 2024)
  - Support taking current septic system offline and connecting to FCSD No.5
  - Support moving site entrance to NYS Route 30
  - Recommend a turn lane on both sides of NYS Route 30
  - Recommend vegetative screening remains along NYS Route 30



# Review by Others - State

- NYS Department of Transportation
  - Traffic Study completed (March 2025)
  - Applied for Commercial Access Highway Work Permit (May 2025)
  - Applied to have one streetlight at entrance (May 2025)
- NYS Department of Health
  - Applied for Campground permit and Public Water Supply permits (April 2025)
  - Well location approved (July 2025)
- NYS Department of Environmental Conservation
  - Will require construction stormwater permit
- NYS Hudson River Black River Regulating District
  - Regulates access to and use of state land / shoreline on GSL

# Review by Others - OPRHP

- NYS Office of Parks, Recreation and Historic Preservation
  - Phase 1A report completed (Nov 2024)
  - Phase 1B report completed (May 2025)
  - “No effect” letter issued (July 2025)
    - Provided site avoidance stipulations related to possible cemetery are implemented





# Applicant Needs All Permits to Proceed

Standard language in Agency's draft permit:

- Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

This draft permit also requires:

- The project shall not be undertaken, including any tree removal or soil disturbance, unless and until the Agency has granted a separate permit for extension of the Fulton County Sewer District No. 5 to or past the project site or the Agency has reviewed revised plans for on-site wastewater treatment and issued a new or amended permit.

**Staff Recommendation:  
Approve with Conditions**



# Conclusions of Law

- Development authorized:
  - ✓ Consistent with land use and development plan
  - ✓ Compatible with character description and purposes policies, and objectives of each land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ No undue adverse impact on resources of the Park
  - ✓ Secures natural benefits of wetlands
  - ✓ Results in minimal degradation or destruction of wetlands

**Staff Recommendation: Approve with Conditions**

# Draft Permit Conditions

- Campground & road improvements authorized as depicted on Project Plans
  - Location, dimensions, etc.
- Operate May – October
- RVs must remain readily moveable
- Exterior color specified for 2 buildings closest to road
- Lighting and signage as proposed
- Retain trees & vegetation as proposed
- Plant trees & shrubs as proposed
- Fencing in locations, height, type as proposed
- County sewer system for wastewater treatment
- Follow Stormwater Pollution Prevention Plan
- Follow Erosion & Sediment Control Plan
- Follow avoidance plan to protect possible cemetery
- Invasive species spread prevention





**Adirondack  
Park Agency**

# **Sunset Bay RV Park, Inc.**

**P2024-0270**

**October 9, 2025**