

**From:** janetstern@earthlink.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [janetstern@earthlink.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 29, 2021 8:39:44 PM

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\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

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Please copy "2021-0248, Janet Stern, janetstern@earthlink.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Janet Stern  
Email from: [janetstern@earthlink.net](mailto:janetstern@earthlink.net)  
Address: 8 High Pines Terrace Chestertown New York 12817  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Although we have not seen a precise account of the number of trees that will be removed for this project, 355 acres suggests that hundreds--if not thousands--of mature trees will need to be destroyed. We in the Adirondacks have been cavalier about tree removal, as have our tree ordinances. After all, trees seem to dominate the park: there are always thousands more.

Unfortunately, as other communities before us have been shocked to discover, tree canopy can no longer be taken for granted. Our trees are confronting infectious diseases like Bacterial Leaf Scorch (oaks); invasive pests (Emerald Ash Borer [EAB]; Spotted Lanternfly); destructive storms, more frequent than ever seen before and likely to get more intense and more frequent; clearcutting for development; natural aging out and dying of mature trees; and deer damage, including deer destruction of all the understory saplings that would normally have replaced those dying mature trees.

The EAB alone is likely to destroy millions of trees in the park. And, given the reality of climate change, these threats couldn't come at a worse time. It is our trees that sequester carbon; that help prevent soil erosion; that stabilize stream and river banks; that provide habitat and nutrients for wildlife, including pollinators and migrating birds; that contribute to physical health and mental well-being; and that make recreation in the park so fulfilling and educational.

No project that will remove so many of our remaining mature trees can be justified. And no project that involves clearcutting should be approved. No developments as large as this one should be summarily approved without first considering what trees do for us---and what we should do, in turn, to ensure that their canopy endures. What is the developer proposing to do in the way of tree protection and tree replacement? How can the development be modified to remove the fewest number of trees? These and many related questions must be asked and satisfactorily answered before any development is approved.

We are taking our trees and our tree canopy for granted at the worst possible environmental moment. The Adirondack Park is not by some miracle immune to the all the threats and devastation that are assaulting our few remaining forests throughout the country. We all need to absorb this and act on it responsibly.

Thank you for your attention.  
Janet Stern  
Dr. George Theodoridis

**From:** bastraight@charter.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bastraight@charter.net](mailto:bastraight@charter.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 3:54:41 PM

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Please copy "2021-0248, Michael Straight, [bastraight@charter.net](mailto:bastraight@charter.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael Straight  
Email from: [bastraight@charter.net](mailto:bastraight@charter.net)  
Address: 75 Valley Road, P. O. Box 85 Upper Jay NY 12987  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is one of the most positive ventures to occur in our municipality in many years. The Town of Jay will benefit economically from this expansion and more specifically the Village of Au Sable Forks which continues to be a depressed and in which the village has very little room for expansion. Our community is in dire need of an economic boost and the possibility new employment As the project has been submitted this proposal is being done in a manner that will not negatively impact our community. It is my sincerest hope that this plan gains approval.

**From:** Nstrong100@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Nstrong100@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 9:47:01 AM

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Please copy "2021-0248, Nancy Strong, Nstrong100@gmail.com " into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Nancy Strong  
Email from: Nstrong100@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My family has spent summers in the region of the proposed project for nearly 30 years. Mr. Stackman stated that he is interested in the area of Jay because "there is not a lot going on there". Yes, we know. That is exactly why we go there. It's the mountains! We don't want a lot going on there! Moreover, when there is a desperate need for affordable housing for the people who live and work in the Adirondacks year round, why build a playground for the benefit of the wealthy? It does not make sense. I would also be concerned about the environmental impact concerning the waterways and increased traffic. I think more research needs to be done on this project.

**From:** James.Sullivan571@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [James.Sullivan571@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 9:42:03 PM

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Please copy "2021-0248, James Sullivan, James.Sullivan571@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: James Sullivan  
Email from: James.Sullivan571@gmail.com  
Address: 1016 State Route 52 Walden New York 12586  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,  
I am writing this letter to inform the Adirondack Park Agency and Eric Stackman that i do not support this project.  
355-acres is lot of acres for development.  
Adirondacks shall be forever wild.

-James Sullivan

**From:** Suziquatro@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Suziquatro@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 11:02:39 PM

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Please copy "2021-0248, Susan Taylor, Suziquatro@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Susan Taylor  
Email from: Suziquatro@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is not even remotely needed in our area. Know what is? AFFORDABLE long term rentals.

**From:** Grumpy78@Roadrunner.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Grumpy78@Roadrunner.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 8:25:53 PM

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Please copy "2021-0248, Raymond J Tempestilli, Grumpy78@Roadrunner.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Raymond J Tempestilli  
Email from: Grumpy78@Roadrunner.com  
Address: New York 12989  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I believe that the reason people come to the Adirondacks and small towns like Jay is that they want to enjoy the small town community. They Enjoy the serenity that comes with having wild spaces in close proximity.

By developing all our small hamlets you are destroying the attraction . We already are dealing with the over use and abuse of our trails systems . I believe that this development project should be rejected by the APA . b

**From:** leannathalmann@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [leannathalmann@gmail.com](mailto:leannathalmann@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 9:21:18 AM

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Please copy "2021-0248, Leanna Thalmann, leannathalmann@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Leanna Thalmann  
Email from: [leannathalmann@gmail.com](mailto:leannathalmann@gmail.com)  
Address: Ausable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I believe this subdivision would be detrimental to the communities of Ausable Forks and Jay. It could be better if the division was move inclusive. I am also concerned about the location and it's proximity to the Ausable River and near fragile and important wetlands. We do not need another failed development that contributes to urban sprawl.



**From:** fvizard@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [fvizard@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 2:06:03 PM

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Please copy "2021-0248, Frank Vizard, [fvizard@aol.com](mailto:fvizard@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Frank Vizard  
Email from: [fvizard@aol.com](mailto:fvizard@aol.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I'm a local homeowner in Jay and this project has my support. The area needs an economic lift. Even the hardware store in Ausable Forks left town. Sure, the environment is a concern but I'm sure the APA is quite capable of insuring regulations are met. Plus the the area is hardly virgin forest as it has seen past commercial use. Climate change will soon have southerners looking north. Jay and Ausable Forks have a chance to become a prime destination going forward. The tax benefits to the local school system and the long term job creation are well worth considering.

**From:** wadleigh3433@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [wadleigh3433@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 5:08:30 PM

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Please copy "2021-0248, Wadleigh Beth, wadleigh3433@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Wadleigh Beth  
Email from: wadleigh3433@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

No.  
Just no.  
It's protected land.  
No.

**From:** wayner8@comcast.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [wayner8@comcast.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 7:04:25 AM

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Please copy "2021-0248, Wayne, wayner8@comcast.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Wayne  
Email from: wayner8@comcast.net  
Address: 185 my top dr Indianlake Ny 12842  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Hi I am opposed to the idea of a resort this big in the Adirondack park  
It's against the park principles ,plenty of other places for such a project...I vote no and want to keep park as pristine as possible..thank you Wayne ramer

**From:** marci.wenn@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [marci.wenn@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 7:19:18 PM

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Please copy "2021-0248, marci wenn, marci.wenn@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: marci wenn  
Email from: [marci.wenn@gmail.com](mailto:marci.wenn@gmail.com)  
Address: 177 anthony rd jay ny 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not let this happen. We have so few open spaces such as this property along the river. It does not matter how nice the houses are or what the amenities are. This development will be an eye sore in the Adirondacks. We need to protect this area not develop it in this manner. I feel that it is totally and completely out of character for Jay and Ausable Forks. How would this benefit our area and the locals who live here? How would it benefit the animals that live near the property. What impact would that many houses have on the river? Please let it stay open fields and quiet woods. Please protect the Adirondacks, forever wild is so crucial to this habitat. Please protect these fields and woods, the project is much too big and out of alignment with this area. Thank you for protecting our Park.

**From:** Gulfsid810@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Gulfsid810@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 7:49:22 AM

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Please copy "2021-0248, Lee Wilkerson, Gulfsid810@gmail.com" into your message for our reference.

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Attn: Devan Korn  
Comments from: Lee Wilkerson  
Email from: Gulfsid810@gmail.com  
Address: 20 Phelps Brook Lane Keene Valley NY 12943  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The developer in this project should have a vision that starts with the needs of the community rather than just a big plan to create buildings to sell that folks may or may not want. Construction in the N Country can be very difficult and slow, not like FL where there are unlimited Human Resources and building going on all year. Yes some folks want economic development and but the summer and ski seasons are so short in Jay that very few folks can actually afford financially to buy or live in the area. I believe this idea is way too large for the site. Please do not approve this proposal until a realistic number of homes or units are proposed by the developer.

**From:** beachfront810@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [beachfront810@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 8:09:00 AM

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Please copy "2021-0248, Mary Wilkerson, beachfront810@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mary Wilkerson  
Email from: beachfront810@gmail.com  
Address: 810 GULF BLVD INDIAN ROCKS BEACH FL 33785  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not allow a Florida developer to impose his "vision" of the Adirondacks.  
The APA should protect this precious land and realize that developers, with few exceptions, will always work in their best interest with little regard for the environment. The APA needs to do what is in the best interest of the Park.

**From:** bryanwilson4538@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bryanwilson4538@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 6:33:09 PM

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Please copy "2021-0248, Bryan Wilson, bryanwilson4538@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Bryan Wilson  
Email from: bryanwilson4538@gmail.com  
Address: 28 Spring Ave Latham NY 12110  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project would be a disgrace. Hard no.

**From:** WithamEnt@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [WithamEnt@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 5:06:39 PM

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Please copy "2021-0248, Judson Witham, WithamEnt@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Judson Witham  
Email from: [WithamEnt@yahoo.com](mailto:WithamEnt@yahoo.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The APA and those Negative to this Development do Not Own the Property. APA and the SOCIALIST / COMMUNIST APA Should simply be IGNORED. Better yet DISBAND this Communistic APA and OUTLAW the last 40 years of it's decisions.

What does APA not understand about PRIVATE PROPERTY ?

I fully support the Development and the Rights of the Property Owners and Developers.

PS ..... Growth and Jobs are GOOD for the Adirondacks

Swamp Fox



**From:** bill.wonderlin@me.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bill.wonderlin@me.com](mailto:bill.wonderlin@me.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 11:58:21 AM

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Please copy "2021-0248, William Wonderlin, bill.wonderlin@me.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: William Wonderlin  
Email from: [bill.wonderlin@me.com](mailto:bill.wonderlin@me.com)  
Address: 85 Hardy Road Wilmington New York 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,

I am writing to you to express my concerns regarding this application (APA Project 2021-02) for a permit to develop a 355 acre parcel near Au Sable Forks, NY. In its present form, this application fails to provide sufficient detail for a critical review by the APA, and it is not even a good basis for soliciting detailed comments from the public. The lack of detail gives a strong impression that the applicant has not done their homework in preparing the application and that they lack a commitment to developing a carefully-crafted plan for their proposed development that will meet the conservation design standards set by the APA, as well as the expectations of the public. It is my understanding that the APA's policy of not requiring detailed plans at this stage of the APA's multi-step application is intended to protect a developer from a significant investment in a project prior to clearing an initial review, but it seems in this case that the applicant has interpreted the policy as enabling him to forego performing their due diligence in preparing their application. An application based on a patchwork of resources downloaded from the internet should not be substituted for a collection of resources that accurately depict the existing features of the land, as stipulated in the instructions for Part 1 of a Large-Scale Subdivision Application. I provide several examples below of missing information and related concerns.

- Reading the application has not provided me with much more information about the nature of the site for the proposed development than what I am already familiar with after having driven past the site on 9N and what I can glean from looking at satellite images on Google Maps. Although the maps in the application identify the boundaries of the properties comprising the site, many of the maps appear as a patchwork of barely legible screenshots that are of unclear relevance to the project. The maps identifying the location of wetlands (which are also obvious from a satellite image) are helpful, but are not sufficiently detailed. The maps showing the proposed layout of the development are interesting, but, without more details about the existing features of the land and how environmental considerations may affect the siting of structures and roads, the maps are of tenuous value for a critical review.
- The proposed development encroaches on virtually all parts of the 355 acres, whether by construction of roads, buildings, or other amenities. Even if buildings are organized in clusters, human activity will be present throughout this site. Unfortunately, there are no details regarding the flora and fauna present on this property and how they might be affected by the development. This is the time in the review process to determine if there are any species that need special protection on this site or whether there are localized ecological habitats within the proposed development that are of special importance and need to be protected. It is both ironic and disturbing that the only

information in the application regarding local flora are 12 pages (pp. 35-47) devoted to two non-native species—purple loosestrife and Common reed grass (phragmites). What about the native species?

- The size of the development is large enough that it will be likely to affect the environment well beyond its boundaries. The very close proximity of the residential structures to the East Branch of the Ausable River is especially worrisome. Can construction of such a large number of structures be completed without the runoff of silt, construction debris, or construction-related chemicals into the river? In the long run, how will the river be protected from sewage spills or the runoff of oil and salt from vehicles parked on site. Given the upscale character of the proposed residential properties (i.e., mansions), will runoff be contaminated by a high-level use of fertilizers and pesticides/herbicides?
- Given the large size and intensity of development of the site, the environmental impact of this project should be considered across a broader region than would be the case for more typical residential development. Will it interfere with animals that need large territories or that seasonally visit or migrate through this area as they follow forested corridors?
- Given the large number of residential properties that have been proposed, I am concerned about the volume of water that will be used and disposed of as gray water/sewage. Will the source of water be groundwater, water from the Ausable River, or water supplied from Au Sable Forks? How will gray water/sewage be handled? What is the availability and capacity of aquifers at the site? The APA requires this information in Part 1 of the application, but the information was not provided.

The APA should reject this application. The application is simply not credible in its current form, given the breadth of essential details that are missing. But, my concerns are not limited to the lack of details. As always, the APA is in a challenging position of needing to balance the benefits and costs/drawbacks of a proposed project. Based on what we know about the proposed development, as well as the typical rationalizations for large developments like this, the costs/drawbacks clearly outweigh the benefits of the project. Here are a few points to consider.

- Supporters of a large development like this are likely to argue that the creation of new jobs will be a benefit. Although there will be a need for hiring construction workers during the construction phase(s) of the project, some or many of the construction workers will very likely be hired from outside of the local area, and any benefit will be transient and not a sustainable contributor to the economy of the local community most affected by the development. Once development is complete, any additional jobs will likely be limited to service industry jobs that do not pay a living wage.
- It is not clear that there will be a net benefit to the financial resources of the Town of Jay. Although tax revenue will increase, a large development is not a freebie—there will be costs to the town for the development of additional infrastructure and, potentially, for the expansion of services.
- It is both revealing and disturbing that the maps depicting the proposed development clearly show how the views of mountains (looking outward from the property) are of high importance in the design of the project, but nowhere in the application does the applicant address the impact of the proposed development on the viewshed for people (and animals) on properties in the Ausable valley. The proposed development involves the construction of a large number of structures perched above the Ausable River. In addition to the large number of residential buildings near the river, there will be six guest houses, a lookout tower and a renewable energy farm at higher elevations. These structures will be clearly visible in the daytime, and the visual impact of the development will be even greater when lighted at night. Even with downward-directed light fixtures, this development will disturb the viewshed for many miles around. Although humans have altered the landscape of the Ausable Valley for many years, much of this development “fits” well with the local environment and the area’s history (such as the nearby Asgaard Farm). In contrast, this proposed development will only degrade the viewshed for many people in the area.
- The applicant is clearly not aware of the true needs of the local communities affected by this proposed development. In the realm of regional residential development, the greatest need is for affordable housing. This application not only ignores this need, it is a slap in the face to local residents in its proposal to build six mansions.

In conclusion, this application should be rejected based on its deficiency in detail, its failure to provide essential information requested by the APA, and the lack of clear evidence that any benefits of the development outweigh the costs/drawbacks for the local community. It is unlikely to produce real, sustainable benefits to the community, and it is not a good fit to the character or the needs of the communities in the Ausable Valley. The applicant also ignores the principles of conservation design that are the cornerstone of the APA’s Large Scale Subdivision Application.

**From:** aawow@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [aawow@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 29, 2021 7:48:39 PM

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Please copy "2021-0248, Andrea Alvarado, aawow@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Andrea Alvarado  
Email from: aawow@aol.com  
Address: 965 Green st Au sable forks 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I oppose the overdevelopment of this property. I can see he is asking for the moon but will settle for a little less.  
These lands should be preserved for future generations.

**From:** stevemamstutz@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [stevemamstutz@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 17, 2021 12:21:12 PM

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Please copy "2021-0248, Steve and Nan Amstutz, [stevemamstutz@gmail.com](mailto:stevemamstutz@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Steve and Nan Amstutz  
Email from: [stevemamstutz@gmail.com](mailto:stevemamstutz@gmail.com)  
Address: 246 Springfield Rd Upper Jay Ny 12987  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Devon Korn,

Nan and I have been residents of Upper Jay for 32 years. We have raised our daughter here, operated a custom timber framing/general contracting company, and founded and operated the Little Peaks Pre School in Keene, NY. As such, we have been fully engaged in the communities of the East Branch of the Ausable River. And we have seen ideas and plans for large scale "residential communities" come and go.

We are adamantly opposed to the planned development of Mr. Eric Stackman. We do not believe that this "project" will be good for Jay or the Ausable Valley. Mr. Stackman, who has experience in developments in Florida, is out of sync with the Adirondacks. We note the use of the description "semi private", and we do not believe that Jay is an appropriate place for an exclusive residential community, that is not directly engaged in the local community. Nor, for that matter, do we see Mr. Stackman's choice of property to do such a development is a good choice: The Town of Ausable Forks is not in the heart of the Adirondack's High Peaks or lake areas. Yes, Whiteface is not that far away, but as attempts to "develop" projects in Wilmington have shown, wealthy folks really do prefer to be close to Lake Placid. Though we are fond of Jay and Ausable Forks, realistically neither town has the infrastructure for such high end homes and the folks who might build or buy them. There are minimal services available, Ausable Forks has lost a hardware store, a pharmacy, and an auto parts store in the last decade. There is no high quality grocery store. And there are minimal restaurants and virtually no shops oriented to vacationers.

We read with interest in the Explorer the statements by Knut Sawyer, Town Councilman of Jay. Mr. Sawyer reiterates the general view that such a development is desirable because it will increase the tax base. What this common sentiment neglects to take into consideration is the increased demands made on such services as the volunteer fire departments and ambulance services. Nor will residents of this "semi private" and elitist community send their kids to our schools, be engaged in local civic activities, be fire fighters, be volunteer first responders, or volunteers for the myriad of social activities and events in our valley. The people who reside in Mr. Stackman's development will not be true citizens of our town. The use of the term "semi private" is very concerning to us. It seems to reinforce the notion that we local and full time residents are inferior.

Nor will Mr. Stackman's development address many of the needs of our community, such as affordable housing or child care. Obviously this first plan by Mr. Stackman is precisely that. If this project must go forward, at the very least we would want to see a portion of the development designated as reasonable priced build lots for locals or as affordable housing.

Another concern of ours is that Mr. Stackman's plans may fail after he begins, and then there will 350 acres in our valley that have been cleared with roads partially built. This is not uncommon, and often the start up of a development project puts a lot of burden on the local town infrastructure before the tax base really increases, such as wear and tear on local roads by construction equipment.

It is our sincere hope that Mr. Stackman NOT be granted an APA permit for project.

Sincerely , Nan and Steve Amstutz

**From:** sunshineski44@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sunshineski44@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 3:41:40 PM

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Please copy "2021-0248, Christinajj Woodall Anderson, sunshineski44@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Christinajj Woodall Anderson  
Email from: sunshineski44@gmail.com  
Address: Wilmington NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I wonder if the principle players in this endeavor have done any thorough market research. Considering it took the pandemic to give sales at the Owaissa Club a shot in the arm, they must be prepared to delay their ROI for a lo-o-o-ng time. And during that wait time the destruction of the environment will happen, without bringing any real-time benefit to the community. And MANSIONS? This sounds like a pie-in-the-sky idea that could do potential damage, with no guarantee of positive results to the community.

**From:** hollyandbobby@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hollyandbobby@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 9:02:01 AM

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Please copy "2021-0248, Holly Andrew, hollyandbobby@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Holly Andrew  
Email from: hollyandbobby@hotmail.com  
Address: 12987  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am a resident of Upper Jay. I am not in favor of this development for the following reasons:

- Increase in traffic on 9N. The road follows the river closely in that area and would have to be widened.
- Luxury housing does not meet the needs of the area. We need affordable housing.
- Short term rentals are not wanted in this family community.
- Lack of renewable energy or sustainable resources in the project.
- Where will the construction workers come from? Where will they live while the project is being completed?
- Construction disruption. There are not many driving options for avoiding the project, as alternate routes to Ausable Forks are few.
- It is too large of a plan, and would disrupt the area for a decade or more.
- It has no day-to-day benefit for the local community. The locals wouldn't even be allowed in to enjoy the benefits of the proposed amenities.
- What will happen if the project is started and the developer abandons it? Who will restore the land from a construction site back to "forever wild"?

Thank you for your consideration of my comments.

**From:** Apelt139@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Apelt139@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 11:24:32 PM

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Please copy "2021-0248, Richard Apelt , Apelt139@gmail.com " into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Richard Apelt  
Email from: Apelt139@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am opposed to this project. It will only further the divide between the privileged and the local residents. This project will further the overall degradation of the Adirondacks on practically every level.



**From:** elenadaraya@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [elenadaraya@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 2:34:19 PM

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Please copy "2021-0248, Elena Araya, [elenadaraya@gmail.com](mailto:elenadaraya@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elena Araya  
Email from: [elenadaraya@gmail.com](mailto:elenadaraya@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This proposed development is excessive and does not take community members into consideration. There needs to be more affordable housing for year-round residents, especially those who rely on the tourism industry (restaurants, shops, etc.). There are plenty of expensive, luxury vacation homes in the Adirondack Region - we don't need more just for capital greed.

Another issue to bring up is the fact that this project is being proposed by a developer from Florida, who will profit millions, taking away money from New York.

I think the local residents who live in the region year-round would be open to affordable housing complexes or community, but this proposed project is merely corporate greed.

**From:** rayaustin62@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rayaustin62@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 1:29:48 PM

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Please copy "2021-0248, Raymond L. Austin , rayaustin62@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Raymond L. Austin  
Email from: rayaustin62@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am strongly opposed to this new development project as it doesn't appear to have the best practices of conservation design in place. This would lead to negative environmental impacts to the Ausable River. This huge project would cause more roads to be built that would ultimately carry salt water runoff from winter roads that would run directly into the Ausable River. Salt used for winter ice melt on New York roads is bad for Trout fishing as Chloride is toxic to aquatic life above 230 mg/l.

Unfortunately, Chloride is not broken down or metabolized naturally and can be toxic for Trout, especially young hatchlings. It is for this reason that Vermont, Colorado and Alaska (for examples) don't salt their roads in wintertime, but use sand instead so as to not harm the delicate ecosystems within their respective streams and rivers.

As an avid Trout fisherman, I am very concerned that this new large development would create pollution within the Ausable River that doesn't exist today. In addition to the damage that the salt and the chemicals added to it (to prevent clumping) , waste water runoff and lawn fertilizer could seep into the Ausable River. This added pollution would clearly damage one of the few remaining Trout fisheries in the Northeast. Please don't place potential property tax revenue over the Environment, as the Adirondack Park "Preserve" is meant to be enjoyed by all.

**From:** Erogerscello@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Erogerscello@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 10:56:44 PM

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Please copy "2021-0248, Esther Baker, Erogerscello@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Esther Baker  
Email from: Erogerscello@gmail.com  
Address: Keene valley  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My husband and I moved to the Adirondacks in 2014 as young 30 somethings. We are teachers and musicians. We were attracted to this area for wilderness and low cost of living. Unfortunately since moving here we have seen More commercial big businesses, more second home buyers and the cost of living has gone up and wilderness gone down. Please do not accept the Jay Stackman application. This is not the direction we should go.

**From:** meb787@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [meb787@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 11:00:43 AM

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Please copy "2021-0248, Mary E Barrie, meb787@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mary E Barrie  
Email from: meb787@aol.com  
Address: 5159 Crown Ave La Canada Flintridge CA 91011  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The following are my comments concerning APA Project 2021-0248, Stackman Large Scale Subdivision. I am an Adirondack native and have a home and a rental property in the town of Jay.

The project is utterly out of scale with our little town and would be much more suitable for Lake George or Lake Placid. Having grown up in Jay, I am amazed at how scenic and tranquil the town has remained despite the many new residents - maybe because they share the same values and came looking for peace and scenic beauty and to become part of the community. Scale the project down!

It appears that access to the property will be across Stickney Bridge which is a one lane bridge. With a project of this size, will it be necessary to upgrade this bridge? If so, who will bear the cost? What about the fire and rescue departments which are mostly volunteer? Can they handle the load of such a large project? This development would generate new tax revenue for the town but how much of this will be offset by new costs? Is this going to be studied?

I noted in the Concept Sketch Plan that there are large areas of open space to remain. How is this open space to be protected in the future? Will there be easements held be a land trust, for example, to ensure that the open space remains as such? And how will these easements be enforced?

The extensive network of trails is a positive but will these be open to the public? I see the project referred to as a "semi-private community." What exactly is that? Will this designation interfere with the public's fishing rights on the Ausable River?

The Plan also proposes a general store right next to the river, along a particularly scenic and peaceful stretch. Why should this be allowed along a river officially designated as a recreational river? This also raises the question of why a general store at all? The development would only be a few miles from AuSable Forks. Why not give the business to the local market instead?

Thank you for the opportunity to comment.



**From:** larry\_beahan@roadrunner.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [larry\\_beahan@roadrunner.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 24, 2021 10:05:02 AM

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Please copy "2021-0248, Laurence Thomas Beahan, larry\_beahan@roadrunner.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Laurence Thomas Beahan  
Email from: larry\_beahan@roadrunner.com  
Address: A8:A7:95:E6:19:AD 715 Renaissance Drive Apt b118 Williamsville New York 14221  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The proposed project lies in the middle of an unbroken contiguous forest that stretches from Jay to Ausable Forks, and which likely provides critical wildlife habitat. The applicant must provide the information required in this section, particularly "significant wildlife habitats...vernal pools, connectivity and natural wildlife corridors...".

> The application further requires a "Bird Species Inventory", identification of "Significant Avian Nesting Areas" and an "Invasive Species Inventory". This is missing and must be provided by the applicant.

> The application requires a map depicting "Large Forest Blocks" surrounding the project site. Of the several maps included in the application materials, all are so poorly labeled it is not possible to relate them to the project description, which is also very sparse. The maps must contain more explanatory information that ties them to the application document, and the document must contain more descriptive material.

Viewshed: The application materials require "Areas of the site presently visible from public view locations." The applicant notes in maps provided and in early promotional materials, that dwellings on the site will have views of the Jay Range and the High Peaks. However, there is no discussion of the project's impact on the viewsheds from the hiking trails on the Jay Range and High Peaks. This must be provided.

> Wetlands: The application requires a "Critical Areas Map," and a "Project Site Base Map" which, among other things, require and identification of wetlands, and permanent and intermittent streams. The only depiction of the wetlands appears in the applicant's Concept Sketch Plan. Much more thorough mapping, and a thorough analysis of the project's impact on the wetland and permanent and intermittent streams, and vernal pools is required.

> Aquifer Recharge Areas: Another significant omission by the applicant is, "Any renewable resource lands such as primary and principal aquifers and aquifer recharge areas..." In 2020 and 2021 area residents experienced dry wells in the early summer. It is critical that in this era of climate disruption, the applicant identify aquifer recharge areas on the property, and provide a thorough analysis of the water withdrawal impact of the development.

> Conservation Design: The APA introductory materials clearly state the goal of "protection of open space, wildlife, and habitat resources and in accordance with the objectives of conservation design." The Concept Sketch Plan provided by the applicant shows rows of mansions, hotel units, and cabins sprawled on roads throughout the project site, with little apparent recognition of conservation design principals. The project must be redesigned with adherence to conservation design principles.

> Housing: The majority of comments submitted on the APA website by local residents, show significant local opposition to this project, clearly objecting to a mansion-style second-home community inserted into what is essentially a rural area. Residents expressed a deep appreciation for the low key, non-hurried aspect of the area, as contrasted with the tourist areas like Lake Placid, and expressed a strong interest in keeping the character of the area as it currently is. If any housing is built it should be low-income housing, not 6,000 - 10,000 sq ft behemoths that are occupied only part-time.

Finally, even if these deficiencies were corrected in the application materials, the Sierra Club Atlantic Chapter would call on the Adirondack Park Agency to reject this application as inimical to New York State's goal of reducing carbon emissions and developing areas to sequester carbon.

**From:** sbimka@frontiernet.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sbimka@frontiernet.net](mailto:sbimka@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 6:34:48 PM

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Please copy "2021-0248, Sylvie Bimka, sbimka@frontiernet.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sylvie Bimka  
Email from: [sbimka@frontiernet.net](mailto:sbimka@frontiernet.net)  
Address: 235 Cassidy Rd Keeseville NY 12944-3106  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My concern with this development is that it is completely different from its surrounds. The towns surrounding it are low key, villages which have developed over time and they are small not only in population but also the type of housings offered as well as the amenities that they support. This development has a feel of an enclave very much like Lake Placid. Estates (6-8) of 10,000 sqft! Its effect on the surrounds will be widely felt - more traffic, more infrastructure, higher property assessment. More businesses, restaurants, store will spring up to serve the needs. Gone will be the quiet low key steady pace of the Adirondacks as we know it today. Think of Lake Placid and how hectic it can get especially during the summer. What we need is a better fit.  
Thank you for giving me the opportunity.



**From:** DonnaBonfante@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [DonnaBonfante@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 14, 2021 8:06:19 AM

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Attn: Devan Korn  
Comments from: Donna Bonfante  
Email from: DonnaBonfante@gmail.com  
Address: 643 Point Rd Willsboro NY 12996  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Herewe go.... Another project for the Ultra-Rich! This area is becoming more unaffordable for the people who live in Essex County year round. Build a community that is affordable and will bring in young families.

**From:** kellybonnville@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [kellybonnville@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 2:21:33 PM

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Please copy "2021-0248, Kelly Bonnville, [kellybonnville@gmail.com](mailto:kellybonnville@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kelly Bonnville  
Email from: [kellybonnville@gmail.com](mailto:kellybonnville@gmail.com)  
Address: 3051 Springtown Rd Hellertown PA 18055  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Like you, I'm sure, the Adirondack Park is extremely special to me. I have so much love, and gratitude to this place as it has given me so much in terms of the people I have met, the experiences I have had, and has played a significant role in my life overall. I owe my passion for the environment and its conservation to the park. There's an ancient Greek proverb I heard recently that goes, "A society grows great when old men plant trees in whose shade they know they shall never sit". This is perfectly applicable to this situation, and the way that myself and those who wish to protect the park I'm sure relate to. Because of the tremendous positive impact being able to enjoy the park has given me, I want to leave the park better than I found it for future generations. I hope that they may too be able to stand on top of mountains and look at the untouched trees for miles, or to look up at the deep blue clear sky that will hold millions of stars once the sun sets. These are the characteristics that we all love about the Adirondacks. The Adirondacks are wild, and this is part of its charm, which also is what makes people stay and keeps bringing tourists and seasonal residents back. A large part of the income of the park relies on tourism, so I understand where it may be thought that erecting a resort could be beneficial. However, this is the very thing that is subtracting from the very reason tourists come here. If you build expansive, fancy projects such as this you're taking away the reasons why people love it here and why people visit. If you build expansive, fancy resorts here, you make it exactly the same as everywhere else in the world. Additionally, with the development of this project there will be countless habitats that will be displaced, and untouched, beautiful vegetation and ecosystems will be destroyed. Though we may hold differing views and reasons why we may or may not want this project to pass through, we all have one thing in common: the love for this beautiful, wild, area. Let this shared love be what brings us together to make a decision that is for the greater good of the preservation of the park and the conservation of the land both for ourselves and for future generations and reject the application to build this resort.

**From:** dar.brady55@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dar.brady55@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 5:30:33 PM

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Please copy "2021-0248, Darlene LeClair Brady, dar.brady55@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Darlene LeClair Brady  
Email from: dar.brady55@gmail.com  
Address: 3653 Essex Rd Willsboro NY 12996  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

NOOOOOOOOOOOO What a horrible thing this would be for the Town of Jay and surrounding area. So much for forever wild. My great grandparents migrated to Keene in the mid 1800's from the Jay area. Please say no. Save our nice little towns.

**From:** jbrnd0805@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jbrnd0805@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 5:47:51 PM

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Please copy "2021-0248, Jon Brand, jbrnd0805@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jon Brand  
Email from: jbrnd0805@yahoo.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am totally against the development. It would be an eyesore, especially the size and scope. The infrastructure required will create additional costs for current residents that could be burdensome. Leave the area as natural as possible. This project is more about the money than anything. Do not need mega mansions, clubs, etc. Leave the way it is!

**From:** cdepo5129@charter.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cdepo5129@charter.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 7:38:28 PM

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Please copy "2021-0248, Christina Brown, cdepo5129@charter.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Christina Brown  
Email from: cdepo5129@charter.net  
Address: 14049 NYS Route 9n Au Sable Forks NY  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As someone who lives directly next to the proposed "upscale" subdivision, mansion, hotel etc I am strongly against this. My family has lived here for many many years. I am afraid of what this would do to my peaceful home. I chose to live here because I didn't want to live in a city. I want to be able to feel safe when I am enjoying my home. With the amount of people coming in and out of this area if this was to happen makes me feel unsafe. I have seen firsthand what someone from out of town can do when they purchase a home and turn it into an air bnb. I can't imagine what will happen to our taxes. How can we support the water and sewer for this type of building? If you want to build a few houses that are affordable for the area then that is one thing but have you driven up this road? This area is not upscale and we don't want it to be. I am strongly against this.

**From:** Lifeisgood22.ab@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Lifeisgood22.ab@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 9:32:17 AM

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Please copy "2021-0248, Ashley Burdick, Lifeisgood22.ab@gmail.com " into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Ashley Burdick  
Email from: Lifeisgood22.ab@gmail.com  
Address: 24 Cedar St Jay New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am 100% opposed to this development. It has been abundantly clear this year that the last thing we need is more high end hones in Adirondacks. I live in AuSable Acres and it's been over ran. It is damn near impossible for the middle class family to afford living here. This development puts us one step closer to destroying nature. Gentrification ruins small towns.

**From:** Jacarney4214@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jacarney4214@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 4:04:22 PM

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Please copy "2021-0248, Dr. Jack Carney, Jacarney4214@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dr. Jack Carney  
Email from: Jacarney4214@gmail.com  
Address: 32 Keller Bay Way (POB 784) Long Lake NY 12847  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Unalterably opposed to granting of APA approval for this project. Constitutes another transfer of wealth, i.e., taxpayer-supported public lands, lands located within a forever-wild ecosystem, to private developers for their and their stockholders' exploitation. It's as if the NYS Constitution is a mere phantasm and not a living and vibrant document. in sum , there is no room anywhere in the Park for large scale entrepreneurialism, particularly when it will result in a decided deficit for New Yorkers.

**From:** dlc1interp@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dlc1interp@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 10:42:56 AM

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Please copy "2021-0248, Robert Conway, dlc1interp@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Robert Conway  
Email from: [dlc1interp@aol.com](mailto:dlc1interp@aol.com)  
Address: 132 White Street Waterville New York 13480  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I have reviewed the proposed development documents for the 355 acre tract in the Town of Jay. I find the information provided to APA as incomplete and quite hard to understand. The conceptual design layouts on pages 61 and 62 of the documentation don't correspond with the details of the applicants write-up on the number of structures, types of structures, and the proposed phases of implementation (pgs. 59 & 60).

One conceptual layout has two different locations for the construction of duplex units while the other conceptual design has a separate duplex unit area and an 18 estate home building area in place of one of the duplex unit complexes. Neither design is listed as a potential development proposal such as Proposal A and Proposal B. Both proposals contain the hotel units to be constructed and various other single buildings or small groups of buildings constructed near each other.

One conceptual drawing has a scenic vista point highlighted (pg 56) while the other two layouts (pgs 61 & 62) has a lookout tower listed. What is the height of this lookout tower and what will its presence do to the scenic landscape of the surrounding area. I would think that the APA would place height restrictions on new structures to limit the visual impact to the public and reduce the amount of light impacting the night sky (light pollution) and star gazing.

I found nothing in the provided documentation that discussed the presence of rare, threatened, and endangered species or any general information on the natural resources present such as native bird species, native plants, invasive species present (information only provided) and their location on the properties involved. No detailed information is provided on the renewable energy farm portion of the development or whether the structures will be hooked up to a local sewer system or will they all be on septic systems. If septic systems are to be used, permeability studies need to be done to insure the systems won't contaminate the adjacent Au Sable River and the stream and wetlands on the property. I would much prefer a hookup to public owned sewer system for all this development if that is possible.

I don't feel that the developer has provided adequate information to meet the complete application standards of the APA. I think the developer needs to clarify the discrepancies between the written documentation and the limited conceptual designs provided. And much more detail on the aforementioned issues of natural resources present and



impacted as well as storm water and sewage management need to be included.

Thank you for the opportunity to comment and I hope my comments are helpful.

**From:** Cooksinadks@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Cooksinadks@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 3:36:02 PM

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Please copy "2021-0248, Angie Cook, Cooksinadks@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Angie Cook  
Email from: Cooksinadks@gmail.com  
Address: 1915 NYS rt 73 Keene Valley NY 12943  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I oppose this large development in AuSable Forks. I feel this way for many reasons, the biggest one is that we live on Rt73 in Keene Valley. Over the last 10 years we have seen a massive influx of travelers going to Lake Placid and Saranac Lake. It often feels like we live next to an interstate. I fear that if we keep allowing these developments that the Adirondack Park will be like Yellowstone in the summertime. Car after car polluting and changing the face of the beautiful Park. This plan is also insular and will likely not contribute to the economy as much as they think especially considering it have most of the amenities that they need in the compound. Good luck to them for trying to find people to work there as half the Park already does not have enough employees to manage and run their business. Please vote this down!

**From:** Coolidge.adam@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Coolidge.adam@gmail.com](mailto:Coolidge.adam@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 8:50:42 PM

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Please copy "2021-0248, Adam Coolidge, Coolidge.adam@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Adam Coolidge  
Email from: [Coolidge.adam@gmail.com](mailto:Coolidge.adam@gmail.com)  
Address: NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Au Sable forks needs some growth, and this development seems like a good location to me as I do not believe it can be seen from the Road. This could help stimulate our local economy and our struggling main street. In addition to adding to our tax base and ultimately reduce our taxes for our local residences. So long as it meets APA environmental requirements I see no reason why it should not be approved by the APA.

**From:** Rdrcoon@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Rdrcoon@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 10, 2021 6:47:05 PM

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Please copy "2021-0248, Rita Coon, Rdrcoon@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Rita Coon  
Email from: Rdrcoon@gmail.com  
Address: Mount Morris New York 14510  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I feel that this project would be of huge detriment to the Adirondack Park. While sustainable income is needed for those who live year round in the Park, establishing large resort developments is exactly what the majority of visitors come to get AWAY from. It is an absolutely beautiful rural region, a quiet and natural getaway. Over the last 20 years, I've stayed in nearly all of the State's campgrounds at least once, as well as primitive camped, paddled, & hiked throughout the Park. Most people who visit & enjoy the natural surroundings respect & love the respite. There is already a huge impact on the natural surroundings by the current volume of people. A large resort would not attract the same type of quiet respectful people. Please do not allow this type of development in the pursuit of money, allowing further damage to an irreplaceable area!

**From:** mjcrc@verizon.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mjcrc@verizon.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 2:34:55 PM

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Please copy "2021-0248, Robert C Costello, mjcrc@verizon.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Robert C Costello  
Email from: mjcrc@verizon.net  
Address: 296 Plank Road Bloomingdale NY 12913  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Community of Jay and surrounding areas need affordable housing for local folks- and badly. This proposal should be rejected unless that need is met. Common sense must prevail- this proposal just exacerbates the preexisting issue.

**From:** rcusumano@frontiernet.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rcusumano@frontiernet.net](mailto:rcusumano@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 23, 2021 5:51:01 PM

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Please copy "2021-0248, Richard Cusumano , rcusumano@frontiernet.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Richard Cusumano  
Email from: [rcusumano@frontiernet.net](mailto:rcusumano@frontiernet.net)  
Address: 235 Cassidy Rd Keeseville NY 12944-3106  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am not generally opposed to development, that said I am opposed to this one. I think the scale and type (luxury resort) is totally out of character for the area. It seems to me that none of the housing would be affordable to any local people looking to buy a home.

Another concern is that these houses would be bought as investments to be rented as Air B&B and the like, which has created problems in Lake Placid, for no one, not the owner nor the renter, has any connection or responsibility to the community, which is a strong value in this area.

This is not Florida, where development has run amok. Please APA make an appropriate decision. Reject this petition for permit and have him rework the plan to fit this environment,

**From:** lindadavignon@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lindadavignon@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 19, 2021 10:58:55 AM

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Please copy "2021-0248, Andre' & Linda d'Avignon, lindadavignon@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Andre' & Linda d'Avignon  
Email from: lindadavignon@gmail.com  
Address: Jay NY 55408  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Although we support revitalization efforts to improve the livelihood of the Town of Jay the scope and lack of critical environmental impact details for this proposal are profoundly naive and deeply troubling. We trust that the APA will honor its mission "...to protect the public and private resources" of the blue line from this kind of ill-conceived and harmful commercial development. Please do not allow this proposal to advance – it is the antithesis of appropriate park development. We are privileged to own a homestead in Jay that has been in our family since 1869 (built 1814) and look forward to future generations knowing “forever wild”.

Respectively submitted,  
Andre' and Linda d'Avignon  
Jay, NY 12941

**From:** bdelaney@nycap.rr.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bdelaney@nycap.rr.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 3:04:01 PM

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Please copy "2021-0248, Barbara Delaney, bdelaney@nycap.rr.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Barbara Delaney  
Email from: bdelaney@nycap.rr.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I would not want to see this project move forward. It is out of character to the region and would have a harmful impact on the environment.



**From:** jodemarco@frontiernet.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jodemarco@frontiernet.net](mailto:jodemarco@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 10, 2021 3:52:23 PM

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Please copy "2021-0248, Joe DeMarco, jodemarco@frontiernet.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joe DeMarco  
Email from: jodemarco@frontiernet.net  
Address: 621 Ausable Drive Jay N.Y. 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Adirondacks is the Jewel of New York State, any attempt to capitalize on this Jewell is not appreciated by me and many other "Adirondackers". The APA was formed for the purpose of Protecting this one of a kind part of the country. Any attempt to change the beauty of our land will not be tolerated. I am against any project that in any way changes the landscape to suit any building of Mini communities.

Respectfully,  
Joe DeMarco WW 2 Veteran

**From:** tdemersadk@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tdemersadk@gmail.com](mailto:tdemersadk@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 6:35:57 PM

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Please copy "2021-0248, Tim Demers, [tdemersadk@gmail.com](mailto:tdemersadk@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tim Demers  
Email from: [tdemersadk@gmail.com](mailto:tdemersadk@gmail.com)  
Address: NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I oppose this proposed project. The high-income development does not match the character of our area, nor will help address the current crises already occurring. With our current housing crisis in the north country, and the lack of well-paying jobs, a luxury resort that would only bring minimum wage service industry jobs for the sake of wealthier visitors will only exacerbate the problem. This continued catering to out-of-state developers for the benefit for seasonal residents, or tourists, is negatively impacting the people who live in the Adirondacks year round. We don't need another development that will continue to increase the cost of living in our area.

I hope you do not approve this project.

Thank you

**From:** erin.desantis@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [erin.desantis@gmail.com](mailto:erin.desantis@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 28, 2021 7:51:41 AM

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Please copy "2021-0248, Erin DeSantis, [erin.desantis@gmail.com](mailto:erin.desantis@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Erin DeSantis  
Email from: [erin.desantis@gmail.com](mailto:erin.desantis@gmail.com)  
Address: 8 Beech Street Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Adirondack Park Agency  
Adirondack Park Agency Board Members and Designees  
PO Box 99  
Ray Brook, NY 12977

November 28, 2021

RE: APA Project ID: 2021-0248

Dear APA Board Members and Designees:

Thank you for the opportunity to submit comments on APA Project ID: 2021-0248. I am writing to strongly oppose the proposed project that would create a 350 acre luxury resort on the Au Sable River.

In reviewing this proposal, I encourage you to consider the agency's legislative purpose "to insure optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack Park." This project fails to demonstrate consistency with the objectives of conservation design best practices and will have negative impacts to natural resources. The proposed road through wildlife habitats, excessive infrastructure demands, and light pollution from a project of this scale will not only have detrimental environmental consequences but also will change the character of the Adirondacks.

My family and I treasure our time spent in the mountains- hiking the trails, paddling and fishing on the river, snowshoeing, skiing- and we value the small-town community feel. This project, proposed by a developer with experience in building luxury high rises and restaurants in South Florida, neglects to show positive impacts on the local community and residents. Despite the arguments that the proposed project will bring money (taxes, jobs) to the area, it does not take into account the lack of affordable housing for residents or address concerns that it will create

low-paying jobs dependent on tourism.

Please keep the Adirondacks “Forever Wild” and oppose this project.

Thank you.

Erin DeSantis

**From:** Megan.dodge28@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Megan.dodge28@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 7:55:03 PM

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Please copy "2021-0248, Megan Dodge, Megan.dodge28@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Megan Dodge  
Email from: Megan.dodge28@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

No one wants more tourists in the already overused Adirondack park. Please do not let this pass. Especially for someone who isn't even a resident of NY. Please don't let this pass.

**From:** edonahue27@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [edonahue27@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 21, 2021 10:02:25 AM

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Please copy "2021-0248, Elizabeth Donahue, edonahue27@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elizabeth Donahue  
Email from: edonahue27@hotmail.com  
Address: 1225 Stickney Bridge Rd. Au Sable Forks New York 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I live just across the Stickney Bridge on the Stickney Bridge Road. This development will be extremely close to my house, right across Route 9. Although I do understand that Au Sable Forks is in need of a "facelift" of sorts, I don't believe that this gargantuan development is what our town needs. I also don't believe that the targeted buyers that this developer has in mind are necessarily those who would share the culture and ideals that lie here in the Adirondacks.

For those of us who live here full time, we live here for many reasons. Most of us would say that we live here for the solitude. This solitude would definitely be broken from this development. The infrastructure of our town would struggle to manage this amount of people, putting a burden on the local people. Sure, maybe there will be shops that local people can't afford to go to. And maybe a restaurant- that locals cant afford to go to. There is a struggle already with affordable housing in the area. The targeted base for this development seems that it would be people looking to have their second or third home here in the mountains. Another playground for the rich. This playground for the rich will also be along the edge of the river. Where would runoff from this development go? What about the wildlife that currently inhabits this land?

I would be all for a development of homes that are affordable for local people that would not have such a big imprint on the natural beauty that our area has to offer. I love where I live. I love my house. Fifteen years of our time and money making our fixer upper of a home more comfortable for the five of us who reside here. I teach in the AVCS District. I am afraid that this development will push locals out. Hearing of this proposal makes me anxious about where I currently reside. Enough of this banter, I must get back to my land search on Zillow... away from this place and community that I love.

**From:** ainlogd@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [ainlogd@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 9:15:32 PM

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Please copy "2021-0248, Gary Dreiblatt, [ainlogd@gmail.com](mailto:ainlogd@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gary Dreiblatt  
Email from: [ainlogd@gmail.com](mailto:ainlogd@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This development project is a slow moving disaster that must be rejected by the APA. First I would ask what type of resources Mr. Stackman is bringing to the table? As we saw in Tupper Lake, the developer wanted his huge project to begin even though he was bringing about \$200,000 of his own assets. He intended to finance the project with generous government infusions of cash from the county and the state that included housing monies. This would help him get subsidized bank loans. Who is financing this project from beginning to end?  
Second, the project construction for infrastructure will endanger the Ausable River with runoff and the wetland areas found in this tract. This is all before any of the buildings are built. What about sewage and waste water if these gigantic homes are built?  
Third, buyers who can purchase mansions and villas in the mountains are buying them in Colorado, Idaho, Wyoming, New Mexico, etc. and out of this country. Not in Ausable Forks. This project won't sell. Ausable Acres is an example of development that can work in this area.

**From:** etduboismail@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [etduboismail@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 7:29:34 PM

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Please copy "2021-0248, Tom DuBois, etduboismail@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tom DuBois  
Email from: etduboismail@gmail.com  
Address: 43 Round Top Lane KEENE NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Seems reasonable; will help the economy of a benighted area.

Of course concerned about traffic through Keene, but there is lot's of traffic already.

Need to set a time limit on these projects. Final approval, or final rejection in no more than one year. Don't want to see another project "killed by delay." "Killing projects by delay" is a recognized strategy, that has poor outcomes for all concerned.



**From:** loradk@mac.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [loradk@mac.com](mailto:loradk@mac.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 4:13:03 PM

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Please copy "2021-0248, Lorraine Duvall, [loradk@mac.com](mailto:loradk@mac.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lorraine Duvall  
Email from: [loradk@mac.com](mailto:loradk@mac.com)  
Address: Keene NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

In reviewing the application for this large-scale subdivision I see little, if any, consideration of conservation design. I look forward to details on the evaluation of the impacts to Park resources. As a resident of Keene and a nearby neighbor, I'm concerned that the local planning and town boards for Jay have not been a part of these first steps. Page 12 indicates that there has been contact with the Jay Planning Board. To what extent? Are there minutes? There are so many questions. Hopefully, there will be an adjudicatory hearing for such a complex and over-reaching project.

The neighbors I've spoken with in Keene, Jay, Upper Jay, and AuSable Forks are fearful of such a large development. We need an open and honest evaluation period.

**From:** betsyehrllich@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [betsyehrllich@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 7, 2021 8:03:09 AM

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Please copy "2021-0248, Betsy Ehrlich, [betsyehrllich@gmail.com](mailto:betsyehrllich@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Betsy Ehrlich  
Email from: [betsyehrllich@gmail.com](mailto:betsyehrllich@gmail.com)  
Address: 8299 Boonville Road Boonville NY 13309  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I can see the Adirondacks from space. At night. The integrity of the unbroken forest, the dark night skies, the wilderness quality, and the woodland opportunities for a fast-growing population (hunting, fishing, hiking, bird-watching, camping, canoeing, the list goes on) are all threatened by this development, and any large suburban development like it. The developer is from Florida - a state that has massive problems with habitat loss, invasive species, light pollution, destruction of the Everglades, and more. I oppose the approval of this large subdivision and anything like it within the Blue Line. The Adirondack Park is a success story of restoration and recovery after the initial wave of heavy deforestation and mining. Those industries now exist on a scale compatible with the wilderness, primitive, and wild forest areas in the park. But developments are permanent, private, exclusive, and built for the rich. They are out of character with the Adirondacks. If we go down this slippery slope, allowing one huge housing development inside the Blue Line, what will stop the area from becoming just like the suburbs around any urban city-scape? Where do you draw the line? Is the Adirondack park destined to become a patchwork of housing developments named for their former inhabitants, just like the New Jersey suburbs? Please, don't approve this or any large scale suburban development inside the Blue Line. As you can see across the country, there's very little stopping this kind of unsustainable growth. The Adirondacks, as you can see from space, is one small, but precious, patch left on earth.

**From:** penfalcon4@comcast.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [penfalcon4@comcast.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 29, 2021 9:37:30 PM

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Please copy "2021-0248, Cathy Emme, penfalcon4@comcast.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Cathy Emme  
Email from: penfalcon4@comcast.net  
Address: 52 Upper Hilltop Rd Yardley PA 19067  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My family and I have been a frequent visitor to the area of AuSable Forks for over 11 years! The Stackman development Project is definitely not what we want to happen in the area. We are considering buying an existing home for the rural, secluded, quiet and untouched area with pristine waters. An existing home would be complicit in limiting additional building. The Stackman Project will disturb this beautiful and untouched, wildlife refuge. Someone has to care about what happens here... there are so many other things that one could do to make use of the land in a more creative and environmentally friendly manner ! Projects that would bring people of the same mind to spend their time and their money to enjoy what is beautiful and rare! It could be done carefully in a gentle manner so as not to disturb or destroy what is miraculously still here ! It could be done with goals other than pure profit ! Please, I urge all to be patient and wait for that unique & special plan that is a win-win for everything /everyone that is to be of concern, especially the environment/land. Thank you!

**From:** johnerbe58@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [johnerbe58@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 21, 2021 10:44:17 AM

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Please copy "2021-0248, John Erbe, johnerbe58@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John Erbe  
Email from: [johnerbe58@gmail.com](mailto:johnerbe58@gmail.com)  
Address: Webster NY  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn and APA,

As with the vast majority of respondents I'm fully opposed to the proposed large-scale development, for the myriad reasons expressed by those who have already written. I also fully support the position of Adirondack Wild. From what I see in their response they make many valid points. Please take them with all seriousness and under full advisement. Do not allow shortcuts in any way as this process unfolds and please give a voice to the voiceless forest and wildlife that already call this place home. Imagine for just one moment they were granted the gift of expression. It might go something like this. "HELLO!? This is MY home, thanks!" Give the land and wildlife every voice in this. Not just the developer and the dollar.

Dear Mr. Stackman,

you have stated an interest in hearing the views of the public. The people's voice is clear on your proposal. A quite resounding "NO thank you." One respondent, however, made a sad (in my opinion) statement when he said, "money talks". That is what is motivating you, is it not? My question is, can you not make your money without bringing irreversible environmental damage and aesthetic harm to the Adirondack Park? Aren't there ways in which to revitalize areas already developed in the past? There's no shortage of past-exploited real estate in New York State. All of our cities are undertaking revitalization efforts. Old warehouses and factories are being revitalized into housing, restaurants, etc. Why not set your sights on places such as these instead of unspoiled parcels nestled in one of America's remote and natural gems? A place that has largely withstood modern exploitation for over 2 centuries. Please consider redirecting your development priorities and look to revitalize areas already exploited in the past. Give the wild earth a break. If she could express herself, she'd give you a resounding "THANK YOU!!"

**From:** alyndaforeman@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [alyndaforeman@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 4:00:51 PM

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Please copy "2021-0248, Alynda Foreman, alyndaforeman@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Alynda Foreman  
Email from: [alyndaforeman@yahoo.com](mailto:alyndaforeman@yahoo.com)  
Address: 35 Three Ponds Road Wayland Massachusetss 01778  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Your application is patently deficient with respect to presenting the full representation of natural resources contained within the Jay project area and the Adirondack Park as a whole. You filed maps with few project boundary delineations, omitted entire natural area discussions required by Section 7e-h of the application, and did not properly extend your consultation to the Federal level of natural resource agencies. Notably, you did not provide a narrative of New York Natural Heritage Program reported occurrences of rare, threatened, endangered, or exploitably vulnerable plants and threatened, endangered, and special concern animals. You also did not include known significant or unique natural communities (i.e., Black Brook Forest) or significant wildlife habitats (deer wintering areas, avian or bat nesting/hibernacula areas, connectivity and natural corridors for wildlife movement, etc.) within you proposed project site and surrounding areas. A simple search on IPaC, the U.S. Fish and Wildlife Service's Information for Planning and Consultation tool, would have returned results indicating 2 federally-listed bat species and 2 migratory bird species potentially occurring within your project area. In addition, you did not provide a suitable discussion of the project need and any socioeconomic impacts of this development on the existing economy of this area. Nor did you provide a useful discussion of air, noise, and light pollution as well as impacts to cultural resources and nearby land uses/scenic vistas resulting from the construction and operation of this proposed development. I recommend you provide the required information for the APA and other agencies and stakeholders to make an informed decision on whether this project should move forward. The Adirondacks are not an unlimited resource. What is at stake is not only the fate of our scenic woodlands, lakes and mountains, but the precedent that will be set for more development in the Adirondacks.

**From:** bradsfrey379@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bradsfrey379@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 10:33:44 AM

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Please copy "2021-0248, Brad Frey, bradsfrey379@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brad Frey  
Email from: bradsfrey379@gmail.com  
Address: 379 Chadwick Rd Delanson NY 12053  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,  
I am forwarding you my comments concerning Project 2021-0248. I would like to express my opposition to the development project on the Ausable River as proposed by Eric Stockman. After his unsuccessful plan to purchase land in Colorado for development, he has turned his attention to the Adirondack Park. As an angler who greatly enjoys fishing the Ausable River, my concern with this project is its impact on access to the river, traffic in and around the area including parking for those not living or staying within the complex, stress on the fish population, and possible environmental impacts from sewage or the building process. I am also concerned this will start a precedent for other developers to eat up more park land limiting access to the river and increasing the probability of environmental issues which could destroy one of the world's best trout fishing rivers.  
Sincerely,  
Brad Frey  
(518)895-5333  
[Bradsfrey379@gmail.com](mailto:Bradsfrey379@gmail.com)

**From:** markfriedman55@msn.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [markfriedman55@msn.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 21, 2021 10:15:27 AM

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Please copy "2021-0248, Mark Friedman, markfriedman55@msn.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mark Friedman  
Email from: markfriedman55@msn.com  
Address: 1165 Highland Rd Keeseville NY 12944  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I did not see any data stating estimates of traffic created by this project's density, only number and size of projected units. I travel on this stretch of Rte. 9N regularly, and am very concerned for safety. I am most concerned about those traveling east on Rte. 9N towards Ausable Forks, making a left turn into the project and thereby crossing Rte. 9N. Likewise, I see the potential dangers of making a left turn coming out of the project onto Rte. 9N heading east. Will a traffic light be needed at the entrance to the project on Rte. 9N? Will the current speed limit of 40 mph need to be substantially decreased on this section of Rte. 9N, a state road? Without a complete traffic study, there's only conjecture...

**From:** d.a.gaffney@comcast.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [d.a.gaffney@comcast.net](mailto:d.a.gaffney@comcast.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 25, 2021 12:47:53 PM

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Please copy "2021-0248, Donald Arthur Gaffney, d.a.gaffney@comcast.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Donald Arthur Gaffney  
Email from: [d.a.gaffney@comcast.net](mailto:d.a.gaffney@comcast.net)  
Address: PO Box 342 Keene NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project is much too large for the Adirondacks, and will forever change the character, negatively, of the area.



**From:** rcgetman@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rcgetman@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 23, 2021 4:05:35 PM

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Please copy "2021-0248, robert getman, rcgetman@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: robert getman  
Email from: rcgetman@yahoo.com  
Address: 6210 alletta cir New York 13027  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Any developments of this size continue to destroy what makes the region so attractive to tourism. They are not needed and will only benefit the rich while destroying the natural beauty of the Adirondacks. Keep mega-developments like this out of the Adirondacks.

**From:** dgeurtze@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dgeurtze@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 18, 2021 6:23:40 PM

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Please copy "2021-0248, Deborah Geurtze, dgeurtze@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Deborah Geurtze  
Email from: dgeurtze@yahoo.com  
Address: Saranac Lake NY 12983  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This proposed subdivision feels like all that is Miami Beach catapulted into a quiet rural community with a giant SPLAT!!!

IT IS EVERYTHING THAT THE ADIRONDACKS IS NOT.

THE PROPOSAL IS OFFENSIVE WITH THE BALLSY PRESUMPTION THAT THEY NEEDN'T CARE ABOUT THE LIMITATIONS IT WILL PLACE ON THE COMMUNITY. WHAT ABOUT SERVICES/INFRASTRUCTURE? DO THEY THINK THE FOLKS OF JAY ARE LOOKING FORWARD TO KINDS OF JOBS THIS WOULD PROVIDE?

I'M GUESSING THE DEVELOPER IS NOT INTERESTED IN THE COMMUNITY OR THE RARE ELEMENTS OF THE ADIRONDACKS WE ALL SO LOVE.

THIS IS SO OFFENSIVE, I'LL BE LYING DOWN IN FRONT OF THE BULL DOZERS, IF IT COMES TO THAT.

DEBORAH GEURTZE, ARTIST AND FORMER CARTOGRAPHER ADK PARK AGENCY.

**From:** mglennon@paulsmiths.edu  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mglennon@paulsmiths.edu](mailto:mglennon@paulsmiths.edu)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 6:13:50 AM

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Please copy "2021-0248, Michale Glennon, mglennon@paulsmiths.edu" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michale Glennon  
Email from: mglennon@paulsmiths.edu  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Devan Korn  
Project Review Officer  
Adirondack Park Agency  
PO Box 99  
Ray Brook, NY 12977

Dear Mr. Korn,  
Please accept these comments in reference to the proposed APA Project 2021-0248 large scale subdivision in the town of Jay.

While I appreciate the recent changes to the Large Subdivision Application process and the efforts of the Agency to encourage conservation design, I do not feel that the project in its current form can be evaluated on its merits relevant to conservation development principles given the lack of information provided. I have studied the impacts to wildlife from residential development in the Adirondack Park for 2 decades and written extensively on conservation development and its potential benefits for the protection of wildlife and ecological integrity, and the foundation of the process relies on a full natural resource inventory and site analysis. There is no means by which conservation design can be applied in the absence of the underlying knowledge about the resources on the site.

In my interpretation of the application materials the Agency requests from the project applicant, I believe the following to be absent or deficient:

1. Resources and existing features mapping and inventory
  - a. Adjoining and adjacent landowners and owners of inholdings are provided as a list rather than a component of a Project Site Base Map as requested.
  - b. All Adirondack Park Land Use and Development Plan Map land use area boundaries are provided as a map of the entire park rather than a component of a Project Site Base Map as requested.
  - c. Local zoning districts and all bodies of water (rivers, ponds, lakes, intermittent streams) are not clearly included on a Project Site Base Map as requested.
  - d. Preliminary boundaries of wetlands all wetlands using freshwater wetland covertype maps prepared by the

Adirondack Park Agency are included but not as an integrated component of a Project Site Base Map; these appear to be extracted from an internet page and followed by several maps without labels.

- e. Significant terrestrial habitats are provided only as an extract from NALCC web resources but not integrated into a Project Site Base Map. The zoomed-out view provides no context and relevance to the proposed project.
- f. A soils map is, I believe, included but not clearly labeled.
- g. A slope map is, I believe, included but not clearly labeled as requested.
- h. No composite Critical Areas Map appears to be included. Some requested components are provided as separate maps but several components are not provided anywhere that I was able to find including 100-year floodplains, rare or vulnerable ecosystems, significant wildlife habitats, and renewable resource lands such as primary and principle aquifers and aquifer recharge areas.
- i. Though a map labeled Site Analysis is provided, it does not appear to have been developed by overlaying previous resource maps as requested nor does it clearly label all requested elements including areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.).
- j. There does not appear to exist the requested narrative of New York Natural Heritage Program reported occurrences of specific species or unique natural communities; there appears only to be several printouts from web pages with unclear relationship to the proposed project. No bird species inventory is provided, rather, the applicant has provided a map labeled Adirondack Subalpine Forest Bird Conservation Area which labels a number of mountains but gives no indication of its relevance to the proposed project. No lake and pond classification information is provided. A large forest blocks map is provided but it depicts large forest blocks for the entire Adirondack Park and was simply extracted from online resources; no depiction of its relevance to the project site is provided.

2. The Project Description is extremely brief, provides very little narrative detail to support the confusing and, in several cases, unlabeled collection of maps, and contains several typographical mistakes. This lack of attention to detail is frustrating in a document of such significance.

3. The Conceptual Design Plans include only one design and one additional map. It is unclear whether the second map is meant to represent an alternative design as requested, or just a version of the design with a smaller number of principle buildings. A series of alternative designs do not appear to have been considered as requested.

Given the absence of numerous required elements in the application, and the lack of clarity on the materials which have been provided, I do not feel that the Agency can possibly evaluate the merits of the proposed project with regard to conservation design principles or to its own development considerations, nor can members of the public who have expertise that may be relevant and useful. I urge the Agency to request all required information from the applicant.

Thank you very much for your consideration of these comments.

Michale Glennon, Ph.D.  
Ray Brook

**From:** paul@paulmacygordon.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [paul@paulmacygordon.com](mailto:paul@paulmacygordon.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 11:40:01 PM

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Please copy "2021-0248, Paul Gordon, paul@paulmacygordon.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Paul Gordon  
Email from: paul@paulmacygordon.com  
Address: Jay 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a resident of Jay I welcome this proposed development as long as it is aesthetically pleasing to the area, is executed in an environmentally friendly way, and as long as it does not require any publicly funded roads that are for private access only. Additionally, our town should definitely welcome the added tax base as well as the potential for economic opportunities by local businesses.

**From:** Lisa@hackettown.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Lisa@hackettown.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 12:12:29 PM

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Please copy "2021-0248, Hackett Lisa, Lisa@hackettown.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Hackett Lisa  
Email from: Lisa@hackettown.com  
Address: 67 Manor Rd Red Hook NY 12571  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Having grown up in the town where the proposal takes place, the idea of such a development potentially has many benefits. It gives opportunities to those coming back to the area, it gives job opportunities, and increased commerce for local businesses. The questions such as civil infrastructure and how it impacts the school system and tax base and who will this attract will ultimately affect how the locals think about it. Having employee housing is a HUGE plus to this plan and should NOT be excluded in the execution. I fully appreciate the fears of locals when you look at traditional small mountain towns (lake placid, Jackson hole) and understand the housing crisis that has impacted the ability for locals to afford to live and work. These towns have workers living in their cars and that is not acceptable. In addition to this plan, developers should be required to ALSO provide sustainable, affordable housing in the region. All projects of this scope should have this requirement!!

**From:** tlhadlow@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tlhadlow@yahoo.com](mailto:tlhadlow@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 3:27:38 PM

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Please copy "2021-0248, Cat Hadlow, [tlhadlow@yahoo.com](mailto:tlhadlow@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Cat Hadlow  
Email from: [tlhadlow@yahoo.com](mailto:tlhadlow@yahoo.com)  
Address: PO Box 867 Lake Placid NY 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

A development of this scope and magnitude does not fit into a small community such as the historic settlement of Jay, New York. The numerous problems associated with this type/size development include: increased traffic, lack of infrastructure/resources for the additional population (outside of the 'complex'), lack of workforce to support the needs of such a large influx of human beings, coupled with a lack of affordable housing that would be necessary for service staff the residents of the development would certainly require.

The major concern is the impact this size development would have on the limited resources in the Jay area which would likely become the classic battle between the haves vs. the have nots. Availability of the water and power supply, sewage processing, etc. needed for this development would most certainly impact the full time residents of Jay, NY.

Jay, NY and very few, if any places within the Adirondack Park, are not suitable for this time of development and the drain on resources that would accompany it. Please do not approve the plan for this development.

Respectfully submitted by Cat Hadlow, Lake Placid, NY

**From:** kjhalloran58@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [kjhalloran58@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 3:12:41 PM

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Please copy "2021-0248, Kevin Halloran, kjhalloran58@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kevin Halloran  
Email from: [kjhalloran58@gmail.com](mailto:kjhalloran58@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This application presents an excellent opportunity to revitalize the town of AuSable Forks, which sorely needs it. If managed properly by the APA, with due concern for the local environment and character, this could be a wonderful development.



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### My Connections:

**From:** mth@frontiernet.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mth@frontiernet.net](mailto:mth@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:23:12 AM

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Please copy "2021-0248, Michael Harrison, mth@frontiernet.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael Harrison  
Email from: mth@frontiernet.net  
Address: 269 Glen fd Jay Ny 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project seems out of line with the forever wild concept of the Adirondack park. I wonder if Mr Stackman a Florida developer has any clue as to what the area is truly all about.

**From:** jlhart91209@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jlhart91209@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 9:23:16 AM

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Please copy "2021-0248, Jody Hart, [jlhart91209@gmail.com](mailto:jlhart91209@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jody Hart  
Email from: [jlhart91209@gmail.com](mailto:jlhart91209@gmail.com)  
Address: PO Box 572 AU SABLE FORKS NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

While this proposal could help ease the local's tax burden, it does not offer any long term affordable housing options for locals or those who may be relocating to the area for modest paying jobs, which are our real issues. The median income of the area is not conducive to purchasing a home, villa, condo etc in this proposed development. The long term increase in jobs for the area will likely be minimal and will be in service industries where we are already having problems filling vacant positions. Just drive through Lake Placid and look at all of the help wanted signs. I moved from Lake Placid to Jay because I wanted to live in a community with a hometown feel, not a tourist area. If that's what I had wanted I would have stayed in Lake Placid. I also question whether the town has sufficient infrastructure to support this type of development.

**From:** Camran1478@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Camran1478@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 6:24:55 PM

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Please copy "2021-0248, Camran Hartman, Camran1478@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Camran Hartman  
Email from: Camran1478@gmail.com  
Address: 156 Parkside dr Ny 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

To whole it may concern,  
Myself well as many other residents of the Adirondack park are against the proposed plan to develop the 355 acres of land. The raw, wild, undeveloped land is exactly what makes the Adirondack park an appreciated place. Any further degradation of wild forest land will be met with public disapproval and resistance. The Adirondack High Peaks region has seen more than enough development. Let us not forget that this place is ONLY special because it is deemed "Forever Wild" under NYS Constitution.  
Thank you,  
Camran Hartman

**From:** ddh46er@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [ddh46er@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 28, 2021 2:22:53 PM

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Please copy "2021-0248, Deborah Havas, ddh46er@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Deborah Havas  
Email from: ddh46er@yahoo.com  
Address: P. O. Box 139 Jay New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am definitely AGAINST the development proposed by Mr. Stackman. I strongly believe we need to change our focus from destroying and developing in the Adirondack Park to a protecting and preserving the unique beauty we have here. Once we've toppled acres of trees, we've lost it and we can never get it back. As we struggle to manage the tourism that has skyrocketed since the start of the pandemic and the consequential negative affect it has had on our forests and mountain peaks, let us not add to it by destroying, for future generations, what we have come to value here. The healing that takes place through the peace and quiet of the forests and streams aids visitors in journeying within themselves and touches them greatly. The gifts of these mountains is the healing energies they offer for myself and others. Let us preserve and protect so we and the wildlife have a place to call home.

**From:** geoffhewston@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [geoffhewston@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 7:19:49 AM

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Please copy "2021-0248, Geoffrey L Hewston, geoffhewston@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Geoffrey L Hewston  
Email from: [geoffhewston@yahoo.com](mailto:geoffhewston@yahoo.com)  
Address: 280 Sheldrake Rd. Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The project is in Au Sable Forks, a former iron and pulp/paper mill town. It is not "Forever Wild" state land, it is just a pulp wood lot of scrub growth on privately owned land. This application will come back to the Town of Jay Planning Board, as it has in the past, for final review if APA approval is granted. Most of the objections to the project are from those that moved here, displaced the locals, drove up taxes and burdened what few services we have. Now, having gained what they wanted, they seek to exclude any development locally. This has been going on since before the creation of the so-called Adirondack Park. It is Mr. Stackman's land to do as he pleases with it as far as I am concerned.

**From:** hoffpenk@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hoffpenk@gmail.com](mailto:hoffpenk@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 3:29:17 PM

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Please copy "2021-0248, Richard Hoffman, [hoffpenk@gmail.com](mailto:hoffpenk@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Richard Hoffman  
Email from: [hoffpenk@gmail.com](mailto:hoffpenk@gmail.com)  
Address: 179 Louse Hill Rd Greenwich New York 12834  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Devan F. Korn  
Adirondack Park Agency

Comments on APA P2021-0248

11/18/21

Dear Mr. Korn,

This project (120 principal buildings on 385 acres in Town of Jay, Essex County) has been submitted under the Large Scale Subdivision process. That process is intended to identify areas of development constraints and opportunities early in the overall design phase in order to guide a project sponsor's conceptual plans. The most important and necessary element of Part 1 of the process is mapping of the natural resources listed, resulting in a "site limitations composite map...through the use of overlay shading". This methodology, in widespread use since the 1969 publication of Ian McHarg's *Design With Nature*, is the cornerstone of ecologically sound project planning. Yet this most basic requirement of the Large Scale Subdivision process is utterly missing. It is baffling that the Adirondack Park Agency has acquiesced in this complete disregard of its own requirements and accepted such a deficient application. The public simply has no ability to discern whether the proposed development avoids impacts to natural resources.

In addition to this glaring deficiency, there are a number of other issues associated with the submitted materials. Part 1 requires a sketch map showing "building envelopes, driveways, limits of clearing and other areas of disturbance", none of which appear to have been submitted. Part 1 also requires submission of "a series of to-scale sketch map alternatives that have been considered as part of the design process". This requirement has also been ignored. It is apparent the sponsor has already chosen a preferred design based on proximity to the East Branch of the Ausable River, among other factors, and has thumbed his nose at the very idea of developing a project based in the first instance, on avoiding resource impacts.

The bare bones project narrative provides scant information and is inconsistent with the concept sketch plan submitted. There is no explanation, design or information whatsoever of the types of residential units. We are left

to guess the size, appearance, use and occupancy of “Villas”, “Estates” and “Mansions”. These terms are not used on the sketch map, which does, however, show other types of units, including “Staff Housing”, “Mountain Cabins”, “Retreat Cabin”, “Guest Houses”, and “Streamside Cabin”. The information is altogether vague, inconsistent, and insufficient to obtain an understanding of the project. This application should have been rejected out-of-hand for its abject failure to comply with the Part 1 requirements, which were designed to further a more collaborative approach to project design.

Legislation has been developed recently (See, e.g., S.1145) that would require subdivisions such as this in the Adirondack Park, to be clustered according to well-established principles of ecologically sound development. Inexplicably, the APA has chosen to disdain the addition of this tool, which town planning boards have had for decades, insisting that it could achieve the same result administratively. We have seen the failure of this approach in the Woodward Lake subdivision, where the developer paid half-hearted lip service to the APA's administrative requirements. It remains to be seen whether this project will be designed based on conservation principles, but the evidence so far is not encouraging.

Richard L. Hoffman

Designee of the Secretary of State, APA Board 1998-2008.

Member, Adirondack Wild



**From:** blhohn@frontier.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [blhohn@frontier.com](mailto:blhohn@frontier.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 1:13:57 PM

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Please copy "2021-0248, Lorna Hohn, [blhohn@frontier.com](mailto:blhohn@frontier.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lorna Hohn  
Email from: [blhohn@frontier.com](mailto:blhohn@frontier.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I tried to comment previously but not sure it went through. Mr. Stackman has grand plans (based on his view in Colorado?) and based on his observations that property in the Adirondacks has been brisker than in the past, and he would like to cash in on his land investments. Mr. Stackman has to provide much more detail, including what plans he has for houses or condos that will be earmarked for and priced affordably for local residents. This development will utilize local resources and tax monies and local workers. The last thing this area needs is local families being priced out of the local real estate market. Also we do not need what may well become a massive "Air B&B and VRBO" complex of absentee landlords. Thank you for your attention.

**From:** cerberus2@charter.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cerberus2@charter.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 8:57:11 PM

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Please copy "2021-0248, Wendy Humphrey, cerberus2@charter.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Wendy Humphrey  
Email from: cerberus2@charter.net  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I grew up in Au Sable Forks. It is a beautiful and peaceful area. That is what people here love is the peace and quiet. Bringing this project to the area will only take away from this nice little town. This is the quiet North Country that we love so lets leave it that way. People that aren't from the area wouldn't understand what the North Country is all about. Not to mention all the environmental issues it will cause. I am totally against this project.

**From:** rsisliker@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rsisliker@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:14:28 AM

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Please copy "2021-0248, Sharon Isliker, [rsisliker@gmail.com](mailto:rsisliker@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sharon Isliker  
Email from: [rsisliker@gmail.com](mailto:rsisliker@gmail.com)  
Address: NY 12514  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Although we do not reside in the ADKs we visit the region several times each year (mostly camping). A development of this magnitude would be detrimental to the region in my opinion. The area certainly does not need vacation type resort homes or mansions. In approving this proposal the APA is opening the door to future development throughout the ADKs. The environment impact of a project this large is very concerning. Every effort needs to be made to protect the region and forever wild areas. Also local residents find it difficult to find affordable housing. More efforts should be made to focus on this issue to support local jobs. Protect the ADKs please!! I urge the APA to vote NO to this proposal.

**From:** jimmyjacob7@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jimmyjacob7@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:44:39 AM

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Please copy "2021-0248, James Jacob, jimmyjacob7@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: James Jacob  
Email from: jimmyjacob7@aol.com  
Address: 675 Ausable Dr Jay New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a resident of the Town of Jay and the Ausable Valley School District (AVSD), I fully support this project in concept based on the large scale application. It has little of no impact on Wilderness or Wild lands as the property to be developed has been logged, mined and grazed for hundreds of years.

The Town of Jay and in particular the AVSD are in need of increased tax base. The rate for the AVSD is among the highest in Essex and Clinton Counties at \$17.25 per thousand, compared to say, Willsboro CSD at \$11.90 and Lake Placid CSD at \$6.90

**From:** jeffj400yz@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jeffj400yz@aol.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 3:09:02 PM

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Please copy "2021-0248, Jeff Johnson, jeffj400yz@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jeff Johnson  
Email from: [jeffj400yz@aol.com](mailto:jeffj400yz@aol.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I would like to voice my support of this project. This land is not, I repeat not in a "Forever Wild" classified area. It will give a needed boost to the region. Construction jobs and revenue will defiantly be a great help to the people. This region too long been forgotten by New York State. If all permits are satisfied by the developer then let us move forward. New York can ill afford to be held hostage by religious environmental zealots. Population continues to trend downward as less and less see NYS as a viable place to live and work.

**From:** Mt.brook@Icloud.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Mt.brook@Icloud.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:59:11 AM

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Please copy "2021-0248, Barbara Juh, Mt.brook@Icloud.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Barbara Juh  
Email from: Mt.brook@Icloud.com  
Address: 10920 NYS Route 9N Keene New York 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Totally against this type of project which would change the quiet character of Jay, invite a multitude of non-permanent residents, encroach on the Ausable River, increase the already enormous speeding traffic flying through the Keene and Jay valley and reproduce a cookie cutter development like that of Florida endangering the character and protections of the Adirondack park.

**From:** timkerrykeyes@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [timkerrykeyes@gmail.com](mailto:timkerrykeyes@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 19, 2021 9:12:15 AM

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Please copy "2021-0248, Tim Keyes, [timkerrykeyes@gmail.com](mailto:timkerrykeyes@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tim Keyes  
Email from: [timkerrykeyes@gmail.com](mailto:timkerrykeyes@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I wish to register my opposition to the development by Mr. Stackman:

- 1) While zoning can change, this development is wholly inappropriate for the land in question. High intensity development should focus on areas already zoned for such activity. I'm sure hamlets and town areas so classified would welcome such development where existing infrastructure is in need of investment. A great partnership opportunity was missed as a result of the stealthy approach to land acquisition in this case.
  - 2) No evidence of a viable business model has been provided...rather, it is once again a "if you build it they will come" approach (as in North Creek and Tupper Lake). Individual investors could have purchased this land for residential development while prices were low, but did not. How realistic is Mr. Stackman's plan? It needs a thorough "stress testing" by qualified resources independent of the applicant.
  - 3) In addition to item 2) above, evidence of excess demand given the current and "to-be" carrying capacity of lodging in the area should be made. There is an assumption that new lodging will not impact the whole. Like all assumptions, this should be evaluated rigorously, again by qualified independent resources.
  - 4) What is the capital/financing structure and organization of the builder/entity? Who is financing and is it sustainable? What funding or liquidity risks are there and what mitigants are in place?
  - 5) There should be clear evidence of applicable experience with sustainable development consistent with the long term goals of the Adirondack Park. Building in South Florida is likely irrelevant.
- Thank you for your consideration.

**From:** sarahkilleen12@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sarahkilleen12@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 8:06:30 PM

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Please copy "2021-0248, Robert Killeen, sarahkilleen12@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Robert Killeen  
Email from: sarahkilleen12@gmail.com  
Address: 620 Sweetman Road Ballston Sp NY 12020  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

To whom it may concern at the Adirondack Park Agency:

This letter is for the record on public comment concerning the proposed Town of Jay housing project.

Absolutely NO to this massive development.

Recently, there was the development proposed for Woodworth Lake near the Sacandaga Reservoir- and now the Jay housing project. None of these projects should ever be permitted in the Adirondacks. Much like New York's rural agricultural areas, the Adirondacks are being paved over by needless residential and commercial sprawl.

Furthermore, the residents may not be the most desirable clientele, and likely will often use this housing as second or third residences to rent out to disruptive party-goers on sites such as Air BnB.

Sadly, much of the Adirondacks and Adirondack lake frontage is being ruined by mc-mansions. Camps, lodges, fishing and hunting 'lean-tos' are one thing, but when the area starts to look like New York City things will have gone terribly wrong.

The APA is tasked with protecting the Adirondacks and not promoting this kind of sprawl. The APA is failing miserably here. I understand property rights rather well and also understand property usage, which I support- I do get it with land rights, but enough is enough! The APA could take a lesson from my hometown of Charlton and tell these developers No! You are not wanted or needed here.

Sincerely,

Robert Killeen Jr.  
Charlton, NY



**From:** Sarahj2023@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sarahj2023@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 9:43:11 PM

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Please copy "2021-0248, Sarah Knapp, Sarahj2023@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sarah Knapp  
Email from: Sarahj2023@yahoo.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I do not feel this is an appropriate project for our community. This seems like another thing that will bring in more seasonal residents and push out the locals. I'm not interested in my land and school taxes, or my water and sewer rents being increased as a result of this project. We need to find a way to revitalize our community for the locals and not sit here and just entertain the rich that want to come here and live in their second and third homes. I've already been pushed out of the community I was born and raised in for this reason and have now had to relocate 20 miles away and here we are again in a new community that's being threatened by the influx of the rich.

**From:** hjkaps@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hjkaps@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 11:42:04 PM

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Please copy "2021-0248, Haley Koperski, [hjkaps@gmail.com](mailto:hjkaps@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Haley Koperski  
Email from: [hjkaps@gmail.com](mailto:hjkaps@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project would be disastrous for the integrity of the Adirondack Park and an exploitation of the precious landscape, its inhabitants, and the town of Jay. Not to mention the likelihood of it exacerbating the overuse assault on the park.

**From:** susandlacy1@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [susandlacy1@gmail.com](mailto:susandlacy1@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 17, 2021 3:52:26 PM

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Please copy "2021-0248, susan d. lacy, susandlacy1@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: susan d. lacy  
Email from: [susandlacy1@gmail.com](mailto:susandlacy1@gmail.com)  
Address: 100 Lacy Rd., (PO BOX 66) KEENE NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

While this general location might be a reasonable one to develop for a variety of types of housing, I am opposed to all aspects that I have learned about this particular development. It is too large for the space. It doesn't protect the natural surroundings as required by APA regulations. It will add more high end seasonal housing, rather than year round housing, and I see no mention of including low income housing to attempt to mitigate this damage. It doesn't feel like the applicant made any effort to meet the requirements of development in the Adirondack Preserve. It comes across as incompetence and/or greed.

**From:** gilleslamarche60@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gilleslamarche60@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 8:46:15 AM

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Please copy "2021-0248, Gilles Lamarche, gilleslamarche60@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gilles Lamarche  
Email from: [gilleslamarche60@gmail.com](mailto:gilleslamarche60@gmail.com)  
Address: 448 Sheldrake Rd AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Mr. Stackman,

As much as I have been able, I have not had the opportunity to access and review your past projects. As a former resident of Ft. Lauderdale, I am somewhat aware of developers' challenges in mitigating the needed infrastructure for these projects, and, as I am not a NYMBI, I would like to keep an open mind. I am also reminded of the recent disaster at the Champlain Towers South. I would need to see how your development would access RT NINE N without creating the log jams one currently experiences in PCB FL, the Charlotte NC burbs, or the urban sprawl of S FL.

I would also like to see how your development will mitigate the need for some affordable housing to house the influx of service providers your development would create.

I am looking forward to peruse all of this development's impact and your plans remediating such, but I will not approve of another developer that sticks it to the town to provide said remediations.

**From:** MBLEX@ROADRUNNER.COM  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [MBLEX@ROADRUNNER.COM](mailto:MBLEX@ROADRUNNER.COM)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 5, 2021 9:08:39 PM

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Please copy "2021-0248, Michael B Lex, MBLEX@ROADRUNNER.COM" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael B Lex  
Email from: MBLEX@ROADRUNNER.COM  
Address: CLARENCE NY 14031  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The proposed project scale appears excessively large for the area. How will this project help or hinder affordable housing for those who will be needed to be employed at this "resort". What impact will this have on the already heavily fly fished Ausable? Will this be an exclusive enclave like resorts in Colorado.

I have camped, hiked, & paddled in the ADKs for nearly 40 yrs. I have watched many lake shoreline properties transformed into large scale showcase homes with weekly rents beyond the reach of most New Yorkers. Keep the ADKs a peoples park, not a retreat for only the wealthy. Keep the ADK wild.

**From:** Jessica.lc.lima@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jessica.lc.lima@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 26, 2021 1:22:19 PM

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Please copy "2021-0248, Jessica Lima, Jessica.lc.lima@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jessica Lima  
Email from: [Jessica.lc.lima@gmail.com](mailto:Jessica.lc.lima@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Animals and habitats will be lost if this project takes place. It is yet another example of a human greed and lack of sustainable development understanding. There will be traffic in this serene and beautiful area. There is already enough deforestation and littering happening in the neighborhoods around this plot of land, this will only cause more of that, and for the natural habitats and local ecosystem to be disrupted. The Adirondacks are supposed to be a place to appreciate nature and the landscape. There is NO need for more housing and development. There is plenty of places to stay in the area and this would just create unnecessary, unwanted congestion to a perfectly beautiful place.

**From:** gmloughren@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gmloughren@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 14, 2021 5:14:52 PM

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Please copy "2021-0248, Michelle Mabee-Loughren, gmloughren@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michelle Mabee-Loughren  
Email from: gmloughren@gmail.com  
Address: 153 SCENIC POINT LN JAY NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am in favor of this subdivision. I think it would be great for the Town of Jay and Ausable Forks - bringing much needed revenue and jobs into our community.  
It will also bring additional tax revenue into Jay - which is great.  
I moved to the ADK for peace/quiet and less people, however as a business person this is an excellent opportunity for our community.

**From:** sylmjk@comcast.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sylmjk@comcast.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 27, 2021 12:24:29 AM

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Please copy "2021-0248, Sylvia Majka, sylmjk@comcast.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sylvia Majka  
Email from: sylmjk@comcast.net  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,

A few statistics for some context: ALASKA (663,267 sq. miles): Denali Park contains SIX (6) million acres. NEW YORK, a mere .09% the size of Alaska (54,556 sq. miles): ADK-SIX (6) Million Acres! The ADK s New York's Jewel! A basic google search shows:...created in 1892 by the State of New York...with six million acres, the ADIRONDACK Park is the largest park in the contiguous United States, covers one-fifth of New York State, is equal in size to neighboring Vermont, and is nearly three times the size of Yellowstone National Park. MAINE (35,385 sq. miles and 2/3 the size of NY) still has the highest percentage of forested, unspoiled area of any state at 89% of the state being forest.

Concerning APA Project ID 2021-0248 (hereinafter Stackman-Jay), I adopt in full all comments and concerns raised by Friends of the Forest Preserve, Adirondack Wild, as well as the detailed and informed concerns (Email of Nov. 4) made by those commenting with the benefit of having education and expertise in the fields of Environmental Science and Policy, specifically when such degrees are awarded by colleges and universities within New York state.

As someone who has lived in FL over the years, I cannot stress enough the weight that should be given to comments by residents and visitors to Florida sharing their observations and experiences about the consequences and impact of development in that state, the irreversible destruction of habitat and the resultant diminishment of flora and fauna as FL turns into the Asphalt Peninsula. Efforts to reverse the damage from construction and sprawl, like the efforts to lower world carbon emissions, are often too little, too late. Water run-off is a particular problem. Flooding and algae are no longer "news." The right to develop must be in compliance with NEW YORK'S stated mission of the ADK philosophy to "keep it wild," no matter the source of the proposed development. Yet, the philosophy of developers can be gleaned, in part, from their origins and practices.

When addressing development vs. preservation, it is Never really a question of "IF." With any alterations, construction, redirection of and exploitation of any resource or eco-system, it is only a question of "WHEN?" the detrimental impacts outweigh any possible benefits-short term or financial. RIGHT NOW- New York can be considered a national leader in conservation. RIGHT NOW- New York can keep ADIRONDACK WILD. Once



developments such as Stackman/Jay are allowed, it is really only a matter of time before that status, and those bragging rights, are lost.

The Stackman/Jay project is vaguely outlined, and illustrative of development that would intrude on a not inconsiderable area-350 acres, with construction of clusters of little pockets of perhaps "cookie cutter/uniform" abodes, provide for larger homes and mansions, and a "resort" for profit, development connected by roadways, cul-de-sacs, sewage and culverts that will break the continuity of the wetlands. (CRITICAL habitat)

The mentioned aspirational hints of a club house, solar power and the like do not appear to be firm commitments, and would perhaps benefit only the residents. The project appears to be a village in search of a rising population to fill it, and not a response to a need brought on by organic growth. In other words, if you build it, they will come. I wonder at the increase in hospital, school, fire and law enforcement services, as well as the inevitable shopping centers and service stations that would then be required.

In Oneida and Hamilton counties, on the West side of ADK, property taxes in the town of Webb have risen dramatically, as development along the lake continues. Deer are less "wild," as they wander in town with little fear of tourists with cameras in Old Forge, and traffic is a danger for them. Bear are at danger too as they present a danger due to habitat minimization. Many of the homes, camps and summer residences have been sold and then rented out at capacity, and premium rate during season. Weekends are no longer quiet and relaxing, but subject to the ubiquitous evening revelers into the wee hours of the morning, noise and light pollution, and bonfire smoke filling the night air. The peace, quiet and beauty of the mountains and the forests is broken.

I urge the ADK Park Agency to review ANY project with a very long eye towards the future. The Stockman/Jay project is financially ambitious, and with little exception does not appear to meet any actual need at this time, and on this scale. The character of the project does not appear particularly eco-friendly or "wild." Again, Never a question of "IF," only a question of "WHEN," should guide all analysis of construction projects in New York's Adirondack mountains. Slippery slopes belong on the mountains for skiing, not in construction (for some)/destruction (for others) that will spark a domino effect of development and environmental degradation and diminishment.

I appreciate your time, consideration and dedication to the protection and preservation of our Adirondack Park. I am opposed to this plan. I trust ANY development will require the utmost in conservation planning and meet the highest standards.

Keep NY Beautiful.

Thank you--  
Sylvia Majka

Remsen, NY and Port St Lucie, FL

**From:** geraldmarcus@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [geraldmarcus@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 28, 2021 9:55:21 PM

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Please copy "2021-0248, Gerald Marcus, [geraldmarcus@gmail.com](mailto:geraldmarcus@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gerald Marcus  
Email from: [geraldmarcus@gmail.com](mailto:geraldmarcus@gmail.com)  
Address: 464 Green St Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The proposed development is clearly and outrageously out of keeping with the surrounding area. The density, the damage to the environment and the change of character of the village of Au Sable Forks and the environs, are only a few of the many objections one could raise.

This is exactly the kind of thing that the APA is supposed to protect us from!

**From:** Dave12942@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Dave12942@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 6:47:59 PM

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Please copy "2021-0248, David Mason, Dave12942@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: David Mason  
Email from: Dave12942@gmail.com  
Address: 10 keene knolls way Keene Ny 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I support the idea of the project. It appears reasonably clustered. But I am concerned about the viability of it. An active quarry is next to it. Will this discourage sales? I don't know, but it is worth asking the question. I worry it will become a partially completed project failing to live up to expectations.

**From:** tmcmski59@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tmcmski59@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 8:03:22 AM

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Please copy "2021-0248, Thomas matuszewski, tmcmski59@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Thomas matuszewski  
Email from: tmcmski59@gmail.com  
Address: 177 John Fountain Rd. Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Awesome as long as they keep it adirondackish with plenty of retained woods and not clear cut

**From:** bmccormick1@outlook.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bmccormick1@outlook.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 10:38:26 AM

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Please copy "2021-0248, Bradley McCormick, bmccormick1@outlook.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Bradley McCormick  
Email from: [bmccormick1@outlook.com](mailto:bmccormick1@outlook.com)  
Address: 100 Bleecker Street 25F New York NY 10012  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a Manhattan resident who loves the Adirondacks, I am the demographic Mr. Stackman hopes to attract with his planned development. But those of us who visit from outside the Blue Line must be mindful of our footprints. When we use the limited resources of the park, it must be done with great care to minimize impact, benefit the local community, and allow every New Yorker an opportunity to enjoy its beauty. The construction of mansions, villas, townhomes, and clubhouses has maximum impact and benefits a minimum number of people, particularly a wealthy developer from out of state.

I oppose this development and would rather see a sustainable development that serves middle-income visitors and residents, and promotes local businesses.

**From:** Vmeconi@charter.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Vmeconi@charter.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 18, 2021 4:05:53 PM

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Please copy "2021-0248, Elizabeth Jessie Meconi, Vmeconi@charter.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elizabeth Jessie Meconi  
Email from: Vmeconi@charter.net  
Address: Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Bring it on! The prospect of having an upscale development in this community is very exciting. This can positively impact employment opportunities in construction along with meeting the needs of the new residents with stores, restaurants, recreation facilities, churches and schools. Our town of Jay has upgraded its water system and can easily handle demands new developments may place on it. Please consider me "on board" with this project based on the information presented me so far.

**From:** bmerlesmith@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bmerlesmith@gmail.com](mailto:bmerlesmith@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 8, 2021 6:43:31 PM

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Please copy "2021-0248, Barbara Merle-Smith , bmerlesmith@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Barbara Merle-Smith  
Email from: [bmerlesmith@gmail.com](mailto:bmerlesmith@gmail.com)  
Address: 1044 Hurricane Road. Keene, NY 12942 NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I object to this proposed housing development. I understand they are to be Estate houses. What we need is more affordable housing. The people who buy these luxury homes are not going to be happy with the shopping facilities in AuSable Forks. Groceries? This will bring increased traffic through local roads from the south. What our communities need are jobs and affordable housing. We need for development to be in the best interest of 'community'. Thank you.

**From:** pmidiri52@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pmidiri52@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 29, 2021 6:54:37 PM

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Please copy "2021-0248, Philomenia Midiri, pmidiri52@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Philomenia Midiri  
Email from: pmidiri52@gmail.com  
Address: 37 Centre St Haddonfield NJ 08033  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I visit the area for the peacefulness, quiet and the natural beauty of the area. I am disappointed and quite frankly appalled that this project is being considered. This development will certainly destroy the eco balance and beauty of the area.



**From:** RMZENCAM@COMCAST.NET  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [RMZENCAM@COMCAST.NET](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 3:19:45 PM

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Please copy "2021-0248, RALPH MIDIRI, RMZENCAM@COMCAST.NET" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: RALPH MIDIRI  
Email from: RMZENCAM@COMCAST.NET  
Address: 965 Green St Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

To all it should concern,

I'm not sure if I can emphasize how strongly I oppose this development project. If the APA allows just all single home permits to capacity that Park will be nothing more than a typical crowded suburb. To even consider a project of this size with 20 townhomes, 60 villas and 18 estates is outrageous. There's currently enough traffic and development and clear cutting being allowed.

Mr. Stackman should be happy that he's preserving the 355 acres with the current houses that are on it and return to Florida. He can come visit, enjoy his land and homes the way they currently are. This is the way most people who live and love the area invest.

Mr. Stackman should be able to fix up and expand his homes on the property and that's it! no development! No profiteering allowed!

Thank you

**From:** christinab9297@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [christinab9297@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 5, 2021 9:42:08 PM

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Please copy "2021-0248, christina miller, christinab9297@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: christina miller  
Email from: christinab9297@gmail.com  
Address: 596 route 9N keeseville New York 12944  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

In my opinion, I think it's a great opportunity to introduce this area to more jobs in our immediate area. Bring income to our local town and to include the locals in the Project, so we can enjoy the area as well as tourists.

**From:** John.milo4@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [john.milo4@gmail.com](mailto:john.milo4@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 9:41:11 AM

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Please copy "2021-0248, John Milo, John.milo4@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John Milo  
Email from: John.milo4@gmail.com  
Address: 97 DANIELLE RD JAY NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a resident of the area I'm strongly opposed to this kind of development. We are saturated with unaffordable housing, vacation rentals, and expansion exclusively for people who have nothing to do with the Adirondacks. Each time this type of luxury development occurs it not only takes prospects away from the local community but it puts a large dent into the allure of the Adirondacks which draws in visitors to begin with.

The local community of "servants" is being pushed out by the very group which demand to recreate here and be served.

**From:** wgmorrisjr@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [wgmorrisjr@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 17, 2021 1:23:01 PM

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Please copy "2021-0248, William G. Morris Jr., wgmorrisjr@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: William G. Morris Jr.  
Email from: wgmorrisjr@gmail.com  
Address: 324 Trumbulls Rd Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Friends,

While I understand and support the need for economic development and the creation of jobs and affordable housing in the Town of Jay and surrounding areas, I do not see how such a "gated" development, albeit proposed as high end development, will meet the needs of our community. Please give me an example of any such development in the Adirondacks, NYS, or the US, where such development ultimately benefits the local area and not the developer, investors, and eventual property owners in the exclusive development, who simply place demands on the local resources. If folks with the type of resources to buy in to this type of development really love the ADKs and want to have a home here, they can purchase their own land and build. Individual projects such as this support local businesses, large scale development most likely will not.

As others who have posted comments have noted, the conservation aspects of the proposal are inadequate. As someone who supports ASRA, I worry about the degradation of the AuSable River as a result of this development. The excessive number of roads and buildings in the development will exacerbate run-off and interfere with the natural flow of ground water to the detriment of the river. This seems counter productive at a time when ASRA is working to restore the river.

Finally, while I am sure that Mr. Stackman is a savvy developer, I am not confident that his business in building restaurants and high-rise condominiums in South Florida gives him and his business any understanding of the needs of the ADKs and local communities like Jay. His bottom-line is about making a profit and serving the needs of his eventual clients in his gated community. We will never be able to undo the damage and unwanted/unanticipated change caused by this project, so to preserve the character of the Town of Jay and the ADKs, we must prevent this project from moving forward now.

I oppose this project.

In Peace, Bill Morris

**From:** emowrey12@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [EMOWREY12@GMAIL.COM](mailto:EMOWREY12@GMAIL.COM)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 11:28:40 PM

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Please copy "2021-0248, Eileen Mowrey, emowrey12@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Eileen Mowrey  
Email from: emowrey12@gmail.com  
Address: 55 County Rte 50 Lake Clear NY 12945  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I have several concerns regarding this project. First is that the communities of the Adirondacks, including Jay, are desperate for more year-round affordable housing for existing and new families. The region has more than enough vacation houses, AirBnbs, and short-term rentals, it does not need another hundred hotel rooms, mansions, villas and townhomes accessible only to elite members of a private community. Our communities have no future if the only people able to buy homes in the region are wealthy individuals and investors who will use those homes as vacation rentals or seasonal second homes. Welcoming visitors is a wonderful thing, but making room only for visitors forcibly drives out existing and potential year-round residents.

Furthermore, posing this as a "subdivision" when it has all the characteristics of a commercial resort seems disingenuous if not intentionally misleading. And as a business of that scale, the current lack of available workforce in the area should be strongly considered when determining if this project is a good fit for the region at this time. Existing resorts are struggling to hire enough staff as it is. And while one account of the project proposal spoke to possible employee housing, is it enough to offset the number of people they will actually need to hire and does it allow those employees to be engaged members of the nearby community or just give the business access to onsite staff?

Of equal concern is the potential environmental impacts of a project of this scale. More information needs to be provided regarding the potential environmental impacts of the project, what the developers plan to do to minimize impacts and how they plan to make this development/resort environmentally sustainable and sustainable for the existing infrastructure of the surrounding communities.

The Adirondacks was meant to be a place where wilderness and nature were preserved. While I understand the need to balance public land and conservation with private holdings and businesses, that doesn't mean we should allow every private parcel to be paved and turned into a series of wasteful mega-mansions that, like so many others in the region, will likely sit empty most weeks of the year. Responsible development that benefits residents, surrounding communities, and upholds the values of the Adirondacks can be a positive thing. Allowing out-of-state developers to build gated communities and elite resorts so they can make a quick buck selling copy-and-paste vacation homes does not fit within the intended ethos of the Adirondacks.



**From:** mroset@frontiernet.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mroset@frontiernet.net](mailto:mroset@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 6:39:00 PM

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Please copy "2021-0248, Tamara Mrose, mroset@frontiernet.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tamara Mrose  
Email from: [mroset@frontiernet.net](mailto:mroset@frontiernet.net)  
Address: 612 Dugway Rd Keeseville New York 12944  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

No. No no no. We do not need big money

Coming in to raise our prices, ruin our wilderness  
Or add numbers of people to an already tight ara.

No no no.

**From:** jmulane221@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jmulane221@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 6:17:03 PM

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Please copy "2021-0248, John Mullane, [jmulane221@gmail.com](mailto:jmulane221@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John Mullane  
Email from: [jmulane221@gmail.com](mailto:jmulane221@gmail.com)  
Address: P O Box 221, 12935 NYS Rte. 9N, 12935 NYS Rte. 9N JAY New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

No! Many of us have chosen to live in Jay because we appreciate the natural, relatively unspoiled beauty. If this development is approved that beauty is significantly diminished. Once an area is developed, there is no reversing the process. This is most definitely not what the Adirondacks is about. Why even consider this?



**From:** jillmurray46r@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jillmurray46r@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 11:32:15 AM

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Please copy "2021-0248, Jill Murray, jillmurray46r@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jill Murray  
Email from: jillmurray46r@gmail.com  
Address: 68 Beers Bridge Way Keene Valley NY 12943  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is not a good project for our area. We feel the trails are being over used as it is now. Most of the traffic goes through our little town of Keene Valley and we can not handle the additional flow this would cause. The usage of the entire area has escalated during the pandemic which has caused difficulties with extra traffic etc.. The last thing we need is a huge development project.

Sincerely,  
Jill Murray

**From:** paulmusci@comcast.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [paulmusci@comcast.net](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 10:04:53 AM

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Please copy "2021-0248, Paul Musci , paulmusci@comcast.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Paul Musci  
Email from: paulmusci@comcast.net  
Address: 99 Gilmore Hill Rd. Keene NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I have reviewed this proposal and I find it very disheartening. Unfortunately it seems that Mr. Stackman wants to import to this beautiful country/park a version of the mass development that goes on in Florida. My father lives in south Florida and over the years the amount of over crowding that goes on is distressing. Mr Stackman says that the timing is right for what he wants to build, and he is correct, I'm sure his development will succeed. Unfortunately if he is allowed to effect this build, the area will be forever spoiled and never could return to its natural state....remember, forever wild. I don't want to be one of those Johnny come lately s, trying to close the area off to new people, but what is being proposed here seems to be a land grab for an opportunistic developer who will probably introduce a populace of people who don't have the interests of the land in their hearts. I think this proposal goes too far and invasive, and that Mr. Stackman is sent back to the drawing board for a more modest plan.

**From:** CoachGT@gabrielletheresa.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [CoachGT@gabrielletheresa.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 2:48:49 PM

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Please copy "2021-0248, Gabrielle Neidlinger, CoachGT@gabrielletheresa.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gabrielle Neidlinger  
Email from: CoachGT@gabrielletheresa.com  
Address: 498 Stickney Bridge Road Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Hello,

My name is Gabrielle Neidlinger and I moved to Jay a few years ago. My husband and I spent a long time looking for our "spot" in the North Country and we kept coming back to Jay as one of the only untouched spots left. Since I've moved here, I've over and over again, described the town of Jay as a magical and healing place that restored my faith in humanity.

We were drawn to Jay for its beautiful topography, its quiet peace and solitude, its magnificent starry skies, and its local community feel. After spending a lifetime traveling the world recreationally and professionally, I can't imagine a world where Jay becomes just like everywhere else. I've traveled far and wide, and can't think of one other area that offers the refuge so many of us both native and transient people have here.

It begins with one development, and if you approve this, there will be many more. Then where do we go? What's left for us?

When I moved here, I made a decision that I would invest in this community and support its practical use. I committed myself to sharing my love for this area with others, to supporting local, to helping others build businesses, and to see Main Street of Au Sable Forks revitalized. To take what's here already and add to it- to make it just a little bit better. The area is changing and yes we will have to change with it- but allowing a development of this magnitude in like this is NOT the change this area needs. We do not need to be commercialized and we do not need our aesthetic values to be compromised. We do not need more traffic and we do not need the land and spirit of this rare place to be corroded. There are other ways to preserve and grow this area in ways that are good for everyone.

There are also local home-owners who rely on short term rental of their homes to survive, and this development will completely strip them of that income. Those individuals arguing that we are in an affordable housing crisis and that our short term rental homeowners can just transition into long term rentals when the development goes up are not

taking into account how high the taxes are in Jay already and the limited income potential with long term rentals. They are also not taking into account the amount of work, energy, and care that it takes to open your home up to others and turn it into a safe haven for outsiders.

All it takes is ONE. Please let forever wild mean something and stand firmly against this.

Sincerely,  
Gabrielle Neidlinger

**From:** jannewcomb@outlook.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jannewcomb@outlook.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 7:05:42 PM

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Please copy "2021-0248, Janice Newcomb, jannewcomb@outlook.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Janice Newcomb  
Email from: [jannewcomb@outlook.com](mailto:jannewcomb@outlook.com)  
Address: 42 Mountain View Ln NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

There doesn't seem to be much of a plan here on which to comment; however, I doubt the feasibility of a development on this kind of scale. Economically, similar developments have not worked in Tupper Lake or near Gore Mountain. While the developers in the case of the Tupper Lake development (ACR) blame the environmentalists and conservationists for their bankrupt plans, any new development, such as this one proposed for Jay, should consider the difficulty in balancing the real environmental concerns with the dollar signs dancing in their minds. This area is not like Miami -- or any other metropolitan area where houses are built and snapped up immediately. Does the developer really understand what kind of communities there are in the area? How does he think he will make his impact ("There's not much going on there, that's where I come in")? There are other smaller developments in the works in the general area -- several closer to Whiteface Mountain -- does there really need to be one of this magnitude on the Ausable? And although this is private land, purchased by the developer, the effect of this much building will have an impact on the people, wildlife, and water in both the immediate vicinity and further downstream. Please consider the true economic feasibility before digging in. It won't work and will hurt us all.

**From:** Frenzeldavid@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [frenzeldavid@gmail.com](mailto:frenzeldavid@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 7:12:36 PM

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Please copy "2021-0248, Mary Jo Newcomb and David Frenzel, [Frenzeldavid@gmail.com](mailto:Frenzeldavid@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mary Jo Newcomb and David Frenzel  
Email from: [Frenzeldavid@gmail.com](mailto:Frenzeldavid@gmail.com)  
Address: 166 Winona Blvd Rochester NY 14617  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is a totally inappropriate development within the Adirondack Park. Since 1894 the New York State constitution designated the park as forever wild. This would fatally this vision. Please say no.

**From:** veggie93@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [veggie93@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 12:56:41 PM

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Please copy "2021-0248, CHAR NEWMAN, veggie93@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: CHAR NEWMAN  
Email from: [veggie93@hotmail.com](mailto:veggie93@hotmail.com)  
Address: 681 GREEN ST. AU SABLE FORKS NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

ARE YOU KIDDING ME? Mansions and townhomes of this magnitude?? This area is quiet and beautiful; the people who live here like it this way. Only someone from another state could dream up such a monstrosity of a project! This would be a genuine molestation of the land and about as out of place as a dinosaur. Not to mention the threats to the environment and the Au Sable River. NO NO NO - STAY AWAY. Keep this pipe dream in Florida, why don't you?

**From:** veggie93@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [veggie93@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 2:50:22 PM

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Please copy "2021-0248, CHAR NEWMAN, veggie93@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: CHAR NEWMAN  
Email from: [veggie93@hotmail.com](mailto:veggie93@hotmail.com)  
Address: 681 GREEN ST. AU SABLE FORKS NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

by the way, how is this "low intensity"?



**From:** veggie93@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [veggie93@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, December 1, 2021 1:32:31 PM

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Please copy "2021-0248, CHAR NEWMAN, veggie93@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: CHAR NEWMAN  
Email from: [veggie93@hotmail.com](mailto:veggie93@hotmail.com)  
Address: 681 GREEN ST. AU SABLE FORKS NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

PLEASE, do not let a RINGMASTER from out-of-state CRACK HIS WHIP in the Adirondacks.  
We left everything and everyone, to move to this quiet part of the Adirondacks, JUST BECAUSE it is NOT everywhere else.  
Let this person take his circus to the already exploited areas, like Lake George or Lake Placid. This would be so out of place, and a real desecration of what the APA is supposed to protect.  
JUST SAY NO, NO, NO.  
Thank You

**From:** marynoac@buffalo.edu  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [marynoac@buffalo.edu](mailto:marynoac@buffalo.edu)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 4:00:11 AM

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Please copy "2021-0248, Mary K. Noack, [marynoac@buffalo.edu](mailto:marynoac@buffalo.edu)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mary K. Noack  
Email from: [marynoac@buffalo.edu](mailto:marynoac@buffalo.edu)  
Address: 191 Main St. Saranac Lake NY 12983  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Do not approve the resort facility project planned for Jay, NY.  
It does not match the town's authenticity, nor does Jay have the infrastructure to become a tourist area. The draw of Wilmington, NY is not enough to satisfy such a large project.  
Jay, NY residents live in Jay to escape the tourist areas of Lake Placid, NY, etc. Additionally, Jay, NY is one of the only affordable areas for many; especially those residents who work in Lake Placid or Wilmington.

Thank you for your time,  
M.Noack

**From:** tpogiantsfan@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tpogiantsfan@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 7, 2021 9:32:47 AM

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Please copy "2021-0248, Thomas P O'Neill, tpogiantsfan@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Thomas P O'Neill  
Email from: [tpogiantsfan@yahoo.com](mailto:tpogiantsfan@yahoo.com)  
Address: 21 Howard heights lane Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project is so needed for this area! This project would create jobs and a great tax base! Let's hope this project gets approval.

**From:** hpnuke@live.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hpnuke@live.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 7:49:24 PM

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Please copy "2021-0248, Herb Pace, hpnuke@live.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Herb Pace  
Email from: hpnuke@live.com  
Address: 1447 Haselton Road New York 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This seems like a slap in the face to the real needs of the community. I'd call it tone-deaf, actually. How about some affordable housing for the working class?

**From:** mrpeters76@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mrpeters76@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 9:45:07 PM

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Please copy "2021-0248, Michael Peters, mrpeters76@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael Peters  
Email from: mrpeters76@hotmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I will keep my comments brief and to the point: The idea of a 355 acre semi- private residential community is a bad idea for Jay and the Adirondacks as a whole. I am highly concerned with the potentially negative environmental impact to one of the great rivers of the park. Additionally, a "suburban" style residential community is completely out of character with the Adirondacks and with a mountain community like Jay. The concept of a semi-private residential community flies in the face of many of the urban design concepts that have been promoting walkable, mixed use communities (a design that can truly help to reduce fossil fuel use thus helping mitigate climate change). Finally, the Adirondack Park as whole has been facing a significant shortage of affordable housing and the plan, as described above, does not sound like even begins to address this issue. To close, for the good of the Adirondack Park's environment and community, please do not approve this plan. Thank you for your time.

**From:** dapadk@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dapadk@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 22, 2021 2:54:14 PM

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Please copy "2021-0248, David A Pisaneschi, dapadk@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: David A Pisaneschi  
Email from: [dapadk@gmail.com](mailto:dapadk@gmail.com)  
Address: 180 South Main Avenue Albany NY 12208  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

November 22, 2021  
180 South Main Avenue  
Albany, NY 12208

Devan Korn,  
Adirondack Park Agency,  
P.O. Box 99,  
Ray Brook, NY 12977

APA Project ID: 2021-0248

Dear Mr. Korn;

This is is response to the 350-acre resort development in Jay, near Whiteface Mountain proposed by Miami, Florida developer Eric Stackman.

In the Part 1 phase of review the developer has failed to provide the most basic requested resource information required to evaluate the project impacts. The application for up to 120 residential units near the East Branch of the Ausable River fails to comply with the Agency's review criteria, including the protection of open space, wildlife, and habitat resources. The APA's application clearly states on page 1, that review criteria requires the protection of open space and wildlife habitats. Regarding open space, there are no contiguous blocks of forest designated for protection anywhere in the application. There is no proposed conservation easement identified to ensure forest and habitat conservation for future resource utilization, preservation, wildlife habitat or open space recreation.

The only open space shown lies in wetlands that cannot be developed and in between several miles of new road development, cul-de-sacs and roundabouts for 120 units of housing described as townhomes, villas, estates, mansions and a hotel. That's neither effective open space conservation, nor adequate conservation design. It's just land left over after development. More sprawl for purely high-end, seasonal homes is the last thing the Adirondack Park needs right now.

Exclusive resort developments like this one, drives up real estate prices for everyone within small, rural towns like Jay, near Lake Placid. Affordable housing for year-round residents has become an urgent problem in this area of the Adirondack Park. As proposed, this project does not incorporate affordable housing objectives.

The applicant leaves out requested information about wildlife and their habitats, and connections between habitats. Also, left out is requested information about areas of scenic significance, aquifers and natural habitat corridors. Additionally, the composite maps requested by the APA to identify areas most suitable for development or valuable for significant resource and open space protection are not provided.

You cannot protect what you have never located and mapped. The first step in intelligent development is to know your resources, to conduct a comprehensive baseline inventory of natural, cultural, historic and scenic resources. The APA must not accept Part 1 of the application as “received” until the Agency’s requested resource information and composite maps are provided.

The APA’s pre-application process for large subdivisions was meant to be cost and time efficient. Its goals were to conceptualize development locations only after resources are comprehensively identified, mapped and impacts to sensitive habitats and blocks of open space are avoided. None of this has been done.

Far from being efficient, the APA’s large-scale subdivision process has become drawn out because the process is entirely voluntary. Large developers continually deliver incomplete applications, leaving out vital information about what is living and growing on the project site, and beyond it. Good impact avoidance cannot be accomplished without that information. Clearly needed is new legislation which mandates better ecological site analysis and conservation development for these large subdivisions.

Thank you for allowing me to submit my comments

Sincerely

David A. Pisaneschi

**From:** alex.pollinger@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [alex.pollinger@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 18, 2021 7:54:24 AM

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Please copy "2021-0248, Alex Pollinger, alex.pollinger@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Alex Pollinger  
Email from: alex.pollinger@gmail.com  
Address: 513 Mashie Dr SE Vienna VA 22180  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project seems to be against everything the park was created for and is unwise. Coming from one of the most overdeveloped areas in the country, and being a property owner on Lake Champlain in Essex County, these developments, while beneficial for the immediate homeowners, achieve little for the greater community. I would like to express my opposition for this type of development within the park boundaries.



**From:** cprewencki@aol.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cprewencki@aol.com](mailto:cprewencki@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 7:29:05 AM

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Please copy "2021-0248, Clifford Prewencki, cprewencki@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Clifford Prewencki  
Email from: cprewencki@aol.com  
Address: 30 Upper Flat Rock RD NY 12054  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The reason visitors come to the Adirondacks is because they enjoy and appreciate nature in its original state. Creating a "semi-private residential community" not only smacks of elitism, it destroys the very thing people seek--wilderness. This is an inappropriate use of a precious commodity.

**From:** emmyrando02@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [emmyrando02@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 11, 2021 5:18:16 PM

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Please copy "2021-0248, Emily Rando, emmyrando02@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Emily Rando  
Email from: [emmyrando02@gmail.com](mailto:emmyrando02@gmail.com)  
Address: NY-30 777 Paul Smiths New York 12970  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

To whom it may concern,  
Myself as well as other students and residents of the Adirondack region do not support this plan of development of 355 acres of land for a resort. The motto of the Adirondacks is "forever wild" and this big development plan would completely go against that. Any further degradation from what had already been done in the high peaks region will not be accepted by many. This place has seen enough development. As an environmental science major at Paul Smiths college I will single handedly say that this is unjust. Thank you.  
Emily Rando

**From:** generapp@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [generapp@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 3:04:56 PM

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Please copy "2021-0248, Gene J Rapp, generapp@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gene J Rapp  
Email from: generapp@hotmail.com  
Address: 509 Stickney Bridge road Jay N.Y 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Very much Opposed to the proposed Large scale development that is environmentally inappropriate to the east branch area. The runoff and impact on all wildlife would not be the right thing to do there. Also light pollution would be an issue too. Congestion, etc. and the proposal does not even make an attempt to create any affordable housing for young people growing up in the area. It would end up driving up property values and a need for additional resources to handle all the traffic/safety issues. This, seriously is not a good way to move forward.

**From:** generapp@hotmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [generapp@hotmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 3:15:29 PM

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Please copy "2021-0248, Joanne Rapp, generapp@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joanne Rapp  
Email from: generapp@hotmail.com  
Address: 509 Stickney Bridge road Jay N.Y. 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Opposed to this insensitive environmental proposal that would only benefit a select, privileged group of people.

**From:** labrdors@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [labrdors@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 7, 2021 6:32:07 PM

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Please copy "2021-0248, Elizabeth Rogers, labrdors@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elizabeth Rogers  
Email from: labrdors@gmail.com  
Address: AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

There is no argument that what is needed in this area is affordable housing. I would support development that provided housing that residents of the area could afford. The magnitude of Stackman's development plan is mind-boggling and counter to providing for the needs of our residents. Aside from the negative impact on infrastructure, sewage treatment, traffic, probable water pollution, overcrowding and many other targets, any development of this size would permanently alter the nature of life in our communities. I recognize that progress is inevitable and desirable, particularly economic development but I feel strongly that the needs of our neighbors and residents should be addressed first and foremost.

**From:** boreal46@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [boreal46@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 6, 2021 6:05:56 PM

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Please copy "2021-0248, Dana Rohleder, boreal46@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dana Rohleder  
Email from: boreal46@gmail.com  
Address: Port Kent NY  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I personally would like to see a smaller development for affordable housing and senior living - duplexes and 4-plexes instead of McMansions. Many residents of Ausable Forks are in or very close to the flood plain as it is. Perhaps use it as an opportunity to condemn those structures and move residents to the hillside. Flooding is likely to become even more common with climate changes.

Nearby Ausable Acres, which has been relatively affordable for many decades, has yet to be filled. There are few recreation opportunities close by the proposed development. The E. Branch is damaged from logging in the past and holds few fish. The Jay Wilderness is better off without increasing usage and the number of trails. Upscale residents would likely be driving over older roads to Wilmington/Lake Placid area for recreation, and Plattsburgh for consumables. Frankly, I felt the doomed ACR in Tupper Lake had a better chance of success as it enjoyed much more convenient recreation and a larger town.

**From:** crollerster@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [crollerster@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 12, 2021 7:55:54 PM

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Please copy "2021-0248, Charles Roller, crollerster@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Charles Roller  
Email from: crollerster@gmail.com  
Address: Jay NY 12041  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I believe that this development would provide a much needed economic boost for the Ausable Forks business community as well as provide jobs for local residents.  
To my knowledge this type of commitment from a developer to add to our surrounding community does not occur often.

**From:** crollerster@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [crollerster@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 7:00:28 AM

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Please copy "2021-0248, Elyse Roller, crollerster@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elyse Roller  
Email from: crollerster@gmail.com  
Address: Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am sure you have heard from all of the naysayers, but here is someone who says YEAH. Glad to see potential for growth and opportunities for the Ausable Valley area.



**From:** Amandasrondeau@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Amandasrondeau@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 15, 2021 6:19:29 PM

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Please copy "2021-0248, Amanda Rondeau, Amandasrondeau@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Amanda Rondeau  
Email from: Amandasrondeau@gmail.com  
Address: 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I do not think the community Can handle the stress on resources this will cause.  
One gas station, a volunteer fire department, one small grocer, no sidewalks or sufficient bike line, no police force within a close proximity, the run off possible from vehicles and construction of a project this big...

**From:** nanahikes@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [nanahikes@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 26, 2021 9:42:30 AM

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Please copy "2021-0248, Bonnie L Rondeau, nanahikes@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Bonnie L Rondeau  
Email from: nanahikes@gmail.com  
Address: PO Box 234, Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I'm totally opposed to this project. Our community is not large enough to accommodate a proposal of this magnitude. There's no consideration for affordable housing and the impact that it will have on wildlife. It will also increase real estate taxes.

**From:** qruder@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [qruder@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, December 1, 2021 5:44:54 PM

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Please copy "2021-0248, Brian Ruder, qruder@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brian Ruder  
Email from: qruder@gmail.com  
Address: 2311 silver lake road AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am firmly against this proposal for a major development in our neighboring town of Jay. The developer clearly has not spoken with ANYONE in our community about the needs, the pulse of the area, what is most important for advancing our local economy that is consistent with our resources and population. This is not the right idea for our community. We don't have the right labor force or retail or school resources to support this. Will they pay their fair share of taxes to expand local resources to support these new homes. They have not socialized their ideas with any local leaders or citizens. Shame on them for not even attempting to listen to local residents about what we would like to see developed. Until the developer engages with our community, they will not know what is appropriate to build here. Until that happens, we should reject this proposal.

**From:** outpost818@yahoo.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [outpost818@yahoo.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 8:48:11 AM

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Please copy "2021-0248, Shanyan Saunderson, outpost818@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Shanyan Saunderson  
Email from: [outpost818@yahoo.com](mailto:outpost818@yahoo.com)  
Address: NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Not good for nature, animals, environmental. etc.  
Adirondack should be the place that protected and avoided any big development project. Keep Mother Nature, not only for the Money to give up our beautiful Nature.  
100% Against it.

**From:** Sarah.h.sauter@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sarah.h.sauter@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:49:25 AM

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Please copy "2021-0248, Sarah Hough Sauter, Sarah.h.sauter@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sarah Hough Sauter  
Email from: Sarah.h.sauter@gmail.com  
Address: 60 Gooseberry lane Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Absolutely not. My first concern is where he's coming from. Florida is nothing like ADK. My close second concern is the influx of renters and vacationers who will impact our natural lands and everyday life but may not contribute heavily to economy. Will this luxury resort drive our home values, and therefore our taxes, up?  
I'm opposed. We can't go from barely any business to a huge resort. Too much, too fast. It will kill the spirit of the wild lands.

**From:** healplanet2018@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [healplanet2018@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 5:04:36 PM

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Please copy "2021-0248, Sara Schultz, [healplanet2018@gmail.com](mailto:healplanet2018@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sara Schultz  
Email from: [healplanet2018@gmail.com](mailto:healplanet2018@gmail.com)  
Address: 126 North Cayuga Road Williamsville NY 14221  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I have been inspired by the hard work of many environmentalists before us who fought bravely to preserve wilderness, meadows and wetlands. It is my hope that the APA will have the vision and fortitude to push back on this large-scale subdivision for Jay, NY. It is wrong for this region and especially wrong in an era of climate change chaos. Not to mention it does not fit in with the CLCPA legislation that must bring down our GHG emissions not raise them. This disruption in existing biodiversity and habitats threatens our already shrinking population of migratory songbirds and other wildlife. We must reject this project and work as so many did before us for a future that supports beauty and life. Not one that feeds vanity and wealth.

**From:** taurus9@charter.net  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [taurus9@charter.net](mailto:taurus9@charter.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 16, 2021 4:17:05 PM

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Please copy "2021-0248, Wesley E. Sheldrake , taurus9@charter.net" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Wesley E. Sheldrake  
Email from: [taurus9@charter.net](mailto:taurus9@charter.net)  
Address: 298 Sheldrake Road Au Sable Forks New York 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

We do not need this development in our wonderful area. Leave this area just the way it has been over the past 200-250 years. We do not need a bunch of "outsiders" coming in here and destroying the ambiance of this gorgeous area. We have done just fine without having "outsiders" coming in here, "from where we do not know", to destroy what we have taken very good care of for the past 200 years plus.

With this comes more taxes. more layout for water, sewer systems, roads, destroying of the environment, large hotels, bringing in what kind of people taking over our towns and shoving us down the road after we have been here since 1814.

It is time to say enough. We have all of the outsiders we need who have come to the Au Sable Acres to "take over" the year round residents. They vote twice. home & here

**From:** adk4mab12@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [adk4mab12@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, December 2, 2021 11:54:35 AM

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Please copy "2021-0248, Linda Shuster, adk4mab12@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Linda Shuster  
Email from: [adk4mab12@gmail.com](mailto:adk4mab12@gmail.com)  
Address: 85 Hardy Road Wilmington NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,

I am writing in regard to APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay. There is a major problem with the permit in that it meets none of the review criteria established for a Large-Scale Subdivision Application. Therefore, the Agency should not consider the application as received until the deficiencies are addressed. Moreover, the quality of the application clearly reveals a lack of effort expended with regard to acquiring real knowledge of the site, which is disrespectful to the people of the Town of Jay, the Adirondack Park, and the Adirondack Park Agency.

Independent of the quality of the application, supporters of the project maintain that it would create jobs. There would be temporary construction jobs; however, the main, long-term employment would be hourly-wage jobs with no benefits. These workers would be unlikely to find housing they can afford, particularly in light of the current short supply in the area. The APA has only to look to cities like Aspen, CO to see what happens when the supply of affordable housing for hourly-wage workers is well below the demand. A recent article in the Aspen Times reported that the quality of the tourist experience at the ski resorts will be negatively affected this year due to a shortage of employees. One of the main reasons for the shortage of employees is a lack of affordable housing, despite efforts of the ski companies to secure more housing. Moreover, established businesses in the Town of Jay and surrounding areas are already facing a shortage of employees, so increased competition for workers is likely to be harmful to them.

In conclusion, at a minimum the Agency should not consider the application as received due to its glaring deficiencies; however, even if an appropriate application is received, the negative effects of this project on the residents of the Town of Jay/Au Sable Forks and the Adirondack Park would far outweigh any benefits.

Linda Shuster



**From:** nsinkoff@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [nsinkoff@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 20, 2021 7:59:47 PM

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Please copy "2021-0248, Nancy Sinkoff, nsinkoff@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Nancy Sinkoff  
Email from: nsinkoff@gmail.com  
Address: 907 Green Street, Apt. 9B Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

There are many problems with this proposal:

- 1) The proposal indicates that 104 homes are to be built on land that is close to the East Branch of the Ausable River, but where is there a clear discussion of sewage disposal and other run-off issues that could threaten the watershed?
- 2) The proposal makes an assumption that there is a market for this kind of development in Au Sable Forks. Anyone who drives around the area sees all of the homes for sale, ranging from modest, older homes to large, new homes. Has an adequate study been done on the actual buyers for this project? Didn't the Tupper Lake (boondoggle) go south because there is no real market for this kind of "luxury," out-of-scale development in the Adirondacks?
- 3) The proposal will create construction jobs for a limited time. But what happens when the trees are cut, the roads are put in, the homes built and no buyers come in? The short-term economic "boon" will not benefit the town of Ausable Forks and its permanent residents at all. This is similar to what happened in western PA with fracking. A brief boom, lots of roads, poisoned water, and then, 'goodbye,' the local residents are left with the tailings, and abandoned houses. I am also concerned about the environmental costs of adding so many new roads: asphalt will add to climate change and global warming.
- 4) Even if there are buyers for these homes, they are likely--given the size and projected cost--to be second home buyers and/or investors. They will add nothing to stimulating the economy or the community of AuSable Forks.
- 5) A much fuller environmental and zoning evaluation must be done.
- 6) Likewise: how much of a tax break (write-off) will Mr. Stackman receive if his project is approved and goes bottom up?

**From:** smithbrenda123@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [smithbrenda123@gmail.com](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 9:13:06 PM

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Please copy "2021-0248, Brenda Smith, smithbrenda123@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brenda Smith  
Email from: smithbrenda123@gmail.com  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This subdivision seems to contradict the very existence of the Adirondack park. I have lived in several parts of the country with beautiful natural resources and no control on development. Subsequently those once quiet places were ruined. Just because someone has the idea to build, doesn't mean it needs to be honored. The development would bring more people and pollution to the area. After our summer of Covid, our natural resources experienced the negative impact of a large influx of people.

Please consider the best way to preserve this magical place.

**From:** eleri.jay.smith@gmail.com  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [eleri.jay.smith@gmail.com](mailto:eleri.jay.smith@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 10:28:37 AM

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Please copy "2021-0248, Eleri J Smith, eleri.jay.smith@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Eleri J Smith  
Email from: [eleri.jay.smith@gmail.com](mailto:eleri.jay.smith@gmail.com)  
Address: 12948 NY rt9N Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This proposal does not appear to want to improve or invest in the local community. Eric Stackman's noncommittal responses in who he will be employing, what are the length of rental terms etc. Is concerning. Jay and Au Sable does not need transient visitation and employees, with local people not being given good employment, and being unable to afford housing (Lake Placid is a perfect example) we need year round, affordable housing, year round employment, and development designed to improve life for those that already live here. At the moment, the only option for many people for work is to undertake hospitality work, which has an impact on family life, on health and as people get older is not necessarily sustainable. There is also already a shortage of staff for hospitality jobs. This area needs a different kind of business investment. People live in this area because it is forever wild and a development of this size, very much goes against that. Jay and Au Sable cannot afford to be the next Lake Placid where local families can no longer afford to live here. We need permanent residents who contribute to taxes, who contribute to society and local businesses that add something to the community not take away from it. We do not need Florida in the Adks. Stackman appears to want to take advantage of the lower cost of land in this area as opposed to Colorado and Lake Placid and not about investing in the area. The local infrastructure is not designed for these extra visitors and as it is, nature is already suffering from uneducated people heading up mountains, ill-prepared and ignorant of how to engage with nature responsibly. There already needs to be permits for hiking to be implemented to stop the land being destroyed. This would only make it worse. Is Stackman going to pay a premium for guests who use the mountains and thus the necessity for extra rangers, staff, work on the mountains to be undertaken? Is he going to contribute extra for the upkeep of the local roads that will take even more wear? Is he going to contribute to the local school district? Is he going to make a commitment to the local community to help improve it? Is the au sable river going to be overrun with his guests wanting to swim and fish and trash left on the side of the road which increased already with the influx of visitors during 2020/21? We want reasonable, community considerate development, not greed

**From:** [ironwoman1344@gmail.com](mailto:ironwoman1344@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [ironwoman1344@gmail.com](mailto:ironwoman1344@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, December 3, 2021 3:27:24 PM

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Please copy "2021-0248, Emily K Mitchell, [ironwoman1344@gmail.com](mailto:ironwoman1344@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Emily K Mitchell  
Email from: [ironwoman1344@gmail.com](mailto:ironwoman1344@gmail.com)  
Address: 623 E Hill Road Richmond VT 05477  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As someone who lived in the Adirondacks for several years (at North Country School), and participated in several Ironmans and training camps in Lake Placid. I am very familiar with the area.

I am a bit dismayed at the idea behind this proposal on the beautiful Ausable river, and am gravely concerned about its impact on the river, the chasm and the local community/economy. Why? This project creates a luxury community which would likely only be occupied sporadically by its out of town owners. It creates dwellings which the majority of local residents could not afford. Easily this could become a ghost town within 20 years. I have concerns for the local fishing and guide businesses who will not be able to access the river. Will the new owners be stewards of the beautiful land?

What about a more sustainable, affordable Eco-resort, preserving both the land while keeping the park intact, and offering the experience of the park to more people, in a green and more equitable fashion?

Consider the model created by Huttopia. Our family went to Huttopia in Sutton, Quebec, and it was one of the best vacations we have ever had. This type of resort, which is one of the most internet-searched type of vacations, allows people from all walks of life to use and participate in the area. There is minimal impact on the local surrounding. Huttopia creates sustainable jobs, allows for families to connect, and creates sustainable local economies around the area. For example, Huttopia Sutton has a thriving mountain bike and ski area, XC ski area, and wonderful local restaurants, book shops, wine, and coffee.

The type development proposed is from an "outside" developer who does not live in the Northeast or the Adirondacks. I struggle to understand if they know what it is like to live in the park, appreciate the park, or, understands the daily struggles of living and working there. The proposed original development seems tone deaf to me.

**From:** [Sarah Beth](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Jay Housing Proposal Comment  
**Date:** Friday, December 3, 2021 8:06:11 PM  
**Attachments:** [APA Letter Robert Killeen.pdf](#)

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Please see the attached letter from Robert W. Killeen. Thank you.

*Sarah B. Killeen*

To whom it may concern at the Adirondack Park Agency:

This letter is for the record on public comment concerning the proposed Town of Jay housing project.

Absolutely NO to this massive development.

Recently, there was the development proposed for Woodworth Lake near the Sacandaga Reservoir- and now the Jay housing project. None of these projects should ever be permitted in the Adirondacks. Much like New York's rural agricultural areas, the Adirondacks are being paved over by needless residential and commercial sprawl.

Furthermore, the residents may not be the most desirable clientele, and likely will often use this housing as second or third residences to rent out to disruptive party-goers on sites such as Air BnB.

Sadly, much of the Adirondacks and Adirondack lake frontage is being ruined by mc-mansions. Camps, lodges, fishing and hunting 'lean-tos' are one thing, but when the area starts to look like New York City things will have gone terribly wrong.

The APA is tasked with protecting the Adirondacks and not promoting this kind of sprawl. The APA is failing miserably here. I understand property rights rather well and also understand property usage, which I support- I do get it with land rights, but enough is enough! The APA could take a lesson from my hometown of Charlton and tell these developers No! You are not wanted or needed here.

Sincerely,

Robert Killeen Jr.  
Charlton, NY



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Peter O'Shea  
Philip Terrie  
Chris Walsh

Peter Bauer  
**Executive Director**

December 3, 2021

Devan Korn  
NYSAPA  
PO Box 99  
Ray Brook, NY 12977

**RE: Public Comment on the Stackman Project in Jay (APA Project 2021-0248)**

Dear Devan Korn,

Protect the Adirondacks has a number of concerns about the proposed new project 2021-0248 submitted to the Adirondack Park Agency (APA) by Eric Stackman in the Town of Jay in Essex County. This project is the second to undergo review according to the APA's new Large-scale Subdivision Application. This project appears to be a textbook example of how to fragment and degrade an intact forest system.

The project involves the development of 355-385 acres of mostly intact forest with 120 residential buildings and over 1.2 miles of new road. These lands are classified as Low Intensity under the APA Land Use and Development Plan. This project appears to seek the maximum allowable number of buildings under APA guidelines for a Low Intensity Use Area.

The proposed Stackman development is not a conservation subdivision, which is the clear preference of the APA Large-scale Subdivision application procedures. This application must be redesigned as a conservation subdivision or sent for a formal adjudicatory public hearing. This 355-385-acre tract has large portions that are simply not suitable for residential development.

**Project Design:** The project seeks to locate development on the east side of the property along the Route 9N corridor. Other buildings will be located in the center of the property. All buildings are connected by a new wide road network. There are 3 to 4 miles of trails that run through northern, western and southern parts of this tract. The applicant proposes a modest solar farm and construction of a pond.

This letter details a number of issues where the current application is weak or that it failed to address. The reality of this project is that these lands are basically

an intact high canopy forest that has a history of forest management. The applicant proposes to undertake extensive forest clearing, road building, and housing construction that will change the ecology of these lands and the character of this part of the Town of Jay.

**Ecological Impact Zone Analysis:** Each dwelling in a forested area has an ecological effect zone extending far beyond the immediate disturbed area of the site. The APA has used this analysis in other projects. Siting residential development so that ecological effect zones overlap results in a substantially lower total disturbance and concomitant benefits to the conservation of biodiversity.

There is no ecological impact zone analysis undertaken by the developer on this project. The APA must require ecological impact zone analysis for this project.

**Alternative Designs:** The APA Large-scale Subdivision Application states on page 1:

The application process is intended to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design.

The applicant has submitted two proposals and neither are conservation subdivisions. Conservation subdivision design is based on advancements in science and land use planning techniques that recognize that the spatial pattern of development is fully as, if not more, ecologically important than is its density. Widely scattered development, or "rural sprawl," impairs ecosystem function, decreases biotic integrity, alters species behavior and composition, increases human-wildlife conflicts, fragments ownership, impairs cohesive land management, undermines the open space character of the Adirondack Park, and threatens its healthy timber industry. Conservation design yields more than ecological benefits. The development of just a portion of a tract requires less infrastructure to be provided by a developer and to be maintained by the local jurisdiction.

Protect the Adirondacks recommends that this project be redesigned to comply with the best practices of conservation subdivision design. If the developer refuses to redesign this project, then a formal adjudicatory public hearing should be convened.

**Neighboring Industrial Property:** The proposed site is just north of an active quarry site in an area classified as Industrial Use. This site may utilize blasting and is an active industrial site. We're concerned about the long-term viability of a quarry when an exclusive private residential development is built next door.

**Trails:** It's unclear what the widths of these trails will be, the level of tree cutting or plans for motorized uses.

**Climate Change:** Under the 2019 Climate Leadership and Community Protection Act (CLCPA), state agencies are mandated to weigh the impact of climate change in their decisions. Section 7(2) of CLCPA requires all State agencies to determine whether their administrative approvals are consistent with the attainment of, or will interfere with the attainment of, the statewide greenhouse gas emission limits in ECL Article 75. If inconsistent, they are required to explain why, and to identify alternatives or mitigation measures. In this case, the directive to the APA



from CLCPA is to assess the impacts of forest clearing and climate change impacts from possibly adding 120 new buildings and a new 1.2-mile-long road.

In his book "Climate Change in the Adirondacks" (2010) noted Adirondack scientist Jerry Jenkins calculated that construction of a new 2,060-square-foot house creates a 4 ton carbon debt. (p 139) The residential buildings in the Stackman project are proposed to be much bigger. The 120 units will create a carbon debt of at least 4 tons each, of 480 tons, if not double that amount. Even more important is the carbon debt that Jenkins calculates from the clearing of forest land for a building lot. Jenkins assessed the loss of carbon storage and the release of carbon into the atmosphere from forest clearing. Jenkins wrote "Clearing an acre of forest creates a debt of 257 tons." By our analysis, this project seeks to clear 2.9 acres to support the new 1.2 miles of roads (at 20 feet in width). The road clearing will create a carbon debt on this tract of 747 tons. The 120 units will see over 75 acres of forest cleared, which creates a carbon debt of 19,275 tons. The total carbon debt from this project is 20,502 tons. There is additional forest clearing proposed of an indeterminate acreage for the new pond, solar farm, and trails. The APA needs to evaluate the carbon pollution from this project.

One of the specific goals of the CLCPA is for the state to encourage and facilitate efforts that "achieve healthy forests that support clean air and water, biodiversity, and sequester carbon." This project will result in a net reduction of lands from formal management and carbon sequestration.

The applicant provides zero data or analysis about the long-term climate change impacts of this project. The APA should require this information.

Protect the Adirondacks is concerned about the APA's compliance with the Climate Leadership and Community Protection Act. We urge the APA to detail and quantify the climate change impacts of this project, the steps the APA took to mitigate these impacts, and how the APA has complied with the letter and spirit of the Climate Leadership and Community Protection Act. To date, the APA has failed to take into consideration long-term carbon pollution in its review of major projects.

**Natural Heritage Program:** The APA Large-scale Subdivision Application requires a "Natural Heritage Program Report" which includes an inventory of "rare, threatened, endangered, or vulnerable plants, and threatened, endangered, and special-concern animals." This is missing from the application materials.

The APA Large-scale Subdivision Application further requires a "Bird Species Inventory" and identification of "Significant Avian Nesting Areas." This information must be provided by the applicant.

**Forest Ecological Integrity and Habitat:** The proposed project lies in the middle of an unbroken contiguous forest that stretches from Jay to Au Sable Forks. The applicant must provide information about the impacts on wildlife habitats, forest ecology, habitat connectivity, vernal pools, wildlife corridors, among other issues.

The Large-scale Subdivision Application requires a map depicting "Large Forest Blocks" surrounding the project. The maps provided do not appear to provide this information.

**Wetlands:** The Large-scale Subdivision Application requires a "Critical Areas Map" and a "Project Site Base Map" that require and identification of wetlands, and permanent and intermittent streams. The only map that provides this data is in the two concept maps. A thorough analysis of the project's impact on the wetlands, vernal pools, and permanent and intermittent streams is needed.

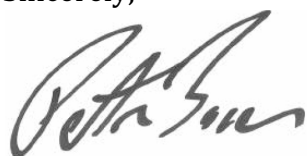
**Affordable, Year-Round Housing:** Many comments that are posted on the APA website about this project have been submitted by area residents who oppose a resort development of huge homes that will change the character of their neighborhood. A development of second homes that are 6,000 square feet and larger does nothing to address the affordable housing issues in the Adirondacks.

### Conclusion

The Stackman project in the Town of Jay is not a conservation subdivision, the promotion of which is the clear intention of the APA Large-scale Subdivision Application procedures. This application must be redesigned as a conservation subdivision or sent for a formal adjudicatory public hearing.

On behalf of the Board of Directors of Protect the Adirondacks, I thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Bauer", written in a cursive style.

Peter Bauer  
Executive Director

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Greetings.

Thank you.

—

Facebook: Protect the Adirondacks



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## Executive Director

William C. Janeway



December 2, 2021

Devan Korn  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977  
*(Via Electronic Submission)*

## RE: Oppose as is regarding 355-acre subdivision in the Town of Jay, P2021-0248

Dear Mr. Korn,

On behalf of the Adirondack Council, I would like to thank you for the opportunity to provide initial public comment on Eric Stackman's proposed 355-acre subdivision and development in the Town of Jay, *Project # 2021-0248*. The intent of the Adirondack Park Agency's (APA) Large-scale Subdivision Application is "to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design." The approval of the Woodward Lake subdivision earlier this year, the first project to be subject to the new application, yielded an approved permit that did not uphold the intent of the application process. It is with this understanding that we review P2021-0248.

As the second development, and test, of the efficacy of the large-scale subdivision application, the APA and applicant have an opportunity to set a new example for what a strong conservation designed development should achieve through natural resource protection while delivering the other benefits associated with development.

After reviewing the conceptual site development plans submitted for Part 1 of the application process, the Council believes it lacks the information and design elements necessary to protect the natural resources, open space and wildlife of the area. The current application for the proposed subdivision and development does not follow conservation design principles. It also significantly lacks information and mapping regarding the existing and potential impacts to natural resources found in and around the project area. Therefore, we would not support the project as proposed. We believe that there are substantial improvements that can be made to reduce the environmental impacts associated with the proposed developments. We offer the following as preliminary comments on the project:

*The mission of the Adirondack Council is to ensure the ecological integrity and wild character of the Adirondack Park for current and future generations.*

Main Office: 103 Hand Ave. Suite 3 | PO Box D-2 | Elizabethtown, NY 12932 | 518.873.2240  
Albany Office: 342 Hamilton St. | Albany, NY 12210 | 518.432.1770

AdirondackCouncil.org  
info@adirondackcouncil.org

### Consistency with Adirondack Park Land Use and Development Plan

The Adirondack Park Land Use and Development Plan (APLUDP) outlines that “the overall intensity of development for land located in any low intensity use area should not exceed approximately two hundred principal buildings per square mile.” According to the applicant, of the combined 385 acres between the two parcels, 120 building lots could be developed. We ask that the applicant modify this number to reflect the portions of the property that cannot be developed due to the presence of critical environmental areas, including wetlands, on the property.

In addition, the proposed subdivision should be consistent with the APLUDP’s and Section 805 of the Adirondack Park Agency Act’s character descriptions, purposes, policies and objectives, etc., for both Hamlet and Low Intensity Use areas. In particular, the APA Act notes that 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.” We are concerned that the physical and biological resources of this 355-acre property are not adequately protected for based on the conceptual design plans.

### Incorporate Conservation Design:

As the Adirondack Park continues to face development pressures, it is essential to balance those pressures with the protection of natural resources, open space qualities, landscape connectivity and habitat for wildlife. Part of the Agency’s review criteria for large-scale subdivisions include, “protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design.” The legislation pending in the NYS Legislature defines conservation design as, “an approach to the design, construction and stewardship of development that achieves functional protection of natural resources, while providing social and economic benefits to human communities.” When done well, employing conservation design principles in development design achieves these protections.

While some buildings are close to one another in the applicant’s conceptual designs, dispersed small clusters of structures does not achieve the desired protections found in conservation design principles. Clustering building envelopes and structures to minimize the ecological footprint of a development is an important feature of conservation design. Clustering promotes aesthetic values, as well as habitat connectivity and open space. Preserving landscape connectivity through clustered development and open space protection is necessary in preserving the natural communities found within the Adirondack Park. As the region faces the effects of climate change, landscape connectivity can also enable wildlife to move as needed and thrive.

Additionally, the conceptual designs show buildings in or near ecologically important and sensitive areas. A cabin is proposed near a stream and wetland complex, and the proposed club house is shown to be built in central oak-pine forest, which is identified as a regionally significant habitat by the Wildlife Conservation Society. Building near or in these areas is not acceptable. The APA should work with the applicant to minimize the spread of development and carefully site structures to avoid sensitive ecological zones.

Ecologists from the Wildlife Conservation Society and other institutions have warned of the harmful impacts of exurban sprawl, which includes a whole host of edge effects, from altered microclimates to the spread of invasive species to an increased abundance of opportunistic meso-predators. Driveways, utility lines, and the buildings themselves all increase edge effects and habitat fragmentation. Along with houses comes house cats and dogs, which prey upon or disturb wildlife, increase pollution and siltation of waterways, and a general diminishment of ecological integrity.

As conservationists have been warning for decades, the Adirondack Park is at risk from death by a thousand cuts. No one development project, not even one at this large scale, is likely to extirpate a

wildlife species or natural community type from the Park; but the cumulative impacts of this and many other developments are decreasing habitat security and connectivity for many species, at a time when climate chaos already puts their futures in doubt. Park residents need to be rewilding, not fragmenting, our forests, if we are to get through the extinction and climate crises intact.

#### Improve Conceptual Design Plans:

Part 1 of the application asks for a “to-scale sketch map... that shows proposed building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and avoids impacts to any sensitive resources.... The preferred project design should minimize creation of new areas of disturbance on the project site to the greatest extent practicable and should concentrate development to the greatest extent practicable.”

The concept maps in the application materials do not adequately portray the proposed development design or the criteria outlined in the application. They do not detail limits of clearing, other areas of disturbance, or how impacts to sensitive resources are avoided. How does the applicant show that impacts have been minimized? Also, alternative designs are not included in the application. The two concept designs are overall the same and do not change their areas of disturbance or patterns of development.

#### Include Critical Area Information and Analysis:

The application does not include information regarding existing natural resources or critical environmental areas identified by the Adirondack Park Agency Act. Specifically, it lacks information on:

- significant wildlife habitats (such as deer wintering areas, significant avian nesting areas, vernal pools, connectivity and natural corridors, etc);
- designated scenic vistas and other areas of local scenic significance;
- areas of the site presently visible from public view locations; and
- any renewable resource lands such as primary and principal aquifers and aquifer recharge areas, etc.

Part 1 also asks for a bird species inventory and map of the large forest blocks surrounding the project site. Neither are included. According to The Nature Conservancy’s mapping found on the Northeast Conservation Planning Atlas, the project site is surrounded by large forest blocks and considered a stepping stone forest. Stepping stone forests are smaller forest blocks that play a part in landscape-level strategies to increase connectivity between fragmented or isolated forest blocks. Maintaining ecological connectivity with stepping stone forest blocks is paramount in preserving natural movement of wildlife and conserving biodiversity. Some sensitive or wide-ranging species of concern in the Adirondack Park, including the Ausable watershed where this project is proposed, are salamanders, Brook trout, interior nesting songbirds, Northern Goshawk, bobcat, fisher, marten, mink, river otter, and black bear.

#### Missing Map:

The APA’s application asks for site analysis mapping that, “should be developed by overlaying the previous resource maps and should identify areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.) through the use of overlay shadings.” This map is not included in the application materials.

#### Consider including Achievable/Affordable Housing:

The Adirondack region is experiencing a housing crisis that makes it difficult to attract new residents and keep current residents here. Affordable housing is defined as costing less than 30% of a household’s income. Achievable housing is defined as affordable to households with an income between 80% and 120% of the area’s median income. Both are needed if the Adirondack Park is to have vibrant communities. We need to look for opportunities to create accessible housing opportunities for people already living, or

wanting to live, in the Park. The APA has an opportunity to work with the applicant to include more achievable and affordable housing in the development plans.

In closing, the Adirondack Council believes that the APA needs to work with the applicant to improve the application and revise the proposed project design to include all the information and mapping requested by Part 1. The APA should also guide the applicant to incorporate better conservation design principles and information regarding how the developer intends to meet the APA's large-scale subdivision environmental protection goals. If the project continues as proposed there will be habitat fragmentation, resource disturbances, and more susceptibility to invasive species, among other impacts. The land use and development decisions we make today will have lasting impacts on the landscape, ecology and people of the Park for generations to come; wise decisions are needed now.

Thank you for taking the time to review and respond to our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Bowen".

Jackie Bowen  
Associate Conservation Director

A handwritten signature in blue ink, appearing to read "Charlotte Staats".

Charlotte Staats  
Conservation Associate



30 November 2021

Devan Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977  
RPcomments@apa.ny.gov

Re. APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay

Dear Mr. Korn,  
Thank you for the opportunity to comment on APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay.

**The proposed project application is flawed and must not move forward without addressing deficiencies.** The application does not show agreement between the project description and the project map/Conceptual Design Plan making it impossible to understand the total number of principal buildings (PB) being proposed in each phase of buildout. It is also impossible to determine where the total number of PBs are proposed to be sited on the property, and what will ultimately be the impact of the project.

The application materials also do not provide any of the required elements of a Conceptual Design Plan as outlined in the application form, including a map of alternatives considered. The application is also missing the required site analysis mapping, and many of the resource maps that would be required in this analysis. **The project should be subject to another comment period after the deficiencies are corrected and before the application is considered complete** since those who are commenting are unable to address what is outlined under Application Part II (page 13) “The potential impacts associated with the project, including identification of the particular aspects of the project site that may be affected; Methodologies for assessing any potential impacts; and Reasonable alternatives to be considered.”

In the future, **APA should reorganize the review process** so that the agency has a completeness review for the Part I application before the comment period. In this way the public and the agency have the necessary documents to understand and evaluate the proposal, and the applicant will get a more complete understanding from public comment and from the agency about the viability of their proposed project or ways in which the project could be adjusted or improved to support Park communities and protect resources.

**The project map is misleading, minimizing the size and impact of the proposed development.** The map and the description seem to be from two completely different build-out proposals, with the map showing 65 buildings, but the description listing 110 buildings.

The map shows a total of 65 buildings as follows:

- 37 Mountain Cabins illustrated (74 Duplex Units)
  - Phase 1 =9
  - Phase 2 = 9
  - Phase 3 =11
  - Phase 4 =8
- Maintenance and Staff Housing (1 large unit, Phase 3)
- Renewable Energy Farm (acreage unknown)





- 18 Estates
  - Phase 1 =6
  - Phase 2 =6
  - Phase 3 =6
- Retreat Cabin (Phase 3 )
- River Cabin (Phase 1, by General Store)
- Stream side cabin (Phase 3)
- General Store (Phase 1)
- Club House (Phase 1)
- 6 Guest Houses (72 Rooms)
  - Phase 1 =2
  - Phase 2 =2
  - Phase 3 =2

However, the project description outlines the construction of 110 buildings as follows:

- 20 Townhouses (Phase 1)
- 60 Villas (Phase 2)
- 18 Estates (Phase 3)
- 6 mansions (Phase 4A)
- 6 hotel buildings (Phase 4B)

Further, the phasing in the project description does not match the project map at all. The project description shows the following number of buildings by phase: Phase 1 =20, Phase 2 =60, Phase 3 =8, Phase 4A=6, Phase 4B =6.

Whereas, the map shows the following number of buildings by phase: Phase 1=20, Phase 2 =17, Phase 3 =22, and Phase 4 =8.

The project description further confuses the matter by explaining that up to 35 buildings could be constructed in each of the first 3 phases.

The applicant clearly is seeking permission for a full build-out to use the whole count of principal buildings allowed in a low intensity use zone, which is 200 PBs per square mile. At 355.82 acres, the total allowable PBs for this parcel is 111. The applicant makes this clear in the description explaining that one scenario build-out would be 105 PBs with a balance of 6 PBs (Phase 4B) and another would be 104 PBs leaving 7 PBs (Phase 4A). It is unclear if the applicant plans to use the remaining PBs for a clubhouse, barn, shed, and greenhouse, or if they consider these accessory structures.

**The Conceptual Design Plan of the proposed project is deficient.** Section 9 in the APA Large Scale Subdivision Application Part I, *Conceptual Design Plan* (page 9-10) clearly states that the applicant must

“a) Submit a to-scale sketch map of the project sponsor’s preferred project design that shows proposed building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and avoids impacts to any sensitive resources identified through the Resource and Existing Features Mapping and Inventory. The preferred project design should minimize the creation of new areas of disturbance on the project site to the greatest extent practicable, and should concentrate development to the greatest extent practicable.

b) Submit a series of to-scale sketch map alternatives that have been



considered as part of the design process.”

The proposed project application provides none of the things specified in this section. The map provided does not show the full development proposed in the project description, so it does not show how development is being concentrated and how resources, such as the significant wetland area on the property, are being protected. It also does not show building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and there are no maps provided showing alternative development plans that should have been considered during the planning process.

**Site Analysis Mapping is missing.** The APA Large Scale Subdivision Application Part I requires that the applicant provide maps showing critical habitat, invasive species, wetlands, topography, soils, large forest blocks, bird conservation areas, and other important resource features. Many of the “critical areas maps” required in the application appear to be missing without explanation (i.e., stating “not applicable” and why). There is no Natural Heritage Program Report as required on page 8 of the application (or even an explanation that it was submitted to APA but is not available to the public to protect sensitive information).

With the exception of the topographic map and the soils map, none of the resources that are required to be mapped are shown with project boundaries (they are not even at the same scale as the project base map) and none of the maps show the proposed buildout of the actual project and how the proposed developed areas would interface with these important features. This may have been clarified if the applicant had provided a site analysis as described in the application form (page 8),

“Site Analysis Mapping - Provide a Site Limitations Composite Map at the same scale as the Project Site Base Map. This map should be developed by overlaying the previous resource maps and should identify areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.) through the use of overlay shadings.”

Instead of providing what is required and described above, the applicant appears to have labeled a rough draft of the concept sketch plan as the site analysis map.

ADK believes in welcoming visitors to the Adirondack Park and that recreational amenities of a resort in the Town of Jay could lessen the pressure on our public lands and provide opportunities for educational outreach, and outdoor skills training. However, the Adirondack Park is also facing a shortage of affordable housing that is driving population decline and workforce scarcity. As such, new developments in the Park should contribute to solving this issue. Based on the proposal shared by the APA, this resort development would expand visitor opportunities to the region while doing little to improve housing for residents.

Sincerely,

Cathy Pedler  
Director of Advocacy  
Adirondack Mountain Club  
[cathy@adk.org](mailto:cathy@adk.org)

**From:** [Cathy Pedler](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Cathy Pedler](#)  
**Subject:** ADK Comments: APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay  
**Date:** Tuesday, November 30, 2021 3:34:20 PM  
**Attachments:** [Final ADK Comments APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay.pdf](#)

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

Please find attached ADK's comments on APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay

Thank you,  
Cathy

Cathy Pedler  
ADK, Director of Advocacy  
[cathy@adk.org](mailto:cathy@adk.org)  
518-449-3870 (office)  
518-935-0492 (cell)  
(she/they)

Join us in Working for Wilderness, [ADK.org](http://ADK.org)



ADIRONDACK LANDOWNERS' ASSOCIATION, Inc.  
512 Old South Second Street  
Fulton, New York 13069  
Tel. No. 315-592-2567

Adirondack Park Agency  
Attn: Devan Korn

via email only to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov)

re: Stackman, T/Jay, 2021-0248

Dear Mr. Korn:

The Adirondack Landowners' Association, Inc. (ALA) offers its initial comments on the conceptual review process initiated for review of this large-scale subdivision. The initial filing by Mr. Stackman offers only general plans for the layout of his planned improvements and therefore we believe it would be premature to comment on the merits of a specific proposal. However, we do encourage you and the rest of your engineering, science and project review staff to follow a rigorous, resource-based approach as mandated by the APA Act and your regulations. I am personally familiar with the Woodhull Lake project submitted by the Adirondack League Club in 2006 in which the Agency and its staff pushed hard on the project sponsor to use sound design principles. A similar outcome is possible for Mr. Stackman's project and we hope you will engage in a similarly robust review.

Unlike most other large-scale projects in the past 15 years, Mr. Stackman's proposal lies entirely in a Low Intensity Use Area "where the physical and biological resources are fairly tolerant and can withstand development at an intensity somewhat lower than found in hamlets and moderate intensity use areas." Interestingly, the character description mentions clustering, not as a requirement but as a desirable technique to "make possible a relatively high level of residential units... ." The broad conceptual plan submitted by Mr. Stackman does appear to group the large bulk of the first phases of residential development in an area on the eastern portion of the property. Assuming the soils and other natural resources in that area can support the proposed development, this project might meet the policy and objectives of Low Intensity Use Areas which contemplate "housing development opportunities not only for park residents but also for the growing seasonal home market."

Nothing here is meant to suggest that you should base your recommendation only on Mr. Stackman's submissions but rather that you use all the tools given to you so that this project "will protect the physical and biological resources, while providing for orderly growth and development of the park." We expect that you will insist on receiving all information called for by the relevant development

considerations and the specific requirements for large scale projects set forth in section 572.6 of your regulations. You have the authority to keep an application incomplete until “it contains sufficient information as to design of the entire project to allow the agency to assess the impact of the entire project... .” We hope that you will take this opportunity to follow your existing regulations.

Apparently Mr. Stackman has not sought preliminary consultation under section 572.3 which might have resulted in a determination by the Agency on the preliminary proposal or an Agency preferred alternative. Nonetheless, the outcome of the current process should serve the same objective to “suggest guidelines for the development of the final plan, and make any other recommendations relevant to impacts and approvability of the project or alternatives.”

Whichever process is followed, your review is the functional equivalent of a full SEQRA review and should be undertaken with the same full analysis of the resources and reasonable alternatives as if governed by DEC's SEQR regulations.

This is the Agency's opportunity to show that existing review standards and processes can result in a project that meets the objectives of the APA Act. Everyone may not agree on the final recommendation by staff or the decision by the Agency but if you follow a robust review process using all these tools, your decision should demonstrate that the APA has a credible process.

ALA's mission focuses on the promotion of continued good stewardship and sound resource management of the private lands in the Adirondack Park. It was formed to promote public awareness of the valuable role played by private landowners in the Park and to monitor and provide input on policy issues on the regional, state and national level in which our members have a vital interest. We also provide a means of communication among the members in relation to these goals and other issues of common concern.

Thank you for this opportunity to provide comment.

Sincerely yours,

*E. Wilbur Rice*

E. Wilbur Rice, President

**From:** [jayward@wardlumber.com](mailto:jayward@wardlumber.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jayward@wardlumber.com](mailto:jayward@wardlumber.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 30, 2021 4:35:10 PM

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\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPCComments@apa.ny.gov](mailto:RPCComments@apa.ny.gov).  
Please copy "2021-0248, Jay Ward, [jayward@wardlumber.com](mailto:jayward@wardlumber.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jay Ward  
Email from: [jayward@wardlumber.com](mailto:jayward@wardlumber.com)  
Address: Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Town of Jay could use some well planned growth.

From my review of the info available to the public this appears to be a well thought out plan to add multiple types of housing units in an area that is removed from scenic areas and roadways.

The plan maintains open space and protects wetlands. I don't expect the development would be visible from the AuSable River and Rt 9N and would be buffered from view by a steep embankment along the roadway.

Our main street in AuSable Forks could use added foot traffic. The town could use added tax base over which to spread the tax levy and maintain or reduce property taxes.

The APA is charged with regulating this project as they have other developments within the park and I expect the agency will hold the applicant to the same standards that will protect the Adk Park.

While I manage a worker-owned building supply business (which could be seen as a bias toward development) and I'm also a homeowner, taxpayer and a citizen of the Town of Jay and I'm in favor of a careful review of the proposed development by the APA and the Town of Jay with the hope that a successful project can be moved forward that will benefit our area.

**From:** [Caitlin Ferrante](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** APA Project ID: 2021-0248  
**Date:** Wednesday, November 24, 2021 5:13:10 PM  
**Attachments:** [SCAC Comments APA Project 2021-0248.pdf](#)

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Mr. Korn -

Please find attached the comments of the Sierra Club Atlantic Chapter regarding APA Project ID: 2021-0248.

Please let me know if you have any issues opening the document or if you have any questions that need further clarification.

Best,  
Caitlin Ferrante

--

Caitlin Ferrante  
Conservation & Development Program Manager  
Sierra Club Atlantic Chapter  
744 Broadway  
Albany, NY 12207  
518.426.9144, ext.102 (office)  
607.221.4303 (cell)  
[caitlin.ferrante@sierraclub.org](mailto:caitlin.ferrante@sierraclub.org)



**From:** [William Wonderlin](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Comments for APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay  
**Date:** Thursday, December 2, 2021 12:30:18 PM  
**Attachments:** [APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay .pdf](#)

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Thank you for including the attached letter in the comments regarding APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay. The online form condensed all of the text into a single paragraph, which is very difficult to read. Please confirm if possible that this letter was received.

Thanks,

Bill Wonderlin



**From:** [janet.stern](mailto:janet.stern)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [janetstern@earthlink.net](mailto:janetstern@earthlink.net)  
**Subject:** FW: APA Project 2021-0248 Public Comments  
**Date:** Monday, November 29, 2021 8:52:25 PM

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-----Original Message-----

From: janetstern@earthlink.net [<mailto:janetstern@earthlink.net>]  
Sent: Monday, November 29, 2021 8:40 PM  
To: RPcomments@apa.ny.gov  
Cc: janetstern@earthlink.net  
Subject: APA Project 2021-0248 Public Comments

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

I am sending this comment again, because, immediately after submitting it on your web page, as instructed, I received a message saying that it was undeliverable. So I'm trying again. Thank you.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Janet Stern  
Email from: janetstern@earthlink.net  
Address: 8 High Pines Terrace Chestertown New York 12817  
Re: Agency Project 2021-0248, Eric Stackman

My Comments ("2021-0248, Janet Stern, janetstern@earthlink.net)

Although we have not seen a precise account of the number of trees that will be removed for this project, 355 acres suggests that hundreds--if not thousands--of mature trees will need to be destroyed. We in the Adirondacks have been cavalier about tree removal, as have our tree ordinances. After all, trees seem to dominate the park: there are always thousands more.

Unfortunately, as other communities before us have been shocked to discover, tree canopy can no longer be taken for granted. Our trees are confronting infectious diseases like Bacterial Leaf Scorch (oaks); invasive pests (Emerald Ash Borer [EAB]; Spotted Lanternfly); destructive storms, more frequent than ever seen before and likely to get more intense and more frequent; clearcutting for development; natural aging out and dying of mature trees; and deer damage, including deer destruction of all the understory saplings that would normally have replaced those dying mature trees.

The EAB alone is likely to destroy millions of trees in the park. And, given the reality of climate change, these threats couldn't come at a worse time. It is our trees that sequester carbon; that help prevent soil erosion; that stabilize stream and river banks; that provide habitat and nutrients for wildlife, including pollinators and migrating birds; that cool us and act as wind screens; that contribute to physical health and mental well-being; and

that make recreation in the park so fulfilling and educational.

No project that will remove so many of our remaining mature trees can be justified. And no project that involves clearcutting should be approved. No developments as large as this one should be summarily approved without first considering what trees do for us---and what we should do, in turn, to ensure that their canopy endures. What is the developer proposing to do in the way of tree protection and tree replacement? How can the development be modified to remove the fewest number of trees? These and many related questions must be asked and satisfactorily answered before any development is approved.

We are taking our trees and our tree canopy for granted at the worst possible environmental moment. The Adirondack Park is not by some miracle immune to the all the threats and devastation that are assaulting our few remaining forests throughout the country. We all need to absorb this and act on it responsibly.

Thank you for your attention.

Janet Stern

Dr. George Theodoridis

**From:** [sylmjk@comcast.net](mailto:sylmjk@comcast.net)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sylvia Majka](#)  
**Subject:** Fwd: ADK The Comment Stackman-Jay  
**Date:** Friday, November 26, 2021 7:21:11 PM

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----- Original Message -----

From: sylmjk@comcast.net  
To: Sylvia Majka <sylmjk@comcast.net>  
Date: 11/26/2021 7:06 PM  
Subject: ADK The Comment

Dear Mr. Korn,

A few statistics for some context: ALASKA (663,267 sq. miles): Denali Park contains SIX (6) million acres. NEW YORK, a mere .09% the size of Alaska (54,556 sq. miles): ADK-SIX (6) Million Acres! The ADK is New York's JEWEL! A basic google search shows: ...created in 1892 by the state of New York...-with-six-million acres, the ADIRONDACK Park is the largest park in the contiguous United States, covers one-fifth of New York State, is equal in size to neighboring Vermont, and is nearly three times the size of Yellowstone National Park. MAINE (35,385 sq. miles and 2/3 the size of NY) still has the highest percentate of forested, unspoiled area of any state at 89% of the state being forest.

Concerning APA Project ID 2021-0248-(hereinafter Stackman/Jay), I adopt in full all comments and concerns raised by Friends of the Forest Preserve, Adirondack Wild, as well as the detailed and informed concerns (Thursday, Nov. 4) made by those commenting with benefit of having education and expertise in the fields of Environmental Science and Policy, specifically when such degrees are awarded by New York state Universities/Colleges.

As someone who has lived in FL over the years, I cannot stress enough the weight that should be given to comments by residents and visitors to Florida sharing their observations and experiences about the consequences and impacts of development in that state, the irreversible destruction of habitat and the resultant diminishment of flora and fauna as FL turns into the Asphalt Peninsula. Efforts to reverse the damage from construction and sprawl, like the efforts to lower world carbon emissions, are often too little, too late. Water run-off is a particular problem. Flooding and algae are no longer "news." The right to develop must be in compliance with NEW YORK'S stated mission of the ADK philosophy to "keep it wild," no matter the source of the proposed development. Yet, the

philosophy of developers can be gleaned, in part, from their origins and practices.

When addressing development vs. preservation, it is never really a question of "IF." With any alterations, construction, redirection of and exploitation of any resource or eco-system, it is only a question of "WHEN?" the detrimental impacts outweigh any possible benefits-short term or financial. Right now, NEW YORK can be considered a national leader in conservation. Right now, New York can keep ADIRONDACK WILD. Once developments such as Stackman/Jay are allowed, it is really only a matter of time before that status, and those bragging rights, are lost.

The Stackman/Jay project is vaguely outlined. It seems illustrative of development that would intrude on a not inconsiderable area-350 acres, with construction of clusters of little pockets of perhaps "cookie cutter/uniform" abodes, provide for larger homes and mansions and a "resort" for profit, development connected by roadways, cul-de-sacs, sewage and culverts that will break the continuity of the wetlands. The mentioned aspirational hints of a club house, solar power and the like do not appear to be firm commitments, and would perhaps benefit only the residents. The project appears to be a village in search of a rising population to fill it, and not a response to a need brought on by organic growth. In other words, if you build it they will come. I wonder at the increase of hospital, school, fire and law enforcement services, as well as shopping centers and service stations that would then be required.

In Oneida and Hamilton counties, on the west side of the ADK, property taxes in the town of Webb have risen dramatically, as development along the lake continues. Deer are less "wild," as they wander in town with little fear of tourists with cameras in Old Forge, and traffic is a danger for them. Bears are at danger as they present a danger due to habitat minimization. Many of the homes, camps and summer residences have been sold and then rented out at capacity, and premium rates during season. Weekends are no longer quiet and relaxing, but subject to the ubiquitous evening revelers into the wee hours of the morning, noise pollution and bonfire smoke filling the night air. The peace, quiet and beauty of the mountains and forests is broken.

I urge the ADK Park Agency to review ANY project with a very long eye towards the future. The Stackman/Jay project is financially ambitious, and with little exception does not appear to meet an actual need at this time. The character of the project does not appear particularly eco-friendly or "wild." Never a question of "if," only a question of "when," should guide all analysis of construction projects in New York's Adirondack mountains. Slippery slopes belong on the mountains for skiing, not in construction-(for some) /destruction (for others!) that will spark a domino effect of development and degradation.

I appreciate your time, consideration and dedication to the protection and preservation of our Adirondack Park. I trust any development will require the utmost in conservation planning and meet the highest standards.  
Thank you!

Sylvia Majka

4785 Cascade Road  
Lake Placid, NY 12946

RECEIVED  
ADIRONDACK PARK AGENCY

NOV 29 2021

Nov. 23, 2021.

To whom it may concern,

As a concerned Adirondack native, and a past Essex County Planning Board member I'm very concerned about the 355 acre project in Jay, NY.

It has not been forthcoming about the ~~whole~~ project. There are a lot of unanswered questions.

The project does not fit in with the "Forever Wild" environment. The project has not taken in affect it will have on the environment, what about clean water, sewage, electricity, building codes, and the affect it will have on the residents. I'm sure their taxes and quality of life would be different and not for the better. Plus once the development is under way would they try to take over the area & force their practices on the area & its inhabitants?

I don't think the community would like to see wind mills in their town. That's ~~only one~~ consideration.

The true needs for the Adirondacks have not been considered.  
Betty Gallo

Devan Korn  
Project Review Officer  
Adirondack Park Agency  
PO Box 99  
Ray Brook, NY 12977

Dear Mr. Korn,

Please accept these comments in reference to the proposed APA Project 2021-0248 large scale subdivision in the town of Jay.

While I appreciate the recent changes to the Large Subdivision Application process and the efforts of the Agency to encourage conservation design, I do not feel that the project in its current form can be evaluated on its merits relevant to conservation development principles given the lack of information provided. I have studied the impacts to wildlife from residential development in the Adirondack Park for 2 decades and written extensively on conservation development and its potential benefits for the protection of wildlife and ecological integrity, and the foundation of the process relies on a full natural resource inventory and site analysis. There is no means by which conservation design can be applied in the absence of the underlying knowledge about the resources on the site.

In my interpretation of the application materials the Agency requests from the project applicant, I believe the following to be absent or deficient:

1. Resources and existing features mapping and inventory
  - a. Adjoining and adjacent landowners and owners of inholdings are provided as a list rather than a component of a Project Site Base Map as requested.
  - b. All Adirondack Park Land Use and Development Plan Map land use area boundaries are provided as a map of the entire park rather than a component of a Project Site Base Map as requested.
  - c. Local zoning districts and all bodies of water (rivers, ponds, lakes, intermittent streams) are not clearly included on a Project Site Base Map as requested.
  - d. Preliminary boundaries of wetlands all wetlands using freshwater wetland covertype maps prepared by the Adirondack Park Agency are included but not as an integrated component of a Project Site Base Map; these appear to be extracted from an internet page and followed by several maps without labels.
  - e. Significant terrestrial habitats are provided only as an extract from NALCC web resources but not integrated into a Project Site Base Map. The zoomed-out view provides no context and relevance to the proposed project.
  - f. A soils map is, I believe, included but not clearly labeled.
  - g. A slope map is, I believe, included but not clearly labeled as requested.
  - h. No composite Critical Areas Map appears to be included. Some requested components are provided as separate maps but several components are not provided anywhere that I was able to find including 100-year floodplains, rare or vulnerable ecosystems, significant wildlife habitats, and renewable resource lands such as primary and principle aquifers and aquifer recharge areas.

- i. Though a map labeled Site Analysis is provided, it does not appear to have been developed by overlaying previous resource maps as requested nor does it clearly label all requested elements including areas most suitable for development, areas valuable for significant resources and open space, and areas with limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.).
  - j. There does not appear to exist the requested narrative of New York Natural Heritage Program reported occurrences of specific species or unique natural communities; there appears only to be several printouts from web pages with unclear relationship to the proposed project. No bird species inventory is provided, rather, the applicant has provided a map labeled Adirondack Subalpine Forest Bird Conservation Area which labels a number of mountains but gives no indication of its relevance to the proposed project. No lake and pond classification information is provided. A large forest blocks map is provided but it depicts large forest blocks for the entire Adirondack Park and was simply extracted from online resources; no depiction of its relevance to the project site is provided.
2. The Project Description is extremely brief, provides very little narrative detail to support the confusing and, in several cases, unlabeled collection of maps, and contains several typographical mistakes. This lack of attention to detail is frustrating in a document of such significance.
3. The Conceptual Design Plans include only one design and one additional map. It is unclear whether the second map is meant to represent an alternative design as requested, or just a version of the design with a smaller number of principle buildings. A series of alternative designs do not appear to have been considered as requested.

Given the absence of numerous required elements in the application, and the lack of clarity on the materials which have been provided, I do not feel that the Agency can possibly evaluate the merits of the proposed project with regard to conservation design principles or to its own development considerations, nor can members of the public who have expertise that may be relevant and useful. I urge the Agency to request all required information from the applicant.

Thank you very much for your consideration of these comments.



Michale Glennon, Ph.D.  
Ray Brook



**From:** [Rhonda Butler](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [david@asgaardfarm.com](mailto:david@asgaardfarm.com)  
**Subject:** Part I Large-Scale Subdivision Application, APA Project No. 2021-0248  
**Date:** Thursday, December 2, 2021 5:06:31 PM

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

To: Devan Korn, Project Review Officer

We are writing in response to your letter dated October 27, 2021, notifying us, as adjacent landowners, that you are in receipt of the Part I Large-Scale Subdivision Application, APA Project No. 2021-0248.

We own and operate Asgaard Farm & Dairy in Au Sable Forks and have been here for 33 years. Asgaard is the former home of noted 20th-century artist, writer and political activist Rockwell Kent. Our western boundary along the Ausable River adjoins the proposed subdivision site.

Based on what we can discern from the conceptual design, descriptions and maps contained in the application, several elements of the proposed subdivision give us concern, mostly derived from the scale of the project.

First is the impact of the project on protected and endangered species. NYS DEC and Cornell University are currently engaged in a joint moose habitat and health survey. In support of this survey, we have allowed cameras to be set up at Asgaard to observe the movements and behaviors of these protected animals. Similarly, our farm has been a nesting site for the endangered peregrine falcon, which is tracked by the NY Natural Heritage Program. These are but two reminders of the need to tread carefully on shared, key wildlife habitats.

Second is the impact of the project on the view shed. The proposal highlights the impressive views that will exist from the property, once developed. However, the subject property itself is an important part of the view shed that defines our community. It is memorialized in several Rockwell Kent paintings of Asgaard; part of the dramatic mountainous backdrop to a scenic, working farm. Still today, this extraordinary vista is enjoyed and appreciated by all who travel along Sheldrake Road. It is also recognized far and wide, attracting scores of artists and photographers to our area each year from across the US and abroad.

A related concern revolves around the impact of the project on the historical significance of Asgaard Farm, which is listed on the New York State and National Registers of Historic Places. Asgaard was the base from which Rockwell Kent created a prolific body of work. The farm and its surroundings were major sources of inspiration for the artist, and their images are portrayed in many iconic paintings. As stewards of this legacy, we trust the visual context of Asgaard can be respected.

Third is the impact of the project on the character of our local community. We support development that balances economic, environmental and social priorities. However, it is hard to know how this large-scale, semi-private, mainly seasonal, hilltop subdivision with self-contained amenities embraces such priorities. The project implies a boost to the local economy, but the sheer number of dwellings vis a vis the size of the land they are meant to be

built on seems excessive. The project could draw heavily on public services as well, a topic that was not addressed in the application. Tangentially, we feel the project might also exacerbate the critical need for affordable housing in our region.

We appreciate the opportunity to respond to the Part I Application at this early stage in the review process. If you need us to answer any questions or elaborate on any of the points raised, please do not hesitate to let us know.

Yours truly,  
David Brunner and Rhonda Butler

--

Asgaard Farm & Dairy  
P.O. Box 605, 74 Asgaard Way  
Au Sable Forks, NY 12912  
518 647 5754

NOV 29 2021

November 22, 2021  
180 South Main Avenue  
Albany, NY 12208

Devan Korn,  
Adirondack Park Agency,  
P.O. Box 99,  
Ray Brook, NY 12977

APA Project ID: 2021-0248

Dear Mr. Korn;

This is is response to the 350-acre resort development in Jay, near Whiteface Mountain proposed by Miami, Florida developer Eric Stackman.

In the Part 1 phase of review the developer has failed to provide the most basic requested resource information required to evaluate the project impacts. The application for up to 120 residential units near the East Branch of the Ausable River fails to comply with the Agency's review criteria, including the protection of open space, wildlife, and habitat resources. The APA's application clearly states on page 1, that review criteria requires the protection of open space and wildlife habitats. Regarding open space, there are no contiguous blocks of forest designated for protection anywhere in the application. There is no proposed conservation easement identified to ensure forest and habitat conservation for future resource utilization, preservation, wildlife habitat or open space recreation.

The only open space shown lies in wetlands that cannot be developed and in between several miles of new road development, cul-de-sacs and roundabouts for 120 units of housing described as townhomes, villas, estates, mansions and a hotel. That's neither effective open space conservation, nor adequate conservation design. It's just land left over after development. More sprawl for purely high-end, seasonal homes is the last thing the Adirondack Park needs right now.

Exclusive resort developments like this one, drives up real estate prices for everyone within small, rural towns like Jay, near Lake Placid. Affordable housing for year-round residents has become an urgent problem in this area of the Adirondack Park. As proposed, this project does not incorporate affordable housing objectives.

The applicant leaves out requested information about wildlife and their habitats, and connections between habitats. Also, left out is requested information about areas of scenic significance, aquifers and natural habitat corridors. Additionally, the composite maps requested by the APA to identify areas most suitable for development or valuable for significant resource and open space protection are not provided.

You cannot protect what you have never located and mapped. The first step in intelligent development is to know your resources, to conduct a comprehensive baseline inventory of natural, cultural, historic and scenic resources. The APA must not accept Part 1 of the application as "received" until the Agency's requested resource information and composite maps are provided.

The APA's pre-application process for large subdivisions was meant to be cost and time efficient. Its goals were to conceptualize development locations only after resources are comprehensively identified, mapped and impacts to sensitive habitats and blocks of open space are avoided. None of this has been done.

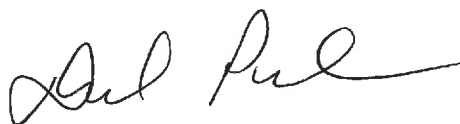
Far from being efficient, the APA's large-scale subdivision process has become drawn out because the process is entirely voluntary. Large developers continually deliver incomplete applications, leaving out vital information about what is living and growing on the project site, and beyond it. Good impact avoidance cannot be accomplished without that information. Clearly needed is new legislation which mandates better ecological site analysis and conservation development for these large subdivisions.

Thank you for allowing me to submit my comments

RECEIVED  
ADIRONDACK PARK AGENCY

NOV 29 2021

Sincerely

A handwritten signature in black ink, appearing to read "David A. Pisaneschi". The signature is fluid and cursive, with a large initial "D" and "P".

David A. Pisaneschi

**From:** [Michale Glennon](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Public comment - 2021-0248  
**Date:** Thursday, December 2, 2021 12:51:43 PM  
**Attachments:** [Jay project comment Glennon.pdf](#)

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

Please accept the attached public comment in response to project 2021-0248 in the town of Jay. I submitted via the online system also but the formatting may have rendered this difficult to read.

Thank you,

Michale Glennon

Michale Glennon, Ph.D.

*she/her/hers*

Science Director

Paul Smith's College Adirondack Watershed Institute

518-327-6475

[mglennon@paulsmiths.edu](mailto:mglennon@paulsmiths.edu)



November 24, 2021

Devon Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re: APA Project 2021-0248, Large Scale Subdivision, Town of Jay**

Dear Mr. Korn

The large-scale subdivision development proposed for Jay, NY (P2021-0248) is wrong for this region and wrong for this global era.

The world is facing a climate crisis of unknown magnitude. In 2019 New York State enacted the Climate Leadership and Community Protection Act to address and mitigate the climate crisis, by setting goals to reduce carbon emissions to 40% below 1990 levels by 2030, and to 85% below 1990 levels by 2050, and to offset the remaining 15% of emissions by planting trees which take carbon dioxide out of the air, to reach net zero emissions. One of the specific goals of the legislation is to undertake: "measures to achieve healthy forests that support clean air and water, biodiversity, and sequester carbon."

The Adirondack Park is a globally unique ecological region. At this time of climate crisis, it is contrary to reason for the developer to propose, and for the Adirondack Park Agency to affirm, a development in 350 acres of Adirondack forest and wetlands with 120 mansion and boutique hotel-type dwellings which will have a significant impact on our climate; it will adversely impact the carbon sequestration benefits of this 350 acres of currently open space, it will introduce new carbon emissions through the construction of 120 second home mansions and other dwellings; it will disrupt the existing biodiversity and habitats of migratory songbirds and other wildlife in the area.

The Adirondack Park Agency must reject this application as an impediment to New York State's ability to reach its climate goals under the Climate Leadership and Community Protection Act.

Aside from the huge adverse climate impact of the project, as many commenters have already noted, the application itself is significantly deficient in essential areas, as follows:

> The application requires a "Natural Heritage Program Report" which includes an inventory of "rare, threatened, endangered, or vulnerable plants, and threatened, endangered, and special-concern animals...." This is missing from the application materials. It is critical information that must be provided by the applicant, especially in the context of recent reports of the massive decline in migratory songbird populations, (<https://www.adirondackalmanack.com/2019/09/study-tracks-massive-loss-of-birdlife-since-1970.html>).

The proposed project lies in the middle of an unbroken contiguous forest that stretches from Jay to Ausable Forks, and which likely provides critical wildlife habitat. The applicant must provide the information required in this section, particularly "significant wildlife habitats...vernal pools, connectivity and natural wildlife corridors...".

> The application further requires a "Bird Species Inventory", identification of "Significant Avian Nesting Areas" and an "Invasive Species Inventory". This is missing and must be provided by the applicant.

> The application requires a map depicting "Large Forest Blocks" surrounding the project site. Of the several maps included in the application materials, all are so poorly labeled it is not possible to relate them to the project description, which is also very sparse. The maps must contain more explanatory information that ties them to the application document, and the document must contain more descriptive material.

Viewshed: The application requires "Areas of the site presently visible from public view locations." The applicant notes in maps provided, and in early promotional materials, that dwellings on the site will have views of the Jay Range and the High Peaks. However, there is no discussion of the project's impact on the viewsheds *from* the hiking trails on the Jay Range and High Peaks. This must be provided.

> Wetlands: The application requires a "Critical Areas Map," and a "Project Site Base Map" which, among other things, require and identification of wetlands, and permanent and intermittent streams. The only depiction of the wetlands appears in the applicant's Concept Sketch Plan. Much more through mapping, and a thorough analysis of the project's impact on the wetland and permanent and intermittent streams, and vernal pools is required.

> Aquifer Recharge Areas: Another significant omission by the applicant is, "Any renewable resource lands such as primary and principal aquifers and aquifer recharge areas..." In 2020 and 2021 area residents experienced dry wells in the early summer. It is critical that in this era of climate disruption, the applicant identify aquifer recharge areas on the property, and provide a thorough analysis of the water withdrawal impact of the development.

> Conservation Design: The APA introductory materials clearly state the goal of "protection of open space, wildlife, and habitat resources in accordance with the objectives of conservation design." The Concept Sketch Plan provided by the applicant shows rows of mansions, hotel units, and cabins sprawled on roads throughout the project site, with little apparent recognition of conservation design principals. The project must be redesigned with adherence to conservation design principles.

> Housing: The majority of comments submitted on the APA website by local residents show significant local opposition to this project, clearly objecting to a mansion-style second-home community inserted into what is essentially a rural area. Residents expressed a deep appreciation for the existing low key, non-hurried aspect of the area, as contrasted with the tourist areas like Lake Placid, and expressed a strong interest in keeping the character of the area as it currently is. If any housing is built it should be low-income housing, not 6,000 - 10,000 sq ft behemoths that are occupied only part-time.

Finally, even if these deficiencies were corrected in the application materials, the Sierra Club Atlantic Chapter would call on the Adirondack Park Agency to reject this application as inimical to New York State's goal of reducing carbon emissions and developing or protecting areas to sequester carbon.

Sincerely,

A handwritten signature in cursive script, reading "Kate Bartholomew". The signature is written in dark ink and is positioned above the printed name.

Kate Bartholomew  
Chair  
Sierra Club Atlantic Chapter



November 24, 2021

Devon Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

RECEIVED  
ADIRONDACK PARK AGENCY

DEC 03 2021

**Re: APA Project 2021-0248, Large Scale Subdivision, Town of Jay**

Dear Mr. Korn

The large-scale subdivision development proposed for Jay, NY (P2021-0248) is wrong for this region and wrong for this global era.

The world is facing a climate crisis of unknown magnitude. In 2019 New York State enacted the Climate Leadership and Community Protection Act to address and mitigate the climate crisis, by setting goals to reduce carbon emissions to 40% below 1990 levels by 2030, and to 85% below 1990 levels by 2050, and to offset the remaining 15% of emissions by planting trees which take carbon dioxide out of the air, to reach net zero emissions. One of the specific goals of the legislation is to undertake: "measures to achieve healthy forests that support clean air and water, biodiversity, and sequester carbon."

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> The application further requires a "Bird Species Inventory", identification of "Significant Avian Nesting Areas" and an "Invasive Species Inventory". This is missing and must be provided by the applicant.

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Finally, even if these deficiencies were corrected in the application materials, the Sierra Club Atlantic Chapter would call on the Adirondack Park Agency to reject this application as inimical to New York State's goal of reducing carbon emissions and developing or protecting areas to sequester carbon.

Sincerely,



Kate Bartholomew  
Chair  
Sierra Club Atlantic Chapter

**From:** [ADK Landowners](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Stackman 2021-0246  
**Date:** Tuesday, November 30, 2021 5:16:33 PM  
**Attachments:** [APA Jay letter.pdf](#)

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Comments from the Adirondack Landowners' Association submitted herewith.

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ADIRONDACK PARK AGENCY

NOV 29 2021

P.O. Box 29  
Woodgate, N.Y. 13494

Dear APA,

I am writing regarding the proposed housing development, (see enclosed) in the town of Jay, N.Y.

I am confused, why would you allow a permit for this large use of acreage (355) on the east branch of the Adirondack River that includes wetlands, large and small?

Not long ago you had a flood that devastated Keene Valley and this could very well, with our "Climate Change", do it again and again.

There is a group of people that are making repairs to the river so that the water has a natural place to travel and not cause flooding again.

With roads, parking lots, buildings, etc. there is no absorbing. This permit should not be allowed, denied it!

Yours truly,  
Evan Sugar

copy

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NOV 29 2021

# Housing development proposed in Adirondack town

**Emily Russell** North Country Public Radio

A Florida-based developer has applied for a permit from the Adirondack Park Agency to build a large-scale housing development in the town of Jay.

The housing development would be on 355 acres of land along the east branch of the Ausable River, a portion of which includes a wetland system and smaller

individual wetland areas.

According to the application submitted to the APA, the developer plans to build 120 units on the property, ranging from duplexes to larger estate homes.

One sketch of the development also includes a general store, a lookout tower and a renewable energy farm. The developer included two different sketches of the property in Jay, both of which would require new

roads and utility infrastructure.

The APA is accepting public comment on the proposed housing development through December 3.

Earlier this year, the APA approved a 32-home subdivision surrounding a lake in Fulton County. The development was the first project to be considered and approved by the agency after it adopted a new permit process for large-scale housing subdivisions in 2018.

December 2, 2021

Devan Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

Re. APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay

Dear Mr. Korn,

I am writing to you to express my concerns regarding this application (APA Project 2021-02) for a permit to develop a 355 acre parcel near Au Sable Forks, NY. In its present form, this application fails to provide sufficient detail for a critical review by the APA, and it is not even a good basis for soliciting detailed comments from the public. The lack of detail gives a strong impression that the applicant has not done their homework in preparing the application and that they lack a commitment to developing a carefully-crafted plan for their proposed development that will meet the conservation design standards set by the APA, as well as the expectations of the public. It is my understanding that the APA's policy of not requiring detailed plans at this stage of the APA's multi-step application is intended to protect a developer from a significant investment in a project prior to clearing an initial review, but it seems in this case that the applicant has interpreted the policy as enabling him to forego performing their due diligence in preparing their application. An application based on a patchwork of resources downloaded from the internet should not be substituted for a collection of resources that accurately depict the existing features of the land, as stipulated in the instructions for Part of a Large-Scale Subdivision Application. I provide several examples below of missing information and related concerns.

- Reading the application has not provided me with much more information about the nature of the site for the proposed development than what I am already familiar with after having driven past the site on 9N and what I can glean from looking at satellite images on Google Maps. Although the maps in the application identify the boundaries of the properties comprising the site, many of the maps appear as a patchwork of barely legible screenshots that are of unclear relevance to the project. The maps identifying the location of wetlands (which are also obvious from a satellite image) are helpful, but are not sufficiently detailed. The maps showing the proposed layout of the development are interesting, but, without more details about the existing features of the land and how environmental considerations may affect the siting of structures and roads, the maps are of tenuous value for a critical review.
- The proposed development encroaches on virtually all parts of the 355 acres, whether by construction of roads, buildings, or other amenities. Even if buildings are organized in clusters, human activity will be present throughout this site. Unfortunately, there are no details regarding the flora and fauna present on this property and how they might be affected by the development. This is the time in the review process to determine if there any species that need special protection on this site or whether there are localized ecological habitats within the proposed

development that are of special importance and need to be protected. It is both ironic and disturbing that the only information in the application regarding local flora are 12 pages (pp. 35-47) devoted to two non-native species—purple loosestrife and Common reed grass (phragmites). What about the native species?

- The size of the development is large enough that it will be likely to affect the environment well beyond its boundaries. The very close proximity of the residential structures to the East Branch of the Ausable River is especially worrisome. Can construction of such a large number of structures be completed without the runoff of silt, construction debris, or construction-related chemicals into the river? In the long run, how will the river be protected from sewage spills or the runoff of oil and salt from vehicles parked on site. Given the upscale character of the proposed residential properties (*i.e.*, mansions), will runoff be contaminated by a high-level use of fertilizers and pesticides/herbicides?
- Given the large size and intensity of development of the site, the environmental impact of this project should be considered across a broader region than would be the case for more typical residential development. Will it interfere with animals that need large territories or that seasonally visit or migrate through this area as they follow forested corridors?
- Given the large number of residential properties that have been proposed, I am concerned about the volume of water that will be used and disposed of as gray water/sewage. Would the source of water be groundwater, water from the Ausable River, or supplied from Au Sable Forks? How will gray water/sewage be handled? What is the availability and capacity of aquifers at the site? The APA requires this information in Part 1 of the application, but the information was not provided.

The APA should reject this application. The application is simply not credible in its current form, given the breadth of essential details that are missing. But, my concerns are not limited to the lack of details. As always, the APA is in a challenging position of needing to balance the benefits and costs/drawbacks of a proposed project. Based on what we know about the proposed development, as well as the typical rationalizations for large developments like this, the costs/drawbacks clearly outweigh the benefits of the project. Here are a few points to consider.

- Supporters of a large development like this are likely to argue that the creation of new jobs will be a benefit. Although there will be a need for hiring construction workers during the construction phase(s) of the project, some or many of the construction workers will very likely be hired from outside of the local area, and any benefit will be transient and not a sustainable contributor to the economy of the local community most affected by the development. Once development is complete, any additional jobs will likely be limited to service industry jobs that do not pay a living wage.
- It is not clear that there will be a net benefit to the financial resources of the Town of Jay. Although tax revenue will increase, a large development is not a freebie—there will be costs to the town for the development of additional infrastructure and, potentially, for the expansion of services.
- It is both revealing and disturbing that the maps depicting the proposed development clearly show how the views of mountains (looking outward from the property) are of high importance in the design of the project, but nowhere in the application does the

applicant address the impact of the proposed development on the viewshed for people (and animals) on properties in the Ausable valley. The proposed development involves the construction of a large number of structures perched above the Ausable River. In addition to the large number of residential buildings near the river, there will be six guest houses, a lookout tower and a renewable energy farm at higher elevations. These structures will be clearly visible in the daytime, and the visual impact of the development will be even greater when lighted at night. Even with downward-directed light fixtures, this development will disturb the viewshed for many miles around. Although humans have altered the landscape of the Ausable Valley for many years, much of this development “fits” well with the local environment and the area’s history (such as the nearby Asgaard Farm). In contrast, this proposed development will only degrade the viewshed for many people in the area.

- The applicant is clearly not aware of the true needs of the local communities affected by this proposed development. In the realm of regional residential development, the greatest need is for affordable housing. This application not only ignores this need, it is a slap in the face to local residents in its proposal to build six mansions.

In conclusion, this application should be rejected based on its deficiency in detail, its failure to provide essential information requested by the APA, and the lack of clear evidence that any benefits of the development outweigh the costs/drawbacks for the local community. It is unlikely to produce real, sustainable benefits to the community, and it is not a good fit to the character or the needs of the communities in the Ausable Valley. The applicant also ignores the principles of conservation design that are the cornerstone of the APA’s Large Scale Subdivision Application.

Sincerely,



Bill Wonderlin

85 Hardy Rd.

Wilmington, NY 12997

bill.wonderlin@me.com

**From:** [Caleb Smith](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Against the development  
**Date:** Tuesday, November 9, 2021 9:57:37 AM

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

Hello,

I am a resident of the town of Jay.

I am firmly opposed to this project. It does not serve the needs of the town, which includes affordable housing. It is also out of character with the town.

It has the potential to affect the river in a negative way. I do not see how they would plan to deal with the amount of waste water these would generate, particularly if these facilities were in low-lying areas next to a river that regularly floods.

While I welcome development in the town of Jay, this is not the type of development that is in character with the town.

Please stand firmly opposed to this,  
Caleb Smith



**From:** [Sashetstar@gmail.com](mailto:Sashetstar@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sashetstar@gmail.com](mailto:Sashetstar@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 4:42:15 PM

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Please copy "2021-0248, Jaye Smith, [Sashetstar@gmail.com](mailto:Sashetstar@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jaye Smith  
Email from: [Sashetstar@gmail.com](mailto:Sashetstar@gmail.com)  
Address: New York  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do NOT let this project go through. It will fundamentally change the very character of the Upper Jay area for the worse. Not only will it pull in a bunch of uber rich people (probably from out of state), but all the infrastructure necessary for this project will detrimentally affect the very nature and beauty of this beautiful area. Right along the Ausable River? How long do you think it will be before there is some sort of pollution problem? The Adirondacks are for New Yorkers... not people from out of state who don't understand the purpose and character of New York state's crown jewel of wilderness and beauty.

**From:** [madeline.l.bishop@gmail.com](mailto:madeline.l.bishop@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [madeline.l.bishop@gmail.com](mailto:madeline.l.bishop@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:37:11 AM

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Please copy "2021-0248, Madeline Bishop, [madeline.l.bishop@gmail.com](mailto:madeline.l.bishop@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Madeline Bishop  
Email from: [madeline.l.bishop@gmail.com](mailto:madeline.l.bishop@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I grew up on the southern border of the Adirondacks, hiked the 46 High Peaks with my dad as a teenager, raced Nordic skiing at Mt. Van Hoevenberg and other remote areas of the mountains, and now as an adult return a few times a year to hike, backcountry ski, and spend time with my family who still lives there. In other words, the Adirondacks are incredibly important to me, not to mention the many species that also call them home. It troubles me that a Miami-based developer wants to show up and begin the destruction of what makes these mountains and this area so special. One of those things is the absence of large-scale, soulless resorts. To you, this is a money making opportunity in one of the last remote areas of the U.S. You found cheap land and seem to now want to exploit it for profit. But this is more than cheap land, and I encourage you to consider how attracting even more rich folks with no connection to the region will benefit anyone but yourself. Sure, it might provide jobs--but will you be hiring locals or out-of-towners? I would guess the latter. Sure, it will bring money to the region, but you say you plan to build your own "convenience", which I assume means grocery stores and restaurants, instead of supporting the local economy and businesses that already exist and are struggling in the area. How will you protect the river you plan to build on? How will you minimize damage to the forests, with your new roads and unnecessary mansions that no one will even live in full time? How will you protect the trails to which you're inviting even more people to destroy with their drones, trash, and entitled attitudes? Pardon my protective, unwelcoming stance, but this is nothing but a selfish venture from the opposite end of the country. Leave our beautiful mountains alone, and find another region to exploit.

**From:** [jami pierce17@yahoo.com](mailto:jami pierce17@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jami pierce17@yahoo.com](mailto:jami pierce17@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:37:56 AM

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Please copy "2021-0248, Pierce Jamie, [jami pierce17@yahoo.com](mailto:jami pierce17@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Pierce Jamie  
Email from: [jami pierce17@yahoo.com](mailto:jami pierce17@yahoo.com)  
Address: 273 Smith Rd Amsterdam NY 12010  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

no no no no no that's not the Adirondacks style



November 11, 2021

Devan Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re. APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay**

Dear Mr. Korn,

On behalf of Adirondack Wild, I submit our preliminary comments on the proposed Part 1 of Mr. Stackman's large-scale subdivision application for up to 120 residential units on 350 acres, mostly classified as Low Intensity Use in Jay, Essex County.

**General Comments:** The Agency approved its Large-Scale Subdivision Application in 2018, the purpose of which "is intended to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design" (page 1 of the application). So far, Part 1 of the Stackman application fails to meet any of these criteria.

The applicant needs to sit down with Agency staff immediately to learn how his proposal could be better designed "in accordance with the objectives of conservation design." The term **conservation design or conservation development** has been applied to a number of past APA project permits, including in its 2004 permit for the Persek subdivision (Project 2001-76) in Horicon in which the permit stated that the subdivision, as redesigned by the APA and the applicant, turned into a "model for conservation design of development, impact avoidance, and protection of large, contiguous tracts." Another example is APA Project 2010-269, Highland Farmers LP subdivision in Keene, in which Agency staff explained efforts to determine the ecological impact zone of each of the six houses, driveways, lawns, etc. utilizing research models and findings of Drs. Michale Glennon and Heidi Kretser. Agency staff told the APA members in 2012 that the houses in the draft permit were clustered and their impacts overlapped sufficiently to avoid unnecessary spreading of negative impacts to species of specialized Adirondack birds and mammals known to be acutely sensitive to exurban development, defined by Drs. Glennon and Kretser as "low density, rural residential development on large lots outside of urban boundaries."

Legislation pending in the NYS Legislature "in relation to preserving ecological integrity, wildlife and open space in the Adirondack Park" defines conservation development as "an approach to the design,

construction and stewardship of development that achieves functional protection of natural resources, while providing social and economic benefits to human communities. It requires a process that ensures thorough analysis of ecological systems and environmental conditions before the developer actually designs the project. This saves the preparation of detailed subdivision plans, the most expensive part of design, to the end of the planning process. The process provides for smaller initial costs and allows for agency and public input before design funds are exhausted and ensures that the developer is not committed to a design that is not supported by ecological and environmental conditions.”

The applicant needs APA’s immediate guidance and education about conservation development objectives and strategies because his project description and accompanying graphic information in Part 1 pays scant attention to the APA application’s purpose. There appears to be:

- no designated, mapped protection of open space;
- no substantive information about wildlife or wildlife habitats, and;
- no attempt to design or lay out the project in accordance with the objectives of conservation design.

Furthermore, the project description seeking to develop, in the applicant’s words, “townhouses, estates, villas and mansions” could severely cost the Town of Jay and Essex County a great deal in terms of extending all manner of public services to the subdivision, the costs of which might well exceed tax revenue, while further driving up the cost of housing for residents in the area.

As we elaborate below, Part 1 of the application is so severely deficient of information that the Agency should not consider it “received” until the deficiencies are corrected, and Part 1 information requested is actually provided.

**Specific Comments:** Part 1 of the APA’s application specifically requests that the applicant provide “maps depicting resources and existing features, a project narrative, and conceptual design drawings of the proposal and potential alternatives. The conceptual design of the proposed project should avoid impacts to the resources on and off the project site.”

The project narrative in Part 1 is mostly unhelpful to the Agency and to the public seeking information about existing natural resources. Other than the existence of wetlands and presence of the East Branch Ausable River, there is no information in the narrative about white-tailed deer overwintering habitats, significant avian species nesting areas, existence and location of vernal pools, habitat connectivity, presence of natural corridors, etc. Yet, data about these very resources are specifically requested on Page 8 of the APA’s Part 1 application.

Also, “areas of local scenic significance” and “areas of the site presently visible from public view locations,” both requested on page 8, are not shown, nor are aquifers or aquifer recharge areas or public watershed lands shown as requested. There are no bird species listings provided, as requested. The large forest block information provided by The Nature Conservancy map suggests that the project area supports a locally important large forest block that extends from Ausable Forks to Upper Jay. The project as proposed appears to bisect and fragment this large forest block.

**Site Analysis Mapping is Missing:** On page 8 composite maps are requested “to identify areas most suitable for development, areas valuable for significant resources and open space, and areas with

limitations to development (wetlands, slopes over 25 percent, lands within 100 feet of water features and wetlands, flood plains, etc.) through the use of overlay shadings.”

We cannot locate these maps or any analysis. Their absence further reflects the utter deficiency of resource information sent to the Agency in Part 1. Without composite maps reflecting adequate resource information, no conclusions can be drawn about actual or potential undue adverse impacts. This is yet another reason why the Agency should not consider Part 1 “received” until the information requested is actually provided.

**Conceptual Design Plans Are Deficient:** Part 1 requests that the applicant “submit a to-scale sketch map of the project sponsor’s preferred project design that shows proposed building envelopes, driveways, roads, limits of clearing, and other areas of disturbance, and avoids impacts to any sensitive resources identified through the Resource and Existing Features Mapping and Inventory. The preferred project design should minimize the creation of new areas of disturbance on the project site to the greatest extent practicable and should concentrate development to the greatest extent practicable.” Sketch map alternatives “that have been considered as part of the design process” are also requested.

The concept sketches provided are only crude depictions. Limits of disturbance or other areas of disturbance are not shown. As mentioned, sensitive resources other than wetlands are not identified or mapped. Neither of the two maps describe how impacts have been minimized to any extent. In fact, other than in the type of residence the two alternative concept sketches appear virtually identical in terms of their overall layout, not the alternative design concepts requested by the Agency.

Far from concentrating development to the greatest extent practicable, the two concepts show a maze of development spread out into at least six pods and cul-de-sacs, some of which extend far into the project area and far from Rt. 9N, necessitating extensive new road development and other infrastructure, all of which pose significant potential adverse impacts on sensitive ecosystems, wildlife and downstream water quality.

What is depicted in both sketches appears as typical or conventional exurban subdivision, not conservation design of development requested by the APA’s application. The sketches provided do not and cannot show how impacts to resources are avoided for the simple reason that those resources are not adequately identified or mapped in the first place.

**Conclusion:** Part 1 of the application is substantively deficient both in resource descriptions, maps and analysis. Whole categories of information are missing. There are no composite maps. There is no attempt at conservation design of development. There is no dedicated open space shown. At present, the APA and the public are left to debate the absence of resource information, not the quality of that information. We conclude that Part 1 of the application should not be considered received by the APA until the requested information is provided.

Thank you for considering our preliminary comments.

Sincerely,

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

David Gibson

Managing Partner, Adirondack Wild

Cc: Terry Martino, Executive Director  
Rob Lore, Regulatory Programs  
John Ernst, Chair  
Basil Seggos, Commissioner, DEC  
Kathy Hochul, Governor

Adirondack Wild: Friends of the Forest Preserve  
P.O. Box 9247. Niskayuna. NY 12309  
[www.adirondackwild.org](http://www.adirondackwild.org)  
518.469.4081

**From:** [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:44:11 AM

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Please copy "2021-0248, Chelsea Walker, [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Chelsea Walker  
Email from: [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
Address: 6078 NYS route 86 Wilmington 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Why ..... This is everything we don't need. Our town has conveniences... Only someone who doesn't understand our lifestyle would feel otherwise. This is everything our community is not. It is incredibly disheartening to see the "sell out" of this great park happening slowly over the years. Now COVID and this boom has sped up the "sell out" of this great community. Who we are and what we are not. Please do not allow this to move forward. Do we need more affordable housing yes. We do not need another resort to fill with people who do not see the ideology of this great place and only want to move here to try and conform the community and not themselves be the ones to conform. We have a culture here.... Stop killing it. That's what people live to come and see. I am so against this I don't even know where to start. We have jobs that can't be filled because of lack of housing. The types of people who love to this "resort" they will not be working the jobs that need to be filled, they will be adding to the already existing problem and exasperating it in even further. Offering staff housing is not going to be the answer either. People wants homes. I can think of a million reasons why this is a horrible idea. The fact this person thinks a resort can blend into the environment... Look at Lake placid... Look what has happen to the community there. So let's open the rabbit hole here, that's the answer?? We know about our trails and bike routes and all the great things he mentions. They are over crowded! We have plenty of conveniences too and I emphasize again.... The fact this individual feels otherwise proves he is not concerned about the community but merely "spreadin his portfolio" and deepening his own pockets. We have enough of that going on around here. The more information. Everything looks good on paper when it comes time for the sale but how does anyone think this is what our town needs. I, and many others live here for the fact that we can get away from all that. What about those wetlands? In Florida they build right on them, they don't care where or how high.... Does anyone think this person really cares about the impact on this area. Insure don't. I think he only cares about how it looks on paper in order to get the signatures needed to move forward.



**From:** [pzach27@gmail.com](mailto:pzach27@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pzach27@gmail.com](mailto:pzach27@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:58:37 AM

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Please copy "2021-0248, Zacharias Pam, [pzach27@gmail.com](mailto:pzach27@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Zacharias Pam  
Email from: [pzach27@gmail.com](mailto:pzach27@gmail.com)  
Address: 1067 County Route 45 Central Square NY 13036  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

So a resort, maybe. But why the mansions?? This is just an easy way for the millionaires-who will never spend any time there-to obtain property and achieve a write off and leave them vacant down the road bc theres no one that could afford to buy them. Look at so many of the other touristy towns-mostly owned by the rich who spend 2 wks a yr in their waterfront mansions while the locals live 12 months a year in shacks with no water access, no view, no luxury.



November 11, 2021

Devan Korn  
Project Review Officer  
NYS Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re. APA Project 2021-0248, Stackman Large Scale Subdivision, Town of Jay**

Dear Mr. Korn,

On behalf of Adirondack Wild, I submit our preliminary comments on the proposed Part 1 of Mr. Stackman's large-scale subdivision application for up to 120 residential units on 350 acres, mostly classified as Low Intensity Use in Jay, Essex County.

**General Comments:** The Agency approved its Large-Scale Subdivision Application in 2018, the purpose of which "is intended to encourage the development of projects in compliance with the Agency's review criteria, including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design" (page 1 of the application). So far, Part 1 of the Stackman application fails to meet any of these criteria.

The applicant needs to sit down with Agency staff immediately to learn how his proposal could be better designed "in accordance with the objectives of conservation design." The term **conservation design or conservation development** has been applied to a number of past APA project permits, including in its 2004 permit for the Persek subdivision (Project 2001-76) in Horicon in which the permit stated that the subdivision, as redesigned by the APA and the applicant, turned into a "model for conservation design of development, impact avoidance, and protection of large, contiguous tracts." Another example is APA Project 2010-269, Highland Farmers LP subdivision in Keene, in which Agency staff explained efforts to determine the ecological impact zone of each of the six houses, driveways, lawns, etc. utilizing research models and findings of Drs. Michale Glennon and Heidi Kretser. Agency staff told the APA members in 2012 that the houses in the draft permit were clustered and their impacts overlapped sufficiently to avoid unnecessary spreading of negative impacts to species of specialized Adirondack birds and mammals known to be acutely sensitive to exurban development, defined by Drs. Glennon and Kretser as "low density, rural residential development on large lots outside of urban boundaries."

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**Conclusion:** Part 1 of the application is substantively deficient both in resource descriptions, maps and analysis. Whole categories of information are missing. There are no composite maps. There is no attempt at conservation design of development. There is no dedicated open space shown. At present, the APA and the public are left to debate the absence of resource information, not the quality of that information. We conclude that Part 1 of the application should not be considered received by the APA until the requested information is provided.

Thank you for considering our preliminary comments.

Sincerely,

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

David Gibson

Managing Partner, Adirondack Wild

Cc: Terry Martino, Executive Director  
Rob Lore, Regulatory Programs  
John Ernst, Chair  
Basil Seggos, Commissioner, DEC  
Kathy Hochul, Governor

Adirondack Wild: Friends of the Forest Preserve  
P.O. Box 9247. Niskayuna. NY 12309  
[www.adirondackwild.org](http://www.adirondackwild.org)  
518.469.4081

**From:** [holpollinger@comcast.net](mailto:holpollinger@comcast.net)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [holpollinger@comcast.net](mailto:holpollinger@comcast.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 22, 2021 1:42:41 PM

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Please copy "2021-0248, Holly Pollinger, [holpollinger@comcast.net](mailto:holpollinger@comcast.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Holly Pollinger  
Email from: [holpollinger@comcast.net](mailto:holpollinger@comcast.net)  
Address: 40 Little Sandy Road Keeseville NY 12944  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Being in the Adirondack Park since I was born, I have a pretty good idea of what should and should not be allowed in order to keep the Park both "Forever Wild" and the glorious, unique place it is. Encroachment such as this should not be tolerated. It has no acceptable place in Jay. We are dedicated to this idea and you should be too. We must cling tightly to the premise that the Park is not the place for developers - they will eat it up. REJECT THIS.

**From:** [Erogerscello@gmail.com](mailto:Erogerscello@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Erogerscello@gmail.com](mailto:Erogerscello@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 22, 2021 10:33:05 PM

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Please copy "2021-0248, Esther Baker, [Erogerscello@gmail.com](mailto:Erogerscello@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Esther Baker  
Email from: [Erogerscello@gmail.com](mailto:Erogerscello@gmail.com)  
Address: Keene valley  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My husband and I moved to the Adirondacks in 2014 as young 30 somethings. We are teachers and musicians. We were attracted to this area for wilderness and low cost of living. Unfortunately since moving here we have seen More commercial big businesses, more second home buyers and the cost of living has gone up and wilderness gone down. Please do not accept the Jay Stackman application. This is not the direction we should go.

**From:** [petera@ebford.com](mailto:petera@ebford.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [petera@ebford.com](mailto:petera@ebford.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 18, 2021 11:34:29 AM

---

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Please copy "2021-0248, PETER ALLEN, [petera@ebford.com](mailto:petera@ebford.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: PETER ALLEN  
Email from: [petera@ebford.com](mailto:petera@ebford.com)  
Address: 38 Golf Course Rd Au Sable Forks New York 12932  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is very exciting and I think would be tremendous positive for the Au Sable Forks area. It would certainly be a positive impact on the town bring possible increases for current businesses as well as potential new ones. The town has lost eight businesses over the last few years because there just wasn't enough activity to continue to support them. This could be a turn around the the town! I will follow its progress carefully.



**From:** [cdbrashear@gmail.com](mailto:cdbrashear@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cdbrashear@gmail.com](mailto:cdbrashear@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:13:47 AM

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Please copy "2021-0248, Craig Brashear , [cdbrashear@gmail.com](mailto:cdbrashear@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Craig Brashear  
Email from: [cdbrashear@gmail.com](mailto:cdbrashear@gmail.com)  
Address: 2876 Silver Lake Road Saranac NY 12981  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

We need affordable housing! NOT more playgrounds for the wealthy!

**From:** [Jenngineer@aol.com](mailto:Jenngineer@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jenngineer@aol.com](mailto:Jenngineer@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:31:42 AM

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Please copy "2021-0248, Jennifer Stanton , [Jenngineer@aol.com](mailto:Jenngineer@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jennifer Stanton  
Email from: [Jenngineer@aol.com](mailto:Jenngineer@aol.com)  
Address: 3 Britton Way Watervliet NY 12189  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My husband and I own 75 acres "above" this proposed project (426 Mitchell Road, Peru, NY) and we are in full support of the development. Au Sable Forks, and its residents, needs all the help it can get. It's a beautiful area in need of revitalization so that more people can enjoy the beautiful Adirondacks. Done correctly, this will be a wonderful new addition to the area. Thank you.

**From:** [chairsandwares@aol.com](mailto:chairsandwares@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [chairsandwares@aol.com](mailto:chairsandwares@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:34:19 AM

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Please copy "2021-0248, April Kennedy, [chairsandwares@aol.com](mailto:chairsandwares@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: April Kennedy  
Email from: [chairsandwares@aol.com](mailto:chairsandwares@aol.com)  
Address: 1002 Dogwood Ln Archdale NC 27263  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My concern is who will be buying these homes, apartments, and mansions? I doubt it will be the people already living in the surrounding areas. Some may benefit from the work it will bring to build but what about when it is completed? Have you looked into the surrounding communities and how dilapidated many areas are? Most importantly, is the park really going to be environmentally friendly? How many trees and clearing it will take. Taking from the animals that are coming back to the once depleted animals. The Moose is back after years of absence which was caused by the wealthy wanting to hunt with tour guides. It didn't take long for them to be wiped out. Jay is a beautiful area. The Adirondacks needs income for for people living in Jay and surrounding communities. Have you been to Port Henry, Moriah, Mineville, or Witherbee? I love the Adirondacks and want to see them thriving again but not at a cost of destroying them and the wildlife. I am not sure I believe everything in the article.

**From:** [jodemarco@frontiernet.net](mailto:jodemarco@frontiernet.net)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jodemarco@frontiernet.net](mailto:jodemarco@frontiernet.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Saturday, November 13, 2021 1:24:17 PM

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Please copy "2021-0248, Joe DeMarco, [jodemarco@frontiernet.net](mailto:jodemarco@frontiernet.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joe DeMarco  
Email from: [jodemarco@frontiernet.net](mailto:jodemarco@frontiernet.net)  
Address: 621 Ausable Drive JAY New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Simple comment,

\

" FOREVER WILD', That is what the APA was originally organized for, KEEP THE ADIRONDACKS " FOREVER WILD ". WE do not need any speculators coming in and destroying our land for money. Keep out !!

**From:** [tenkmDeb@aol.com](mailto:tenkmDeb@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tenkmDeb@aol.com](mailto:tenkmDeb@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:36:46 AM

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Please copy "2021-0248, Deborah McNair, [tenkmDeb@aol.com](mailto:tenkmDeb@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Deborah McNair  
Email from: [tenkmDeb@aol.com](mailto:tenkmDeb@aol.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project would have a negative impact on an already burdened area. Businesses cannot find employees as it is. No place for them to live. So bringing jobs does not fly. It will be a drain on water supply and sewage. Risk of pollution is high.

This area cannot handle the visitors already flocking to the area. Parking at trailheads is dangerous. There is not the infrastructure to handle this number of people. There is very limited medical care as it is. Fire departments and rescue are mostly volunteer. Our rangers are overextended. And all of the above does not even cover the damage to environment and wildlife.

**From:** [Lizzibonner@yahoo.com](mailto:Lizzibonner@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Lizzibonner@yahoo.com](mailto:Lizzibonner@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:40:40 AM

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Please copy "2021-0248, Elizabeth smart, Lizzibonner@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Elizabeth smart  
Email from: [Lizzibonner@yahoo.com](mailto:Lizzibonner@yahoo.com)  
Address: 409 glen rd Jay Ny 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

We think of jay as a serene and beautiful place with wild land and views that need to be protected from development. We are raising our children here because we love the wildness of the area. My husband grew up on this property and we built our lives here with the notion that there aren't too many places left like this. This plan is appalling as the build site would completely interfere with the natural views of the jay range and the entire feel of the town, particularly the Glen rd where we live. There is currently one light on this property that I can see from my home and it is obnoxiously bright up on the mountain shining at night. I cannot even imagine the light pollution this new development would create. Traffic is another major concern as this is a quiet road. Besides the obvious issues with new traffic patterns and light pollution we have wildlife runways that are practically ancient and I'm sure having a development on the mountain would interfere with the deer, which are sacred to families here. The fact that this plan has even been proposed shows the complete lack of understanding the developer has regarding how we want to live and how we view these mountains. I would sincerely hope the APA would never even consider this. This plan would be the absolute demise of our beautiful rural street and a way of life that has existed for families and animals alike for generations. Please do not allow this plan to move forward. If the APA can't protect these lands from proposals such as this one, we will have failed completely in keeping the adirondacks "forever wild." I will be sharing this far and wide with local families so they are aware that big changes are on the horizon if we can't preserve the quiet and natural beauty of this place by telling developers like this absolutely NOT. Thank you for your time.

**From:** [Amy Beer](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 9, 2021 8:44:08 AM

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I'm writing to express my opposition to this proposal. My family built a home in this area in 1946. My grandparents are turning over in their graves at the thought of a resort in Jay that would increase traffic and consequent air pollution, undoubtedly raise property prices and destroy irreplaceable natural resources - as well as consume irreplaceable natural resources such as water. There are plenty of places for people who like resorts elsewhere in the Adirondacks. Putting a resort in the Park is completely contrary to the purpose of creating parks in the first place.

**From:** [Dmanfredo32@gmail.com](mailto:Dmanfredo32@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Dmanfredo32@gmail.com](mailto:Dmanfredo32@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 3:43:45 PM

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Please copy "2021-0248, Dominick Manfredo, [Dmanfredo32@gmail.com](mailto:Dmanfredo32@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dominick Manfredo  
Email from: [Dmanfredo32@gmail.com](mailto:Dmanfredo32@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Adirondack Park is meant to be enjoyed as is, a preserve of nature, not to be developed into a Mecca of construction and commercial development. As a real estate developer myself, I believe this project would negatively affect the area. Especially coming from an out of state developer who doesn't know or respect the sanctity of the Adirondack Park. There are already places for people to stay and enjoy. I am against this project.



**From:** [sireland1@gmail.com](mailto:sireland1@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [sireland1@gmail.com](mailto:sireland1@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:51:35 AM

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Please copy "2021-0248, Scott Ireland, [sireland1@gmail.com](mailto:sireland1@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Scott Ireland  
Email from: [sireland1@gmail.com](mailto:sireland1@gmail.com)  
Address: 1417 Charley Hill Rd Schroon Lake New York 12870  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Once again a wealthy, out-of-state developer seeks to capitalize on the Adirondack Park by proposing a large project, with very little details made available. This feels much like the now-abandoned Big Tupper project, and like that project, could easily change the make-up and tax rates in the Jay area. Looking at Mr. Stackman's web page tells you all you need to know...these sorts of developments are not consistent with the Park, and it is shocking to see the APA give its initial approval to such a plan.

**From:** [eevatt1@gmail.com](mailto:eevatt1@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [eevatt1@gmail.com](mailto:eevatt1@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 10, 2021 8:51:48 AM

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Please copy "2021-0248, Emily Evatt, [eevatt1@gmail.com](mailto:eevatt1@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Emily Evatt  
Email from: [eevatt1@gmail.com](mailto:eevatt1@gmail.com)  
Address: Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

APA,

Please do not allow 355 beautiful acres in the Adirondack Park to become a housing complex. Not only does this go against the concept of forever wild but it is not right for the Town of Jay. Jay is small quiet, historic community. Having a subdivision in our community will change the entire feel and appeal effectively killing the reason many of us live here. The town of Jay is a place where you can live and not see your neighbors, a place where you can't hear your neighbors. A place where the loudest sound is the passing river. Adding this many houses to the landscape will increase noise pollution, light pollution, and potentially and most importantly pollute the river. We purchased our house in 2015 and if there was a subdivision down the street I believe that we would have chosen to live elsewhere. The reason many of us live here is for the peace and tranquility. Construction of that magnitude comes with inherent risks to the environment including pollution. Construction on this large of a scale so close to one of our most beautiful rivers should not be allowed. Our goal as residents of the Park should be to protect our natural resources and protect the environment. I don't believe that this project will do that. I believe it will have a negative impact on the environment both in the short term and in the long term. Allowing this project would open the door to future projects that could also endanger the safety and well-being of our Park. We need to keep our community small, environmentally conscious, and in with keeping with our traditions. Jay is not the right place for this project.

**From:** [larry@corlear.com](mailto:larry@corlear.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [larry@corlear.com](mailto:larry@corlear.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 7, 2021 3:38:59 PM

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Please copy "2021-0248, Lawrence Hinkey, [larry@corlear.com](mailto:larry@corlear.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lawrence Hinkey  
Email from: [larry@corlear.com](mailto:larry@corlear.com)  
Address: Glens Falls and Keeseville NY  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a resident and homeowner about 20 miles from the proposed project, I am against this large development. I generally want less development so that our region does not become Colorado or Montana where local mountain towns have no locals in them anymore. If this proposal is to proceed, my concern would be the impact on the Ausable river water quality as visual impact including light pollution such as street lights and housing external lights. A good Scandinavian attitude of allowing public access to most of the property including back country and river frontage might soften my opposition some.

**From:** [626940@alumni.soas.ac.uk](mailto:626940@alumni.soas.ac.uk)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [626940@alumni.soas.ac.uk](mailto:626940@alumni.soas.ac.uk)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Sunday, November 7, 2021 6:38:13 AM

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Please copy "2021-0248, Daniel Campbell, 626940@alumni.soas.ac.uk" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Daniel Campbell  
Email from: [626940@alumni.soas.ac.uk](mailto:626940@alumni.soas.ac.uk)  
Address: Valley Rd, Jay, NY 12941 NY NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Adirondacks are a beautiful natural habitat that are renowned throughout the world. Any development would not only risk causing irreparable damage to a unique environment with countless centuries of history but also risks damaging the international prestige of the area

**From:** [robertskw@a-znet.com](mailto:robertskw@a-znet.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Robertsqw@a-znet.com](mailto:Robertsqw@a-znet.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, kevin roberts, robertskw@a-znet.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: kevin roberts  
Email from: [robertskw@a-znet.com](mailto:robertskw@a-znet.com)  
Address: 653 ALLEN ST NY 13210  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

NO WAY.....there is no need for a project of the scope in the ADK Park...  
need for intrastructute,,,water, sewage and light pollution. NO TOANY MAJOR developement in the park.

**From:** [MBLEX@ROADRUNNER.COM](mailto:MBLEX@ROADRUNNER.COM)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [MBLEX@ROADRUNNER.COM](mailto:MBLEX@ROADRUNNER.COM)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 5, 2021 9:09:00 PM

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Please copy "2021-0248, Michael B Lex, [MBLEX@ROADRUNNER.COM](mailto:MBLEX@ROADRUNNER.COM)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael B Lex  
Email from: [MBLEX@ROADRUNNER.COM](mailto:MBLEX@ROADRUNNER.COM)  
Address: CLARENCE NY 14031  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The proposed project scale appears excessively large for the area. How will this project help or hinder affordable housing for those who will be needed to be employed at this "resort". What impact will this have on the already heavily fly fished Ausable? Will this be an exclusive enclave like resorts in Colorado.

I have camped, hiked, & paddled in the ADKs for nearly 40 yrs. I have watched many lake shoreline properties transformed into large scale showcase homes with weekly rents beyond the reach of most New Yorkers. Keep the ADKs a peoples park, not a retreat for only the wealthy. Keep the ADK wild.

**From:** [cmsinge87@gmail.com](mailto:cmsinge87@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cmsinge87@gmail.com](mailto:cmsinge87@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Christine Singe, [cmsinge87@gmail.com](mailto:cmsinge87@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Christine Singe  
Email from: [cmsinge87@gmail.com](mailto:cmsinge87@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project would be so detrimental to not only the environment, but also the beautiful environment as well as the local vacation renters. Please reconsider this decision for all of the above reasons. Thank you.

**From:** [duddyti1@gmail.com](mailto:duddyti1@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [duddyti1@gmail.com](mailto:duddyti1@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Dudley Hallstead, duddyti1@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dudley Hallstead  
Email from: [duddyti1@gmail.com](mailto:duddyti1@gmail.com)  
Address: 331 S Pearl st Canandaigua NY 14424  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I would like to voice my opposition to this project. I don't see what needs if serves to the park but to allow a company to make money. It is selling off the park for greed.  
Thank you  
Dud



**From:** [livyseven@gmail.com](mailto:livyseven@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [livyseven@gmail.com](mailto:livyseven@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Friday, November 5, 2021 5:50:08 PM

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Please copy "2021-0248, Olivia Fego, [livyseven@gmail.com](mailto:livyseven@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Olivia Fego  
Email from: [livyseven@gmail.com](mailto:livyseven@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am strongly against the proposed subdivision plan, especially considering it is one of the largest plans to go to the APA. One of the largest also means one of the more obtrusive, which is what this will be. Stackman criticizes the area saying "there's not much going on over there, but that's where I come in". But, I argue, exactly that is the beauty of the area—the fact that yes, not much is going on. It is quintessential Adirondack beauty, "forever wild". This proposed large-scale building endeavor would pollute the area with commercialism. Already, many of the Adirondack hiking trails are being over-tramped—perhaps even more so with the approval to move forward with this project as it is merely going to bring an obtrusive amount of people to the park. Furthermore, this project will necessitate new roads, leading to deforestation as well as waste, light, and noise pollution from the subdivision dwellers. All in all, it will be utmost disturbing to the Adirondack ecosystem. The Adirondacks is a place to be protected and preserved. Being "untouched" is the beauty of the "forever wild" motif that governs the park and, one that I fear will be compromised with a large-scale development such as this one.

**From:** [Jennamayette@gmail.com](mailto:Jennamayette@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jennamayette@gmail.com](mailto:Jennamayette@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 2:42:19 PM

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Please copy "2021-0248, Jenna Mayette , [Jennamayette@gmail.com](mailto:Jennamayette@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jenna Mayette  
Email from: [Jennamayette@gmail.com](mailto:Jennamayette@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My name is Jenna. The Adirondacks are where I was born, and raised. While growing up in this rare gem of protected wilderness, the mountains and streams have taught me a million lessons. No matter who you are, or what your beliefs are, one thing is certain, all residents of the Adirondacks value this land and all that comes with it. If this resort moves in you are not just talking about the changing the lives of the people of the Adirondacks. You are also murdering an ecosystem that New York State has long fought to protect. There is no protecting the Wild Forest from the damages that will come with a resort. Our watershed will be in immediate danger, light pollution will steal the glittering dark sky, pollute, destroy, disrupt and potentially ruin ancient wildlife traffic patterns . Whiteface mountain and the rest of the high peaks have brought tourism for decades. There is no need for a cash box dreamt up by a person with no roots, or love for the Adirondacks. There is a reason that the Adirondack Mountains have been protected for as long as they have, they are special. With an overworked, and short staffed Department of Conservation, we have barely managed to maintain and preserve the habitat as is. The construction of this resort will only continue to exacerbate that, and corrode the land and spirit of this magical place.

**From:** [dnw7987@gmail.com](mailto:dnw7987@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dnw7987@gmail.com](mailto:dnw7987@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 2:52:00 PM

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Please copy "2021-0248, Danielle Wilson , [dnw7987@gmail.com](mailto:dnw7987@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Danielle Wilson  
Email from: [dnw7987@gmail.com](mailto:dnw7987@gmail.com)  
Address: New York  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project is doing this beautiful untouched area a huge disservice ....The APA's past strictly enforced building /development guidelines is what has upheld and protected the integrity of the Adirondack region.....Allowing this development to exist is opening up a can of worms and giving the go ahead to future big projects destroying precious nature.....We have seen what over developing has already done to other parts of New York....Creating traffic, pollutions, human imprint to name a few....Jay is coveted as a charming, quiet, and serene part of the high peaks why are we trying to make it a mini lake placid?? Please consider before allowing such an eye sore to be built .

**From:** [singe.tina@gmail.com](mailto:singe.tina@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [singe.tina@gmail.com](mailto:singe.tina@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Tina Singe, [singe.tina@gmail.com](mailto:singe.tina@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tina Singe  
Email from: [singe.tina@gmail.com](mailto:singe.tina@gmail.com)  
Address: 637 Ausable Drive Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is detrimental to the environment. The 350 acres should be preserved to protect our environment and animals. The town's water system and roads cannot support a resort of this size. And what about the taxes for local homeowners? We will no longer be able to afford to live in Jay and will be pushed out. Jay is small and quaint, and that's what the residents and small amount of visitors love about it. This will commercialize Jay, just like Lake Placid.

There are also local home-owners who rely on the income from renting their cabins and homes to survive. This development will completely strip them of that. They won't be able to afford to live in Jay due to the rise in taxes and due to this development taking their vacation rental income away from them.

The APA is supposed to protect its communities and environment. This project goes against everything the APA stands for. It's not needed and it's horrible for the environment and residents.

**From:** [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Phyllis Ellis, [awellis@roadrunner.com](mailto:awellis@roadrunner.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Phyllis Ellis  
Email from: [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project could be detrimental to the environment of the area. Please preserve the nature of the Adirondack park.

**From:** [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Art Ellis , [awellis@roadrunner.com](mailto:awellis@roadrunner.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Art Ellis  
Email from: [awellis@roadrunner.com](mailto:awellis@roadrunner.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please preserve the natural park environment . Avoid the commercialization!

**From:** [naylonstacy40@yahoo.com](mailto:naylonstacy40@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [naylonstacy40@yahoo.com](mailto:naylonstacy40@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Stacy Susan, [naylonstacy40@yahoo.com](mailto:naylonstacy40@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Stacy Susan  
Email from: [naylonstacy40@yahoo.com](mailto:naylonstacy40@yahoo.com)  
Address: 563 Forest Lawn Rd Webster NY 14580  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am against this proposal. This area of the Adirondacks is getting overdeveloped. We need to preserve this area for more small scale development. This project will bring too many seasonal residents. This is not a good representation of low intensity impact. Building roads, adding so many structures and impacting the land will unnecessarily impact the region. I own a home in lake placid and see the unending development. I also have a degree in recreation from SUNY Cortland and a master's degree from SUNY Brockport. I am invested in this area and dedicated to its practical use, not overdevelopment.

**From:** [blacross@nycap.rr.com](mailto:blacross@nycap.rr.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [blacross@nycap.rr.com](mailto:blacross@nycap.rr.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Belinda LaCross, [blacross@nycap.rr.com](mailto:blacross@nycap.rr.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Belinda LaCross  
Email from: [blacross@nycap.rr.com](mailto:blacross@nycap.rr.com)  
Address: 42 First st. apt R Glens Falls NY 12801  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

STAY OUT OF THE ADIRONDACKS!!! I oppose this subdivision, It is detrimental to wild life to keep the Adirondacks open and free.



**From:** [Karadlen@gmail.com](mailto:Karadlen@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Karadlen@gmail.com](mailto:Karadlen@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:06:17 AM

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Please copy "2021-0248, Kara, Karadlen@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kara  
Email from: [Karadlen@gmail.com](mailto:Karadlen@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Does the new APA appointee have ties to this developer? 100% opposed to this development.

**From:** [pball1@nycap.rr.com](mailto:pball1@nycap.rr.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pball1@nycap.rr.com](mailto:pball1@nycap.rr.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Dale Ball, [pball1@nycap.rr.com](mailto:pball1@nycap.rr.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dale Ball  
Email from: [pball1@nycap.rr.com](mailto:pball1@nycap.rr.com)  
Address: 1 Maple Street Rensselaer NY 12144  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please say no to this creeping commercialization of the mountains.

**From:** [Singesn1@gmail.com](mailto:Singesn1@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Singesn1@gmail.com](mailto:Singesn1@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Stephanie Cully, Singesn1@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Stephanie Cully  
Email from: [Singesn1@gmail.com](mailto:Singesn1@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is horrible for local residents. It will drive the cost of living through the roof and they won't be able to afford to live in the wonderful and quaint town anymore. Just like residents were pushed out of Lake Placid, the same will happen in Jay. Keep the ADKs small and local.

**From:** [vsingejr@yahoo.com](mailto:vsingejr@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [vsingejr@yahoo.com](mailto:vsingejr@yahoo.com)  
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Please copy "2021-0248, Vincent Singe, [vsingejr@yahoo.com](mailto:vsingejr@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Vincent Singe  
Email from: [vsingejr@yahoo.com](mailto:vsingejr@yahoo.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is awful for local residents. The cost of living has already increased due to the surge in home sales and this will only make it worse for us. It's going to push us out of our own community. It's also going to run small vacation home rental owners, like in Ausable Acres in Jay, out of business. They rely on their rental income to survive and this will crush them. The ADKs isn't Disneyland. Keep huge developments like this out!

**From:** [dnsinge57@yahoo.com](mailto:dnsinge57@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dnsinge57@yahoo.com](mailto:dnsinge57@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Danielle Wainfeld, [dnsinge57@yahoo.com](mailto:dnsinge57@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Danielle Wainfeld  
Email from: [dnsinge57@yahoo.com](mailto:dnsinge57@yahoo.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Local residents and vacation home rental owners will suffer. This will crush their ability to afford the area and earn income. There is no purpose or need for a commercial development of this magnitude. The local shops, restaurants, trails, and Whiteface can only accommodate so many people. Look what happened to Adirondack Park since the surge of hiking due to the pandemic? Trails overrun, garbage everywhere, parking blocking the roadways, trails ruined from people not staying on path ... this will only worsen with a development like this. There are enough luxury hotels in Lake Placid and Keene. Jay does not need this.

**From:** [Keldan85@gmail.com](mailto:Keldan85@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Keldan85@gmail.com](mailto:Keldan85@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Kelly Fego, [Keldan85@gmail.com](mailto:Keldan85@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kelly Fego  
Email from: [Keldan85@gmail.com](mailto:Keldan85@gmail.com)  
Address: 50 Londonderry Lane SOMERS New York 10589  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I live in black black.

I am completely against this project.

First, foremost, and most critically....This project will pollute the ausable river nearby. Contribute to erosion and disturbing ecosystem. Don't approve it.

This project will drive property taxes higher for locals and drive them out.

This project w considerably strain small town infrastructure.

**From:** [charlotte-strong@hotmail.com](mailto:charlotte-strong@hotmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [charlotte-strong@hotmail.com](mailto:charlotte-strong@hotmail.com)  
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Please copy "2021-0248, Charlotte Strong, [charlotte-strong@hotmail.com](mailto:charlotte-strong@hotmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Charlotte Strong  
Email from: [charlotte-strong@hotmail.com](mailto:charlotte-strong@hotmail.com)  
Address: PO Box 422 Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Totally against this. Scale it down. Too much. We will lose the small town feeling and closeness that we have. Born and raised here but have lived all over the east coast in large cities. That is what this will turn into. Again, 100% against this.

**From:** [skierjohn2@gmail.com](mailto:skierjohn2@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [skierjohn2@gmail.com](mailto:skierjohn2@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Fitzgerald John, skierjohn2@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Fitzgerald John  
Email from: [skierjohn2@gmail.com](mailto:skierjohn2@gmail.com)  
Address: 12945  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I like Whiteface the way it is. They have enough trails to ski adding another lift from Bear Den to Legacy Lodge and more trails would be a lot more expensive and increase the crowds onto the slopes and lifts especially during the holiday period's



**From:** [moriahfrasier@gmail.com](mailto:moriahfrasier@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [moriahfrasier@gmail.com](mailto:moriahfrasier@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Frasier Moriah, [moriahfrasier@gmail.com](mailto:moriahfrasier@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Frasier Moriah  
Email from: [moriahfrasier@gmail.com](mailto:moriahfrasier@gmail.com)  
Address: 12801  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The Adirondack Park is a place that has been and should continue to be protected against large developments like this. Over the past few years the wilderness has been overrun by not only our own state residents seeking outdoor activities, but also tourists. Even in the past 2 years of borders being closed due to Covid, areas such as the high peaks region has had to enforce more strict parking/hiking policies to our own residents from being overused and unsafe. How this proposal is even in question is beyond me. We shouldn't be building more and willingly inviting large masses of people in one area. This is not a city. It is a quaint little town with ideals. Huge residential buildings and "clubs" to make city people more comfortable is not one of them. Please rule this proposal and anything near the sort out of question. This is not a place for millionaires to sink their money. This is a place for our country hearts to love, call home and protect.  
Thank you.

**From:** [c-man47@hotmail.com](mailto:c-man47@hotmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [c-man47@hotmail.com](mailto:c-man47@hotmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Casey Gedeiko, c-man47@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Casey Gedeiko  
Email from: [c-man47@hotmail.com](mailto:c-man47@hotmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I think this is an awful Idea, the beauty of upstate new york especially AuSable forks is the small town atmosphere, we do not want a Walmart in town or a McDonalds. And they will be right after your mc Mansions go in so no thank you! Please take this poorly planned dream elsewhere and leave us with the peace and quiet!

**From:** [jason.adam.gagnon@gmail.com](mailto:jason.adam.gagnon@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jason.adam.gagnon@gmail.com](mailto:jason.adam.gagnon@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Jason Gagnon, [jason.adam.gagnon@gmail.com](mailto:jason.adam.gagnon@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jason Gagnon  
Email from: [jason.adam.gagnon@gmail.com](mailto:jason.adam.gagnon@gmail.com)  
Address: 341 Caverbs Rd Howes Cave NY 12092  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is not a development. It is a destruction. It is out of step with the needs of the local community and destructive of the environment. The house lots are huge and the aesthetics are garish. Thus sortvofvtacky building mY be fine I South Florida, but we do not need this in upstate New York.

**From:** [alisonbarr77@yahoo.com](mailto:alisonbarr77@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [alisonbarr77@yahoo.com](mailto:alisonbarr77@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Barr Alison, [alisonbarr77@yahoo.com](mailto:alisonbarr77@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Barr Alison  
Email from: [alisonbarr77@yahoo.com](mailto:alisonbarr77@yahoo.com)  
Address: 297 Mill Pond Dr Lake Placid NY 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

A project of this magnitude seems to contradict the aesthetic quality and values of the Adirondack Park. I feel that the Adirondack region needs affordable housing for families. This project appears to cater to high income individuals and not affordable family homes. There are already enough million dollar homes in the Adirondacks that are increasing the cost of the housing market as a whole. This inflated market is making it near impossible for families of average income to buy a home and live in the area.

**From:** [larry@lpostrustics.com](mailto:larry@lpostrustics.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [larry@lpostrustics.com](mailto:larry@lpostrustics.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:25:31 PM

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Please copy "2021-0248, Joann and Larry Post, [larry@lpostrustics.com](mailto:larry@lpostrustics.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joann and Larry Post  
Email from: [larry@lpostrustics.com](mailto:larry@lpostrustics.com)  
Address: 2056 state route 9N Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This proposed development of 350 acres is a horrible plan which will negatively impact the Adirondack forest, wildlife, small town life for Jay and Au Sable Forks and raise the tax base for residents. We are vehemently opposed to creating another Lake Placid here in our quiet neighborhoods.

The APA was created to protect our delicate ecosystems in the Adirondacks. No amount of monetary infusion into the towns from the wealthy is worth the amount of damage and commercialism that this project will bring to our area.

In a time of climate crises, we need to preserve our forests and ecosystems, not destroy them for greed and for a playground for the wealthy.

The scope of this project is just sickening! We hate every bit of this proposal!

**From:** [Melindasbeuf@yahoo.com](mailto:Melindasbeuf@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Melindasbeuf@yahoo.com](mailto:Melindasbeuf@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:29:31 PM

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Please copy "2021-0248, Melinda Sullivan Beuf, [Melindasbeuf@yahoo.com](mailto:Melindasbeuf@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Melinda Sullivan Beuf  
Email from: [Melindasbeuf@yahoo.com](mailto:Melindasbeuf@yahoo.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project is antithetical to the goals of the APA and should be denied. Not only that, it's too close to the AuSable and is a recipe for disaster. Please do not approve

**From:** [pkortepe@yahoo.com](mailto:pkortepe@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pkortepe@yahoo.com](mailto:pkortepe@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:36:30 PM

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Please copy "2021-0248, Paul Kortepeter, [pkortepe@yahoo.com](mailto:pkortepe@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Paul Kortepeter  
Email from: [pkortepe@yahoo.com](mailto:pkortepe@yahoo.com)  
Address: 66 Glen Road Jay New York 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear Mr. Korn,  
I am a longtime summer resident of Jay and a property owner near where Glen Road meets Jay Mountain Road. I am writing against such a large subdivision along the Ausable River. Jay has a unique local culture that includes artist workshops, a swimming hole at the famous covered bridge and a summer music series on the village green. The introduction of 100 plus houses, along with the accompanying traffic and rentals, would forever change the quiet nature of the community. The Jay Mountain trail parking lot would need to be expanded, the falls (which are already overcrowded in the summer) would be increasingly littered with bottles and trash, and the quiet rural backroads where animals cross and hikers walk would see a tremendous increase in cars. This project needs to be drastically scaled back. It is clearly not in the long-term interest of the residents who care so deeply for the Village of Jay.  
Sincerely, Paul Kortepeter

**From:** [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Chelsea Walker, [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Chelsea Walker  
Email from: [chelsea.scenicrouteguide@gmail.com](mailto:chelsea.scenicrouteguide@gmail.com)  
Address: 6078 nys RT 86 Wilmington NEW YORK 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

After a whole day of "thinking" about this I have still come to the conclusion I do not feel this is a sustainable addition to our already strained work force. As a full time resident of Wilmington and a member of the local workforce, I see first hand the impacts these last two years have had on the community and the local workforce. There just is too much demand and not enough supply. So why would building something that requires more demand seem beneficial? That's what I see with this project. It's not a supply. It's a demand. It's going to demand care, a work force, we already are in a work force crisis. Why spread it even thinner? Additionally, how would this impact the locals in a "positive" way? Create more jobs? Again, that's not a positive right now. How Could it when we don't have enough people to fill the needs at neighboring resorts? We dont need another resort with staff housing and all the amenities. What about the storm surge to a area that is already vulnerable to flooding. They will need more driveways, roads and parking lots. That's going to create more run off.  
This community is lacking working class severely. Inviting more people of wealth who just rely on services for their day to day lives is only going to overload the already small population of service workers that we have. Why would we add to a problem that hasn't been solved? What will the impact be on the local wildlife? This is a big opportunity, an opportunity for "sell out" to sell the charm that we have. The charm that brings so many here, the charm that is our culture. What these communities need, is affordable housing for the general workforce. I am sure it would be an amazing facility, I just don't see the need, I also have environmental concerns, as well as economical. Keep the charm. Keep the community.  
Thank you for your time and consideration



**From:** [Sherriemurray92@gmail.com](mailto:Sherriemurray92@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sherriemurray92@gmail.com](mailto:Sherriemurray92@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Sherrie Murray, [Sherriemurray92@gmail.com](mailto:Sherriemurray92@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Sherrie Murray  
Email from: [Sherriemurray92@gmail.com](mailto:Sherriemurray92@gmail.com)  
Address: New York 12831  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The housing market is moving way too fast for this area, they are out pricing and driving their own residents out of the area so rich down state or out of state individuals buy the property and don't even work or contribute to this land to say nothing of the fact that it is a Park area and big money, should not be the rule here. It is all about people that have not grown up in these areas and destroying our parks and forest areas. What is their plan for watershed and sewage and who absorb this cost once they r built. How do they plan on not pricing town residents out of the market in there own town?

**From:** [Brendclrk@aol.com](mailto:Brendclrk@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Brendclrk@aol.com](mailto:Brendclrk@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Brenda Clark, [Brendclrk@aol.com](mailto:Brendclrk@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brenda Clark  
Email from: [Brendclrk@aol.com](mailto:Brendclrk@aol.com)  
Address: 5 Terrace Lane AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Our little community would be ruined by a conglomeration of this magnitude coming in and changing the whole "little community" feel. We are a close knit community trying hard to keep that small town feel. We want to preserve the pristine condition of our valley which includes our river and the surrounding hills. The last thing we need is for some developer to come in and disturb the ebb and flow of our pulse. We have been a bedroom community since the closing of the Paper Mill. People leave in the morning, go to their respective jobs, and return to their peaceful community in the evening. It's wonderfully quiet place in which to live. That serenity would be totally shot with the influx of all the construction at first, and then all the commotion of extra vacationing people coming and going and destroying what residents hold dear.....peace and quiet.

**From:** [smicar3@gmail.com](mailto:smicar3@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [smicar3@gmail.com](mailto:smicar3@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 9:29:19 PM

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Please copy "2021-0248, Carol Smith, [smicar3@gmail.com](mailto:smicar3@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Carol Smith  
Email from: [smicar3@gmail.com](mailto:smicar3@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Forever Wild. Take nothing but pictures,leave nothing but footprints.Colorado is too expensive? Welcome to the Adirondacks! Ask Shania Twain.

**From:** [johnathanesper@gmail.com](mailto:johnathanesper@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [johnathanesper@gmail.com](mailto:johnathanesper@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Johnathan A Esper, [johnathanesper@gmail.com](mailto:johnathanesper@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Johnathan A Esper  
Email from: [johnathanesper@gmail.com](mailto:johnathanesper@gmail.com)  
Address: 372 River Rd Lake Placid NY 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

my family owns property in the town of Jay, and as taxpayers, if this project goes through, I would like to see a public disclosure from the Ausable Valley School District about how everyone else's school taxes would be reduced (on a \$'s per \$1000 of assessed value basis or similar). If big projects like this go through, there should be direct benefit to everyone else, through reduced tax burden. The school shouldn't be allowed to increase their tax base any more, they are already over burdensome and out of line. As for the project itself, I have no public opinion on the matter.

**From:** [buzzoffbuster22@gmail.com](mailto:buzzoffbuster22@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [buzzoffbuster22@gmail.com](mailto:buzzoffbuster22@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Williams Patricia, buzzoffbuster22@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Williams Patricia  
Email from: [buzzoffbuster22@gmail.com](mailto:buzzoffbuster22@gmail.com)  
Address: 26 Kent St Phoenix NY 13135  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please keep the Adirondacks forever wild and deny this development. When measures are being taken to decrease use in the fragile high peak region, approving this development to meet the wants of the elite is counter to promoting and honoring leave no trace.

**From:** [ranneil032@gmail.com](mailto:ranneil032@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [ranneil032@gmail.com](mailto:ranneil032@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 1:59:45 AM

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Please copy "2021-0248, Randy Smith, [ranneil032@gmail.com](mailto:ranneil032@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Randy Smith  
Email from: [ranneil032@gmail.com](mailto:ranneil032@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I think this idea isn't good the ecosystem is fragile and there are enough accommodations already

**From:** [Moscat731@morrisville.edu](mailto:Moscat731@morrisville.edu)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Moscat731@morrisville.edu](mailto:Moscat731@morrisville.edu)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Crystle Moscato, Moscat731@morrisville.edu" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Crystle Moscato  
Email from: [Moscat731@morrisville.edu](mailto:Moscat731@morrisville.edu)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am a NYS resident who frequently visits the Adirondacks from the central ny area, because of the scenery, hiking, etc. However, the park is a place for protecting wilderness, not creating developments for the sole purpose of reaping financial gains. We are limited on areas of wilderness we have left and no amount of gain is worth losing these resources. Florida would be better suited for this development.  
Thank you.

**From:** [mellis121@gmail.com](mailto:mellis121@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mellis121@gmail.com](mailto:mellis121@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Maria Ellis Nave, [mellis121@gmail.com](mailto:mellis121@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Maria Ellis Nave  
Email from: [mellis121@gmail.com](mailto:mellis121@gmail.com)  
Address: 9772 West Terry Street Bonita Springs FL 34135  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As someone who vacations frequently in the Adirondacks this concerns me that it will be detrimental to the environment.  
In addition I think this will be a negative impact on small business and small business vacation rentals in the area.



**From:** [michaelsvoboda24@yahoo.com](mailto:michaelsvoboda24@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [michaelsvoboda24@yahoo.com](mailto:michaelsvoboda24@yahoo.com)  
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Please copy "2021-0248, Michael Svoboda, [michaelsvoboda24@yahoo.com](mailto:michaelsvoboda24@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael Svoboda  
Email from: [michaelsvoboda24@yahoo.com](mailto:michaelsvoboda24@yahoo.com)  
Address: 6277 NYS Rt 30 Indian Lake NY 12842  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is a horrible idea! In just this past year the state has complained that this entire area has been overused, implemented ridiculous parking limitations and forced the stoppage of a much needed snowmobile connection trail. Now, after all of that they are actually considering development and clear cutting of 350 acres so someone who lives in Florida can build yet another area that not one of us could afford or even want?! We have already become a playground for the rich and out of state (NJ and Conn) and do not need to bring this in! and add to the problem.

**From:** [w4gov@me.com](mailto:w4gov@me.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [w4gov@me.com](mailto:w4gov@me.com)  
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Please copy "2021-0248, Adam forman , [w4gov@me.com](mailto:w4gov@me.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Adam forman  
Email from: [w4gov@me.com](mailto:w4gov@me.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

While it is important to have development in the area, even more important to appeal to a broader upscale community, 350 acres of new development in the area may detract from the beauty of jay. This proposal, however, will draw more people to the area, generating greater retail revenue opportunities for jay and surrounding towns, more tax revenue, and general financial stability that is less seasonally driven. I believe this is a good idea but would caution the environmental impact of the 350 acre design. Possibly ask the proposed effort to include a redesign of the layout to have minimal road impact on the land.

**From:** [gilleslamarche60@gmail.com](mailto:gilleslamarche60@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gilleslamarche60@gmail.com](mailto:gilleslamarche60@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Gilles Lamarche, [gilleslamarche60@gmail.com](mailto:gilleslamarche60@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gilles Lamarche  
Email from: [gilleslamarche60@gmail.com](mailto:gilleslamarche60@gmail.com)  
Address: 448 Sheldrake Rd AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Sounds like an interesting project which might bring life to a struggling hamlet, but, some caveats, as I have witnessed too many developers get the green light without providing any infrastructure for said project.

- 1) Developer must provide traffic management devices entering NYS Nine N mitigating increase in automobiles entering and leaving Nine N
- 2) Sewer and water mitigating infrastructure to be installed and maintained by developer. Florida has a reputation of not holding developers responsible for said infrastructure.
- 3) Additional recreation facilities for influx of children, pets, and families to be provided by developer
- 4) Additional education infrastructure to accommodate increase student population to service said project.

Have any of these areas been addressed yet?

**From:** [jodenthewise@gmail.com](mailto:jodenthewise@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jodenthewise@gmail.com](mailto:jodenthewise@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Jillian Post, [jodenthewise@gmail.com](mailto:jodenthewise@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jillian Post  
Email from: [jodenthewise@gmail.com](mailto:jodenthewise@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am vehemently opposed to the "development" of the Jay property tract of 350 acres (project number 2021-0248). I can not believe that this proposal is even being considered. This on the heels of the COP26 vowing to end and reverse deforestation by 2030. We are part of what is supposed to be The Adirondack Park, a place that is meant to be a refuge to wildlife and a place to preserve the natural beauty of our state.

Allowing this selfish proposal to go though would be a step in the wrong direction! Damaging not only habitat and the beauty that draws tourists into our region, but also an erosion of our small town life. I'm happy to have tourists come into the region and stay in Air BnBs and local preexisting hotels, but this project is clearly a playground for the wealthy that is NOT welcome. We don't need to be destroying our precious forests so that someone can have a second or third home!

**From:** [dick@adirondackexplorer.org](mailto:dick@adirondackexplorer.org)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dick@adirondackexplorer.org](mailto:dick@adirondackexplorer.org)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 10:04:56 AM

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Please copy "2021-0248, Dick Beamish, [dick@adirondackexplorer.org](mailto:dick@adirondackexplorer.org)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dick Beamish  
Email from: [dick@adirondackexplorer.org](mailto:dick@adirondackexplorer.org)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear APA,

Please remember that you are essentially an environmental protection agency and not a rubber-stamp operation for any graniiose development that comes along. Please make this one a model of conservation design, keeping most of the 355 acres (preferably 90%) in continuous open space. And please don't be taken in by the inevitable pitch from the developer that his project will broaden the local tax base and revive the local economy--just be sure he treats the Adirondack Park with respect.

**From:** [craigalanmiles@gmail.com](mailto:craigalanmiles@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [craigalanmiles@gmail.com](mailto:craigalanmiles@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 10:19:51 AM

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Please copy "2021-0248, Craig Miles, [craigalanmiles@gmail.com](mailto:craigalanmiles@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Craig Miles  
Email from: [craigalanmiles@gmail.com](mailto:craigalanmiles@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I support this project in particular and development in the Adirondack Park in general. I believe projects like these help to create income and revenue in local communities and should be allowed more often than not. This seems to be a great opportunity for the Town of Jay and I would love to see this project approved.

Thank you.

Craig Miles

**From:** [rmeconi@charter.net](mailto:rmeconi@charter.net)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rmeconi@charter.net](mailto:rmeconi@charter.net)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 11:08:25 AM

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Please copy "2021-0248, Meconi Robert, [rmeconi@charter.net](mailto:rmeconi@charter.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Meconi Robert  
Email from: [rmeconi@charter.net](mailto:rmeconi@charter.net)  
Address: 14208 NYS Rt 9N Au Sable Forks 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

My initial reaction is that this would be a tremendous boost to the Hamlet of Au Sable Forks and the Town of Jay assuming all environmental issues are addressed. Obviously this is in the very early stages and I will reserve my final opinion once all the facts are rolled out. That said this could be a game changer for our community.

**From:** [emilykb1221@gmail.com](mailto:emilykb1221@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [emilykb1221@gmail.com](mailto:emilykb1221@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 11:30:03 AM

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Please copy "2021-0248, Emily, emilykb1221@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Emily  
Email from: [emilykb1221@gmail.com](mailto:emilykb1221@gmail.com)  
Address: Jay ny  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

We do not need to turn into Lake Placid! We love our peice and quite!!! Property taxes will go up driving more and more local people out of our area!



**From:** [timothyryder@yahoo.com](mailto:timothyryder@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [timothyryder@yahoo.com](mailto:timothyryder@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 11:53:48 AM

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Please copy "2021-0248, Chien Timothy, [timothyryder@yahoo.com](mailto:timothyryder@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Chien Timothy  
Email from: [timothyryder@yahoo.com](mailto:timothyryder@yahoo.com)  
Address: Saranac Lake NY 12983  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Environmentally sustainable design is needed, certainly. What the town and greater region really need is for this project to include, in part, single family entry level housing. A thoughtfully planned body of homes or units for the school, worker and tax base will make this sustainable for the community, as well. A purely high end gated resort will further strain, not serve the area. This is an opportunity to create something practical and lucrative in a controlled, planned fashion.

**From:** [bryethemadscientist@yahoo.com](mailto:bryethemadscientist@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bryethemadscientist@yahoo.com](mailto:bryethemadscientist@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 1:28:21 PM

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Please copy "2021-0248, Bryeanna Villani, [bryethemadscientist@yahoo.com](mailto:bryethemadscientist@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Bryeanna Villani  
Email from: [bryethemadscientist@yahoo.com](mailto:bryethemadscientist@yahoo.com)  
Address: PO Box 357 Keene NY 12942  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

What Jay and the Adirondacks desperately need now is affordable housing. This proposal is only adding to that problem, bringing more rich people to the area, driving up housing prices, and driving out the locals who aren't from old money. As a previous home owner in Jay, I had hoped to one day be able to afford another home in the area, but I have now given up that dream as a single person. Heck, I only found an affordable rental in this area because family gave me a break on rent, but that property is slated to become an AirBnB. If you want the rich to be forced to eat their dead because there's no paupers left to bury them, this is a good step in that direction.

**From:** [earthygirl.jen@gmail.com](mailto:earthygirl.jen@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [earthygirl.jen@gmail.com](mailto:earthygirl.jen@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 1:33:27 PM

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Please copy "2021-0248, Jennifer VanBenschoten, [earthygirl.jen@gmail.com](mailto:earthygirl.jen@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jennifer VanBenschoten  
Email from: [earthygirl.jen@gmail.com](mailto:earthygirl.jen@gmail.com)  
Address: Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is the *\*last\** thing we need in the Adirondacks right now. This kind of development would be a burden on the people of Jay and Wilmington, it wouldn't create any kind of decent jobs, and it would be detrimental to the health of the nearby waterways. It's a huge waste of resources, would be completely out of character for the area, and would do nothing for the local economy except maybe make it even worse. Haven't we learned our lessons from what happened with the proposed development in Tupper Lake?

**From:** [natdf4@gmail.com](mailto:natdf4@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [natdf4@gmail.com](mailto:natdf4@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 2:34:30 PM

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Please copy "2021-0248, Natalie Fego, [natdf4@gmail.com](mailto:natdf4@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Natalie Fego  
Email from: [natdf4@gmail.com](mailto:natdf4@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The purpose of the Adirondack Park Agency is to "ensure optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack Park". Accepting the major land development proposed by Eric Stackman will be neglecting this duty and promise to keep the Adirondacks "forever wild". Stackman's luxury resort proposal is one of the largest projects set on more than 350 acres and consisting of 20 townhomes, 60 villas, 18 larger estate properties, six mansions, and up to 72 hotel units. This massive project will undoubtedly pose a threat to wildlife that will be displaced, forests that will be cut and logged, and recreational enjoyment that will be overshadowed by new urbanization. As a "seasonal local" I have spent summers in the Adirondacks since I was a baby. The Adirondacks have become my haven to truly detach and unwind from the technology-driven, urban-dwelling, and fast-paced culture we live in. As a duty to the wilderness and ourselves, please do not allow this project. We need to keep the Adirondacks free from the impact of human activities, unspoiled by large-scale urbanization, and of course... "forever wild".

**From:** [john@abstractvenues.com](mailto:john@abstractvenues.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [john@abstractvenues.com](mailto:john@abstractvenues.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 3:08:23 PM

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Please copy "2021-0248, Darlene Cullen , [john@abstractvenues.com](mailto:john@abstractvenues.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Darlene Cullen  
Email from: [john@abstractvenues.com](mailto:john@abstractvenues.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am not in favor of the proposed development of Eric Stackman. The project sounds like a mini Lake Placid for the small communities. What of the effects on local services, the additional traffic. The existing environment will change. What of the effect on the aquifer? Please don't approve this project.

**From:** [jneum12@gmail.com](mailto:jneum12@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jneum12@gmail.com](mailto:jneum12@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:24:30 AM

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Please copy "2021-0248, Neumann Jordan, [jneum12@gmail.com](mailto:jneum12@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Neumann Jordan  
Email from: [jneum12@gmail.com](mailto:jneum12@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

We need to keep the Adirondack Park forever wild and this will not. This says greed over nature. Please turn this down even a scaled back version doesn't seem right.

**From:** [eadis@aol.com](mailto:eadis@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [eadis@aol.com](mailto:eadis@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 3:59:27 PM

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Please copy "2021-0248, Dawn E. Smith, [eadis@aol.com](mailto:eadis@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Dawn E. Smith  
Email from: [eadis@aol.com](mailto:eadis@aol.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Dear APA, my reaction to this proposed development is one of extreme alarm and am compelled to ask that it not be approved. I am a tax paying resident of Ausable Acres, living on Cottontail Lane in Jay. This proposed development would be approximately 0.5 to 0.75 km from my backyard. It would negatively impact my life. I built my home in 2008 and retired here because of the small town appeal. The quiet beauty and the abundance of wildlife is what attracted me to the Adirondack Park.

The recent growth we have experienced in the area is from people trying to escape the city life so they also can enjoy a slower pace of life. We don't need a resort built in Jay/ Ausable Forks. What we need is simply SLOW growth and affordable places for people to live. Have we learned nothing from the problems of Lake Placid? Where will this resort find employees? Where will the police, fire and hospitals come from to support this resort? We have one small grocery store in Ausable Forks and another small grocery store in Wilmington. We do not currently have adequate health infrastructure as it currently exists. But most important to me is the consequences on our local wildlife and their habitat. There are delicate wetlands in the proposed development area. We are in the midst of terrible climate crisis and I for one am not in favor of clear cutting any more forest land and building more roads for the sake of another "resort", this is not what the Adirondack Park is all about.

Thank-you for your time.

Sincerely,  
Dawn E. Smith

**From:** [mneal1203@gmail.com](mailto:mneal1203@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mneal1203@gmail.com](mailto:mneal1203@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 5:23:48 PM

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Please copy "2021-0248, Neal Michele, [mneal1203@gmail.com](mailto:mneal1203@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Neal Michele  
Email from: [mneal1203@gmail.com](mailto:mneal1203@gmail.com)  
Address: 23 Northern Pines Rd Apt 1203 Gansevoort NY 12831  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not do this! The Adirondacks are perfect the way they are and we want to keep it that way! This will just invade the serenity of the Adirondacks that many of us look forward to and quite frankly need for our mental health



**From:** [Cassparagus@gmail.com](mailto:Cassparagus@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Cassparagus@gmail.com](mailto:Cassparagus@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Cassandra Distilli, [Cassparagus@gmail.com](mailto:Cassparagus@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Cassandra Distilli  
Email from: [Cassparagus@gmail.com](mailto:Cassparagus@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Once our natural resources and beauty are gone... they are GONE!!! Keep development OUT of the Adirondacks. This proposal should not be approved. Preserving the integrity of our natural landscape for future generations should come BEFORE a developer (non-local at that) trying to make money.

**From:** [mwilson@beadk.com](mailto:mwilson@beadk.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mwilson@beadk.com](mailto:mwilson@beadk.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Melissa Wilson, [mwilson@beadk.com](mailto:mwilson@beadk.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Melissa Wilson  
Email from: [mwilson@beadk.com](mailto:mwilson@beadk.com)  
Address: 959 Wall Street Diamond Point New York 12824  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This seems like a bad idea for such a beautiful area. This overdevelopment of natural parks destroys the land, animals and beauty of the Adirondacks... What we all have to offer is a quiet, non-commercial, sane place for folks to go to for relaxation and restoration. I'm not against development but step back and take a breath! Quote "the land was cheaper!" Greed! Period!

**From:** [jontemplin98@gmail.com](mailto:jontemplin98@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jontemplin98@gmail.com](mailto:jontemplin98@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 7:33:51 PM

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Please copy "2021-0248, Jonathan Templin, [jontemplin98@gmail.com](mailto:jontemplin98@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jonathan Templin  
Email from: [jontemplin98@gmail.com](mailto:jontemplin98@gmail.com)  
Address: 12903  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

No to this. The Adirondacks needs things such as tourism to truly thrive, however, that does not mean to urbanize the park for profit. There needs to be a fine line drawn on what resources are used in the park to promote tourism. Places such as the wild Center, which draws tourism while teaching the importance of preserving the park is what we need more of. Not more villas and mansions. This is gentrification and urbanization at trying to work in the worst way possible. For the integrity of The Adirondacks and the wildlife that resides within, please reject this proposal.

**From:** [bree.theo@gmail.com](mailto:bree.theo@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bree.theo@gmail.com](mailto:bree.theo@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Briana Theodoridis, [bree.theo@gmail.com](mailto:bree.theo@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Briana Theodoridis  
Email from: [bree.theo@gmail.com](mailto:bree.theo@gmail.com)  
Address: Jay New York  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I think these plans are incredibly short-sighted. People come to the adirondacks to enjoy the lack of development creeping into all other parts of the US. The more trees you knock down to build houses that stay empty the less people will come. The housing market surge is already over, plus there are so many homes and cleared lands staying vacant, why build more? On top of all that you will not find workers for this place, existing businesses can't do it - the whole plan is doomed and foolish and I will protest it going forward

**From:** [jeanbaptiste.marion@gmail.com](mailto:jeanbaptiste.marion@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jeanbaptiste.marion@gmail.com](mailto:jeanbaptiste.marion@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Wednesday, November 3, 2021 8:28:36 PM

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Please copy "2021-0248, Jean-Baptiste Marion, [jeanbaptiste.marion@gmail.com](mailto:jeanbaptiste.marion@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jean-Baptiste Marion  
Email from: [jeanbaptiste.marion@gmail.com](mailto:jeanbaptiste.marion@gmail.com)  
Address: 8 high pines ter Chestertown MY 12817  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not build more huge development in the Adirondacks. This area is getting over constructed and is losing its charm as well as the condition for nature to thrive.

**From:** [lma1455@hotmail.com](mailto:lma1455@hotmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lma1455@hotmail.com](mailto:lma1455@hotmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Lillian Antoci, [lma1455@hotmail.com](mailto:lma1455@hotmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lillian Antoci  
Email from: [lma1455@hotmail.com](mailto:lma1455@hotmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I say no, no, no. All we need is more rich people taking over the beautiful Adirondack because they have the money. The Adirondack Is the Adirondack because of it's secluded, peaceful beauty. Cutting down trees, more traffic and people will just destroy what the Adirondack stands for. It suppose to stay wild but it seems money is more important. Yes, some town needs help but not this kind. Such a large development would be an eyesore. It will come with many environmental issues regardless of the proper planning. There is always issues not calculated into the plans. Just leave the park as is, wild and beautiful. This project would be an environmental diaster for the land as well as all the animals that call it home.

**From:** [tg53912p@pace.edu](mailto:tg53912p@pace.edu)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [tg53912p@pace.edu](mailto:tg53912p@pace.edu)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 4, 2021 12:38:05 AM

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Please copy "2021-0248, Taylor Ganis, [tg53912p@pace.edu](mailto:tg53912p@pace.edu)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Taylor Ganis  
Email from: [tg53912p@pace.edu](mailto:tg53912p@pace.edu)  
Address: New York  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Hello,

My name is Taylor Ganis, and I am a recent Environmental Studies graduate from Pace University, and I am currently in a MS program studying Environmental Science and Policy. I have recently heard of these plans to build on the proposed project site, and I knew I needed to do some research on the area. My coursework has trained me in writing and reviewing Environmental Impact Statements for New York State projects. As a New York resident for 22 years (my entire life), I have been dedicated to making sure my home state is doing the best of its ability to protect the people and the environment. After reviewing the Project Application that the proposed sponsor has put together, I have put together in this comment section my concerns with this proposed project, and I hope they are taken into consideration when it comes time for final decisions.

1. According to the figure on page 48 (I do not see an actual figure number), on the proposed project site I see eight APA wetlands, and it is adjacent to another wetland and a flowing body of water. On page 60, under the section titled "Setbacks and Buffers", subsection a., it says "There are ways to avoid this permit which we can discuss at a later time.". This is in reference to the wetlands and avoiding a land use permit. Hearing this is a bit of a concern, as wetlands are considered Critical Environmental Areas by the APA. There needs to be more transparency with this, so I am asking that I be sent the language/regulation that allows such avoidance to take place before any possible detriment is done to these wetlands. These freshwater wetlands are federally protected under the Clean Water Act Section 404. This act protects the wetland itself, and the adjacent land from adverse impacts due to discharge. In the section titled "Road Grade Standards", subsection c, it talks about installing culverts to maintain existing drainage patterns. Where will this drainage from the roads go? There are probable impacts with this that includes road pollution into waterways (road salt, gasoline, dirt, erosion).

2. In the section titled "Road Grade Standards", subsection d, it discusses clearing and grading for roads/driveways will be done to avoid soil erosion and visual impact problems. That is extremely vague. What are the plans to do this? With the removal of trees, riparian areas will become less effective, therefore creating more erosion. I see no evidence or plan in this proposal that discusses how they intend to do this. Therefore, before anything is approved, there needs to be a written plan that shows how they will accomplish this.

3. In the section titled "Entitlement Process", subsection a.2., they state that this would most likely be considered Class A, because the project involves 35+ acres of land. But in the section of the APA document, the language says "All land uses and development and all subdivisions of land involving thirty-five or more residential lots". It says nothing about acreage. This seems to be a careless error.

4. In the map on page 61, there is a building in phase 3, that is directly next to a wetland. This construction will adversely impact this wetland with pollutants and debris from runoff, which will have damaging effects to the wildlife who inhabit it. There should be a comprehensive review done on this wetland to see what types of amphibians use this wetland. Also, what is the plan in place to reduce the risks of erosion? Also the phase 1 and 2 buildings on the far right of the diagram are adjacent to a moving waterbody. Again, runoff will adversely impact this waterbody, and since this is a flowing body of water, it will carry these pollutants and debris in the direction of waterflow and pollute other land/property of other landowners.

5. In the image on page 63, Section A: North-South, the guest house is shown on an incline, and the base of the incline is a wetland complex. Runoff and erosion from construction and activities thereafter construction will lead to pollution and disruption of this wetland.

6. This plan has no mention of sewage disposal.

7. As mentioned in the conditions section on page 78, section 8, it states that "within 150 feet of the centerline of Route 9N, no vegetation may be cut, pruned, limed, trimmed, culled or other removed.". In the proposed project, the project line is directly adjacent to Route 9N, meaning there would need to be removal of vegetation to build, but as stated, that is not allowed.

8. I see no work done to see the impacts that this proposed project will have on wildlife and plant species. Do protected birds utilize this habitat? What wildlife lives on this property that will be disturbed? There is no section for this and I think that this is a crucial part.

9. Lastly, I would like to point out that the project sponsor is from Florida, so this construction will not be impacting this person. They do not have a connection to the land, and they will not feel the environmental implications that come from this proposed project.

I hope these concerns are addressed. I write this comment not just as a concerned New York resident, but as a young woman concerned for the future of the environment.

Thank you for your time and consideration,  
Taylor C. Ganis



**From:** [hockeypat7@aol.com](mailto:hockeypat7@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hockeypat7@aol.com](mailto:hockeypat7@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 4, 2021 9:09:59 AM

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Please copy "2021-0248, Patrick Gruenauer, hockeypat7@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Patrick Gruenauer  
Email from: [hockeypat7@aol.com](mailto:hockeypat7@aol.com)  
Address: 72 hinchey ave New York 14086  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

If they can't do it on Big Tupper, why there?

MONEY!!!!!!!!!! Politics!!!!!!

Money talks BS walks!!

Approve Tupper also,,,,

**From:** [eclare819@gmail.com](mailto:eclare819@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [eclare819@gmail.com](mailto:eclare819@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Clare, [eclare819@gmail.com](mailto:eclare819@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Clare  
Email from: [eclare819@gmail.com](mailto:eclare819@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I would like to voice my disapproval in regard to the 355 acre "luxurious" resort proposed by Miami, FL developer Eric Stackman. I believe the proposal poses too great an impact on environmental quality and integrity. It is also a great threat to the park's conservation and preservation of the Adirondacks. While I understand the importance of economic development and growth, I believe we should be focusing on more sustainable developments, which requires economics to work harmoniously with environmental and social components. A project that includes the construction of new roads and many large structures, and the creation of new trails in a largely untouched area of the Adirondacks is not a project concerned with conservation. Not every corner of the Adirondacks needs to have a luxurious resort. I fear the overdevelopment and commercialization of the Adirondacks, especially in recent years. I feel that the acceptance of this resort proposal would open a door to more developers who only see the park as one big dollar sign.

This project appears to appeal to non-residents and a demographic that is largely wealthy. Instead, I feel that the park should support more ideas that invest in the local community and the health of the park. Such as supporting more environmental research, or green businesses that provide long term, stable employment. These types of investments may also help bring in new and younger full time residents, which the park is struggling to attract and retain. This is due to a lack of jobs, as well as a housing shortage thanks to an overabundance of seasonal rentals and second homes.

One thing that makes the Adirondacks great, and so appealing, is its undeveloped natural lands. This park means so much to so many people, residents and visitors alike. I hope that over the years the park will make decisions that support residents and visitors without compromising the park's natural beauty, health, and wildness.

**From:** [Catacombs658@yahoo.com](mailto:Catacombs658@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Catacombs658@yahoo.com](mailto:Catacombs658@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Thursday, November 4, 2021 3:39:02 PM

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Please copy "2021-0248, Lauren Berger , Catacombs658@yahoo.com " into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lauren Berger  
Email from: [Catacombs658@yahoo.com](mailto:Catacombs658@yahoo.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The proposed development site near Jay in the Adirondack region of New York state will, if constructed, add to the erosion and elimination of the sacred and precious wilderness in this region. The Adirondack Wilderness area is one of so few remaining spaces where land remains protected and undeveloped, which is how the area ought to remain as part of our duty to steward the land properly in our state. Building new structures and encouraging higher density of tourists will absolutely contribute to the overuse of trails in the region, the reduction of vegetation and rare alpine plants, and the ever decreasing precious wildlife further slipping away forever. This structure should not be built. This project should be abandoned.

**From:** [Fcodd04@gmail.com](mailto:Fcodd04@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Fcodd04@gmail.com](mailto:Fcodd04@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Fletcher Codd, [Fcodd04@gmail.com](mailto:Fcodd04@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Fletcher Codd  
Email from: [Fcodd04@gmail.com](mailto:Fcodd04@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I moved to the Adirondacks in 2013 from a housing development in Western New York. I found myself in an area with a unique culture and individuality among the locals. This reflects in their property and homes throughout the region. Going back to Western New York to visit family and passing by the cookie-cutter houses, clean and groomed lawns, asphalt roads and concrete driveways reminds me why I have moved to the Adirondacks; to enjoy the quality of un-tapped nature and secluded living. These 335 acres of land belong to the park, and the local people. No amount of money should be enough to take this park away from us, yet here we see it slowly being pawned off to the highest bidder. Leave the park forever wild as it should be.

**From:** [adeline.m.clayton@gmail.com](mailto:adeline.m.clayton@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [adeline.m.clayton@gmail.com](mailto:adeline.m.clayton@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Adeline Clayton, [adeline.m.clayton@gmail.com](mailto:adeline.m.clayton@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Adeline Clayton  
Email from: [adeline.m.clayton@gmail.com](mailto:adeline.m.clayton@gmail.com)  
Address: 6115 Sentinel Rd, LAKE PLACID NY 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

As a young local resident of the area, the idea of this type of development irks and sickens me. I moved here for the small-town atmosphere that has dwindled since my arrival, in 2018. Now its impossible to find and an affordable place to live, let alone any place to live. The job market in the area isn't the best but there are plenty of hospitality jobs that aren't filled because no one can find a place to live. A development like this, I see going one way: rich out of towners will purchase these condos, reside in them for a few months, drive up the taxes in the surrounding areas and make it impossible for a young local to afford a piece of property. It is a terrible idea and I strongly discourage approval of it. The livelihood of the locals has been, in my opinion, on the backburner for far too long. This may on paper seem like a great way to create jobs and bring more to stimulate the economy, but in reality what would it do for the people who make up this place? The heart and soul that drive to protect the place we call home?

**From:** [mattyfro1973@gmail.com](mailto:mattyfro1973@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mattyfro1973@gmail.com](mailto:mattyfro1973@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Matthew Tardif, mattyfro1973@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Matthew Tardif  
Email from: [mattyfro1973@gmail.com](mailto:mattyfro1973@gmail.com)  
Address: 438 State Highway 68 Colton NY 13625  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Are these proposed homes going to be affordable to the local populace or will there be even more of an influx of non-locals, who tend not to live in the area year-round? Until the APA can figure out how to make the trails in the park less crowded and littered then I say it's a bad idea. I can't even ski at Whiteface on the weekends, it's overcrowded and what little powder falls is skied off before 10am. The Adirondacks are just fine without hoards of tourists. I drive 1.5 hours from Colton, NY to enjoy the solitude of the High Peaks Region, and I spend money in Wilmington, Jay and Lake Placid almost every trip. Solitude is becoming less possible the last two to three years. What draws people to the Adirondacks will be lost if places like this project become possible. I was disappointed when I visited Colorado to hike and ski. There was too much development, too many people, and it didn't feel like I could find solitude anywhere. What makes the Adirondacks special is the lack of development. Villages like Wilmington and Jay have a charm that you cannot find in many places. That is what draws people like myself to want to be in the park, and to spend our hard earned money in Wilmington, Jay and Lake Placid either before or after our outdoor activities. Can the local populace afford property tax increases? Can local businesses compete if development leads to larger restaurants, larger outdoor equipment stores, etc...? Those are inevitable realities with growth. Let's keep the Adirondacks special, so our children can appreciate and grow up in a region that doesn't look like everywhere else in this country of strip malls and horrible traffic.

**From:** [a.rendinaro@gmail.com](mailto:a.rendinaro@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [a.rendinaro@gmail.com](mailto:a.rendinaro@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Alison Webbinaro, a.rendinaro@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Alison Webbinaro  
Email from: [a.rendinaro@gmail.com](mailto:a.rendinaro@gmail.com)  
Address: 154 Mannix Rd, Peru, 12972, NY Peru NY 12972  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This goes our mission statement to be good stewards of the Adirondacks. If you allow this to happen, it will be terrible for the community and the ADKs at large. Please don't pass this.

**From:** [truepathoracle@gmail.com](mailto:truepathoracle@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [truepathoracle@gmail.com](mailto:truepathoracle@gmail.com)  
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Please copy "2021-0248, Monarch Reagan, [truepathoracle@gmail.com](mailto:truepathoracle@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Monarch Reagan  
Email from: [truepathoracle@gmail.com](mailto:truepathoracle@gmail.com)  
Address: 444 Fuller Rd Peru NY 12972  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not approve this! Greed doesn't belong in this part of NY!



**From:** [cindymayette@gmail.com](mailto:cindymayette@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [cindymayette@gmail.com](mailto:cindymayette@gmail.com)  
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Please copy "2021-0248, Mayette Cynthia, [cindymayette@gmail.com](mailto:cindymayette@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mayette Cynthia  
Email from: [cindymayette@gmail.com](mailto:cindymayette@gmail.com)  
Address: 12901  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This would be a travesty. We already have too many people invading the Adirondacks. Our wildlife need our protection. Please do your job and protect our beautiful Adirondacks. Our trails are becoming eroded from the amount of foot traffic from out of area people now. We do not need a resort that would eat up 350 acres of wild land to make rich out of area people happy. Maybe it's time to start charging non-residents of Clinton, Essex and Franklin Counties for their use of the park. Please, I beg you, do not let this happen!

**From:** [boboj1164@gmail.com](mailto:boboj1164@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [boboj1164@gmail.com](mailto:boboj1164@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Barbara GrNt, boboj1164@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Barbara GrNt  
Email from: [boboj1164@gmail.com](mailto:boboj1164@gmail.com)  
Address: 52 sawmill road Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am against this proposed plan as I am a full time resident  
In the town of Jay and feel that this development would make it even  
Harder for local people born and raised here to be able to live  
And thrive here. Young people currently can't find housing here that is  
Affordable, as people from out of the area are driving the prices too high. This is  
Also causing people to be driven from their homes as well because home values are higher and thus taxes. If these  
kind of developments  
Continue there will be no one here to work for these second home owners and resorts. Our town is not lake placid  
nor do we want it to be.. Also in the proposals it mentions a part that is either windmills or  
Solar panels which are both very unsightly. The wind mills kill the birds and the solar panels take up usable land  
that could be used for other things. Also should this developer default on building his multiple phases what kind of  
mess will be left behind for our town to deal with. Please don't allow this development on this scale.

**From:** [Bryan.s.shackelton@gmail.com](mailto:Bryan.s.shackelton@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Bryan.s.shackelton@gmail.com](mailto:Bryan.s.shackelton@gmail.com)  
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Please copy "2021-0248, Bryan Shackelton, [Bryan.s.shackelton@gmail.com](mailto:Bryan.s.shackelton@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Bryan Shackelton  
Email from: [Bryan.s.shackelton@gmail.com](mailto:Bryan.s.shackelton@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This project should be denied before it even gets to a comment period. People go to the Adirondacks to see one of the most beautiful areas in the country, not drive by resorts and developments. Keep your construction in south Florida and leave one of the few pristine pieces of beautiful land left in our great country alone.

**From:** [jjulloa68@gmail.com](mailto:jjulloa68@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jjulloa68@gmail.com](mailto:jjulloa68@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 12:51:37 PM

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Please copy "2021-0248, Juan Ulloa, [jjulloa68@gmail.com](mailto:jjulloa68@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Juan Ulloa  
Email from: [jjulloa68@gmail.com](mailto:jjulloa68@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Do you want the ADK to become a commercialized tourist town like Orlando? Florida developers are greedy and don't care about the natural offerings of any land as long as they make their money.

**From:** [mkgillman@gmail.com](mailto:mkgillman@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mkgillman@gmail.com](mailto:mkgillman@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Matthew Gillman, [mkgillman@gmail.com](mailto:mkgillman@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Matthew Gillman  
Email from: [mkgillman@gmail.com](mailto:mkgillman@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Upon reviewing the project application, there is not nearly enough information provided by the applicant to assess the impacts of the proposed development. The boundary survey that was included did not delineate wetlands when it was performed in 2008. The site sketches themselves show multiple buildings, Retreat Cabin and Streamside Cabin, being constructed directly adjacent to sensitive environmental areas. The site sketches also make no mention of stormwater capture or treatment. The topography of the site would appear to lead to discharges either into the wetlands on the west or the AuSable River on the east.

There is also no mention of any on site potable water or wastewater treatment. With the number of units and density that is being proposed, wastewater will be a significant project consideration and the topography on site would make most options challenging.

The project itself could be a net positive to the community, but, as the application stands now, there is insufficient design and planning.

Thank you for your time.

**From:** [mcdonamw@gmail.com](mailto:mcdonamw@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mcdonamw@gmail.com](mailto:mcdonamw@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Matt McDonald, [mcdonamw@gmail.com](mailto:mcdonamw@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Matt McDonald  
Email from: [mcdonamw@gmail.com](mailto:mcdonamw@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I oppose this project for a number of reasons, including the following:

- 1) The developer has no ties to the area and has no incentive to work in the best interest of the surrounding community.
- 2) The proposed price of these types of units are significantly higher than what locals would be able to afford or benefit from. The statistics show that out of town residents contribute minimally to the local economy and this would further the problem rather than help it.
- 3) There are plenty of areas that have already been developed or cleared in the area that would be better served by re-development as opposed to clearing another 300+ acres for new development inside the Adirondack Park.
- 4) The AuSable River is very prone to flooding immediately downstream of this planned development. Even with a proper SWPPP plan in place, the amount of runoff and sediment added to the river as a result of this project would exacerbate this problem.

**From:** [Rzs.082406@gmail.com](mailto:Rzs.082406@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Rzs.082406@gmail.com](mailto:Rzs.082406@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 1:08:25 PM

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Please copy "2021-0248, Ryan Smith, [Rzs.082406@gmail.com](mailto:Rzs.082406@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Ryan Smith  
Email from: [Rzs.082406@gmail.com](mailto:Rzs.082406@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please do not let this happen to our beloved adk park

**From:** [biancalongino@gmail.com](mailto:biancalongino@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [biancalongino@gmail.com](mailto:biancalongino@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Longino Bianca, [biancalongino@gmail.com](mailto:biancalongino@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Longino Bianca  
Email from: [biancalongino@gmail.com](mailto:biancalongino@gmail.com)  
Address: Colorado 80015  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I grew up in the Adirondacks and most of my family and friends still live there. I also had the opportunity to spend a month there this summer and plan to make this an annual trip as I bring my two toddlers to explore what is undoubtedly one of my favorite places on earth. Anyone who grew up in that area understands how cherished the raw beauty of the Adirondacks is and a big part of that charm is how untouched it is. Turning what is a place for nature to thrive into a corporate sub-division is a disservice to the area and to nature itself. I beg you not to turn such a cherished piece of nature into a profit generating machine. That area is quaint and quiet and one of the few places people can go to escape, and that is exactly how it should stay.



**From:** [mlcianiolo@gmail.com](mailto:mlcianiolo@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mlcianiolo@gmail.com](mailto:mlcianiolo@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, MaryLu Cianiolo, [mlcianiolo@gmail.com](mailto:mlcianiolo@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: MaryLu Cianiolo  
Email from: [mlcianiolo@gmail.com](mailto:mlcianiolo@gmail.com)  
Address: 7 Thrapp Way Wilmington NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This seems to be a perfectly fine development; however, Wilmington, Jay and Essex County as a whole have a shortage of affordable housing for the workforce required to support this development both in the construction phase and after completion. Even if their goal is as second homes, it would attract retirees looking for full time living. This addition to the population This development would create strain our limited labor supply. Requiring the developers to include a market rate apartment complex or employee housing would enhance the application.

**From:** [timmerkski@gmail.com](mailto:timmerkski@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [timmerkski@gmail.com](mailto:timmerkski@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Tim Krachkowski , [timmerkski@gmail.com](mailto:timmerkski@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Tim Krachkowski  
Email from: [timmerkski@gmail.com](mailto:timmerkski@gmail.com)  
Address: Ny 12803  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

To whom it may concern:

Please leave the park as is! The model of LG should be the writing on the wall that you need to make this decision. LG is nothing but an overpriced, disgusting breeding grounds for the rich! The middle class has been pushed out of that area due to the insurmountable increase of taxes, is that what the rest of the ADK area needs?

Please, do not consider this development!

Thank you

**From:** [penrachel@gmail.com](mailto:penrachel@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [penrachel@gmail.com](mailto:penrachel@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Rachel Cosgrove, [penrachel@gmail.com](mailto:penrachel@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Rachel Cosgrove  
Email from: [penrachel@gmail.com](mailto:penrachel@gmail.com)  
Address: VT 05491  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This area should not be built up! It is a beautiful park to visit, and it needs to stay wild. The negative environmental impact development would cause vastly outweighs any positives.

Also, the developer would only be bringing in low-paying jobs and housing no locals can afford. It's a bad economic proposal for the area, and would not benefit the region.

Please take these comments into consideration, and say no to Eric Stackman's development!

Thank you.

**From:** [patrickdeloughery@gmail.com](mailto:patrickdeloughery@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [patrickdeloughery@gmail.com](mailto:patrickdeloughery@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 11:28:57 AM

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Please copy "2021-0248, Patrick Deloughery, [patrickdeloughery@gmail.com](mailto:patrickdeloughery@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Patrick Deloughery  
Email from: [patrickdeloughery@gmail.com](mailto:patrickdeloughery@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Is there a link to additional information about this project?

**From:** [joshross5@gmail.com](mailto:joshross5@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [joshross5@gmail.com](mailto:joshross5@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Joshua Ross, [joshross5@gmail.com](mailto:joshross5@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joshua Ross  
Email from: [joshross5@gmail.com](mailto:joshross5@gmail.com)  
Address: 217 Route 22 Ticonderoga NY 12883  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Yet another "developer" with deep pockets out to make big bucks on Adirondack viewsheds. This is so goddamn tiresome. "Development" is what ruins places. Just look at Florida, where nature is all but paved over. How many homes and camps are already clustered in Jay? How does this address the Park's affordable housing issue? It doesn't, of course. There is no large-scale development compatible with conservation. If the APA approves this, it has obviously strayed from its intended mission to conserve the park.

**From:** [adk.nancy13@gmail.com](mailto:adk.nancy13@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [adk.nancy13@gmail.com](mailto:adk.nancy13@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Ann Piserchia, [adk.nancy13@gmail.com](mailto:adk.nancy13@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Ann Piserchia  
Email from: [adk.nancy13@gmail.com](mailto:adk.nancy13@gmail.com)  
Address: Jay  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Is there a proposed map available for this project, specifically homes, businesses, rentals?

**From:** [hannahdelmore@gmail.com](mailto:hannahdelmore@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hannahdelmore@gmail.com](mailto:hannahdelmore@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Hannah Delmore, [hannahdelmore@gmail.com](mailto:hannahdelmore@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Hannah Delmore  
Email from: [hannahdelmore@gmail.com](mailto:hannahdelmore@gmail.com)  
Address: 25-48 42nd street Astoria NY 11103  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Building this thing will kill and destroy some of the most beautiful nature we have left in this country. We are fighting pipelines in the northwest. Landfills in the west. Let upset NY stay the way it is. The views, the wildlife, the air quality are some of the best in the country. Building this ridiculous tourist trap will kill thousands of animal and leave others homeless fighting for their ability to live. That also farm country, does the state really need more people destroying the environment that we also grow our food in? Please leave this area alone and DO NOT build up there

**From:** [lindseybombard@yahoo.com](mailto:lindseybombard@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lindseybombard@yahoo.com](mailto:lindseybombard@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:56:25 AM

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Please copy "2021-0248, Lindsey R. Bombard, lindseybombard@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lindsey R. Bombard  
Email from: [lindseybombard@yahoo.com](mailto:lindseybombard@yahoo.com)  
Address: 355 Fern Lake Road AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I would like to know how this benefits the community/hamlet of Jay and AuSable Forks, instead of padding this man's pockets, increasing our taxes so that people who have lived generations in AuSable Forks/Jay area lose their homes, so this developer can sweep in and buy up the property he has forced people out of?

I resent his comments regarding "There is not much there." There is plenty in this area, and we don't need some city jerk building huge, unaffordable houses for city people to come and destroy our natural resources.

I vehemently oppose this development. I chose to build a home in a SMALL town because I like a small town. I don't need to be a tourist destination, and AuSable Forks/Jay certainly doesn't need 6 hotels or 10,000 square foot homes. So, once again- what is the benefit to the Adirondacks if this man builds this monstrosity?

I hope the APA will take comments seriously as none of these people will reside in this area, and life-time residents will be forced to leave their homes.



**From:** [Pdmr2@aol.com](mailto:Pdmr2@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Pdmr2@aol.com](mailto:Pdmr2@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 1, 2021 4:49:23 PM

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Please copy "2021-0248, Patrick Reed, [Pdmr2@aol.com](mailto:Pdmr2@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Patrick Reed  
Email from: [Pdmr2@aol.com](mailto:Pdmr2@aol.com)  
Address: Chestertown 12817  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I strongly support this proposal. 120u/355 acres is not 'big' ; and this low density improvement is greatly needed for this underserved community.

**From:** [smitmk@msn.com](mailto:smitmk@msn.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [smitmk@msn.com](mailto:smitmk@msn.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 1, 2021 5:01:48 PM

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Please copy "2021-0248, Smith Michael, [smitmk@msn.com](mailto:smitmk@msn.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Smith Michael  
Email from: [smitmk@msn.com](mailto:smitmk@msn.com)  
Address: 89 N Beaver Pond Rd Adirondack NY 12808  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I'm against most any large developments like this inside the blue line.

**From:** [rockonk8sdad@yahoo.com](mailto:rockonk8sdad@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rockonk8sdad@yahoo.com](mailto:rockonk8sdad@yahoo.com)  
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Please copy "2021-0248, william c hill, rockonk8sdad@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: william c hill  
Email from: [rockonk8sdad@yahoo.com](mailto:rockonk8sdad@yahoo.com)  
Address: 10 town barn drive NY 13635  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

PLEASE- do not stand in the way of this project. This would bring dollars into the region that are dearly needed.  
It's time for the APA to step into the reality of the 21st-century economy.

**From:** [Jenrabcounselingllc@gmail.com](mailto:Jenrabcounselingllc@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jenrabcounselingllc@gmail.com](mailto:Jenrabcounselingllc@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Jennifer Rabinowitz, [Jenrabcounselingllc@gmail.com](mailto:Jenrabcounselingllc@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jennifer Rabinowitz  
Email from: [Jenrabcounselingllc@gmail.com](mailto:Jenrabcounselingllc@gmail.com)  
Address: 518 Old Santa Fe Trail #223 NM 87505  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

If this "development" project is allowed, I will no longer add my tourism dollars to the area. The idea that a wind farm and general store is being offered as part of the development is laughable -- Disneyland comes to the ADK. This project -- and this developer is no doubt salivating at how much money he will make -- will render "forever wild" a meaningless phrase.

**From:** [paulajennie@me.com](mailto:paulajennie@me.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [paulajennie@me.com](mailto:paulajennie@me.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, paula olejnik, paulajennie@me.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: paula olejnik  
Email from: paulajennie@me.com  
Address: 111 sawmill road jay ny 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I think to build a cookie cutter complex is a terrible idea. The WHOLE reason people want to move here is for the space, nature and solitude, quite country life.  
Anyone who has been to Florida has seen the ugly, cold and greedy landscape filled with horrible buildings.  
This all boils down to greed and not looking after what the park has to offer. If anyone truly cares about the town or the park they would help those farms and long term residents who cannot fix the homes they have. this will be just a show horn in to completely destroy the area and build it up, ruining it. The fact they must have no real care or interest in the residents and the nature should be enough to tell them no, and send them packing, they are just using the town to get richer than they already are.

**From:** [laurenehoward@outlook.com](mailto:laurenehoward@outlook.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [laurenehoward@outlook.com](mailto:laurenehoward@outlook.com)  
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Please copy "2021-0248, Lauren Howard, [laurenehoward@outlook.com](mailto:laurenehoward@outlook.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lauren Howard  
Email from: [laurenehoward@outlook.com](mailto:laurenehoward@outlook.com)  
Address: 1157 Stickney Bridge Road Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The wetlands along the Au Sable provide a habitat for waterfowl fish and other wildlife. The ecosystem is already fragile and such a large development will create more runoff into the river and negatively impact the environment. Not to mention the studies on solar farms and their deadly effect on birds. The size of the complex will also increase the traffic on local trails that are also already strained and heavily traversed. Keep Jay as a small community it is meant to be.

**From:** [RKBallet@gmail.com](mailto:RKBallet@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [RKBallet@gmail.com](mailto:RKBallet@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:35:34 AM

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Please copy "2021-0248, Rebecca S. Kelly, [RKBallet@gmail.com](mailto:RKBallet@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Rebecca S. Kelly  
Email from: [RKBallet@gmail.com](mailto:RKBallet@gmail.com)  
Address: c/o Tahawus Center, 14234 Rt 9N, PO Box 984 Au Sable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Does the area really need or want more housing for affluence? Where is the low-income housing part, for which there is a significant need in this region? In what ways do you envision that this will impact the Town of Au Sable Forks, and Jay?

**From:** [hlawrence051@gmail.com](mailto:hlawrence051@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hlawrence051@gmail.com](mailto:hlawrence051@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Hannah L Lawrence, [hlawrence051@gmail.com](mailto:hlawrence051@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Hannah L Lawrence  
Email from: [hlawrence051@gmail.com](mailto:hlawrence051@gmail.com)  
Address: 50 Lawrence Way NY 12987  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please consider not building on the pristine wilderness of Jay. I am an Upper Jay native, I believe most Jay residents would agree that several luxury condos is not what this town needs. We need to preserve an honor this land not demolish it and make it exclusively for the rich. Keep our mountains stunning, our waters clean, and the money local. Leave the gross displays of urban wealth in Miami and leave our wilderness as it is. Thank you.  
Hannah



**From:** [jmarciano84@gmail.com](mailto:jmarciano84@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jmarciano84@gmail.com](mailto:jmarciano84@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:39:28 AM

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Please copy "2021-0248, Joe Marciano, [jmarciano84@gmail.com](mailto:jmarciano84@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joe Marciano  
Email from: [jmarciano84@gmail.com](mailto:jmarciano84@gmail.com)  
Address: Tannembaum Lane Jay , Ny 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Good morning Devan

The time is not right for this proposal, I don't think the time will ever be right. One thing I can say about Jay is everyone here is very friendly. When I walk around Eaton lake or on the Clark mountain trail, everyone always says hello, sometime a nice conversation strikes up. Let me ask you this how many people are you acknowledged by when walking around Mirror lake? Maybe 5 out of 30. You can say goodbye to that warm hospitality here in Jay.

**From:** [Jarcuri928@gmail.com](mailto:Jarcuri928@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jarcuri928@gmail.com](mailto:Jarcuri928@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:47:56 AM

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Please copy "2021-0248, Joann arcuri, Jarcuri928@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joann arcuri  
Email from: [Jarcuri928@gmail.com](mailto:Jarcuri928@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

NO

**From:** [lynellenburkett@gmail.com](mailto:lynellenburkett@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lynellenburkett@gmail.com](mailto:lynellenburkett@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Monday, November 1, 2021 10:01:13 PM

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Please copy "2021-0248, Lyn Ellen Burkett, [lynellenburkett@gmail.com](mailto:lynellenburkett@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lyn Ellen Burkett  
Email from: [lynellenburkett@gmail.com](mailto:lynellenburkett@gmail.com)  
Address: 427 Kitchens Branch Rd Sylva NC 28779  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I urge you to deny this permit. I have lived in the North Country (St. Lawrence County) for nine years and in Florida (Volusia, Orange, Citrus, and Leon counties) for fifteen years. In Florida, similar developments have led to urban sprawl, geological problems including sinkholes and saltwater intrusion (in aquifers), and serious problems with wildlife (e.g., alligators) encroaching on residential areas. The North Country could well be facing its own version of these issues. It's easy to say "This is just one housing development," but once you consider the impact of more people traveling in and out of the area, the need for roads (and airports?) to accommodate traffic, things can get out of hand. Also, is there adequate affordable housing and infrastructure nearby (less than a fifteen-minute drive away) to meet the needs of folks who will be providing services to the people who live in this subdivision? Please don't destroy the beautiful North Country the way most of Florida's natural beauty has been destroyed.

**From:** [c.stilwell@yahoo.com](mailto:c.stilwell@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [c.stilwell@yahoo.com](mailto:c.stilwell@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 6:28:12 AM

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Please copy "2021-0248, Cynthia Stilwell, [c.stilwell@yahoo.com](mailto:c.stilwell@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Cynthia Stilwell  
Email from: [c.stilwell@yahoo.com](mailto:c.stilwell@yahoo.com)  
Address: 202 Alden Ave Warrensburg NY 12885  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

The last few years has seen an influx of people into the park unlike anything I have seen in my entire lifetime. Development has to be done responsibly or we lose everything that makes this place what it is. How does such a small town support or need that much housing? I am against this development.

**From:** [Stef@suloffdesigns.com](mailto:Stef@suloffdesigns.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Stef@suloffdesigns.com](mailto:Stef@suloffdesigns.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:29:56 AM

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Please copy "2021-0248, Stefanie Kearns, [Stef@suloffdesigns.com](mailto:Stef@suloffdesigns.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Stefanie Kearns  
Email from: [Stef@suloffdesigns.com](mailto:Stef@suloffdesigns.com)  
Address: 45 Signor Lane Jay NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am writing to voice my opposition to this luxury home development in the Town of Jay. While I support development in our town to support jobs and economic interests, this development does not seem to fit the character or sense of place that current residents identify with in our small town of Jay. Its large scale, condensed layout of big footprint structures that are out of sync with existing structures in the area, additional roads fragmenting wildlife habitat, close proximity to the river and potential for run off from hardened uphill surfaces, and loss of forested view from the road concern me. While the town of Jay would benefit from smaller scale hotel or hospitality businesses to attract tourists and create jobs, a project of this scale is so large it runs the risk of changing the character of the town and its landscape so drastically that it loses its small town appeal for both year-round residents and tourists. I urge the APA to carefully consider the environmental and social impacts of allowing such an out of character and out of scale for the local region development to move forward.

**From:** [Erickjengeholm@gmail.com](mailto:Erickjengeholm@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [erickjengeholm@gmail.com](mailto:erickjengeholm@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 6:31:53 AM

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Please copy "2021-0248, Erick Engeholm , [Erickjengeholm@gmail.com](mailto:Erickjengeholm@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Erick Engeholm  
Email from: [Erickjengeholm@gmail.com](mailto:Erickjengeholm@gmail.com)  
Address: 28 Tannenbaum lane NY 12941  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Jay is an under developed community which is why most of the people the live here have moved here and continue to live here. Don't turn Jay into Lake placid.

**From:** [Brettdfrench@gmail.com](mailto:Brettdfrench@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Brettdfrench@gmail.com](mailto:Brettdfrench@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:46:00 AM

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Please copy "2021-0248, Brett French, [Brettdfrench@gmail.com](mailto:Brettdfrench@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brett French  
Email from: [Brettdfrench@gmail.com](mailto:Brettdfrench@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

If it's low impact, and will bring advancement in roads and other utilities, I think it'll be a positive contribution. I would like it if it had been in Keene instead and maybe along with some better hotel amenities. I love the area, but it's pretty hard to find lodging.

**From:** [gawin\\_grimm@hotmail.com](mailto:gawin_grimm@hotmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gawin\\_grimm@hotmail.com](mailto:gawin_grimm@hotmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:58:46 AM

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Please copy "2021-0248, Paul Grimard, [gawin\\_grimm@hotmail.com](mailto:gawin_grimm@hotmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Paul Grimard  
Email from: [gawin\\_grimm@hotmail.com](mailto:gawin_grimm@hotmail.com)  
Address: 391 Sheldrake Rd AuSable Forks NY 12912  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Overall, I like the concept of this build. I have a couple of concerns.

The "River Cabin" as stated in the project on the banks of the AuSable River has been in a dangerous state of disrepair from the time it suffered major damage from Hurricane Irene in 2011. I would like to see either demolition or renovation of this prior to any other new building as it is dangerous and kids can access the inside quite easily. 10 years is plenty of time to have already done this.

The land the "River Cabin" is situated on has also been a local swimming hole for well over 100 years. You can't find a person that lives in the area that did not learn to swim here. I would like to know how the project would affect this.

I see the project has a "renewable energy farm" I am all for this unless it involves cutting forest to build. Trees are the #1 best item for scrubbing carbon from the atmosphere and give off free oxygen. The power in our area comes from virtually carbon free sources. Wind, Hydro and some nuclear so there is no carbon to offset. Customers also have the option with NYSEG to purchase 100% clean power. Cutting trees to make a farm would cause more harm than good. This is something people overlook while going green. I would suggest that rather than making a farm that you utilize the structures on the property for solar roofs ect. so there is no need for a separate "farm"

Lastly, I would like to see any building or project visible from 9N or the AuSable River to have a completion bond. If the project for any reason does not get finished at least the parts people would see would be finished.



**From:** [debocoffin@gmail.com](mailto:debocoffin@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [debocoffin@gmail.com](mailto:debocoffin@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:21:35 AM

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Please copy "2021-0248, Deborah Coffin, [debocoffin@gmail.com](mailto:debocoffin@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Deborah Coffin  
Email from: [debocoffin@gmail.com](mailto:debocoffin@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Conservation design principles should be required in this sensitive area. Please minimize new road cuts.

**From:** [666kadavis@gmail.com](mailto:666kadavis@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [666kadavis@gmail.com](mailto:666kadavis@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 10:27:14 AM

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Please copy "2021-0248, Karen Davis, [666kadavis@gmail.com](mailto:666kadavis@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Karen Davis  
Email from: [666kadavis@gmail.com](mailto:666kadavis@gmail.com)  
Address: 40 Ironwood Way NY 12983  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I believe an impact study would be needed as to how the water needs of all the new occupants will impact already existing property wells. If existing wells are impacted the developer should be held responsible to provide new wells or a water system to those impacted. Septic or Water treatment plant? How does this impact ecosystem? Cutting of trees: if controlled by the APA then a plan has to be approved. Also, run off study as to impact to ground water such as the river and the existing wells. Consider that the builder create an HOA to pay and care for all infrastructure as the town of Jay is not prepared for this. Impact study to existing schools would be necessary as well. Where will these occupants shop? How will this impact local shopping facilities? Will this development include grocery stores etc? Can the existing roads handle the traffic? Many impact studies are needed prior to any development plans are considered. Is this developer 'qualified' in any way to build in a wild area? Florida experience is not comparable to building in the mountains and wild areas. Will units have rental restrictions in the deeds and or by laws? Will the developer donate land to the Park in order for all to enjoy? Will the developer donate or improve existing schools or town facilities that are impacted?

**From:** [dukyday1@hotmail.com](mailto:dukyday1@hotmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dukyday1@hotmail.com](mailto:dukyday1@hotmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:09:25 AM

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Please copy "2021-0248, Day Donna L Day, duckyday1@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Day Donna L Day  
Email from: [dukyday1@hotmail.com](mailto:dukyday1@hotmail.com)  
Address: 169 Elm St Lake Placid NY 12946  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is not a good project for the Adirondacks ! Too big and a waste of money-more housing for the real people who live here is needed -please say no to this request

**From:** [nawrotn518@gmail.com](mailto:nawrotn518@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [nawrotn518@gmail.com](mailto:nawrotn518@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Nicole Nawrot, [nawrotn518@gmail.com](mailto:nawrotn518@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Nicole Nawrot  
Email from: [nawrotn518@gmail.com](mailto:nawrotn518@gmail.com)  
Address: NY  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Hello,

Part of the reason for visiting the proposed area of development is because there is not a lot there. It's a place to truly unwind and be away from tourists, tourist attractions and just the general activity.

The land needs to be protected as much as possible as there is already so much development happening in New York State..when will it end?

Please do not allow this resort to come to the Upper Jay area.

Thank you for your consideration in this matter.

-Nicole Nawrot

**From:** [Joejr.yaboofence@gmail.com](mailto:Joejr.yaboofence@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Joejr.yaboofence@gmail.com](mailto:Joejr.yaboofence@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Joseph Gedeiko Jr, [Joejr.yaboofence@gmail.com](mailto:Joejr.yaboofence@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joseph Gedeiko Jr  
Email from: [Joejr.yaboofence@gmail.com](mailto:Joejr.yaboofence@gmail.com)  
Address: 112 burrows lane Blauvelt New york 10913  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

This is going to be much more than low use housing. The town of Jay is not a resort town its a place for people to get away from the crowds and enjoy their time with families and others around. Bringing a hotel into an area that last year was faced with some of the highest congestion issues due to people traveling, this will only elevate those disruptions even further. On top why is a Miami developer coming in to just build it Doesnt sound like time was even spent in the area he just weighed the options between New York and Colorado and he was too broke to afford the property in Colorado and went with the second option. Where is the proof that this wont be another abandoned property in 15 years with a completely deteriorating infrastructure leaving the people who live in Jay and have enjoyed it for years with the price to pay.

**From:** [pgracey@roadrunner.com](mailto:pgracey@roadrunner.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pgracey@roadrunner.com](mailto:pgracey@roadrunner.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 7:42:13 AM

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Please copy "2021-0248, Gracey Patricia, [pgracey@roadrunner.com](mailto:pgracey@roadrunner.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gracey Patricia  
Email from: [pgracey@roadrunner.com](mailto:pgracey@roadrunner.com)  
Address: 72 Garfield St Fort Plain NY 13339  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Please, please, please - leave the Adirondacks as they are. There is no need for a large resort development in the beautiful Adirondack Park.

**From:** [Tessgoheens@gmail.com](mailto:Tessgoheens@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Tessgoheens@gmail.com](mailto:Tessgoheens@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
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Please copy "2021-0248, Theresa Goheens, [Tessgoheens@gmail.com](mailto:Tessgoheens@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Theresa Goheens  
Email from: [Tessgoheens@gmail.com](mailto:Tessgoheens@gmail.com)  
Address: 80 Pleasant Street Lot 3 Peru NY 12972  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

I am against this as it would impact everything negatively in the Adirondacks. We do not want someone coming in and creating devastating impacts to our area. Our children deserve a better environment without cities popping up due to someone with money wanting to create a city in our beautiful area.

**From:** [lincolnriddle10@gmail.com](mailto:lincolnriddle10@gmail.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lincolnriddle10@gmail.com](mailto:lincolnriddle10@gmail.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:06:30 AM

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Please copy "2021-0248, Lincoln Riddle, [lincolnriddle10@gmail.com](mailto:lincolnriddle10@gmail.com) " into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Lincoln Riddle  
Email from: [lincolnriddle10@gmail.com](mailto:lincolnriddle10@gmail.com)  
Address:  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

Hi,

While I understand there's a strong need for more housing in the region, this development is not one I would support.

In a recent interview with Adirondack Explorer Stackman had this to say:

“As far as convenience,” Stackman said, “there’s not much going on over there, but that’s where I come in.”

He's right. There's not much going on there, which means this development will require infrastructure that doesn't exist, among other things. On top of that, I'm not sure this will do much in the way of aiding the housing shortage in the region, as these seem like properties that -in the end- will primarily serve as vacation homes/units.



**From:** [Xxdan7xx@aol.com](mailto:Xxdan7xx@aol.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Xxdan7xx@aol.com](mailto:Xxdan7xx@aol.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:21:19 AM

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Please copy "2021-0248, Daniel Winkler, [Xxdan7xx@aol.com](mailto:Xxdan7xx@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Daniel Winkler  
Email from: [Xxdan7xx@aol.com](mailto:Xxdan7xx@aol.com)  
Address: Wilmington NY 12997  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

There's not much going on over there and that's just the way we like it. We purchased our home in Wilmington because of the character of the surrounding area. We moved away from Lake Placid to get away from non-resident owner development and the housing crisis that has resulted from it. Jay doesn't need any more conveniences. Jay needs affordable homes and young families like mine to want to try to put down roots here. I say try because it's extremely difficult already and this will undoubtedly make it even harder. Please do not allow this project to go through. Thank you for your consideration.

**From:** [rm.laufer@yahoo.com](mailto:rm.laufer@yahoo.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [rm.laufer@yahoo.com](mailto:rm.laufer@yahoo.com)  
**Subject:** APA Project 2021-0248 Public Comments  
**Date:** Tuesday, November 2, 2021 8:33:16 AM

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\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPCComments@apa.ny.gov](mailto:RPCComments@apa.ny.gov).  
Please copy "2021-0248, Rebecca Laufer, [rm.laufer@yahoo.com](mailto:rm.laufer@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Rebecca Laufer  
Email from: [rm.laufer@yahoo.com](mailto:rm.laufer@yahoo.com)  
Address: 18 Breezy Haven Way Crown Point NY 12928  
Re: Agency Project 2021-0248, Eric Stackman

My Comments:

- 1.) Forever Wild
- 2.) Where he says "There's not much going on there, that's where I come in"...Bro, it's the mountains, we don't want a lot "going on" here.
- 3.) All this does is create more low paying service industry jobs and "luxury housing" that no one who lives/works here can afford. (example: I live in the park but have to work in another state.)
- 4.) Forever Wild
- 5.) His initial proposal is...vague. He claims it's based on conservation design but at first glance I can tell you, it is not. (that is literally what I do for a living, do not patronize us thinking no one will call you out)
- 6.) FOREVER WILD

RECEIVED  
ADIRONDACK PARK AGENCY

Nov. 9, 2021

NOV 15 2021

Dear Mr Korn

I have been made aware of a developer who wishes to build in the Au Sable acres 20 townhouses, 60 Villas, 18 large homes, 6 mansions and a 72 Room Hotel! How ARE our small towns going to support this huge influx of people? Between Jay, Upper Jay and Au Sable Forks, we only have one supermarket - Tops! We have a gas station & convenience store, Stewarts! We have a Family Dollar Store, a liquor store, several places to eat out etc.

Is there enough water, sewerage, etc to support this? I think not. Also the map supplied on Jay News seems to locate some of these buildings being built in a flood zone.

Since I've lived here I know of several clashes between residents and outsiders wanting to build where they really would make an impact on either wet lands or being high in the mountains across for views. I guess Rich people are able to throw their money & power around to the detriment of us poorer locals. Please reject this grandiose plan.

Respectfully, Jean Rogers  
Williamstown



*John Marshall*

“A POPULAR GOVERNMENT  
WITHOUT POPULAR  
INFORMATION, OR THE  
MEANS OF ACQUIRING IT,  
IS BUT A PROLOGUE TO A  
FARCE OR A TRAGEDY, OR  
PERHAPS BOTH.”



**Judicial  
Watch**

*Because no one  
is above the law!®*

Judicial Watch was founded in 1994 as a constitutionally conservative, nonpartisan educational foundation that promotes transparency, accountability and integrity in government, politics and the law. Our dedicated staff share a common commitment to our motto and motivation, “Because No One Is Above the Law!” Today our investigations, research, litigation and public education work is supported by more than 900,000 active members in all 50 states and the District of Columbia. Thanks to their generous help, Judicial Watch is regarded as the largest and most effective government watchdog and public policy group in America.



**From:** [inpak@mindspring.com](mailto:inpak@mindspring.com)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Fw: Proposed Development in Jay/Ausable Forks  
**Date:** Tuesday, November 16, 2021 4:33:04 PM

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-----Forwarded Message-----

From:  
Sent: Nov 16, 2021 4:28 PM  
To:  
Subject: Proposed Development in Jay/Ausable Forks

Three points in favor of the proposed 350-acre development in Jay:

1) Meeting the stated goals of the Adirondack Park Agency:

The proposed plans seem well thought out and appear to perfectly fulfill the goals so emphatically set forth by the APA during their first three decades, namely, clustered housing within or close to the hamlet. As far as low- income housing, it would be hard to argue there are not already a lot of low- income dwellings in the North Jay area. If taxpaying Jay Residents wish to add low-income housing, it would be up to them to petition the town board to do the necessary grant applications -- or do the applications themselves. But it should not become the developer's responsibility.

2) Helping with the Tax Burden:

The increased tax base resulting from the addition of so many higher end residences will greatly help reduce the taxes which have become so burdensome for the much of the town.

While several not-for-profit organizations have appeared in Jay over the past 20 years or so, and while they may have introduced some positive elements to segments of the town to some degree, they have not been contributing to our taxes. In response to our fiscal needs and an inadequate tax base, the town board had to resort to hiring our previous assessor, who exercised some highly questionable practices so the town could make ends meet. Adding so many new residences to the tax rolls can only help by reducing the rates we pay now.

3) A brighter future for the Town:

Perhaps we may anticipate some genuine rejuvenation of main street in "The Forks".

Let's face it: ever since the J&J Rogers paper mill was forced to close by the APA in 1972, the town of Ausable Forks has been an absolute disaster: all the prospering businesses folded, and the town went on Welfare. Any attempts by the Jay Town Board or Planning Boards to help bring business back have failed. While it may seem incongruous to introduce wealthier residents to North Jay, the general results may be the best thing to happen to main street -- and to the area -- for 50 years.

I think the proposed development would only benefit the town, and may help serve as a model for other floundering Adirondack towns.

Respectfully, A. Desjardins, Jay Resident

**From:** [Lisa White](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Jay - Proposed Resort  
**Date:** Tuesday, November 9, 2021 7:53:15 PM

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

I am writing to oppose the proposed resort in Jay, NY. I own a home in the area and do not want a resort of this size built. Please do not approve this. Keep the Adirondacks wild!!!

Thank you  
Mark White

Sent from my iPhone

**From:** [Elizabeth Coccia](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Jay resort  
**Date:** Friday, November 12, 2021 5:06:55 PM

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

As a resident of Keene, I strongly oppose the proposed development in Jay. This type of resort does not have long term benefits for the members of our community. The impact on the environment has the potential to be damaging. There are not enough people to staff such a facility and it would drain other businesses creating greater workplace shortages.

Please do not approve this project.

Elizabeth Coccia  
60 Barred Owl Way #132  
Keene, NY 12942

Thomas Keating Esq.  
P.O. Box 286  
Dobbs Ferry, New York 10522

Mr. Devan Korn  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

November 10, 2021

RECEIVED  
ADIRONDACK PARK AGENCY

NOV 15 2021

Dear Mr. Korn:

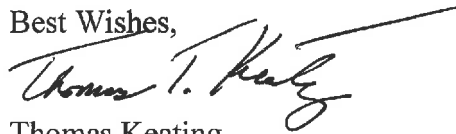
Miami Developer Eric Stackman proposes a 350-acre luxury resort in the eastern Adirondack High Peak region. He is not the first and he will not be the last.

I have been visiting the Adirondacks since I was a little boy. In college I visited the Adirondacks on a weekly basis. In the 1970s I observed scientists plead with Florida officials to engage in conservation steps concerning the everglades. Their ideas were rejected. The subsequent ecosystem remedial work authorized by Congress is the most expensive in our nation's history.

Politicians provided the framework for a densely developed southern Adirondacks. Many current projects will have an immense human impact on the natural world.

Whatever conservation leadership the APA exercises today will impact the entire Adirondack region – forever.

Best Wishes,

A handwritten signature in black ink, appearing to read "Thomas T. Keating", with a long, sweeping horizontal line extending from the end of the signature.

Thomas Keating



RECEIVED  
ADIRONDACK PARK AGENCY  
ADIRONDACK PARK AGENCY  
NOV 15 2021

Dear Sir:

I am writing to express my apprehension at the proposed large subdivision in the Town of Jay. The cumulative effect of all mega proposals such as this will result in the death of any remaining Adirondack wilderness by a "thousand cuts"! The density proposed here far exceeds even that of the ill-fated Tupper Lake sub-division which many local residents like me feel was "far over the top".

+ thank you for permitting me to voice my opinion.

Yours Truly

Pete O'Shea

P.O. Box 15

Frederick N.Y.

13639

RECEIVED  
INFORMATION AGENCY  
JAN 14 1964

[REDACTED]

**From:** [Naj Wikoff](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Proposed Development along the Ausable River, Ausable Forks  
**Date:** Tuesday, November 9, 2021 7:28:41 AM

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

Stackman's proposed development includes many meandering roads and trails that breakup much of the landscape which damages vernal pools and the annual migratory patterns of many small critters like newts and toads that are vital to the health of wildlife and our forests. First and foremost, the APA should require a substantial sustainable land review that includes participation by qualified wildlife biologists. No doubt, the investor envisions salting all these roads in the winter, which in turn would impact water quality for the residents, people living downstream, and the natural habitat. Therefore a plan should be required that requires minimal impact on the environment and the least amount of paving possible. As demonstrated by our Governor and the DEC in Lake Placid, parking surfaces are available the will minimize runoff. Third concern, is addressing housing needs – affordable housing needs for Ausable Forks and Wilmington, something like a third of the units should be placed under restrictions such as a land trust where they are made available to only year-round residents and not used as Airbnbs. Such a land trust will benefit the developer and those who purchase upscale units as it would provide housing for people who work in the lodging, restaurant and retail trade as well as teachers, ski instructors and more and who volunteer for fire departments and many other agencies, people that make our communities

That's my initial response

Naj

Naj Wikoff  
PO Box 568  
Keene Valley, NY 12943  
518 576 2063

**From:** [Lisa White](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Proposed resort in Jay, NY  
**Date:** Tuesday, November 9, 2021 6:33:35 PM

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

I read the article in the Saranac Lake Daily Enterprise regarding the proposed resort in Jay, NY. I am a homeowner in Saranac Lake and my family has lived in Saranac Lake for several generations. I am opposed to this resort. Please leave the area wild. This is what makes this area so special. If they build this resort there is no taking it back. People who grew up in the Adirondacks know how special they are. It would be heart breaking to lose this beautiful land to a large resort. I also agree with others that a developer from Miami may not understand the history and beauty of the area.

Thank you

Lisa Miller White

Mrs. Dawn E. Smith  
15 Cottontail Lane  
Jay, NY. 12065  
eadis@aol.com  
11/06/21

RECEIVED  
ADIRONDACK PARK AGENCY

NOV 10 2021

Dear *Mr. Devan Korn,*

This letter is written to express my opinion on the recent APA 2021-0248 project. I have already e-mailed my concerns to the APA, but also wanted to reach out to you all.

First of all, we must realize the impact this project would have on our wildlife and the environment. The Adirondacks is known for its pristine forests, waterfalls and variety of wildlife. I live, pay taxes and vote here. My home is on the outskirts of this proposed project, 17.50-4-21.000 and 17.50-4-1.000 in Ausable Acres. I watch wildlife on an almost daily basis travel to the wetland area that would be decimated by this project. We are in the midst of a global climate crisis, clear cutting 350+ acres to build roads and mansions makes no sense and it angers me to even think about this possibility.

I moved to Jay in 2008. I wanted to live on a dirt road that was off a dirt road. The small town feel of our wonderful community was and still is exactly what my husband and I desired. People are moving here for the same reasons. They want to leave the cities and live in this beautiful environment. Our tax base is increasing, slowly and sustainably, the way it should. We don't have the police, fire or health care system to support this project.

Lastly, I want to express the negative impact this project would have on the quality of my life personally and the negative impact this project would have on my property value. I do not want this in my backyard. APA 2021-0248 is not good for the Jay/ Ausable Forks communities nor is it good for the Adirondacks.

Thank-you for your time.



Sincerely,

*Dawn E. Smith*

Dawn E. Smith

**From:** [Deb](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** The Jay Project  
**Date:** Sunday, November 14, 2021 4:47:19 PM

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

Dear APA:

I am commenting on the Jay project which is being proposed by developer Eric Stackman.

I have lived at the gateway to the Adirondacks most of my life. I enjoy camping, hiking and kayaking in the pristine nature.

The Adirondack Park is designated Forever wild. Allowing Mr. Stackman to develop in this park would be harmful to the environment and invite other big developers to follow suit.

I am opposed to this development. Please keep the Adirondacks Forever Wild

A concerned NYS resident

Deborah Bullock

Sent from [Mail](#) for Windows



**From:** [KHeinlein](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** The Jay Project  
**Date:** Sunday, November 14, 2021 3:23:58 PM

---

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

Dear APA:

I am commenting on the Jay project which is being proposed by developer Eric Stackman.

I have seen first hand the destruction of wild habitat by Florida developers in Florida. We need to protect our state and especially our Adirondacks from this kind of development. Already in the written proposal Mr Stackman is talking about working around the wetland system permit (p. 59). This is a big red flag that should not be overlooked.

I am adamantly opposed to this development. Let's keep the Adirondacks the unique place that it is. Letting in big developers not only harms the environment it also allows for the area to become just another "cookie cutter" resort area.

A concerned NYS resident,

Karen Heinlein

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

PETER VAN HOLTEN

Mrs. Mildred Vanholten  
93 John Fountain Rd.  
Jay, NY 12941

ALBANY NY 120

16 NOV 2021 PM 2 L



Att: Devan Korn  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

12977-

Nov. 16, 2021

Dear Sir -

Developing 385 Acres as a  
subdivision in the Town of Jay  
is ridiculous. WE OBJECT!

Where would people shop?  
In our small TOPS store!

What about traffic?  
In that section of Route 9N  
it has a guard rail separa-  
ting it from the Ausable River.  
The road has several curves  
and is close to a flood zone.  
With heavy rain or snow  
melt, we make the NEWS.

Sincerely,

Peter Van Holten + Mildred Van Holten

RECEIVED  
ADIRONDACK PARK AGENCY

NOV 22 2021