

**TOWN OF WILMINGTON PLANNING BOARD APPLICATIONS**  
**for**  
**TERRAMOR LAKE PLACID**  
**for**  
**SPECIAL USE PERMIT/SITE PLAN APPROVAL & AREA VARIANCE**



**October 18, 2022**



**TERRAMOR**  
OUTDOOR RESORT

  
**The LA GROUP**  
Landscape Architecture & Engineering P.C.

October 18, 2022

Via Hand Delivery

Wilmington Planning Board  
c/o Doug Nemec, Code Enforcement Officer  
7 Community Circle  
Wilmington, NY 12997

**Re: Terramor Lake Placid  
Conversion of Existing Fox Farm Road KOA Campground  
Applications for Special Use Permit/Site Plan Approval and Area Variance**

Dear CEO Nemec:

On behalf of Kampgrounds of America Inc. d/b/a Terramor Outdoor Resort, attached are the following materials that comprise the applications referenced above.

1. Site Plan Review Checklist
2. Site Plan/Special Use Permit Application
  - A. Completed Town Site Plan Review & Special Use Permit Application Form
  - B. Plan Set (separate from binders)
  - C. Campground/Group Camp Requirements – Zoning Compliance Narrative
  - D. Waterfront Assessment Form
  - E. LWRP Consistency Evaluation Narrative
  - F. Wastewater Basis of Design Memo
  - G. Additional Architectural Plans and Elevations
3. Variance Application
  - A. Area Variance Request and Application of Variance Standards (narrative with figure)
  - B. Completed Town Area Variance Permit Application Form

Per our discussions, we are providing you 10 copies of the permits applications in 3-ring binders and 4 sets of full size plans. In addition, we are also providing three (3) separate copies of the project draft Stormwater Pollution Prevention Plan (SWPPP) that includes a Stormwater Management Design Report. This is a relatively lengthy and technical document. Additional hard copies can be provided upon request. We will be providing you with an online location from which all of the application components can be accessed.

An project permit application has been simultaneously to the Adirondack Park Agency.

Terramor requests to be placed on the agenda for the November 1 Planning Board meeting.

Thank you for your continued assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin J. Franke".

Kevin J. Franke, Director of Environmental Services

[kfranke@thelroup.com](mailto:kfranke@thelroup.com)

Enc.

cc. Kim White  
Ahmed Helmi



**TOWN OF WILMINGTON PLANNING BOARD APPLICATIONS  
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**Contents**

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2. Site Plan/Special Use Permit Application
  - A. Completed Town Application Form
  - B. Plan Set (separate from binder)
  - C. Campground/Group Camp Requirements – Zoning Compliance Narrative
  - D. Completed Waterfront Assessment Form (WAF)
  - E. LWRP Consistency Evaluation Narrative
  - F. Wastewater Basis of Design Memo
  - G. Architectural Plans and Elevations (supplemental to plan sheets A-101 through A-104 in plan set)
3. Variance Application
  - A. Area Variance Request and Application of Variance Standards
  - B. Completed Town Area Variance Application Form





# Town of Wilmington

## Planning Board

### Site Plan Review Checklist

The checklist below outlines the elements which must be included on your site plan in order for your application to be considered complete. During the course of Sketch Plan Review, the Planning Board will determine what information is to be included in the application materials. The Zoning Administrator will complete and sign a copy of the checklist below and return it to you. The checked items must be included in the Site Plan Review application materials. A copy of the signed checklist must be included with your application in order to be considered complete.

Staff of the Town Zoning Office will conduct an administrative level review of the application, comparing the completed checklist with the materials submitted in the Site Plan Review Application, to determine if the application is complete. If the application is complete, it will be placed on the agenda of the next meeting of the Town of Wilmington Planning Board. If the application is not complete, the Zoning Office will notify the applicant of the deficiencies associated with the application.

**Project Name:** Terramor Lake Placid

**Project Address:** 77 Fox Farm Road

**Site Plan Review Application #:** **Fee:**

#### Existing conditions

- ☒ Name and address of applicant and authorization of owner, if different from applicant.
- ☐ Name and address of owner(s) of record, if different from applicant. n/a
- ☒ Name and address of person or firm preparing the plan and map.
- ☐ Ownership intentions, such as purchase options. n/a
- ☒ Current zoning classification of property, including exact zoning boundary if in more than one district.
- ☒ Property boundary line plotted to scale. Distances, angles and area should be shown.
- ☒ North arrow, scale, and date.

- ☒ Locations, widths, elevations and names of existing and proposed adjacent streets.
- ☒ Property lines and names of owners of adjoining parcels
- ☒ Location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within and adjoining the property
- ☐ Description of all existing deed restrictions or covenants applying to the property. n/a
- ☒ The identification of any state or county permits required for execution of the project.
- ☒ Other requirements which the Planning Board might deem necessary, including, but not limited to, a licensed survey.

### **Natural features**

- ☒ Geological features, such as depth to bedrock and the location of rock outcrops.
- ☒ Topographic features, including a map showing existing slope at two-foot contour intervals.
- ☒ Vegetative cover, including existing wooded areas, significant isolated trees and similar features.
- ☒ Soil characteristics, such as load bearing capacity and drainage capacity. See draft SWPPP
- ☒ Hydrologic features should include drainage and runoff patterns, flood hazard areas, wetlands, and depth to groundwater.

### **Existing development and infrastructure**

- ☒ Location and dimensions of major buildings and structures and their use.
- ☒ Location and width of roads and paths, including site access.
- ☒ Location, size and flow direction of sewers, water supply lines and culverts. Major electric, gas and telephone lines and appurtenances should also be shown.
- ☒ Location of other existing development and uses, including parking and loading areas, fences, trees and landscaping.

### **New conditions (Proposed Development)**

- ☒ Grading and drainage plan showing proposed topography at appropriate contour intervals. This information shall be combined with the map of existing topography.
- ☒ Location, proposed height and use of buildings and other structures, such as retaining walls, fences, outdoor storage tanks, air-conditioning units and waste disposal units.
- ☒ Location, proposed use, design and construction materials of improvements not requiring structures, such as parking, loading and outdoor storage areas.





# Town of Wilmington Planning Board

## Site Plan Review & Special Use Permit Application

7 Community Center Circle

P.O. Box 180

Wilmington, NY 12997

Phone: 518-946-7174

Fax: 518-946-7124

**Instructions:** All information requested must be supplied except where not applicable. Ten (10) copies of the completed application for site plan shall be submitted to the Code Enforcement Officer at least two (2) weeks in advance of a scheduled Planning Board meeting. All plans shall be at a scale of one inch equals forty (40) feet or larger scale showing the proposed development and immediate environs.

Site plan review application # \_\_\_\_\_ Fee: \_\_\_\_\_ Sketch Plan Review Date: \_\_\_\_\_

Kamgrounds of America Inc. d/b/a

1. **Property Owner's Name:** Terramor Outdoor Resort **Phone:** (406)671-9299, Kim White

Mailing Address 550 N 31st St.

City Billings State MT Zip 59101

Email kwhite@koa.net Fax: n/a

2. **Representative's Name** The LA Group, Kevin Franke **Phone:** (518) 587-8100

Mailing Address 40 Long Alley

City Saratoga Springs State NY Zip 12866

Email kfranke@thelagroup.com Fax: (518) 587-0180

3. **Parcel ID-**

Section: 26.3 Block: 1 Lot: 6.110 Zone(s): Moderate & Waterfront Overlay

4. **Property location (911 address)\*** 77 Fox Farm Road

\*If a 911 address is not available, please describe how to find the property: \_\_\_\_\_

5. **Present use of property (vacant, residential, commercial)** KOA Campground

6. **Description of site plan proposal:** Terramor proposes to replace the existing campground with an 80 tent glamping campground that also includes a Lodge with food and beverage and other guest services, a swimming pool, a wellness tent, pavilion, general manager's residence, dorm-style employee housing, and maintenance and laundry facilities. The Town will continue to provide potable water to the site. New wastewater collection and disposal systems are proposed as are modern stormwater management practices.

7. **Easements or other restrictions on property?** Yes ☒ No (If yes, attach copy of deed)

8. **Is the subject lot within 500 feet of a County or State right-of-way / road, park, municipal boundary, or watershed draining into any County or State facilities, requiring review of the County Planning Board?** X Yes No

9. **Total site area (square footage or acreage):** 65.35 acres



## Section 1 - Site Plan (use page 1, 2 and 3)

1. Anticipated construction time:

Start: 2023 Finish: 2024 Is the project Phased? no # of Phases n/a

2. List any other required permits or approvals associated with proposal and their status (APA, DEC).

APA, DOH, DEC, Essex County Highway - applications submitted concurrently with Town application.

3. Existing condition of site (buildings, brush, open field, forest):

KOA Campground. See the survey of the existing site in the submitted site plan set.

4. Character of surrounding lands: Occupied and vacant residential lands, Hungry Trout Resort, flume falls and associated State lands including parking area and trailheads for trails in Wilmington Wild Forest. The flume falls and swimming hole are adjacent to the site on lands on the east side of the river previously owned by the Campground and gifted to New York State

5. Please provide the following information (use additional pages if necessary):

a) Project construction cost estimate \$28,500,000

b) Proposed colors of siding and roof and lighting, if applicable: See the building elevations in section 3.G of this binder. Additional architectural plans are sheets A-101 through A-104 in the plan set. Lighting is shown on sheet L-800.

c) Any additional information pertinent to your site plan request: none

6. Ownership intentions, such as purchase options: KOA is retaining ownership.

**7. The following are the criteria by which the Planning Board approves any Site Plan Review:**

- A) Does the use comply with all other requirements of the zoning ordinance, including the dimensional regulation of the zoning district in which it is proposed to be located?
- B) Is the use in harmony with the general purpose and intent of the zoning ordinance, specifically taking into account the location, character, and size of the proposed use and the description and purpose of the district in which such use is proposed, the nature and intensity of the activities to be involved in or conducted in connection with the proposed use, and the nature and rate of any increase on the burden of supporting public services and facilities which will follow the approval of the proposed use?
- C) Would the establishment, maintenance or operation of the proposed use create public hazards from traffic, traffic congestion, or the parking of automobiles or be otherwise detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the Town?
- D) Would the project have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreation or open space to provide supporting facilities and services made necessary by the project – taking into account the commercial, industrial, education, residential, recreational or other benefits that might be derived from the project?
- E) Would the project adversely impact the public health, safety and general welfare as well as the comfort and convenience of the public in general and residents of the immediate neighborhood?

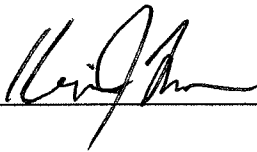
Prepared by:

Kevin Franke, The LA Group

Date: October 15, 2022

Circle one: owner / Representative

Signature



*Please certify and initial the following:*

  X   I have reviewed the Site Plan Review Checklist. I understand that my application will not be deemed complete unless all elements are included, unless specific exceptions are deemed acceptable by the Planning Board. I understand that a signed copy of the checklist, as completed by the Code Enforcement Officer in the course of Sketch Plan Review, must be included for this application to be deemed complete.

  X   I have reviewed the Site Plan Review Instructions. I understand that my Permit will not be final until the Town of Wilmington conducts a final inspection for compliance with Site Plan Approval.



## Section 2 - Special Use Permit (use page 1 and 4)

1. List any other required permits or approvals associated with proposal and their status.  
(APA, DEC, Waterfront Consistency).

See page 2, #2.

2. A short or long Environmental Assessment Form (EAF) or a draft Environmental Impact Statement (EIS), as required by the State Environmental Quality Review (SEQR) is included. ( ) Yes ( X ) No APA Class A Project Review

3. Any additional information pertinent to your site plan request:

none

**4. The Planning Board shall consider the following criteria when making a determination for a Special Use Permit: (per Article X of the Zoning Ordinance)**

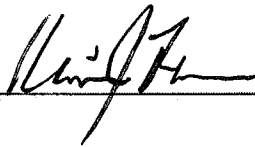
- A) Compatibility of the proposed use with the principles of the district, the purposes set forth in the zoning ordinance, and the goals of the Local Waterfront Revitalization Program (LWRP).
- B) Compatibility of the proposed use with the adjoining properties and with the natural and man-made environment.
- C) Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and its accessibility to fire, police, and emergency services.
- D) The overall impact on the site and its surroundings considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or other nuisances.
- E) Restrictions and/or conditions on design or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town.
- F) Consistency of the location of the proposed use with the goal of creating a healthy mix of uses that enhances the viability of the hamlet and Town.
- G) Compatibility with the historic character and use of the structure or structures and the historic characters of the site and in the surrounding area, if applicable.

Prepared by: Kevin Franke, The LA Group

Date: October 10, 2022

Circle one: ~~owner~~ / representative

Signature



Please certify and initial the following:

X  I have reviewed the Special Use Permit Instructions. I understand that my Permit will not be final until the Notice of Decision of the Town of Wilmington Planning Board is filed in the office of the Planning Board Clerk.

## **Terramor Lake Placid**

### **CAMPGROUND/GROUP CAMP REQUIREMENTS - CODE COMPLIANCE NARRATIVE**

**October 14, 2022**

The following contains the General Regulations for Campground/Group Camp Requirements from Article VI of the Zoning Ordinance (pp. 24-29). Requirements from the Ordinance below are followed by bulleted information describing how the project complies with the requirements.

#### **Campground / Group Camp Requirements**

##### **A. Procedure**

All proposed campgrounds and group camps shall be subject to, and be approved and developed under the Special Permit Review process of this Code and as set forth and according to the following requirements.

##### **B. Standards**

###### **(1) General**

Creation and expansion, extension or alteration of any campground or group camp shall be in accordance with the minimum requirements hereinafter set forth.

###### **(2) Site Considerations shall be as follows:**

- (a)** Any campground or group camp involving lands designated as a Flood Hazard Area by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development as depicted on the Zoning Map(s) or any other land subject to repeated flooding or deemed by the Planning Board to be subject to flood hazard shall be reviewed by the Board in accord with the applicable provisions of the Site Plan Review Section of this Code.

- No structures, habitable, or otherwise, are proposed within the floodplain. Floodplain mapping is included on the site survey in the plan set that is part of this application.

- (b)** The campground or group camp shall be located in areas where grades and soil conditions are suitable for location of recreational

living units. The campground or group camp shall be located on a well-drained site which is properly graded to insure proper drainage and be free at all times from stagnant pools of water.

- See the attached soils mapping for the site. The development area consists of Adams loamy sand and Turnbridge-Lyman complex. These are well drained to excessively drained soils. See the Grading and Drainage Plan in the submitted site plan set (Sheet L-500). The site is designed to create positive drainage that directs runoff to the proposed stormwater management practices designed to serve the site.

(c) The site shall be at least twenty (20) acres, and shall have access to a public roadway.

- The site is 65.35 acres and has existing access on Fox Farm Road that will continue to be used by guests. A secondary access is proposed on Fox Farm Road to provide separate circulation for the maintenance area and the loading/unloading service area at the lodge.

### (3) Unit Area

Each campground shall have defined and identifiable camping site areas. The total number of unit areas in such campground shall not exceed twelve (12) per gross acre. Each unit area shall have a total area of not less than twenty-five hundred (2,500) square feet with a minimum dimension of thirty (30) feet, or three thousand (3,000) square feet for travel trailer camp areas. Only one recreational vehicle unit, including travel trailers, shall be permitted to occupy any one camp area.

- A total of 80 sites are proposed on the 65.35 acre site, or an overall density of 1.2 sites per gross acre. Tent sites meet the area and dimension requirements above.

### (4) Improved Unit Area

Each designated lot shall have an improved area which will provide for the placement and removal of recreational vehicle or travel trailer and for the retention of each in a stable condition. This improved area shall be of sufficient size to accommodate the dimensions of all anticipated recreational vehicles and travel trailers, and shall be suitably graded to permit proper surface drainage.

- This standard is not applicable. No RV or travel trailer sites are proposed.

### (5) Location of Units

A recreational vehicle or travel trailer shall be located at a minimum distance of:

- (a) Seventy-five (75) feet from a stream, brook or river.
  - This standard is not applicable. No RV or travel trailer sites are proposed.
- (b) Seventy-five (75) feet from an adjacent unit, in any direction.
  - This standard is not applicable. No RV or travel trailer sites are proposed.
- (c) Seventy-five (75) feet from an adjacent property line.
  - This standard is not applicable. No RV or travel trailer sites are proposed.
- (d) One hundred (100) feet from the edge of the pavement or improved surface area of a public roadway.
  - This standard is not applicable. No RV or travel trailer sites are proposed.
- (e) twenty (20) feet from the edge of any paved or improved surface area of any roadway within the campground.
  - This standard is not applicable. No RV or travel trailer sites are proposed.
- (6) Accessibility shall be as follows:
  - (a) Each campground or group camp shall be easily accessible from an existing public roadway.
    - The proposed Terramor facility will continue to use the existing KOA campground driveway as the primary access for guests and many employees. A secondary access is proposed to serve the maintenance area as well as the loading area at the lodge.
  - (b) Location and number of points of entry and exit shall be approved by the Planning Board according to the terms under which the Permit is authorized. Such entrances and exits shall be designed and strategically located for the safe and convenient movement into and out of the campgrounds, and to minimize conflicts with the movement of traffic on the public roadway. Ease of access and egress and turning movements shall be considered in the design of the roadway system.
    - Terramor has applied for a Right-of-Way Permit from Essex County Department of Public Works to construct the secondary access drive on County Route 63 (Fox Farm Road).
  - (c) Each campground or group camp shall have improved roadways

to provide convenient access to all camping unit areas and other important facilities within the site. In addition:

[1] All roadways shall be fifteen (15) feet for one-way roads, twenty (20) feet for two-way roads, with three (3) inches of rubble or gravel for drainage where necessary.

- The existing campground entrance will continue to be the primary entrance for use by guests and some employees. A secondary access is proposed further west and will be used by employees as well as deliveries to the maintenance area and the loading area at the lodge. The accompanying plans show roads will be 20 feet wide tar and chip asphalt pavement. Employee cart paths within the tent clusters will be surfaced with gravel and will be 10 feet wide to accommodate emergency vehicle access per discussions with the Fire Rescue Chief. Cross section details of the road and path materials are also included in the plan set in this submission.

[2] Adequate access shall be provided to each improved camping site area.

- Campers will park at one of the satellite parking lots serving each of the tent clusters. There will be pedestrian and golf cart (employees only) access to the tent clusters and then pedestrian paths to each tent. See the submitted site plans.

#### (7) Utilities and Service Facilities

All waste water disposal, water and public accommodation facilities provided in any campground or group camp shall be in accordance with the regulations of the N.Y.S. Department of Environmental Conservation or Department of Health as is applicable. In addition, the following utilities and service facilities shall be provided in each campground:

- (a) An adequate supply of pure water for drinking and domestic purposes shall be supplied.
- Potable water supply will be provided by the Town's municipal system. A September 6, 2022 e-mail from the Wilmington Water Department stating their ability to serve the project is included in this submission.
- (b) Waste from all service buildings and individual lots shall be discharged into an approved public or private sewer system in compliance with the N.Y.S. Department of Environmental Conservation and N.Y.S. Department of Health, and in such a manner so as not to present a health hazard.
- A new wastewater collection and on-site disposal system has been designed in accordance with current NYS standards and permit applications are being filed with NYSDOH and NYSDEC. See plan sheets C-100 through C-104 in the plan set in this submission.

- (c) If other service buildings and facilities are to be provided as deemed necessary for the normal operation of the campground or group camp, all such buildings shall be maintained in a sanitary and safe condition.
- The Terramor facility, as a whole, will obtain a new permit to operate from NYSDOH.
- (d) Refuse disposal shall be the responsibility of the operator of the campground or group camp and such refuse shall be disposed of daily and in a covered can with a plastic bag liner at each site.
- Terramor (KOA) will continue its campground waste handling procedures in accordance with these requirements.
- (e) Where electrical connections or services are provided, they shall be weather-proof connections and outlets which are of a type approved by the New York State Building Construction Code. Proposed electrical service shall be shown on the plan.
- All electrical components will meet current code requirements.
- (8) Recreation-Open Space Area
 

Each campground or group camp shall provide common open space for the use of the occupants of such campgrounds. Such open space shall be conveniently located in the campground or group camp and shall constitute a minimum of twenty (20) percent of the total campground area, such area to be designated on the site plan in such manner as to be an integral part of any proposed campground or group camp.
- Common open space is provided around the perimeter of the campground. A total of 23+ acres (30% of campground area) will be common open space that will include on-site trails. Other areas of proposed common open space include the swimming pool area, an event lawn with pavilion and an activities lawn near the lodge.
- (9) Fireplaces; Campfires
 

All fires in any campground or group camp shall be in a designated improved location with at least a stone or other fire-proof enclosure demarcating the usable area from which all vegetative growth or other flammable material which might contribute to the accidental spread of the fire shall be removed.
- The submitted plans show designated fire pit locations at all tent sites. See sheet L-400, Site Layout, Materials and Planting Plans.



(10) Landscaping shall be as follows:

- (a) Lawn and ground cover shall be provided on those areas not used for the placement of individual recreational living units and other buildings, walkways, roads and parking areas.
  - (b) Plantings shall be provided to the extent needed in order to screen objectionable views, provide adequate shade and to provide suitable settings for the recreational living units and other facilities. Views which shall be screened include laundry facilities, other non-residential uses, refuse storage and collection areas, and all abutting yards of adjacent properties.
  - (c) Other planting shall be provided along those areas within the campground which front upon or are visible from existing public roadways so as to substantially screen the campground from public view at all seasons of the year.
- See the project planting plans (L-400) in the submitted plan set. The new campground, like the current campground, will be highly screened from view from Fox Farm Road.

(11) Removal of Wheels

It shall be unlawful to remove wheels from any recreational living unit or otherwise permanently affix such unit to the ground. Such removal shall be grounds for the revocation of the Operating Permit for such campground.

- This standard is not applicable since sites for wheeled recreational units are not proposed.

(12) Storage of Recreational Living Units

May be permitted on the campground in an area that does not allow occupancy by a registered guest of the campground. This area will not have any utilities or service facilities that will allow a recreational living unit to be occupied. A unit may be stored on the premises for no longer than fifteen (15) consecutive months.

- Storage of recreational living units is not anticipated to occur on the site. |


Soil Map—Essex County, New York  
(Terramor Lake Placid)



Soil Map—Essex County, New York  
(Terramor Lake Placid)


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New York

Survey Area Data: Version 21, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 18, 2020—Jun 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdA	Adams loamy sand, 0 to 3 percent slopes	32.6	46.1%
AdB	Adams loamy sand, 3 to 8 percent slopes	0.1	0.1%
AdC	Adams loamy sand, 8 to 15 percent slopes	0.5	0.7%
AdE	Adams loamy sand, 25 to 45 percent slopes	10.5	14.9%
BvA	Burnt Vly peat, 0 to 1 percent slopes	0.1	0.1%
FnB	Fernlake loamy fine sand, 3 to 8 percent slopes, very bouldery	4.7	6.7%
TuD	Tunbridge-Lyman complex, 15 to 35 percent slopes, very rocky, very bouldery	22.3	31.5%
<b>Totals for Area of Interest</b>		<b>70.8</b>	<b>100.0%</b>



**From:** [Ed Orsi](#)  
**To:** [Kevin Franke](#)  
**Cc:** ["Ahmed Helmi"](#); ["Kimberly White"](#); ["Joe Garso"](#)  
**Subject:** RE: Confirmation of Ability to Serve  
**Date:** Thursday, October 6, 2022 12:19:27 PM

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Kevin,

Since your estimated volume of usage is less than what is used now I can safely say we can provide water.

Ed Orsi  
Water Superintendent  
water@townofwilmington.org  
Phone/Fax: 518 946-7210  
Cell: 518 524-0380

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**From:** Kevin Franke <kfranke@thelagroup.com>  
**Sent:** Thursday, October 6, 2022 12:13 PM  
**To:** Ed Orsi <water@townofwilmington.org>  
**Cc:** Ahmed Helmi <ahelmi@koa.net>; Kimberly White <kwhite@koa.net>; Joe Garso (jgarso@north-woods-engineering.com) <jgarso@north-woods-engineering.com>  
**Subject:** RE: Confirmation of Ability to Serve

Hello Ed. I would like to obtain correspondence from you about the Town's ability to provide water to the KOA campground on Fox Farm Road that is getting converted from the existing 260 unit campground (88 tents, 117 RVs & 55 cabins) to an 80 tent Terramor (a division of KOA) glamping campground. Potable water demand for the new Terramor facility, per Joe Garso at North Woods Engineering, is as follows:

Lodge = 3600 gpd  
Laundry (initial) = 1216 gpd  
Glamping sites = 9800 gpd  
GM house = 330 gpd  
Emp Housing = 720 gpd  
Total = 15,666 gpd

Please let me know if you require any additional information to determine the Town's ability to provide water to the new Terramor campground. Thanks Ed.

**Kevin Franke**  
Senior Associate/Director of Environmental Services

The LA GROUP

Landscape Architecture  
and Engineering, P.C.

*People. Purpose. Place.*

40 Long Alley  
Saratoga Springs, NY

12866

*P:* 518/587-8100, x222

*G:* 518/527-6345

*F:* 518/587-0180

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## WATERFRONT ASSESSMENT FORM (WAF)

### A. INSTRUCTIONS (Please print or type all answers)

1. Applicants, or in the case of direct actions, Town of Wilmington agencies, shall complete this WAF for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a Town of Wilmington agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Town of Wilmington Clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area. Please see the accompanying LWRP consistency assessment.
3. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

### B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of agency action (check appropriate response):
  - (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)  
\_\_\_\_\_
  - (b) Financial assistance (e.g. grant, loan, subsidy)  
\_\_\_\_\_
  - (c) Permit, approval, license, certification  
Planning Board Special Use Permit/Site Plan Approvals
  - (d) Agency undertaking action:  
\_\_\_\_\_
2. Describe nature and extent of action:  
The action is the replacement of the existing KOA Campground with a new  
Terramor Outdoor Resort campground facility.  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Location of action:  
77 Fox Farm Road  
\_\_\_\_\_  
Street or Site Description
4. Size of site:  
63.35 acres  
\_\_\_\_\_
5. Present land use:  
Campground  
\_\_\_\_\_
6. Present zoning classification:  
Moderate & Waterfront Overlay  
\_\_\_\_\_
7. Describe any unique or unusual land forms on the project site (i.e. steep slopes, swales, ground depressions, other geological formations):  
Steep slopes leading down from the campground to the river.  
\_\_\_\_\_  
\_\_\_\_\_
8. Percentage of site which contains slopes of 15% or greater:  
32%  
\_\_\_\_\_
9. Streams, lakes, ponds or wetlands existing within or contiguous to the project area?
- (1) Name:  
~~West Branch AuSable River~~ & wetland towards north end of property  
\_\_\_\_\_
- (2) Size (in acres):  
adjacent to site, 1.20 acres of wetlands  
\_\_\_\_\_
10. If an application for the proposed action has been filed with the agency, the following information shall be provided:
- (a) Name of applicant:  
Kampgrounds of America, Inc. d/b/a Terramor Outdoor Resort  
\_\_\_\_\_
- (b) Mailing address:  
550 N 31st St., Billings, MT, 59101  
\_\_\_\_\_
- (c) Telephone number: Area Code ( )  
(406) 671-9299 (Kim White)  
\_\_\_\_\_
- (d) Application number, if any:  
none currently assigned  
\_\_\_\_\_

11. Will the action be directly undertaken, require funding, or approval by a state or federal agency?

Yes X No      If yes, which state or federal agency?

APA, DOH, DEC

---

**C. WATERFRONT ASSESSMENT** (Check either "Yes" or "No" for each of the following questions)

- |     |   | YES         | NO       |
|-----|---|-------------|----------|
| 1.  | Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map: | <u>    </u> | <u>X</u> |
| (a) | Significant fish or wildlife habitats?  | <u>    </u> | <u>X</u> |
| (b) | Scenic resources of local or statewide significance?  | <u>    </u> | <u>X</u> |
| (c) | Important agricultural lands?   | <u>    </u> | <u>X</u> |
| (d) | Natural protective features in an erosion hazard area   | <u>    </u> | <u>X</u> |

If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

- |     |  |             |          |
|-----|--|-------------|----------|
| 2.  | Will the proposed action have a significant effect upon:   |             |          |
|     |  | YES         | NO       |
| (a) | Commercial or recreational use of fish and wildlife resources?   | <u>    </u> | <u>X</u> |
| (b) | Scenic quality of the coastal environment?   | <u>    </u> | <u>X</u> |
| (c) | Development of future, or existing water dependent uses?   | <u>    </u> | <u>X</u> |
| (d) | Stability of the shoreline?  | <u>    </u> | <u>X</u> |
| (e) | Surface or groundwater quality?  | <u>    </u> | <u>X</u> |
| (f) | Existing or potential public recreation opportunities?   | <u>    </u> | <u>X</u> |
| (g) | Structures, sites or districts of historic, archeological or cultural significance to the Town of Wilmington, State or nation? | <u>    </u> | <u>X</u> |

- |     |  |             |          |
|-----|--|-------------|----------|
| 3.  | Will the proposed action involve or result in any of the following:                  |             |          |
|     |  | YES         | NO       |
| (a) | Physical alteration of land along the shoreline, land under water or coastal waters? | <u>    </u> | <u>X</u> |
| (b) | Physical alteration of two (2) acres or more of land located                         |             |          |

	elsewhere in the coastal area?	<u>X</u>	<u>   </u>
(c)	Expansion of existing public services or infrastructure in undeveloped or low density areas of the coastal area?	<u>   </u>	<u>X</u>
(d)	Energy facility not subject to Article VII or VIII of the Public Service Law?	<u>   </u>	<u>X</u>
(e)	Mining, excavation, filling or dredging in coastal waters?	<u>   </u>	<u>X</u>
(f)	Reduction of existing or potential public access to or along the shore?	<u>   </u>	<u>X</u>
(g)	Sale or change in use of publicly-owned lands located on the shoreline or under water?	<u>   </u>	<u>X</u>
(h)	Development within a designated flood or erosion hazard area?	<u>   </u>	<u>X</u>
(i)	Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	<u>   </u>	<u>X</u>
(j)	Construction or reconstruction of erosion protective structures?	<u>   </u>	<u>X</u>
(k)	Diminished surface or groundwater quality?	<u>   </u>	<u>X</u>
(l)	Removal of ground cover from the site?	<u>X</u>	<u>   </u>
4.	Project	YES	NO
(a)	If a project is to be located adjacent to shore:		
(1)	Will water-related recreation be provided?	<u>   </u>	<u>X</u>
(2)	Will public access to the foreshore be provided?	<u>   </u>	<u>X</u>
(3)	Does the project require a waterfront site?	<u>   </u>	<u>X</u>
(4)	Will it supplant a recreational or maritime use?	<u>   </u>	<u>X</u>
(5)	Do essential public services and facilities presently exist at or near the site?	<u>X</u>	<u>   </u>
(6)	Is it located in a flood prone area?	<u>   </u>	<u>X</u>
(7)	Is it located in an area of high erosion?	<u>   </u>	<u>X</u>
		YES	NO

- (b) If the project site is publicly owned: n/a, private property
- (1) Will the project protect, maintain and/or increase the level and types of public access to water- related recreation resources and facilities? ☐ ☐
- (2) If located in the foreshore, will access to those and adjacent lands be provided? ☐ ☐
- (3) Will it involve the siting and construction of major energy facilities? ☐ ☐
- (4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into coastal facilities? ☐ ☐
- (c) Is the project site presently used by the community neighborhood as an open space or recreation area? ☐ ☒
- (d) Does the present site offer or include scenic views or vistas known to be important to the community? ☐ ☒
- (e) Is the project site presently used for commercial fishing or fish processing? ☐ ☒
- (f) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal? ☐ ☒
- (g) Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?..... ☐ ☒
- (h) Will the project involve any waste discharges into coastal waters? ☐ ☒
- (i) Does the project involve surface or subsurface liquid waste disposal? ☒ ☐
- new sanitary wastewater collection and disposal systems meeting current standards
- (j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials? ☐ ☒
- (k) Does the project involve shipment or storage of petroleum products? ☐ ☒
- (l) Does the project involve discharge of toxics, hazardous substances or other pollutants into coastal waters? ☐ ☒

- |     |   |          |          |
|-----|---|----------|----------|
| (m) | Does the project involve or change existing ice management practices?   | ___      | <u>X</u> |
| (n) | Will the project affect any area designated as a tidal or freshwater wetland?   | ___      | <u>X</u> |
| (o) | Will the project alter drainage flow, patterns or surface water runoff on or from the site?   | <u>X</u> | ___      |
|     | new stormwater management practices meeting current standards will be installed   |          |          |
| (p) | Will best management practices be utilized to control storm water runoff into coastal waters?   | <u>X</u> | ___      |
| (q) | Will the project utilize or affect the quality or quantity of sole source or surface water supplies?  | ___      | <u>X</u> |
| (r) | Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates? | ___      | <u>X</u> |

D. REMARKS OR ADDITIONAL INFORMATION: (Add any additional sheets to complete this form.)  
 see the attached LWRP consistency evaluation  
 If assistance or further information is needed to complete this form, please contact Town of  
 Wilmington Clerk at \_\_\_\_\_

Preparer's Name: Kevin Franke Telephone Number: (518) 587-8100

Title: Director of Environmental Services Agency The LA Group



## **Terramor Lake Placid**

### **LOCAL WATERFRONT REVITALIZATION PLAN (LWRP) CONSISTENCY EVALUATION**

**October 14, 2022**

The following presents the policies and sub-policies of the Wilmington LWRP and describes how the proposed project is consistent with those policies.

#### **Section III. Waterfront Revitalization Policies**

##### **Policy 1**

**Foster a pattern of development in the waterfront area that enhances the community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.**

Sub policies and policy standards relating to Policy 1 include the following:

##### **1.1 Concentrate development and redevelopment to revitalize and strengthen the waterfront/hamlet center area**

- The proposed action is the redevelopment of an existing campground in the Moderate zone into a new campground facility. The applicant views this as an enhancement of the character of the area and riverfront by replacing a circa 1971 facility with a new, modern facility that will be attractive to visitors and a source of municipal revenues. The site is located approximately ¼ mile south of the hamlet center and contains approximately 1,400 feet of riverfront. The site is served by municipal water.

##### **1.2. Ensure that waterfront developments and land uses take full advantage of their unique waterfront location**

- The proposed action is a water-enhanced campground use that has provided river access to campground guests since 1971. Since the type of use is not proposed to change, it will be compatible with surrounding uses. Likewise, a campground at this location has not threatened the health of the river, and the new wastewater collection and disposal system and new stormwater management practices will be more protective of the river ecology. In 1996 the former owners of the campground gifted 1.8 acres riverfront lands to the State of New York on the east side of the river (26.3-1-6.200) that included the flume falls itself and the swimming hole below, and that greatly enhanced public river access. Access to the remaining campground waterfront remained private, and will continue to remain private.

### **1.3 Protect stable residential areas in and around the hamlet area**

- Modernization of the existing campground will not negatively affect the housing stock within the Town. Applicable replacement campground structures will meet today's more stringent energy code requirements.

### **1.4 Maintain and enhance natural areas, recreation, open space, and agricultural lands.**

- The action will not cause a loss or the diminishment of existing natural areas, open space or agricultural lands. Recreation opportunities for campground guests will be enhanced as a result of site redevelopment into a modern Terramor facility. No expansion of infrastructure and services are required. The site is already served by municipal water.

### **1.5 Minimize adverse impacts of new development and redevelopment**

- Other materials included in this submission demonstrate the project's compliance with local regulations including the 2013 Zoning Ordinance as well as how community character, environmental quality and open space and natural resource will not be impacted. The APA is reviewing the project for protection of environmental quality. The proposed campground will have fewer number of sites than previously available, will continue to use of the same Fox Farm Road access points for guests and employees, will continue to be served by municipal water and will continue to provide river access for guests. No water dependent uses will be displaced.

## **Policy 2**

### **Preserve historic resources of the waterfront area**

#### **2.1. Maximize preservation and retention of historic resources**

- There are no known historic features associated with this site. A few of the existing ca. 1971 campground structures are more than 50 years old. On August 10, 2022 NYS Office of Parks Recreation and Historic Preservation issued a letter stating that the project, including demolition of existing structures, will not impact any historic resources.

## **Policy 3**

### **Enhance visual quality and protect scenic resources throughout the waterfront area**

#### **3.1. Protect and improve visual quality throughout the waterfront area**

- The new campground facility will continue to be highly screened from views from Fox Farm Road and from the river corridor, including the flume area.

#### **3.2. Protect aesthetic values associated with recognized areas of high scenic quality**

The proposed action will not detract from the scenic views from the 13 locations listed in the LWRP. With the exception of Whiteface Mountain, it is not expected that the project site is visible from these locations.

## **Policy 4**

**Minimize loss of life, structure, and natural resources from flooding and erosion.**

### **4.1. Minimize loss of human life and structures from flooding and erosion hazards**

- There are no structures, habitable or otherwise, proposed within the FEMA-mapped floodplain.

### **4.2. Preserve and restore natural protective features**

- No disturbance of the river shoreline is proposed, and areas of disturbance in the northwest portion of the site closest to the river (as well as elsewhere on site) will be stabilized and protected from erosion in accordance with the project sediment and erosion control plans and the project Stormwater Pollution Prevention Plan included in this application.

### **4.3. Protect public lands when undertaking erosion or flood control projects**

- This sub-policy is not applicable to the proposed action.

### **4.4 Ensure that That Expenditure of Public Funds for Flooding and Erosion Control Projects Results in a Public Benefit**

- This sub-policy is not applicable to the proposed action.

## **Policy 5**

**Protect and improve water quality and supply**

### **5.1. Prohibit direct or indirect discharges causing or contributing to contravention of water quality standards**

- The sanitary sewage collection and disposal systems for the campground are being replaced with new systems designed in accordance with current NYSDOH and NYSDEC standards. No streams are proposed to be disturbed.

### **5.2 Manage land use activities and use best management practices to minimize nonpoint-source pollution of waterfront areas**

- The new campground will include a new stormwater management system designed in accordance with current NYSDEC standards. See the submitted plans and reports.

### **5.3. Limit the potential for adverse impacts of watershed development on water quality and quantity**

- Redevelopment projects such as the one proposed, often result in the replacement of an older facility having none or outdated stormwater management practices. The proposed project includes new stormwater management practices designed in accordance with modern standards.

### **5.4. Protect and conserve the quality and quantity of potable water**

- The Terramor project site is outside of the drainage areas for the Red and White Brooks' water supply.

## **Policy 6**

### **Identify, protect and restore the quality and function of the ecosystem**

#### **6.1. Limit the impact of new development on ecological quality**

- This is a redevelopment project and not new development.

#### **6.2 Identify, protect and restore significant fish and wildlife habitats**

- No changes to riverside vegetation are proposed. No changes to the river shore or bottom are proposed. The site contains no designated significant wildlife habitats according to NYSDEC's Environmental Resource Mapper which is the current equivalent of the NY Natural Heritage Program. A copy of mapping from the Resource Mapper is attached to the end of this document.

#### **6.3. Protect and restore freshwater wetlands**

- Wetlands/Waters of the US other than the river proper were delineated on the property in the spring of 2022 and the delineation was inspected and confirmed by APA in the summer of 2022. There is a 1.20 acre area of wetland in the north end of the site and contiguous with the river. No activities involving wetlands are proposed.

#### **6.4. Protect natural resources and associated values in identified regionally important natural areas**

- The site contains no regionally important natural areas, nor will the site's redevelopment affect any such areas. See the Environmental Resource Mapper search results for the site attached to the end of this document.

## **Policy 7**

### **Protect and improve air quality in the waterfront area**

#### **7.1. Control or abate existing and prevent new air pollution**

- There are no existing or proposed stationary air contamination sources.

## **Policy 8**

### **Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and waste**

#### **8.1. Manage solid waste to protect public health and control pollution**

- KOA d/b/a Terramor will continue to implement its effective solid waste management including

collection, sorting of recyclable materials, and frequent pick up by its commercial trash removal company. No solid waste storage or disposal will occur on site.

#### **8.2. Manage hazardous wastes to protect public health and control pollution**

- The site will not be a source, recipient or processor of hazardous waste. During demolition of the existing campground, any materials that could be considered toxic will be separated from the overall demolition waste stream and properly disposed in a suitable, permitted disposal facility.

#### **8.3. Protect the environment from degradation from toxic pollutants and substances hazardous to the environment and public health**

- KOA will continue its site management protocols pertaining to the use and storage of materials on the property that could be considered toxic. Per Terramor's APA permit application, pesticides are not proposed for use.

### **Policy 9**

**Provide for public access to, and recreational use of, waterfront waters and public lands in the waterfront area**

- As previously stated under Policy 1 above, the campground gifted 1.82 riverside lands on the east side of the river from the Route 86 bridge down past the flume falls to New York State in 1996. This provides important public access to the flume falls and the popular swimming hole below the falls on the east side of the river. The remainder of the shoreline of the campground is used by campground guests, primarily using the hiking trail that runs near the river.

#### **9.1. Promote appropriate and well-defined public access to recreation opportunities throughout the waterfront area**

#### **9.2. Preserve the public interest in and use of lands and waters held in public trust by the state and other entities**

#### **9.3. Assure public access to public trust lands and navigable waters**

### **Policy 10**

**Protect water-dependent uses in suitable locations**

- The proposed action will not displace, adversely affect or interfere with existing water dependent uses.

#### **10.1. Protect existing water-dependent uses**

- The proposed action will not affect any canoe or kayak launches.

#### **10.2. Promote new water-dependent uses**

- This sub-goal is applicable to Town actions related to promoting water dependent uses and is not applicable to the proposed project.

**10.3. Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and support services.**

- The proposed campground is a water-enhanced facility that is allowable by the Town through the issuance of a Special Use Permit

**10.4. Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses.**

- The exiting and the proposed campgrounds are both water-enhanced facilities and not water-dependent uses.

**10.5. Provide sufficient infrastructure for water-dependent uses.**

- The exiting and the proposed campgrounds are both water-enhanced facilities and not water-dependent uses.

## **Policy 11**

### **Promote sustainable use of fish and wildlife resources**

**11.1. Ensure long-term health and maintenance of fish and wildlife resources**

- The proposed campground redevelopment does not involve any in-river development that could impact fish and wildlife.

## **Policy 12**

### **Protect agricultural lands**

- The site of the proposed redevelopment has been in use as a campground for more than 50 years. The site is not within an agricultural district nor are the soils considered highly productive agricultural soils.

## **Policy 13**

### **Promote appropriate use and development of energy and mineral resources**

**13.1. Conserve energy resources.**

- The proposed campground redevelopment will remove the existing circa 1971 structures and replace them with modern structures that meet today's more stringent energy use standards.

**13.2. Promote alternative energy sources that are self-sustaining including hydro, solar and wind powered energy generation**

- This sub-goal is directed towards actions that the Town can take and is not applicable to a particular development proposal.

**13.3. Ensure maximum efficiency and minimum adverse environmental impact when siting energy generating facilities**

- The proposed action does not involve an energy generating facility.

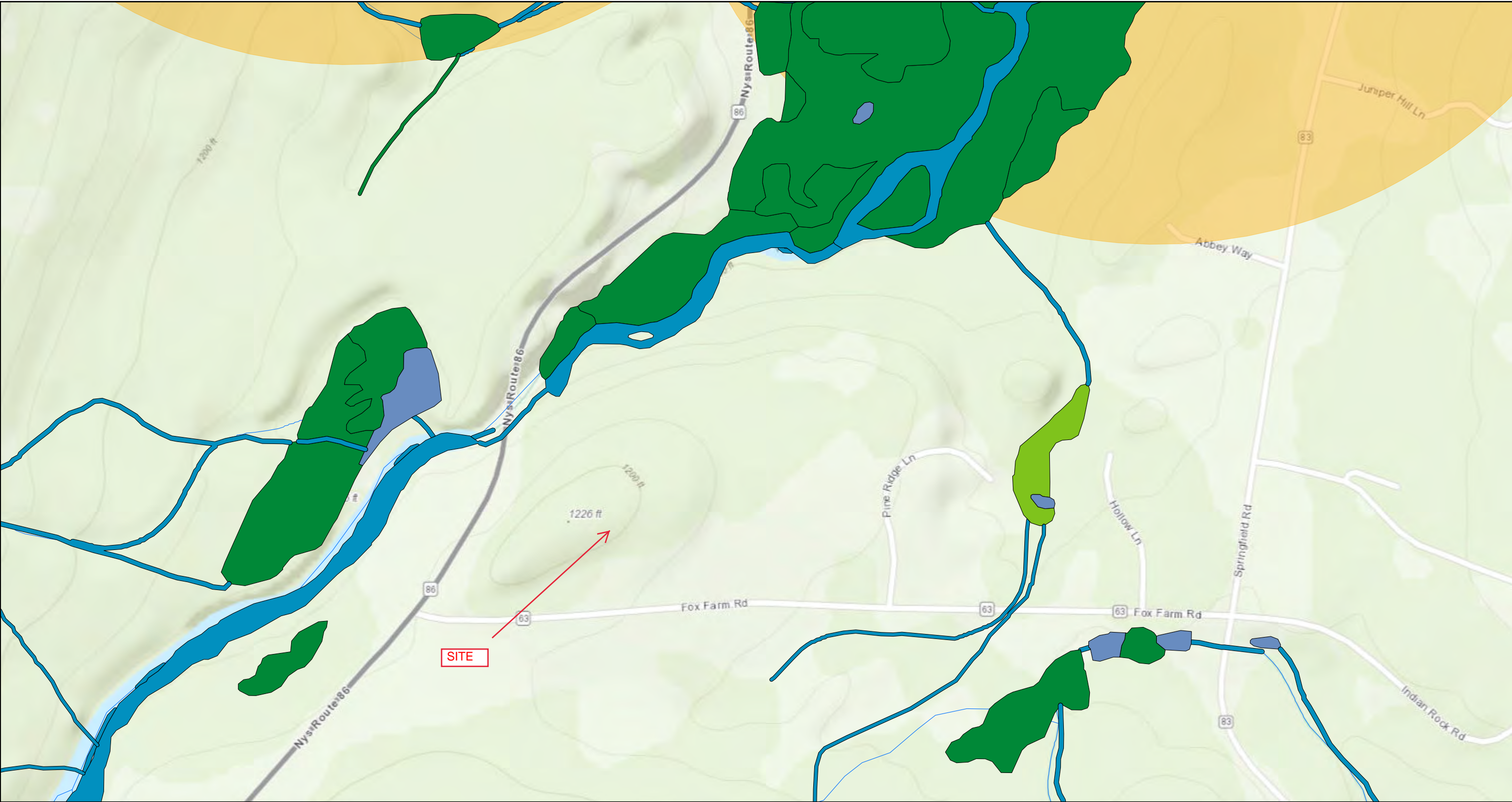
**13.4. Minimize adverse impacts associated with mineral extraction.**

- The proposed action does not involve mineral extraction.

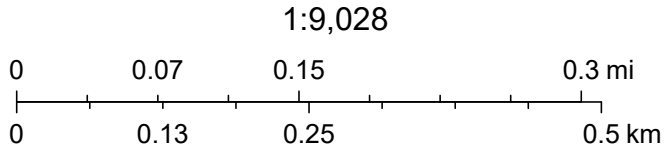
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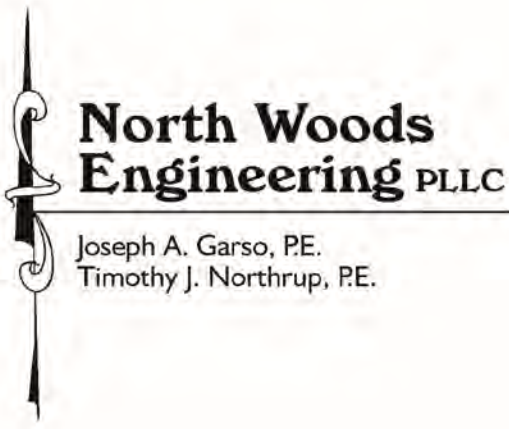
Terramor Lake Placid Enviro Resource Mapper 9-12-22



September 12, 2022



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Joseph A. Garso, P.E.  
Timothy J. Northrup, P.E.

12 October 2022

Mr. Kevin Franke  
LA Group  
40 Long Alley  
Saratoga Springs, NY 12866

Subject: Terramor Outdoor Resort – Wastewater Design Narrative

Dear Mr. Franke,

We are pleased to provide this design narrative relative to the proposed Terramor resort in Wilmington, New York.

### **Background**

A campground has been operated at 77 Fox Farm Road in the Town of Wilmington for many years. The campground was originally developed in the early 1970s, and has been in continuous operation since then. Terramor Outdoor Resorts (Terramor) is taking control of the venue and will be converting it to a glamping resort.

### **Sources of Wastewater**

The resort will have 80 glamping sites, a main lodge with a restaurant, a pool, pavilion, wellness cabin, maintenance building, staff housing and general manager's house.

The glamping sites will consist of both insulated tents and "hard sided" units. The hard sided units are built to resemble a tent, but have walls and a roof. All units will have a full bathroom (sink, toilet and shower). Many units will have outdoor showers as well. None of the units will have kitchen facilities.

The glamping sites will consist of 5 insulated Woody 35 glamping tents, 20 insulated Woody 45 glamping tents, 40 hard sided 300 square foot units, and 15 hard sided 900 square foot units. The Woody 35 units accommodate 2 people. The Woody 45 units accommodate 4 people. The 300 square foot units accommodate 2 people. The 900 square foot units have an occupancy of 5.

The insulated tents will only be used during temperate months, or from spring to fall. They will not be used during the winter. The hard sided units are proposed to be used year around.

### **Outfalls**

It is proposed to have the wastewater treated in four separate outfalls: a system serving the glamping sites, pavilion, and pool bathhouse; a system serving the main lodge/restaurant and wellness cabin; a system serving the maintenance building and staff housing building; and a system for the general manager's house.

The glamping sites system has an estimated design flow of 9800 gallons per day. The main lodge and restaurant is estimated at 3600 gallons per day. The maintenance building and staff housing is estimated at 2008 gallons per day and the manager's house is 330 gallons per day.

### **Setbacks**

Wastewater collection and treatment systems have setbacks to protect water quality, neighbors and the general public. Main setbacks considered include, but are not limited to the following:

- absorption areas and distribution boxes 100' from water courses;
- septic tanks and pump stations 50' from water courses
- absorption areas 10' from property lines
- sewer components 10' from water lines, unless special water/sewer crossing modification used

### **Collection System**

A series of PVC sewer collection pipes will be run to collect wastewater from the individual glamping sites or other sources. At the uphill end of the collection line, a terminal manhole will be placed for access and cleaning. Downslope locations, or at changes in pipe direction, manholes will be placed for access and cleaning, as needed. The collection system will be designed and installed in accordance with the NYS DEC publication, "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems" (NYS DEC Intermediate Design Standards).

A collection system will not be required for the other systems (ie main lodge, maintenance building and general manager's house) since the wastewater flow will be piped directly from the source into a septic tank or grease interceptor, as appropriate.

### **Grease Interceptor**

The wastewater from the kitchen in the main lodge will be discharged into a grease interceptor. The grease interceptor will be a precast concrete dual compartment tank, with a separate sampling vault. The grease interceptor tank will be sized in accordance with the NYS DEC Intermediate Design Standards.

### **Septic Tanks**

The wastewater in the collection pipes will be discharged into septic tanks. All septic tanks will be precast concrete dual compartment tanks, with effluent filters. The septic tanks will be sized in accordance with the NYS DEC Intermediate Design Standards.

### **Aeration Tank**

Wastewater associated with restaurant facilities is high-strength wastewater, much more so than typical household wastewater. Therefore, to mitigate the high strength, effluent from the main lodge septic tank will receive advanced treatment following the septic tank by an aeration tank. This advanced treatment will reduce the effluent strength to typical domestic levels for final subsurface treatment in the absorption field.

This treatment will only occur for the main lodge effluent.

### **Pump Stations**

In two locations for glamping sites, the collection system cannot function by gravity since the locations are too far down slope. Therefore, pump stations will be used to lift the sewage to the gravity collection system. The pumps stations will be pre-cast concrete tanks with dual sewage pumps. The sewage will be transported from the stations in polyethylene force mains.

### **Dosing Tanks**

Dosing tanks will be required of all systems except for the general manager's house. The dosing tanks for the glamping and maintenance systems are envisioned to be dual pump systems. These dosing tanks will be used to dose each absorption field with an effluent dose that is between 75% and 85% of its volume. The pumps will alternate, so that no one pump is doing all the work.

For the glamping system, directly after the pump discharge will be a pipe manifold. This manifold will have a pipe to each absorption field. Each pipe will also have a solenoid valve to control flow in the pipe. A Programmable Logic Controller (PLC) will be used to open solenoid valves as the pumps turn on, as well as to control volumes pumped to each field. The PLC will alternate solenoid valves, so that only one field is dosed at a time, and the valves will open sequentially.

The dosing tank for the main lodge can be located at a higher elevation than the associated absorption field, so that a siphon dosing tank can be employed. This gravity-functioning tank will alternate between the two absorption fields.

### **Absorption Fields**

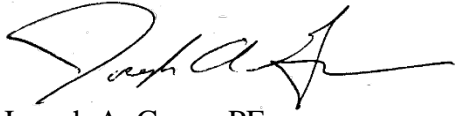
Six absorption fields will be used to discharge the effluent to the ground for the glamping system, two for the main lodge and a single absorption field for the maintenance building and manager's house. The absorption fields will be conventional pipe and stone trench fields with a pre-cast concrete distribution box.

### **Rest Periods and Reserve Areas**

Since the resort is planned to be operated year around, there is no specific periods of rest for the facility's absorption fields. Therefore, reserve areas have been identified should field replacement be required in the future.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph A. Garso', with a stylized, elongated 'A' and a horizontal flourish extending to the right.

Joseph A. Garso, PE

## ARCHITECTURAL RENDERINGS





**TERRAMOR.**

550 N 31st Street  
Billings, MT 59101

Architect:

Phinney Design Group  
142 Grand Ave.  
Saratoga Springs, NY 12866

Civil Engineer:

North Woods Engineering  
348 Lake Street  
Saranac Lake, NY 12983

Surveyor:

Ausfeld & Waldruff  
323 Clinton Street  
Schenectady, NY 12305

Project Title:

**Terramor  
Lake Placid**

77 Fox Farm Road  
Wilmington, New York 12997

ISSUED FOR:  
REGULATORY PERMITTING

Project No.:	2021136
Design:	MRP/ECA/AEP
Drawn:	AEP      Ch'kd: ECA
Date:	10/14/2022      Scale: NTS

Rev.	Description:	Date:

Drawing Title

**LODGE  
RENDERINGS**

Drawing No.

**A1-8**





**TERRAMOR.**

550 N 31st Street  
Billings, MT 59101

Architect:  
Phinney Design Group  
142 Grand Ave.  
Saratoga Springs, NY 12866

Civil Engineer:  
North Woods Engineering  
348 Lake Street  
Saranac Lake, NY 12983

Surveyor:  
Ausfeld & Waldruff  
323 Clinton Street  
Schenectady, NY 12305

**Terramor  
Lake Placid**

77 Fox Farm Road  
Wilmington, New York 12997

ISSUED FOR:  
REGULATORY PERMITTING

Project No.:	2021136
Design:	MRP/ECA/AEP
Drawn:	AEP     Ch'k'd: ECA
Date:	10/14/2022     Scale: NTS

Rev.	Description:	Date:

**LODGE  
RENDERINGS**

**A1-9**





**TERRAMOR.**

550 N 31st Street  
Billings, MT 59101

Architect:

Phinney Design Group  
142 Grand Ave.  
Saratoga Springs, NY 12866

Civil Engineer:

North Woods Engineering  
348 Lake Street  
Saranac Lake, NY 12983

Surveyor:

Ausfeld & Waldruff  
323 Clinton Street  
Schenectady, NY 12305

Project Title:

**Terramor  
Lake Placid**

77 Fox Farm Road  
Wilmington, New York 12997

ISSUED FOR:  
REGULATORY PERMITTING

Project No.:	2021136
Design:	MRP/ECA/AEP
Drawn:	AEP      Ch'kd: ECA
Date:	10/14/2022      Scale: NTS

Rev.	Description:	Date:

Drawing Title

**LODGE  
RENDERINGS**

Drawing No.

**A1-10**





**TERRAMOR.**

550 N 31st Street  
Billings, MT 59101

Architect:

Phinney Design Group  
142 Grand Ave.  
Saratoga Springs, NY 12866

Civil Engineer:

North Woods Engineering  
348 Lake Street  
Saranac Lake, NY 12983

Surveyor:

Ausfeld & Waldruff  
323 Clinton Street  
Schenectady, NY 12305

Project Title:

**Terramor  
Lake Placid**

77 Fox Farm Road  
Wilmington, New York 12997

ISSUED FOR:  
REGULATORY PERMITTING

Project No.: 2021136  
Design: MRP/ECA/AEP  
Drawn: AEP Ch'kd: ECA  
Date: 10/14/2022 Scale: NTS

Rev.	Description:	Date:

Drawing Title

**LODGE  
RENDERINGS**

Drawing No.

**A1-11**





**TERRAMOR.**

550 N 31st Street  
Billings, MT 59101

Architect:

Phinney Design Group  
142 Grand Ave.  
Saratoga Springs, NY 12866

Civil Engineer:

North Woods Engineering  
348 Lake Street  
Saranac Lake, NY 12983

Surveyor:

Ausfeld & Waldruff  
323 Clinton Street  
Schenectady, NY 12305

Project Title:

**Terramor  
Lake Placid**

77 Fox Farm Road  
Wilmington, New York 12997

ISSUED FOR:  
REGULATORY PERMITTING

Project No.:	2021136
Design:	MRP/ECA/AEP
Drawn:	AEP     Ch'kd: ECA
Date:	10/14/2022     Scale: NTS

Rev.	Description:	Date:

Drawing Title

**LODGE  
RENDERINGS**

Drawing No.

**A1-12**





Rev.	Description:	Date:





Rev.	Description:	Date:





Rev.	Description:	Date:





Project No.:	2021136
Design:	MRP/AEP
Drawn:	AEP     Ch'kd: ECA
Date:	10/14/2022     Scale: NTS

Rev.	Description:	Date:





Project No.:	2021136
Design:	MRP/AEP
Drawn:	AEP    Ch'kd: ECA
Date:	10/14/2022    Scale: NTS

Rev.	Description:	Date:





Rev.	Description:	Date:



## ARCHITECTURAL PLANS FOR TENTS, MANAGER'S HOUSE AND EMPLOYEE HOUSING

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PROYECT: KOA-TERRAMOR

ITEM:  
**MANAGER HOUSING  
MODEL UNIT PLAN**

DATE: 10-04-2022

SCALE: NOT SCALED

DIMENSIONS: MT-FT

SHEET: 1/3

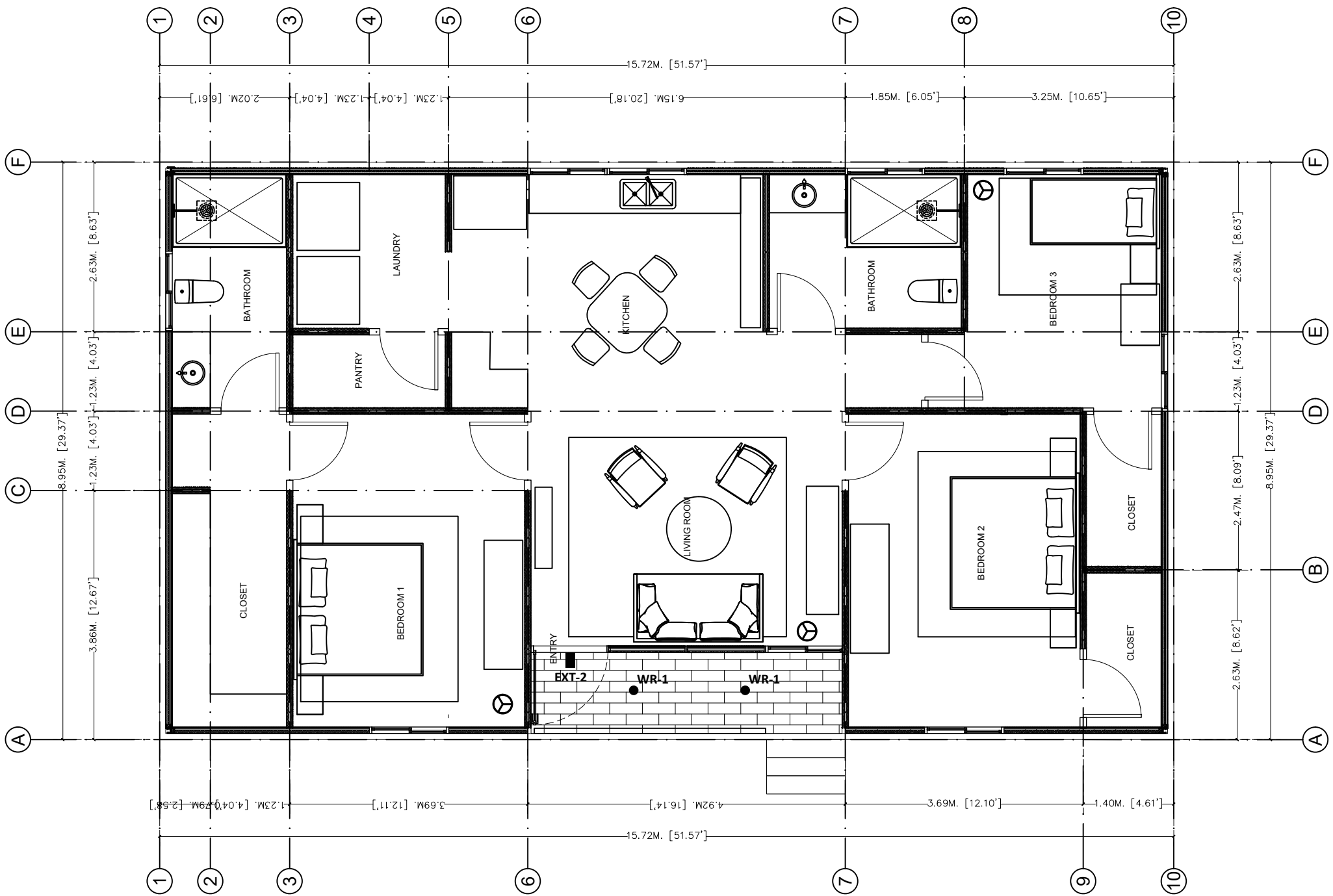
DRAWN BY: ALVARO TRILLO

REV	DATE	COMMENTS
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GENRAL DIMENSIONS:  
AS NOTED

NOTES:

- MEASUREMENT OVER DRAWING
- DIMENSIONS IN METERS
- VERIFY MEASUREMENTS ON SITE



PRELIMINARY  
ARCHITECTURAL  
FLOOR PLAN

PLAN VIEW

ESC: N/A

PRELIMINARY  
ARCHITECTURAL  
ELEVATION

Architectural elevation drawing of the front view of a building. The drawing shows a single-story structure with a gabled roof and horizontal siding. A central window is visible. Dimensions are provided in meters and feet. Key dimensions include: total width 8.95M [29.37'], total height 4.68M [15.35'], and various section widths and heights.

FRONT VIEW  
ESC: N/A

Architectural elevation drawing of the rear view of a building. The drawing shows a single-story structure with a gabled roof and horizontal siding. A central window is visible. Dimensions are provided in meters and feet. Key dimensions include: total width 8.95M [29.37'], total height 4.68M [15.35'], and various section widths and heights.

REAR VIEW  
ESC: N/A

<div>Inoc△mp</div> <div>PROYECT: KOA-TERRAMOR</div>	ITEM: MANAGER HOUSING MODEL UNIT ELEVATIONS	DATE: 10-04-2022	REV	DATE	COMMENTS	<div>GENRAL DIMENSIONS: AS NOTED</div> <div>NOTES: -MEASUREMENT OVER DRAWING -DIMENSIONS IN METERS -VERIFY MEASUREMENTS ON SITE</div>
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		DIMENSIONS: MT-FT				
		SHEET: 2/3				
		DRAWN BY: ALVARO TRILLO				

ESC: N/A

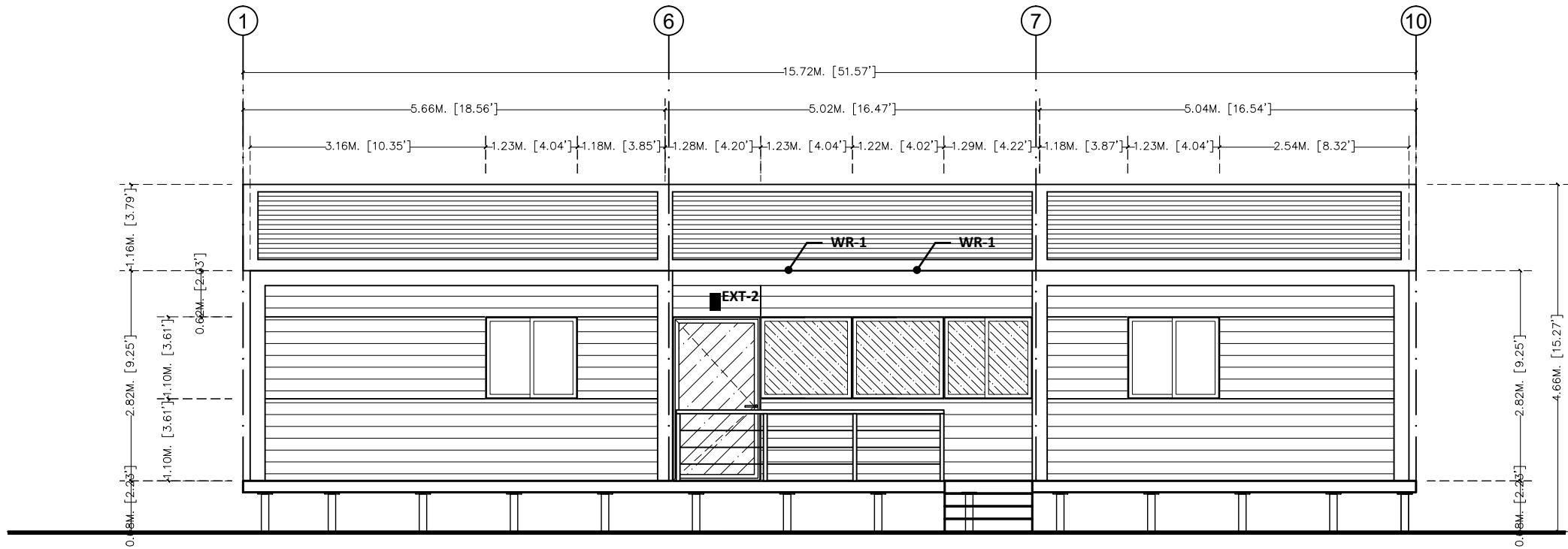
ESC: N/A



DATE: 10-04-2022	REV	DATE	COMMENTS
SCALE: NOT SCALED			
DIMENSIONS: MT-FT			
SHEET: 2/3			
DRAWN BY: ALVARO TRILLO			

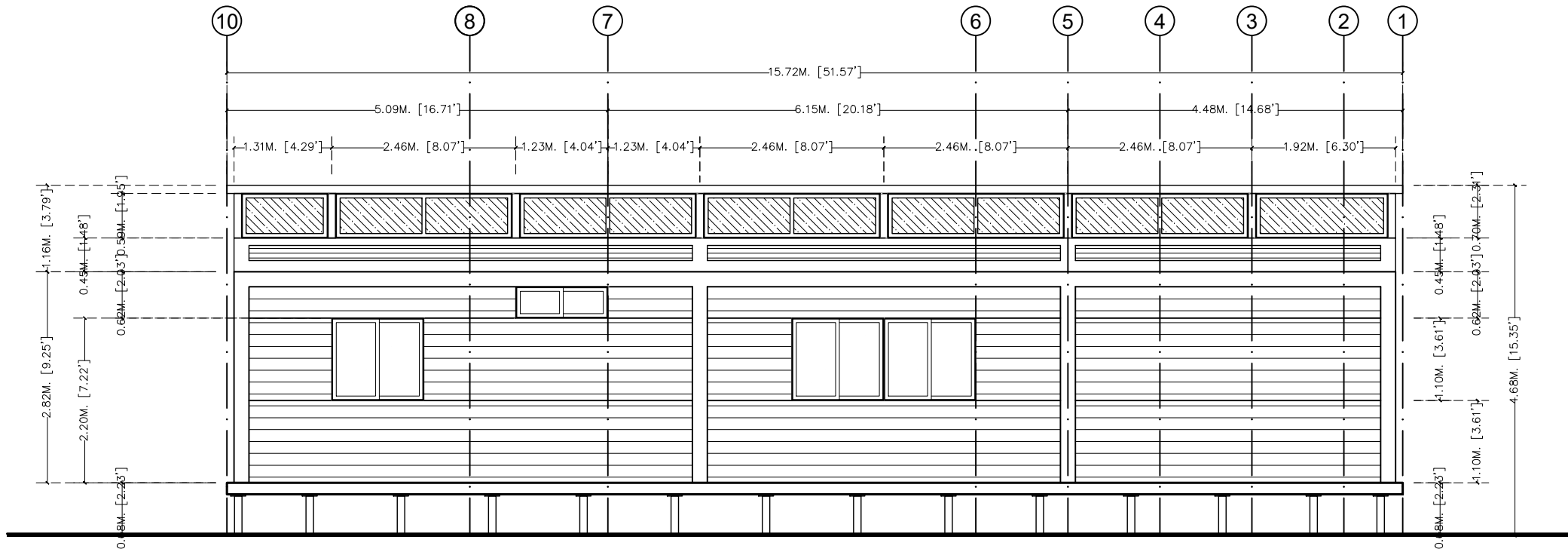
**NOTES:**

- MEASUREMENT OVER DRAWING
- DIMENSIONS IN METERS
- VERIFY MEASUREMENTS ON SITE



SIDE VIEW  
ESC: N/A

PRELIMINARY  
ARCHITECTURAL  
ELEVATION



SIDE VIEW  
ESC: NA



PROYECT: KOA-TERRAMOR

ITEM:  
MANAGER HOUSING  
MODEL UNIT ELEVATIONS

DATE: 10-04-2022

SCALE: NOT SCALED

DIMENSIONS: MT-FT

SHEET: 3/3

DRAWN BY: ALVARO TRILLO

REV DATE COMMENTS

GENRAL DIMENSIONS:  
AS NOTED

NOTES:  
-MEASUREMENT OVER DRAWING  
-DIMENSIONS IN METERS  
-VERIFY MEASUREMENTS ON SITE





PROYECT: KOA-TERRAMOR

ITEM: **EMPLOYEE  
HOUSING MODEL UNIT  
PLAN**

DATE: 09-26-2022

SCALE: NOT SCALED

DIMENSIONS: MT-FT

SHEET: 1/3

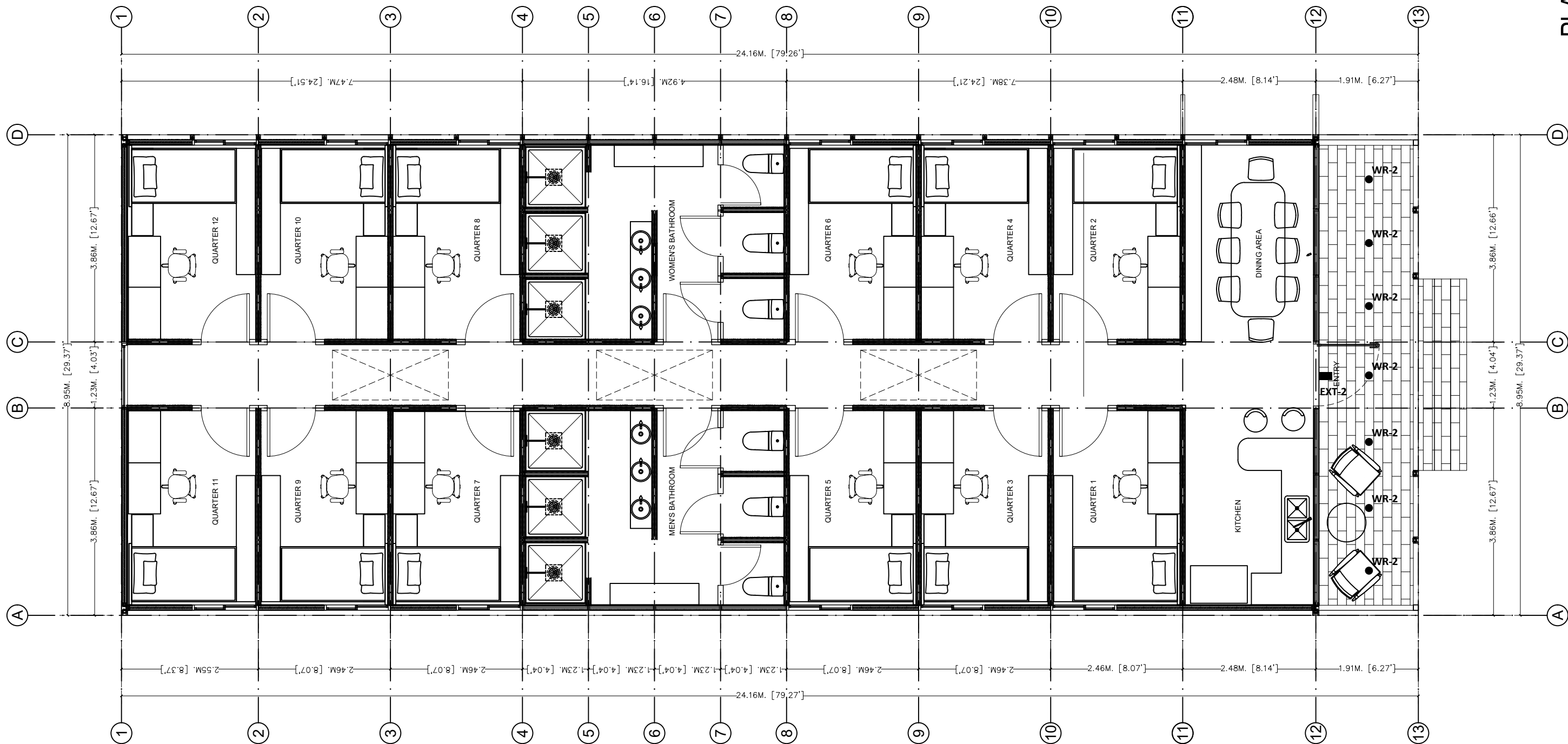
DRAWN BY: ALVARO TRILLO

REV	DATE	COMMENTS
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GENRAL DIMENSIONS:  
AS NOTED

NOTES:

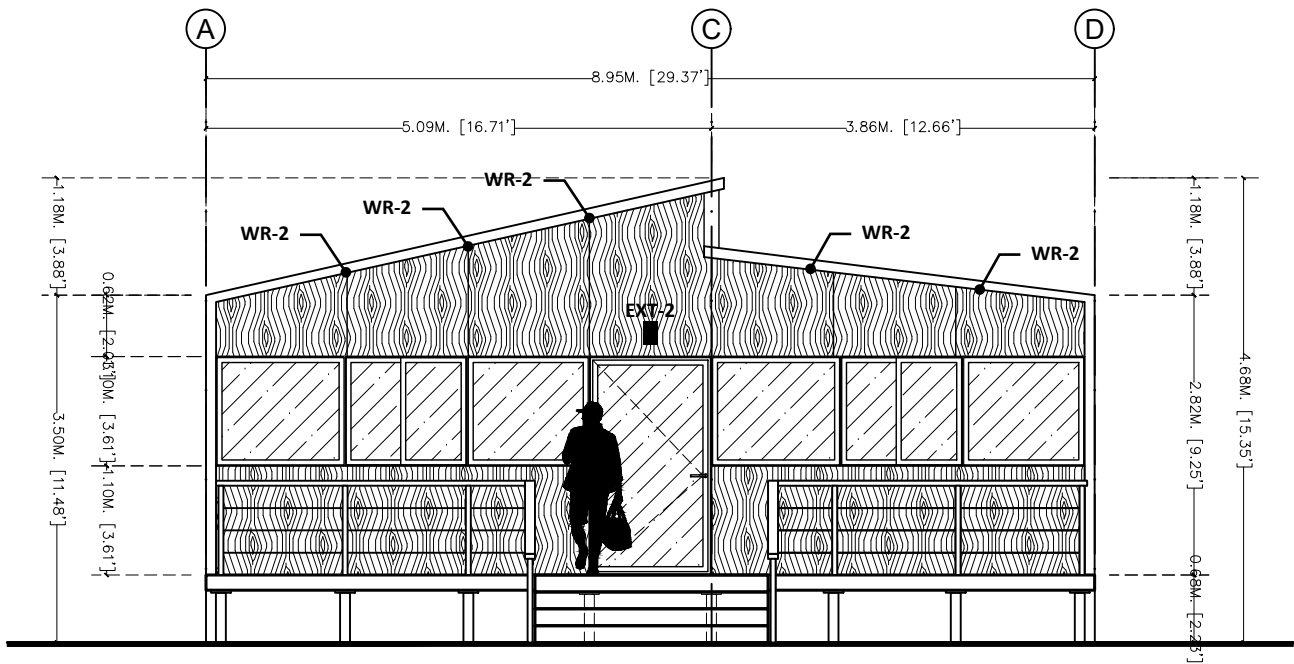
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- DIMENSIONS IN METERS
- VERIFY MEASUREMENTS ON SITE



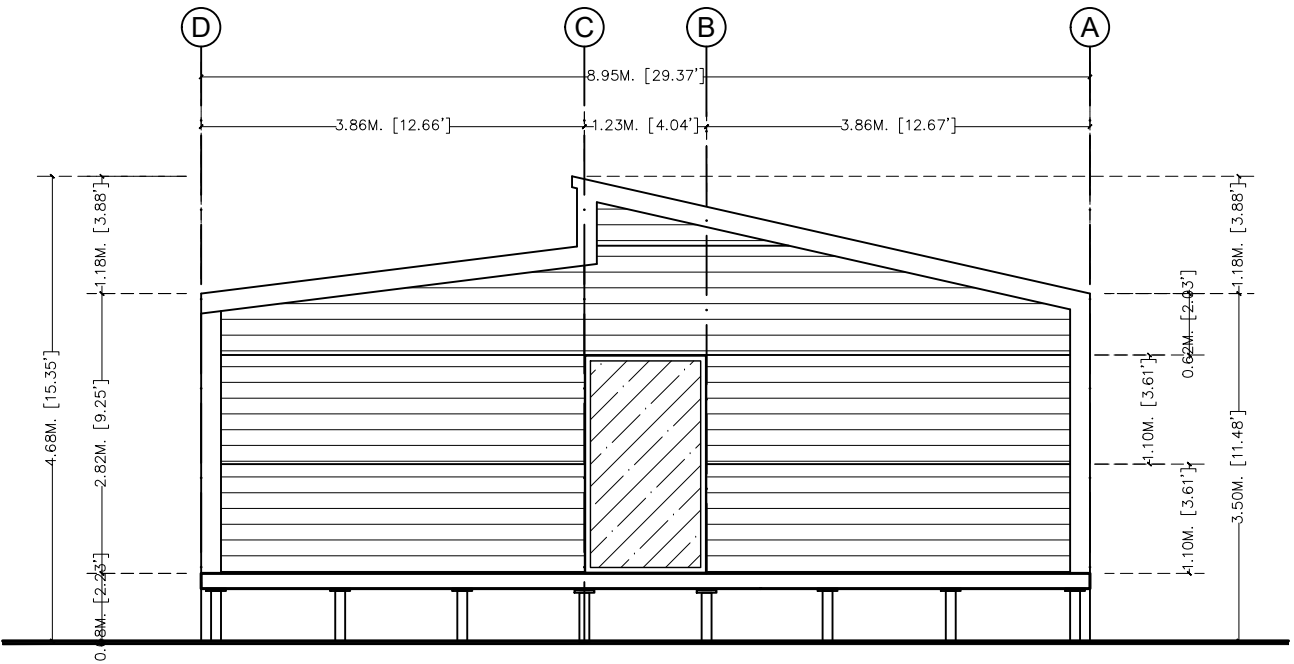
PRELIMINARY  
ARCHITECTURAL  
FLOOR PLAN

PLAN VIEW  
ESC: N/A

PRELIMINARY  
ARCHITECTURAL  
ELEVATION



FRONT VIEW  
ESC: N/A



REAR VIEW  
ESC: N/A



PROYECT: KOA-TERRAMOR

ITEM: **EMPLOYEE  
HOUSING MODEL UNIT  
ELEVATIONS**

DATE: 09-26-2022

SCALE: NOT SCALED

DIMENSIONS: MT-FT

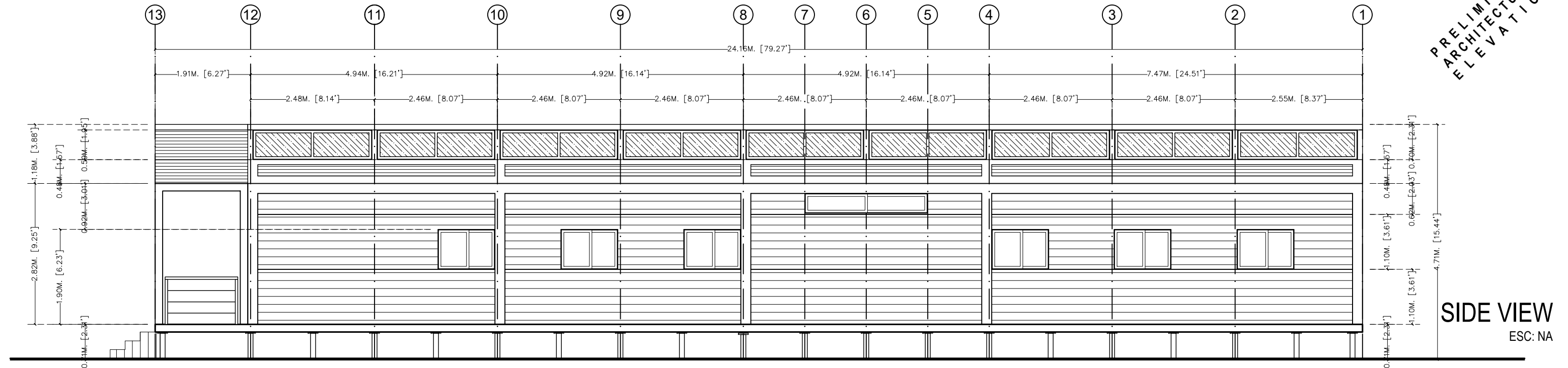
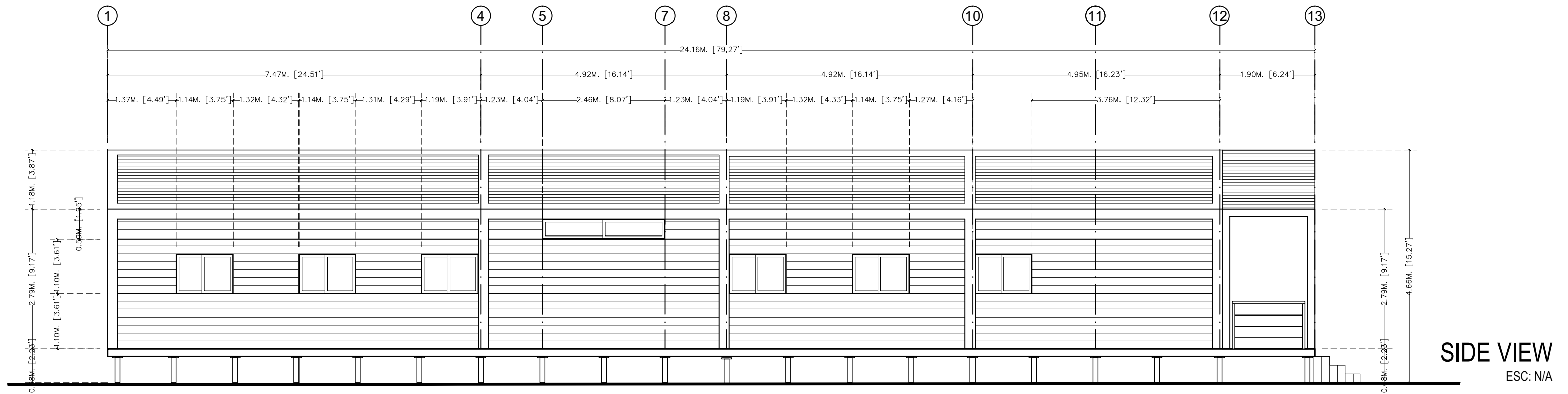
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DRAWN BY: ALVARO TRILLO

REV DATE COMMENTS

GENRAL DIMENSIONS:  
AS NOTED

NOTES:  
-MEASUREMENT OVER DRAWING  
-DIMENSIONS IN METERS  
-VERIFY MEASUREMENTS ON SITE



PRELIMINARY  
ARCHITECTURAL  
ELEVATION



**PROYECT: KOA-TERRAMOR**

ITEM: EMPLOYEE  
HOUSING MODEL UNIT  
ELEVATIONS

DATE: 09-26-2022

**SCALE: NOT SCALED**

**DIMENSIONS: MT-FT**

**SHEET: 3/3**

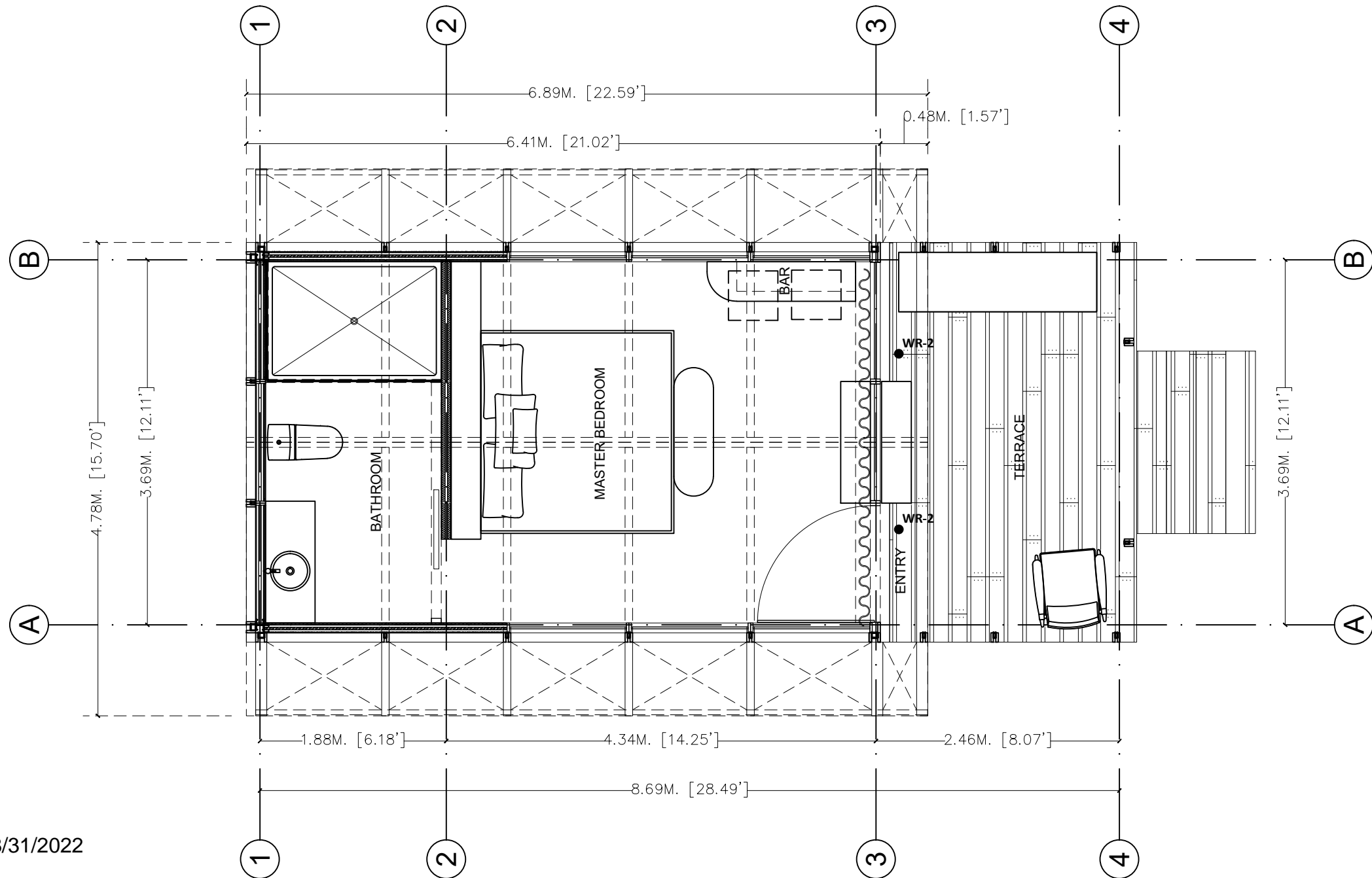
**DRAWN BY: ALVARO TRILLO**

REV	DATE	COMMENTS
-----	------	----------

**GENERAL DIMENSIONS:**  
AS NOTED

**NOTES:**

- MEASUREMENT OVER DRAWING
- DIMENSIONS IN METERS
- VERIFY MEASUREMENTS ON SITE



Mary Jager

08/31/2022

**APPROVED**

By Mary Jager at 2:43 pm, Aug 31, 2022

PRELIMINARY  
ARCHITECTURAL  
FLOOR PLAN



PROYECT: KOA-TERRAMOR

ITEM:  
HARD SIDED UNIT  
SMALL X2 (300sqft)

DATE: 01-08-2022

SCALE: AS INDICATED

DIMENSIONS: MT-FT

SHEET: -/-

DRAWN BY: OSWALDO SOLORIO

REV DATE COMMENTS

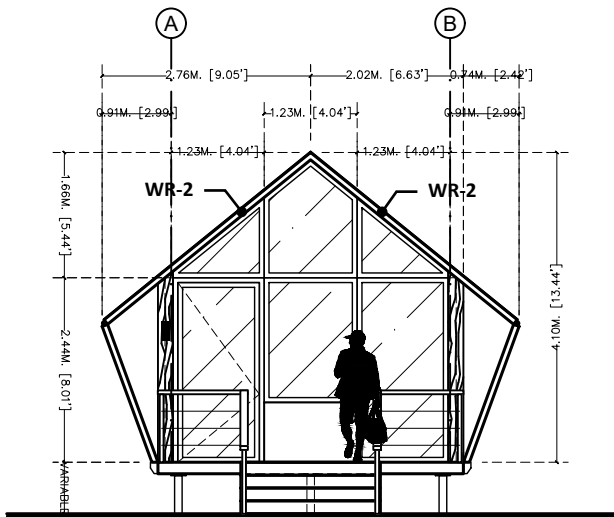
01 15-03-2022

02 01-08-2022 TO BE REVIEWED

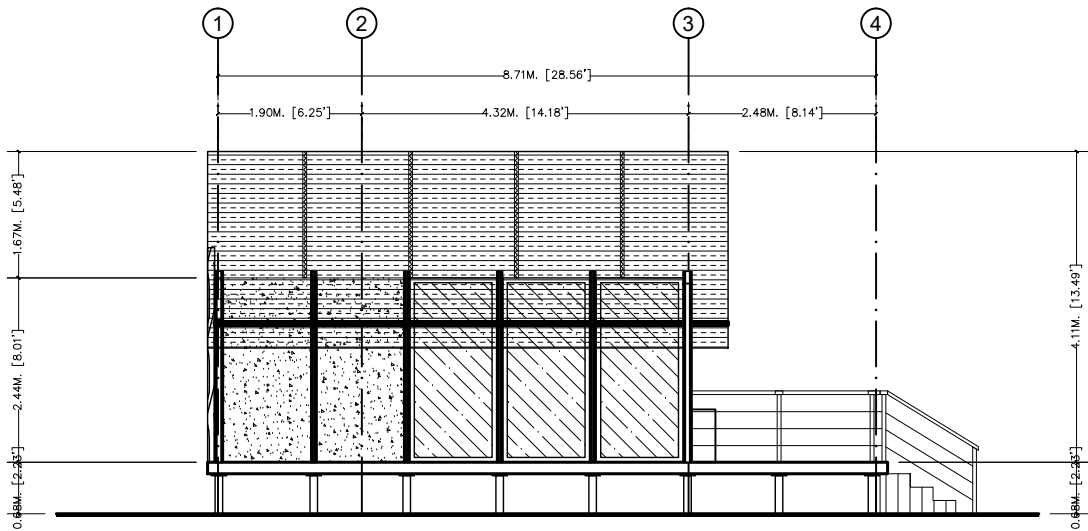
GENRAL DIMENSIONS:  
AS NOTED

NOTES:

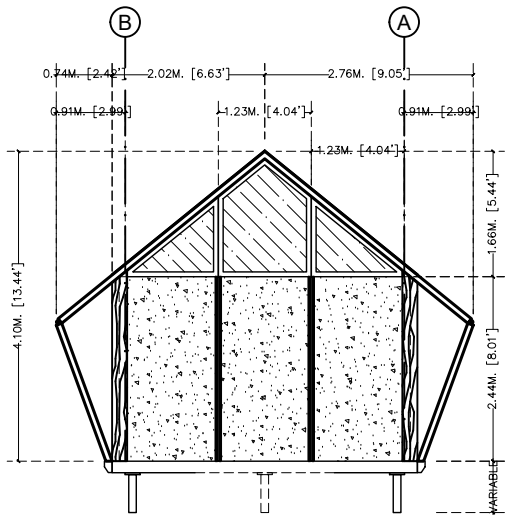
- MEASUREMENT OVER DRAWING
- DIMENSIONS IN METERS
- VERIFY MEASUREMENTS ON SITE



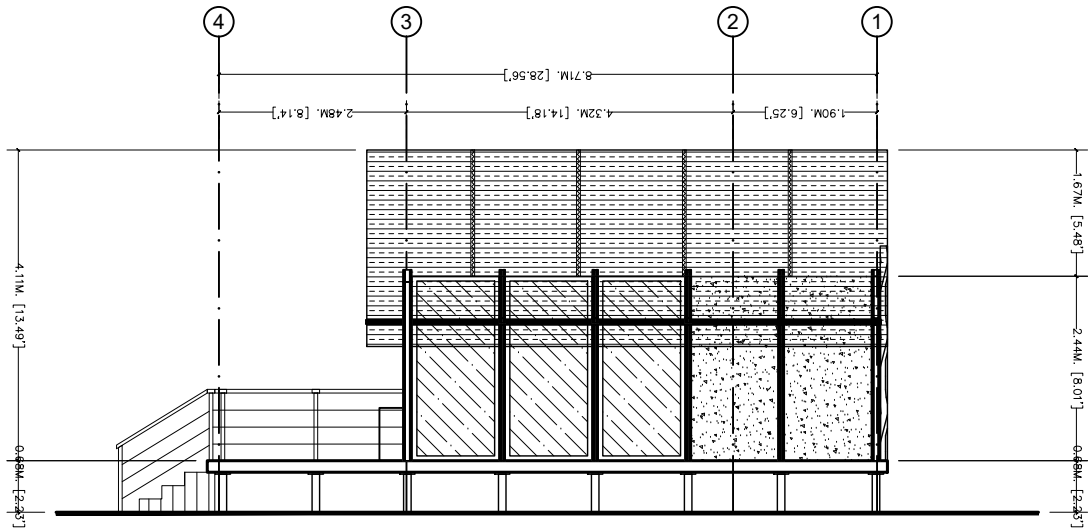
FRONT VIEW  
ESC:1/100




SIDE VIEW  
ESC:1/100

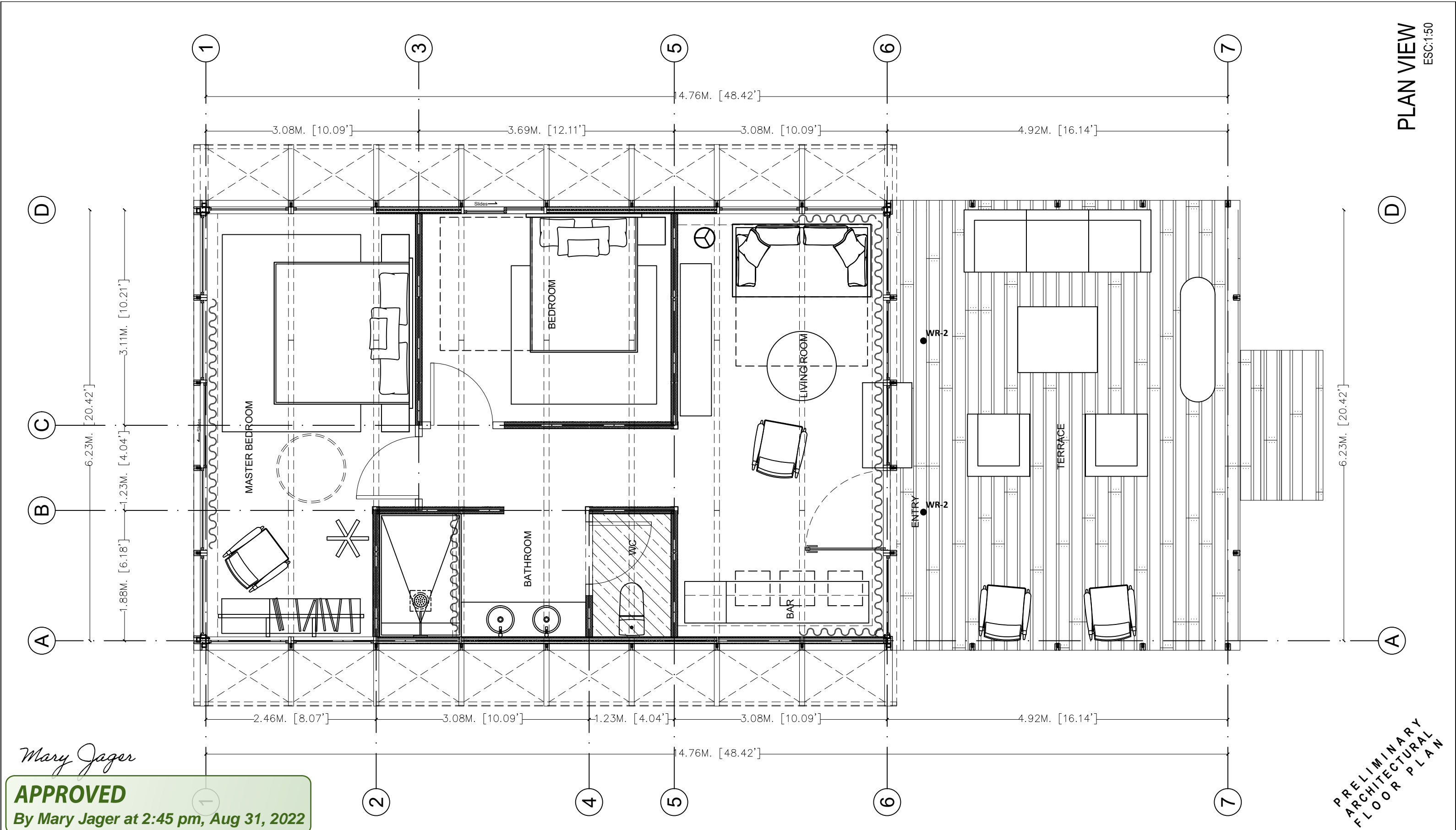


REAR VIEW  
ESC:1/100



PRELIMINARY  
ARCHITECTURAL  
FLOOR PLAN  
SIDE VIEW  
ESC:1/100

 PROYECT: KOA-TERRAMOR	ITEM: HARD SIDED UNIT SMALL X2 (300sqft)	DATE: 01-08-2022	REV	DATE	COMMENTS	GENRAL DIMENSIONS: AS NOTED	NOTES: -MEASUREMENT OVER DRAWING -DIMENSIONS IN METERS -VERIFY MEASUREMENTS ON SITE
		SCALE: AS INDICATED	01	15-03-2022			
		DIMENSIONS: MT-FT	02	01-08-2022	TO BE REVIEWED		
		SHEET: -/-					
		DRAWN BY: OSWALDO SOLORIO					

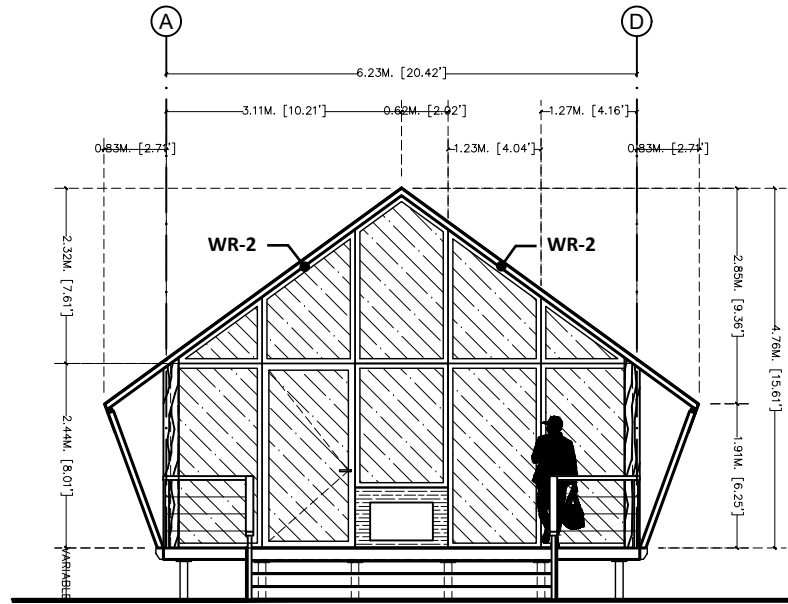


Mary Jager

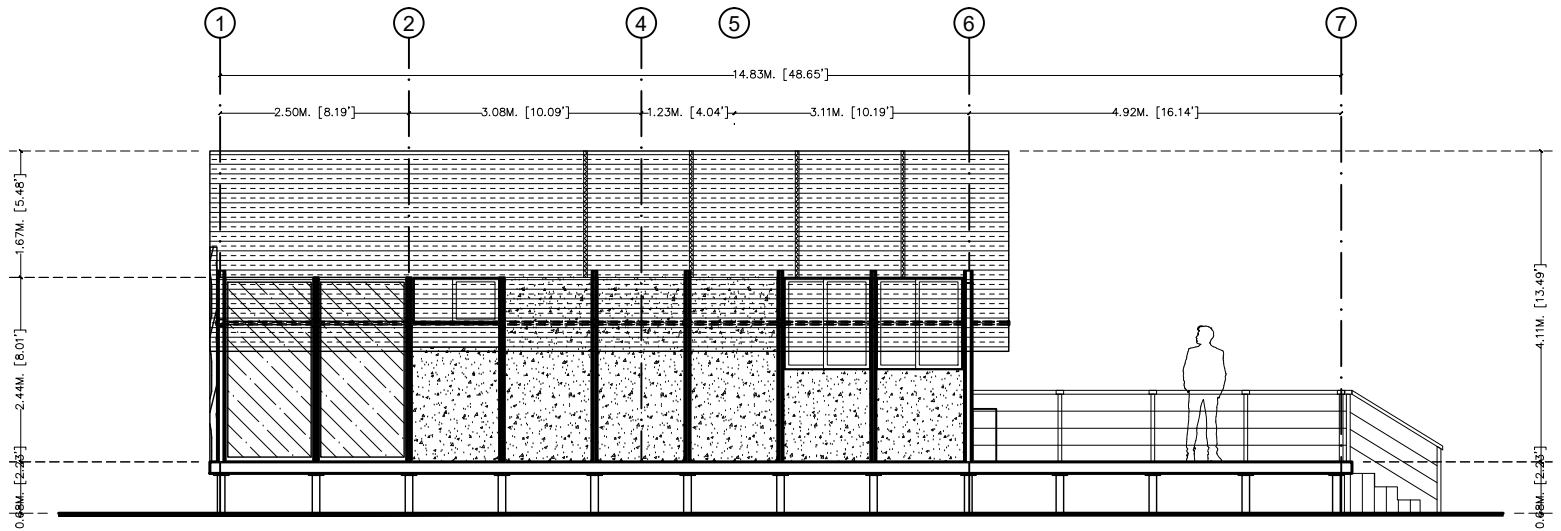
**APPROVED**

By Mary Jager at 2:45 pm, Aug 31, 2022

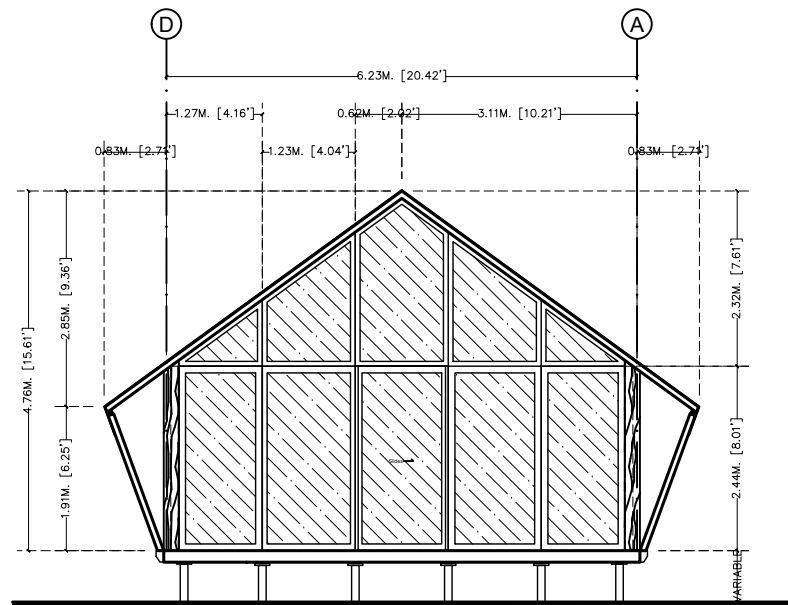
	ITEM: HARD SIDED UNIT LARGE X2 (900sqft)	DATE: 15-03-2022	REV	DATE	COMMENTS		NOTES: -MEASUREMENT OVER DRAWING -DIMENSIONS IN METERS -VERIFY MEASUREMENTS ON SITE
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		DIMENSIONS: MT-FT					
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PROYECT: KOA-TERRAMOR						GENRAL DIMENSIONS: AS NOTED	



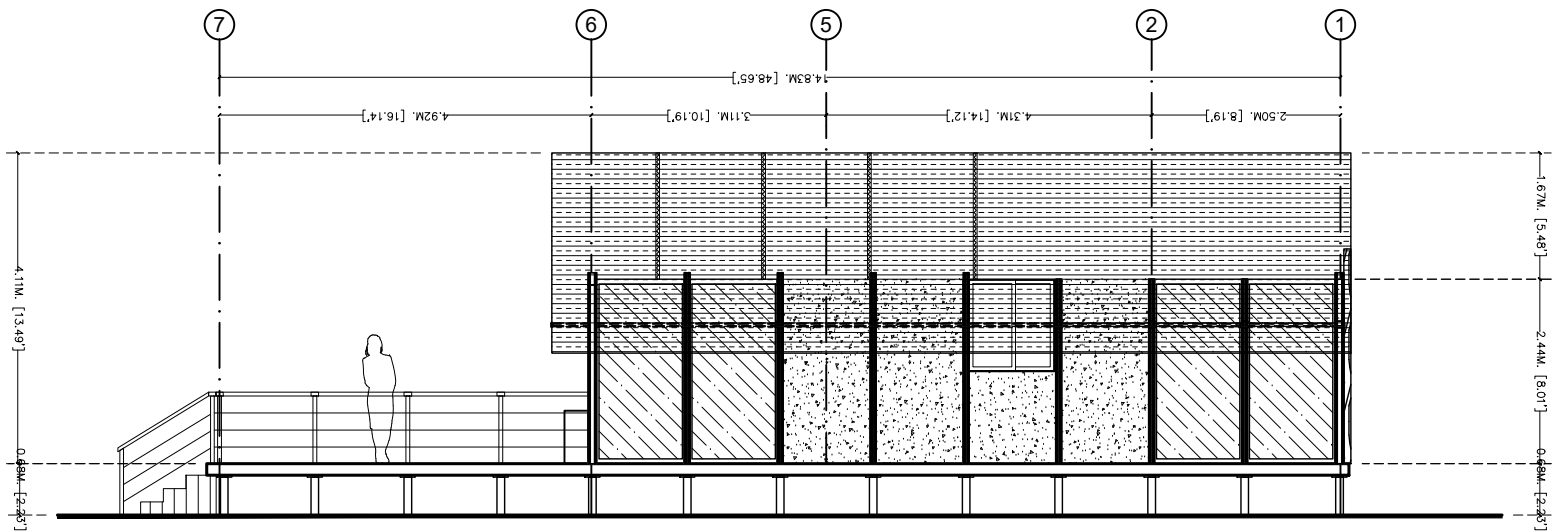
FRONT VIEW  
ESC:1:100



SIDE VIEW  
ESC:1:100



REAR VIEW  
ESC:1:100



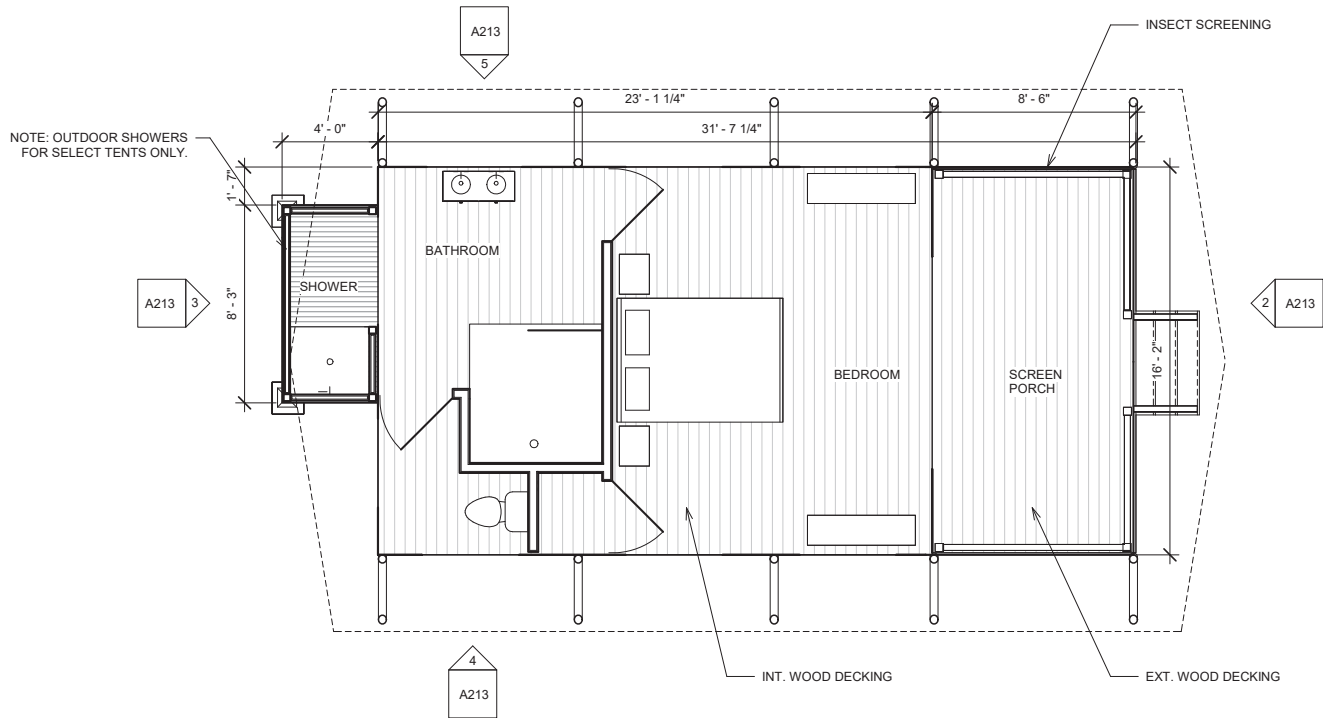
PRELIMINARY  
ARCHITECTURAL  
FLOOR PLAN  
SIDE VIEW  
ESC:1:100

PROYECT: KOA-TERRAMOR	ITEM: HARD SIDED UNIT LARGE X2 (900sqft)	DATE: 115-06-2022	REV	DATE	COMMENTS	GENRAL DIMENSIONS: AS NOTED	NOTES: -MEASUREMENT OVER DRAWING -DIMENSIONS IN METERS -VERIFY MEASUREMENTS ON SITE
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		DIMENSIONS: MT-FT					
		SHEET: -/-					
		DRAWN BY: OSWALDO SOLORIO					

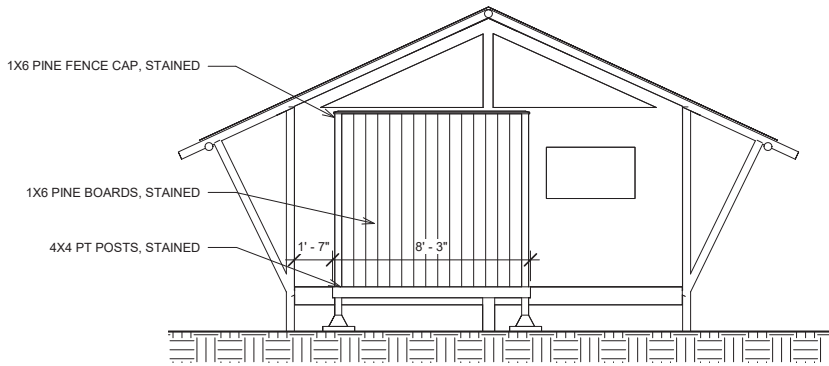


WOODY 35 SOFT-SIDED TENT

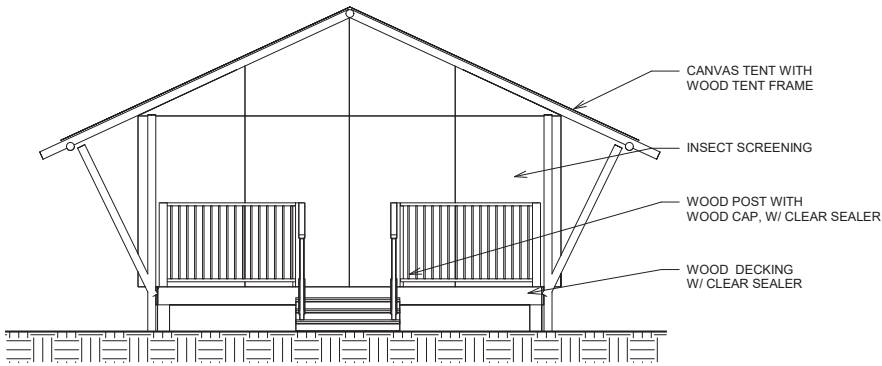
PLANS BY DGC ARCHITECTS  
ELLSWORTH, MAINE



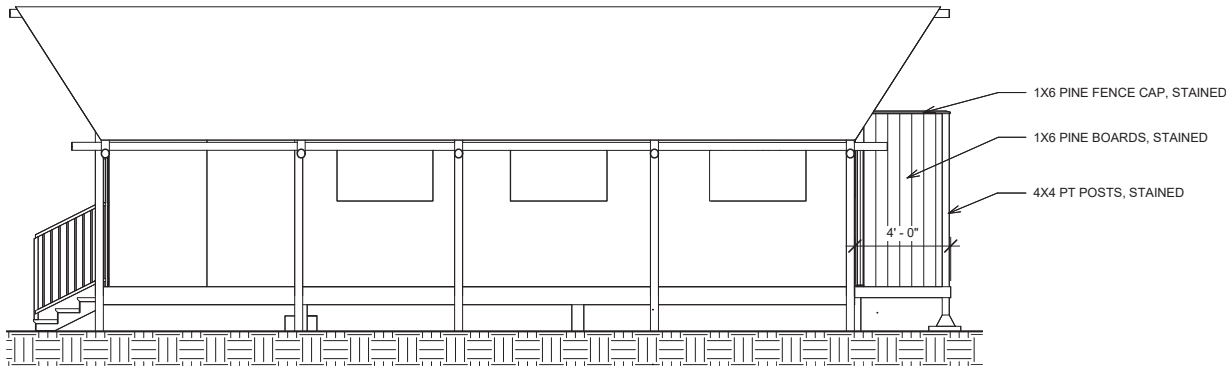
1 FLOOR PLAN  
1/8"= 1'-0"



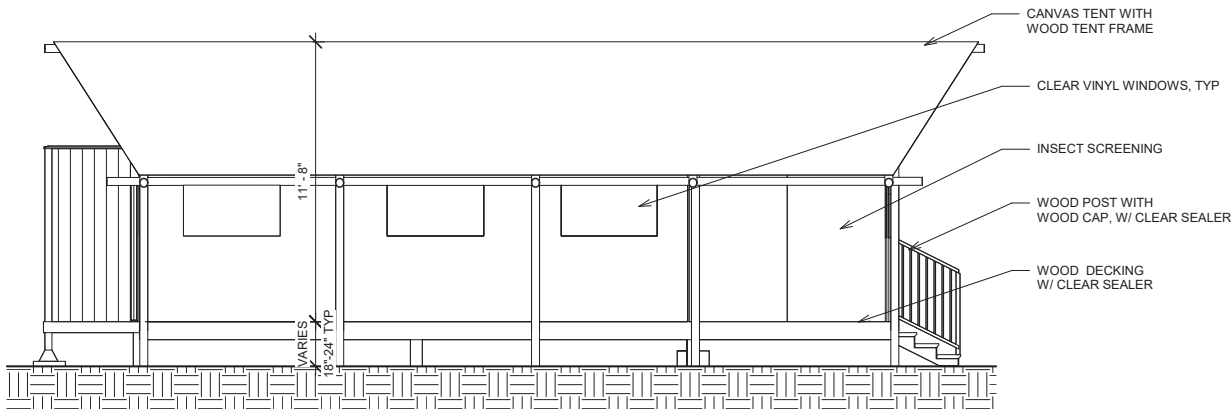
3 REAR ELEVATION  
1/8"= 1'-0"



2 FRONT ELEVATION  
1/8"= 1'-0"



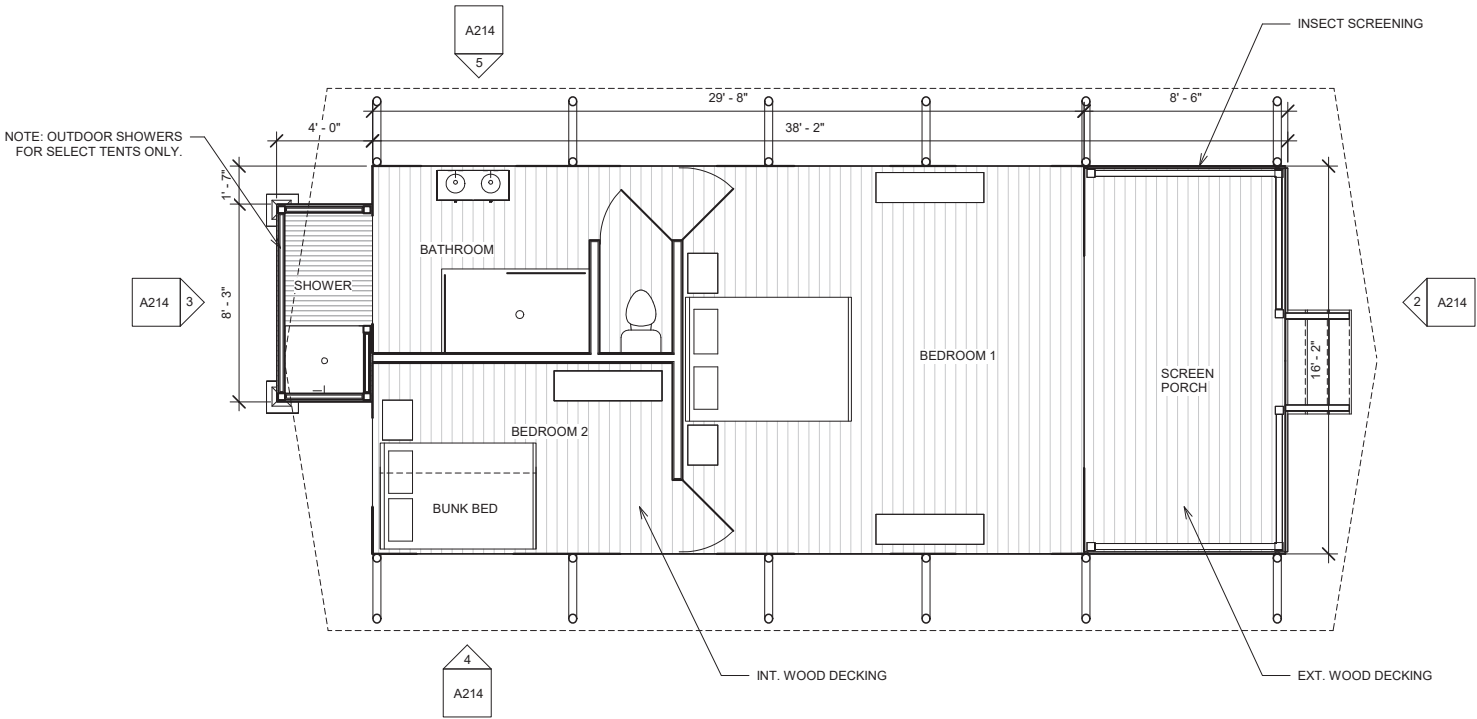
5 LEFT ELEVATION  
1/8"= 1'-0"



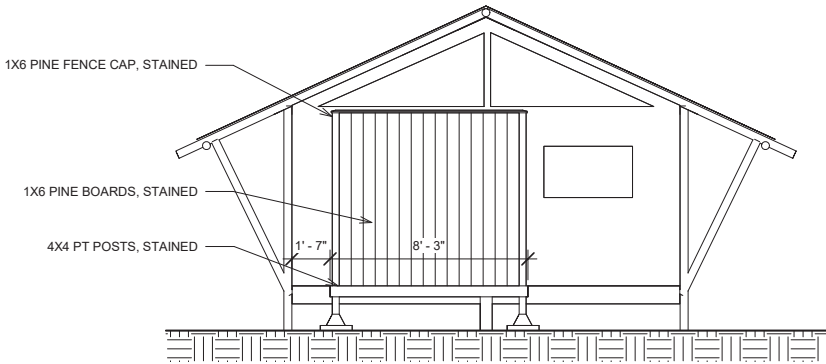
4 RIGHT ELEVATION  
1/8"= 1'-0"

WOODY 45 SOFT-SIDED TENT

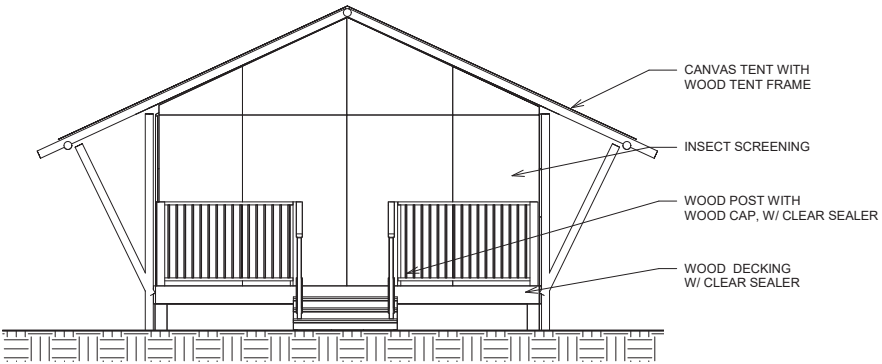
PLANS BY DGC ARCHITECTS  
ELLSWORTH, MAINE



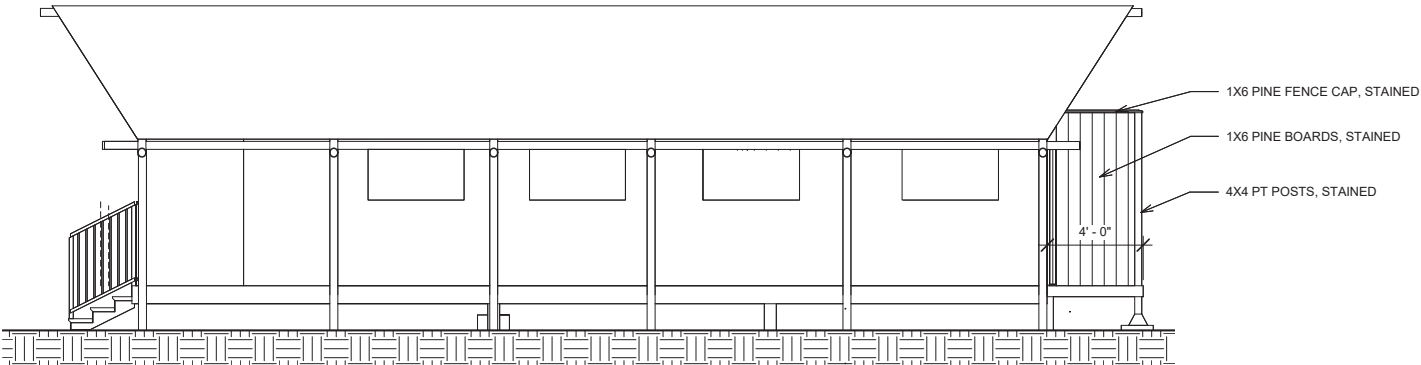
1 FLOOR PLAN  
1/8"= 1'-0"



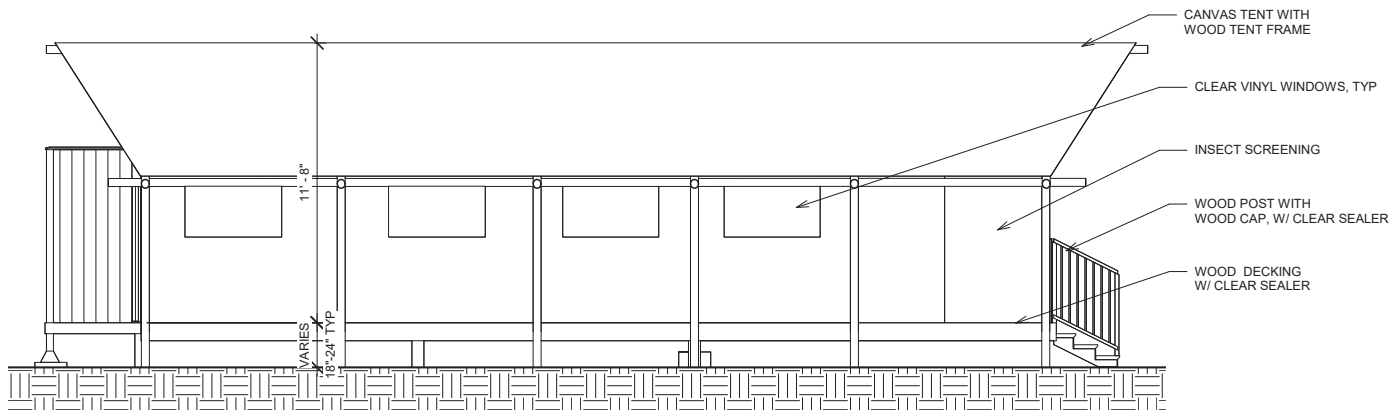
3 REAR ELEVATION  
1/8"= 1'-0"



2 FRONT ELEVATION  
1/8"= 1'-0"



5 LEFT ELEVATION  
1/8"= 1'-0"



4 RIGHT ELEVATION  
1/8"= 1'-0"

**Terramor Lake Placid**

**AREA VARIANCE REQUEST AND APPLICATION OF VARIANCE STANDARDS**

**October 14, 2022**

Contents

- 1. Introduction
- 2. Description of Variance Sought
- 3. Application of Variance Standards
- Attachment 1 Completed Town Variance Application Form

**1. Introduction**

Kampgrounds of America Inc. d/b/a/ Terramor Outdoor resort seeks an area variance for the placement of 6 glamping tents within the 200 feet river setback in the Waterfront Overlay District per Article VI of the Zoning Ordinance:

C. Development regulations.

(1) Setback requirements.

(a) The minimum setback from the high water mark of the river shall be 200 feet for principal and accessory buildings.

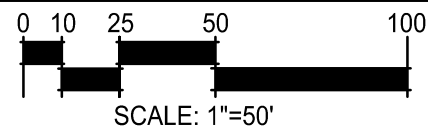
(b) Structures demonstrated to be directly related to the Ausable River may be authorized within the required setback distance; however, the Planning Board shall have the authority to impose additional conditions at the time of site plan review as may be warranted such as buffering or screening.

**2. Description of Variance Sought**

An area variance is sought for the placement of tents VT-1 through VT-6 on the figure on the next page. Four (4) of the 6 tents are proposed for locations where there are existing tents or cabins that are being removed. The following table provides the amount of variance being sought.

## Tent Variance Diagram

10/14/2022



### **Tents Proposed Within 200 Feet Waterfront Overlay District River Setback**

<b>Tent ID</b>	<b>Replacement?</b>	<b>Existing Distance (ft.)</b>	<b>Proposed Distance (ft.)</b>
VT-1	Y	135'	127'
VT-2	Y	93'	93'
VT-3	Y	100'	100'
VT-4	Y	96'	96'
VT-5	N	n/a	172'
VT-6	N	n/a	188'

Of the replacement tents, only VT1 is slightly closer to the river (8 feet) than the tents/cabin they are replacing.

The amount of relief being sought from the 200 feet setback standard ranges from 12 to 104 feet for all tents, including replacement tents. For just the 2 new tents within the setback, the amounts of relief sought are 18 feet and 12 feet for tents VT-5 and VT-6, respectively.

No removal of vegetation beyond the immediate vicinity of the proposed tents is proposed. See the plan set that is part of the overall project application.

### **3. Application of Variance Standards**

Article XI of the Zoning Ordinance contains a section entitled Area Variance Criteria and Standards. In Subsection B there are five tests that the Board considers when deciding on an application. Not all five tests are required to be met in order for the Board to grant the area variance.

#### **Area Variance Criteria and Standards**

A. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of an administrative official charged with the enforcement of this Code, to grant area variances from the area or dimensional requirements of this Code.

B. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against any detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following tests. Not all five tests are required to be met in order to grant the area variance.

(1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) Whether the requested area variance is substantial;

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

(5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.

C. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The following discusses the variance being sought and the five tests in subsection B of the Code.

(1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

- There will not be a change in the character of the neighborhood or a detriment to nearby properties. The area on the site where the 6 tents requiring the variance are located is removed from any structures on nearby properties. The nearest residence on the same side of the river as the campground is nearly 1,400 feet away at 33 Pine Ridge Lane which is located to the east of the campground. There is no line of sight between the nearest residence and the tent locations near the river. On the west side of the river, NYS owns the land that includes the flume which extends about 1,100 feet downriver from the Route 86 bridge. Further downstream is a vacant residential parcel (Miller and Hewitt, 26.1-1-31.000) and then a 1 family residential parcel (Paolini, 26.1-1-30.000). The house on Paolini is approximately 750 feet away separated by wooded lands. The existing tents that are in the area of the site where proposed tents require a variance are not visible to people recreating at the flume. The proposed tents will not be closer to the river than the existing tents are, and are also expected to not to be visible from the river corridor.

(2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

- The benefit to the applicant is to have tents available to rent to guests in the area of the site where the sound of the river produces a very desirable aesthetic setting. These will be premium tent sites. Steep slopes in this general part of the site limit alternatives for siting tents. An attempt was made to locate the tents requiring the area variance in locations outside the 200 feet setback, but suitable locations are not available, and a variance is required.

(3) Whether the requested area variance is substantial;

- Of the 6 tents requiring the variance, 2 of them are located on or very near 200 feet setback line. The other 4 tents are replacements for existing glamping tents and a cabin and for which the amount of setback from the river will not be reduced with the exception of VT-1 which will be 8 feet closer. Terramor does not view this amount of relief as being substantial.

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

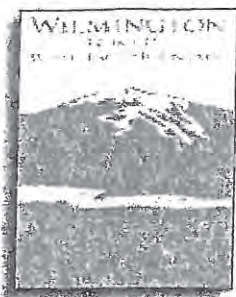


- The replacement of 3 existing tents and 1 cabin with 4 new tents and installing 2 additional tents will require some limited tree clearing and earthwork. All areas will be stabilized in accordance with the project sediment and erosion control plans and Stormwater Pollution Prevention Plan in this application. There will be 2 additional fire pits in this area which could increase the amount of campfire smoke. However, site-wide, there will be a substantial reduction in the number of fire pits. It is not anticipated that any of the six tents will be visible from across the river. None of these factors are anticipated to adversely affect the physical or environmental conditions in the neighborhood or district.

(5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.

- The need for the variance is self-created. Terramor sought to maximize the number of premium quality tent sites in this area of the site where the river can be heard. In doing so, only 2 additional tents are proposed within the setback with one located on the setback line and the other located just inside the setback line.

|



# Town Of Wilmington

## Zoning Board of Appeals

### Permit Application

☒ Area Variance ☐ Use Variance

#### Instructions:

All information requested by this application MUST be supplied, except where not applicable and so indicated.  
All applications must be accompanied by a sketch plan and preliminary plot as set forth in Article XI  
of the Land Use Code of the Town of Wilmington.  
Approval of this application DOES NOT eliminate the necessity of obtaining a building permit and/or certificate  
of occupancy.  
All applications must be accompanied by a \$20.00 application fee made payable to the "Town of Wilmington."

#### 1. APPLICANT INFORMATION

Name Kampgrounds of America Inc d/b/a Terramor Outdoor Resort  
Street Address 550 N 31st St.  
City Billings State MT Zip Code 59101  
Telephone ( 406 ) 671 - 9299

#### 2. SUBJECT PROPERTY OWNER INFORMATION

Name same as Applicant  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

#### 3. LOCATION OF SUBJECT PROPERTY

Street Address 77 Fox Farm Road

#### 4. LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

Moderate and Waterfront Overlay

#### 5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE

The proposed use is an 80 tent glamping campground with site amenities that include a lodge, swimming pool  
wellness tent, and event pavilion. Maintenance facilities and on-ste employee housing are also proposed.  
See the site plans and other components of the project application for details

#### 6. CONTACT INFORMATION

A. Name Kevin Franke, The LA Group  
Street Address 40 Long Alley  
City Saratoga Springs State NY Zip Code 12866  
Telephone ( 518 ) 587 - 8100  
☐ ARCHITECT ☐ DESIGNER ☒ ENGINEER ☐ FRANCHISOR ☐ SURVEYOR

B. Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
☐ ARCHITECT      ☐ DESIGNER      ☐ ENGINEER      ☐ FRANCHISOR      ☐ SURVEYOR

C. Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
☐ ARCHITECT      ☐ DESIGNER      ☐ ENGINEER      ☐ FRANCHISOR      ☐ SURVEYOR

**7. PRESENT USE OF PROPERTY**

KOA Campground with 117 RV sites, 88 tent sites and 55 cabins.

**8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES**

East: 3 residential vacant parcels and one single family residence (33 Pine Ridge Lane); South: Fox Farm Road;

West: residential vacant, State land, river; North: river

**9. Indicate the type, kind, construction, alteration or additions to all buildings contemplated, including accessory structures. NOTE: The applicant is cautioned that an approval of this application shall pertain ONLY to buildings specifically set forth in this application.**

The variance is sought for Woody 45 and Woody 35 soft sided tents. Dimensioned plans and a

photograph are attached to the end of this application form.

**10. GENERAL DESCRIPTION OF TOPOGRAPHY AND IMPROVEMENTS, including buildings of abutting lands:**

The campground is primarily proposed for the flat upper portion at elevation 1120-1130'. Topography drops steeply to the river to the west at 1000-1010 feet. The single family house to the east is at +/- 1146 feet.

**11. ROAD FRONTAGE OF ABUTTING ROADS (Indicate if public or private.)**

1,607 feet on public Fox Farm Road

**12. Height and number of stories of all buildings, alterations or additions when completed, and parking facilities to be provided**

All proposed structures are less than 40 feet tall and almost all are a single story. The lodge is a 2-story structure with a lower level walk out. Parking is provided at maintenance/employee housing and at each tent cluster.

**13. PUBLIC SERVICES AVAILABLE**

municipal water, fire and ems

**14. PROVISIONS TO BE MADE FOR WATER, SEWAGE, ETC., IN ADDITION TO AVAILABLE SERVICES ABOVE**

Project wastewater will be collected and disposed in a number of new community system leach fields constructed on the site. See the site plans that are part of this application.

**15. If subject property is a mobile home park or campground, applicant must furnish detailed information indicating compliance with the Town of Wilmington land use code under separate cover.**

☐ MOBILE HOME PARK    ☒ CAMPGROUND    ☐ NOT APPLICABLE

**16. If Sections 239-L and 239-M of the General Municipal Law of the State of New York are applicable, indicate date of approval by the Essex County Planning Board: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_** Town referral needed

**17. If there is prior approval of the State of New York, County of Essex, Town of Wilmington, or any agency, department, or representative state in the land use code of the Town of Wilmington, or as otherwise set forth herein, the applicant shall so indicate:** Applications are being submitted concurrently to APA, DOH, DEC and County DPW.

A. Government unit involved \_\_\_\_\_

B. Regulation or requirement involved \_\_\_\_\_

C. Date of approval \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**18. IF MULTIPLE DWELLINGS ARE CONTEMPLATED, INDICATE PROJECTED DENSITY PER ACRE**

80 tents/65.35 acres = 1.22 tents per acre

**19. ESTIMATED STARTING AND COMPLETION DATES OF WORK TO BE PERFORMED**

Construction Start Spring 2023, Construction End Spring 2024

**20. ADDRESS TO WHICH THE DECISION ON THIS APPLICATION SHOULD BE MAILED**

Kevin Franke, The LA Group

40 Long Alley

Saratoga Springs, NY 12866

**21. APPLICANT SIGNATURE** Kim White **DATE** 10/14/2022

*The following to be completed by the Zoning Board of Appeals*

Date application received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ Date of Decision \_\_\_\_\_

**DECISION:** APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ APPROVED WITH CONDITIONS \_\_\_\_\_ (below)

**CONDITIONS (if any)**

**SIGNATURE OF ZBA CHAIRPERSON** \_\_\_\_\_ **DATE** \_\_\_\_\_



**PLANNING BOARD RECOMMENDATIONS**

**DATE FORWARDED TO TOWN PLANNING BOARD** \_\_\_\_\_

**DATE RECOMMENDATION RECEIVED FROM PLANNING BOARD** \_\_\_\_\_

**SYNOPSIS OF RECOMMENDATIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*The following to be completed by the codes enforcement officer*

**DATE(S) OF INSPECTION BY CODES ENFORCEMENT OFFICER** \_\_\_\_\_

**REMARKS** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE OF CEO** \_\_\_\_\_ **DATE** \_\_\_\_\_

**DATE FILED WITH TOWN CLERK** \_\_\_\_/\_\_\_\_/\_\_\_\_

**SIGNATURE OF TOWN CLERK** \_\_\_\_\_











Woody45walls.jpg

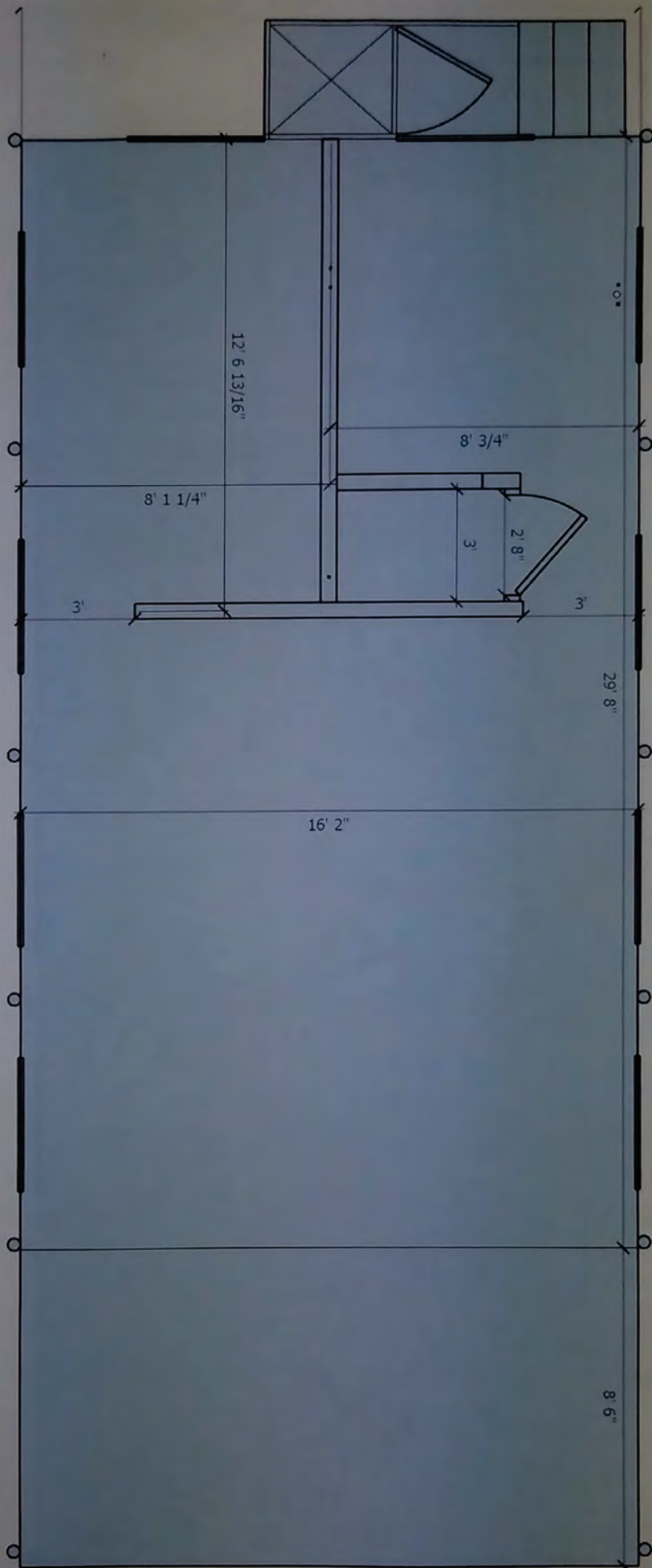
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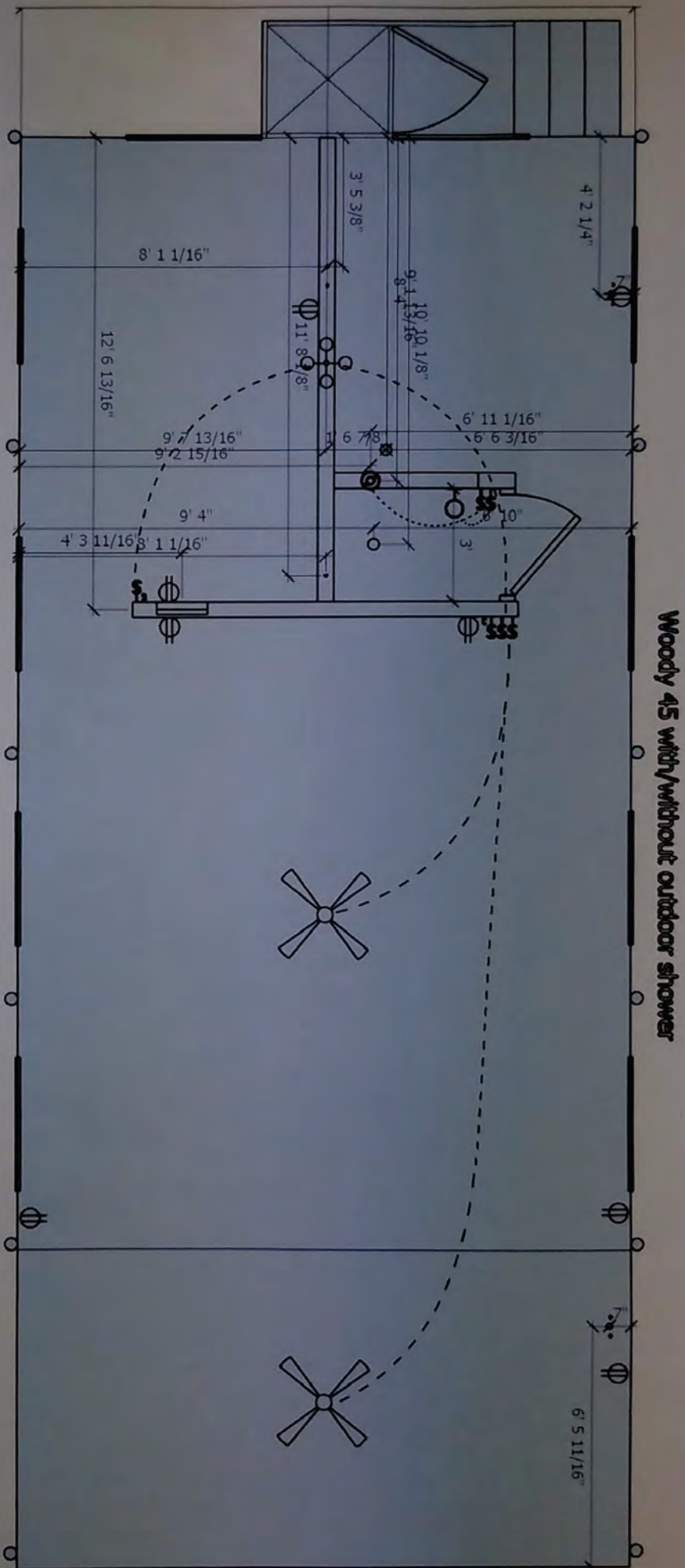
6-27-11  
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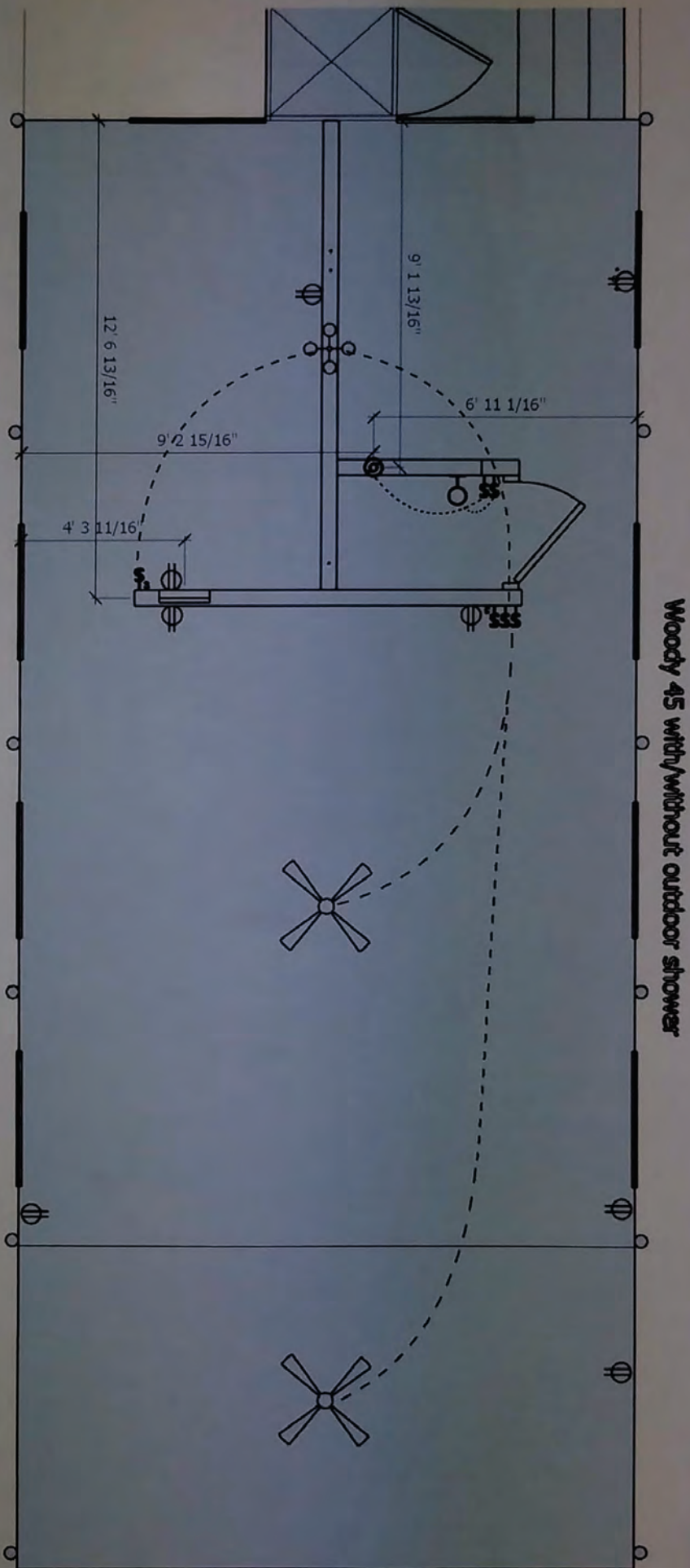
Back Ball

 $\frac{1}{2}$ 

**Woody 45 with/without outdoor shower**

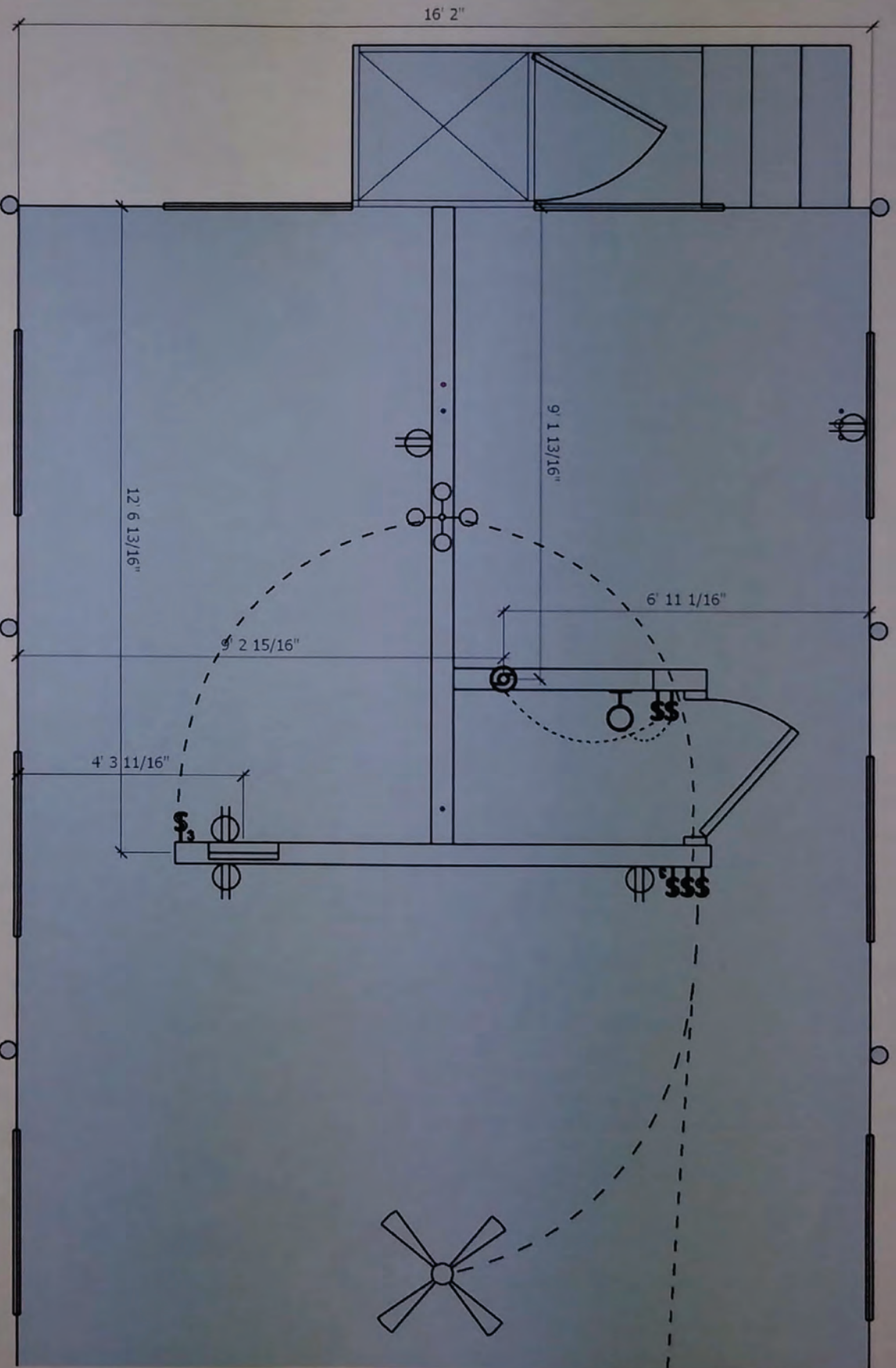


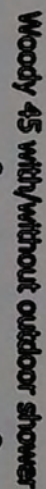


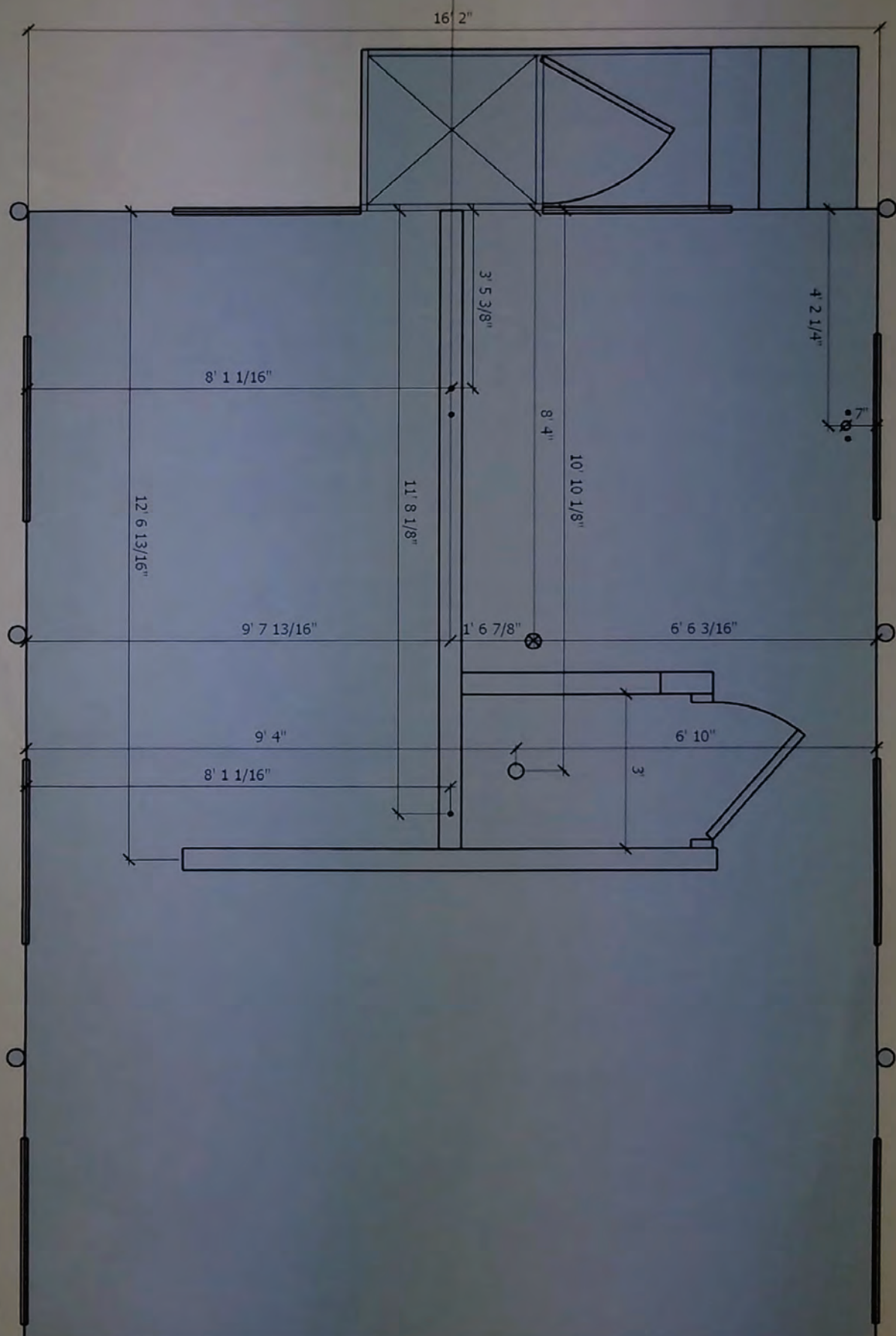




WOOD 45 ELECTRICAL

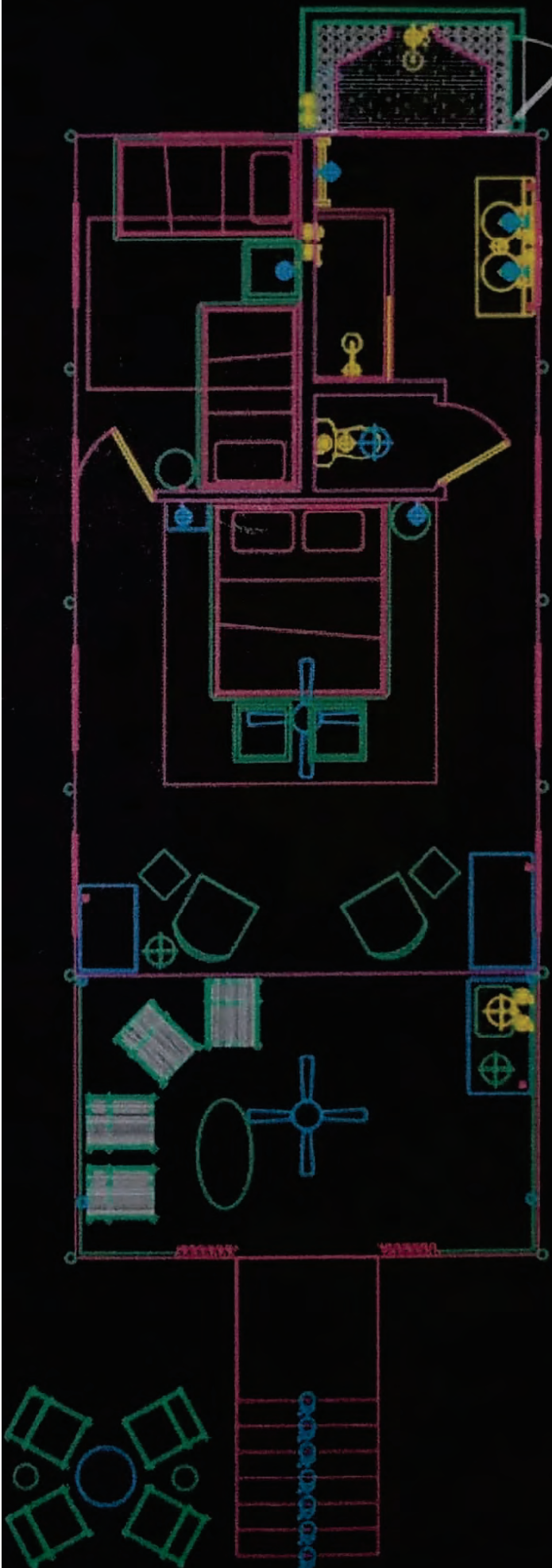








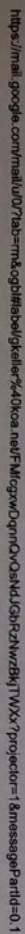
# 2.02 WOODY45 OUTDOOR FFE/power

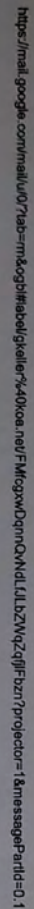




Woody35walls.jpg

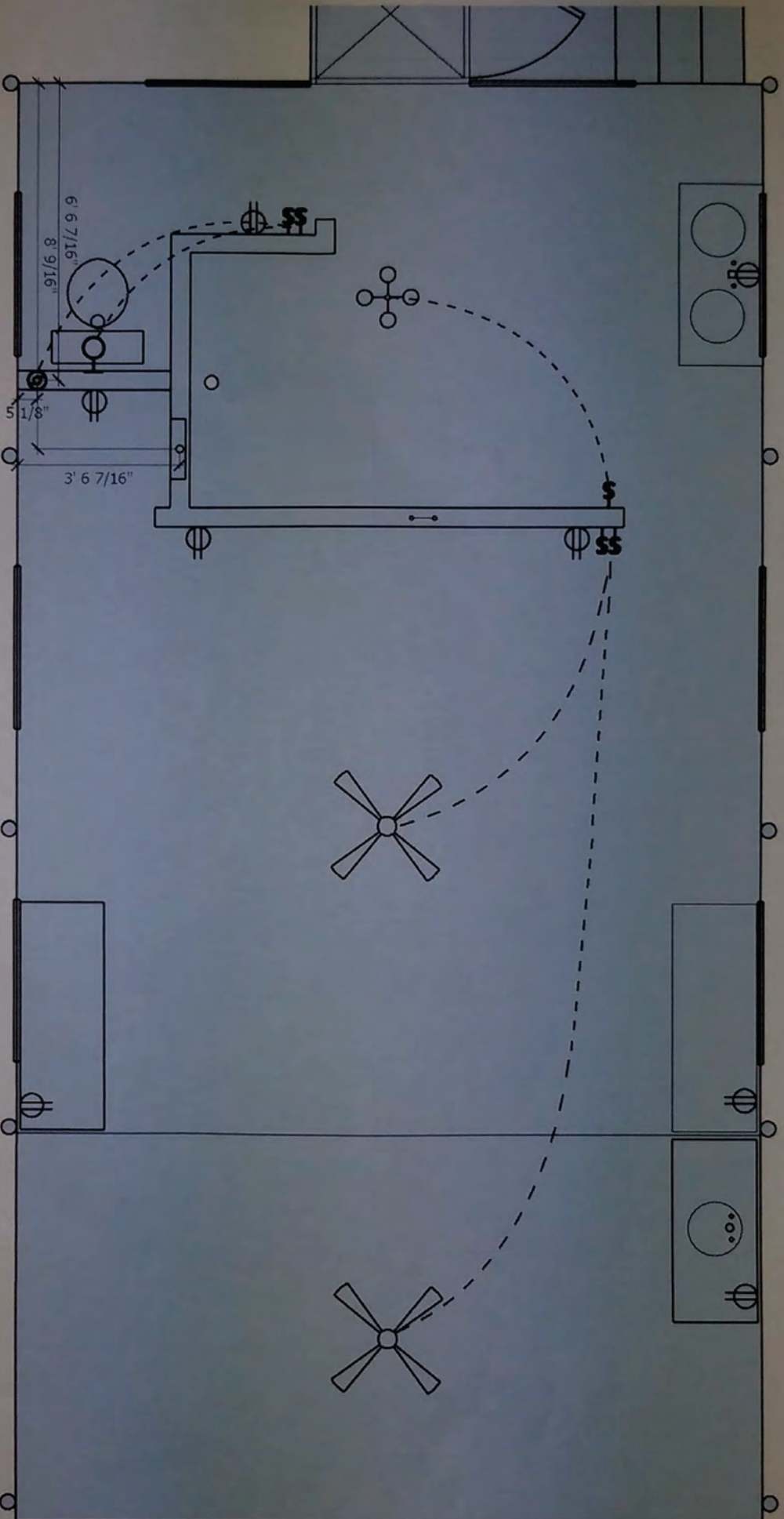
8-27-19  
OK  
Eric Ketch  
1/6

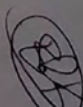






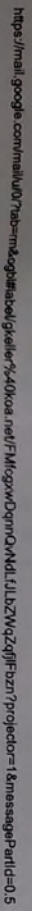
**Woody 35 - with/without outdoor shower**













## 2.03 WOODY35 OUTDOOR FFE/power

