

TOWN OF WILMINGTON PLANNING BOARD APPLICATIONS
for
KOA LAKE PLACID/WHITEFACE MTN HOLIDAY – RIVERSIDE
for
SPECIAL USE PERMIT/SITE PLAN APPROVAL & AREA VARIANCES



February 20, 2024

February 20, 2024

Via Hand Delivery

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

**Re: KOA Lake Placid/Whiteface Mtn Holiday - Riverside
Conversion of North Pole Campground
Revised Applications for Special Use Permit/Site Plan Approval and Area Variances**

Dear CEO Nemec and Planning Board Members:

On behalf of KOA we herewith submit the following application materials in support of a revised KOA Riverside project. Attached to this cover letter is a synopsis of project design changes that were made to the earlier version of the project that was approved by the Board in January 2023.

Application Components

1. Site Plan Review Checklist
2. APA Project Non-Jurisdictional Determination
 - A. APA January 9, 2024 Letter
 - B. Concept Plan Submitted by KOA as Part of the APA Jurisdictional Inquiry
3. Site Plan/Special Use Permit Application
 - A. Completed Town Site Plan Review & Special Use Permit Application Form¹
 - B. Plan Set (three (3) sets separate from binders)
 - C. Campground/Group Camp Requirements – Zoning Compliance Narrative
 - D. Waterfront Assessment Form
 - E. LWRP Consistency Evaluation Narrative
 - F. Water and Wastewater Engineering Design Report²
4. Variance Application
 - A. Area Variance Request and Application of Variance Standards (narrative with figures)
 - B. Completed Town Area Variance Permit Application Form³
5. SEQRA – Completed Part 1 Full Environmental Assessment Form (FEAF)

¹ Includes reduced plan sheet L-100 Overall Site Plan

² Includes reduced plan sheet C-100 Utility Plan

³ Includes reduced plan sheet L-101 Variance Diagram

In addition to the eight (8) copies of the materials above, we are also providing a separate copy 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 copies can be provided upon request.

KOA requests to be placed on the agenda for the March 5, 2024 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@thelagroup.com

Enc.

cc. Brian Cirelli, KOA

Program Changes to KOA Riverside

*Wilmington, NY
January 22, 2023*

Listed below is a summary of the design and program changes to the KOA Riverside project since the project was approved (Site Plan Approval, Area Variance, Special Use Permit) by the Town of Wilmington on January 3, 2023. The same earlier project plan approved by the Town had been deemed non-jurisdictional by the Adirondack Park Agency on May 5, 2022.

1. The total number of sites increases from 50 to 60. (North Pole Campground was 71 sites (50 RV, 11 cabin and 10 tent)).
 - a. Previous 16 deluxe cabins have been replaced with back-in RV sites.
 - b. Previous 4 studio cabins have been relocated from near the southern property line to the northwest corner of the site (accommodates a septic reserve area).
2. The Registration Building near Route 86 and the parking area behind it are no longer proposed. Registration will be located in the existing Lodge Building (formerly known as the motel). The site access driveway for the Lodge Building has been improved to accommodate registration.
3. Rooms within the existing Lodge Building will no longer be used exclusively for employee housing. They will primarily be offered as traditional guest accommodations, though it's possible a few may be offered for use by KOA employees.
4. The separate Maintenance and Laundry Building is no longer proposed. The maintenance shop and laundry will continue to operate within the Lodge Building.
5. The two open air pavilions are no longer proposed.
6. The pool and pickleball courts are no longer proposed.
7. The size of the proposed bath house has been reduced and its location changed to the middle of the campground.
8. The number of campsites with patios has been reduced.
9. The wastewater design has been modified to accommodate the modified program.
 - a. The leach fields previously located in the northwest corner of the site have been relocated to the northeast end of the site, near the log cabin.
 - b. The leach fields previously located in the front of the Lodge have been reduced and consolidated into the area near the southern property line behind the Lodge.
10. The RV clean out station and the propane refill area are no longer proposed.
11. The stormwater bioretention area adjacent to the northern property line has been moved to the south end of the property.



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: KOA Lake Placid/Whiteface Mtn KOA Holiday - Riverside

Project Address: 5644 NYS Route 86

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 an map.
- ☒ Ownership intentions, such as purchase options.
- ☒ 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.
copy of deed provided with site plan application form
- ☐ 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. licensed survey provided in plan set

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.
soils information provided in the stormwater management design report in the draft SWPPP
- ☐ Hydrologic features should include drainage and runoff patterns, flood hazard areas, wetlands, and depth to groundwater. See the Stormwater Management Plan included within the draft SWPPP

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.



New York State
Adirondack
Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

DATE

(LA Group Received from APA (T. Darrah) via Email 1/9/24)

Kevin Franke – via email kfranke@thelagroup.com

The LA Group

40 Long Alley

Saratoga Springs, NY 12866

RE: Jurisdictional Determination J2022-0368A
Tax Map Parcel 26.6-5-80.004, 26.6-5-79.100, 26.6-5-39.001
Land Use Area: Hamlet
Town of Wilmington, Essex County

Dear Kevin Franke:

Thank you for your Jurisdictional Inquiry Form, submitted on behalf of your client and received by the Agency on December 22, 2023.

Agency review indicates that the revised proposal for a total of 56 RV sites and 4 cabins, and new wastewater disposal and stormwater management systems as depicted on the map titled, "Lake Placid/Whiteface Mtn KOA Holiday - Riverside" dated December 22, 2023, and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency.

Agency staff review submitted plans indicates that there are wetlands on the property as shown on those plans. From the information submitted with your Jurisdictional Inquiry Form, it does not appear that your proposal will impact any wetlands. Please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act. The attached Freshwater Wetlands flyer contains additional information regarding wetlands in the Adirondack Park. Please contact the Agency if you have any questions about the wetlands on your property.

Although your client's proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. In a Hamlet land use area, any new structure over 100 square feet in size (except docks and boathouses - see definitions in the attached Shoreline Restrictions flyer) must be set back at

least 50 feet from the mean high water mark of lakes, ponds, and navigable rivers and streams. Structure setbacks are measured horizontally from the closest part of the structure to the mean high water mark. For the purpose of applying the setback requirements, a structure consists of all attached components, including all porches, decks, staircases, and other structures.

With minor exceptions, existing structures may be replaced but may not be expanded in any direction within the shoreline setback area. No bedrooms may be added to any structure served by a wastewater treatment system located within 100 feet of a water body.

Vegetative cutting restrictions also apply to shorelines: The removal of vegetation is limited within 6 feet of the mean high water mark, and the cutting of trees is limited within 35 feet of the mean high water mark.

Please see the attached flyer for additional information regarding the Agency's shoreline restrictions.

2. A new on-site wastewater treatment system may not be located within 100 feet of any water body, including intermittent or seasonal streams. In addition, a permit is required for the installation of any new on-site wastewater treatment system within 100 feet of wetlands. The wastewater setback is measured horizontally along the shortest line between the closest point of any leaching component of the system and the mean high water mark of the water body or the edge of the wetland.
3. On Hamlet lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local. We recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Tracy J. Darrah

Tracy J. Darrah
Project Administrator
Attachments: Shoreline Restrictions, Wetlands and Structure Height flyers

cc: Town of Wilmington – via email

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

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Prepared for:



Kamgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

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

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

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

Project No.: 2021110.02
Design: MIT
Drawn: KAM CH/dt MIT
Date: 12/22/2023 Scale: 1"=40'

Rev.	Description:	Date:

Drawing Title
OVERALL SITE
PLAN

Drawing No.

L-100

SITE STATISTICS

EXISTING / PROPOSED USE:	COMMERCIAL / CAMPGROUND		
ZONING:	HAMLET 2 & WATERFRONT OVERLAY DISTRICT		
<u>BUILDING SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
	FRONT	35'	XX'
	SIDE	10'	XX'
	REAR (WATERFRONT)	50'	XX'
<u>PARKING REQUIREMENT:</u>	PER SITE PLAN REVIEW		
<u>PARKING SUMMARY:</u>	<u>ALLOCATION</u>	<u>TOTAL</u>	
CAMPSITE / GUESTS	2 PER RV SITE	112 SPACES	
EXISTING MOTEL	1.5 PER CABIN SITE	6 SPACES	
	1 PER ROOM	20 SPACES	
EMPLOYEE PARKING	1 PER EMPLOYEE (MIN)	5 SPACES	
TOTAL:		143 SPACES	

DEVELOPMENT SUMMARY

-40 TOTAL CAMPSITES
-30 BACK-IN RV SITES
-26 PULL-THROUGH RV SITES
-4 STUDIO CABINS
-EXISTING MOTEL
-BATH HOUSE

LEGEND

	PROPERTY LINE
	SETBACK LINE
	MEAN HIGH WATER LINE
	WETLAND BOUNDARY
	FLOODPLAIN BOUNDARY
	PROPOSED TREE LINE
	EXISTING TREE LINE
	PROPOSED FENCE
	STUDIO CABIN
	PARKING COUNT
	PROPOSED TREES
	EXISTING TREES



Scale: 1" = 40'



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: _____

1. **Property Owner's Name:** Kampgrounds of America, Inc. **Phone:** (406) 694-9289 (Brian Cirelli)

Mailing Address 550 N. 31st St.

City Billings State MT Zip 59101

Email bcirelli@koa.net Fax: _____

2. **Representative's Name** The LA Group, P.C. - Attn: 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- 80.003
Section: 26.6 Block: 5 Lot: 39.001 Zone(s): Hamlet 2, Waterfront Overlay

4. Property location (911 address)* 5644 NYS Route 86

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

5. Present use of property (vacant, residential, commercial) Commercial (campground)

6. Description of site plan proposal: Replacement of existing campground with new KOA campground. Lodging will continue to be available to the public at the existing motel (lodge) and the existing house will continue to be used as a residence for KOA staff. A total of 60 sites are proposed - 56 RV sites and 4 cabin sites.

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

Deed attached. KOA will be extinguishing the easement granted to the former motel owner, High Valley Motel Corp.

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? ☒ Yes ☐ No

9. Total site area (square footage or acreage): 13.803

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

1. Anticipated construction time:

Start: Summer 2024 Finish: Summer 2025 Is the project Phased? No # of Phases

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

NYS DOH - application filed concurrent with town application submission.

NYS APA-Issued non-Jurisdictional Determination on January 9, 2024 (copy included in this submission).

NYS DEC - Wastewater SPDES application will be filed immediately after DOH approval

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

Former North Pole Campground with many previous structures already removed from the site in 2023.

4. Character of surrounding lands: Mix of commercial and residential including residential to the south, Whitebrook Dairy Bar and 3 single family homes to the north, and Alpine Country Inn and Suites and A&W Family Restaurant across Route 86. West Branch AuSable is to the east.

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

a) Project construction cost estimate \$4,000,000

b) Proposed colors of siding and roof and lighting, if applicable: Earth tone colors, peaked roof and building mounted
lighting for the 4 proposed cabins and also the central bathhouse.

c) Any additional information pertinent to your site plan request:

6. Ownership intentions, such as purchase options: KOA purchased the property in December 2021.

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: 2/2/24

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).

APA issued non-jurisdictional determination 1/9/24, DOH permit application submitted concurrently with site plan application,

NYSDEC SPDES permit application will be filed after DOH issues their approval letter

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 (☐) No

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

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)

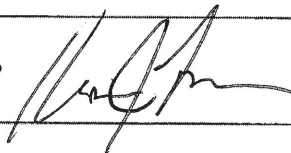
- A) Compatibility of the proposed use with the principles of the district, the purposes set forth in the zoning ordinance, and the goals of the Local Waterfront Revitalization Program (LWRP).
- B) Compatibility of the proposed use with the adjoining properties and with the natural and man-made environment.
- 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: 2/2/24

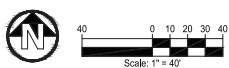
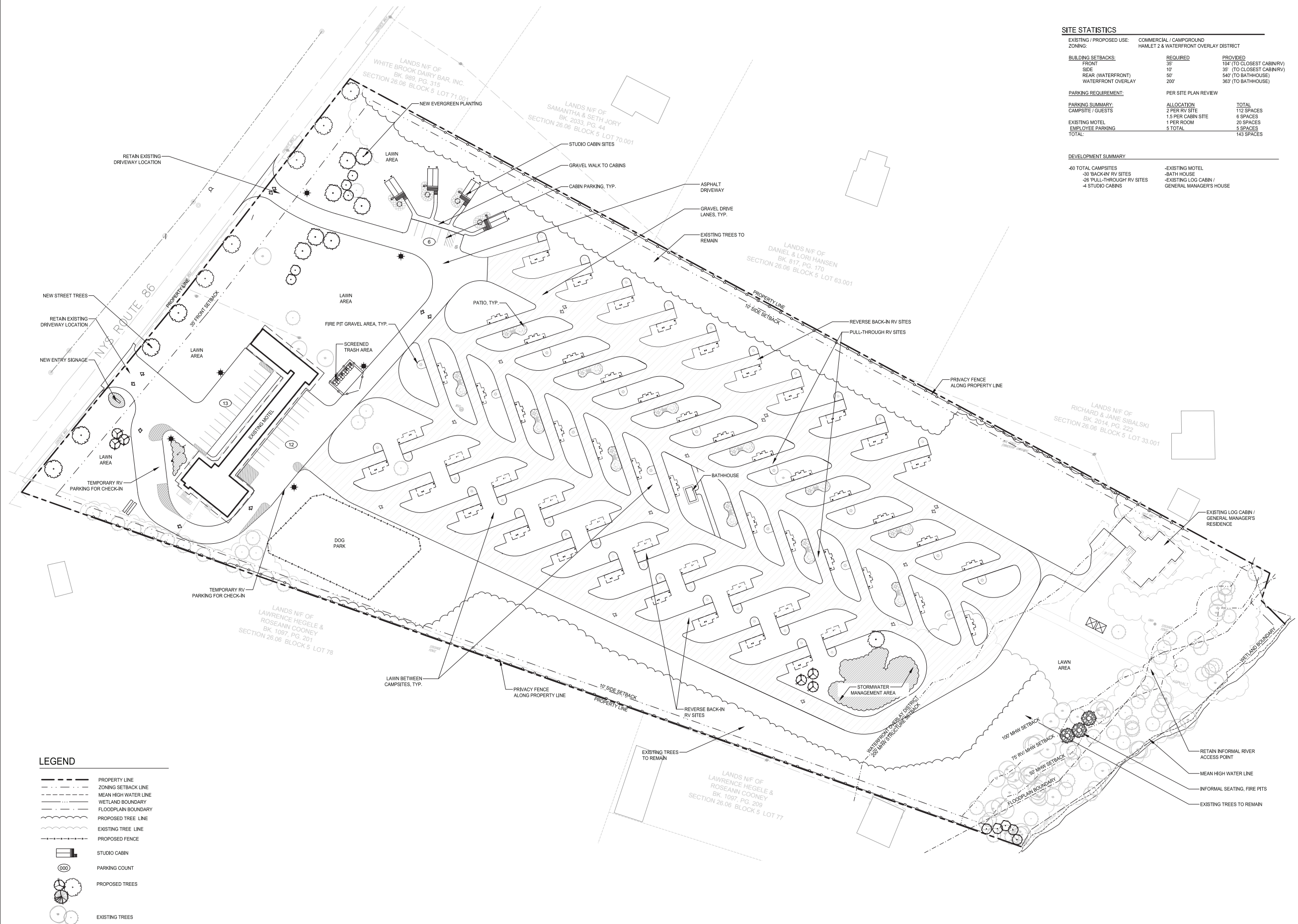
Circle one: ~~owner~~ / representative

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.



SITE STATISTICS		
EXISTING / PROPOSED USE: ZONING: COMMERCIAL / CAMPGROUND HAMLET 2 & WATERFRONT OVERLAY DISTRICT		
<u>BUILDING SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	35'	104' (TO CLOSEST CABIN(RV))
SIDE	10'	3' (TO CLOSEST CABIN(RV))
REAR (WATERFRONT)	50'	540' (TO BATHHOUSE)
WATERFRONT OVERLAY	200'	363' (TO BATHHOUSE)
<u>PARKING REQUIREMENT:</u>	PER SITE PLAN REVIEW	
<u>PARKING SUMMARY:</u>	<u>ALLOCATION</u>	<u>TOTAL</u>
CAMPSITE / GUESTS	2 PER RV SITE	112 SPACES
	1.5 PER CABIN SITE	6 SPACES
EXISTING MOTEL	1 PER ROOM	20 SPACES
EMPLOYEE PARKING	5 TOTAL	5 SPACES
TOTAL:		143 SPACES


The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley p 518-587-8100
Saratoga Springs f 518-587-0180
NY 12866 www.thelagroup.com

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

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

[illegible]

Drawing No.



ESSEX COUNTY – STATE OF NEW YORK
JOSEPH A. PROVONCHA, COUNTY CLERK
7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 2066 / 23
INSTRUMENT #: 2021-6855

Receipt#: 2021259253
Clerk: ND
Rec Date: 12/29/2021 04:45:37 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: CHICAGO TITLE ALBANY-80 STATE
ST 10TH FLR NY 12207

Party1: N P C WILMINGTON INC
Party2: KAMPGROUNDS OF AMERICA INC
Town: WILMINGTON

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 325.00

Transfer Tax	
Transfer Tax - State	7712.00
Transfer Tax - County	3856.00

Sub Total: 11568.00

Total: 11893.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1137
Commercial Transfer Tax
Consideration: 1928000.00

Transfer Tax - State	7712.00
Transfer Tax - County	3856.00

Total: 11568.00

I hereby certify that the within and foregoing
was recorded in the Essex County Clerk's
Office.

Joseph A. Provoncha
Essex County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Notice Information may change during the
verification process and may not be reflected on this
page

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE

Made the 22 day of December, 2021

BETWEEN

NPC WILMINGTON, INC., a New York Corporation, having an address of 5644 NYS Route 86, Wilmington, New York 12997, party of the first part, and

KAMPGROUNDS OF AMERICA, INC., a Montana corporation, with offices at 550 North 31st Street, Billings, Montana 59101, party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs or successors and assigns forever,

ALL RIGHT, TITLE AND INTEREST IN AND TO: ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Wilmington, County of Essex and State of New York bounded and described in the attached SCHEDULE A.

Being the same premises conveyed to the party of the first part by AKMI Development by deed dated February 19, 2002 and recorded March 18, 2002 in the Essex County Clerk's Office as Liber 1314 at Page 90; and

Being the same premises conveyed to the party of the first part by Adirondack Bank, National Association by deed dated March 20, 1996 and recorded April 5, 1996 in the Essex County Clerk's Office as Liber 1108 at Page 148; and

SUBJECT TO all easements, covenants, restrictions and rights-of-way of record; and

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any street and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto party of the second part, its heirs or successors and assigns forever.

AND said party of the first part covenants as follows: that said party of the first part seized of the said premises in fee simple, and has good right to convey the same, that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

AND, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Approval of said transfer was granted by a vote of at least two thirds of the holders of all of the outstanding shares entitled to vote thereon of the party of the first part in accordance with the provisions of Section 605 and Section 909 of the Business Corporation Law.

[Signature Page Immediately Follows.]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

NPC WILMINGTON, INC.

James Carroll Pres

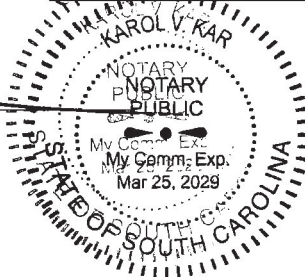
BY

ITS:

STATE OF SOUTH CAROLINA
COUNTY OF Horry) ss.:

On the 20 day of December, in the year 2021, before me, the undersigned, personally appeared James Carroll personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the CITY OF MYRTLE BEACH & THE COUNTY OF HORRY

Karl V. Kar
NOTARY PUBLIC



SCHEDULE A

PARCEL 1 (5593 NYS Route 86): This parcel is 100 Acre Woods and not part of this application.

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situated, lying and being in the Town of Wilmington, County of Essex and State of New York, being part of lot No. 32 of Mallory's Grant and more particularly described as follows:

BEGINNING at a point in the Wilmington-Lake Placid State Highway (Route 86) said point being located 600 feet North Easterly from the point where the division line between lots Nos. 31 and 32 of Mallory's Grant intersects the center of said Highway and which point of beginning is the most Easterly corner of a parcel of land conveyed by Bernard J.P. Comiskey to Marjorie B. Wilkins by deed dated July 7, 1950 and recorded in the Essex County Clerk's Office on July 10, 1950 in Book 279 of Deeds at page 293, and from said point of beginning running thence in a Northwesterly direction along the Northeasterly line of said parcel a distance of 550 feet to the most Northerly corner thereof; thence Southwesterly along the Northeasterly line of said parcel (described as parallel to the center of said highway) and continuing in the same course along the Northwesterly line of a parcel of land conveyed by said Comiskey to Walter N. Zywan and Marylyn V. Zywan a total distance on this course of 600 feet to a point in the division line between said lots Nos. 31 and 32; thence Northwesterly along said division line a distance of 1985 feet more or less to the most Westerly corner of lot No. 32; thence Northeasterly along the Westerly boundary of Mallory's Grant a distance of 1696 feet more or less to the most Northerly corner of lot No. 32; thence Southeasterly along the division line between lots Nos. 32 and 33 a distance of 3280 feet more or less to a point in the center of the aforesaid State Highway; thence Southwesterly along the center thereof to the point or place of beginning.

The above parcel is also described as follows:

All that Tract or parcel of land situate in the Town of Wilmington, County of Essex and State of New York, bounded and described as follows:

Beginning at a point located in the westerly line of N.Y.S. Route 86, said point being the intersection formed by said westerly line of Route 86 with the division line between the lands now or formerly of Linda Johnson (Book 1914, Page 156) on the north and the lands now or formerly of NPC Wilmington Inc. (Book 1314, Page 90) on the south; thence along said west line of N.Y.S. Route 86, the following six courses: 1) South 38°04'43" West, 219.19 feet to a point; 2) South 36°56'37" West, 351.12' to a point; 3) South 37°44'19" West, 175.30 feet to a point; 4) South 37°20'46" West, 217.84 feet to a point; 5) South 35°25'07" West, 229.85 feet to a point and 6) South 33°36'13" West, 55.91 feet to a point; thence along the lands now or formerly of David & Danielle LaVarnway (Book 2011, Page 2443) and continuing along the lands now or formerly of Katherine Bauer (Book 1546, Page 80) and Joseph Rumble (Book 2014, Page 4433), the following two courses: 1) North 75°45'18" West, 514.57 feet to a point and 2) South 35°35'20" West, 600.00 feet to an existing iron pipe; thence along the lands now or formerly of Trace Button (Book 1214, Page 219), North 75°40'58" West, 1985.18 feet to an existing iron pipe; thence along the lands of the People of the State of New York (Book 152, Page 160), North 12°33'57" East, 1552.30 feet to a nickel bolt found in a rock; thence along the lands of the People of the State of New York (Book 160, Page 161, North 12°44'07" East, 140.37 feet to an iron pipe found; thence along the lands now or formerly of Beth Hesseltine (Book 890, Page 344), South 76°48'09" East, 1002.65 feet to an iron rod found; thence along the lands now or formerly of JGCM Realty LLC (Book 2018, Page 263) and continuing along the lands now or formerly of Linda Johnson (Book 1914, Page 156), South 75°43'20" East, 2245.80 feet to the point or place of beginning.

PARCEL 2 (5636 NYS Route 86):

ALL THAT TRACT, PART, PIECE OR PARCEL OF LAND, situate in Lots 33 and 34, Mallory's Grant, Town of Wilmington, County of Essex, State of New York, being more particularly bounded and described as follows:

BEGINNING at a 3/4 inch iron pipe found in the southerly bounds of New York State Highway Route 86, and at the most northerly corner of a parcel of land belonging (N/F), to Betty Jane Smart, by virtue of a deed recorded

in the Office of the Essex County Clerk in Book 725 of Deeds at Page 176, and RUNNING THENCE N 57° 07' 56" E, along said southerly bounds, a distance of 296.17 feet, to a 1 inch iron pipe found in the most westerly corner of a parcel of land belonging to Richard D. Railton and Marles L. Railton, by virtue of a deed recorded in the Office of the Essex County Clerk in Book 810 of Deeds at Page 339;

THENCE TURNING and running S 48° 57' 21" E, along the southwesterly bounds of Railton (L810-P339), passing through an iron rod at 99.94 feet, and passing through a 3/4 inch iron pipe at 200.24 feet, a total distance of 614.50 feet, to the most northerly corner of a parcel of land belonging to Richard D. Railton and Marles L. Railton, by virtue of a deed recorded in the Office of the Essex County Clerk in Book 993 of Deeds at Page 346;

THENCE TURNING and running S 61° 14' 53" W, along the northwesterly line of Railton (L. P.), a distance of 255.24 feet, to the most westerly corner thereof, being a 1/2 inch iron pipe set in the northeasterly bounds of the aforementioned premises of (N/F) Betty Jane Smart (L725-P176);

THENCE TURNING and running N 53° 11' 24" W, along the northeasterly bounds of lands (N/F) of SMART (L725-P176), a distance of 700.31 feet, to the point or place of beginning.



ESSEX COUNTY – STATE OF NEW YORK
JOSEPH A. PROVONCHA, COUNTY CLERK
7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 2066 / 29
INSTRUMENT #: 2021-6856

Receipt#: 2021259253
Clerk: ND
Rec Date: 12/29/2021 04:45:37 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 7
Rec'd Frm: CHICAGO TITLE ALBANY-80 STATE
ST 10TH FLR NY 12207

Party1: CARMELITANO JAMES
Party2: KAMPGROUNDS OF AMERICA INC
Town: WILMINGTON

Recording:

Cover Page	5.00
Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 330.50

Transfer Tax	
Transfer Tax - State	4520.00
Transfer Tax - County	2260.00

Sub Total: 6780.00

Total: 7110.50

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1138
Commercial Transfer Tax
Consideration: 1130000.00

Transfer Tax - State	4520.00
Transfer Tax - County	2260.00

Total: 6780.00

I hereby certify that the within and foregoing
was recorded in the Essex County Clerk's
Office.

Joseph A. Provoncha
Essex County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Notice Information may change during the
verification process and may not be reflected on this
page

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE

Made the 22 day of December, 2021

BETWEEN

JAMES CARMELITANO and MARY ELLIN CARMELITANO, as tenants in common, individuals having an address of 5644 NYS Route 86, Wilmington, New York 12997, parties of the first part, and

KAMPGROUNDS OF AMERICA, INC., a Montana corporation, with offices at 550 North 31st Street, Billings, Montana 59101, party of the second part,

WITNESSETH that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs or successors and assigns forever,

ALL RIGHT, TITLE AND INTEREST IN AND TO: ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Wilmington, County of Essex and State of New York bounded and described in the attached SCHEDULE A.

Being the same premises conveyed to the parties of the first part by James Carmelitano and Mary Ellin Carmelitano by deed dated March 20, 2000 and recorded March 30, 2000 in the Essex County Clerk's Office as Liber 1242 at Page 289; and

Being the same premises conveyed to the parties of the first part by James Carmelitano and Mary Ellin Carmelitano by deed dated March 20, 2000 and recorded March 30, 2000 in the Essex County Clerk's Office as Liber 1242 at Page 283; and

SUBJECT TO all easements, covenants, restrictions and rights-of-way of record; and

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any street and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto party of the second part, its heirs or successors and assigns forever.

AND said parties of the first part covenants as follows: that said parties of the first part seized of the said premises in fee simple, and has good right to convey the same, that

the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the parties of the first part will execute or procure any further necessary assurance of the title to said premises; and that said parties of the first part will forever warrant the title to said premises.

AND, the parties of the first part, in compliance with Section 13 of the Lien Law, covenants that the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[Signature Page Immediately Follows.]

IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written.

IN PRESENCE OF

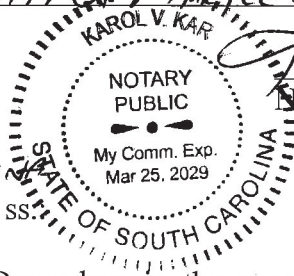
James Carmelitano
JAMES CARMELITANO

Mary Ellin Carmelitano
MARY ELLIN CARMELITANO

STATE OF SOUTH CAROLINA
COUNTY OF Horry) ss.:

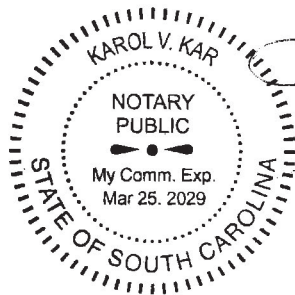
On the 20 day of December, in the year 2021, before me, the undersigned, personally appeared **James Carmelitano** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the CITY OF MYRTLE BEACH, COUNTY OF HORRY

STATE OF SOUTH CAROLINA
COUNTY OF Horry) ss.:



Karol V. Kar
NOTARY PUBLIC

On the 20 day of December, in the year 2021, before me, the undersigned, personally appeared **Mary Ellin Carmelitano** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the CITY OF MYRTLE BEACH, COUNTY OF HORRY



Karol V. Kar
NOTARY PUBLIC

SCHEDULE A

PARCEL 1 (5644 NYS Route 86):

All that certain plot, piece or parcel of land, situate, lying and being In the Town of Wilmington, County of Essex, State of New York, briefly described as follows vis:

Commencing at the intersection of the southeast limit of Highway #86 with the southwest bank of White Brook; thence southwesterly along the highway limit, 309.39 feet to a cedar stake which is the point of beginning and which is also the northwest corner of Parcel #1 as shown on a survey of Wilmington Development Company property by Norman Briggs, L.S., dated July 1, 1952; thence S 50° 00' W, along the highway limit, 309.39 feet to a cedar stake; thence S 34° 00' 50" E. 1209.50 feet to a 4" x 4" cedar post on the bank of the AuSable River; thence northeasterly approximately 210 feet; following the river bank, to a 4" x 4" cedar post which is also the southwest corner of Parcel #1; thence N. 49° 29' 50" W, 1180.73 feet to the point of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL:

All that tract or parcel of land situate in the Town of Wilmington, County of Essex, State of New York, being part of Lot 33, Mallory's Grant lying east of New York State Route 86 and west of the West Branch of the AuSable River and is more particularly bounded and described as follows:

Beginning at a point at the most northerly corner of the premises marked by a 5/8 inch iron rod with cap, said point being the following two (2) courses from a 3/4 inch iron pipe in the southeast bounds of New York State Route 86 which lies 304.52 feet southwest of White Brook:

1. South 49° 25' 55" East, 395.00 feet;
2. South 49° 27' 22" East, 349.45 feet;

Thence, South 49° 27' 22" East, 450.00 feet along the southwest line of certain lands of Richard M. Sibalski and Jane F. Sibalski, Deed Book 772/Page 4, to a point on the west bank of the West Branch of the AuSable River, said course passing through a 1/2 inch iron pipe line marker at a distance of 440.00 feet;

Thence, Southerly 130 feet more or less along the west bank of the West Branch of the AuSable River on the following three (3) courses to a point at the southerly corner:

1. South 29° 37' 10" West, 32.66 feet to a point;
2. South 32° 53' 59" East, 40.69 feet to a point;
3. South 55° 14' 56" West, 65.59 feet to a point;

Thence, North 48° 23' 02" West, 246.21 feet along the southwesterly line to 5/8 inch iron rod with cap, said course passing through a 5/8 inch iron rod line marker at a distance of 51.00 feet;

Thence, North 56° 25' 45" West, 95.11 feet along the southwesterly line to 5/8 inch iron rod with cap;

Thence, North 09° 51' 36" West, 179.07 feet along the west line to the Point-of-Beginning

Together with a right of way for all normal purposes of ingress and egress over the existing drive from the southwest line of the premises southwest and northwest to the New York State Route 86 and also the right to maintain, repair and replace the existing utility lines providing service to the premises hereinabove described in their present locations.

PARCEL #2

ALL THAT TRACT, PART, PIECE OR PARCEL OF LAND, situate in Lots 33 and 34, Mallory's Grant, Town of Wilmington, County of Essex, State of New York and being more particularly bounded and described as follows:

BEGINNING at a 1 inch iron pipe, and the most westerly corner of a parcel of land belonging to Richard D. Railton and Marles L. Railton, by virtue of a deed recorded in the Office of the Essex County Clerk in Book 810 at Page 339, and RUNNING THENCE S 48° 57' 21" E, along the southwesterly line of Railton (L810-P339) passing through an iron rod at 99.94 feet, and a 1/2 inch iron pipe at 200.24 feet, a total distance of 614.50 feet to a 1/2 inch iron pipe, and to the TRUE POINT OF BEGINNING of the 3.0 acre parcel herein being described;

THENCE CONTINUING along said southwesterly line, S 48° 57' 21" E, passing through a 1/2 inch iron pipe at 595.91 feet, a total distance of 629 feet more or less, to a point on the northerly bank of the AuSable River, and to the most easterly corner of the 3.0 acre parcel herein being described;

THENCE TURNING and running southwesterly and upstream, along the bank of the AuSable River, a distance of 230 feet, more or less, to the most easterly corner of a parcel of land belonging (N/F) to Florence Williams; by virtue of a deed recorded in the Office of the Essex County Clerk in Book 456 of Deeds at Page 19;

THENCE TURNING and running N 53° 11' 24" W, (passing through a 3/4 inch iron pipe at 20 feet, more or less), along the northeasterly line of WILLIAMS (L456-P19), a distance of 415 feet, more or less, to the most easterly corner of a parcel of land belonging (N/F) to Betty Jane Smart, by virtue of a deed recorded In the Office of the Essex County Clerk in Book 725 of Deeds at Page 176;

RUNNING THENCE N 53° 11' 24" W, along the northeasterly line of SMART (L725-P176), (passing through a 3/4 inch iron rod at 99.47 feet), a distance of 189.6 feet, to a 1/2 inch iron pipe, and to the most westerly corner of the 3.0 acre parcel herein being described:

THENCE TURNING and running N 61° 14' 53" E, through lands belonging to the High Valley Motel Corporation, by virtue of a deed recorded in the Office of the Essex County Clerk in Book 940 of Deeds at Page 142, a distance of 255.24 feet, to the point or place of beginning.

PARCEL 2 (5646 NYS Route 86):

All that tract or parcel of land situate in the Town of Wilmington, County of Essex, State of New York, being part of Lot 33, Mallory's Grant lying east of New York State Route 86 and west of the West Branch of the AuSable River and is more particularly bounded and described as follows:

Beginning at a point at the most northerly corner of the premises marked by a 5/8 inch iron rod with cap, said point being the following two (2) courses from a 3/4 inch iron pipe in the southeast bounds of New York State Route 86 which lies 304.52 feet southwest of White Brook:

1. South 49° 25' 55" East, 395.00 feet;
2. South 49° 27' 22" East, 349.45 feet;

Thence, South 49° 27' 22" East, 450.00 feet along the southwest line of certain lands of Richard M. Sibalski and Jane F. Sibalski, Deed Book 772/Page 4, to a point on the west bank of the West Branch of the AuSable River, said course passing through a 1/2 inch iron pipe line marker at a distance of 440.00 feet;

Thence, Southerly 130 feet more or less along the west bank of the West Branch of the AuSable River on the following three (3) courses to a point at the southerly corner;

1. South 29° 37' 10" Well, 32.66 feet to a point;
2. South 32° 53' 59" East, 40.69 feet to a point;
3. South 55° 14' 56" West, 65.59 feet to a point;

Thence, North $48^{\circ} 23' 02''$ West, 246.21 feet along the southwesterly line to a 5/8 inch iron rod with cap, said course passing through a 5/8 inch iron rod line marker at a distance of 51.00 feet;

Thence, North $56^{\circ} 28' 45''$ West, 95.11 feet along the southwesterly line to a 5/8 inch iron rod with cap;

Thence, North $09^{\circ} 51' 36''$ West, 179.07 feet along the west line to the Point-of Beginning. Together with a right of way for all normal purposes of ingress and egress over the existing drive from the southwest line of the premises southwest and northwest to New York State Route 86.

Lake Placid/Whiteface Mountain KOA Holiday - Riverside
CAMPGROUND/GROUP CAMP REQUIREMENTS – ZONING CODE COMPLIANCE NARRATIVE
February 2, 2024

The following contains the General Regulations for Campground/Group Camp Requirements from Article VI of the Town of Wilmington Zoning Ordinance (pp. 25-29). Requirements from the Ordinance reiterated below are followed by bulleted information describing how the project complies with the requirements. In three (3) instances, area variances are being sought. A separate document in this submission contains a variance application form and an accompanying narrative describing how the project meets the standards for issuance of these three (3) area variances.

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.

- The FEMA mapped floodplain for the West Branch AuSable River is shown on the survey of existing conditions included in the site plan drawings in this submission. No structures are proposed within the mapped floodplain.

- (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 Stormwater Management Design Report included in the draft SWPPP that is part of this submission. The site soils are mapped as Colton very gravelly loamy sand which are very deep and excessively drained. The site gradually slopes down from Route 86 to the river as illustrated by surveyed site topography on the submitted site plans. Site grading (and subsurface piping) directs surface runoff towards the new proposed stormwater management practices.

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

- The former North Pole component of the campground is 13.8 acres and the former 100 Acre Woods component is 105.8 acres. Both have direct access to/from NYS Route 86.

(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 60 sites are proposed on the 13.8 acre site, or an overall density of 4.4 sites per gross acre.
- Travel trailer sites are larger than 3,000 sf and the cabin sites are larger than 2,500 sf.

(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.

- See Sheet L-500, Site Materials Plan, in the submitted plan set. Each RV site has a drive/pad with gravel pavement. See details 1 and 2 on sheet L-802. RV site sizes were established by KOA based on the sizes of anticipated vehicles. For surface drainage see Sheet L-600, Site Grading and Drainage Plan.

(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.

- All RV spaces are more than 75 feet from the river. There are no other surface waters on the site.

(b) Seventy-five (75) feet from an adjacent unit, in any direction.

- KOA requests an area variance from this standard. See the variance application that is part of this submission.

(c) Seventy-five (75) feet from an adjacent property line.

- KOA requests an area variance from this standard. See the variance application that is part of this submission.

(d) One hundred (100) feet from the edge of the pavement or improved surface area of a public roadway.

- All sites are more than 100 feet from NY Route 86.

(e) twenty (20) feet from the edge of any paved or improved surface area of any roadway within the campground.

- KOA requests an area variance from this standard. See the variance application that is part of this submission.

(6) Accessibility shall be as follows:

(a) Each campground or group camp shall be easily accessible from an existing public roadway.

- The proposed KOA facility will use the same access locations (curb cuts) as the former North Pole Campground and Lodge (motel).

(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.

- See the previous item above.

(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.

- Proposed two-way drives are 20 feet wide. Proposed 1-way drives are 15 feet. See Sheet L-400, Layout Plan.

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

- All RV spaces are either pull through or back in. All cabins have parking immediately adjacent.

(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. An August 29, 2022 e-mail from the Wilmington Water Department stating their ability to serve the originally proposed project was provided previously. The currently proposed facility will use less potable water than the previously approved facility (5,130 gallons per day vs. 12,200 gpd). See the engineering basis of design report 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 a permit application has been filed with NYSDOH concurrent with this application to the Town. The application for the NYSDEC permit for the new septic systems will be filed with DEC once DOH issues their approval. See the Utility Plan (C-100) 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 KOA 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.

- KOA will continue its refuse handling and disposal 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.

- See the Electrical Distribution Plan (E-100) included in the set of site plans submitted with this application.

(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 includes a large front lawn area in the area of the Lodge, a dog park located behind the lodge and the swath of lands along the river. Together these constitute 3.06 acres or 22% of the site.

(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 locations at all RV and cabin locations as well as a location in the open space area near the river. See Details 1, 2, and 3 on Sheet 802 that shows fire pits at all sites.

(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 Plan, sheet L-700.

(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.

- Cabins that are mounted on chassis and qualify as over the road RVs will remain on chassis at the locations shown on the project plans.

(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.

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.
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 & Variance Approvals
 - (d) Agency undertaking action:

2. Describe nature and extent of action:
The action is the replacement of the existing North Pole Campground with a new
Kampgrounds of America (KOA) campground facility.

3. Location of action:
5644 NYS Route 86

Street or Site Description
4. Size of site:
13.803 acres

5. Present land use:
Campground

6. Present zoning classification:
Hamlet 2 & Waterfront Overlay

7. Describe any unique or unusual land forms on the project site (i.e. steep slopes, swales, ground depressions, other geological formations):
None present

8. Percentage of site which contains slopes of 15% or greater:
0%

9. Streams, lakes, ponds or wetlands existing within or contiguous to the project area?
- (1) Name:
West Branch AuSable River and narrow band of riverside wetlands

- (2) Size (in acres):
adjacent to site, 0.02 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.

- (b) Mailing address:
550 N 31st St., Billings, MT, 59101

- (c) Telephone number: Area Code ()
(406) 694-9289 (Brian Cirelli)

- (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?

New York State Department of Health permit & NYS DEC Wastewater SPDES permit

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? recreation facilities not being provided, non-motorized craft use will be available	<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> </u>	<u>X</u>
(6)	Is it located in a flood prone area?	<u>X</u>	<u> </u>
	The immediate shoreline is FEMA-mapped floodplain.		
(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? | ___ | <u>X</u> |
| (d) | Does the present site offer or include scenic views or vistas known to be important to the community? | ___ | <u>X</u> |
| (e) | Is the project site presently used for commercial fishing or fish processing? | ___ | <u>X</u> |
| (f) | Will the surface area of any waterways or wetland areas be increased or decreased by the proposal? | ___ | <u>X</u> |
| (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?..... | ___ | <u>X</u> |
| (h) | Will the project involve any waste discharges into coastal waters? | ___ | <u>X</u> |
| (i) | Does the project involve surface or subsurface liquid waste disposal? | <u>X</u> | ___ |
| | 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? | ___ | <u>X</u> |
| (k) | Does the project involve shipment or storage of petroleum products? | ___ | <u>X</u> |
| (l) | Does the project involve discharge of toxics, hazardous substances or other pollutants into coastal waters? | ___ | <u>X</u> |

- | | | | |
|-----|---|--------------|--------------|
| (m) | Does the project involve or change existing ice management practices? | <u> </u> | <u> X </u> |
| (n) | Will the project affect any area designated as a tidal or freshwater wetland? | <u> </u> | <u> X </u> |
| (o) | Will the project alter drainage flow, patterns or surface water runoff on or from the site? | <u> X </u> | <u> </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> </u> | <u> X </u> |
| (q) | Will the project utilize or affect the quality or quantity of sole source or surface water supplies? | <u> </u> | <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> </u> | <u> X </u> |

D. REMARKS OR ADDITIONAL INFORMATION: (Add any additional sheets to complete this form.)

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

Lake Placid/Whiteface Mtn KOA Holiday - Riverside
LOCAL WATERFRONT REVITALIZATION PLAN (LWRP) CONSISTENCY EVALUATION
2/2/24

The following presents the policies of the 2010 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 Hamlet 2 zone into a new campground facility. The applicant views this as an enhancement of the character of the hamlet by replacing a circa 1977 facility with a new, modern facility that will be attractive to visitors and a source of municipal revenues. The site sidewalks on the east side of Route 86 will remain and the redevelopment will continue to be served by the municipal water supply.

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 1977. The proposed project proposes a 1.5 acre common open space area along the river that will be open to all campground guests for fishing, motorless watercraft access, and general enjoyment of the waterfront which had been occurring at the existing campground. These continued uses will not interfere with water dependent uses or threaten the ecological viability of the riverine system.

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 and in the Hamlet Center in particular.

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 maintained as a result of site redevelopment into a modern KOA facility.

1.5 Minimize adverse impacts of new development and redevelopment

Other materials included in this submission to the Wilmington Planning Board 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 proposed campground will have fewer number of sites than previously available, will continue to use of the same Route 86 access points, 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. Existing ca. 1977 campground development is less than 50 years old. According to NYS Office of Park Recreation and Historic Preservation, there are no cultural resources known for the site and the site is outside of the area considered to be eligible for designation as the Wilmington Historic District which is generally located along Route 86 between Springfield Road and Mountain Brook Lodge.

Policy 3

Enhance visual quality and protect scenic resources throughout the waterfront area

3.1. Protect and improve visual quality throughout the waterfront area

Views into the site from the river will not be negatively impacted by the redevelopment of the property. The lack of development proposed along the river will protect views into the site from the river.

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

Per the submitted plans, there are no habitable structures or campground sites proposed within the

surveyor-mapped floodplain on the property.

4.2. Preserve and restore natural protective features

No disturbance of the river shoreline is proposed, and any areas of disturbance within shoreline area will be stabilized and protected from erosion in accordance with the project sediment and erosion control plans and the project Stormwater Pollution Prevention Plan.

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

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

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 project.

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 old 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

Red Brook and White Brook are the sources of Wilmington's water supply. This policy aims specifically to protect that water as drinking water and all factors that affect its quality.

The KOA 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 bottom are proposed. Per items E.2(n), (o), and (p) of the SEQRA full EAF submitted to the Planning Board, the site contains no designated significant fish and wildlife habitat according to NYSDEC's online Environmental Resource Mapper, which is the current equivalent of the New York Natural Heritage Program.

6.3. Protect and restore freshwater wetlands

Riverside wetlands (0.02 acres) were delineated on the property in the spring of 2022 and the delineation was inspected and confirmed by APA in the summer of 2022. No activities involving wetlands are proposed which was part of the basis for the APA issuing its non-jurisdictional determination for the proposed project.

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 items E.2(n), (o), and (p) of the SEQRA full EAF submitted to the Planning Board

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 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. A Phase I Environmental Site Assessment prepared for the property prior to KOA's purchase did not reveal the presence of any contaminated areas on the site, including no areas of hazardous waste contamination.

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. KOA does not typically treat their grounds with pesticides. Pesticide use, if it occurs, will be focused on pest control within and around buildings. Any pesticide applications will involve products registered for use by NYSDEC and the USEPA and will be in accordance with label directions.

Policy 9

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

The narrow, elongated site has limited waterfront. There is not adequate space to provide public access in addition to providing access for campground guests.

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

The project site is located less than 300 feet downriver of the Lake Everest Beach and associated Town Park that provides public waterfront access.

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

This sub-goal pertains to public lands and is not applicable to the proposed project on private lands.

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

This sub-goal pertains to public lands and is not applicable to the proposed project on private lands.

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 existing campground waterfront will continue to be available to campground guests to put in and take out non-motorized crafts.

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.

- Site new and expand existing boating facilities where there is: adequate upland for support facilities and services; sufficient waterside and landside access; appropriate nearshore depth to minimize dredging; suitable water quality classification; minimization of effects on wetlands or fish spawning grounds; and adequate water circulation.
- Maintain regionally important water-dependent uses and facilities.

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. There will be signage somewhere within the riverside common open space area informing campers planning to launch non-motorized craft of the importance of preventing the spread of aquatic invasive species to protect the health of the river system.

Policy 12

Protect agricultural lands

Per item E.3(b) of the SEQR Environmental Assessment Form in this submission, the site does not contain agricultural lands consisting of highly productive soils.

Policy 13

Promote appropriate use and development of energy and mineral resources

13.1. Conserve energy resources.

The proposed campground redevelopment will result in less interior space that requires heating and/or cooling which will significantly reduce energy consumption.

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.

Engineering and Design Report



Kampgrounds of America - Riverside

Wilmington, NY

31 January 2024

It is a violation of New York State Law for any person, unless acting under the supervision of a Licensed Professional Engineer, to alter an item in any way.



348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • www.north-woods-engineering.com
NYS Certified Service-Disabled Veteran-Owned Business

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Appendix A – WaterCAD Models

Appendix B – Effluent Pump Design

1.0 Executive Summary

Kampgrounds of America, Inc. (KOA) proposes to redevelop the existing campground at 5644 NYS Route 86 in Wilmington to meet their corporate standards. The campground is proposed to be redeveloped to consist of 56 recreational vehicle camp sites, 4 park model recreational units, and a bathhouse.

The former motel septic was improved under a previous project. The former motel will also be used for check-in. A recreational vehicle (RV) dumping station will be provided at the KOA Mountainside venue, just down the street.

The existing water and sewer systems for the campground will be replaced in entirety to meet the proposed layout, flow requirements, frost protection and current standards.

This report discusses the water and sewer upgrades associated with the proposed redevelopment.

2.0 Background

2.1 Site Information

The North Pole Campground has been in operation for many years. It consisted of two separate locations, one to the west side of NYS Route 86, and a parcel approximately 1,500' to the north, on the east side of the state highway.

KOA purchased the campground in 2021. This report focuses on the northern parcel, which is known as Riverside. The southern part of the campground, also known as Mountainside, will be upgraded as a separate project, and is not included in this report.

2.2 Existing Facilities

The campground has a number of smaller septic systems to accommodate the property as it was developed. The property is reported to have been developed in approximately 1977. An environmental assessment of the property found 11 septic tanks and 2 absorption areas. The absorption areas were further investigated and found to be typically comprised of 2 seepage pits for 8 to 10 campsites. The absorption areas were improperly sized, and led to many issues during use of the campground.

The campground has undergone many improvements over the last 20 years with the addition of camping cabins and conversion of tent sites to RV sites.

The existing septic tanks and absorption areas will be removed from service during construction.

2.3 Project Definition

KOA has purchased the property is intends to upgrade the facility to meet their corporate standards for campgrounds. The campground will have 56 RV camp sites, 4 park model RVs for rental, and a bathhouse. The bathhouse will have toilets, sinks and showers. It will not have guest laundry.

An RV dumping station will be provided at the Mountainside location, and not on site, since all Riverside camp sites have a sewer hookup.

Check-in for the campground will be done in the motel office. Improvements to the motel water and sewer are covered under a separate, previously approved project.

3.0 Water Service

3.1 Existing Water Facilities

The existing campground receives water from the Town of Wilmington Water District, which has a main along NYS Route 86. The existing service to the campground, is reported to consist of three water taps, two each 2" taps and a single ¾" tap. There are water lines throughout the existing campground to provide service to the different RV sites, water spigots, office, manager's house, motel and bathhouses. A portion of water service lines are installed on neighboring property. These water lines will be addressed during construction. Reconfiguring of the water lines and removing from service older, antiquated lines will be done.

The Town of Wilmington Water Superintendent, Ed Orsi, reports that the 8" main along NYS Route 86 has 112 psi static pressure and over 1000 gallons per minute of flow with 20 psi residual pressure.

3.2 Proposed Water Facilities

Although the campground is expected to be seasonal, the water system will be installed to be frost protected, for two reasons: first, it will be less maintenance for the venue; and second, to provide services that are expected to be required year around, such as the manager's residence. To provide year-round service throughout the venue, the water lines will be replaced in order to have proper frost protection.

The motel will have its water line updated when its septic system is upgraded, as part of the previously approved project. A submission has already been made to the NYS DOH for that proposed action.

The campground does not require fire flows, only domestic water service. As discussed in a following section, the average daily flow is estimated to be 5,130 gallons per day. This converts to an average rate of 3.56 gallons per minute. Assuming a peak factor of 12, the peak rate becomes 43 gallons per minute. For design purposes, a Factor of Safety of 2 was used.

Loops serving the campground will be 2" HDPE pipes. Individual laterals to campsites will be ¾" HDPE. At high points, yard hydrants will be used for line flushing and air release.

The overall system has been designed using WaterCAD to ensure flow and pressure requirements are met. Print outs from the model are attached in Appendix A.

4.0 Design of Wastewater Facilities

KOA Riverside property will be served by two wastewater treatment facilities that each discharge to subsurface absorption field outfalls. The motel, which is proposed to be upgraded by a separate project, is served by Outfall 1. Approval by the DOH from that project was granted in January 2024.

The campground and manager's residence will be served by Outfall 2. The spread-out nature of the campground requires a sewage collection network. It is intended to primarily use a gravity collection system to convey wastewater flows to septic tanks. Flows from septic tanks will be to a single effluent pump station.

The effluent pump station will be used to dose the designated absorption areas.

Reserve areas are required to be identified in case of future system failure. An area is identified that is suitable for absorption field if needed. The location is currently unused and wooded. In the case of system failure, the area would be cleared and replacement absorption fields would be installed in the reserve area. Deep hole test pits were conducted in the reserve field locations to review the soil characteristics and ensure suitability for use.

4.1 Outfall 2

Outfall 2 will receive flows from all of the camping and cabin sites as well as the manager's house.

4.1.1 Design Flow

A total of RV 56 camping sites are proposed. They will consist of 26 pull-through campsites and 30 back-in campsites. All campsites will have water and sewer hookups.

Additionally, there are a total of 4 "cabins", which are park model recreational vehicles (RVs). The units consist of 4 "studio cabins". The studio cabins have one bedroom, and sleeps two. They do not have laundry facilities. As defined in the DOH code for Campgrounds, these units meet the definition of a camping unit. Since they meet the definition of a camping unit, they will use the same daily flow rate as the campsites.

The manager's house is a three-bedroom dwelling, with a design flow of 330 gallons per day.

The total design flow, shown in Table 1 is based on the above estimate.

Table 1 – Campground Design Flow

Unit	Quantity	Unit Daily Flow (GPD)	Total Daily Flow (GPD)
Campsites	56	80	4480
Studio Cabins	4	80	320
Manager's House*	1	330	330
Campground Total			5130

*no reduction of unit daily flow taken

The unit daily flow estimates are from the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, pages B-16 and B-17.

Water usage from the bathhouse is part of the overall water usage assumed as part of the daily flow. In other words, campers will either use the toilet in their camper or in the bathhouse, but does not need to be counted twice.

Water usage at campgrounds is known to fluctuate significantly throughout the day. Large peaks in flow often occur in the morning when people are getting up and again in the evening around dinner time. The wastewater collection and treatment system must be sized to properly handle not just the average flow, but also these shorter times of increased flow. Smaller systems, like this one, that serve a unified population have even more pronounced peaks. The effluent pumps used to move wastewater through the system were sized to handle peak flows. A peak flow factor of 12 was used for calculations.

4.1.2 Soil Investigation

Deep Hole and Percolation Tests were conducted in accordance with New York State Design Standards for Intermediate Sized Wastewater Treatment Systems. Soil investigation of the area yielded sandy soils with a percolation rate of 1-5 min/in. Seasonal high ground water was found at 42" below the surface in the selected location, therefore indicating that it is suitable for a shallow conventional absorption area.

See Appendix B for full soil investigation results.

4.1.3 Wastewater Treatment System

Sewer Collection

The campground area is arranged in a linear fashion with a ground surface that uniformly slopes down to the east. With the proposed arrangement of sites, a sewer collection system is proposed to bring wastewater to a central area for treatment and disposal. Given the topography and arrangement of sites, a traditional gravity collection system will be used to transport wastewater to the treatment system. There will be four collection systems, three for the campground and cabins, and one for the manager's house. Each collection system will terminate at a septic tank. All septic tanks will flow by gravity to a single effluent pump station.

Given the relatively small wastewater flows from the camp sites and cabins, 6" gravity collection pipes will be used for upstream portions of the collection system, when the total inlet flow is minor, or for sections that have 16 or less campsites discharging to the sewer pipe network.

The sewer mains have been sized for the peak hour flow in accordance with NYS Design standards for Intermediate Sized Wastewater Treatment Systems. 4" PVC will be used for typical laterals connecting to the system. As mentioned above, the upstream portions of the sewer mains

will be 6" PVC. At a slope of 1%, and with a factor of safety, they can easily convey wastewater from more than 20 cabins or campsites, assuming a peak flow of 5 gpm per site.

Downstream portions of sewer mains will be 8" PVC, except for sewer collection line A, which is proposed to be 6" for the entire length.

Manholes will be placed at changes in slope and horizontal alignment, or at points of sewer main intersections. Manholes will not be spaced more than 400 feet on center.

Septic Tank

The minimum required septic tank volume as per NYS DEC standards, for daily flows between 5,000 gpd and 15,000 gpd, is $3,750 + 0.75Q$. However, in this case, the downhill ends of each sewer collection line will end at septic tanks and therefore, the septic tank capacity will be based on the number of camp sites and cabins served on each line, and not by the total system flow.

For the northern septic tank (terminus of Sewer Collection Line A) there are a total of 10 camp sites, and 4 cabins, with a total flow of 1,120 gpd. The minimum required septic tank volume per NYS DEC standards, for daily flows under 5,000 gpd, is $1.5Q$. Therefore, the minimum septic tank size is $(1.5 * (1,120)) = 1,680$ gallons. The tank shall be a 2,000-gallon, dual compartment, concrete septic tank.

For the center septic tank (terminus of Sewer Collection Line B) there are a total of 26 camp sites, with a total flow of 2,080 gpd. The minimum required septic tank volume per NYS DEC standards, for daily flows under 5,000 gpd, is $1.5Q$. Therefore, the minimum septic tank size is $(1.5 * (2,080)) = 3,120$ gallons. The tank shall be a 3,500-gallon, dual compartment, concrete septic tank.

For the southern septic tank (terminus of Sewer Collection Line C) there are a total of 20 camp sites. The minimum required septic tank volume per NYS DEC standards, for daily flows under 5,000 gpd, is $1.5Q$. Therefore, the minimum septic tank size is $(1.5 * (1,600)) = 2,400$ gallons. The tank shall be a 2,500-gallon, dual compartment, concrete septic tank.

The manager's house will have a 1,000 gallon septic tank as required by Appendix 75A for a three bedroom house.

The septic tanks will discharge into the effluent pump station. All RV septic tanks will have an effluent filter.

Absorption Fields

Shallow groundwater conditions at the selected location make a shallow conventional trench absorption field the preferred discharge dispersal option. The calculations used to determine the absorption field size are based upon the NYS DEC Publication, "Design Standards for Wastewater Treatment Works, 2014", page E-4, and are provided below:

Design Flow = 5,130 gpd

Perc Rate of 1-5 min/in yields an application rate of 1.20 gpd per square foot

Required Area = 5,130 gpd / 1.20 gpd/sf = 4,275 sf

Required Trench length = 4,275 sf / 2 ft trench width = 2,138 ft total trench length

The system will be comprised of 3 absorption fields, each with an equal amount of trench length. Therefore, each field will be 9 trenches, 80 ft long, for a total of 720 ft of trench per field, for a total of 2,160 feet of trench.

Since all fields will always be required to be in service, a reserve area has been identified. The fields will be in very limited use during the winter season (Columbus Day until early May), with only the manager's house discharging to it, which will provide a period of prolonged rest.

Dosing

Each absorption field contains 720 feet of trench. Since it contains more than 500 feet of trench, dosing is recommended.

Each field shall be filled to 75% to 85% of its total line capacity each time it is dosed.

Total Line Capacity = 720ft (0.653 gal/linear ft) = 470 gal

75% - 85% = 353 to 400 gal respectively

A dose of 376 gallon per field is selected

We expect that the 2" force lines from the pump station to the field will also drain back. The average length is 100'. Therefore, a flowback amount is estimated to be 100ft*0.163 gal/linear ft = 16 gallons.

In order to provide reserve capacity of 25% of the daily flow, the dosing tank will need to have a capacity of a minimum of $(5,130 * 0.25) + 375 + 16 = (1283 + 391) = 1674$ gallons. To meet this volume, we propose to use a Fort Miller 6x12 rectangular structure, with a 11.5" drawdown (11.5" * 34.26 gallons per inch=392 gallon pumped, less 16 gallons flow back, for dose of 376 gallons). Assuming bottom 6" fluid remains, 4" for alarm, the pumped depth of 11.5", and an overall liquid depth of 60", this provides a reserve capacity of 1,319 gallons (38.5" * 34.26 gallons per inch = 1319 gallons), which is greater than the minimum reserve capacity of 1,283 gallons.

To properly dose the three fields, a triplex control panel system will be used. The panel will alternate between the three pumps, with each discharging into a separate field.

A Liberty 290 series pump is proposed. This will pump 53.4 gpm of flow, against a total head of 24.0'. Total head is comprised of 16.5' of elevational head, 5.3' of frictional head and 2.2' of minor losses. Calculations can be found in the appendix.

The daily flow is 5,130 gpd, which converts to an average rate of 3.56 gpm. Assuming a peak factor of 12, this increases the average rate to a peak rate of 42.7 gpm. It is recommended to ensure that the selected pump produce a minimum of 125% of the peak rate, or $1.25 \times 42.7 = 53.4$ gpm. The selected pump has a pump rate of 53.4 gpm, which is equal to the minimum pump rate, and is therefore acceptable.

4.2 Installation and Inspection Requirements

The proposed sewage treatment system shall be installed in accordance with the attached plans and installation specifications. Construction shall not begin until all required permits are obtained. The owner shall notify the engineer 48 hours before the start of the project. The engineer shall complete a post-construction inspection and provide a certificate of completion prior to turning on the system.

The Contractor has the responsibility to prepare and submit as-built drawings of all underground components, as well as submit all manufacturer's data and relevant operating instructions.

FlexTable: Pipe Table

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Pressure (Start) (psi)	Pressure (Stop) (psi)
P-1	39	J-1	J-2	2.0	HDPE	140.0	88	9.02	0.152	105	96
P-2	60	J-2	J-3	2.0	HDPE	140.0	87	8.92	0.149	96	81
P-3	84	J-3	J-4	2.0	HDPE	140.0	38	3.87	0.032	81	80
P-4	74	J-4	J-5	2.0	HDPE	140.0	28	2.85	0.018	80	81
P-5	84	J-10	J-11	2.0	HDPE	140.0	8	0.81	0.002	74	77
P-6	73	J-11	J-6	2.0	HDPE	140.0	-1	0.11	0.000	77	80
P-7	85	J-8	J-9	2.0	HDPE	140.0	-7	0.71	0.001	78	75
P-8	72	J-7	J-8	2.0	HDPE	140.0	-1	0.10	0.000	80	78
P-9	31	J-10	J-3	2.0	HDPE	140.0	-49	5.05	0.052	74	81
P-10	35	J-9	J-10	2.0	HDPE	140.0	-7	0.71	0.001	75	74
P-11	31	J-5	J-6	2.0	HDPE	140.0	15	1.54	0.006	81	80
P-12	34	J-6	J-7	2.0	HDPE	140.0	5	0.51	0.001	80	80
P-13	37	R-1	PMP-1	36.0	HDPE	140.0	88	0.03	0.000	0	0
P-14	40	PMP-1	J-1	36.0	HDPE	140.0	88	0.03	0.000	105	105
Headloss (ft)	Has User Defined Length?	Length (User Defined) (ft)									
22.86	True	150									
44.77	True	300									
8.86	True	279									
5.02	True	279									
0.48	True	275									
0.01	True	275									
0.38	True	272									
0.01	True	272									
14.33	True	275									
0.17	True	125									
0.92	True	158									
0.09	True	125									
0.00	True	1									
0.00	True	1									

Wastewater System Pump Station Design

Project: KOA Riverside
 Date: 1/10/2024
 By: JAG

Design Inputs

Design Flow	5130 gpd
Pump Station Size	2000 gal
Field Line Length	80 ft
Number of lines	9
Dual or Single Pump?	Triple

Elevation Inputs

Pump Sta Inv Out	85.58
D-Box/Manhole Inv In	99.5 ft
Elevation Head	13.92 ft

Force Line Inputs

Force Line Diameter	2 in
Pipe Roughness Constant, C	130
Actual Line Length	90 ft

Minor losses include provision for the following:

Single Pump: 90 deg bend, check valve and union.

Dual Pump: (3) ea 90 deg bend, check valve and union.

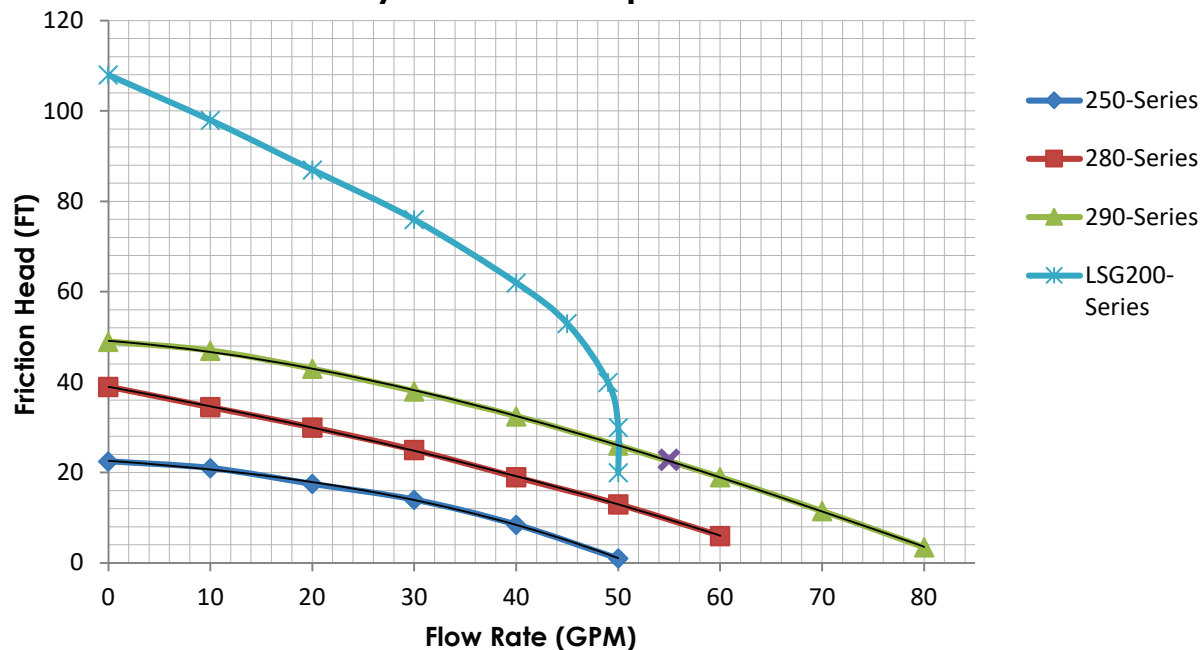
If pump system differs adjust

Pump Inputs

Flow Rate	55 gpm
Velocity	5.62 ft/s
Minor Losses	2.344 ft
Friction Head	6.5 ft
Total Head	22.8 ft

Calculated Value
 Input Value

Liberty Effluent Pump Curves



Pump Float Settings

Tank Capacity	44.7 gal/in
Total Line Capacity	470 gal
75% Capacity	353 gal
85 % Capacity	400 gal
Use	376 gal
Amount of force line flow back	14.7 gal
Total Pumped Volume	391 gal
Required Liquid Depth	8.74 in
Set Off at	4 in above tank bottom
Set On at	13.0 in above tank bottom
Set Alarm at	16.0 in above tank bottom
Total Tank Liquid Depth	45 in
Remaining Above Alarm	29 in
Volume Above Alarm	1296 gal
Pump Run Time per Dose	7.31 minutes
Doses Per Day	12.75
Actual Line % Full	82%

Lake Placid/Whiteface Mountain KOA Holiday - Riverside
AREA VARIANCE REQUEST & APPLICATION OF VARIANCE STANDARDS
2/8/24

Contents

1. Introduction
2. Description of Variances Being Applied For
3. Application of Variance Standards
4. Attachment 1 Completed Town Variance Application Form

1. Introduction

KOA seeks area variances from three (3) of the Town's location/dimensional standards for RV sites within Campgrounds/Group Camps contained in Article VI of the Zoning Ordinance. KOA is no longer seeking an area variance from the 200 feet shoreline setback requirement for principal and accessory structures within the Waterfront Overlay District (also Article VI).

More specifically, KOA is seeking area variances from the following standards in Article VI.

(5) Location of Units

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

(b) Seventy-five (75) feet from an adjacent unit, in any direction.

(c) Seventy-five (75) feet from an adjacent property line.

(e) twenty (20) feet from the edge of any paved or improved surface area of any roadway within the campground.

For the purpose of this variance application, as well as overall project review, the proposed Studio Cabins are also considered to be recreational vehicles. There is precedence for the cabins to be considered RVs as both the NYS Adirondack Park Agency (APA) and the New York State Department of Health (DOH) have issued determinations for similar cabins at the existing KOA campground on Fox Farm Road. Cabins are considered RV's if they meet the following criteria:

- Cabins are mounted on chassis and the suspension, including tires and wheels, are not removed,
- Cabins are not permanently affixed to the ground,
- The towing tongue for the chassis can be removed and placed under the unit for fast and easy access,
- All utilities are attached just as a typical RV would – electrical pedestals, water by hose, sewer to

drop,

- Cabins are not permanently connected to water, sewer and electrical hookups and are disconnected from water, sewer and electrical services when the campground is not in operation.
- Cabins are designed for and capable of regular over-road travel, are currently registered as a vehicle, and have a RV Industry Association (RVIA) emblem attached to them,
- No decking and/or attachments can be secured or fastened to the Cabin.

The proposed cabins will meet these criteria.

Sheet L-101 in the site plan set that is part of this application shows the variances being sought in the RV portion of the campground. No variances are being sought elsewhere on the site. L-101 provides setbacks and separation distances for all RVs. The existing campground layout annotated with some separation distances between existing RV spaces is an 11x17" figure contained within this narrative (Figure 1). This narrative also includes figures showing distances from neighbors to proposed RV sites (Figure 2), an annotated aerial photograph showing distances between RVs parked at the existing campground (Figure 3), and a map showing parcel land uses in the area around the site (Figure 4).

The following table summarizes the types and numbers of sites in the existing campground as well as the types and numbers of sites in the proposed redevelopment.

Existing and Proposed Campground Sites

RV Site Type	# Existing	# Proposed
Back-in RVs	50	30
Pull-through RVs	0	26
Cabin RVs	11	4
sum	61	60
Tent sites	10	0
total sites	71	60

To assist in the discussion of the variances being applied for, the 5 rows of RVs shown on sheet L-101 have been assigned letter designations starting with the letter A for the northernmost row. The following table summarizes the 5 rows and the RV spaces proposed in each. The previously approved design included a sixth row of RVs (F) located closest to the south property line which has been eliminated in the current plan.

Proposed RV Rows and Sites

Row	RV Site Type	# Of Sites	Site Numbers
A	Cabin/Back-in	4/10	C-1 to C-4/BI-1 to BI -10
B	Pull-through	13	PT-1 to PT-13
C	Pull-through	13	PT-14 to PT-26
D	Back-in	10	BI-11 to BI-20
E	Back-in	10	BI-21 to BI-30
F	No longer proposed	0	n/a

2. Descriptions of Variances Being Applied For

The table on the following page includes all proposed RV units, the Town Zoning Ordinance standards from which variances are being sought and the amount of relief being sought by KOA in this variance application. Following the table is a description of the variances being sought for the different types of RVs: back-in, pull-through, and cabins.

The types and amounts of variances currently being sought differ somewhat from what was previously approved on 1/3/23. There is a second table that follows this page that contains the proposed variance types and amounts from the original application and from the current application. Project design differences affecting variances sought include the following:

- Sites are no longer proposed between the southernmost road and the south property line, including no sites that would require variances (elimination of Row F). The 4 studio cabins formerly located in Row F near the southern property line have been relocated to Row A near the north property line.
- The proposed property line setback for the 10 back-in units in Row A and nearest the north property line increases from the previously approved 50 feet to the current 55 feet and the amount of variance being sought decreases accordingly.
- The overall project area proposed to be occupied by RV sites has been elongated in an east/west direction (road to river) and compressed in a north/south direction (neighbors). As a result, some of the variance quantities have changed and the new variance category of less than 20 feet from an RV site to an internal roadway was added for the project.

VARIANCES SOUGHT (X) AND AMOUNTS (ft.) OF RELIEF APPLIED FOR													
Row	Unit	75 Feet to	Proposed Distance	Variance Sought	75 Feet to	Proposed Distance	Variance Sought	75 Feet to	Proposed Distance	Variance Sought	20 Feet to	Proposed Distance	Variance Sought
		Property Line			Adjacent Side Units ¹			Adjacent Rear Units			Internal Road ²		
A	C-1				X	29	46						
A	C-2	X	43	32	X	29,29	46,46						
A	C-3	X	35	40	X	29,29	46,46						
A	C-4	X	50	25	X	29	46						
A	BI-1	X	55	20	X	39	36						
A	BI-2	X	55	20	X	39,39	36,36						
A	BI-3	X	55	20	X	39,39	36,36						
A	BI-4	X	55	20	X	39,39	36,36						
A	BI-5	X	55	20	X	39,39	36,36						
A	BI-6	X	55	20	X	39,39	36,36						
A	BI-7	X	55	20	X	39,39	36,36						
A	BI-8	X	55	20	X	39,39	36,36						
A	BI-9	X	55	20	X	39,39	36,36						
A	BI-10	X	55	20	X	39	36						
B	PT-1				X	35	40				X	19,19	1,1
B	PT-2				X	35,35	40,40				X	18,18	2,2
B	PT-3				X	35,35	40,40				X	17.5,17.5	2.5,2.5
B	PT-4				X	35,35	40,40				X	16.75,16.75	3.25,3.25
B	PT-5				X	35,35	40,40				X	16,16	4,4
B	PT-6				X	35,35	40,40				X	15.25,15.25	4.75,4.75
B	PT-7				X	35,35	40,40				X	14.5,14.5	5.5,5.5
B	PT-8				X	35,35	40,40				X	13.75,13.75	6.25,6.25
B	PT-9				X	35,37	40,38				X	13,13	7,7
B	PT-10				X	37,40	38,35				X	12,12	8,8
B	PT-11				X	40,41	35,34				X	11.25,11.25	8.75,8.75
B	PT-12				X	41,42	34,33				X	10.5,10.5	9.5,9.5
B	PT-13				X	42	33				X	9.5,9.5	10.5,10.5
C	PT-14				X	35	40						
C	PT-15				X	35,35	40,40				X	19,19	1,1
C	PT-16				X	35,35	40,40				X	18.25,18.25	1.75,1.75
C	PT-17				X	35,35	40,40				X	17.5,17.5	2.5,2.5
C	PT-18				X	35,35	40,40				X	16.75,16.75	3.25,3.25
C	PT-19				X	35,35	40,40				X	16,16	4,4
C	PT-20				X	35,70	40,5				X	15.25,15.25	4.75,4.75
C	PT-21				X	70,35	5,40				X	13.75,13.75	6.25,6.25
C	PT-22				X	35,35	40,40				X	13,13	7,7
C	PT-23				X	35,35	40,40				X	12.25,12.25	7.75,7.75
C	PT-24				X	35,47	40,28				X	11.5,11.5	8.5,8.5
C	PT-25				X	47,47	28,28				X	10.5,10.5	9.5,9.5
C	PT-26				X	47	28				X	9.5,9.5	10.5,10.5
D	BI-11				X	42	33	X	19	56	X	18	2
D	BI-12				X	42,42	33,33	X	19	56	X	18	2
D	BI-13				X	42,42	33,33	X	19	56	X	18	2
D	BI-14				X	42,42	33,33	X	19	56	X	18	2
D	BI-15				X	42,42	33,33	X	19	56	X	18	2
D	BI-16				X	42,42	33,33	X	19	56	X	18	2
D	BI-17				X	42,42	33,33	X	19	56	X	18	2
D	BI-18				X	42,42	33,33	X	19	56	X	18	2
D	BI-19				X	42,42	33,33	X	19	56	X	18	2
D	BI-20				X	42	33	X	19	56	X	18	2
E	BI-21				X	42	33	X	19	56	X	16.75	3.25
E	BI-22				X	42,42	33,33	X	19	56	X	18	2
E	BI-23				X	42,42	33,33	X	19	56	X	18	2
E	BI-24				X	42,42	33,33	X	19	56	X	18	2
E	BI-25				X	42,42	33,33	X	19	56	X	18	2
E	BI-26				X	42,42	33,33	X	19	56	X	18	2
E	BI-27				X	42,42	33,33	X	19	56	X	18	2
E	BI-28				X	42,42	33,33	X	19	56	X	18	2
E	BI-29				X	42,42	33,33	X	19	56	X	18	2
E	BI-30				X	42	33	X	19	56	X	18	2

¹ Distances provided are between common elements of adjacent sites (i.e. west end of pad on BI-1 to west end of pad on BI-2). They are not the absolute minimum distances between sites, but those dimensions are provided on the Sheet L-101 of the site plan set.

² According to RVlifestyle.com the most common size of Class A RV's is +/- 33 feet and the most common size of towable 5th wheels in the range of 32 to 36 feet long. Given these statistics, a unit length of 33 feet was used when calculating the variances required for the 20 feet setback from internal campground roads.

VARIANCES SOUGHT (X) AND AMOUNTS (ft.) OF RELIEF APPLIED FOR (Red Values are Previously Approved Amounts)													
Row	Unit	75 Feet to Property Line	Proposed Distance	Variance Sought	75 Feet to Adjacent Side Units ¹	Proposed Distance	Variance Sought	75 Feet to Adjacent Rear Units	Proposed Distance	Variance Sought	20 Feet to Internal Road ²	Proposed Distance	Variance Sought
A	C-1 n/a				X	(29)	(46)						
A	C-2 n/a	X	43	32	X	(29,29)	(46,46)						
A	C-3 n/a	X	35	40	X	(29,29)	(46,46)						
A	C-4 n/a	X	50	25	X	(29)	(46)						
A	BI-1	X X	55 50	20 25	X	(39) (42)	(36) (33)						
A	BI-2	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-3	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-4	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-5	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-6	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-7	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-8	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-9	X X	55 50	20 25	X	(39,39) (42,42)	(36,36) (33,33)						
A	BI-10	X X	55 50	20 25	X	(39) (42)	(36) (33)						
B	PT-1				X	(35) (50)	(40) (25)				X n/a	19,19	1,1
B	PT-2				X	(35,35) (50,42)	(40,40) (25,33)				X n/a	18,18	2,2
B	PT-3				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	17.5,17.5	2.5,2.5
B	PT-4				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	16.75,16.75	3.25,3.25
B	PT-5				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	16,16	4,4
B	PT-6				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	15.25,15.25	4.75,4.75
B	PT-7				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	14.5,14.5	5.5,5.5
B	PT-8				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	13.75,13.75	6.25,6.25
B	PT-9				X	(35,37) (42,42)	(40,38) (33,33)				X n/a	13,13	7,7
B	PT-10				X	(37,40) (42)	(38,35) (33)				X n/a	12,12	8,8
B	PT-11 n/a				X	(40,41)	(35,34)				X n/a	11.25,11.25	8.75,8.75
B	PT-12 n/a				X	(41,42)	(34,33)				X n/a	10.5,10.5	9.5,9.5
B	PT-13 n/a				X	(42)	(33)				X n/a	9.5,9.5	10.5,10.5
C	PT-14 (PT-11)				X	(35) (42)	(40) (33)				X n/a		
C	PT-15 (PT-12)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	19,19	1,1
C	PT-16 (PT-13)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	18.25,18.25	1.75,1.75
C	PT-17 (PT-14)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	17.5,17.5	2.5,2.5
C	PT-18 (PT-15)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	16.75,16.75	3.25,3.25
C	PT-19 (PT-16)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	16,16	4,4
C	PT-20 (PT-17)				X	(35,70) (42,42)	(40,5) (33,33)				X n/a	15.25,15.25	4.75,4.75
C	PT-21 (PT-18)				X	(70,35) (42,42)	(5,40) (33,33)				X n/a	13.75,13.75	6.25,6.25
C	PT-22 (PT-19)				X	(35,35) (42,42)	(40,40) (33,33)				X n/a	13,13	7,7
C	PT-23 (PT-20)				X	(35,35) (42)	(40,40) (33)				X n/a	12.25,12.25	7.75,7.75
C	PT-24 n/a				X	(35,47)	(40,28)				X n/a	11.5,11.5	8.5,8.5
C	PT-25 n/a				X	(47,47)	(28,28)				X n/a	10.5,10.5	9.5,9.5
C	PT-26 n/a				X	(47)	(28)				X n/a	9.5,9.5	10.5,10.5
D	BI-11 (C-1)				X	(42) (56)	(33) (19)	X X	19 19	56 56	X n/a	18	2
D	BI-12 (C-2)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-13 (C-3)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-14 (C-4)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-15 (C-5)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-16 (C-6)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-17 (C-7)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-18 (C-8)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
D	BI-19 n/a				X	(42,42)	(33,33)	X X	19 19	56 56	X n/a	18	2
D	BI-20 n/a				X	(42)	(33)	X X	19 19	56 56	X n/a	18	2
E	BI-21 (C-9)				X	(42) (60)	(33) (15)	X X	19 19	56 56	X n/a	16.75	3.25
E	BI-22 (C-10)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-23 (C-11)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-24 (C-12)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-25 (C-13)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-26 (C-14)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-27 (C-15)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-28 (C-16)				X	(42,42) (56,56)	(33,33) (42,42)	X X	19 19	56 56	X n/a	18	2
E	BI-29 n/a				X	(42,42)	(33,33)	X X	19 19	56 56	X n/a	18	2
E	BI-30 n/a				X	(42)	(33)	X X	19 19	56 56	X n/a	18	2
F	n/a (C-17)				X	(30)	(45)						
F	n/a (C-18)	X	50	25	X	(30,33)	(45,42)						
F	n/a (C-19)	X	40	35	X	(33,31)	(42,44)						
F	n/a (C-20)	X	58	17	X	(31)	(44)						

¹ Distances provided are between common elements of adjacent sites (i.e. west end of pad on BI-1 to west end of pad on BI-2). They are not the absolute minimim distances between sites, but those dimensions are provided on the Sheet L-101 of the site plan set.

² According to RVlifestyle.com the most common size of Class A RV's is +/- 33 feet and the most common size of towable 5th wheels in the range of 32 to 36 feet long. Given these statistics, a unit length of 33 feet was used when calculating the variances required for the 20 feet setback from internal campground roads.

The following provides more detail for the variances required for this application. Also see Sheet L-101, Variance Diagram.

A. Row A Back-in Sites

All 10 of the proposed back-in RV sites in Row A are located partially with the 75 feet setback from the northern property line. The distances between the rear of the RV sites and the northern property line have all increased from 50 feet to 55 feet. KOA is seeking 20 feet of relief from the 75 feet standard. The area between the rear of the RV spaces and the property line is proposed to remain wooded. KOA continues to propose a privacy fence along the north property line and along the south property line.

The proposed side separation distances between adjacent back-in RV units are below the minimum standard of 75 feet. When measuring from common site element points on adjacent back-in RV sites (see sheet L-101), separation distances are all 39 feet. Relief of 36 feet is being sought by KOA¹.

All the 50 RV sites in the existing ca. 1977 campground are back-in sites. While the proposed back-in spaces are proposed with separation distances of 39 feet, the average distance between existing North Pole RV pads (as measured the same way as proposed distances) is 27.6 feet.² See Figure 1 on the following page showing existing conditions along with dimensioned separation distances between adjacent RV spaces.

The back-in sites BI-1 to BI-10 in Row A all meet the 20' roadway setback requirement and no variances are required.

B. Row A Cabin Sites

For the 4 studio cabins now proposed in the northwest corner of the site, 3 require variances from the 75 feet property line setback. The proposed setback distances for C-2, C-3 and C-4 are 43 feet, 35 feet and 50 feet, respectively. A treed buffer will remain between all 4 cabins and the north property line. The cabins are separated from each other by 29 feet and variances of 46 feet of separation distance between cabins is being sought.

C. Rows B and C Pull-through Sites

The 26 total pull-through RV sites are in Rows B & C with 13 pull-through sites in each row.

¹ Absolute minimum separation distances between uncommon elements in proposed adjacent RV sites is also shown on Sheet L-101. For back-ins, this distance is 27 feet between sites.

² Minimum separation distances between existing RV pads are shown on Figure 1 on the following page. For existing back-ins, this distance is 14 feet with some RV pads separated by as little as a six (6) feet wide grass strip.

All the pull-through sites meet the 75 feet property line setback standard.

None of the pull-through sites meet the 75 feet zoning ordinance side separation distance between adjacent RVs. The side distance between proposed pull-through RV sites is 35 feet. Relief of 40 feet is being sought by KOA.

Because of the north/south compression in the current design, the pull-through sites require variances from the 20 feet internal road setback requirement. Generally, the amount of road setback variance required increases as you move towards the river to the east because the overall project footprint narrows as you move towards the river. Sites PT-1 and PT-4 which are on the west ends of rows B and C can have RVs set back 19 feet from the internal roads and variances of 1 foot are required. On the east end of rows B and C at sites PT-13 and PT-26 the amount of road setback is down to 9.5 feet and 10.5 feet of variance is being sought. See the earlier variance table that is also included on Sheet L-101, Variance Diagram.

D. Rows D and E Back-in Sites

Rows D and E each contain 10 back-in RV spaces. None of these 20 spaces require a variance from the 75 feet setback requirement from the south property line.

All these back-in sites require a variance from the 75 feet zoning ordinance side separation distance between adjacent RVs. The back-to-back distances between proposed pull-through RV sites are 42 feet. Relief of 33 feet is being sought by KOA.

All these back-in sites also require a variance from the 75 feet zoning ordinance for back-to-back separation distance between adjacent RVs. The distances between proposed pull-through RV sites are 19 feet. Relief of 56 feet is being sought by KOA.

All the back-in RV sites in rows D and E require a 2 feet variance from the 20 feet internal road setback requirement except for site BI-21 that requires a variance of 3.25 feet.

3. Application of Variance Standards

Article XI of the Zoning Ordinance contains five standards or “tests” for variance applications. “Not all five tests are required to be met in order to grant the area variance.” The following section applies those five tests to the variances being applied for by KOA.

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;

- The character of the neighborhood will not be changed and there will not be a detriment to nearby properties as a result of the conversion of the existing circa 1977 campground into a modern KOA campground. The numbers of sites will be reduced from 71 to 60 as a result of the conversion, and the conversion will result in a greater separation distance between RV spaces than what currently exists.

A. Variance for Less than 75 Feet Between Sites and Property Lines

- Previously, variances for RV sites within both the north and south 75 feet property line setbacks were required and were issued. Three (3) cabins and 10 back-in spaces require variances for their setback from the north property line. No variances are being sought relative to the south property line.
- The cabins requiring variance are in the northwest corner of the site and are in proximity to the commercial Whitebrook Dairy Bar. Cabins C-3 and C-4 are closer to the Jory residence (+/- 175-180 feet) located to the north off Wood Brook Way.
- Except for the installation of the proposed privacy fence adjacent to the north property line, the remaining +/- 30 feet wide area between the cabins and the property line will remain wooded.
- The amount of variance currently being sought for the back-in units in Row A is 20 feet. Variances of 25 feet were previously issued for these sites.
- Due to the relocation of a wastewater disposal field to the area west of the General Manager's residence the back-in sites in Row A were compressed east/west and sites do not extend towards the Sibalski residence as they had in the past.
- The property line setback variances being sought for the back-in RV spaces in Row A and 3

of the 4 studio cabins in Row A will put RV spaces closer to neighboring properties than is allowed by the zoning ordinance. Figure 2 shows the project layout, the property lines and the RV spaces in relation to neighboring properties to the north and to the south.

- Figure 2 shows the distances between the development on these adjoining parcels and the nearest RV space which are as follows:

Neighboring Property	Direction	Distance to Property Line (ft.)	Distance to Closest Proposed RV Space (ft.)
Whitebrook Dairy Bar	north	184	228
Jory Residence	north	116	171
Hansen Residence	north	151	207
Sibalski Residence	north	62	222
Whiteface Suites	south	58	365
Whiteface Cabins	south	<10	167

- All the neighboring parcels are in the Hamlet 2 zone for which the typical side yard setback is 10 feet, and the typical front yard setback is 35 feet. Under current zoning, structures on neighboring properties that share a side yard boundary (the Dairy Bar and the 2 structures to the south of the campground) could be constructed 10 feet off the property line. The three residences to the north could have been constructed as close as 35 feet from the campground property line.
- The separation distances between neighboring structures and the closest RV spaces with the proposed variance will exceed the minimum building setbacks required by the Zoning Ordinance and the variances should be granted.

B. Variance for Distances Between Adjoining RV Sites

The 75 feet required separation distance between RVs is significantly higher than current industry practices. The following was provided by former KOA General Manager Ben Kelsey:

Over the last 20 years, I have worked on, worked with, lived on, and visited campgrounds all over the USA from California, Maine, Key West, and everywhere in between. Private parks, franchise parks, and corporate parks. I have worked at Mega Parks with 2500 spaces and tiny parks with 50 spaces. I have never seen a 75ft separation between RVs. There have been some parks where you may hike into a secluded tent site or cabin that has a well over 75ft separation, but that is a rare one-off exception. But never as a standard distance in the RV area. 35ft is generous spacing. 45ft spacing gets praised by guests as having room to breathe. 75ft would make a campground unable to turn a profit as the amount of space needed for each RV would not allow you to have enough RV spaces to generate revenue. The current North Pole RV resort has been operating over the past with a distance of 28 ft on average as a distance between "like Points" from pedestal to pedestal for example.

And when RVs have parked the average distance from RV to RV is about 15ft to 20ft depending on the size of the camper, if they have slides outs, etc. What we are proposing is going to offer much more space than an average campground.

- To illustrate the point about existing RV spaces and their separations, Figure 3 is an aerial photo with 4 RV's present in the area of the swimming pool. The measured distances between the RVs were 12.5 feet, 12.0 feet, and 17.0 feet. Similar RVs in the proposed spaces would mostly be 35-47 feet apart.
- Having the wider spacing of RVs located near property lines in the zoning ordinance is understandable for potentially reducing impacts to neighboring properties, which in this case, is primarily the residences to the north. Having wider spaces internal in the site, while it will decrease overall density of sites and decrease activity levels for the facility as a whole, wider spacing of internal sites will not necessarily reduce potential impacts to neighboring properties.
- The proposed variance will result in fewer RV spaces near the north property line (19 existing vs. 14 proposed), although the 14 proposed spaces will be closer to the property line than the existing spaces.
- Because it has been demonstrated that the requested variance can be granted for relief from the 75 feet property line setback, because there will be fewer RVs in the area of the north property line and the neighbors beyond, and because there are no units within the setback to the south property line (separation distances are n/a) the variance sought for a lesser distance than 75 feet between RV spaces should be granted.

C. Variances for Less Than 20 feet Between RV Sites and Internal Drives

- This setback requirement is for the internal campground layout and having to obtain variances does not have the potential for directly affecting neighbors or the character of the neighborhood.
- The majority of the variances being sought for RV site setbacks from internal drives are 5 feet or less, with nearly half of the variances being 2 feet.

(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;

- KOA's *pro forma* for the new facility, which reduces the total sites from the 71 existing to 60 proposed, cannot be accommodated without some type of area variance. The length and width of land available to locate RVs spaces on the site is limited by the following:

- The need to meet the 100 feet setback from Route 86,
 - The need to meet the 75 feet setback from the river,
 - The need to meet the 75 feet property line setbacks,
 - The need to meet the 75 feet separation distances between adjacent RVs,
 - The need to meet the 20% common open space standard,
 - The need to meet the road width standards for one-way and two-way streets,
 - The need to retain existing motel and the general manager's house,
 - The need to provide adequate parking,
 - The need to allocate clear space for installation of new, modern wastewater disposal fields, and
 - The need to allocate clear space for the installation of new, modern stormwater management practices.
- To meet the 75 feet separation distance between adjacent RV standard, rows would need to be extended as follows:
 - Row A: 9 gaps @ 36' = 324 feet
 - Rows B & C: 12 gaps @ 40' = 480 feet
 - Rows D & E: 9 gaps @ 33' = 297 feet
 - Extending these rows by these lengths to achieve the 75 feet separation distance between adjoining RVs could place RVs within the river setback to the east, into the Route 86 setback to the west and/or into the required common open space which would then require variances from those standards.
 - To meet the 75 feet property lines setback standards, the proposed development would need to be compressed further within the width of the site. This would require similar elongation of the remaining rows which would result in similar encroachment into the areas described above and/or loss of required common open space.
 - Because KOA's development *pro forma* that reduces the total number of sites from 71 existing sites to 60 proposed sites cannot otherwise fit on the site without an area variance, the requested variances should be granted.

(3) Whether the requested area variance is substantial;

KOA considers area variances that seek relief from more than half of the required standard to be substantial.

- The property line setback area variances being sought from the 75 feet standard are not substantial. For the 14 Row A sites, only Cabin C-3 has a variance of more than 35 feet (40 feet). All the back-in RV spaces in Row A only require 20 feet of variance from the property line setback which is 5 feet more property line setback than the previously issued variances

for these sites.

- The proposed variances for the 75 feet side separation distance between adjacent RV sites are, in some cases, substantial. However, the proposed separation distances are within standards that are considered “generous” by KOA. All 60 units require side separation variances. Of these 60 units, 35 have proposed side variances that are less than ½ of the required 75 feet separation. For example, all the back-in spaces in rows D and E require 33 feet of variance which KOA considers non-substantial.
- The proposed variances for the 75 feet back-to-back separation distances between RV sites are substantial. These variances are being sought for the back in spaces in rows D and E and where the back-to-back separation distances are 19 feet with 56 feet of variance being sought. Per the previous table of previously issued variances and currently proposed variances, all of the current sites requiring a variance for 19 feet of back-to-back separation were previously issued variances for 19 feet of back-to-back separation.
- The proposed variances for RV setbacks from internal drives, except for two sites (PT-13 & PT-26), are not substantial.

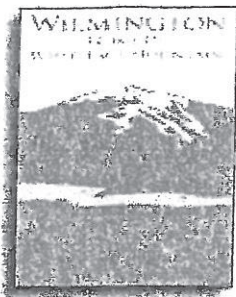
(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

- Figure 4 shows the project site in relation to “the neighborhood”. For current purposes, the neighborhood is the Route 86 and Springfield Road corridors roughly bounded by Route 86 along the north end and extending south to the area around Wilderness Inn. Figure 4 shows that the Route 86 corridor around the site is a mix of commercial and residential properties with more commercial parcels than residential parcels. The Springfield Road corridor across the river is nearly all residential parcels.
- The campground redevelopment involving a lower density new campground will not have physical impacts on the neighborhood. Campground-associated activities that could affect off-site locations, such as the amount of traffic generated on the local road network, will decrease with the proposed campground as compared to what occurred with the existing campground.
- The overall submission to the Planning Board containing this variance application contains a completed Part 1 Full Environmental Assessment Form (FEAF). KOA believes that the completed part 1 does not identify any potential significant adverse environmental impacts for the site itself or for the surroundings.
- No physical or environmental adverse impacts to off-site properties are anticipated to occur

as a result of the redevelopment of the site into a lower density campground, and the requested area variances, the majority of which are for internal site dimensional standards, should be granted.

(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.

- To a degree, the need for a variance was self-created. KOA's choice to purchase this existing campground for the purpose of redeveloping it as a KOA facility, and KOA's site development programming determination that 60 RV spaces was the correct number for a facility of this size, led to the need for this variance. However, the majority of proposed relief being sought in the requested area variances are for separation between adjacent units within the site, and the requested variances will not negatively affect neighboring properties, the immediate surroundings, or the Town of Wilmington as a whole, and the variances should be granted.



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.
Street Address 550 North 31st Street
City Billings State MT Zip Code 59101
Telephone (406) 694 - 9289 (Brian Cirelli)

2. SUBJECT PROPERTY OWNER INFORMATION

Name Same as Applicant
Street Address _____
City _____ State _____ Zip Code _____

3. LOCATION OF SUBJECT PROPERTY

Street Address 5644 NYS Route 86, Wilmington

4. LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

Hamlet 2 & Waterfront Overlay

5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE *

Replacement of the 71 site former North Pole Campground with a 60 site KOA Holiday
Campground. Lodge (motel) and manager's residence continue to serve the same functions.

6. CONTACT INFORMATION

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

* See drawing L-101, Variance Diagram, that shows and tabulates the area variances applied for.

B. Name n/a
Street Address _____
City _____ State _____ Zip Code _____
Telephone (____) _____ - _____
☐ ARCHITECT ☐ DESIGNER ☐ ENGINEER ☐ FRANCHISOR ☐ SURVEYOR

C. Name n/a
Street Address _____
City _____ State _____ Zip Code _____
Telephone (____) _____ - _____
☐ ARCHITECT ☐ DESIGNER ☐ ENGINEER ☐ FRANCHISOR ☐ SURVEYOR

7. PRESENT USE OF PROPERTY

campground

8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES

South - residential, North - Whitebrook Dairy Bar and 3 residences

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 existing Lodge and manager's house will remain. Other campground structures have been/will
be demolished and/or removed from the site. A central bathhouse building is proposed. Four (4)
studio cabins are also proposed. Proposed cabins are chassis-mounted RVs.

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

Topography on and adjacent to the site is relatively flat and slopes west to east towards the river.
Lands to the south have a multifamily and single family homes. Homes to the north are single family.

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

603.67 feet on NYS Route 86

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

Buildings: bathhouse and cabins all single story
Parking: 25 spaces at Lodge, 6 at cabins, one at each at RV site in addition to the RV space

13. PUBLIC SERVICES AVAILABLE

Municipal water, fire and rescue

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

municipal water, on-site wastewater collection and disposal (leach fields)

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: _____/_____/_____ Board Referral

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:

A. Government unit involved NYS APA

B. Regulation or requirement involved Non-jurisdictional Determination

C. Date of approval 01 / 09 / 2024

18. IF MULTIPLE DWELLINGS ARE CONTEMPLATED, INDICATE PROJECTED DENSITY PER ACRE
no dwellings proposed

19. ESTIMATED STARTING AND COMPLETION DATES OF WORK TO BE PERFORMED
June 2024 - June 2025

20. ADDRESS TO WHICH THE DECISION ON THIS APPLICATION SHOULD BE MAILED
The LA Group attn. Kevin Franke, 40 Long Alley, Saratoga Springs, NY 12866

21. APPLICANT SIGNATURE Brian Cirelli **DATE** 02/12/2024

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

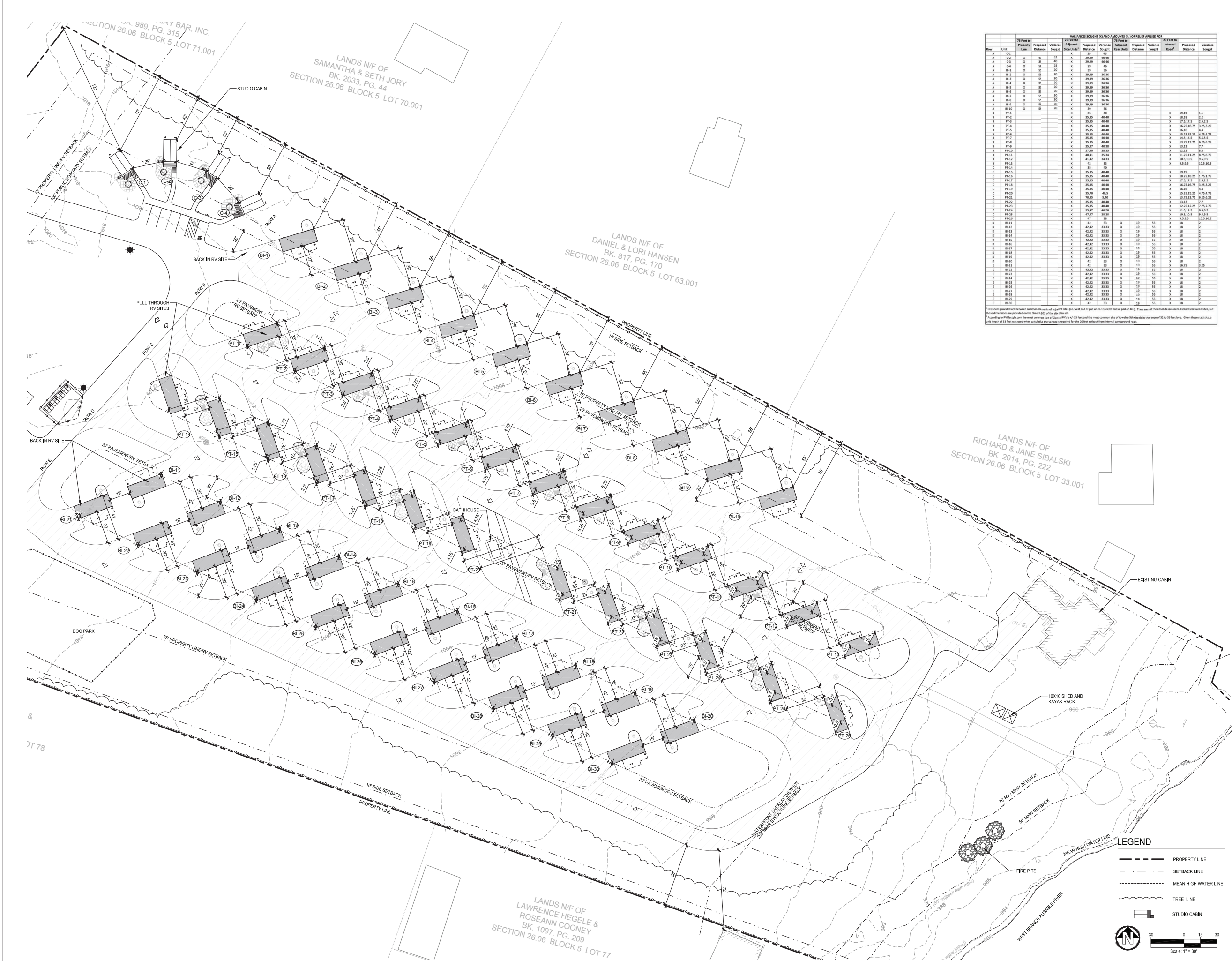
DATE(S) OF INSPECTION BY CODES ENFORCEMENT OFFICER _____

REMARKS _____

SIGNATURE OF CEO _____ **DATE** _____

DATE FILED WITH TOWN CLERK _____/_____/_____

SIGNATURE OF TOWN CLERK _____



VARIANCES SOUGHT (D) AND AMOUNTS (R) OF RELIEF APPLIED FOR													
Row	Unit	75 Feet to			75 Feet to			75 Feet to			30 Feet to		
		Property Line	Proposed Distance	Variance Sought	Adjacent Side of Lot	Proposed Distance	Variance Sought	Adjacent Rear Lines	Proposed Distance	Variance Sought	Internal Road	Proposed Distance	Variance Sought
A	C-1	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	C-2	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	C-3	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-1	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-2	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-3	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-4	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-5	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-6	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-7	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-8	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-9	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
A	B-10	X	41	32	X	29	46	X	29.29	40.40	X	19.19	1.1
B	PT-1	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-2	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-3	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-4	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-5	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-6	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-7	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-8	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-9	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-10	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-11	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-12	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-13	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-14	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-15	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-16	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-17	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-18	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-19	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-20	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-21	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-22	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-23	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-24	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-25	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-26	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-27	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-28	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-29	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
B	PT-30	X	41	32	X	35	40	X	35.45	40.40	X	19.19	1.1
D	B-11	X	42	33	X	42	33	X	19	56	X	19	2
D	B-12	X	42	33	X	42	33	X	19	56	X	19	2
D	B-13	X	42	33	X	42	33	X	19	56	X	19	2
D	B-14	X	42	33	X	42	33	X	19	56	X	19	2
D	B-15	X	42	33	X	42	33	X	19	56	X	19	2
D	B-16	X	42	33	X	42	33	X	19	56	X	19	2
D	B-17	X	42	33	X	42	33	X	19	56	X	19	2
D	B-18	X	42	33	X	42	33	X	19	56	X	19	2
D	B-19	X	42	33	X	42	33	X	19	56	X	19	2
D	B-20	X	42	33	X	42	33	X	19	56	X	19	2
E	B-21	X	42	33	X	42	33	X	19	56	X	19	2
E	B-22	X	42	33	X	42	33	X	19	56	X	19	2
E	B-23	X	42	33	X	42	33	X	19	56	X	19	2
E	B-24	X	42	33	X	42	33	X	19	56	X	19	2
E	B-25	X	42	33	X	42	33	X	19	56	X	19	2
E	B-26	X	42	33	X	42	33	X	19	56	X	19	2
E	B-27	X	42	33	X	42	33	X	19	56	X	19	2
E	B-28	X	42	33	X	42	33	X	19	56	X	19	2
E	B-29	X	42	33	X	42	33	X	19	56	X	19	2
E	B-30	X	42	33	X	42	33	X	19	56	X	19	2

Distances shown between adjacent corners of adjacent lots (A to B and B to C) are 10 feet and 20 feet on B. They are the absolute minimum distances between lots, their dimensions are projected on the lot line at the site plan only.

Distances shown for the rear corner of lot A to B and B to C are 10 feet and 20 feet on B. They are the absolute minimum distances between lots, their dimensions are projected on the lot line at the site plan only.

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Distances shown for the rear corner of lot A to B and B to

Distances provided are between common corners of adjacent lots (A, west end of pad on B-1 to west end of pad on B-3). They are not the absolute minimum distances between lots, but these dimensions are provided to show that the 10' side setback is not required for the 20' side setback. The 10' side setback is required for the 20' side setback from internal campground road.

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Prepared for:

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Billings, MT 59101

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Surveyor:
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Project Title:

Lake Placid / Whiteface Mtn KOA Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

Project No:	2021110.02
Design:	KAM:SEB CHK:G MIT
Date:	02/20/2024 Scale: 1"=30'

Rev	Description	Date

Drawing Title:

VARIANCE DIAGRAM

Drawing No:

L-101

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Lake Placid/Whiteface Mountain KOA Holiday - Riverside		
Project Location (describe, and attach a general location map): 5644 NYS Route 86, Wilmington, Essex County (former site of North Pole Campground), project plans include a site location map on the cover sheet		
Brief Description of Proposed Action (include purpose or need): The proposed action is the conversion of the former North Pole Campground into a KOA Holiday campground facility. The existing Lodge (motel) building will continue to function as such and campground registration will also take place within this existing building. The General Manager's residence near the river will continue to serve that function. The remainder of the existing structures have been/will be demolished and/or removed from the site. New development will consist of 56 RV sites and 4 cabins for a total of 60 sites which is a reduction of 11 sites from the North Pole. Many of the recreational amenities that were approved as part of a previous design are no longer proposed including a pool and pickle ball courts. A new bathhouse will be constructed near the center of the campground. Site access will continue to use the existing curb cuts on Route 86. Potable water will continue to be provided via the Wilmington municipal system. Sanitary wastewater will be collected and disposed on site in conventional leach fields. New, modern stormwater management practices are proposed.		
Name of Applicant/Sponsor: Kampgrounds of America, Inc. (attn. Brian Cirelli)	Telephone: 406-694-9289	
	E-Mail: bcirelli@koa.net	
Address: 550 North 31st St.		
City/PO: Billings	State: MT	Zip Code: 59101
Project Contact (if not same as sponsor; give name and title/role): Kevin Franke, LA Group	Telephone: 518-587-8100	
	E-Mail: kfranke@thelagroup.com	
Address: 40 Long Alley		
City/PO: Saratoga Springs	State: NY	Zip Code: 12866
Property Owner (if not same as sponsor): same as Applicant	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Special Use Permit, Site Plan Approval	February 20, 2024
c. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Zoning Board of Appeals	Area Variances	February 20, 2024
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Essex County Planning Board 239m referral	upon Town referral
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	APA issued non-jurisdictional determination on 1/9/24	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOH wastewater/campground NYSDEC wastewater	February 20, 2024 After DOH issues wastewater approval
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

AuSable River Watershed Management Plan (June 2016)

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Hamlet 2 and Waterfront Overlay

b. Is the use ~~permitted or~~ allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? AuSable Valley CSD

b. What police or other public protection forces serve the project site?

NYS Police, Essex County Sherriff

c. Which fire protection and emergency medical services serve the project site?

Wilmington Fire and Rescue

d. What parks serve the project site?

Lake Everest Beach, Wilmington Bike Park, NYS Forest Preserve Lands

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial (campground)

b. a. Total acreage of the site of the proposed action? 13.8 acres

b. Total acreage to be physically disturbed? 10.5 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.8 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ 1 ii. Dimensions (in feet) of largest proposed structure: _____ 15 height; _____ 12 width; and _____ 20 length iii. Approximate extent of building space to be heated or cooled: _____ 240 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 5,130 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Town of Wilmington
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 5,130 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

Page 6 of 13

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00-6:00 • Saturday: _____ not anticipated • Sunday: _____ not anticipated • Holidays: _____ not anticipated </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00-6:00 • Saturday: _____ 8:00-6:00 • Sunday: _____ 8:00-6:00 • Holidays: _____ 8:00-6:00 </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00-6:00 • Saturday: _____ not anticipated • Sunday: _____ not anticipated • Holidays: _____ not anticipated 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00-6:00 • Saturday: _____ 8:00-6:00 • Sunday: _____ 8:00-6:00 • Holidays: _____ 8:00-6:00
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>construction only - weekdays 7:00-6:00 for the duration of construction which is anticipated to be approximately 12 months total</u></p> <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Describe: <u>There will be tree removal of various amounts in vicinities of both the north and south property lines. See the project plans</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Full cutoff lighting is proposed on 20 feet tall poles in the vicinity of the Route 86 entrances and in the parking areas adjacent to the existing Lodge.</u></p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Describe: <u>Tree removal is proposed in the vicinity of the Lodge towards to south property line.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: <u>Campfire wood smoke potentially daily between May and October, nearest structures on adjoining parcels range from 170 to 290 feet away</u></p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>Propane</u></p> <p>ii. Volume(s) <u>30,000</u> gal per unit time <u>year</u> (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: <u>Approximately 5,500 gallons of total storage site wide.</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>None during construction. Normal pest control measures to be performed using 3rd party pest control vendor during operations.</u></p> <p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>2</u> tons per <u>6 months</u> (unit of time) • Operation : <u>1/2</u> tons per <u>week</u> (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>concrete waste is recyclable</u> • Operation: <u>recyclable materials can be separated into appropriate recycling containers</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Area waste disposal company is Casella Waste Management</u> • Operation: <u>Area waste disposal company is Casella Waste Management</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☒ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The NYS Route 86 corridor in the Hamlet of Wilmington is a mix of commercial and residential lands.

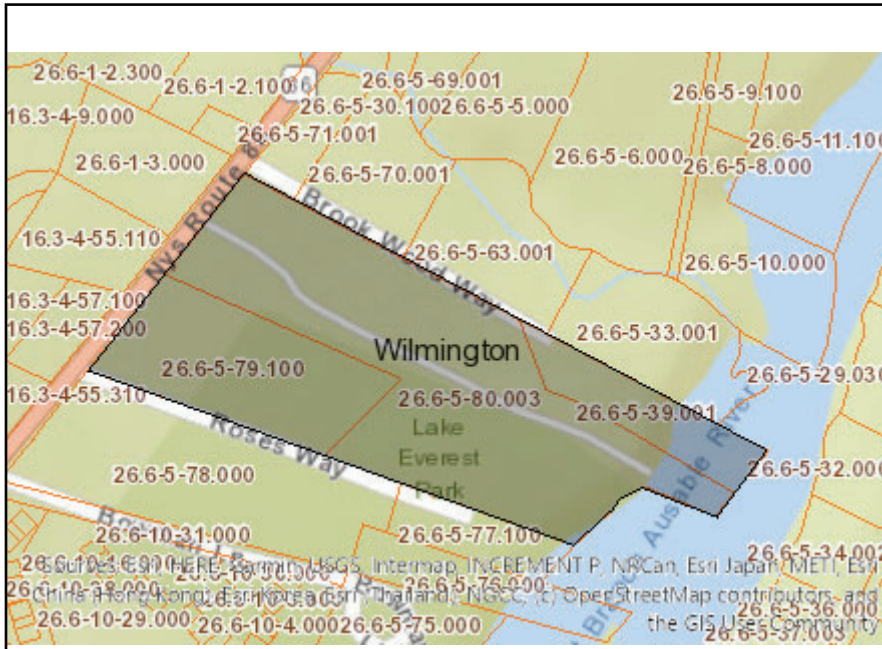
b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.6	4.3	+0.7
• Forested	4.9	2.7	-2.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	5.3	6.8	+1.5
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >5 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between;"> <div>Colton very gravelly loamy sand</div> <div>100 %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ >7 feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between;"> <div><input checked="" type="checkbox"/> Well Drained:</div> <div>100 % of site</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div><input type="checkbox"/> Moderately Well Drained:</div> <div>_____ % of site</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div><input type="checkbox"/> Poorly Drained</div> <div>_____ % of site</div> </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between;"> <div><input checked="" type="checkbox"/> 0-10%:</div> <div>100 % of site</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div><input type="checkbox"/> 10-15%:</div> <div>_____ % of site</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div><input type="checkbox"/> 15% or greater:</div> <div>_____ % of site</div> </div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name <u>830-256</u> Classification <u>B(T)</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">chipmunk</td> <td style="width: 33%; border-bottom: 1px solid black;">American crow</td> <td style="width: 33%; border-bottom: 1px solid black;">wood frog</td> </tr> <tr> <td style="border-bottom: 1px solid black;">raccoon</td> <td style="border-bottom: 1px solid black;">bluejay</td> <td style="border-bottom: 1px solid black;">spring peeper</td> </tr> <tr> <td style="border-bottom: 1px solid black;">deer mouse</td> <td style="border-bottom: 1px solid black;">American robin</td> <td style="border-bottom: 1px solid black;">common garter snake</td> </tr> </table>			chipmunk	American crow	wood frog	raccoon	bluejay	spring peeper	deer mouse	American robin	common garter snake
chipmunk	American crow	wood frog									
raccoon	bluejay	spring peeper									
deer mouse	American robin	common garter snake									
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 											
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>											
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Campers can still access the West Branch from the redeveloped campground for fishing. Use levels will be similar to previous amounts. _____</p>											
<p>E.3. Designated Public Resources On or Near Project Site</p>											
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>											
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>											
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>											
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>											



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	830-256
E.2.h.iv [Surface Water Features - Stream Classification]	B(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Ausable River, West Branch