



For Immediate Release
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Adirondack lake and forest proposed for large, damaging subdivision and development.

Adirondack Wild Urges APA to Declare Application Incomplete.

Northampton, NY – The nonprofit wild land advocate Adirondack Wild: Friends of the Forest Preserve is raising concerns about an application for a 37-lot residential subdivision development of an Adirondack Park lake and upland forest near the village of Northville which is full of vulnerable wetlands and wildlife habitats. The application has been submitted to the NYS Adirondack Park Agency, the first to be reviewed under new APA standards for large-scale subdivisions.

In a letter to the agency this week [Letter to APA](#) Adirondack Wild expresses concerns about the application's damaging design that spreads development impacts all around the lake and its watershed. The application also presents insufficient environmental analysis to justify such a resource wasteful design. Adirondack Wild is urging the APA to declare the application incomplete and to seek more information and additional design alternatives from the applicant. APA has a March 6 deadline to determine completeness of the application.

"During 2018 site visits and in writing, APA worked hard to persuade this developer to submit a conservation design concept that would identify and assess sensitive natural resources and then configure new development away from those resources and concentrate project footprints where negative impacts to the lake, wetlands, streams, forests and important habitats would be best avoided or minimized," said Adirondack Wild's David Gibson.

"Based upon their application, we think the applicant has failed to get the message. Given more than a year to improve the design, the new application still rings practically the entire lake with two layers of future houses, roads, driveways and septic systems which may seriously compromise the lake's wetlands and water quality. Not only that, but the application cuts up and fragments the adjacent forests into multiple separate ownerships which makes future forest management very difficult. The sponsor ignores too much of the APA's criteria that large-scale subdivisions be protective of 'open space, wildlife, and habitat resources and in accordance with the objectives of conservation design.'"

