



President
Larry Koch
518.891.2835
koch.larry@gmail.com

Vice-President
David Powalyk
518.369.4878
dpowalyk@nycap.rr.com

Secretary
Mary G. Travers
609.216.3244
mary.travers@yale.edu

Treasurer
Jay Kapolka
518.359.7298
mjkcpa@comcast.net

May 3, 2021

Mr. Milt Adams
NYS Adirondack Park Agency
PO Box 99
1133 NYS Route 86
Raybrook, New York

Ref: Town of Santa Clara, Deerwood Subdivision
Tax Map Section 443.1, Block 4, Parcel 9

Dear Mr. Adams:

This letter represents the Upper Saranac Lake Association's comments regarding the proposed variance application by Mr. Paul Lienwand (Owner) for the above referenced Lot 9 of the Deerwood Subdivision in the Town of Santa Clara.

The Upper Saranac Lake Association (USLA) represents about 550 members, most of whom own property on the shores on Upper Saranac Lake, Fish Creek ponds and several ponds in the Saranac Inn area. The purposes for which the USLA corporation is organized are: to preserve, enhance and protect the natural beauties and environmental purity of Upper Saranac Lake, its adjoining waters and the adjacent lands and forests; to encourage and assist in improving the recreational enjoyment of these waters and lands without thereby degrading or deteriorating the fragile natural environmental quality thereof, and generally to conserve and protect the interests of owners and tenants of the area embraced within the Upper Saranac Lake watershed. USLA is also actively engaged in improving boater safety and regularly provides boater safety classes.

We believe our organization and membership should participate, contribute and collaborate to fulfill our purpose. USLA has previously provided input and recommendations regarding NYS DEC planning along with Town of Santa Clara activities as relates to Upper Saranac Lake watershed activities. The USLA and the Upper Saranac Foundation have invested heavily in recent years to improve water quality through many actions including invasive aquatic species removal, water level maintenance and monitoring inflow/drainage



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into the lake from both shorefront and tributary sources. As the USLA lake shore owners pay in excess of 90% of the town taxes, we should have an opinion on how this area is developed. To meet this goal, we have expanded the USLA Government Affairs Committee.

It has come to our attention that the new owner of Lot 9 has applied for variances to the original subdivision approved by the APA in 1988. The USLA definitely opposes the development of lot 9 based on the plans proposed by the owner. We do think development is fine but only within the confines of APA Project and Permit #87-74. The APA conducted significant research in 1987 to develop this subdivision protecting the local environment and waters of Upper Saranac Lake. We think ignoring that plan to accommodate one owner will compromise not only Lot 9 but the surrounding lots and the North Basin of Upper Saranac Lake. Other owners in the subdivision have adhered to the original plan over the years.

Lot 9 is within a wet land area that is also a tributary to Upper Saranac Lake. The original plan Permit 87-74, page 10 is very specific in terms of the design and location of any septic systems, especially for lots 9 and 10 stating "The project would not have an undue adverse impact pursuant to Section 809 (10) (e) of the APA Act provided that all new on-site sewage disposal systems are located more than 200ft from the wetland, the lake, and any existing water supplies/wells, and provided that all systems are designed to slow nutrient infiltration towards the wetlands and lake." This tells us a system less than 200 feet from the lake/wetlands is going to cause long term problems with water quality. USLA would oppose any variation from the research and permit as written.

Other areas of concern in the owner's application include a separate garage with living quarters (APA Approval allows for one dwelling per lot), a boat house (APA Approval allows for a dock, but specifically not a boat house), wooden walkways in excess of the size and location allowed and tree cutting that seems relatively undefined. All of these variances will contribute to the degradation of the wetland and lake, only exasperating the load on any septic system located with Lot 9.

Lastly, the Lot 9 area is known to contain the 'homes' of many animals and nesting birds. The wildlife around the lake creates both a very high quality environment and enjoyment for people who live on the lake. It



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is vitally important to develop the watershed that balances both human and animal needs. This can be accomplished through thoughtful planning and adherence to that planning for generations to come.

In summary, USLA welcomes development within the rules set forth by the original APA permit but opposes any variances to permit 87-74 that endangers the environment and/or water quality of Upper Saranac Lake.

Sincerely.

Larry Koch
President

Dave Powalyk
Vice President

CC: Government Affairs Committee
Tom Swayne, US Foundation
Guy Middleton, USF Lake Manager
Laurie McGill, Clerk, Town of Santa Clara