



Loon Lake Homeowners' Association
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June 14, 2013

Ms. Suzanne McSherry
Environmental Program Specialist
Adirondack Park Agency
P.O. Box 99
Raybrook, NY 12977

Re: A2013-0065 Loon Lake Golf Club & Resort

Dear Ms. McSherry,

I am President of the Loon Lake Homeowner's Association and a resident of Loon Lake, Franklin County. The LLHA has reviewed the March 27, 2013 conceptual plans submitted to the APA by Loon Gulf, Inc. regarding the above project and are strongly opposed to the project as currently proposed. The LLHA has 96 active member-families and has historically taken an active and involved role in any development activity around the lake.

The LLHA is not opposed to sensible and appropriate development associated with revitalization of the Loon Lake Golf Course. The LLHA has worked well with Loon Gulf, Inc. in the past regarding issues surrounding Loon Lake. Our paramount concern is protecting the water quality of Loon Lake itself. The owners of property surrounding the lake have guarded and protected its quality and are concerned regarding the impact associated with increase access and use. We have had problems over the years with run-off from the roads as well as instances of e-coli stemming from the high intensity use within the hamlet area. The water quality and access are both closely monitored by the LLHA.

Any development must also preserve the current and existing use, open space, remote character and quality of Loon Lake and its environs. Preserving the pristine nature of the shoreline is one essential element to preserving the character of this area. The conceptual layout density is alarming and raises significant concerns regarding impacts associated with intensity of use.

We are also concerned that there has been no communication from Loon Gulf to the LLHA regarding its plans.

The LLHA believes that active oversight by the APA is essential on this project. Unfortunately, the Town of Franklin has no subdivision law and we do not believe the Town has the resources, capability or desire to conduct a thorough and unbiased review of this project, given the current Town Administration's action in repealing the Town's Subdivision Law and abolishment of its Planning Board. Understanding the review process is critical; as such, we request

- * A written outline of the review process including which Agency(s) will be involved,
- * Any typical or mandated time line for review including each Agency's point of involvement,
- * Specifically at what points public community comment is admitted,
- * Whether public notice can be expected from the Agency,
- * Exactly to whom at LLHA we wish communication from the Agency(s) directed.

The LLHA is having its annual meeting on July 7, 2013. We would like to invite representatives from the APA to attend and explain the review process for a project of this magnitude, explaining to our members how best to be directly involved in protecting our interests as any development plan moves forward. Please share this letter with the Commissioners and other Project Review Staff.

Best regards,

Vincent Pagano, President
Loon Lake Homeowners' Association

cc LLHA Membership