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LETTER TO THE EDITOR

Some misrepresented alternate resort plan

To the editor:

Last week's press reports regarding the Adirondack Council's expert witness, landscape architect Harry Dodson, are misguided attempts to distort the adjudicatory hearing record and obscure the real issues surrounding testimony of last week. Both Mr. Dodson and Mr. Joel Russell, our additional expert on land-use regulations, testified as a panel on hearing issue No. 1 related to resource management lands and potential alternatives to the applicant's proposed design for the Adirondack Club and Resort project. Mr. Dodson's concept drawings demonstrated an alternative that would have less ecological impact, have reduced amounts of road and utility infrastructure to build and maintain, and provide a "compact, walkable and dynamic village style clustered development at the base of the ski slope."

Dodson's concept plan used exactly the same number and types of proposed development units as the applicant, including a base lodge with restaurant and lounge, spa and recreation center, artist cabins and other buildings. His plan does not propose any additional retail whatsoever that might in any way take away from Tupper's village center. In the rebuttal testimony, even the applicant's designer commented that he liked the clustered development around the base of the ski slope and recognized that minor adjustments in the Dodson concept plan could be made to improve those ideas in later design phases.

The real issue, however, is that the Dodson concept plan demonstrates how the entire development can be phased to be built from the central attractions of the ski slope and golf course outward to the periphery of the project to avoid undue adverse impact on the environment and community of Tupper Lake. As Joel Russell pointed out in his testimony, the applicant's proposed design pushes large-lot subdivision sprawl to all four corners of the ACR site in the first phase, with serious unanswered questions about whether the central attractions will ever be built.

The Adirondack Council strongly supports an ACR project with conditions that ensure the ecological integrity of the project site and the economic revitalization of Tupper Lake.

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