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February 10, 2015

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Mr. Rick Weber  
Deputy Director of Regulatory Programs  
Adirondack Park Agency  
PO Box 99  
Ray Brook, NY 12977  
*(Via Electronic Submission)*

Dear Mr. Weber,

On behalf of the Adirondack Council, I would like to offer the following comments on the Butler variance application (P2014-0039). We support the staff's recommendation to deny the variance request to increase the height of the single-family dwelling from 19 feet to 33 feet and believe this action is in keeping with the Agency's mandate to protect the shoreline and the water quality of the Great Sacandaga Lake.

The Council agrees with Agency staff that this variance is substantial and is not in keeping with the character of Rural Use lands in this area. As noted in the project memo, the approval of this variance would create an undesirable precedent that could further undermine the preservation and aesthetic character of Rural Use lands. Given the nature of the adjoining land and properties, including .43 miles of Hudson River Black River Regulation District (HRBRRD) open space, increasing the height of the structure by 14 feet would adversely impact the aesthetic quality of the shoreline and be inconsistent for this portion of the Great Sacandaga Lake.

If approved, the variance could also adversely impact ground water and surface water resources of this area. Failure of the proposed wastewater treatment system could pose a viable risk to the Great Sacandaga Lake and nearby groundwater resources, including on-site and neighboring drinking water wells. In addition, new construction and unmanaged stormwater runoff has the potential to cause land disturbance, sedimentation impacts and erosion which could harm water resources.

The staff has done their due diligence and provided the applicants alternatives to achieve similar objectives for their property, some of which do not require a

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DEFENDING THE EAST'S GREATEST WILDERNESS

103 Hand Avenue, Suite 3 P.O. Box D-2 Elizabethtown, New York 12932-0640 tel 518.873.2240 fax 518.873.6675  
342 Hamilton Street Albany, New York 12210 tel 518.432.1770 fax 518.449.4839 info@adirondackcouncil.org

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SUSTAINABLE FORESTRY INITIATIVE

variance. In addition, issues involving building constraints and limitations to future development on this parcel were well known prior to the purchase of the dwelling and land.

In closing, the Adirondack Council commends the staff for their thorough research of this proposed variance. We agree, that due to the potential adverse impacts that this variance could cause to the aesthetics, shoreline and water quality of the Great Sacandaga Lake, the variance should be denied. Thank you for accepting and reviewing our comments.

Respectfully,

A handwritten signature in blue ink that reads "Rocci Aguirre". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Rocci Aguirre  
Conservation Director

CC:

APA Board of Commissioners

Terry Martino, APA Executive Director