

Fox Head Trail LLC

Special Use Permit Application

Consideration for the development and operation of a Campground @ _____ Mott Rd,
Gansevoort, NY 12831.



Presented by Michael Music

Fox Head Trail LLC

518.225.3920

foxheadtrail@gmail.com

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Introduction

Michael Music (Fox Head Trail LLC) is excited to present to the Zoning Board of Appeals of the Town of Moreau, Special Use plans for Fox Head Trail Campground/Cabins to be developed at (TBD pending survey completion) Mott Road, Gansevoort, NY 12831. A survey of the R-5 subdivision in which Fox Head Trail will be functioning will begin on April 23rd, 2024. (Refer to Appendix D for a Lot visual). The plot map being presented is a representation of the completed survey map. A completed survey map (mylars) will be issued to the Zoning Board upon completion along with an established 911 address for Fox Head Trail Campground.

****Note**** - for the purpose of simplicity and common language in this application, the term "*Cabin*" would refer to portable structures being put into place after either being purchased or constructed on wheels or "skids" in accordance with local and state building codes. These RV's or "cabins" will be further explained in Section "**Proposed Structures**".

The planned development consists of a multi-phased 10 RV/Camping/Cabin style sites, a small laundry/storage room structure, and the necessary infrastructure (driveways, utilities, well, and septic, wood storage, etc.) to support it. The adjacent subdivided property, 195 Mott Rd, owned by Michael and Stefanie Music (wife) , is the owner's permanent residence, ensuring that all phases of development such as construction, maintenance, guest communications, and operations of Fox Head Trail Cabins are within walking distance to support this development plan. This proposal is also in accordance with Zoning, Article I General Provisions whereas It is the further purpose and objective of Fox Head Trail Campground "to ensure optimum overall conservation, protection, development and use of the scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Town".

It is Mr. Music's intention to fully comply with state and local requirements to provide a safe, unique, educational, and fun experience for guests and to do so in a quiet, low impact, non-disruptive manner as to preserve the charm and natural character of the neighborhood and peaceful existence of its neighbors and neighboring businesses. Our grand vision for Fox Head Trail Cabins is to provide a short term, quiet and peaceful experience in the wooded and natural surroundings of the beautiful 43 acre lot with rustic, yet comfortable accommodations that blend with the beauty and uniqueness of our property. The proposed project, which is located just minutes from Lake George and the Adirondack Park and minutes from Saratoga and other attractions, will attract individuals and small families from local surrounding areas to anywhere in the world

which will in turn attract commerce to local small businesses. Families will be able to travel to our location without the burden of having to tow large RV's, but will experience all of the same provided amenities and enjoyment of the outdoors.

The Fox Head Trail Campground “use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts or reduce property values.”

As per Zoning Code § 149-33 “Such usage will not endanger the health, safety, morals or general welfare of the neighborhood or adversely affect the environment.

Off-street parking spaces are adequate to handle expected attendance, guests of attendants, and staffing.

The neighborhood character and surrounding property values will not be endangered.

Such use thereof will not cause undue traffic congestion or create a traffic hazard.”

Summary

Fox Head Trail Campground and the associated development will be phased in over several years to facilitate a safe, slow growth model to support thorough decision making, unique features and details, avoid significant debt burdens, preserve the natural surroundings, respect the peacefulness of neighboring properties, and to offer unique and private opportunities for guests. The timeline below highlights major development efforts, and estimated start/end dates.

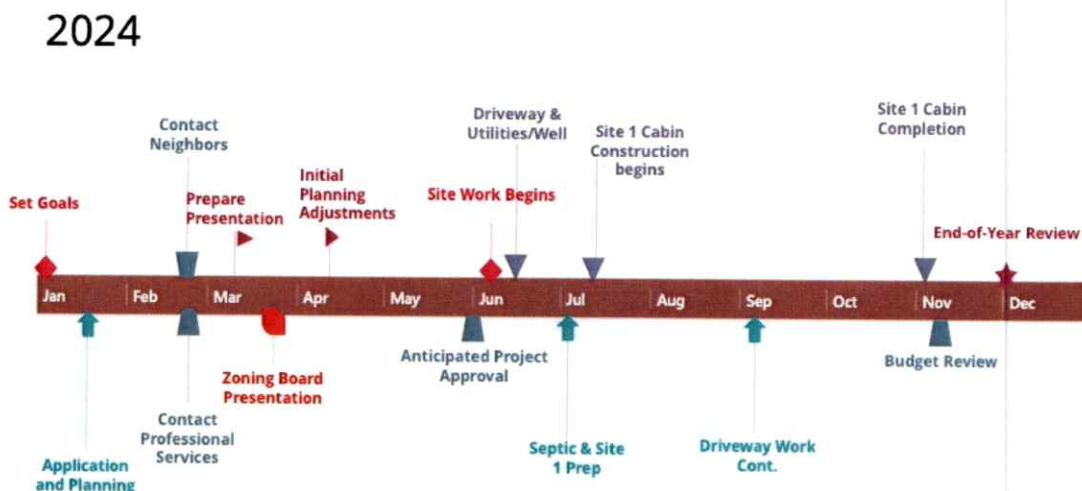


Figure 1a.



2025

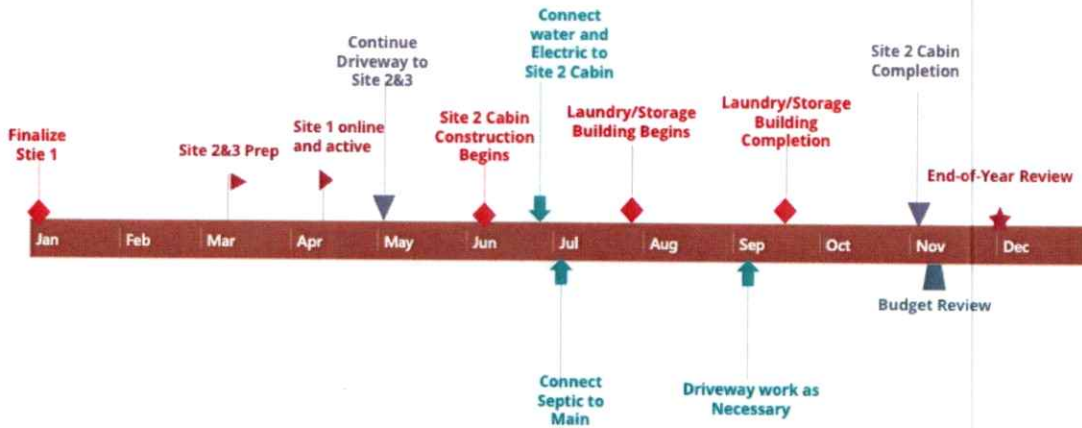


Figure 1b.



2026

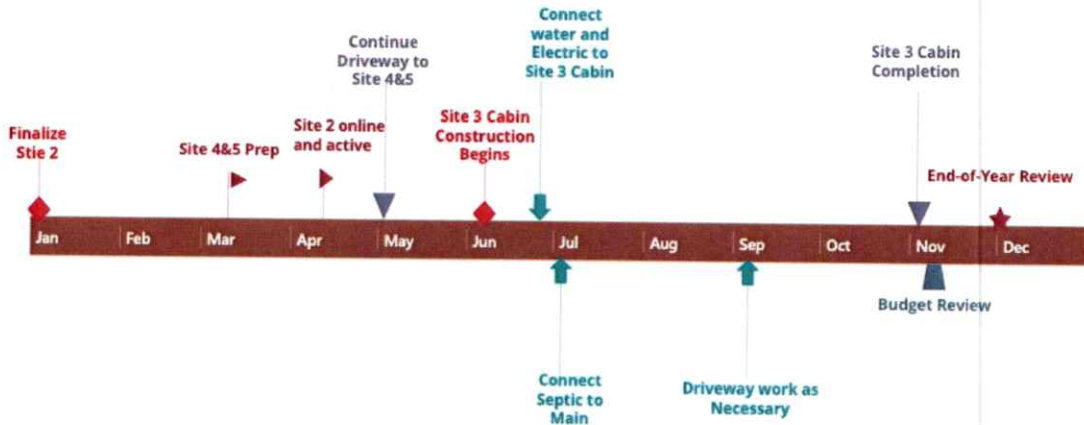


Figure 1c.



Each cabin thereafter will be completed as a continuation of the above time lines (Figure 1a, 1b, and 1c).

The entire development will be completed in 2 Phases. Phase I will include completion of the existing new driveway to Sites 1-5, sites 1-5 themselves, laundry/storage structure, drilled well/water treatment facility, a central trash disposal area, utility installation, septic installation, and landscaping/lighting for Sites 1-5.

Phase II will include a continuation of the driveway to Sits 6-10, clearing of sites, connecting to utilities, septic connections, installation of Cabins 6-10, and landscaping/lighting features. Phase I & II development are indicated on higher-level depictions below in (Figure 2+3) as well as in Appendix D.

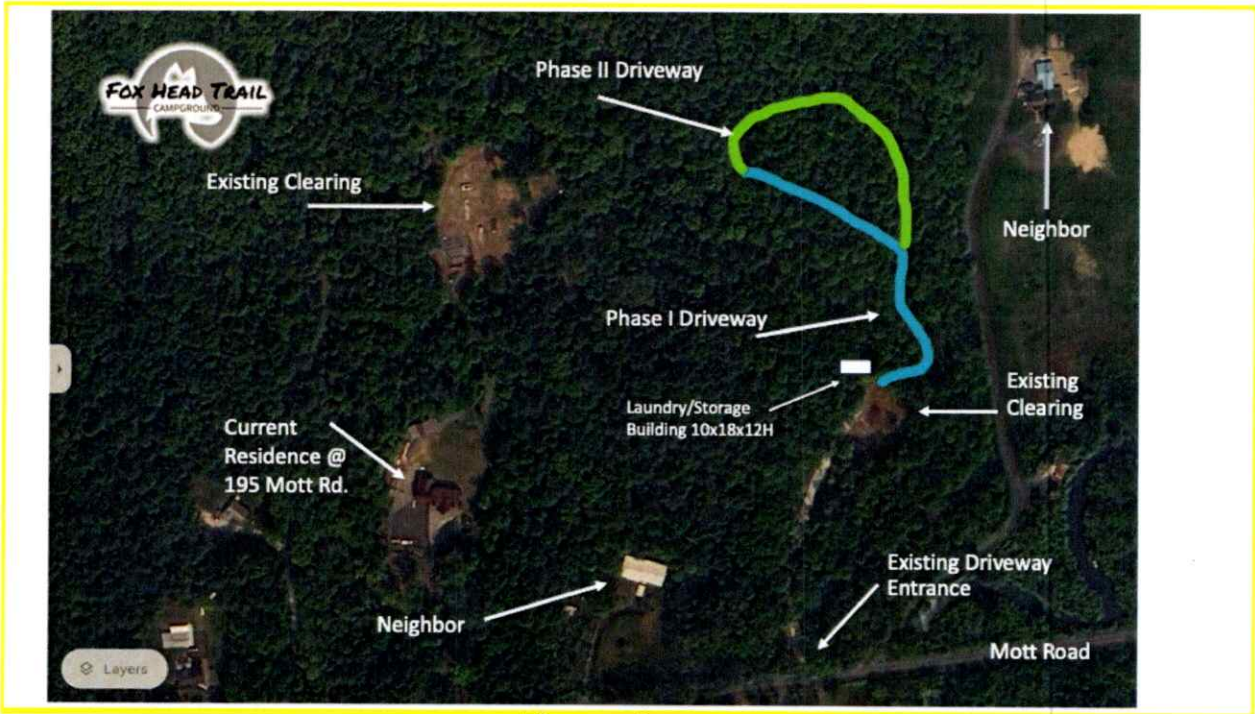


Figure 2.



Figure 3.

Existing Lot to be Developed

Fox Head Trail property, zoned R-5, (Parcel # TBD), at TBD Mott Road, Gansevoort, NY 12831 is a heavily wooded 43 acre lot located on the North side of Mott Road expanding to the North and East side of the Owner's 195 Mott Road residence. Fox Head Trail property is a subdivision of the original 52 acre lot Parcel #91.-1-29.1. The existing permitted driveway entrance to Fox Head Trail is exactly 1/2 mile East of Jewell Road. The property is bordered by 5 neighboring properties, with only 3 of which are in a potential field of view and/or within hearing distance of the driveway or any Site within the proposed campground. The existing driveway entrance is located on a straight section of Mott Road with a straight line field of view in both directions (Below, Figure 4). Mott Road, in general is a predominantly low traffic, rural area which will be a great, safe location for this project in regards to guest safety, and the safety of neighboring residences since this campground will not be accepting large personal RV's.



Figure 4.

The lot is 95% heavily wooded, with a series of well maintained log roads/trails throughout which will be a great foundation for the proposed driveway that will extend throughout the campground. There are natural swales and drainages that carry surface water during wet parts of the season. These drainages are well outside the jurisdiction

of DEC wetlands as explained below. Water is able to flow under the log roads/trails via a series of 12" plastic culvert pipes. During the dry season and during times of little rain, these drainages mostly stop flowing and dry out. According to websoilsurvey.nrcs.usda.gov the soil classification at the proposed campground is "Claverack loamy fine sand, 3 to 8 percent slopes". (Figure 5).

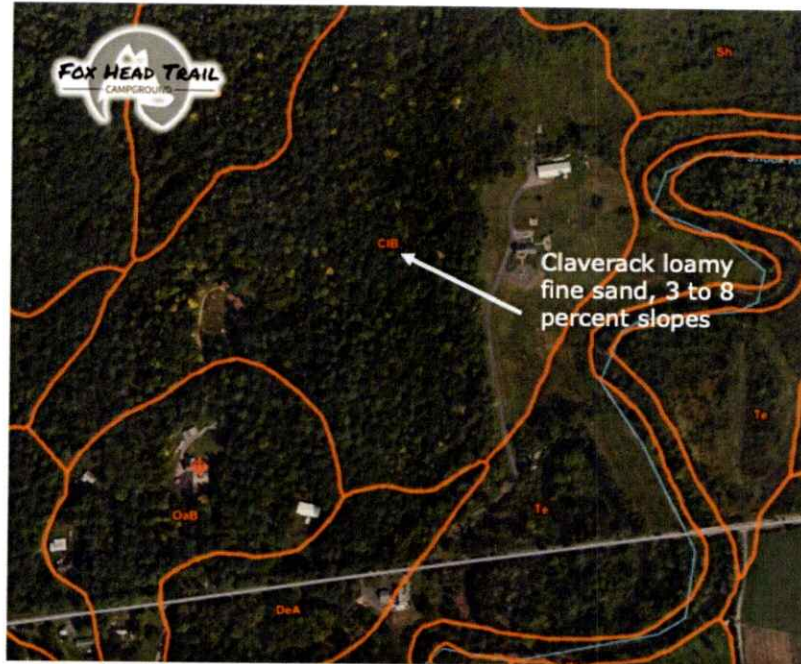


Figure 5.

There are no existing structures on this lot associated with the proposed Campground and Special Use Area shown in this proposal.

Topographic and Boundary Surveys

The proposed development will be isolated to the 43 acre subdivided lot (Appendix B and D). A survey will begin on April 23rd, 2024 for the purpose of a subdivision. A survey of the proposed development lot is to be completed by Russell Howard of Russell E. Howard Licensed Land Surveying. Upon completion of the survey, copies of the mylars will be provided to the Town Board for review and filing.

Location of watercourses, wetlands and floodplains

NYS DEC was contacted upon map evaluation of nearby wetlands and wetland checkzones to ensure compliance. The Department of Environmental Conservation (DEC) has since determined that this project as mapped is non-jurisdictional for Article 24 Freshwater Wetlands. (Figure 6). A letter from DEC stating that it does not have jurisdictional interest in this proposal can be found in Appendix A.

Also, the Army Corps of Engineers has jurisdiction over the mapped wetlands in the far Northwest corner of the parcel which is well outside the proposed project area.



Figure 6.

Grading and drainage plan

The location of the proposed development was planned to co-exist with the existing terrain with minimal disruption to soil and the vegetative layer. Structural runoff will be handled by placing stone, timber, or planting vegetation on the surface of the ground

below each structure to facilitate run-off and to avoid erosion and mud. Naturally occurring swales and lower ground on both sides of each site location allow for proper drainage and run off. Each site will be outfitted with a stone or concrete site pad that will be level with a slight crown to facilitate run off and to keep the area under and around each unit clean and free of mud.

Parking and Truck-Loading Areas

Trucks requiring access to the property will use the "existing" driveway from Mott Road. Trash service trucks will only need to access the first 150' of the driveway since the dumpster will be located no more than 150' from the Mott Road entrance.

Access to all sites will be limited to guest vehicles, firewood deliveries and emergency vehicles only, aside from the potential delivery or removal of a "Cabin". (See Figure 7 for locations).

Estimated Frequency of Truck Deliveries

Dumpster Service (Dumpster Truck) - Bi-weekly

Wood Delivery - Bi-weekly

Stone/Material (Dump Truck or Trailer) - When necessary and during construction.

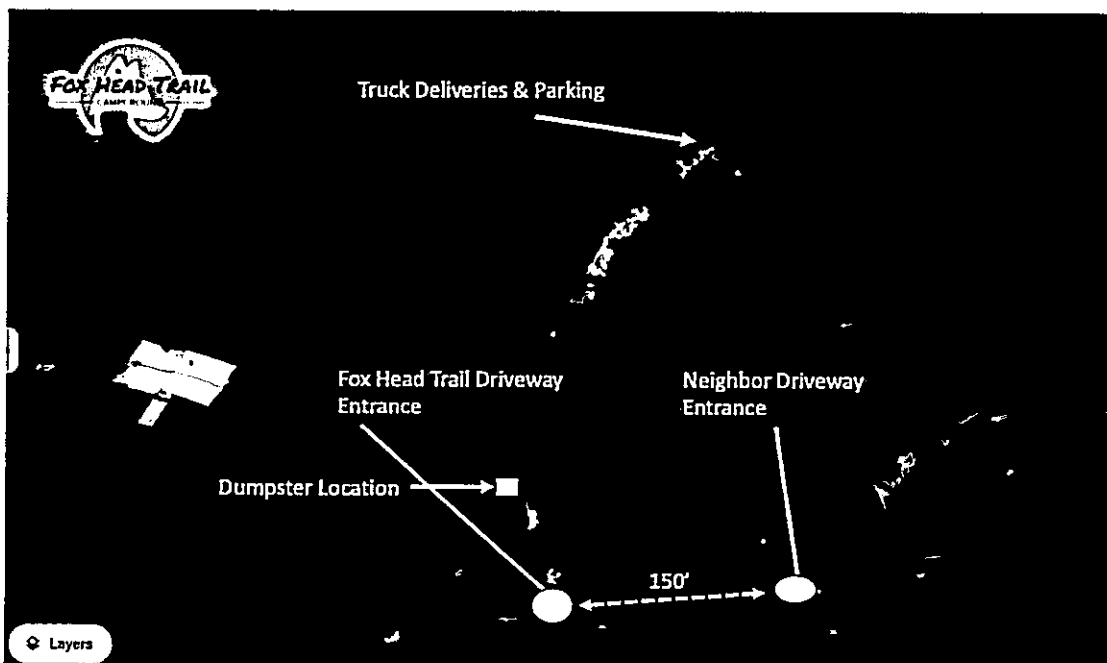


Figure 7.

Outdoor Storage

Outdoor storage attached to the Laundry/storage building will be provided for Fire Wood – A limited supply of firewood will be provided for each guest. Approximately 10-20 pieces of dried firewood will be stored under a covered area at each site, 15 to 20 feet from each structure. Additional firewood that is available for purchase will be available for delivery or pickup upon contact with the Owner/Retail Sales Associate.

Fire Pits

Each of the 10 sites will be outfitted with a firepit for recreational burning in accordance with DEC Regulations, and cooking. The image below is an example of what each fire pit might look like. This one is all steel made from an old excavator track.



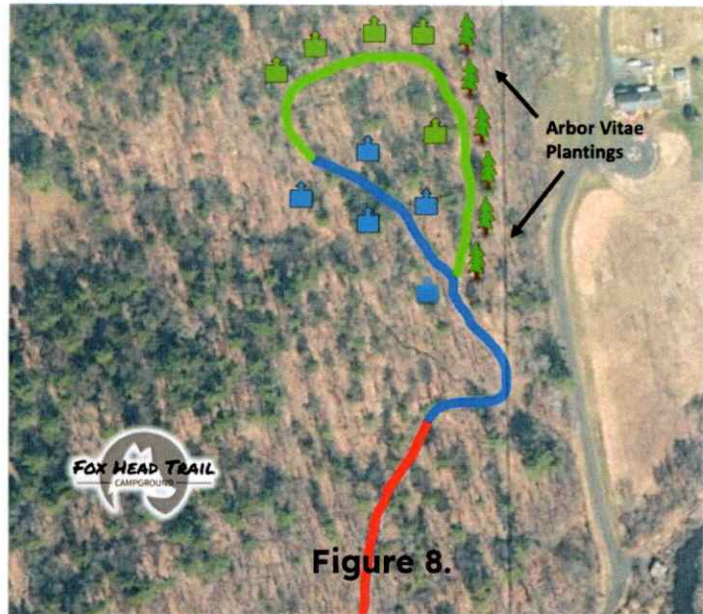
Signage

A road sign will be approx. 50" Wide x 24" Tall. It will be placed no less than 15' from the edge of the road (Mott Road) so as to not obstruct sight line distances for existing vehicles. The sign will be constructed of a boulder base, treated 6x6 lumber to support the sign. Reflective directional signage will also be provided within the campground to aid guests in navigating to and from their site, day or night. Smaller, custom designed signs will be placed at each site to identify each unit. Campsite Rules and Regulations signs will also be posted at each site. Example below on Page 14 - Camp Rules.



Buffer Areas

Between sites, buffer areas will primarily consist of naturally accruing vegetation as it currently exists. Additional buffers may be installed to increase seclusion and privacy between sites as needed. The buffer(s) may consist of evergreen (arborvitae or the like) trees planted 8 to 10 feet apart. These buffer plantings will also be



planted along the east side of the Phase II (green) driveway loop to provide a natural sight barrier between the campground and neighboring property (Tax Map 91.-1-51) as shown above in figure 8. Each site will be planted with a mixture of perennial shrubs and flowers to dress up aesthetically unappealing landmarks and structures such as: RV axles and frames, parking areas, and utility penetrations.

Outdoor lighting Fixtures

Light fixtures will be added to each RV Site as optional lighting for guests. They will be controlled by an indoor or outdoor switch and/or light sensor. Ground lighting (solar) and/or reflective markers will be installed along the proposed driveway and path to aid in navigation at night. Lights or markers will be installed maximum every 50'. No beam or flood lights will be installed anywhere in the proposed development. All exterior lighting on each unit will be directed toward the individual site so as to not disturb neighbors or other guests.



Retail Sales or Similar Commercial Activity

A small area within or attached to the Laundry/Storage structure will be used for retail sales of toiletries, farm produce, wood, and common items guests may need. The area will be approximately 10' long x 8'-10' wide. Except for wooden shelving, a chest freezer will also be maintained in this space.



Safety and Emergency

The South Glens Falls Fire Chief (Pete Corlew) was consulted and outlined the following concerns following a site visit on February 26th, 2024: Emergency vehicle access: all driveways need to meet town code requirements to allow fire/emergency apparatus to enter. Surface shall be sufficient to carry the weight of a loaded fire apparatus (average between 20 – 30 tons). Additionally, sufficient space to turn fire apparatus around shall be provided at the end of the existing driveway (Red on map).



Fire department access: A Knox Box (pictured above), which is used as a secure, easily accessible lock box to allow Fire Department access to stored keys for any and all structures and/or gates on the premises shall be provided in an easily accessible location alongside the driveway.

Note Each structure will have a combo smoke/CO2 detector, marked fire extinguishers, two main entrance/exits, and egress in the bedroom.

24 Hour Surveillance

The premises will be equipped with an outdoor video surveillance system. With the proposed development, additional outdoor cameras may be expanded to other parts of the park to aid in monitoring guest activities.

Rules & Regulations

All guests will be required to read and sign off on our rules & regulations.

Camp Rules

- Speed Limit - is 10 MPH in ENTIRE CAMPGROUND. Please keep our children safe!
- Quiet Time - is 10:00 PM to 8:00 AM Daily. Holiday weekends are 11:00 PM - 8:00 AM. All children must be with parents at their campsite by 10:00 PM. Radios and TV's should not be heard beyond your site. No loud gatherings or parties. Please be considerate of your neighbors.
- Camp Fires - must be in the rings provided. NEVER leave a fire unattended and extinguish before turning in for the night or leaving the campground.
- Children - Parents are responsible for children at all times. Please do not leave children unattended.
- Pets - are not permitted on site unless otherwise approved by the owner.
- Alcohol Policy - NY legal drinking age is 21 - this law will be enforced.
- Firearms & Fireworks - are PROHIBITED in the campground. This includes all types of guns: BB guns, paintball guns, etc. Fireworks are not permitted by guests.
- Disruptive Behavior - If the police are called by the management or another camper, due to disruptive behavior, the disruptive camper or campers will be immediately required to leave the campground. Please do not put yourselves and management in this situation.
- Insurance/Theft - We are not responsible in the case of theft of personal belongings; Nor for any damage caused by natural causes (i.e. falling limbs or trees during natural weather conditions); Nor for spoilage of refrigerator/freezer foods due to loss of electricity. All activities in the campground are done at the individual's free will and Fox Head Trail LLC will not be responsible for injury to guests or for loss of money/valuables of any kind.

- Visitors - All visitors must register with the host when they arrive. All Day visitors must leave the property by 9:00 PM. Visitors pass includes use of all facilities and activities. You are responsible for the behavior and actions of visitors at your site.
- No Smoking - in any/all buildings and restrooms. This is NYS law.
- Bicycles - All children under 12 years old must wear a helmet (NY law). Any child under 12 years old should be accompanied by an adult. Children must have bikes back at site before dark.
- Office/Store - Hours are posted on the door. Vary by season.
- Wood - is for sale upon request. There is NO cutting of trees or branches permitted on campground or neighbor's property. NY state law bans burning of pressure treated woods and moving any type of wood from other states due to insects.
- Trash - you can dispose of your trash at the dumpsters or leave at the edge of your site when you leave, and we will pick it up. Please do not leave food scraps outside overnight as to not attract large wildlife.
- Lights - Please turn off lights before turning in for night or leaving campground.
- There is a carry in/carry out policy. Please empty out the refrigerator and leave it the way you found it.

Disturbance & Peace Keeping

The chart here on sound levels addresses concerns of noise disturbance from guests on surrounding neighbors. The closest neighbor is at least 350 ft from any proposed site, specifically only Phase II sites. All phase I sites are located no closer than 450' to the closest neighbor.

Table of sound levels L and corresponding sound pressure and sound intensity

Examples	Sound Pressure Level L_p dBSPL	Sound Pressure p N/m ² = Pa	Sound Intensity I W/m ²
Jet aircraft, 50 m away	140	200	100
Threshold of pain	130	63.2	10
Threshold of discomfort	120	20	1
Chainsaw, 1m distance	110	6.3	0.1
Disco, 1 m from speaker	100	2	0.01
Diesel truck, 10 m away	90	0.63	0.001
Kerbside of busy road, 5 m	80	0.2	0.0001
Vacuum cleaner, distance 1 m	70	0.063	0.00001
Conversational speech, 1m	60	0.02	0.000001
Average home	50	0.0063	0.0000001
Quiet library	40	0.002	0.00000001
Quiet bedroom at night	30	0.00063	0.000000001
Background in TV studio	20	0.0002	0.0000000001
Rustling leaf	10	0.000063	0.00000000001
Threshold of hearing	0	0.00002	0.000000000001

In regards to noise disturbance, a person yelling at 3' away produces, on average, 88 dB and for every doubling of the distance from the noise source the sound pressure level decreases 6 decibels. Therefore, 88 dB will yield 46 dB at 444 ft with a clear, unobstructed path. The chart below compares recognizable noises to their respective dB level. It should be noted that 46 dB is equivalent to a quiet library or an average home or less and is categorized as a 'very

faint' noise. Other factors, including trees, terrain, wind, humidity, and other factors may also decrease the likelihood of noise disturbance as is the case in this application.

Reaction & Mitigation Plan to Disturbances

Noise and other complaints from guests and/or neighbors will be taken very seriously and handled as follows:

- If during working hours, management will immediately confront the guest(s) in person to assess and mitigate the situation if the complaint was valid.
- If after working hours, management will contact the patron by phone and notify them of the complaint and ask them to reduce or eliminate the disturbance. If disturbance continues, management will send representation to the site to mitigate within a reasonable amount of time.
- If unsuccessful in removing the disturbance, management will ask the guests to leave the premises and/or call law enforcement if they don't comply within a reasonable amount of time.

Department of Health - According to the NYS Department of Health "Title: Section 7-3.2 - Application; (a) The requirements of this Subpart shall apply to a campground where five or more campsites are occupied or maintained for occupancy."

Once Fox Head Trail Campground reaches five functioning approved campsites, the NYSDOH will be contacted for advisory and approval purposes before moving into Stage II of this proposal.

Phase 1 Development

Phase I will focus on Completion of the subdivision of the 52 acre parcel, completion of the existing new driveway to Sites 1-5, sites 1-5 themselves, development of the Utility/Laundry/Storage Structure, dumpster area, Drilled Well, water supply and Utility installation, installation of wastewater (septic) system, and landscaping/lighting for Sites 1-5.

Proposed Structures

The structures referred to as "Cabins" in this proposal, will be either purchased or constructed in place, with the ability to remove them via trailer. These "Cabins" are built

on a rolling chassis and/or “skids” made of 4x4 to 6x6 pressure treated timbers outfitted with various amenities that make each unit unique. Each unit will be constrained to a maximum of 12’ wide x 40’ long x 14’ high dimensional footprint for future transportation purposes. Most units will be smaller, i.e. 12’x30’x14’H. They will be designed to operate on common 50-amp electrical service and have fully functional bathroom and kitchen facilities, with a main and supplemental sleeping area for guests. Every attempt will be made to ensure that each site is handicap accessible depending on the nature of the structure. The primary heating/cooling source of each unit will consist of a thermostatically controlled single or dual zone mini-split unit (explained in more detail below). Each structure will have a combo smoke/CO2 detector, marked fire extinguisher, two main entrance/exits, and egress in the bedroom(s). Although the specific designs of each “cabin” have not been fully realized yet, these “Cabins” could take on any number of shapes and styles with their own theme or representation of that theme. Traditional rough cut framing lumber will be used to frame the structures that are built on location. The photos below are just a few examples of the many possibilities that our units could mimic or be inspired by. The exterior of each RV will have a wood or composite finish or other similar earth tone materials to blend in with the surrounding area.



Laundry/Storage Room Structure

Fox Head Trail Campground will be equipped with a small 12'x24'x12'H building (location shown on Figure 2 above equipped with 3 sets of washer/dryer units for quick turnover of linens and towels, etc. after check-outs and prior to check-ins. The building will also have a storage area for extra linens, towels and toiletries, etc. The building will have a 10'x10' area dedicated to commercial sales of items that guests may need during their stay. (See Retail Sales or Similar Commercial Activity above) The building will be supplied with power and water. The building will have its own gray water drain field as indicated in Appendix B. The building will be anchored to a poured concrete slab. The building will also be a central location for campground wifi signal, and surveillance camera recording devices to be located at various exterior points around the campground.

Driveway

The existing driveway will be resurfaced to ensure proper drainage and run off. The existing driveway, which extends approximately 600' north north east into the lot from Mott Road (Red in Figure 9), has (5) locations with 12" smooth walled plastic culvert pipe drains which extend under the driveway to allow for surface ground water to migrate from the West side of the driveway to the East side as a precaution for occasional heavy extended rainfall. The existing 600' driveway will be 18-20' wide (18' with 1' shoulder on each side) and have a vertical clearance of 14'+ to accommodate emergency/fire department vehicles. The photos below show the existing driveway prior to resurfacing with (item 4) crushed stone. The existing driveway consists of a 6" thick base layer of #2-3 crushed stone, a layer of heavy duty road fabric (geotextile membrane), followed by a 12" layer of recycled concrete sub-base, followed by a second layer of geotextile membrane, topped with a 4" layer of "item 4" crushed stone, crowned to promote proper runoff to prevent puddling. Existing driveway currently accepts access of 40+ ton vehicles. The following photos are of the existing driveway.

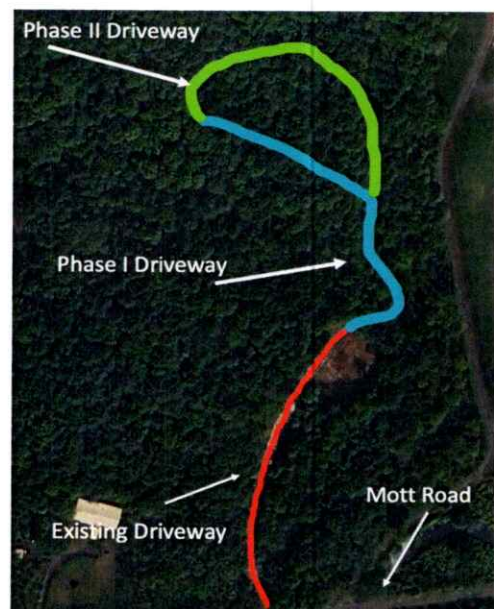
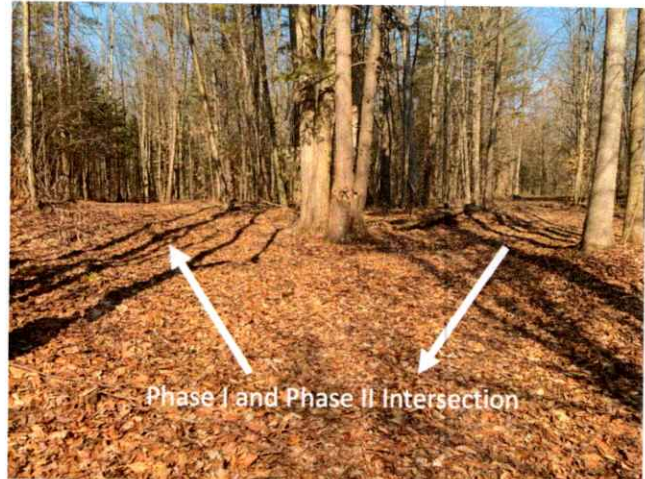


Figure 9.



Phase I & II Driveway

The driveway in both Phase I & II will be constructed the same way as the existing driveway, only this driveway will be narrower than the existing driveway with a max width of 15' to accommodate car, truck, and pedestrian traffic throughout the Phase I and II loop. The following are photos of the existing trails that will be made into the driveway.



Pedestrian Access

Pedestrians will be able to utilize the same driveway as vehicles to get around the campground. The low volume of traffic and width of the driveways will allow for safe movement of both vehicles and pedestrians.

Sites 1-10

- Sites 1-5 in Phase I and sites 6-10 in Phase II will be in locations along the driveway as indicated in the illustrations below in Figure 10 and 10a.



Figure 10.

- Each site will have a “pad”, constructed of crushed stone and pea gravel layered in the same fashion as the driveway to allow for proper drainage of water from the functional use area of the site. Some sites may have a concrete pad instead of gravel.
- Each site will have space to park a vehicle or two.
- Each site will have a 50amp electricity supply pedestal terminal (GFCI protected), that will power each “Cabin”/site.
- Each site will have a 40-60 psi treated water supply, with a frost free hydrant.
- Each site will have a fully furnished unique “Cabin” structure for guests to stay in, designed for a small family (two adults, 2-3 children) to enjoy a quiet, peaceful stay in the wooded, natural environment.
- Site 5 on the plot plan below will be equipped with an optional area designated for a tent and small covered structure for outdoor sleeping that is elevated off the ground to stay dry during inclement weather.
- Each site will be equipped with a picnic table or the like, and a designated fire pit space and seating for campfires.
- Each site will have minimal exterior lighting features so as not to disturb neighboring sites, but provide enough light so guests can safely move about the site.



Figure 10a.

Special care will be taken at each site to preserve the natural surrounding environment. Clearing of trees and ground disturbance will be kept to an absolute minimum to preserve the natural environment and to provide a natural barrier between sites and neighboring properties.



Utilities

Electricity - National Grid (Work Request # 30939427) on February 23rd, 2024 was consulted to determine necessary service and placement of electrical service for the proposed development. (Figure 11). It was determined that New, 200 Amp, 120V/240V, single phase service would be enough to power both the

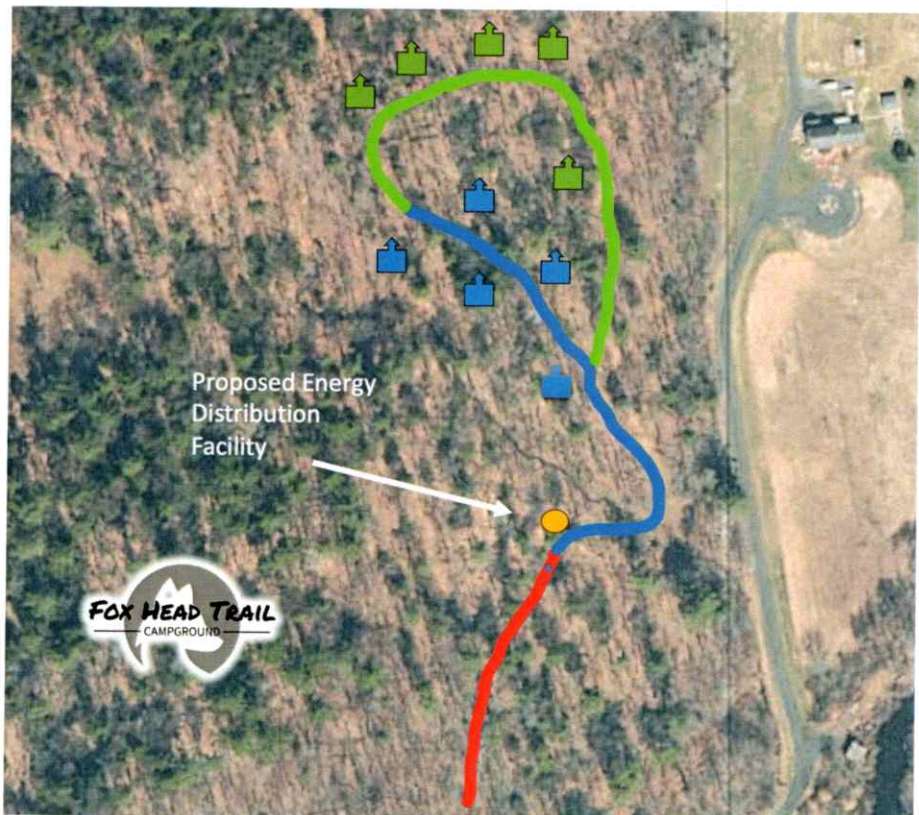


Figure 11.

campsite development and the proposed laundry/storage building. The Energy Distribution Facility (main panel) will be constructed to accommodate 400 amp if needed in the future. Askco Electric of Glens Falls will be designing the equipment needed for this facility. A minimum, 500 MCM gauge wire will be run from the utility pole to the main-panel location (~350-400 ft). It will be buried underground no less than 18" deep in 4" PVC conduit. 4/0-gauge wires or larger will be buried from main-panel to Sites 1-5 in Phase I. Phase II electricity will also be buried to Sites 6 through 10 in the same manner. 50-amp service will be distributed to each of the 10 proposed Phase I&II sites. All sites will terminate with an outdoor pedestal or direct wiring into the "cabin". All electrical planning will be done by a licensed electrician and inspected by a certified inspector. All work will be done in accordance with local codes.

Energy Distribution Facilities

The image below is an example of the pedestal that will be constructed to house the main-panel for new electrical service to the proposed development. It will utilize treated dimensional lumber. 6x6 posts will be buried no less than 4' into the ground and backfilled with concrete. Treated 2x8's or larger will be used to tie the posts together and become the basis for mounting panels. All wires and panel components will be sized to accommodate 200 amp service with an upgrade option to 400 Amp service if necessary, in the future.



Water

On average, a family of 2 living in a tiny home (Cabin) uses approximately 35-40 gallons of water per day (GPD). The fully operational (10 site) proposed development will require 350-400 GPD at peak use. Water distribution would consist of a 2" buried black 200 psi poly plastic pipe. Pipe will be buried no less than 4' below the surface of the ground to prevent freezing in the winter months. Sandy Loam, stone free soil will facilitate direct burial. Each site will be equipped with a frost proof hydrant for outdoor use and/or connecting to RV units. Well drilling, water quality, and flow test will be completed by licensed well drilling company Gould & Sons Well Drilling. "It is Well Inspection Services" will be consulted for any Water Treatment needs to accommodate requirements and recommendations by the NYS Department of Health. Proposed Well location is indicated in Figure 12 and in Appendix B, below.

Septic/Wastewater Management Plan

The wastewater disposal system (septic system) is a rudimentary design that is common for “residential” applications. The “Cabins” will flush to a 1,500-gallon septic tank. The septic tank has a PVC plastic cartridge filter at the outlet baffle to trap small particles from passing through to the disposal field. The distribution box feeds effluent to 8 trench laterals X 40’ long. There is a total of 10 laterals in the “shallow absorption” disposal field. The disposal field can be expanded or replaced in the future, as



Figure 12.

necessary. The basis of design walks through the parameters and calculations used to develop the technical design. The design average daily flow is 550 gallons per day. The soil percolation rate was assumed to be 6 minutes. Figure 12 above shows locations of Septic System and Well located approx. 300’ from each other.

Refer to official engineered drawings/maps in Appendix C which are also provided in 24x36” prints.

Heating/Cooling

All heating and cooling will be controlled by a Single or Dual Zone Mini-split system in each “Cabin”. This will be the safest form of heating and cooling to ensure a safe stay for our guests and for ease of operation. An example of such a unit to be installed by a certified installer is shown below.



Mitsubishi Wall Mounted 2-Zone System - 20,000 BTU Outdoor - 9k + 9k Indoor - 20.0 SEER2

Cable/Internet

Cable & internet will be extended to each of the 10 sites through the phased site install process. Communication wire will be buried Cat-5-6 communication cable in 1" conduit (~18" deep) split from existing service at an on-site pole. Spectrum will provide necessary modems, routers, and cable boxes for each unit.

Phase II Development

Each of the 5 remaining sites will be developed in phase II. Each site will be cleared and leveled to accommodate the placement and movement of each RV and outfitted with utilities in the same manner as Sites 1-5. The driveway loop to sites 6-10 will be completed during Phase II as indicated by the Green colored trail in Figure 11 above and also in Appendix B, below.

Proposed Structures

The "Cabins" placed or constructed during Phase II will also be individually unique to their own theme, as in Phase I. The structures referred to as "Cabins" in this proposal, will be either purchased or constructed in place, with the ability to remove them via trailer. These "Cabins" are built on a rolling chassis and/or "skids" outfitted with various amenities that make each unit unique. Each unit will be constrained to a 12' wide x 40' long x 14' high dimensional maximum footprint for transportation purposes. Most units will not be as long as 40'. They will be designed to operate on common 50-amp GFCI protected electrical service and have fully functional bathroom and kitchen facilities. The primary heating source of each unit will consist of a thermostatically controlled single or dual zone mini-split unit. Although the specific "Cabin" designs have not been fully realized yet. These "Cabins" could take on any number of shapes, styles, and amenities. The exterior of each RV will have a wood or composite finish or other similar earth tone to blend in with the surrounding area.

Appendix A - Letter of no Jurisdiction - DEC

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 5
232 Golf Course Road, Warrensburg, NY 12885
P: (518) 623-1282 | F: (518) 623-3603
www.dec.ny.gov

Sent Via Email Only

March 22, 2024

Mike Music
195 Mott Road
Gansevoort, NY 12831
usmcim54@gmail.com

**Re: Letter of No Jurisdiction, Article 24 Freshwater Wetlands
195 Mott Road Campground Plans; Wetland Q-32
195 Mott Road, Gansevoort, NY 12831; Tax Parcel ID #91.-1-29.1
Moreau (T), Saratoga County**

Dear Mike Music:

The Department of Environmental Conservation (DEC) has determined that your project **as mapped** is non-jurisdictional for Article 24 Freshwater Wetlands. This determination is based on a review of the department's GIS database, as well as information provided by yourself and received by department staff on March 11th, 2024. However, based on the review, it was determined that **DEC regulated wetland Q-32 are located on the southeastern extent of your property. Any changes in location, expansion of the footprint of the project, modifications of the scope, or changes in the timing of proposed actions that are not identified in the submission referenced above, may trigger DEC authorization.** Please reinstate contact with this office if such activities are contemplated. Based on the site plans attached, no permit is required for the development of the campsites at this time pursuant to implementing regulations (6 NYCRR Part 182) of the New York State Freshwater Wetlands Act (Article 24-0301).

Be advised that changes to Article 24 regulations are expected in January of 2025. Information regarding wetland mapping and jurisdictional determinations may be subject to change when new regulations go into effect. Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from the DEC, other state or federal agencies or local municipalities.

Sincerely,

Beth A. Magee
Beth A. Magee
Deputy Regional Permit Administrator

Digitally signed by
Beth A. Magee
Date: 2024.03.22
14:20:24 -04'00'

BAM:ab

Enclosure: Site Plans





Site plans submitted



Screen capture of DEC Regulated Wetland Q-32 mapped on the southeastern portion of the parcel.

Appendix D - Fox Head Trail Lot Layout

