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November 5, 2026

Devan Korn
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

RE: Pinilla; Tourist Accommodation
Town of Duane, Franklin County
APA Project No.: 2026-0190

Dear Mr. Korn,

Protect the Adirondacks (PROTECT) appreciates the opportunity to provide comments on the application by Luis Pinilla for approval of a tourist accommodation on lands classified Rural Use in the Town of Duane, Franklin County. The application summary states that the accommodations include three off-grid cabins and a primitive camping area in an existing clearing.

According to the application materials, the cabins have already been constructed, and the area for the primitive camping has already been cleared. Apparently, a portion of the ridgeline on the property has been cleared of trees by the applicant. It is unclear if that tree cutting is where the camping area is located or if it is separate from the area that has been cleared for camping. The loss of trees on the ridgeline creates adverse visual impacts due to the visible gap in the tree line on the ridge. See enclosed photo of the ridge line.

The Rural Use lands of the Park "are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. . . [and] provide the essential open space atmosphere that characterizes the park". Replanting trees to restore the character of the ridge line is necessary to restore and protect the scenic vistas and character of the Park in the Rural Use area where this property is located.

The application materials do not provide any indication that the visual impacts of the proposed project have been analyzed or mitigated. We urge the Agency to ensure that any visual impacts from the cleared areas comprising the proposed project are mitigated to protect the character of the Rural Use area.

On behalf of the Board of Directors of PROTECT, please accept our gratitude for the opportunity to share our comments on this proposed project.

Sincerely,

Claudia K. Braymer

Claudia Braymer
Executive Director

enc.

