

10/21/19

Dear Members of the Town of Queensbury Planning Board,

The Glen Lake Protective Association is concerned about the proposed new ride at the Great Escape because :

- 1) We are afraid the ride will negatively impact Glen Lake Residents. It will harm our daytime sightlines Being able to see the ride from our lake and from our homes. It will substantially harm our night time ambient lighting.
- 2) Most importantly the ride will significantly violate the standards set in the 2001 Environmental Impact Statement. That Impact Statement's purpose was to determine the best way for the Great Escape to operate successfully without imposing a negative impact on its neighbors - including Glen Lake residents. We assume the Study was professionally done, thorough and probably quite expensive. The Impact Statement says that in order to not negatively impact its neighbors and immediate environment - it imposes a height limit of 135 ft. on structures in this area of the Park. It should be a grave concern of all neighbors and residents of the lake and the Town of Queensbury that the Great Escape is proposing a Ride that will be 165 ft. high in an area designated for 135 ft. by the Environmental Impact Statement. This is 30 ft. or 22% higher than the height determined to not have a negative impact according to the Impact Statement.

That is a material and substantial deviation from the standard previously agreed upon by the professional study. The Environmental Impact Statement, by its purpose and nature, determines definitively and objectively that this ride at the height proposed in this area of the Park will have a detrimental and negative impact on the environment, its neighbors and the Town of Queensbury. We hope the Planning Board will recognize this discrepancy.

If there is a spot where a 165 ft. ride is allowed - which there is according to the Impact Statement - then place it where it belongs. All we ask is that the Great Escape comply with the Environmental Impact Statement, whose purpose was to help us manage a situation just like this.

We are certain that the Great Escape will assure us that we won't see or be impacted by a 165 ft. ride in an area designated for a 135 ft. limit and it will have no effect on its neighbors or Glen Lake. That leads to two questions :

- 1) Why did the Environmental Impact Statement limit this area of the Park to 135 ft.?
- 2) What is our recourse if the Ride is allowed and we can see it and it has a negative impact on us..... As the Environmental Impact Statement indicates it most certainly will? If the Great Escape says we don't have any room in the 165 ft. spot or it doesn't fit well there then we say why should Glen Lake Residents suffer or be harmed because of Great Escape's bad planning? They had the guidelines available to them. Plan better !

We are not trying to give the Great Escape a hard time. We are not trying to hamstring their ability to do business and we appreciate their contributions to our economy but..... This is not cutting around the edges. This is not a small exception. This is substantial deviation from the Environmental Impact Statement. Guidelines were professionally set for a reason. All we are asking is that the Great Escape comply with them. We beseech the Planning Board - there is a Plan, let's stay within the parameters set out by the Plan. Thank you.

Sincerely, Paul McPhillips. President, Glen Lake Protective Association.