



September 2, 2022

Mr. John M. Burth  
Environmental Program Specialist 3 (EPS3)  
Adirondack Park Agency  
P.O. Box 99  
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Ray Brook, NY 12977

**APA Project No.: 2021-0248**

**Type of Project:** Large-scale Subdivision

**Location of Project:** Town of Jay, Essex County

Land Use Area: Low Intensity Use and Hamlet

Tax Map Nos.: 17.2-1-4, 17.2-1-5.1 & 17.2-1-20.111

**Re: APA Response received August 23, 2022**

In response to your letter regarding the outstanding items for our recent submission in relation to the above referenced project, please see below and attached for the additional information requested:

1. NIPA Item 1: We are including herein all of the resource mapping, revised to represent the Proposed Development Impact areas without any overlay of the project outline, other than on the Concept Site Plan – Map 00

The Site Analysis Map, Map 16, now also depicts all areas potentially suitable for development, without depicting any areas proposed for development. Only showing the boundaries of the parcels themselves.

All Mapped Aquifers are included in the revised mapping, under Map 15.

Other resource mapping includes:

Map 02 Existing Conditions: Base Map

Map 03 Soils Map

Map 04 Slope Map

Map 05 Hydrological Features

Map 06 Wetlands Map

Map 07 Flood Hazards Map

Map 08 Archaeological Resources Map

Map 09 Public areas Visibility Map

Map 10 Forest Blocks Map;

Map 11 Unique Natural Communities and Habitat;

Map 12 Unique Natural Communities;

Map 13 Rare Plants and Animals

Map 14 Breeding Bird Atlas Blocks\*



**LEGEND**

- PROJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- 10' CONTOURS
- STREAMS AND RIVERS
- WETLANDS

N

SCALE (FT)  
0 150 300 450 600

Source: APA Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

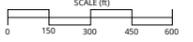


**LEGEND**

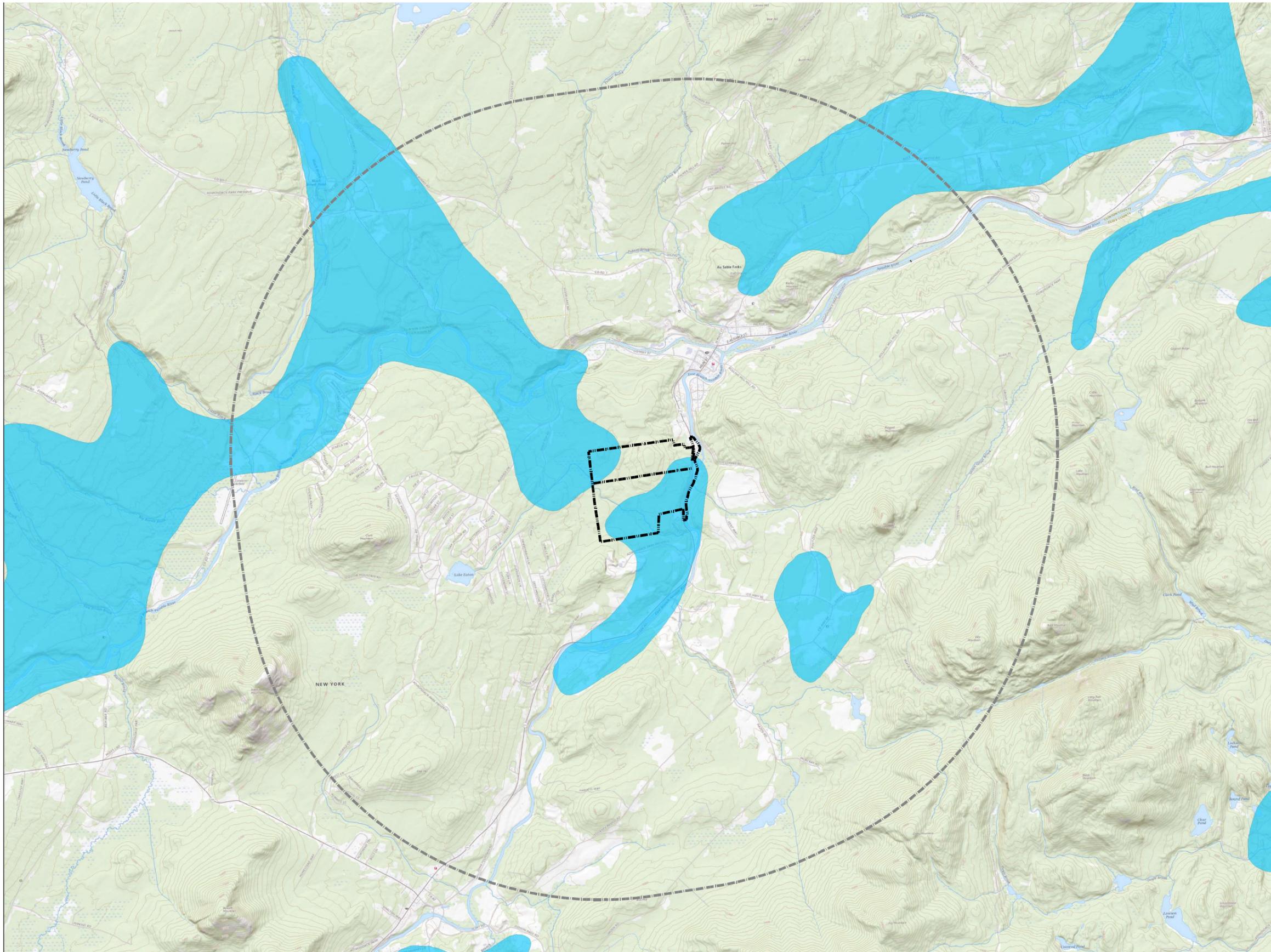
-  PROJECT PARCEL BOUNDARY
-  EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
-  PROPOSED NATURAL SURFACE TRAILS
-  DEVELOPMENT POTENTIAL - MINIMIZE ENVIRONMENTAL IMPACTS
-  LIMITED DEVELOPMENT POTENTIAL
  - STEEP SLOPES (15-25%)
  - FLOOD ZONE X - 0.2% ANNUAL FLOOD RISK
-  DEVELOPMENT NOT PERMITTED
  - WETLANDS AND 100' BUFFER
  - 100' STREAM BUFFER
  - 150' FROM RECREATIONAL RIVER
  - SEVERE SLOPES (25%+)

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SCALE (ft) 

Analysis by SE Group 2022. Source: National Hydrograph Dataset - USGS; Freshwater Regulatory Wetlands - NYSDEC; National Wetlands Inventory; FEMA NFHL; APA Designated River Areas; USGS 1 m DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

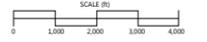


**LEGEND**

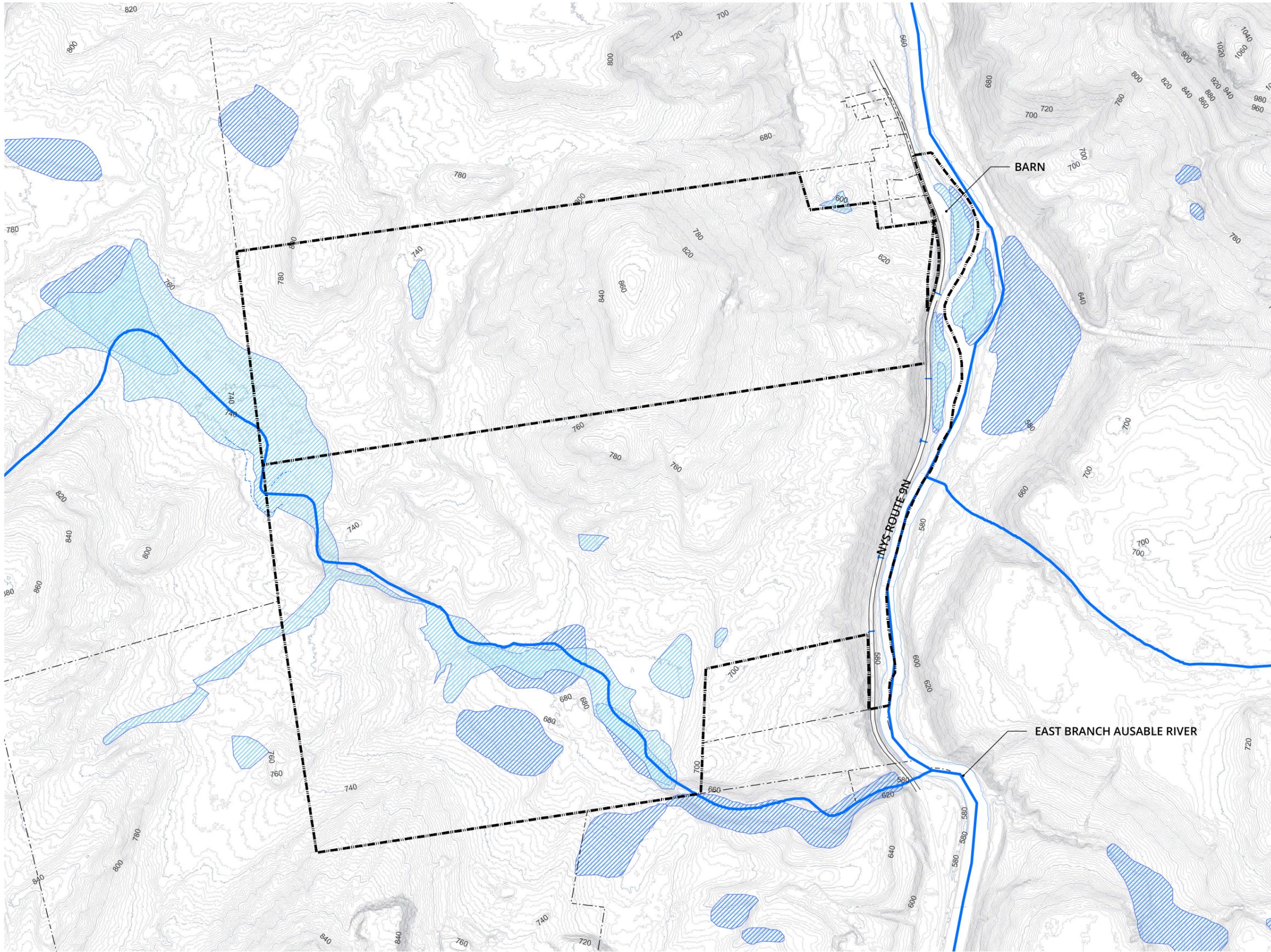
-  PROJECT PARCEL BOUNDARY
-  3 MILE BUFFER
-  AQUIFERS - UNCONFINED, HIGH YIELD, NOT PRIMARY AQUIFERS

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 SCALE (ft)  
0 1,000 2,000 3,000 4,000

Source: NYSDEC Unconsolidated Aquifers at 1:250,000  
Main-Update NY; USGS National Map 2021

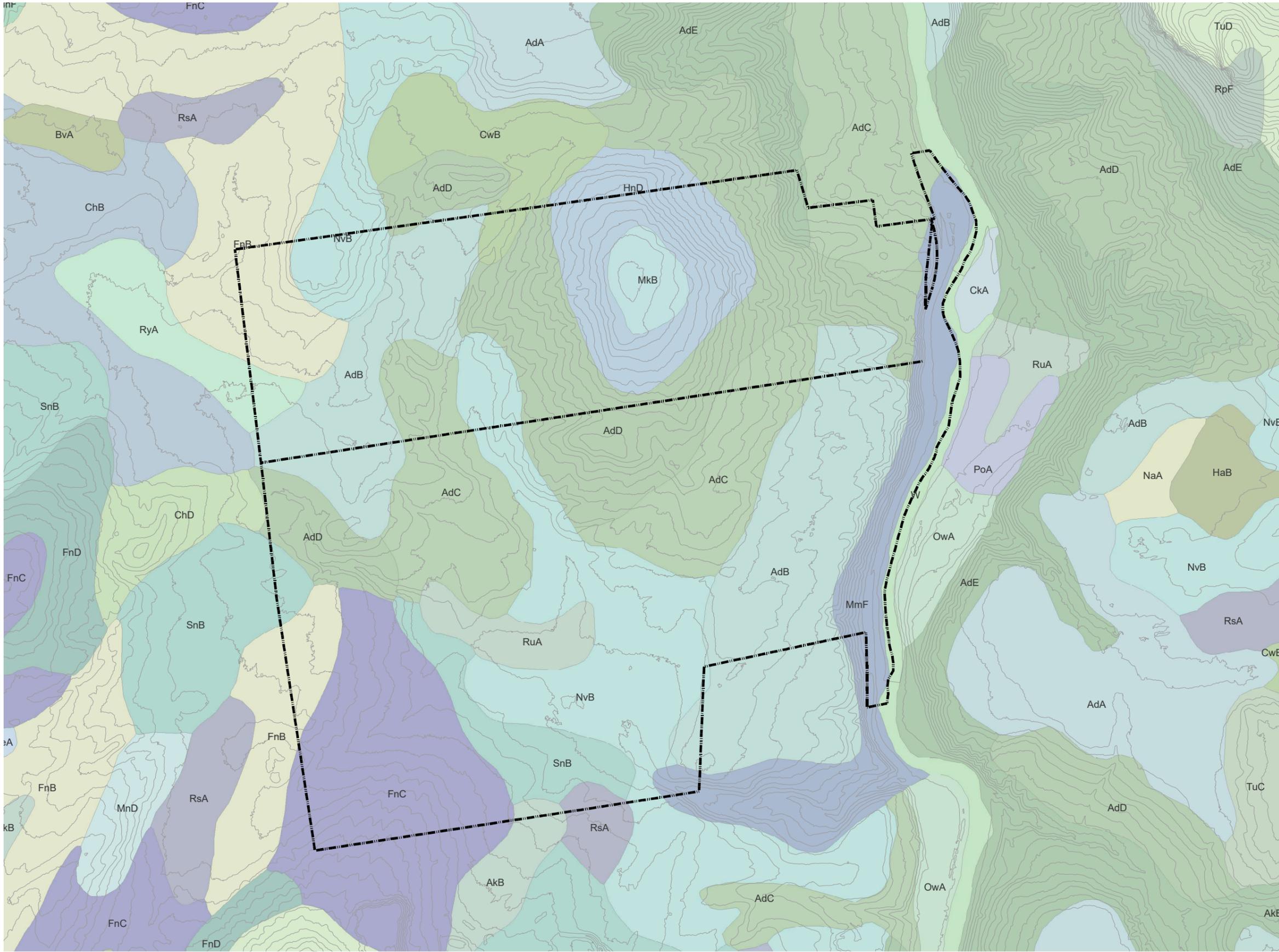


**LEGEND**

-  PROJECT PARCEL BOUNDARY
-  ADJACENT PARCEL BOUNDARIES
-  EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
-  PROPOSED NATURAL SURFACE TRAILS
-  2' CONTOURS
-  20' CONTOURS
-  STREAMS AND RIVERS
-  WETLANDS (NWI)
-  WETLANDS (APA)



Source: APA Wetlands; NWI Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS

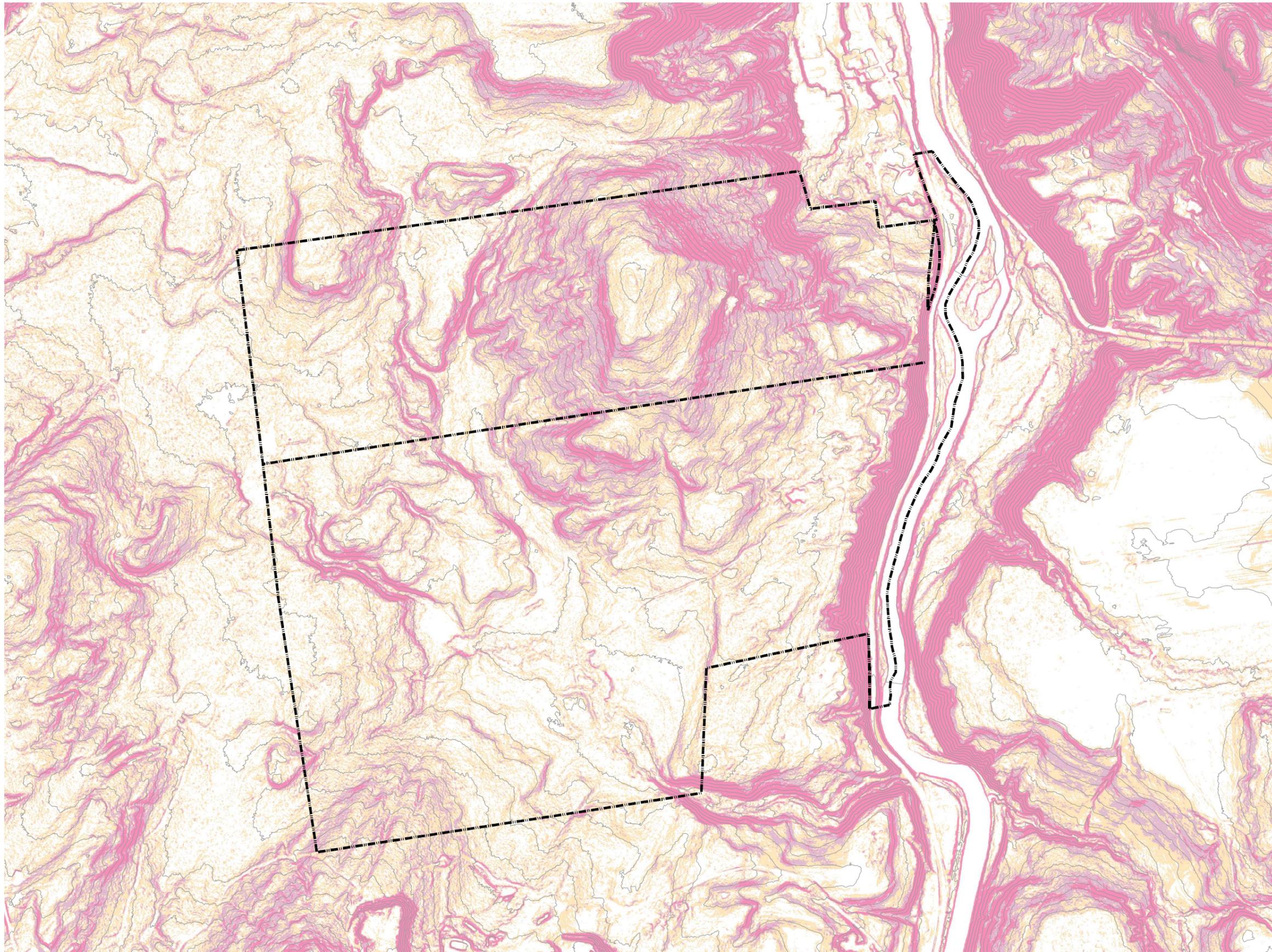
USDA SOILS

Map Unit Symbol	Map Unit Name
AdB **	Adams loamy sand, 3 to 8 percent slopes
AdC	Adams loamy sand, 8 to 15 percent slopes
AdD	Adams loamy sand, 15 to 25 percent slopes
AdE	Adams loamy sand, 25 to 45 percent slopes
AkB	Adirondack fine sandy loam, 3 to 8 percent slopes, very bouldery
CwB **	Croghan fine sand, 3 to 8 percent slopes
FnB	Fernlake loamy fine sand, 3 to 8 percent slopes, very bouldery
FnC	Fernlake loamy fine sand, 8 to 15 percent slopes, very bouldery
HnD	Hermon gravelly loamy sand, 15 to 35 percent slopes, very bouldery
MkB	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery
MnF	Monadnock-Tunbridge complex, 35 to 60 percent slopes, rocky, very bouldery
NvB *	Nicholville silt loam, 3 to 8 percent slopes
RsA *	Roundabout silt loam, 0 to 3 percent slopes
RyA **	Rumney-Burnt Vly complex, 0 to 3 percent slopes
SnB	Sunapee fine sandy loam, 3 to 8 percent slopes, very bouldery
W	Water

\*\*Farmland of Statewide Importance  
 \*Prime Farmland



Source: SSURGO Soils - 2013, U.S. Department of Agriculture, Natural Resources Conservation Service; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

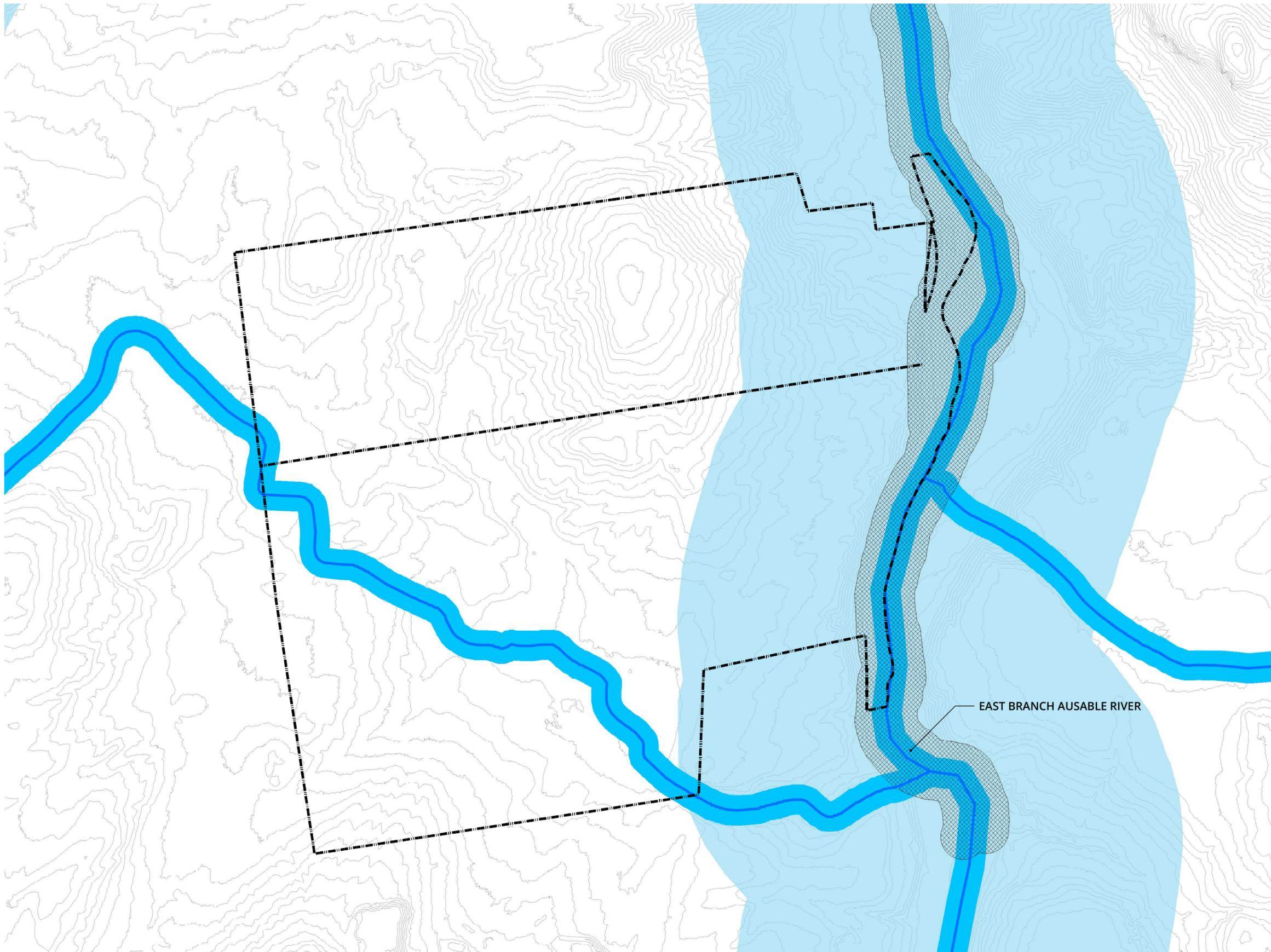
-  PROJECT PARCEL BOUNDARY
-  10' CONTOURS
-  EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
-  PROPOSED NATURAL SURFACE TRAILS
-  8-15% MODERATE SLOPES
-  15-25% STEEP SLOPES - LIMITED DEVELOPMENT
-  25%+ SEVERE SLOPES - NO DEVELOPMENT

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Source: USGS 1 m DEM 2014, analysis generated by SE Group 2022; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

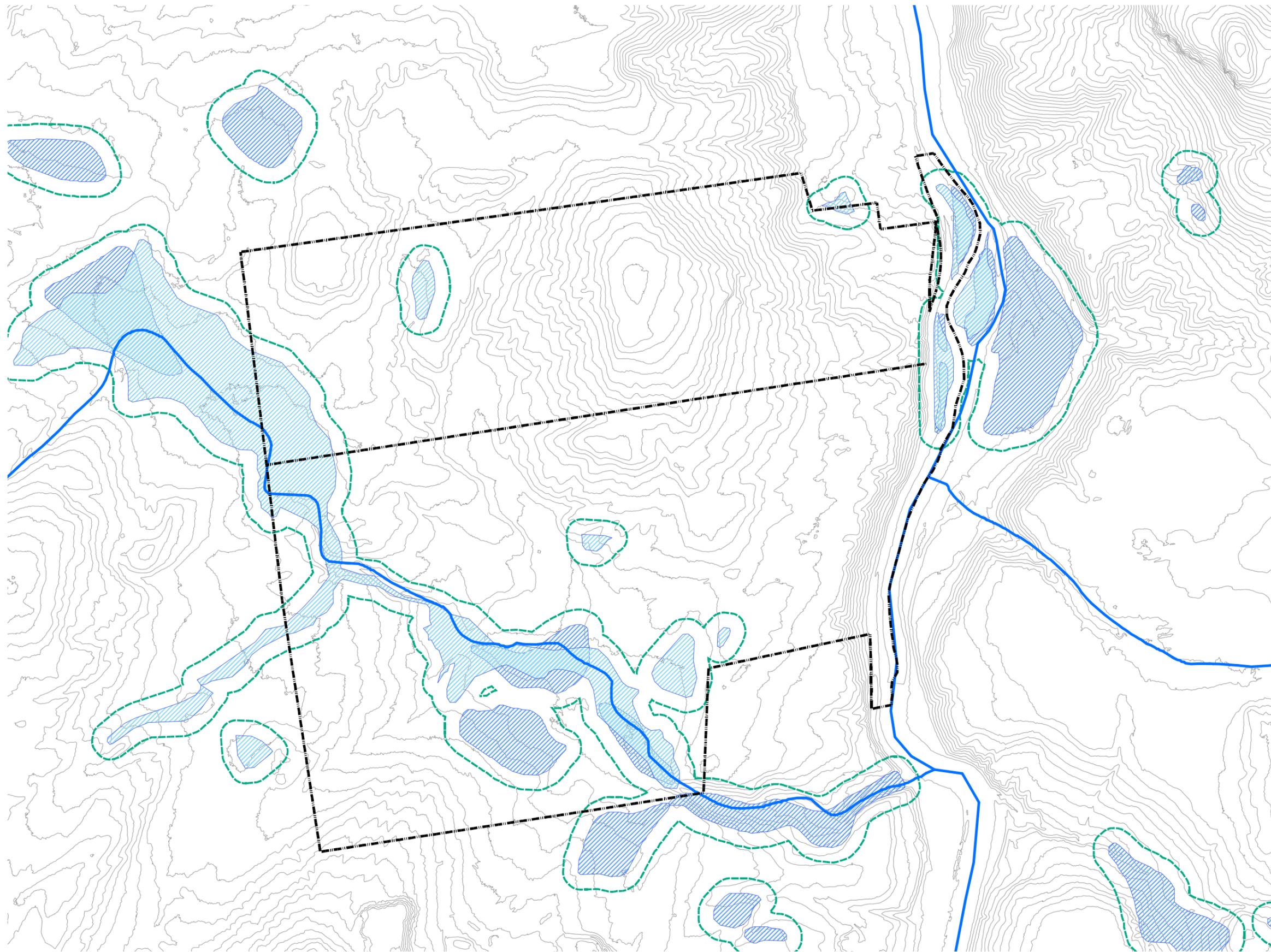
-  PROJECT PARCEL BOUNDARY
-  10' CONTOURS
-  EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
-  PROPOSED NATURAL SURFACE TRAILS
-  STREAMS AND RIVERS
-  100' STREAM BUFFER
-  DESIGNATED RIVER AREA - RECREATIONAL RIVER
-  150' BUFFER RECREATIONAL RIVER
-  LAKES AND PONDS\*
-  AQUIFERS AND AQUIFER RECHARGE AREAS\*

\*NOT VISIBLE IN MAP EXTENT

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SCALE (ft)  
0 150 300 450 600

Source: National Hydrograph Dataset - USGS; APA Designated River Areas; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

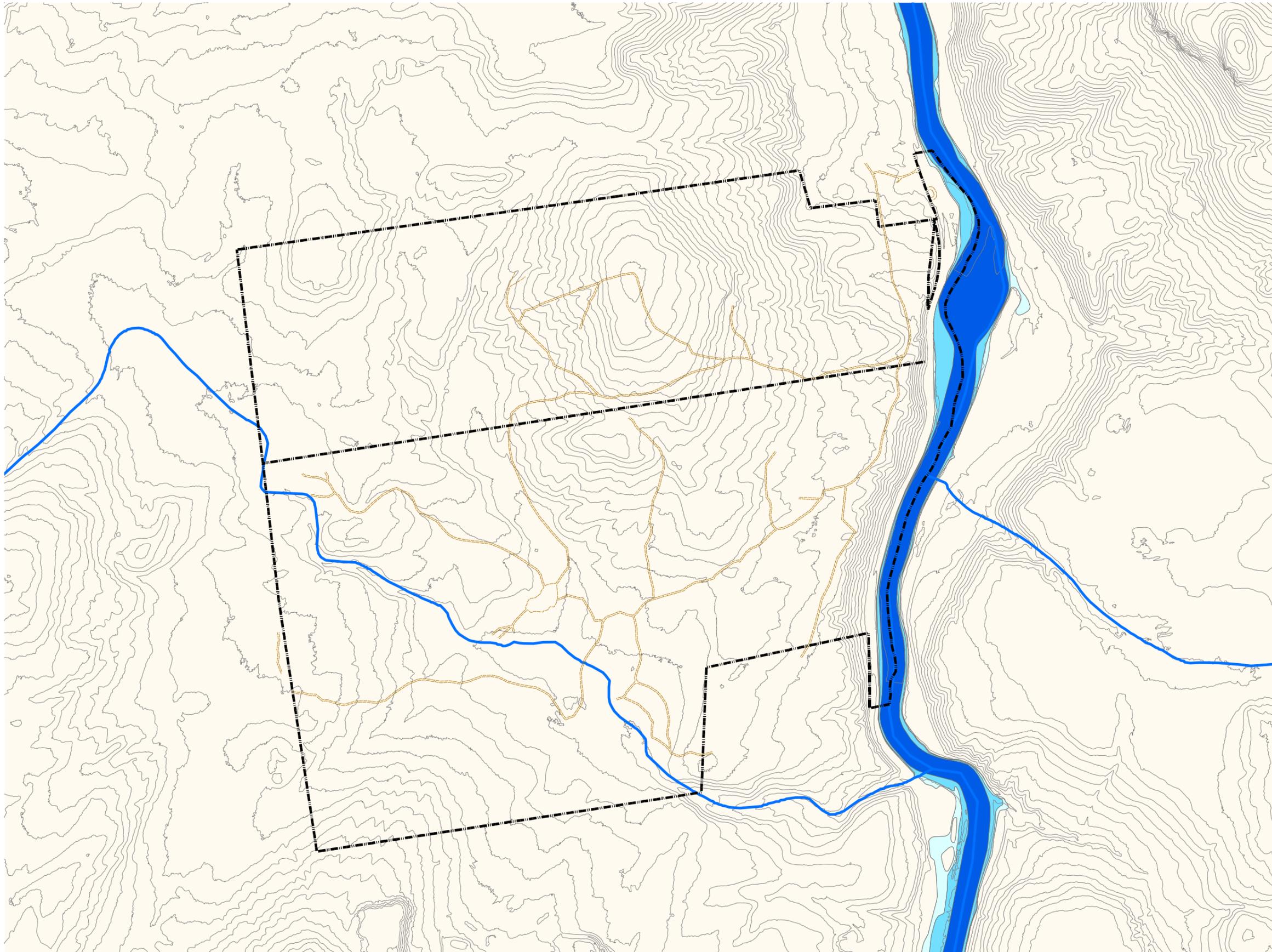
-  PROJECT PARCEL BOUNDARY
-  10' CONTOURS
-  EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
-  PROPOSED NATURAL SURFACE TRAILS
-  STREAMS AND RIVERS
-  NYS REGULATORY WETLANDS
-  NWI WETLANDS
-  100' WETLAND BUFFER

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N

SCALE (ft)  
0 150 300 450 600

Source: National Hydrograph Dataset - USGS; Freshwater Regulatory Wetlands - NYSDEC; National Wetlands Inventory; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

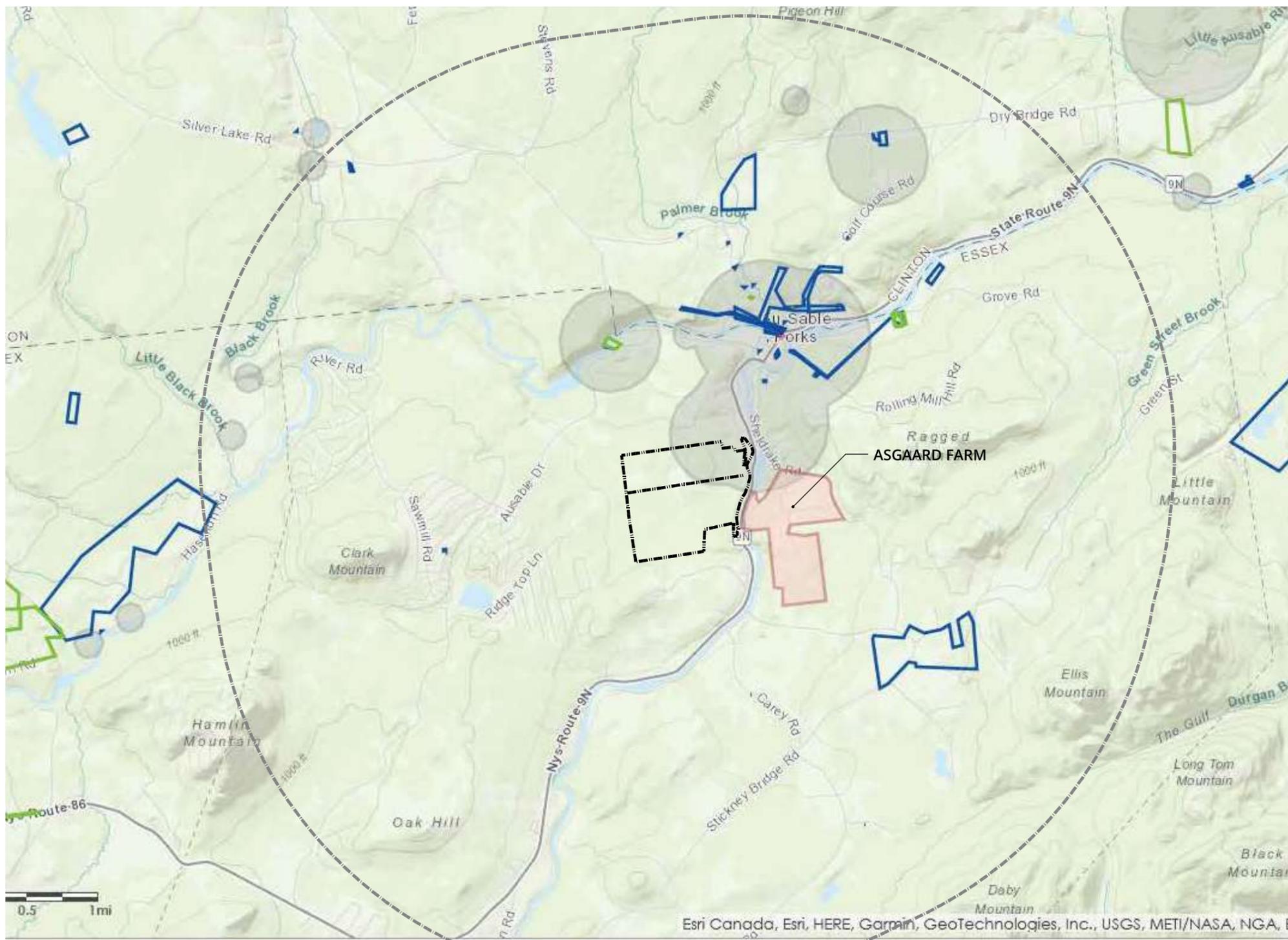
- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- STREAMS AND RIVERS
- FLOOD HAZARD ZONE AE - FLOODWAY
- FLOOD HAZARD ZONE AE
- FLOOD HAZARD ZONE X - 0.2% ANNUAL CHANCE OF FLOOD
- FLOOD HAZARD ZONE X - AREA OF MINIMAL FLOOD HAZARD

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SCALE (ft)  
0 150 300 450 600

Source: FEMA NFHL; National Hydrograph Dataset - USGS; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



**LEGEND**

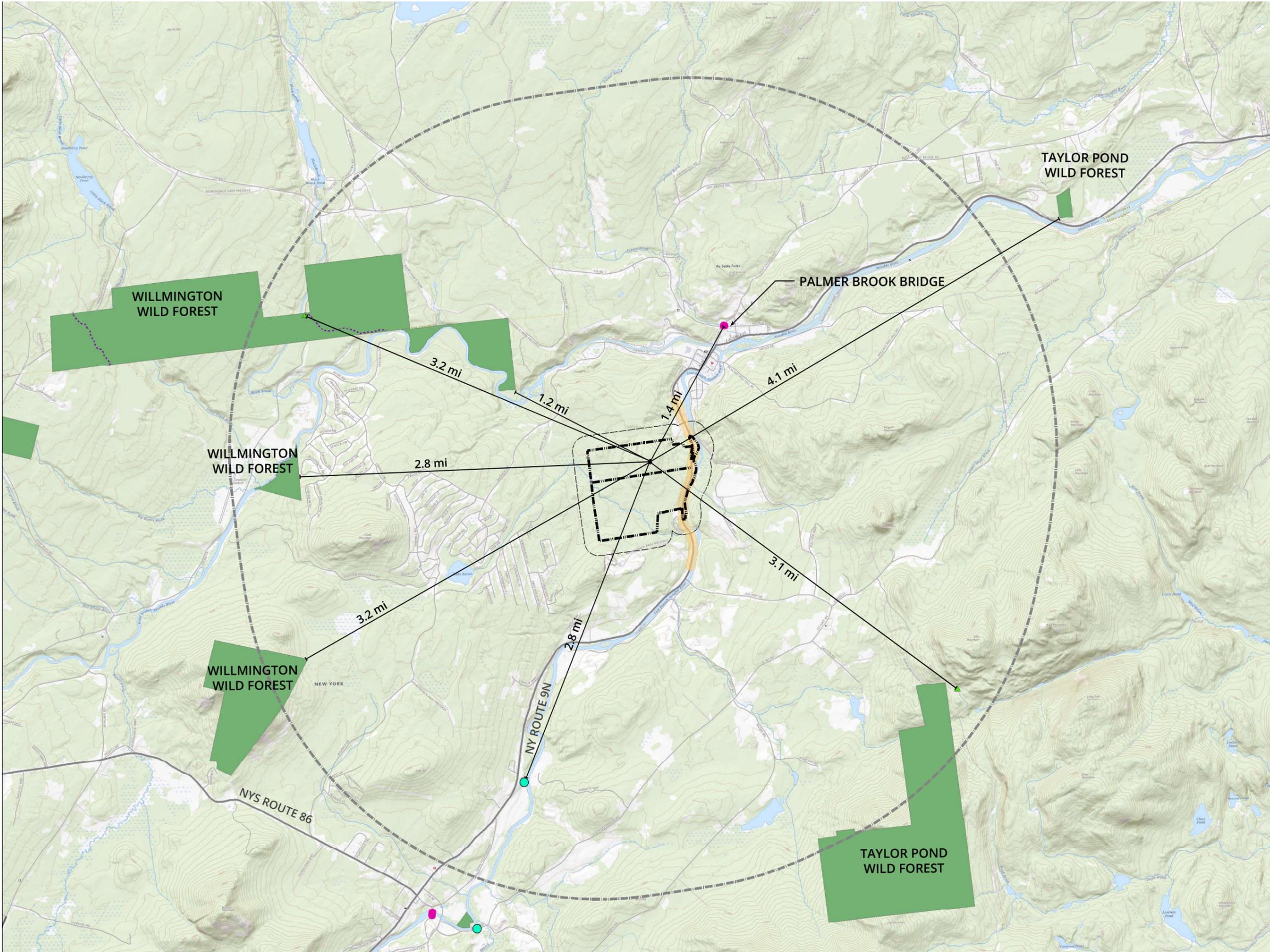
- PROJECT PARCEL BOUNDARY
- 3 MILE BUFFER
- SURVEY ARCHAEOLOGY AREAS
- ARCHAEOLOGICAL SENSITIVE AREAS\*
- NATIONAL REGISTER BUILDING SITES
- CONSULTATION PROJECTS

\*This layer represents buffer areas around recorded archaeological resources. Note that locations outside of the buffer areas may also be archaeologically sensitive.

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SCALE (ft)  
0 1,000 2,000 3,000 4,000

Source: Cultural Resource Information System; Parcel boundaries from survey completed by RMS.



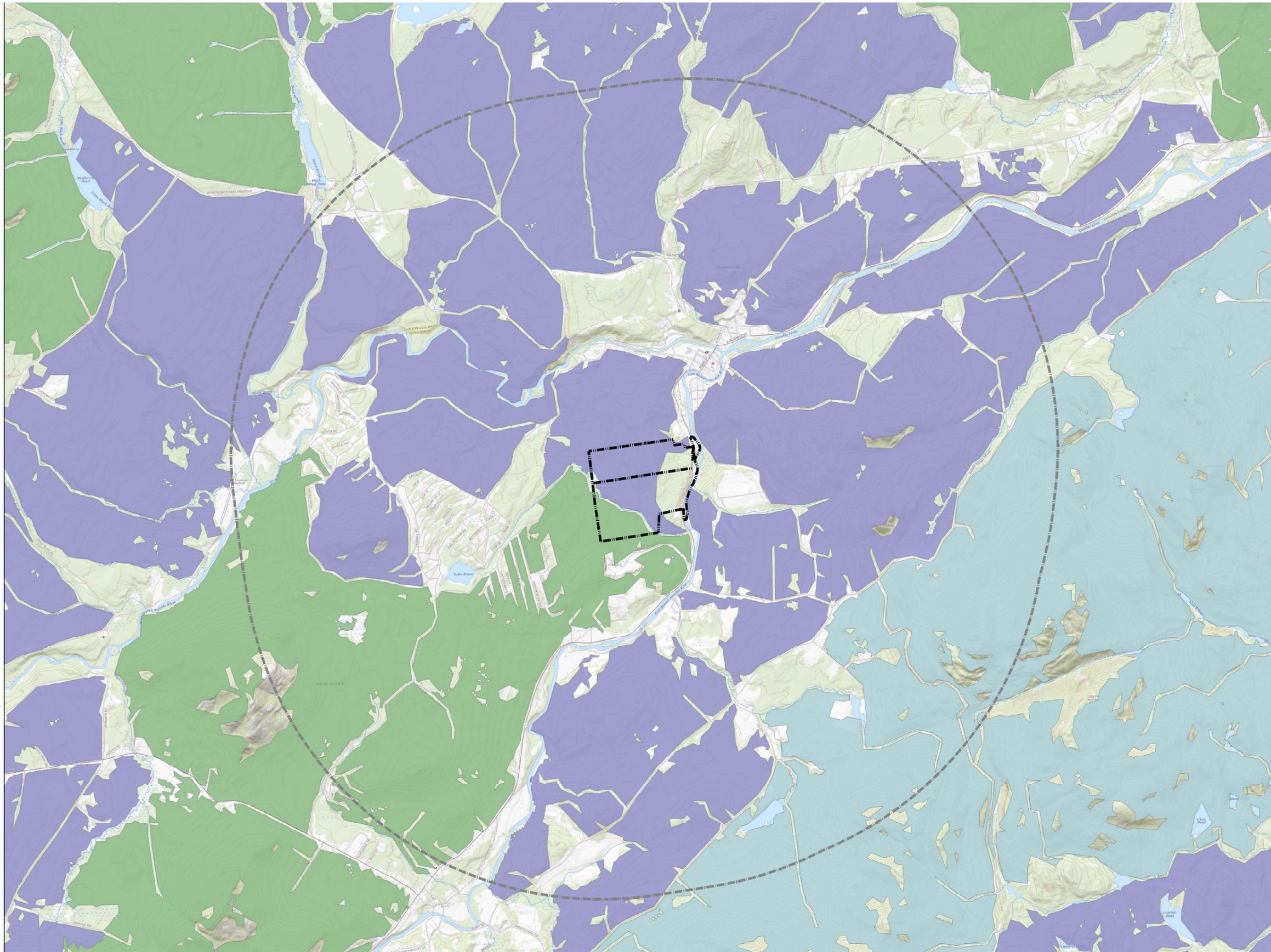
**LEGEND**

- PROJECT PARCEL BOUNDARY
- 1/8 MILE PARCEL BUFFER
- 3 MILE PARCEL BUFFER
- PUBLIC ROADS
- 150' BUFFER STATE ROAD
- NATIONAL REGISTER HISTORIC BUILDINGS
- DEC LANDS
- DEC POINTS OF INTEREST
- DEC PUBLIC FISHING POINTS
- DEC TRAILS

N

SCALE (ft)  
0 1,000 2,000 3,000 4,000

Source: NYSDEC, NYSHPO, USGS National Map 2021; Parcel boundaries from survey completed by RMS.



**LEGEND**

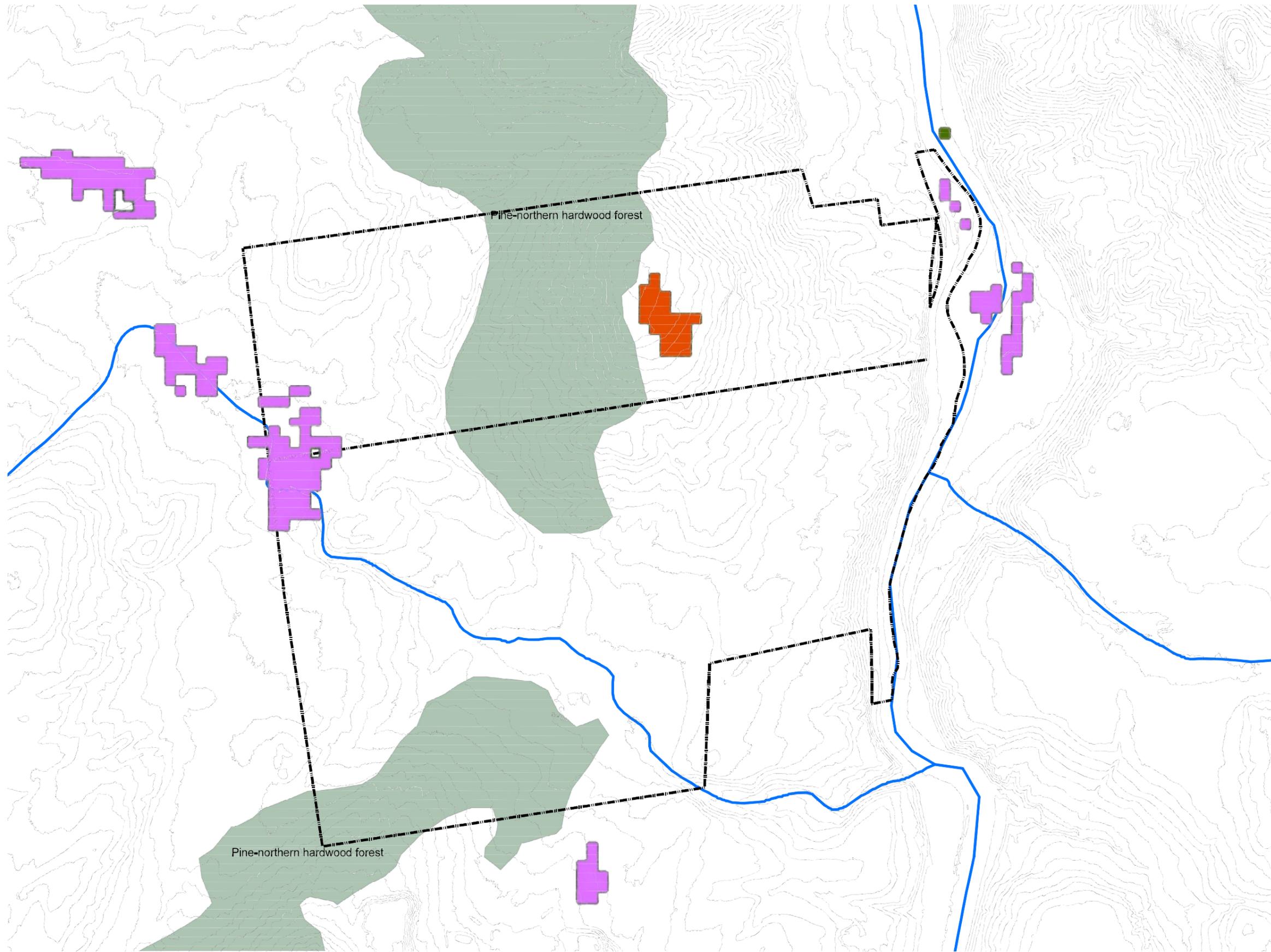
-  PROJECT PARCEL BOUNDARY
-  3 MILE PROJECT BUFFER
-  LOCALLY IMPORTANT FOREST BLOCKS
-  REGIONALLY IMPORTANT FOREST BLOCKS
-  STEPPING STONES

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Source: NACL, USGS National Map 2021; Parcel boundaries from survey completed by RMS.



**LEGEND**

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS

**SIGNIFICANT NATURAL COMMUNITIES**

- HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE

**SIGNIFICANT HABITATS**

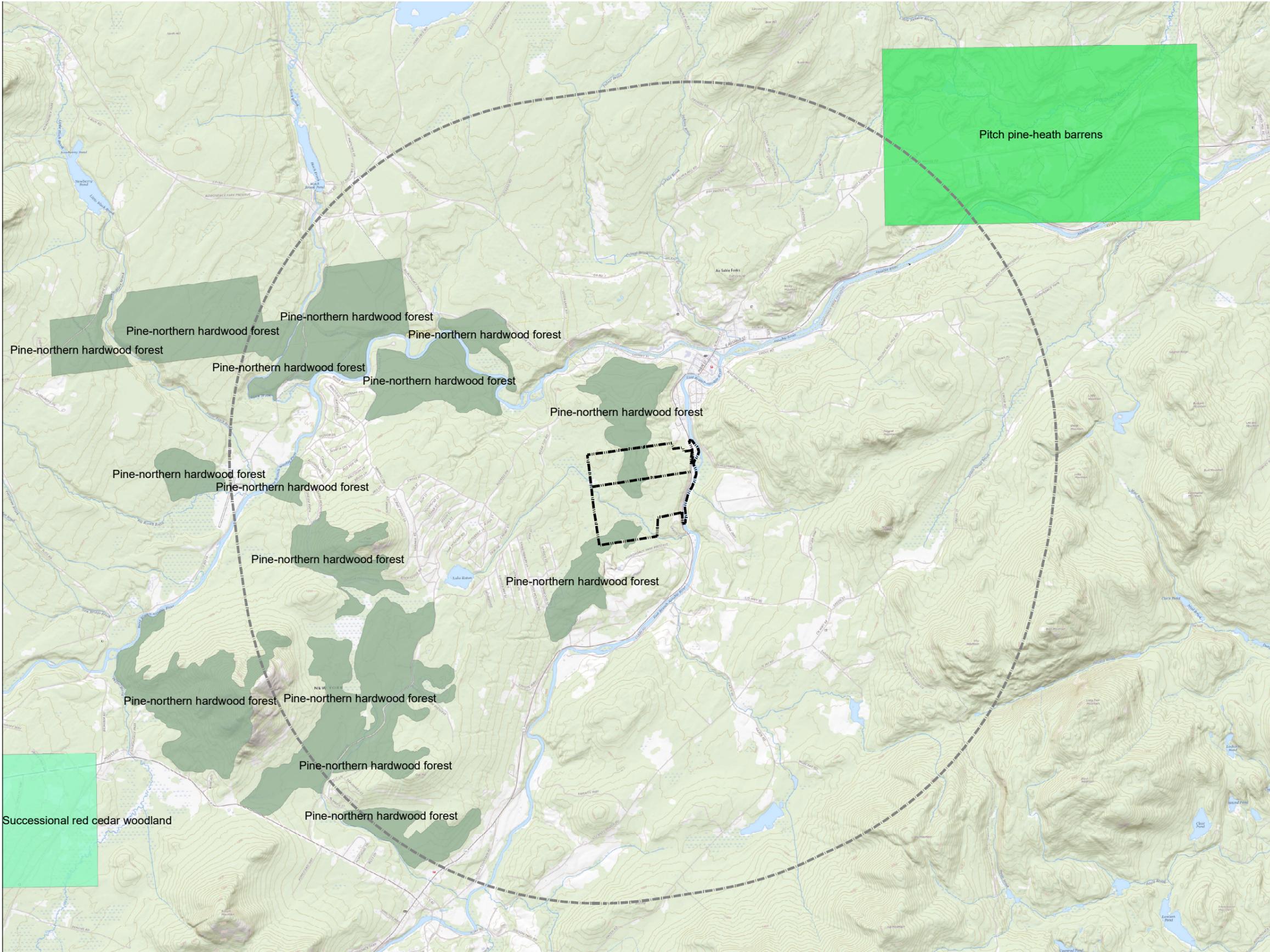
- CENTRAL OAK-PINE
- NORTHERN SWAMP
- NORTHEASTERN FLOODPLAIN FOREST

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SCALE (ft)  
0 150 300 450 600

Source: NYSDEC Natural Heritage Communities 2021; NACLL Significant Habitats; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



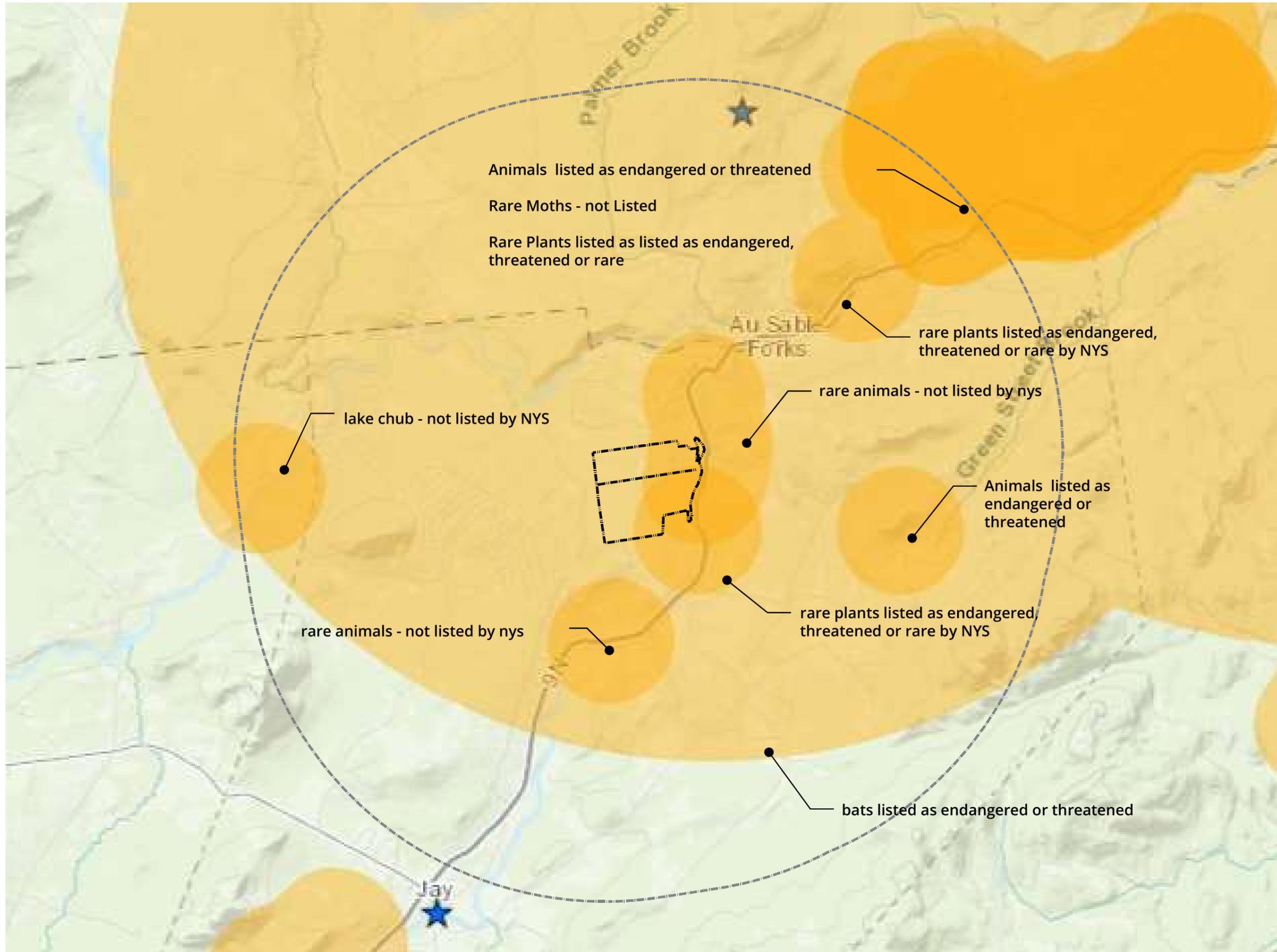
**LEGEND**

-  PROJECT PARCEL BOUNDARY
-  3 MILE BUFFER
-  HIGH QUALITY OCCURRENCE OF RARE COMMUNITY TYPE
-  HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE
-  HIGH QUALITY OCCURRENCE

N

SCALE (ft)  
0 1,000 2,000 3,000 4,000

Source: NYSDEC Natural Heritage Communities 2021; USGS National Map 2021



**LEGEND**

- PROJECT PARCEL BOUNDARY
- 3 MILE BUFFER
- RARE PLANTS AND ANIMALS
- UNIQUE GEOLOGICAL FEATURES

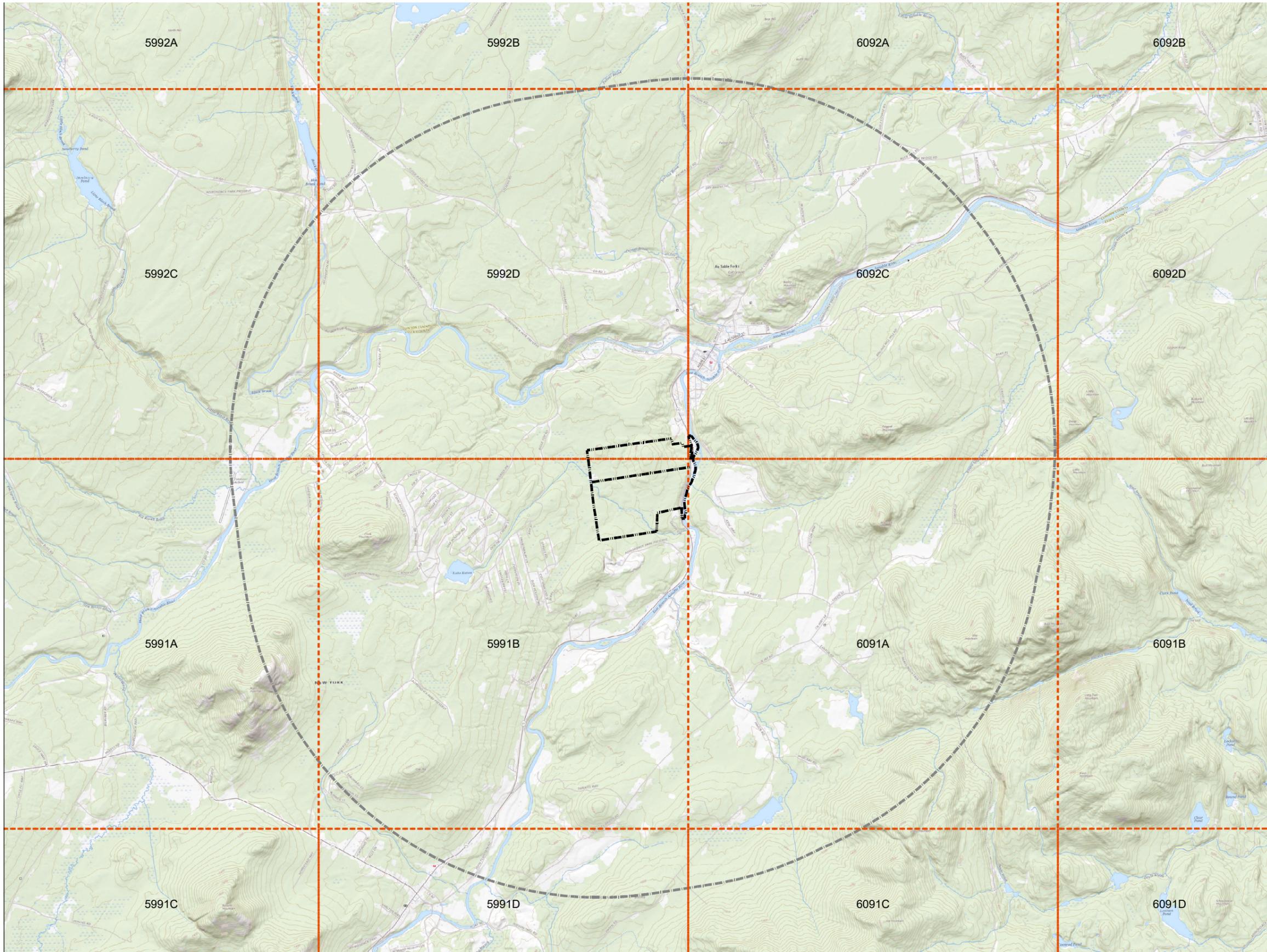
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SCALE (ft)  
0 1,000 2,000 3,000 4,000

Source: Environmental Resource Mapper, NYSDEC

**STACKMAN PROPERTY | RARE PLANTS AND ANIMALS**



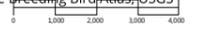
**LEGEND**

-  PROJECT PARCEL BOUNDARY
-  3 MILE BUFFER
-  BREEDING BIRD ATLAS BLOCKS

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Source: 2000-2005 New York State Breeding Bird Atlas; USGS National Map 2021



2. NIPA Item 3: Breeding Bird Atlas Program data for block 5992D was previously erroneously omitted and is now attached.



Department of  
Environmental  
Conservation

# NYS Breeding Bird Atlas

## Block 5992D

### 2000-2005



#### Navigation Tools

- [Perform Another Search](#)
- [Remove Duplicate Species](#)
- [Sort by Field Card Order](#)
- [Sort by Taxonomic Order](#)
- [View 1985 Data](#)

#### Block 5992D Summary

Total Species:	65
Possible:	30
Probable:	46
Confirmed:	9
Total Records:	85

Click on column heading to sort by that category.

#### List of Species Breeding in Atlas Block 5992D

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
American Black Duck	<i>Anas rubripes</i>	P2	6/20/2004	Game Species
Mallard	<i>Anas platyrhynchos</i>	P2	6/20/2004	Game Species
Common Merganser	<i>Mergus merganser</i>	P2	6/20/2004	Game Species
Ruffed Grouse	<i>Bonasa umbellus</i>	T2	6/20/2004	Game Species
Great Blue Heron	<i>Ardea herodias</i>	X1	6/25/2004	Protected
Turkey Vulture	<i>Cathartes aura</i>	X1	6/20/2004	Protected
Osprey	<i>Pandion haliaetus</i>	X1	6/20/2004	Protected-Special Concern
Bald Eagle	<i>Haliaeetus leucocephalus</i>	X1	6/20/2004	Threatened
Broad-winged Hawk	<i>Buteo platypterus</i>	X1	7/30/2004	Protected
Spotted Sandpiper	<i>Actitis macularius</i>	X1	6/20/2004	Protected
Wilson's Snipe	<i>Gallinago delicata</i>	T2	6/20/2004	Game Species

American Woodcock	<i>Scolopax minor</i>	S2	6/20/2004	Game Species
Rock Pigeon	<i>Columba livia</i>	X1	6/20/2004	Unprotected
Rock Pigeon	<i>Columba livia</i>	X1	6/5/2004	Unprotected
Mourning Dove	<i>Zenaida macroura</i>	T2	6/20/2004	Protected
Mourning Dove	<i>Zenaida macroura</i>	S2	6/5/2004	Protected
Chimney Swift	<i>Chaetura pelagica</i>	X1	6/20/2004	Protected
Ruby-throated Hummingbird	<i>Archilochus colubris</i>	S2	7/21/2004	Protected
Ruby-throated Hummingbird	<i>Archilochus colubris</i>	T2	6/20/2004	Protected
Belted Kingfisher	<i>Megaceryle alcyon</i>	T2	6/20/2004	Protected
Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>	T2	6/20/2004	Protected
Downy Woodpecker	<i>Picoides pubescens</i>	X1	6/20/2004	Protected
Hairy Woodpecker	<i>Picoides villosus</i>	X1	6/20/2004	Protected
Northern Flicker	<i>Colaptes auratus</i>	N2	6/20/2004	Protected
Pileated Woodpecker	<i>Dryocopus pileatus</i>	X1	6/25/2004	Protected
Eastern Wood-Pewee	<i>Contopus virens</i>	T2	6/20/2004	Protected
Eastern Phoebe	<i>Sayornis phoebe</i>	T2	6/20/2004	Protected
Eastern Phoebe	<i>Sayornis phoebe</i>	S2	6/5/2004	Protected
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	X1	6/20/2004	Protected
Eastern Kingbird	<i>Tyrannus tyrannus</i>	S2	7/30/2004	Protected
Eastern Kingbird	<i>Tyrannus tyrannus</i>	T2	6/20/2004	Protected
Red-eyed Vireo	<i>Vireo olivaceus</i>	FY	7/30/2004	Protected
Blue Jay	<i>Cyanocitta cristata</i>	X1	6/20/2004	Protected
Blue Jay	<i>Cyanocitta cristata</i>	P2	5/27/2004	Protected
American Crow	<i>Corvus brachyrhynchos</i>	S2	7/21/2004	Game Species
American Crow	<i>Corvus brachyrhynchos</i>	X1	6/20/2004	Game Species
Common Raven	<i>Corvus corax</i>	X1	6/20/2004	Protected
Tree Swallow	<i>Tachycineta bicolor</i>	FY	6/20/2004	Protected
Tree Swallow	<i>Tachycineta bicolor</i>	X1	6/5/2004	Protected

Bank Swallow	<i>Riparia riparia</i>	P2	6/5/2004	Protected
Barn Swallow	<i>Hirundo rustica</i>	N2	6/20/2004	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	FY	7/30/2004	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	FY	6/20/2004	Protected
Red-breasted Nuthatch	<i>Sitta canadensis</i>	T2	6/20/2004	Protected
White-breasted Nuthatch	<i>Sitta carolinensis</i>	P2	7/2/2004	Protected
House Wren	<i>Troglodytes aedon</i>	ON	6/20/2004	Protected
Eastern Bluebird	<i>Sialia sialis</i>	P2	6/5/2004	Protected
Veery	<i>Catharus fuscescens</i>	X1	6/24/2004	Protected
Veery	<i>Catharus fuscescens</i>	T2	6/20/2004	Protected
Hermit Thrush	<i>Catharus guttatus</i>	T2	6/20/2004	Protected
American Robin	<i>Turdus migratorius</i>	FY	6/20/2004	Protected
American Robin	<i>Turdus migratorius</i>	FY	6/5/2004	Protected
Brown Thrasher	<i>Toxostoma rufum</i>	X1	7/21/2004	Protected
European Starling	<i>Sturnus vulgaris</i>	X1	6/20/2004	Unprotected
European Starling	<i>Sturnus vulgaris</i>	S2	6/5/2004	Unprotected
Cedar Waxwing	<i>Bombycilla cedrorum</i>	S2	7/2/2004	Protected
Cedar Waxwing	<i>Bombycilla cedrorum</i>	T2	6/20/2004	Protected
Yellow Warbler	<i>Dendroica petechia</i>	T2	6/20/2004	Protected
Blackburnian Warbler	<i>Dendroica fusca</i>	T2	6/20/2004	Protected
Pine Warbler	<i>Dendroica pinus</i>	T2	6/20/2004	Protected
Ovenbird	<i>Seiurus aurocapilla</i>	T2	6/20/2004	Protected
Ovenbird	<i>Seiurus aurocapilla</i>	S2	6/5/2004	Protected
Northern Waterthrush	<i>Seiurus noveboracensis</i>	X1	6/20/2004	Protected
Common Yellowthroat	<i>Geothlypis trichas</i>	T2	6/20/2004	Protected
Common Yellowthroat	<i>Geothlypis trichas</i>	X1	5/27/2004	Protected
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	T2	6/20/2004	Protected
Chipping Sparrow	<i>Spizella passerina</i>	S2	7/21/2004	Protected

Chipping Sparrow	<i>Spizella passerina</i>	T2	6/20/2004	Protected
Song Sparrow	<i>Melospiza melodia</i>	X1	6/20/2004	Protected
Song Sparrow	<i>Melospiza melodia</i>	DD	6/5/2004	Protected
Lincoln's Sparrow	<i>Melospiza lincolni</i>	S2	7/30/2004	Protected
White-throated Sparrow	<i>Zonotrichia albicollis</i>	D2	7/6/2004	Protected
White-throated Sparrow	<i>Zonotrichia albicollis</i>	T2	6/20/2004	Protected
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	X1	7/30/2004	Protected
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	X1	6/20/2004	Protected
Indigo Bunting	<i>Passerina cyanea</i>	X1	6/20/2004	Protected
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	T2	6/20/2004	Protected
Common Grackle	<i>Quiscalus quiscula</i>	P2	6/5/2004	Protected
Brown-headed Cowbird	<i>Molothrus ater</i>	X1	6/20/2004	Protected
Baltimore Oriole	<i>Icterus galbula</i>	T2	6/20/2004	Protected
Purple Finch	<i>Carpodacus purpureus</i>	X1	6/20/2004	Protected
House Finch	<i>Carpodacus mexicanus</i>	X1	6/20/2004	Protected
American Goldfinch	<i>Spinus tristis</i>	X1	6/20/2004	Protected
American Goldfinch	<i>Spinus tristis</i>	S2	6/5/2004	Protected
House Sparrow	<i>Passer domesticus</i>	FY	6/20/2004	Unprotected

Current Date: 9/1/2022



Department of  
Environmental  
Conservation

# NYS Breeding Bird Atlas

## Block 5992D

### 2000-2005



#### Navigation Tools

- [Perform Another Search](#)
- [Show All Records](#)
- [Sort by Field Card Order](#)
- [Sort by Taxonomic Order](#)
- [View 1985 Data](#)

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Confirmed:	7

Click on column heading to sort by that category.

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Turkey Vulture	<i>Cathartes aura</i>	X1	6/20/2004	Protected
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Spotted Sandpiper	<i>Actitis macularius</i>	X1	6/20/2004	Protected
Wilson's Snipe	<i>Gallinago delicata</i>	T2	6/20/2004	Game Species

American Woodcock	<i>Scolopax minor</i>	S2	6/20/2004	Game Species
Rock Pigeon	<i>Columba livia</i>	X1	6/5/2004	Unprotected
Mourning Dove	<i>Zenaida macroura</i>	T2	6/20/2004	Protected
Chimney Swift	<i>Chaetura pelagica</i>	X1	6/20/2004	Protected
Ruby-throated Hummingbird	<i>Archilochus colubris</i>	T2	6/20/2004	Protected
Belted Kingfisher	<i>Megaceryle alcyon</i>	T2	6/20/2004	Protected
Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>	T2	6/20/2004	Protected
Downy Woodpecker	<i>Picoides pubescens</i>	X1	6/20/2004	Protected
Hairy Woodpecker	<i>Picoides villosus</i>	X1	6/20/2004	Protected
Northern Flicker	<i>Colaptes auratus</i>	N2	6/20/2004	Protected
Pileated Woodpecker	<i>Dryocopus pileatus</i>	X1	6/25/2004	Protected
Eastern Wood-Pewee	<i>Contopus virens</i>	T2	6/20/2004	Protected
Eastern Phoebe	<i>Sayornis phoebe</i>	T2	6/20/2004	Protected
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	X1	6/20/2004	Protected
Eastern Kingbird	<i>Tyrannus tyrannus</i>	T2	6/20/2004	Protected
Red-eyed Vireo	<i>Vireo olivaceus</i>	FY	7/30/2004	Protected
Blue Jay	<i>Cyanocitta cristata</i>	P2	5/27/2004	Protected
American Crow	<i>Corvus brachyrhynchos</i>	S2	7/21/2004	Game Species
Common Raven	<i>Corvus corax</i>	X1	6/20/2004	Protected
Tree Swallow	<i>Tachycineta bicolor</i>	FY	6/20/2004	Protected
Bank Swallow	<i>Riparia riparia</i>	P2	6/5/2004	Protected
Barn Swallow	<i>Hirundo rustica</i>	N2	6/20/2004	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	FY	6/20/2004	Protected
Red-breasted Nuthatch	<i>Sitta canadensis</i>	T2	6/20/2004	Protected
White-breasted Nuthatch	<i>Sitta carolinensis</i>	P2	7/2/2004	Protected
House Wren	<i>Troglodytes aedon</i>	ON	6/20/2004	Protected
Eastern Bluebird	<i>Sialia sialis</i>	P2	6/5/2004	Protected
Veery	<i>Catharus fuscescens</i>	T2	6/20/2004	Protected

Hermit Thrush	<i>Catharus guttatus</i>	T2	6/20/2004	Protected
American Robin	<i>Turdus migratorius</i>	FY	6/5/2004	Protected
Brown Thrasher	<i>Toxostoma rufum</i>	X1	7/21/2004	Protected
European Starling	<i>Sturnus vulgaris</i>	S2	6/5/2004	Unprotected
Cedar Waxwing	<i>Bombycilla cedrorum</i>	T2	6/20/2004	Protected
Yellow Warbler	<i>Dendroica petechia</i>	T2	6/20/2004	Protected
Blackburnian Warbler	<i>Dendroica fusca</i>	T2	6/20/2004	Protected
Pine Warbler	<i>Dendroica pinus</i>	T2	6/20/2004	Protected
Ovenbird	<i>Seiurus aurocapilla</i>	T2	6/20/2004	Protected
Northern Waterthrush	<i>Seiurus noveboracensis</i>	X1	6/20/2004	Protected
Common Yellowthroat	<i>Geothlypis trichas</i>	T2	6/20/2004	Protected
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	T2	6/20/2004	Protected
Chipping Sparrow	<i>Spizella passerina</i>	T2	6/20/2004	Protected
Song Sparrow	<i>Melospiza melodia</i>	DD	6/5/2004	Protected
Lincoln's Sparrow	<i>Melospiza lincolnii</i>	S2	7/30/2004	Protected
White-throated Sparrow	<i>Zonotrichia albicollis</i>	D2	7/6/2004	Protected
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	X1	6/20/2004	Protected
Indigo Bunting	<i>Passerina cyanea</i>	X1	6/20/2004	Protected
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	T2	6/20/2004	Protected
Common Grackle	<i>Quiscalus quiscula</i>	P2	6/5/2004	Protected
Brown-headed Cowbird	<i>Molothrus ater</i>	X1	6/20/2004	Protected
Baltimore Oriole	<i>Icterus galbula</i>	T2	6/20/2004	Protected
Purple Finch	<i>Carpodacus purpureus</i>	X1	6/20/2004	Protected
House Finch	<i>Carpodacus mexicanus</i>	X1	6/20/2004	Protected
American Goldfinch	<i>Spinus tristis</i>	S2	6/5/2004	Protected
House Sparrow	<i>Passer domesticus</i>	FY	6/20/2004	Unprotected

Current Date: 9/1/2022

### 3. NIPA Item 5: Additional conceptual design alternatives –

We had previously internally considered and subsequently rejected two alternatives, enclosed for your reference.

#### Option 1 -

In the first option, a subdivision of multiple and varying acreages would be planned, resulting in 103 lots that were to be developed, sold and built individually.

They encompassed 26,000 linear feet of road and almost maximized the buildout of all allowable parcels within the low density use classification.

Early on the discussion was to do it in a small scale development scenario, releasing them in 24 lot increments of oversized parcels, over a five year plan.

17 PBs would remain available for 'future' but the development would entail a disturbance of all 385 acres at some point or another.

#### Option 2 –

In this second option, we pulled back, eliminating the crossover to the streams and brooks and shortened the roads by 11,000 linear feet.

While still trying to stay with a 24 unit/lot increment plan for staging and development, we would now only subdivide the area into 84 lots. 36 PBs would remain available for 'future'.

Roughly 260 acres would be 'developed' but 126 acres or Open Space Lots were identified in key eco and geological locations, that would remain 'reserved'.

Both approaches would entail a substantial amount of land movement, construction and disturbance to certain sensitive areas. One of the options would have needed to cross over the wetlands, and both options would take us as close as allowed to the boundaries and buffer zones around existing unique natural and hydrological features. They would also have required us to address challenging issues on the topographical layout.

In late 2020/early 2021, during preliminary discussions (prior to submitting our application), we had certain conversations with members of the APA team, and maximized the principal building rights in a more clustered format as you are seeing in the application.

With the summary we presented then (late 2020/early 2021) the APA suggested that the Large-Scale Subdivision application would be the appropriate application to submit. However, for planning and permitting purposes, it was recommended we show what development would be expected within the next 5 years and apply for that. A preliminary sketch map of that level of anticipated development was submitted for staff to understand the proposal and begin an analysis of potential impacts to resources, as you are seeing in the application.

This is why we have strived to create a development that despite its scale, is maintaining the environmental well-being of a forever wild community. We do feel that landowner rights and APA guidelines that have been set forth for decades, ensure that we be held to those rules and regulations and comply with the requirements to move forward with the project, the right way.

**Map Notes:**

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7203, sub-section 2, of the New York State Education Law.
- Only copies of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (Mylar prints shall be stamped with the surveyor's embossed seal and the Land Surveyor's name and seal number.)
- This survey was prepared in accordance with the Surveying Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certification shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignee of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- This map may not be used in connection with a Survey Affidavit or similar document, and no warranty is made as to the accuracy of the map for any purpose other than that of future evidence.
- Copyright © 2008, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- Subject to any findings of an accurate abstract or title or those discoverable by inspection.
- Subject to any and all rights of ways and easements of record, if any.
- North arrow and bearings based on old North, NAD 83 - State Plane, New York East.
- Vertical datum based on NAVD 1988.
- Repeatability, if any, have not been established as a result of this survey.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Assumed road bounds, shown hereon, based on current NYSDOT mapping of record.
- Way-of-rod was assumed, as shown on reference map #2. An acquisition of rights for way-of-rod was assumed, as shown on reference map #2. An acquisition of rights for way-of-rod was assumed, as shown on reference map #2.
- Subject to any right, title or interest the public may have in and to that portion of NYS Route 9N/Ausable Forks - Jay, Part 1, State Highway 5011, used for highway purposes.
- Field survey completed with snow conditions of 0-22" of cover.
- Wellheads, depicted hereon, are plotted from mapping provided by the Adirondack Park Agency, as shown on reference map #1.
- Subject to easements granted to the Ausable Valley Telephone Company. No record document was hand described to this easement.
- Subject to an Utility Easement to the New York State Electric and Gas Corporation as described in Deed (see page 246 at page 449, Deed (see page 201 and Deed (see page 254 at page 254).
- Subject to existing rights along and 33' off the west bank of the Ausable River to the Adirondack Park Agency, as shown on reference map #1.
- Portion of the overall parcel, tax parcel 17.02-01-20.11, is subject to Adirondack Park Agency Permit No. 95-372.
- Improvements, shown hereon, are off woods roads. No additional location of interior improvements were performed outside the area immediately visible from the woods roads.
- Subject: parcel is within the "Low Intensity" Adirondack Park Agency Land Use Classification 24. Topography along NYS Route 9N with the 1-foot contour interval was derived from an aerial photograph, as shown on reference map #1.
- USGS Quadrangle mappings.

**Reference Deeds:**

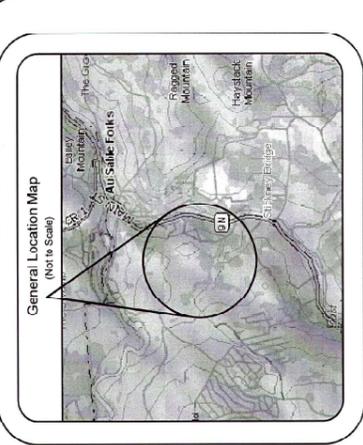
- Eric, LaBelle and Bruce LaBelle to Eric Clarke Stackman and Robert M. Sutherland, P.C., dated March 24, 2008 and recorded in Deed Liber 1487 at page 302 on April 27, 2008 in the Essex County Clerk's Office. (tax parcel 17.02-01-04)
- Benjamin Paul Collidge to Paul Kenneth Collidge by deed dated November 20, 2000 and recorded in Deed Liber 1268 at page 127 on November 27, 2000 in the Essex County Clerk's Office. (tax parcel 17.02-01-20.11)

**Reference Maps:**

- "Survey Map showing Two Lots of land owned by Benjamin Paul Collidge / Evelyn Lucille Collidge prepared by James C. Base, L.S. dated April 27, 1985.
- "Survey Map showing land being conveyed to Paul K. and Valerie Collidge prepared by James C. Base, L.S. dated March 31, 1984 and filed in the Essex County Clerk's Office as filed map #453.
- "Map of certain parcels surveyed for Fred J. Cairns" prepared by Robert M. Sutherland, L.S. dated January 27, 1980 and filed in the Essex County Clerk's Office.
- "Map of Survey showing certain lands to be conveyed to Walter J. Dubay and Linda M. Dubay" prepared by Robert M. Sutherland, L.S. dated May 13, 1987 and filed in the Essex County Clerk's Office as filed map #6705.
- Jay-Upper Jay SH 5235, Ausable Forks-Jay Part 2 SH 5184 Ausable Forks-Jay Part 1, SH 5011 sheets 30-39 and known as RC2527, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.
- Ausable Forks - Jay Part 1, SH 5011, Map No. 17, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.

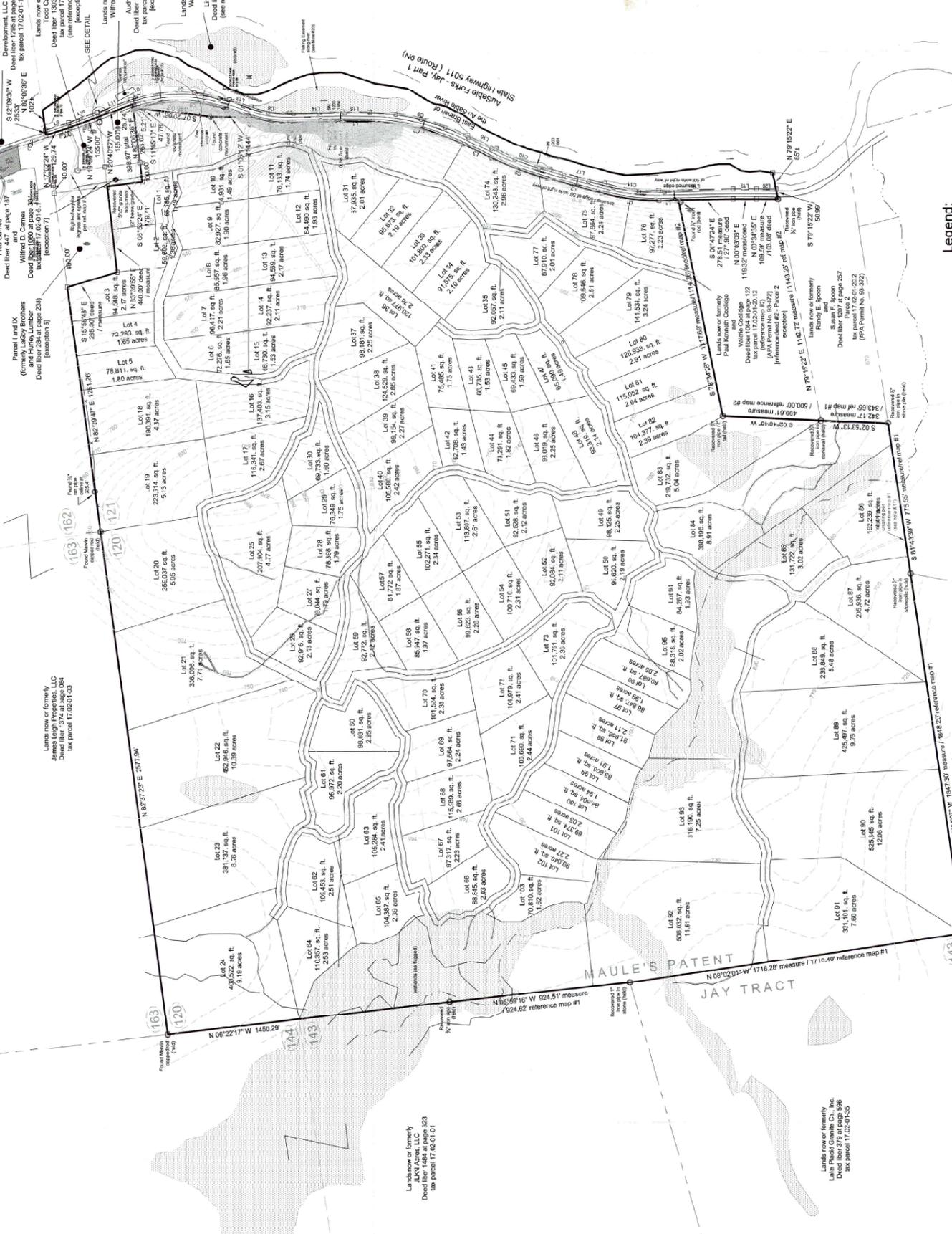
**Tax Map Reference:**

Section 1702 - Block 01 - Lots 04 and 20.11  
Town of Jay / County of Essex



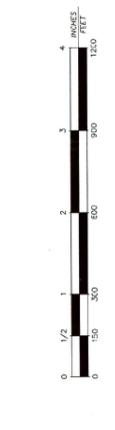
**NYS Route 9N Assumed Right-of-Way:**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°59'32"	1008.91	294.67	L1	N 30° 7' 24" W	89.47
C2	10°47'33"	1008.11	292.23	L2	N 32° 59' 30" E	98.10
C3	17°36'37"	842.77	197.77	L4	N 30° 53' 49" E	138.02
C4	17°36'37"	842.77	197.77	L5	N 31° 09' 17" W	110.35
C5	01°52'36"	642.77	21.06	L6	N 31° 09' 17" W	110.35
C6	34° 18' 54"	702.97	466.51	L7	N 31° 09' 17" W	110.35
C7	19° 28' 35"	602.97	201.52	L8	S 70° 40' 57" E	151.13
C8	25° 02' 45"	1186.85	518.53	L9	S 15° 16' 24" E	126.13
C9	10° 47' 30"	1008.91	292.50	L10	S 15° 16' 24" E	126.13
C10	15° 59' 32"	1008.91	294.67	L11	S 25° 02' 45" E	151.13
C11	15° 59' 32"	1008.91	294.67	L12	S 15° 16' 24" E	126.13
C12	15° 59' 32"	1008.91	294.67	L13	S 15° 16' 24" E	126.13
C13	15° 59' 32"	1008.91	294.67	L14	S 15° 16' 24" E	126.13
C14	15° 59' 32"	1008.91	294.67	L15	S 30° 53' 49" W	138.02
C15	10° 47' 33"	1008.11	292.23	L16	S 32° 59' 30" W	98.10
C16	17° 36' 37"	842.77	197.77	L17	S 30° 53' 49" W	138.02
C17	17° 36' 37"	842.77	197.77	L18	S 30° 53' 49" W	138.02
C18	17° 36' 37"	842.77	197.77	L19	S 30° 53' 49" W	138.02
C19	17° 36' 37"	842.77	197.77	L20	S 30° 53' 49" W	138.02
C20	17° 36' 37"	842.77	197.77	L21	S 30° 53' 49" W	138.02



**Legend:**

- 5/8" iron rod w/ 7MS survey cap (to be set)
- Survey evidence (as described)
- Completed corner
- Fire hydrant
- Utility pole
- Foundation (as described)
- Great or number
- Existing wood road
- Proposed road
- Property line
- Great lot line
- Overhead utility line
- Stone wall
- Fence
- Edge of woods
- Existing boundaries
- Right-of-way (assumed)
- APA wetland



Project Name & Address  
Map of Survey prepared for  
Eric Clarke Stackman  
Showing  
Sketch Master Plan  
- Situate -  
Lots 120 and 121 of Maule's Patent  
Town of Jay  
Essex County  
State of New York

**RMS**  
ROBERT M. SUTHERLAND, P.C.  
ENGINEERS - PLANNERS - SURVEYORS  
SOIL & MATERIAL TESTING  
11 WASHINGTON STREET, PATTERBURGH, NY 13821  
R.M.S.P.C.D.M.

Project #	07269	Sheet	OPTION 1
Scale	1" = 300'	Area	26,000 LF OF ROAD
Date Drawn	02/28/08	Checked	J.F.B.
Drawn	A.J.D.		



Regarding the proposed extension of city or county utilities for the tie in of existing water, sewer or electrical services, we have already entered into preliminary discussions with NYSEG and NYSDOT.

Our engineering team has reviewed the water system plans and services for the Town of Jay, and Ausable Forks water District public water supply, and has determined it appears to have ample flow and storage to service the development with some infrastructure improvements.

We understand that the NYS Department of Environmental Conservation's SPDES general permit application for stormwater discharges from construction activities requires that the owner or operator of a construction activity not disturb greater than 5 acres of soil at any one time without prior written authorization. As such, we will seek such authorization, as required, and use best means and methods.

We have begun and are actively working on our applications for the Town of Jay, Ausable Forks and the NYS Departments of Environmental Conservation, Transportation and Health and we intend to continue our submissions and applications to all municipalities and agencies, as required, concurrent with our application process with the APA's purview, in order to finalize the project's site plan approval and move forward from there.

We look forward to receiving additional comments and directive to engage in further investigations and reports necessary to complete our application process.

If further details or clarification are required, kindly advise us at your earliest convenience.

Respectfully yours,

Eric Stackman  
Project Sponsor  
PO Box 402422  
Miami Beach, FL 33141

Cc: Environmental Program Specialist 2 (EPS2) Devan Korn  
by e-mail to [devan.korn@apa.ny.gov](mailto:devan.korn@apa.ny.gov)

Robbe Baer, Town of Jay Code Enforcement Officer  
by e-mail to [codes@townofjayny.gov](mailto:codes@townofjayny.gov)