

**COVER SHEET
and
NOTICE OF COMPLETION
of
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)
MAP AMENDMENT 2025-01 (Reed)**

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

NYS Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977

PROJECT LOCATION:

Town of Lake Luzerne
Warren County

PROPOSED ACTION:

Review of two requests by a landowner to amend the official Adirondack Park Land Use and Development Plan Map (Plan Map) in the Town of Lake Luzerne, Warren County, pursuant to Section 805(2)(c)(1) of the Adirondack Park Agency Act (Executive Law, Article 27), by reclassifying approximately 11.8 acres of Rural Use land to Moderate Intensity Use (Area 1) and approximately 56.5 acres of Rural Use land to Low Intensity Use (Area 2). The APA is required to review such requests and has expanded the applicant's request to be consistent with the regional nature of the Plan Map.

AGENCY CONTACT FOR INFORMATION AND/OR COPIES OF DSEIS:

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Adirondack Park Agency
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DATE OF ACCEPTANCE OF DSEIS BY LEAD AGENCY :

October 9, 2025

DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:

November 6, 2025

DATE ON WHICH PUBLIC COMMENTS MUST BE RECEIVED BY LEAD AGENCY:

November 17, 2025

Acronym Table

Acronym	Full Title
APA	Adirondack Park Agency
APLUDP	Adirondack Park Land Use and Development Plan
CEA	Critical Environmental Area
DEC	Department of Environmental Conservation
DSEIS	Draft Supplemental Environmental Impact Statement
FEAF	Full Environmental Assessment Form
FGEIS	Final Generic Environmental Impact Statement – The Process of Amending the Adirondack Park Private Land Use and Development Plan Map
FSEIS	Final Supplemental Environmental Impact Statement
GIS	Geographic Information Systems
NLCD	National Land Cover Database
NRCS	Natural Resource Conservation Service
NYCRR	New York Codes Rules and Regulations
NYS	New York State
ORPS	Office of Real Property Services
PB	Principal Building
SEQRA	State Environmental Quality Review Act
USGS	United States Geological Survey
WCS	Wildlife Conservation Society

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PROPOSED ACTION

Pursuant to Section 805(2)(c)(1) of the Adirondack Park Agency Act (Executive Law, Article 27), the proposed action involves consideration of two requests by a landowner to amend the official Adirondack Park Land Use and Development Plan Map (Plan Map) in the Town of Lake Luzerne, Warren County. The requested map amendment areas are two unconnected portions of one 93.3-acre parcel that the applicant proposes to be reclassified in the following manner:

Area 1. Rural Use to Moderate Intensity Use; 11.8+/- acres

Area 2. Rural Use to Low Intensity Use; 56.5+/- acres

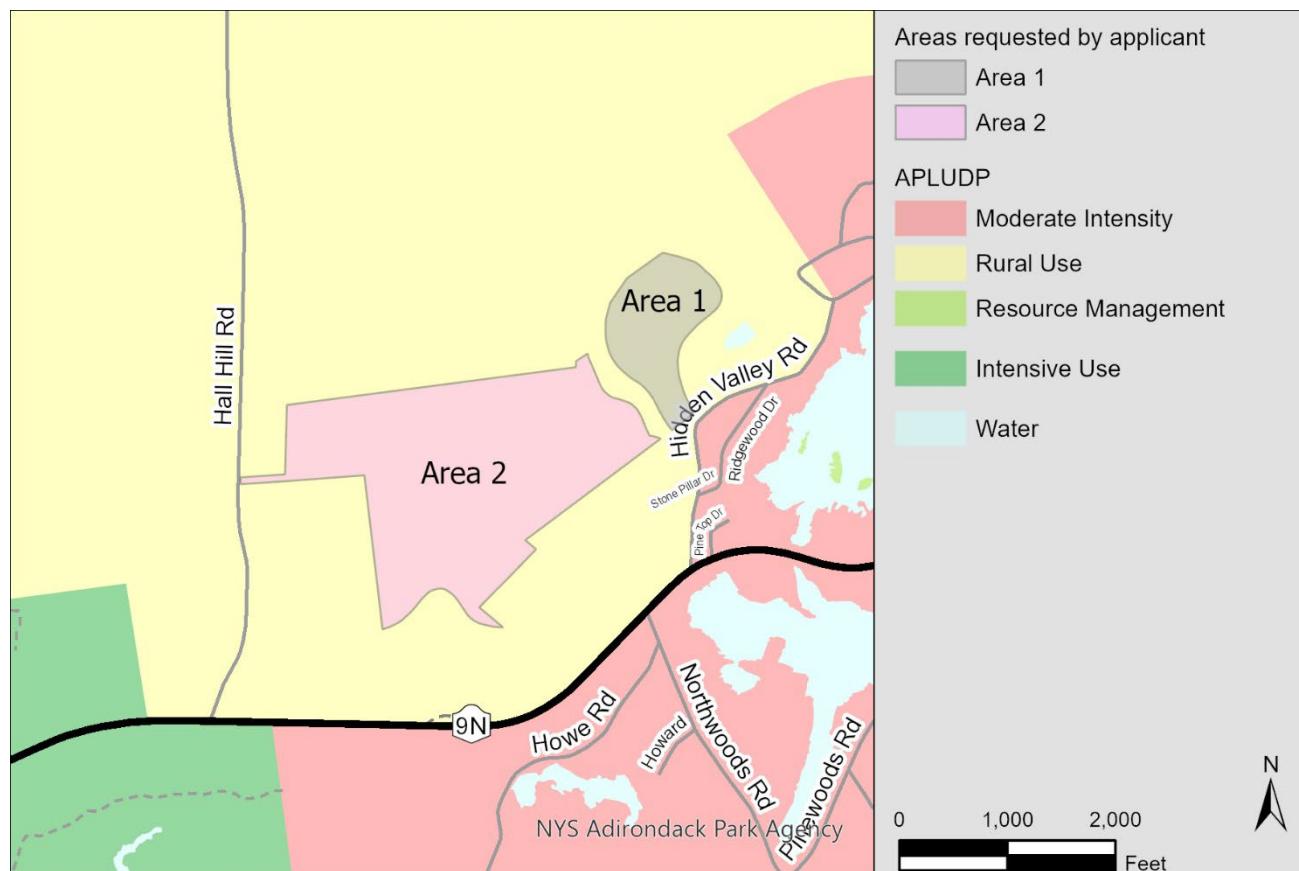


Figure 1. Map of the areas that were requested by the applicant.

PURPOSE, PUBLIC NEED AND BENEFITS

Part of the applicant's submission for the map amendment requests included a justification for the requests. See Appendix A.

The applicant states that the proposed map amendments would more closely align Town Zoning to the Plan Map and achieve goals in the Town's Comprehensive Plan by employing smart growth techniques. The applicant references Hamlets 3 - Planning for

Smart Growth and Expansion of Hamlets in the Adirondacks,¹ (Hamlets 3) a planning document published by a not-for-profit corporation dedicated to affordable housing. This document outlines an “expansion model” for communities to use in land use planning in and around hamlets in the Adirondacks. Hamlets 3 recognized that there are hamlet-like settlements in the Park that are not classified as Hamlet on the Plan Map, and included these hamlet-like settlements in its study. The nearby settlement of Lake Vanare, much of which is classified as Moderate Intensity Use, is considered one of these hamlet-like settlements.

Hamlets 3 suggested an expansion model that assigned different “zones” based on the land use classification and distance from the hamlet center. According to Hamlets 3, the proposed map amendment areas are located in zone “B4”, described as “very low priority for residential expansion but highly appropriate for agricultural or recreational land and water-related activities (i.e. skiing, hiking, golf, boating) and reuse of existing rural structures; sites in B4 may be suitable to upgrade for eco-village type residential clusters.” Hamlets 3 at 43.

The Adirondack Park Agency has received a complete application for two map amendment requests and is obligated to consider the application pursuant to APA Act § 805(2) and Agency Rules and Regulations at 9 NYCRR Part 583.

The statutory and regulatory criteria that the Agency must follow in its consideration of a map amendment request helps fulfill the basic purpose of the APA Act, which is to insure optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack Park. See APA Act § 801.

PROCEDURES UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

This Draft Supplemental Environmental Impact Statement (DSEIS) analyzes the potential environmental impacts which may result from Agency approval of the proposed map amendments. The Plan Map, identified in Section 805(2)(a) of the APA Act, implements the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park. This DSEIS is a supplement to the Final Generic Environmental Impact Statement for the Process of Amending the Adirondack Park Land Use and Development Plan.

Pursuant to the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations at 6 NYCRR Part 617, and APA Act §§ 805(2)(c)(1) and 805(2)(c)(2), and Agency regulations at 9 NYCRR Part 583, the Agency has prepared this DSEIS, will accept public comments, and hold a public hearing on the proposed map amendments and the DSEIS. The Agency will then

¹ <https://adkhousing.org/current-projects/#ba0212cde148ccea3>

prepare a Final Supplemental Environmental Impact Statement (FSEIS) that will include any revisions to the DSEIS, copies or a summary of the substantive comments received, and the Agency's response to all substantive comments. The Agency must then decide (a) whether to accept the FSEIS and (b) whether to approve the map amendment requests, deny the requests, or approve alternatives.

Pursuant to SEQRA, the Agency compares the relative impacts of potential land use and development based on the existing land use classification with those of the proposed land use classification and "should consider the most intensive uses allowable under the proposed [change] to judge potential impacts."²

Standards for Agency Decision

The Agency's decision on a map amendment request is a legislative function based upon the application, public comment, the FSEIS, and staff analysis. The public hearing is for informational purposes and is not conducted in an adversarial or quasi-judicial format. The burden rests with the applicant to justify the changes in land use area classification. Future map amendments may be made when new information is developed or when conditions which led to the original classification change.

Procedures and standards for amending the Plan Map are found in APA Act § 805; APA Rules and Regulations (9 NYCRR Subtitle Q), Part 583 and Appendix Q-8; and the Final Generic Environmental Impact Statement for the Process of Amending the Adirondack Park Land Use and Development Plan Map, 1979 (FGEIS).

Section 805(2)(c)(1) of the APA Act provides in pertinent part:

The Agency may make amendments to the Plan Map in the following manner:

Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmation vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.

Section 805(2)(c)(5) of the APA Act provides in pertinent part:

Before making any plan map amendment...the Agency must find that the reclassification would accurately reflect the legislative findings and

² NYS Department of Environmental Conservation SEQR Handbook (4th edition 2020) at 177, available at: https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

purposes of section eight hundred-one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural, resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development, amenability, and limitations of the land in question. The Agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

The statutory “purposes, policies and objectives” and the “character descriptions” for the land use areas established by section 805 of the APA Act are reflected on the official Plan Map and set out in Appendix B.

APA Regulation 9 NYCRR § 583.2 outlines additional criteria:

- a) *In considering map amendment requests, the agency will refer to the land use area classification determinants set out as Appendix Q-8 of these regulations and augmented by field inspection.*
- b) *The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls.*

Land use area classification determinants from Appendix Q-8 of APA Rules and Regulations are attached to this document as Appendix C. These land use area classification determinants define elements such as natural resource characteristics, existing development characteristics, and public considerations and lay out land use implications for these characteristics.

The requested map amendments are examined in comparison to the statutory “purposes, policies, and objectives” and the “character descriptions” for the proposed classifications to Moderate Intensity Use and Low Intensity Use, as well as in the context of the “land use area classification determinants,” using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies, and objectives for land use areas (Appendix B of this document) are established by section 805 of the APA Act and summarized below.

Resource Management areas (green on the Plan Map) are those lands where the need to protect, manage, and enhance forest, agricultural, recreational, and open space resources is of paramount importance because of overriding natural resource and public

considerations. Open space uses, including forest management, agriculture, and recreational activities, are found throughout these areas. Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats, or habitats of rare and endangered plant and animal species. Resource Management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well-designed sites. The overall intensity guideline for Resource Management is 15 principal buildings per square mile, or 42.7 acres per principal building.

Rural Use areas (yellow on the Plan Map) 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. These areas are frequently remote from existing hamlet areas or are not readily accessible. Consequently, these areas are characterized by a low level of development that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the Park. Residential and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well-designed sites. The overall intensity guideline for Rural Use is 75 principal buildings per square mile, or 8.5 acres per principal building.

Low Intensity Use areas (orange on the Plan Map) are areas that are readily accessible and in reasonable proximity to Hamlet. These areas are generally characterized by deep soils and moderate slopes, with no large acreages of critical biological importance. Where these areas are located near or adjacent to Hamlet, clustering development on the most developable portions of these areas makes possible a relatively high level of residential development and local services. It is anticipated that these areas will provide an orderly growth of housing development opportunities in the Park at an intensity level that will protect physical and biological resources. The overall intensity guideline for Low Intensity Use is 200 principal buildings per square mile, or 3.2 acres per principal building.

Moderate Intensity Use areas (red on the Plan Map) are areas where the capability of natural resources and anticipated need for future development indicate that relatively intense development is possible, desirable, and suitable. These areas are located near or adjacent to Hamlets to provide for reasonable expansion and along highways and accessible shorelines where existing development has established the character of the area. Moderate Intensity Use areas where relatively intense development does not exist are characterized by deep soils on moderate slopes and readily accessible to Hamlets. The overall intensity guideline for Moderate Intensity Use is 500 principal buildings per square mile, or 1.3 acres per principal building.

Hamlet areas (brown on the Plan Map) range from large, varied communities that contain sizeable permanent, seasonal, and transient populations with a great diversity of residential, commercial, tourist, and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities. Hamlet areas will serve as the service and growth centers in the Park. They are intended to accommodate a large portion of the necessary and natural expansion of the Park's housing, commercial, and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social, and professional needs of the Park's permanent, seasonal, and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a Hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the Park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people. The delineation of Hamlet areas on the Plan Map is designed to provide reasonable expansion areas for the existing Hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated Hamlet boundaries, both prior to and at the time of enactment of local land use programs. There are no overall intensity guidelines for Hamlet Areas.

ENVIRONMENTAL SETTING

Potential Map Amendments

Section 805(2)(c)(5) of the Adirondack Park Agency Act (APA Act) and the Adirondack Park Agency's (APA or Agency) 1979 Final Generic Environmental Impact Statement for the Process of Amending the Adirondack Park Private Land Use and Development Plan Map (FGEIS) require that a map amendment be regional in scale and follow "regional boundaries" such as roads, streams, municipal boundaries, Great Lot boundaries or standard setbacks from these boundaries. FGEIS at 18. The requested map amendment areas were delineated by private parcel boundaries and soil mapping from a soil survey, which do not conform to the Agency's regional boundary criteria. Therefore, the areas were expanded by Agency staff to include adjacent Rural Use lands of similar character.

The expanded areas are defined by regional boundaries, including great lot lines, roads, and setbacks from roads. The two expanded areas, which are referred to in this document as the “proposed map amendment areas,” will be reviewed for potential reclassification in the following manner:

Area A. Rural Use to Moderate Intensity Use; 73.9+/- acres

Area B. Rural Use to Low Intensity Use; 123+/- acres

Figure 2 is a map showing how the areas requested by the applicant were expanded to use regional boundaries. There was no regional boundary that could be used to separate the two areas requested by the applicant. Therefore, a portion of the area requested to be reclassified as Low Intensity Use falls within Area A, the area that is proposed to be reclassified as Moderate Intensity Use.

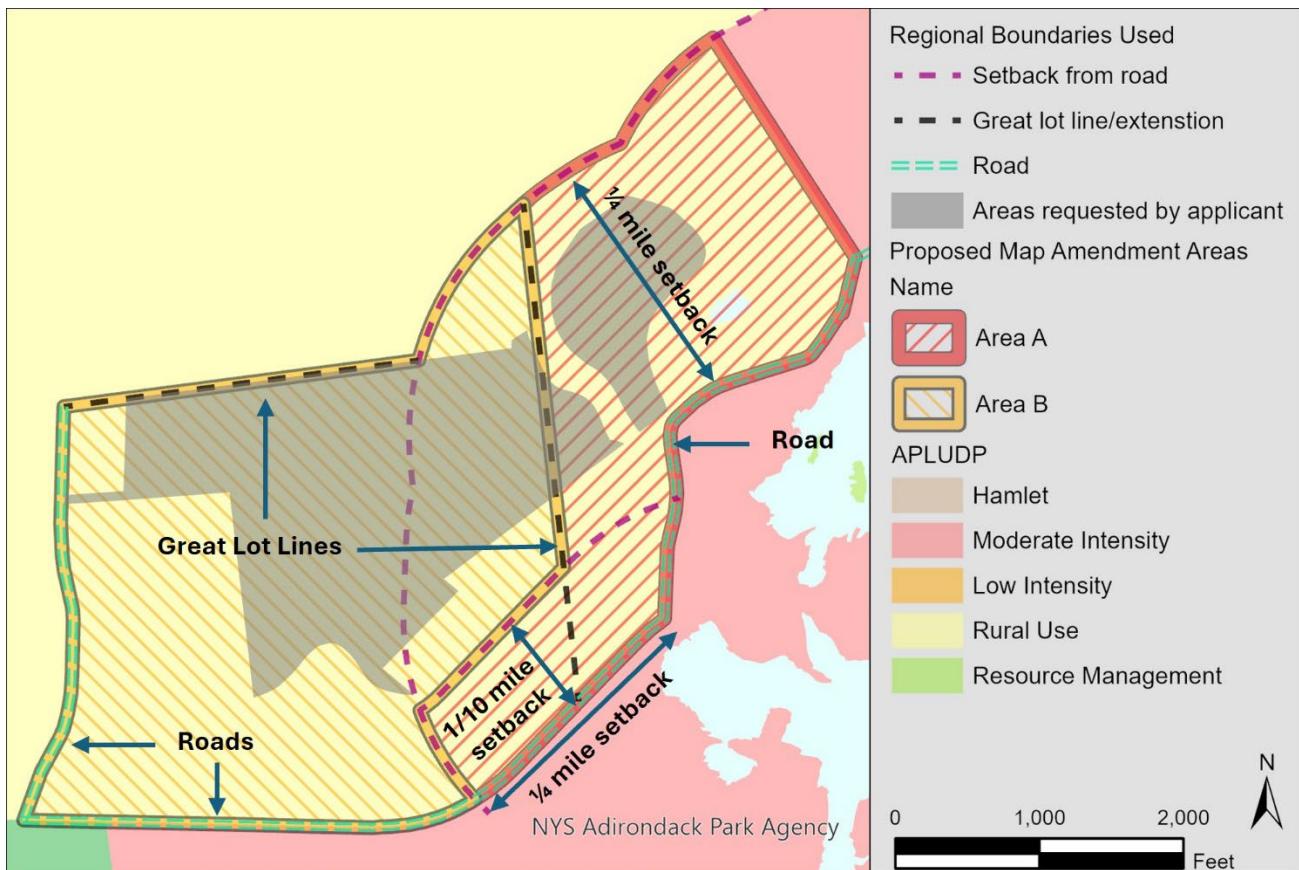


Figure 2. Map showing how the areas requested by the applicant were expanded to use regional boundaries.

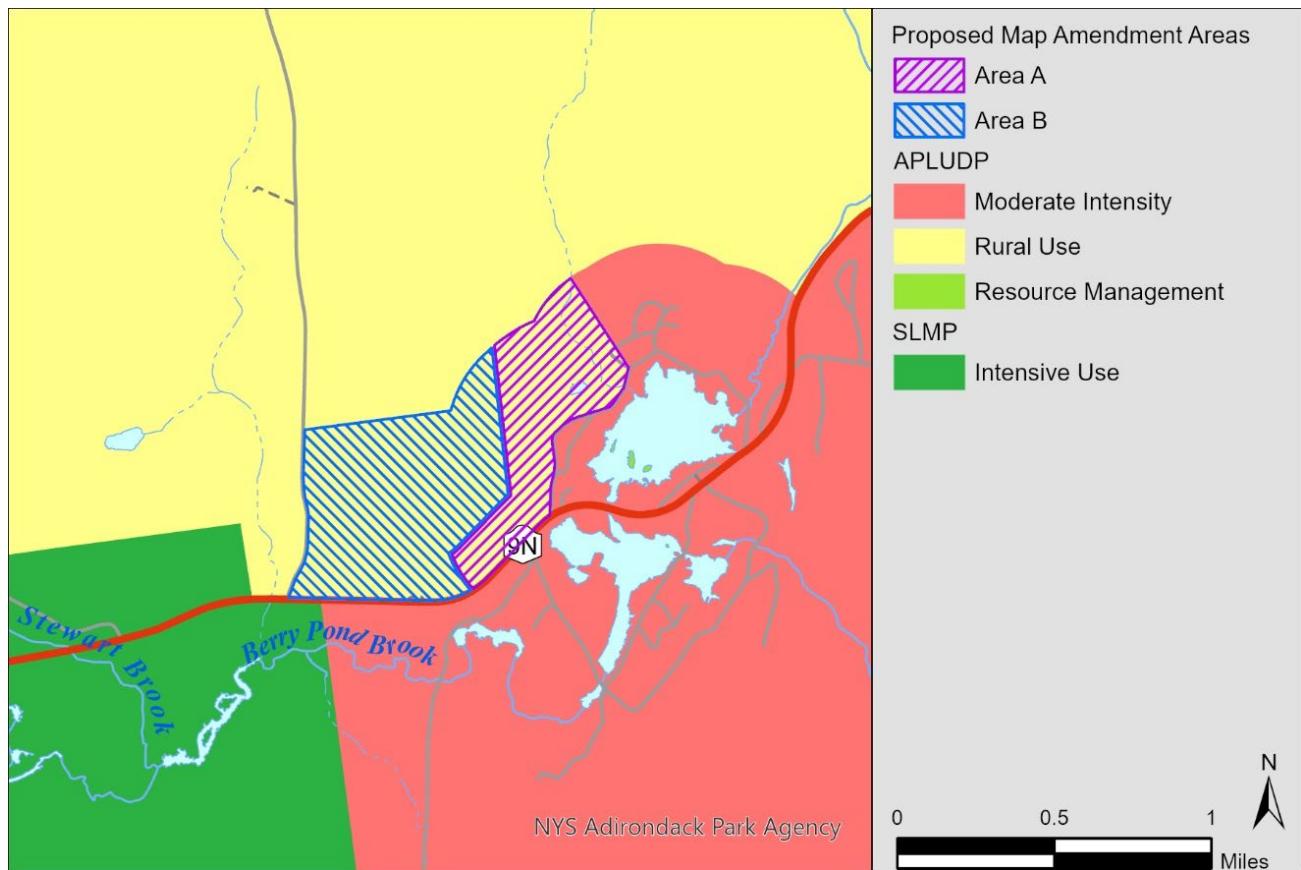


Figure 3. Map of the proposed map amendment areas

Location

The proposed map amendment areas are located in the southeastern portion of the Adirondack Park, in the Town of Lake Luzerne, Warren County. The Hamlet of Lake Luzerne lies approximately five miles southwest of the proposed amendment area via NYS Route 9N. The Hamlet of Lake George is located approximately five miles northeast of the area via NYS Route 9N. Figure 4 is a map showing the general location of the area under consideration for this action.

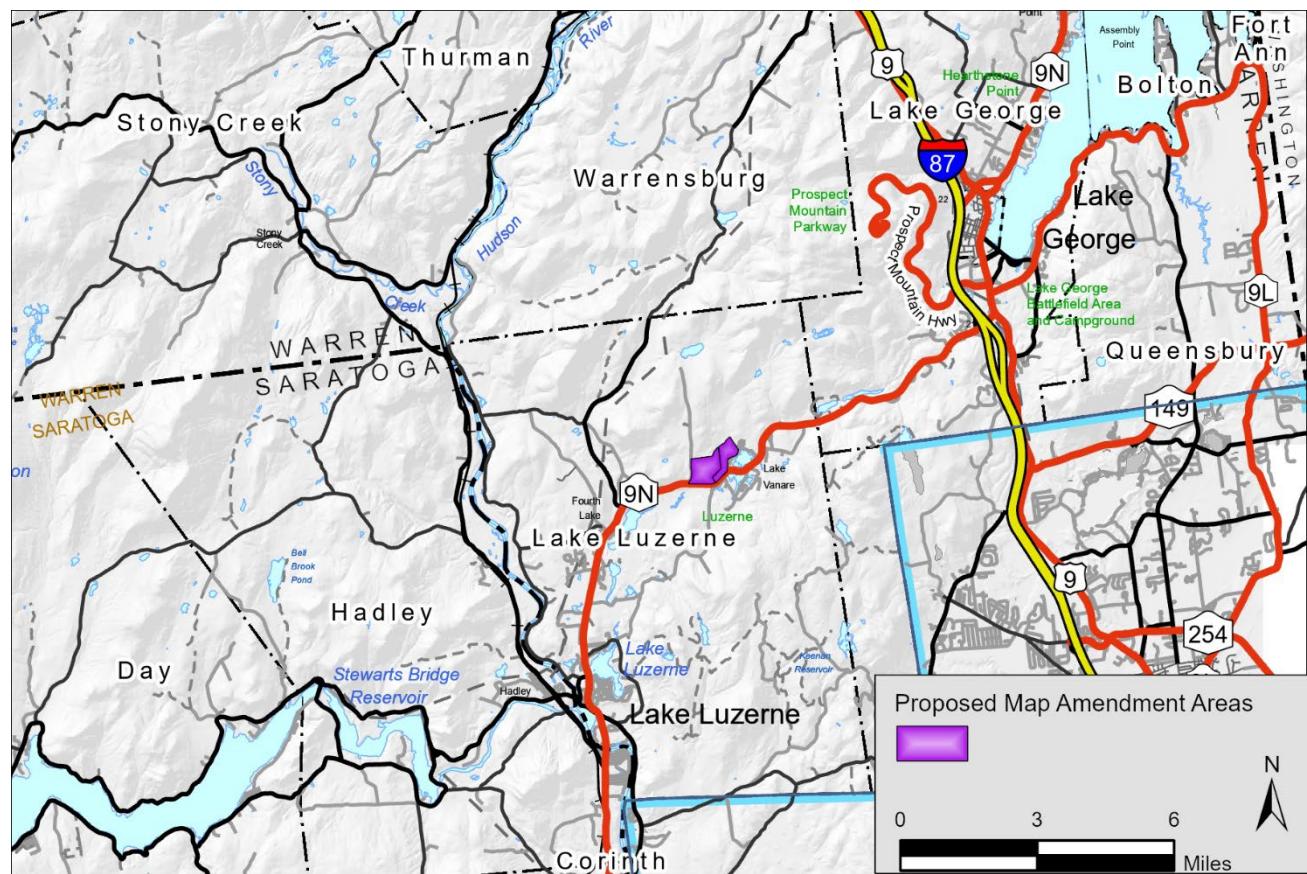


Figure 4. Map showing the general location of the proposed map amendment areas.

Adirondack Park Land Use and Development Plan Map

The Town of Lake Luzerne is approximately 25,282 acres in size, including water bodies. Table 1 shows the how the land is currently classified pursuant to the Official Adirondack Park Land Use and Development Plan Map.

Land Classification	Acreage
Hamlet	513
Moderate Intensity Use	4,613
Low Intensity	3,313
Rural Use*	11,424
Resource Management*	1,420
State Land	3,205

Table 1. Approximate acreage of land use classifications in the Town of Lake Luzerne.

* Approximately 1,200 acres of private lands in the Town of Lake Luzerne are under New York State conservation easements. These easements involve lands classified as Rural Use and Resource Management.

Area A and Area B comprise a total of 196.9 acres and are part of an approximately 18,000-acre Rural Use land use area that extends throughout the Town of Lake Luzerne and into neighboring Towns of Lake George, Queensbury, and Warrensburg. Area A is also bounded by Moderate Intensity Use on the east and south. This Moderate Intensity Use area is approximately 4,000 acres in size and stretches from the western boundary of the Town of Lake Luzerne to the eastern boundary of the Town, running along the NYS Route 9N corridor, predominantly south of the highway. Figure 5 is a map showing the existing land classifications along the NYS Route 9N corridor between the Hamlets of Lake Luzerne and Lake George.

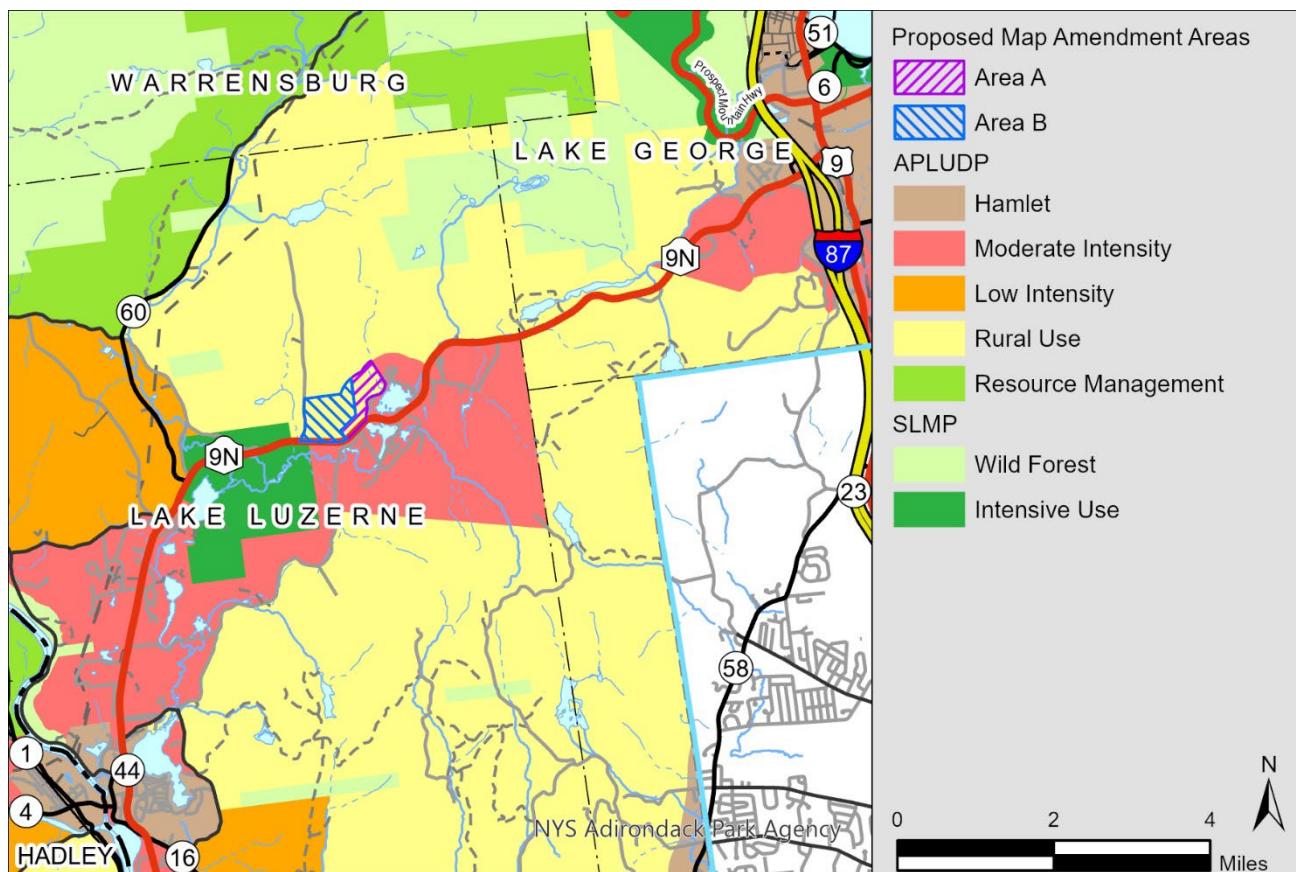


Figure 5. Map showing the existing land classifications along the NYS Route 9N corridor between the Hamlets of Lake Luzerne and Lake George.

Existing Land Use and Development

Area A (73.9 acres) has approximately 1,300 feet of road frontage along NYS Route 9N, which forms the southern boundary of both proposed map amendment areas. This portion of NYS Route 9N is part of the Dude Ranch Trail Scenic Byway, an officially designated scenic resource. According to a traffic data viewer maintained by the New York State Department of Transportation, the annual average daily traffic on this road is 3,417 vehicles. NYS Route 9N intersects with Interstate 87 approximately 5 miles to the northeast. Area A also has approximately 2,300 feet of road frontage along Hidden Valley Road, which forms the eastern boundary of this area. Hidden Valley Road is a hard-surfaced town road that intersects with NYS Route 9N in two locations, forming a loop around Lake Vanare.

Area B (123.0 acres) has approximately 2,400 feet of frontage along NYS Route 9N, which forms the southern boundary of this area. Like Area A, the portion of NYS Route 9N along Area B is part of the Dude Ranch Trail Scenic Byway. There is a scenic pull-off with picnic tables, benches, and waste receptacles within Area B. Area B also has approximately 2,100 feet of frontage on Hall Hill Road, a hard-surfaced town road that intersects with NYS Route 9N and runs north for approximately 2 miles with no outlet. Figure 6 is a map showing the roads in the vicinity of the proposed map amendment areas.

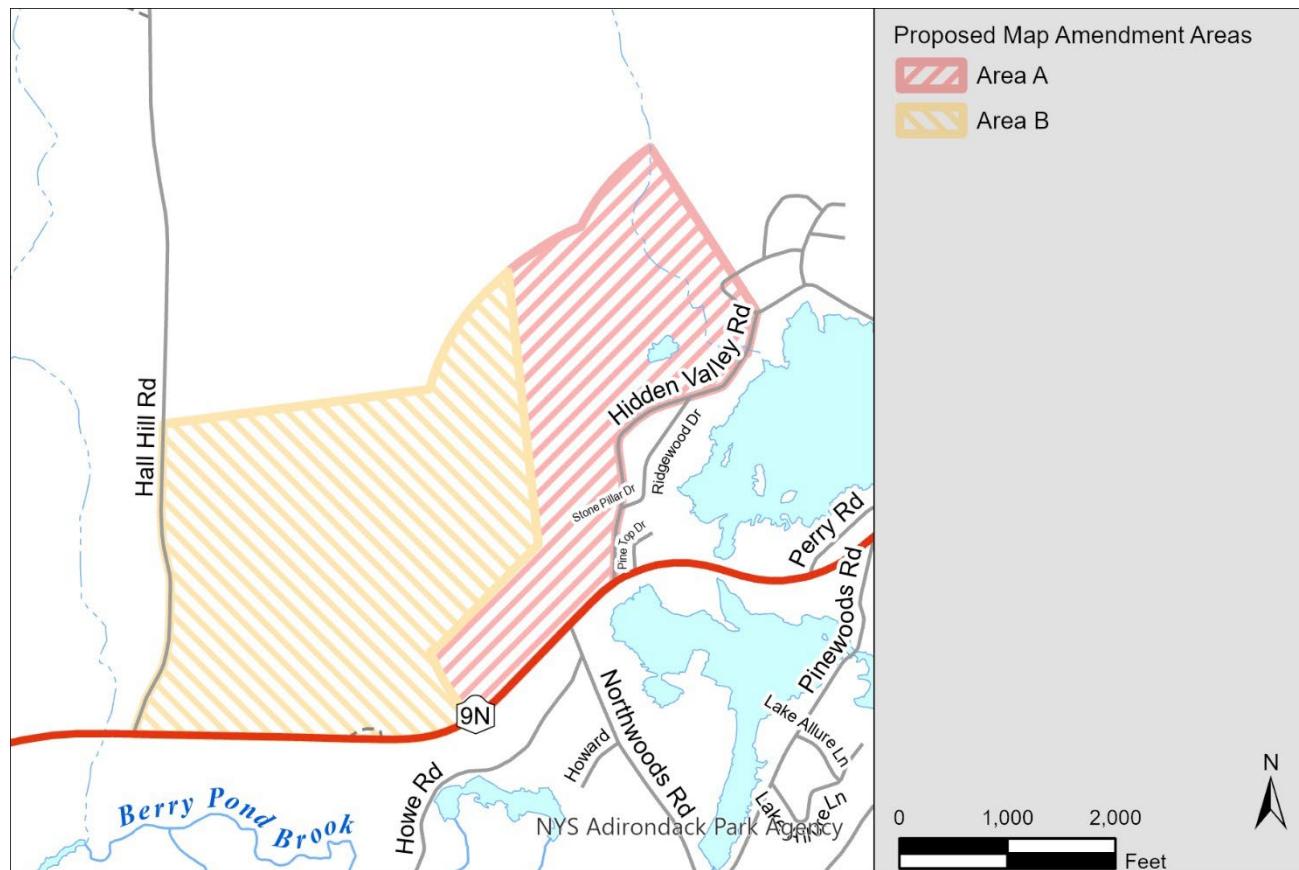


Figure 6. Map showing the roads in the vicinity of the proposed map amendment areas.

There are no public sewer or water facilities available to the proposed map amendment areas. Electric and telephone lines run along NYS Route 9N, Hidden Valley Road and Hall Road.

Figure 7 shows the existing land use in and around the proposed map amendment areas according to Warren County Office of Real Property Tax Service and New York State Office of Real Property Services (ORPS). According to data obtained from Warren County and ORPS, Area A consists of all or a portion of three commercial parcels, three residential parcels, two recreation and entertainment parcels, and five

vacant parcels. Area B consists of all or a portion of a commercial parcel, seven residential parcels, one recreation and entertainment parcel, and six vacant parcels. Table 2 contains a list of parcels within the proposed map amendment areas, the acreage affected by the proposal, and existing use according to County tax parcel data.

Tax Map Number	Acres within Area 1	Acres within Area 2	Total Acres	Existing Land Use Category
286.-1-12	3.0		74.2	Residential Vacant Land Over 10 Acres
286.-1-14		4.6	43.0	Residential Vacant Land Over 10 Acres
286.-1-16		1.8	1.8	One Family Year-Round Residence
286.-1-17		1.5	1.5	One Family Year-Round Residence
286.-1-18	26.2	67.1	93.3	Residential Vacant Land Over 10 Acres Residential - Multi-Purpose/Multi-Structure
286.-1-2		3.0	16.6	Mobile Home
286.-1-20.1		16.6	16.6	Rural Vacant Lots of 10 Acres or Less
286.-1-24		1.0	1.0	Rural Vacant Lots of 10 Acres or Less
286.-1-25		0.6	0.6	Rural Vacant Lots of 10 Acres or Less
286.-1-26		2.7	2.7	One Family Year-Round Residence
286.-1-27		8.5	8.5	One Family Year-Round Residence
286.-1-28		0.2	0.2	Rural Vacant Lots of 10 Acres or Less
286.-1-31.2	5.2	4.0	9.2	Camping Facilities
286.-1-32	1.1		1.1	Camps, Cottages, Bungalow
286.-1-33	4.5	1.0	5.5	One Family Year-Round Residence
286.-1-34	7.7	2.5	10.3	One Story Small Structure
286.-1-35	2.1	0.7	2.8	Seasonal Residences
286.-1-36	2.2		2.2	Residential Vacant Land
286.-1-37	11.0	1.3	15.4	Residential Vacant Land Over 10 Acres
286.-1-38	0.5		0.5	Apartments
286.-1-39	8.3		44.5	Camps

Table 2. A list of parcels within the proposed map amendment areas, acreage, and existing use according to Warren County Office of Real Property Tax Service and New York State Office of Real Property Services.

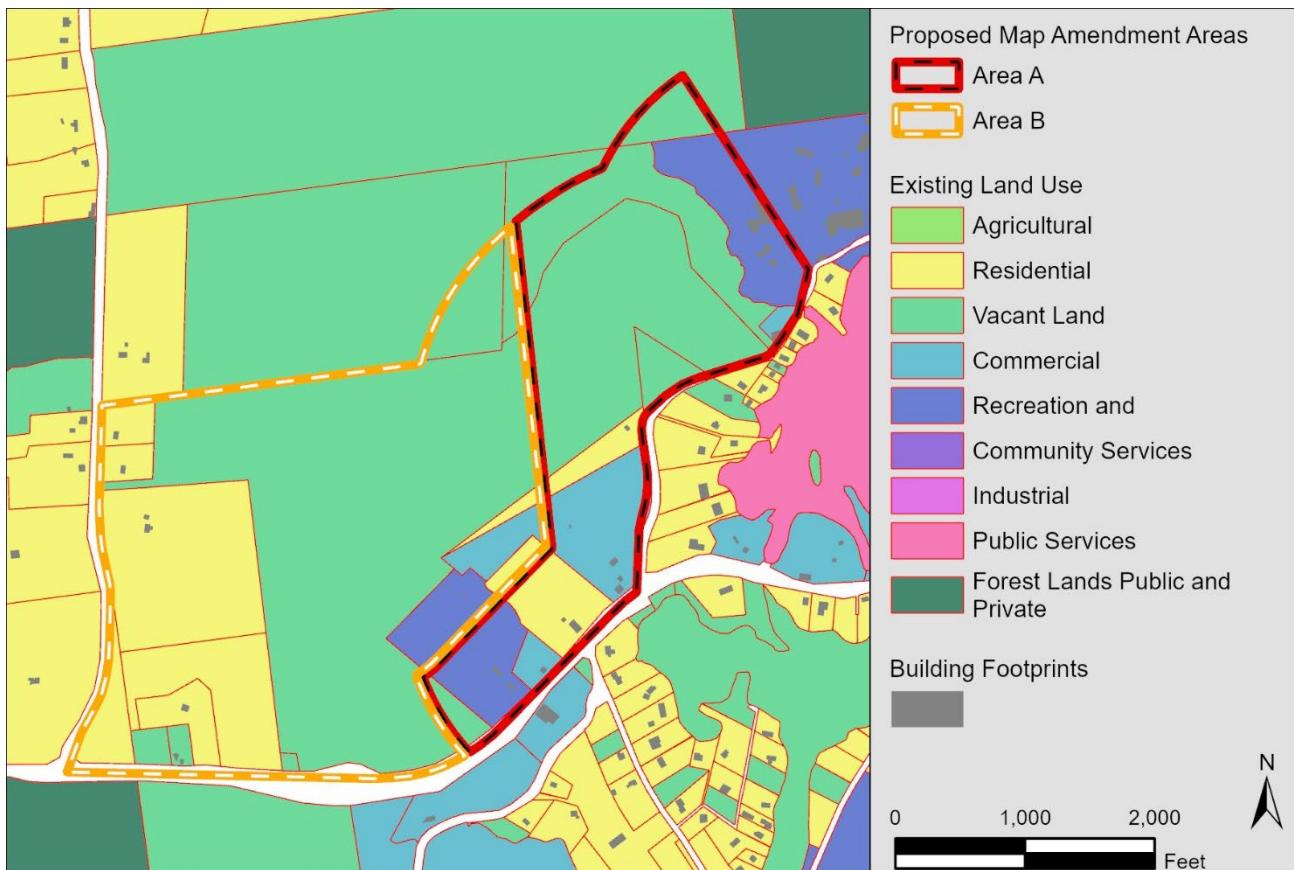


Figure 7. Map showing the existing land use in and around the proposed map amendment areas according to Warren County Office of Real Property Tax Service and New York State Office of Real Property Services

Soils

The types and depths of soils and their ability to accommodate construction and effectively treat on-site wastewater is one of the most important natural characteristics in determining the potential for development of land. The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soil Survey for Warren County, has identified nine soil map units within the proposed map amendment areas. These soil map units are predominately comprised of Bice, Hinkley, and Plainfield series, which together make up 66% of Area A and 81% of Area B. Figure 8 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 3 is a list of the soil map units in the proposed map amendment areas, the acreage and percentages of each and their expected suitability for on-site wastewater treatment systems.

Bice series makes up approximately 14% of Area A and 72% of Area B. This soil series consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation

within a depth of 72 inches. This soil does not meet hydric criteria. Other soil components make up approximately 25% of these soil map units.

Hinkley series makes up 10% of Area A and 9% of Area B. This soil series consists of sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria. Other soil components make up approximately 25% of these soil map units.

Hinckley-Plainfield complex makes up 42% of Area B. This soil series consists of approximately 45% Hinckley soils (see description above) and 35% Plainfield soils, with minor inclusions of other soil types. The Plainfield component consists of sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria. Other soil components make up approximately 20% of these soil map units.

Charlton fine sandy loam makes up 6% of Area A and 16% of Area B. These soils are classified as prime farmland. This soil series is found on hills, ridges, and till plains. The parent material consists of acid loamy till derived mainly from schist, gneiss, or granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This soil does not meet hydric criteria. Other soil components make up approximately 25% of these soil map units.

The Wareham component makes up 16% of Area A. This component is on depressions. The parent material consists of sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 8 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 4 percent. This soil meets hydric criteria. Other soil components make up approximately 25% of these soil map units.

Woodstock-Rock outcrop complex makes up 2% of Area A and 12% of Area B. The Woodstock component, which makes up 50 percent of these map units, is on hills, ridges. The parent material consists of loamy till derived mainly from crystalline rock. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage

class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This soil does not meet hydric criteria. The remaining component includes rock outcrop, which are areas of exposed bedrock.

There are additional areas of rock outcrop visible along NYS Route 9N, these appear to be in areas mapped as Bice and Hinckley soils.

One of the most important natural characteristics in determining the potential for development of land without access to public sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site septic effluent. Under the correct conditions, dry, well-drained soils, such as sand and gravel deposits, result in dry basements and properly functioning septic systems. Approximately 57% of Area A and 88% of Area B contains soils map units with dominant soil components that pose few limitations for on-site wastewater treatment systems. However, as much as 25% of these map units are expected to include other soils, some of which may not be adequate for on-site wastewater treatment systems.

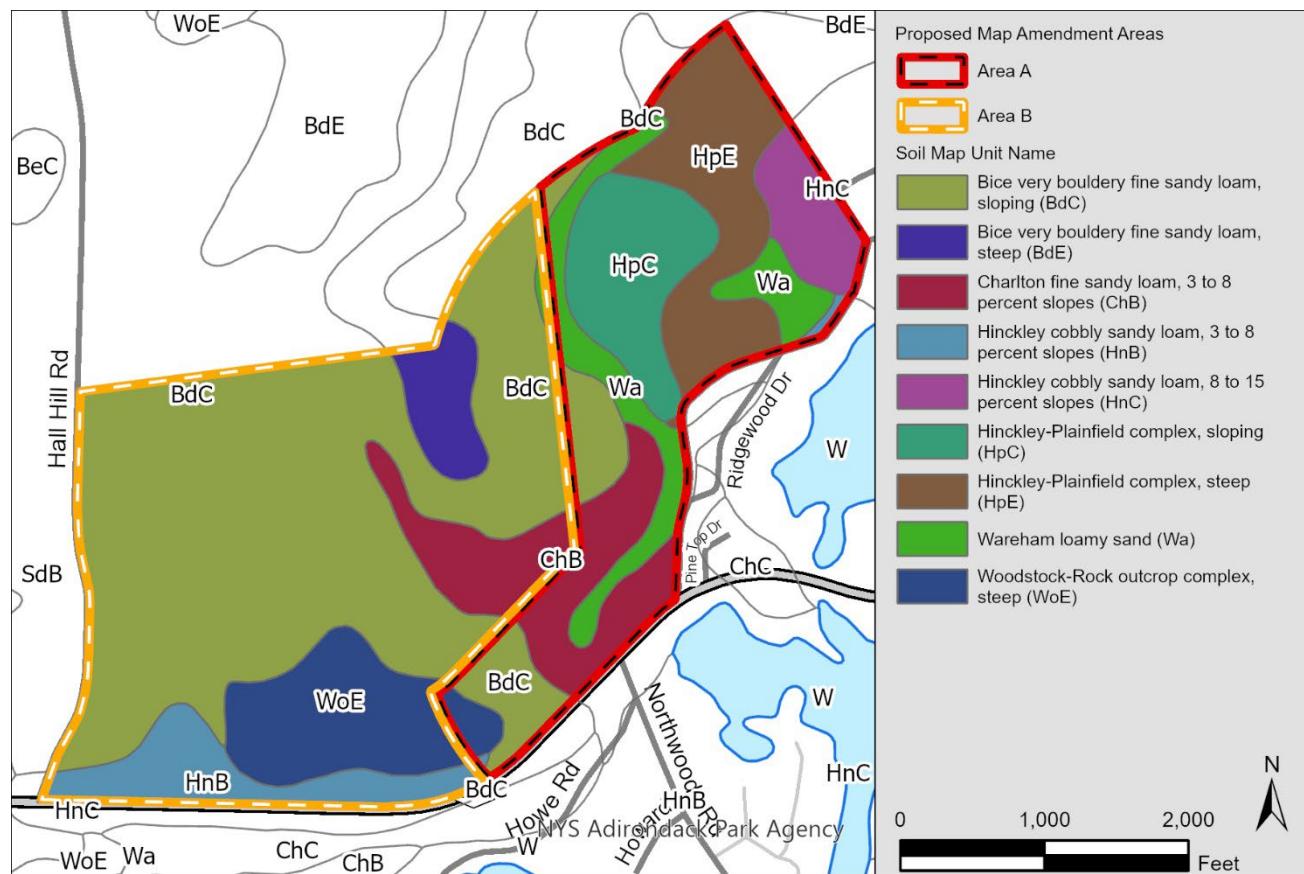


Figure 8. Map showing the soil map data for the proposed map amendment areas from the Soil Survey of Warren County, New York

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Acres of Area A	% of Area A	Acres of Area B	% of Area B
BdC	Bice very bouldery fine sandy loam, sloping	few	10.1	14%	83.0	67%
BdE	Bice very bouldery fine sandy loam, steep	few	-	-	5.7	5%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	few	11.7	16%	7.7	6%
HnB	Hinckley cobbley sandy loam, 3 to 8 percent slopes	few	0.7	1%	11.2	9%
HnC	Hinckley cobbley sandy loam, 8 to 15 percent slopes	few	6.6	9%	-	-
HpC	Hinckley-Plainfield complex, sloping	few	12.9	17%	-	-
HpE	Hinckley-Plainfield complex, steep	severe	18.3	25%	-	-
Wa	Wareham	severe	11.9	16%	0.5	0%
WoE	Woodstock-Rock outcrop complex, steep	severe	1.7	2%	14.8	12%

Table 3. A list of the soil map units in the proposed map amendment areas, the acreage and percentages of each and their expected suitability for on-site wastewater treatment systems.

Topography

The topography of the proposed map amendment areas consists primarily of low to moderate slopes, with 84% of the Area A and 88% of Area B containing slopes under 15%. Generally, slopes in this range can support relatively intense levels of development. Area B contains several areas with steep slopes, primarily in the southern and western portion. Approximately 12% of Area B contains slopes above 15%. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.

Elevation in the proposed map amendment areas range from approximately 720 feet to 920 feet above sea level, a gain of 200 feet. Figure 9 is a map showing the slopes in the area and Figure 10 is a map showing the topography of the area with elevation contour lines. Table 4 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

Slope Range	Land Use Implications	% of Area A	% of Area B
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	84%	88%
Steep Slopes (16-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	2%	11%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	0%	1%

Table 4. Slopes in the proposed map amendment areas.

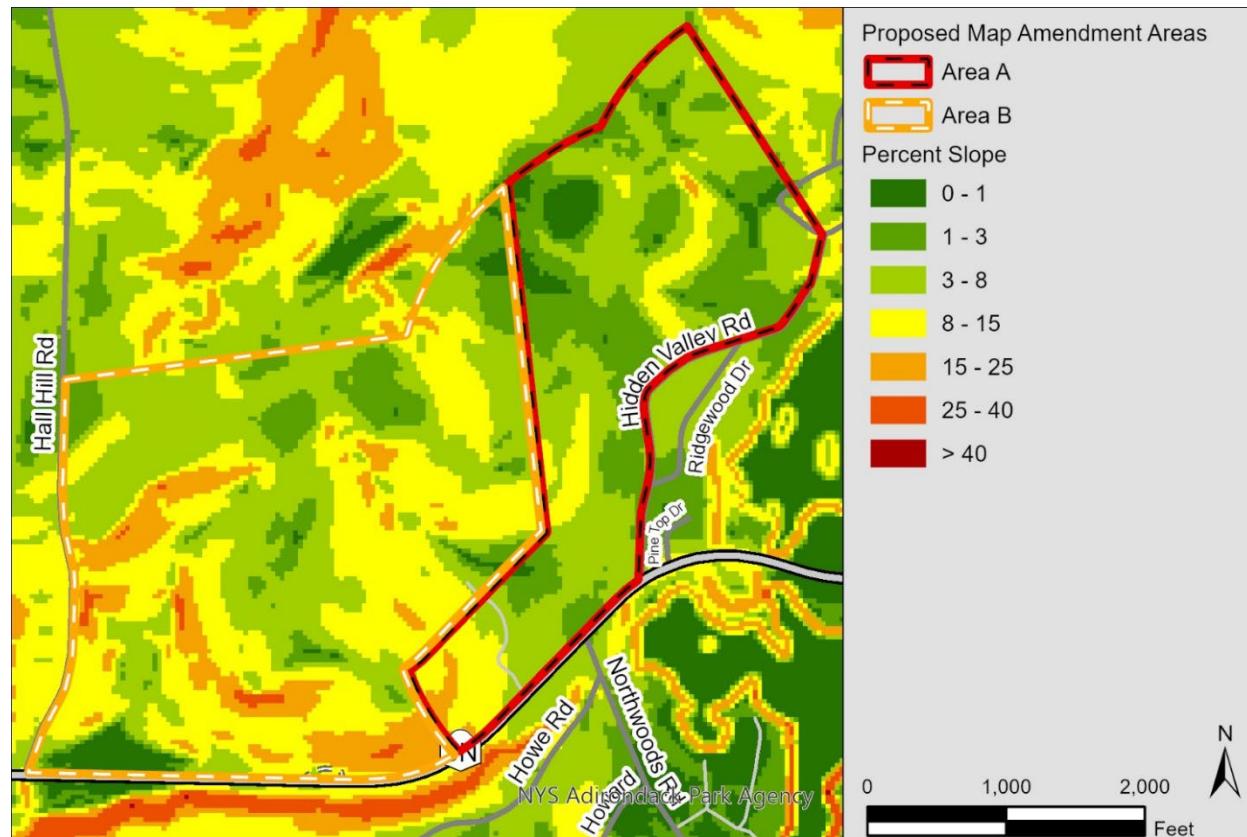


Figure 9. A map showing the slopes in the proposed map amendment areas.

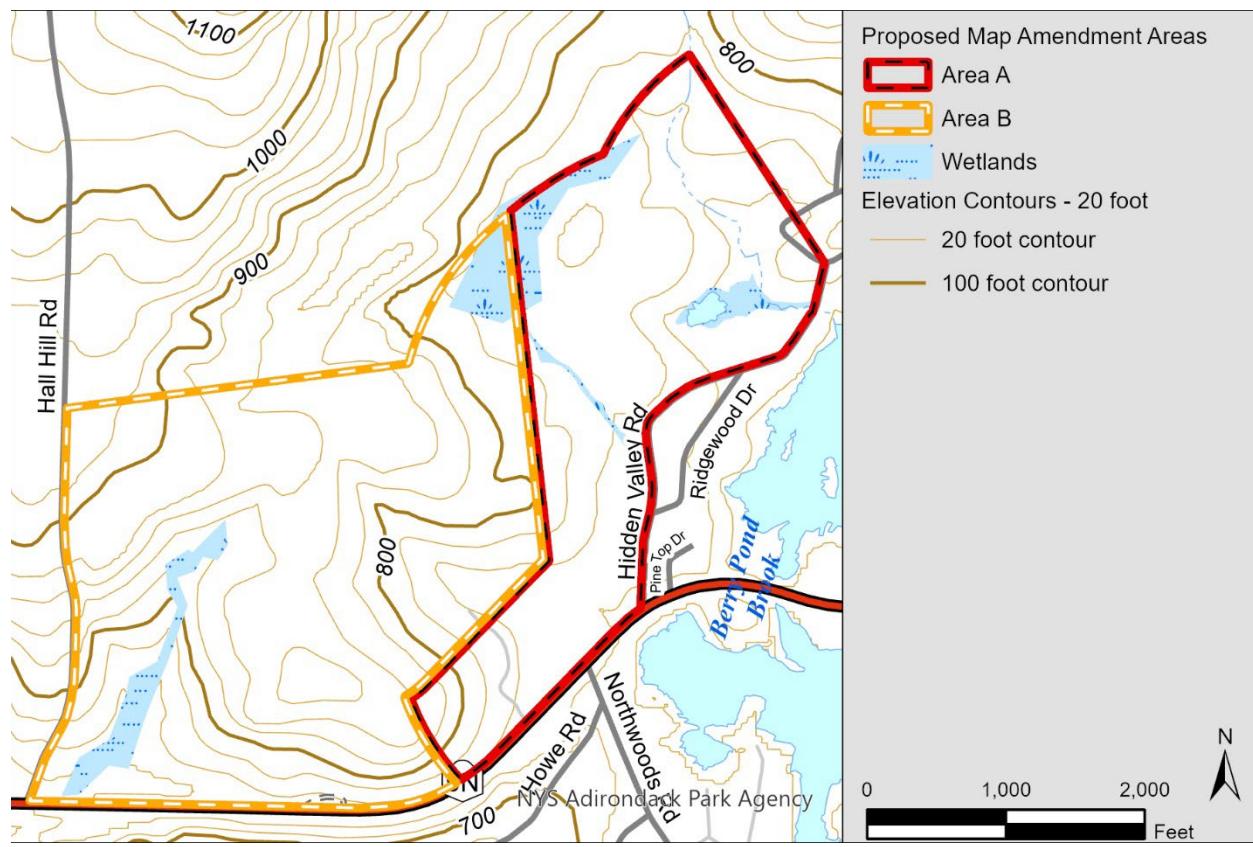


Figure 10. Topography, wetlands and water quality standards in the proposed map amendment areas.

Water Resources

The major hydrological feature in the proposed map amendment areas is an unnamed stream in the northern portion of Area A. This stream is classified as a C(t) stream by the Department of Environmental Conservation (DEC) which indicates that its best use is for fishing, and it may support a trout population. This stream flows through a culvert under Hidden Valley Road and directly into Lake Vanare. Lake Vanare is approximately 40 acres in size, and classified as a B waterbody by DEC. The best usages of Class B waters are primary and secondary contact recreation and fishing. Figure 8 is a map showing the location of this stream. The proposed map amendment areas are also adjacent to a mapped aquifer. Figure 11 shows the proposed map amendment areas and this aquifer.

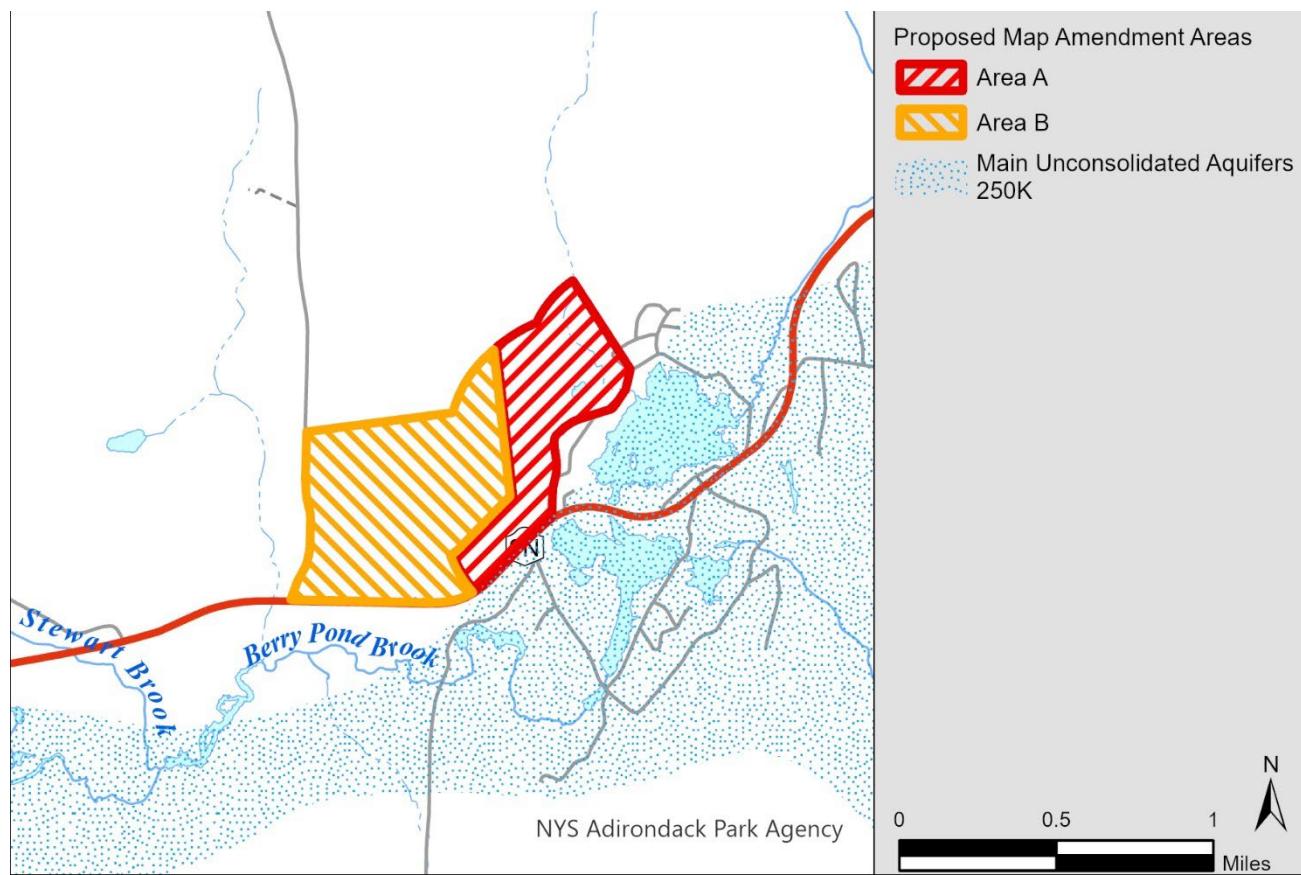


Figure 11. Mapped aquifer in the vicinity of the proposed map amendment areas.

Wetlands

Interpretation of recent aerial imagery indicates that there are three wetland areas in the proposed map amendment areas, Area A contains 6.1 acres of wetlands, Area B contains 7.0 acres of wetlands. Figure 8 shows the mapped wetlands in the proposed map amendment areas. These wetlands are Critical Environmental Areas pursuant to the APA Act.

Critical Environmental Areas

Critical Environmental Areas (CEA) are sensitive features of the Park's natural environment that are provided extra protection. Lands currently classified as Rural Use that are within 150 feet of a State highway right-of-way are statutory CEAs pursuant to the APA Act and are present in the proposed map amendment areas. Approximately 6.1 acres of Area A and 9.7 acres of Area B are within the highway CEA. There are no highway CEAs for lands classified as Moderate Intensity Use or Low Intensity Use. Therefore, if either of the proposed map amendments were approved, it would result in the elimination of this highway CEA. This could lead to less regulatory control over new land use and development.

Biological Resources

There are no known instances critical wildlife habitats or habitats of rare and endangered plant and animal species in the proposed map amendment areas. The existing land cover and relative percentages, according to the U.S. Geological Survey (USGS) 2024 National Land Cover Database (NLCD), is listed in Table 5. Figure 12. is a map of the land cover categories according to the NLCD. Approximately 85% of Area A and 93% of Area B contain land cover categories that indicate the land is undeveloped.

	Area A	Area B
Evergreen Forest	44%	53%
Mixed Forest	19%	35%
Woody Wetlands	16%	0%
Developed, Low Intensity	7%	1%
Developed, Open Space	4%	6%
Developed, Medium Intensity	4%	0%
Pasture/Hay	3%	0%
Grassland/Herbaceous	2%	0%
Shrub/Scrub	1%	0%
Deciduous Forest	0%	5%

Table 5. Existing land cover in the vicinity of the proposed map amendment areas according to the 2024 National Land Cover Database.

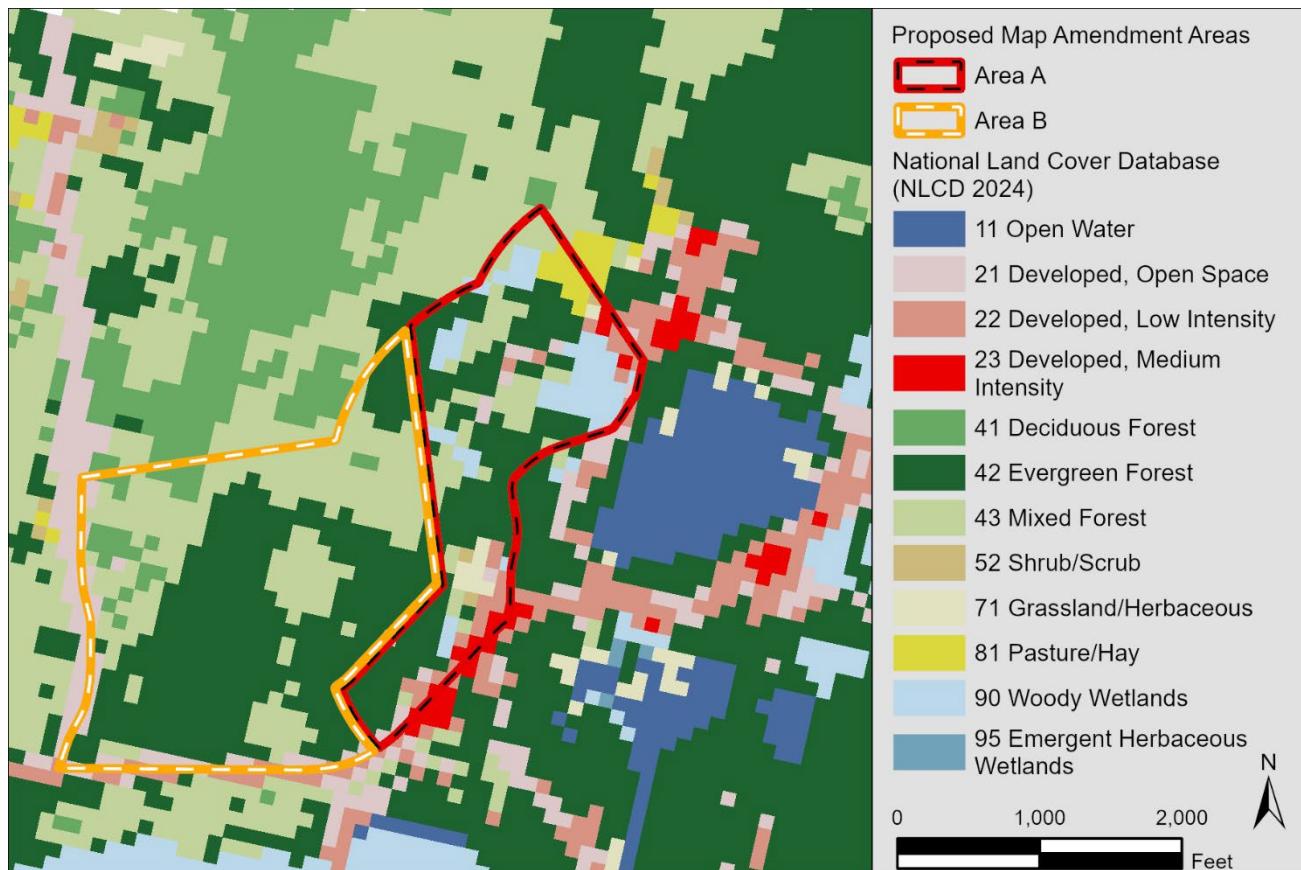


Figure 12. Map showing the existing land cover in the proposed map amendment areas according to the National Land Cover Database.

The proposed map amendment areas are within an 11,800-acre area identified as a “regionally important” forest block by the Wildlife Conservation Society (WCS). WCS identifies these areas due to their size (6,000 acres – 15,000 acres). This forest block is one of 115 regionally important forest blocks identified in the Adirondack Park. Figure 10 shows the proposed map amendment areas on a map with these large forest blocks.

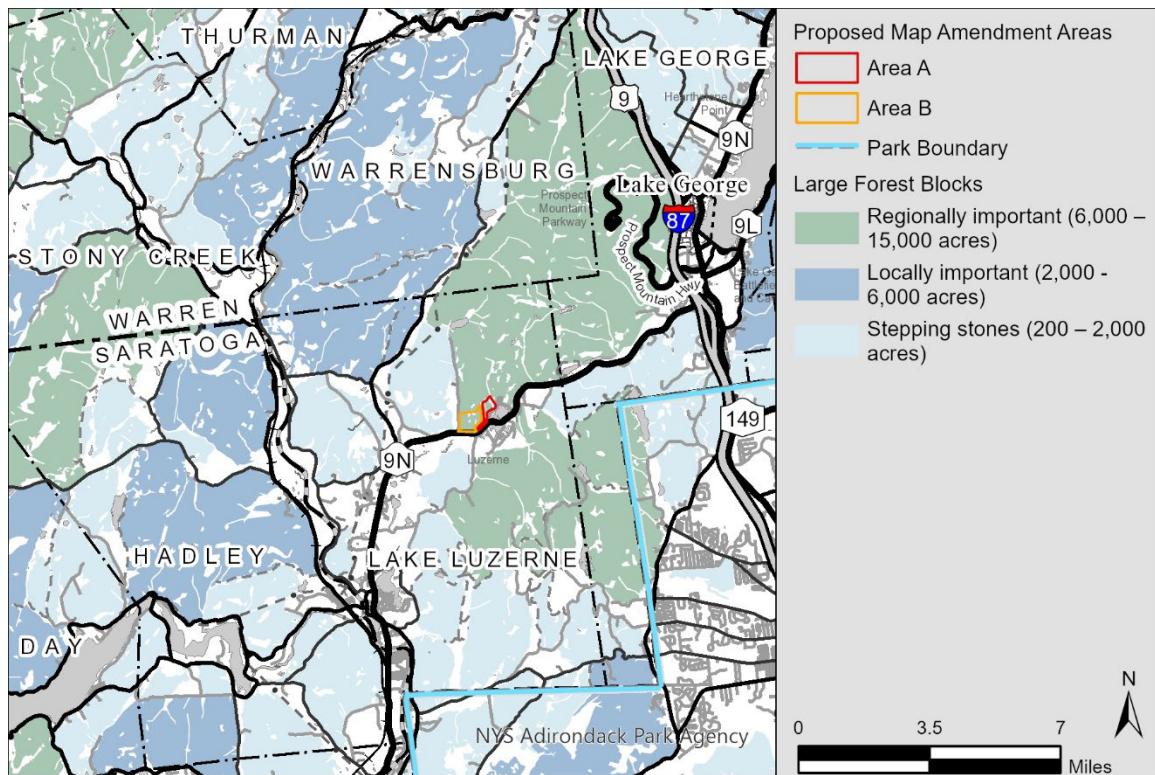


Figure 13. Map showing the proposed map amendment areas and large forest block data from Wildlife Conservation Society (WCS).

Population Trends

According to 2020 US Census data, the population of the Town of Lake Luzerne was 3,079 in 2020, a decrease of 268 persons (8%) since 2010. Table 5 compares population growth of the Town of Lake Luzerne in both absolute and percentage terms as compared to the seven surrounding towns.

Town/Village	Year		Number	Change from 2010-2020	Percentage
	2010	2020			
Moreau	14,728	16,202	1,474		10.0%
Queensbury	27,901	29,169	1,268		4.5%
Lake George	3,515	3,502	-13		-0.4%
Corinth	6,531	6,500	-31		-0.5%
Stony Creek	767	758	-9		-1.2%
Warrensburg	4,094	3,959	-135		-3.3%
Hadley	2,048	1,976	-72		-3.5%
Lake Luzerne	3,347	3,079	-268		-8.0%

Table 6. Population Trends for Lake Luzerne and surrounding towns, ranked by rate of growth (Source: U.S. Census Bureau, 2010, 2020 Census)

POTENTIAL IMPACTS OF THE ACTION

When evaluating proposed map amendments, the Agency compares the impacts of potential land use and development in the existing land use classification with the impacts of the most intensive land uses and development allowable under the proposed classifications. Agency regulations further prevent the consideration of any local land use controls' impacts on potential development. 9 NYCRR § 583.2(b). As such, in the review of these proposed map amendments, the Agency must assume the potential impacts from the maximum intensity of development allowed under the proposed classifications.

Table 7 below identifies the maximum intensity of development under each Adirondack Park Land Use and Development Plan classification for Area A and Area B.

			Overall Intensity Guidelines (acres per PB)	Number of PBs	Single Family Dwellings (#)*	Commercial Uses (SF)*	Hotel rooms (#)*
Acreage	Classification						
Area A	73.9	Rural Use Low Intensity Use	8.5	9	9	99,000	90
		Moderate Intensity Use	3.2	23	23	253,000	230
			1.3	57	57	627,000	570
Area B	123	Rural Use Low Intensity Use	8.5	14	14	154,000	140
			3.2	38	38	418,000	380

*Table 7. Maximum allowable density for the proposed map amendment areas under different APLUDP classifications. *May require an Agency permit*

Adverse Environmental Impacts that Cannot be Avoided

Reclassification to a new land use area alone does not create environmental impacts. However, the higher intensity development that could result may create impacts as outlined below. Amendments which permit more development may lead to increased adverse environmental effects. The resource's tolerance and value determine the significance of these impacts.

Growth-Inducing Aspects and Impacts to Open Space Resources

The proposed map amendment areas are presently classified Rural Use on the official Adirondack Park Land Use and Development Plan Map but are proposed by the applicant to be reclassified to Low Intensity Use and Moderate Intensity Use. As stated above, the statutory "overall intensity guidelines" for Rural Use allow one principal building for every 8.5 acres, while Low Intensity Use areas allows one principal building for every 3.2 acres and Moderate Intensity Use areas allows one principal building for every 1.3 acres. There are approximately 23 principal buildings currently allowed in the proposed map amendment areas and the proposed reclassifications would allow a total of approximately 95 principal buildings. Therefore, the proposed map amendments could allow a potential net increase of 72 principal buildings within the proposed map amendment areas.

If the proposed map amendments were approved, the change in land use classification would affect statutory and regulatory thresholds related to overall intensity guidelines and compatible uses as set forth in Section 805 of the APA Act. Development would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the number of lawfully pre-existing lots and structures and development privileges

for such pre-existing lots based on Section 811 of the Act, and constraints resulting from environmental factors.

Given the potential for increased development, as described above, the proposed map amendments could lead to a loss of open space. The FGEIS states that "the [APA] Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency." FGEIS at 25. Further, the FGEIS provides that open space is a resource characteristic worthy of protection, which "is inherent in the scheme of channeling development away from Resource Management and Rural Use areas. In these areas open space resources are protected by limiting the level of permitted development, and where development is allowed, by encouraging clustering of buildings to protect more sensitive areas." FGEIS at 26.

Impacts to Physical Resources

Impacts to physical resources include impacts to land, geological features, surface water and ground water. The FGEIS recognizes that amendments allowing a higher density of development may result in impacts to these resources.

The proposed map amendments could lead to adverse impacts to surface and groundwater resources. As explained above, the proposed amendment areas contain a protected stream as classified by New York State Department of Environmental Conservation. Lake Vanare is located immediately downstream of the proposed map amendment areas and the area is adjacent to a mapped aquifer.

The proposed map amendment areas are not served by municipal sewer facilities. The types and depths of soils and their ability to accommodate construction and effectively treat on-site wastewater is one of the most important natural characteristics in determining the potential for development of land without access to municipal sewer treatment facilities. Under the correct conditions, dry and well-drained soils, such as sand deposits, on appropriate slopes typically result in properly functioning septic systems. Soils with shallow depth to the water table or bedrock do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Soil survey mapping shows the dominant soil type has adequate soil conditions to support on-site wastewater treatment systems in approximately 57% of Area A, and approximately 88% of Area B. However, as much as 25% of these areas may have soil conditions that may not be adequate for on-site wastewater treatment systems.

Surface water resources could be affected by activities which tend to disturb and remove stabilizing vegetation resulting in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas, and increase flooding potential. Septic and storm water discharge may introduce substances into groundwater resulting in increased nutrient levels can increase nutrient levels and contamination of adjacent waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Impacts to Biological Resources

The proposal to reclassify 196.9 acres to less restrictive land use classifications could lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands or other areas that may support critical habitats. An increase in development can lead to the degradation of habitat, introduction and spread of invasive species, and disruption of wildlife movement patterns. As noted above under "Impacts to Physical Resources," pollution of surface waters can also degrade aquatic habitat.

The requested reclassifications also have the potential to result in a loss of existing open space and natural vegetation, with associated adverse impacts upon wildlife. The proposed map amendment areas involve lands that are predominately undeveloped and located within an 11,900-acre forest block. Large forest blocks provide habitat to area-sensitive species and are more resilient to large-scale disturbances which maintain forest health over time.

Impacts on Community and Area Character

The proposed actions could potentially create a demand for additional community services (e.g., schools, police and fire) by allowing for increased residential density and commercial or industrial development.

The character of an area is determined by the types and intensity of use, and physical setting. A map amendment from Rural Use to Moderate Intensity Use or Low Intensity Use can change the character on an area by eliminating the overall intensity guidelines and changing the compatible uses list. Impacts may be positive when changes in land use area occur that better reflect the character of an area. Impacts may be undesirable when a change in land use permits development not in keeping with the character of an area.

Impact on Transportation

The proposed action may result in a change to existing transportation systems.

The proposed actions may result in the construction of parking areas, alter the present pattern of movement of people or goods and extend sprawl development patterns outside the existing hamlet center. This could lead to more vehicle miles travelled and changes to traffic patterns.

Area A is proposed to be reclassified as Moderate Intensity Use which would increase the total principal buildings allowable in the area by approximately 48 principal buildings. Area B is proposed to be reclassified as Low Intensity Use which would increase the total principal buildings allowable in the area by approximately 24 principal buildings. Together, if approved, the proposed map amendments would increase the total principal buildings allowable by approximately 72. This change in allowable development could adversely impact transportation.

Impacts on Scenic Resources

Regarding scenic or aesthetic resources, the FGEIS provides the following guidance:

Changes in the permitted density at buildout may increase the visibility of buildings or associated uses in areas of scenic quality, including areas near vistas, travel corridors, or points of intensive public visitation. In addition to the impacts from an increased level of development, sensitive visual resources may be adversely impacted by changes in the shoreline restrictions, project review thresholds, and compatible uses list.

In any event the significance of the environmental impacts depend on the scenic resource's qualities and the degree to which the qualities are reduced or diminished by development. Unusual scenic resources are among the most sensitive and are of high importance to the economic base which is supported by tourism. FGEIS at 23.

The proposed map amendment areas would be visible from publicly accessible vantage points, including a state highway that is a New York State Scenic Byway, and two local public highways. Both areas would be visible to motorists, including residents commuting to and from work, and visitors engaged in recreation or tourism. Travel corridors play an important role in establishing the Park image to the majority of Park users. Land Use Classification Determinants note that “the allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.” 9 NYCRR Appendix Q-8.

The proposed map amendments could conceivably result in a diminishment of the public enjoyment and appreciation of the scenic and aesthetic resources present. Potential unscreened development in the presently undeveloped sections of Area A and Area B along these public highways could be detrimental to the character of the Park. The proposed reclassification would eliminate the critical environmental area that exists within 150 of the NYS Route 9N. Sprawl development along the NYS Route 9N corridor may also erode the opportunity for a gateway of natural landscape between the Hamlets of Lake Luzerne and Lake George. The magnitude of these impacts will depend on future development that could result from the requested action.

Impact on Adjacent Properties – Noise, Odor and Light

The proposed map amendments would result in changes to the overall intensity guidelines that could potentially allow for an increase of approximately 72 principal buildings, and changes to the statutory and regulatory thresholds for further review by the Adirondack Park Agency. The requested action may result in additional noise from higher intensity uses. The predominant low levels of noise from existing undeveloped or residential areas could change dramatically if the action leads to an increase in newly allowable commercial or industrial uses in these areas. Both fauna and nearby residential use could be affected by noise, odor, and light from commercial or industrial uses and from additional traffic serving these uses.

The change in classification could result in development producing routine odors. Sources of odors and air pollution could come from commercial or industrial uses, residential uses if wood is used as a heating source, or from an increase in traffic serving these uses.

The requested map amendments could also result in an increase of light shining onto adjoining properties and an increase in sky-glow brighter than existing area conditions.

If the requested map amendments are approved and these areas are developed to their maximum allowable intensity, the requested map amendments may result in an increase in noise, odors, or outdoor lighting affecting adjacent properties.

Impact on Open Space and Recreation

The Adirondack Park Agency Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency. Open space resources may be related to visibility, especially as seen from vistas or travel corridors (roads, streams, lakes, or hiking trails). Natural area open space values are of greater importance when associated with special features such as free flowing streams or diverse wildlife habitats. These special features add to the unique character of an area, enhancing the contribution of that particular open space to the character of the Park. See FGEIS at 26.

Large open space areas are essential for the preservation of large wildlife species (including deer, bear, or currently extirpated species). These species require a large range area to survive without assistance by humans. High quality water resources are critical for the survival of trout, and related species with low levels of human occupancy and use within the watersheds. The concept of open space as a resource characteristic worthy of protection is inherent in the scheme of channeling development away from Resource Management and Rural Use areas. In these areas, open space resources are protected by limiting the level of permitted development, and where development is allowed, by encouraging clustering of buildings to protect more sensitive areas.

If the maximum development was pursued under the proposed classifications of Moderate Intensity Use and Low Intensity Use, it could result in significant changes to open space and an impairment of natural functions, or “ecosystem services,” provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat. Development could also result in the loss or diminution of future recreational resources.

Reclassifying the current Rural Use areas as proposed could have a negative impact on open space resources. A large portion of Area A and Area B is currently undeveloped and much of the north side of NYS Route 9N includes undeveloped forest. The proposed map amendment areas currently contain large open space areas, which are important for large wildlife species which require a large range area to survive.

Impacts of the Proposed Action on the Use and Conservation of Energy

The proposed classifications would increase the number of allowable principal buildings in the proposed map amendment areas. As a result, increased energy use in proportion to the number, type, and energy efficiency of principal buildings would likely occur. The proposed map amendment areas currently contain a low level of development. New

development outside of existing growth centers may extend strip development that encourages and induces more vehicle miles traveled. Therefore, the proposed amendments would encourage further use of energy for transportation.

Impacts on Climate Change

The proposed map amendments would encourage new development in what is currently a sparsely developed, forested area. Forests provide essential benefits, including carbon sequestration and storage, wildlife habitat, forest products, flood mitigation, recreational opportunities, mental health benefits, and protection of air and water quality. However, forestlands are increasingly threatened by development and land conversion, which reduces the amount of greenhouse gases absorbed each year. Maintaining forests is critical for sustaining and enhancing carbon sequestration and storage and preventing emissions, as forests capture and store far more carbon than any other land use in New York.

Allowing for additional development outside of existing growth centers may lead to the loss of forestlands and encourages more vehicle miles traveled and associated greenhouse gas emissions.

Impacts of the Proposed Action on Solid Waste Management

An increase in the number of principal buildings (see Growth-Inducing Aspects) would lead to an increase in the amount of solid waste generated in the proposed map amendment areas. Solid waste reduction/reuse/recycling programs could lessen disposal impacts.

Impacts of the Proposed Action on Historic Resources

There are no listed historic resources identified in the proposed map amendment areas. It is not anticipated that the proposed map amendments will have an impact to historic and cultural resources.

Irreversible and Irretrievable Commitments of Environmental Resources

Subdivision of land into smaller lots and the creation of individual building sites is a commitment of land resources. An amendment to a less restrictive land use classification may facilitate a further commitment of such resources over what is currently allowable. To the extent that development occurs as a result of a map amendment, the consequent loss of forest and open space resources, impacts to visual character, the elimination of a designated highway CEA, and potential degradation of water quality are the primary irreversible commitments of resources. These potential environmental impacts are described above and summarized below:

1. Degradation and loss of habitat that is currently part of a large forested area;
2. Potential introduction of invasive species;
3. Reduction in undeveloped open space;
4. Substantial change to community character;

5. The elimination of a portion of a highway CEA along NYS Route 9N;
6. Impacts to visual character of a State highway including the change in character from an undeveloped area to one of intense development;
7. Impacts to existing features including rock outcrops; and
8. Increase in potential for sprawl-like development .

MEASURES TO MITIGATE POTENTIAL ADVERSE ENVIRONMENTAL EFFECTS

The Potential Impacts of the Action section of this document evaluates in detail the potential consequences of the proposal as they relate to the APA Act and its associated regulations. The Land Use Area Classification Determinants enumerated in 9 NYCRR Appendix Q-8 note important site characteristics that determine the classification of land.

Environmental effects will be mitigated by applying to all amendment requests the statutory criteria for map amendments. These criteria balance the various physical, biological and public resource considerations and provide development opportunities in areas with tolerant resources, thereby protecting the public interest. Sensitive or intolerant natural or public resources are generally found in the more restrictive land use areas. There they are protected by lower permitted densities, a greater possibility of projects being reviewed and more rigorous shoreline setback and lot width standards. Development opportunities are provided in and around the Hamlet areas where existing services are found and in areas with natural resource characteristics (e.g. slight slopes) economically conducive to development. In these counterpoint areas lower development costs, higher permitted densities and less strict standards promote development of these areas. Another means of mitigating impacts is the exclusion of locations where the physical resources are less suitable for development.

Therefore, the discussion of alternatives in this FSEIS becomes necessarily a discussion of mitigation.

ALTERNATIVE ACTIONS

There are three categories of alternative actions that can be considered: no action, alternative regional boundaries, and alternative classifications.

A. No Action

One alternative action is “no action,” or denial of the request to amend the Plan Map. The Agency may determine that the current classification, Rural Use, is appropriate for the proposed map amendment areas. A failure to approve any change would preserve the present statutory and regulatory requirements for overall intensity guidelines, compatible uses, and other land use controls. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative Regional Boundaries

The redefinition of the proposed map amendment areas along alternative regional boundaries could be employed. The areas requested by the applicant could not be approved as requested because they were delineated by private parcel boundaries and

soil map unit boundaries from a soil survey, which do not meet the Agency's criteria for regional boundaries. Therefore, the Agency expanded the requested area. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concerns.

One concern that has been discussed in this DSEIS is the potential impact of the proposed map amendments to the Park character and scenic resources along the public highways, especially along the NYS Route 9N. This section of State highway, which forms the southern boundary of proposed map amendment Area A and Area B, is part of the Dude Ranch Trail Scenic Byway.

A potential alternative boundary that could be considered is a line that is a one-tenth mile setback from the centerline of the highways, instead of the road itself. While this alternative may avoid the potential impact on scenic quality along these roads, the result would not be consistent with Section 805 of the APA Act because the objectives of the requested classifications, Moderate Intensity Use and Low Intensity Use, are to encourage residential and other land uses in areas that readily accessible to the existing growth centers. Development in areas that are more difficult to access can increase the cost of services provided by local government, and the impacts to the environment.

C. Alternative Classifications

Area A is currently classified as Rural Use and the request seeks to reclassify the area as Moderate Intensity Use. Therefore, Low Intensity Use is an alternative intermediate classification that could be considered for Area A. There are no Low Intensity Use areas contiguous to Area A, but the area is defined by regional boundaries. Area A could instead be reclassified as a separate Low Intensity Use area if it was determined that the area does not meet the criteria for Moderate Intensity Use but does meet the criteria for Low Intensity Use. Impacts to the area would be limited by the density shown above in Table 7 and APA permitting jurisdiction as set out in APA Act § 810 and shown on the Jurisdiction Summary Chart (Appendix D).

Studies, Reports and Other Data Sources

- New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
- Soil Survey for Warren County
- United States Geological Survey Topographic map (7.5' series; scale 1:24,000)
- Air Photo Inventory, Adirondack Park Agency
- New York Natural Heritage Database
- NYS Office of Real Property Services
- Warren County GIS Data: Digital Tax Parcel Data, Warrensburg Sewer Districts, and Flood Zones
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- Adirondack Park State Land Master Plan
- New York State Parks, Recreation and Historic Preservation National Register Internet Application
- NYS DEC Environmental Mapper
- NYS DOT Traffic Data Viewer
- Large Intact Forest Block GIS data, Wildlife Conservation Society
- Town of Lake Luzerne Comprehensive Plan

APPENDICES

Appendix A - Application

Appendix B - Land Use Area Descriptions, Setback and Compatible Use List

Appendix C - Land Use Area Classification Determinants

Appendix D - Adirondack Park Agency Jurisdictional Chart

Appendix E - Public Hearing Notice

Appendix F - DSEIS File List

Appendix A

Application



Adirondack Park Agency

MA No. 2025-01

(to be completed by Agency)

APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP

**Pursuant to Section 805(2), Adirondack Park Agency Act
Article 27, New York State Executive Law**

INTRODUCTION

Private lands within the Adirondack Park are classified into six different land use areas by the Adirondack Park Land Use and Development Plan. These land use areas (Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use) are shown on the Official Adirondack Park Land Use and Development Plan Map.

Section 805 of the Adirondack Park Agency Act and Part 583 of Agency regulations set forth criteria and procedures for amendment of the Official Map. In general, except for a "Technical" amendment, the Agency must find the amendment reflective of the legislative findings and purposes of the Adirondack Park Agency Act. The proposal must also be consistent with the Adirondack Park Land Use and Development Plan, the statutory character description, and the statement of purposes, policies, and objectives of the land use area to which amendment is sought. The Agency is required to consider the natural resources and open space qualities of the land in question, as well as public, economic, and other land use factors including any comprehensive master plan prepared by the town or village as may reflect the relative development amenability and limitations of those lands. The Agency must also amend the Map using the same type of "regional scale" boundaries (railroads, streams, Great Lot lines, etc.) used in its original preparation. A copy of the relevant parts of Section 805 of the Adirondack Park Agency Act is attached.

The Agency also refers to the "land use area determinants" used in making the original map, as presented in Appendix Q-8 of the Agency regulations.

The Agency amendment process is one which encourages public involvement in a number of ways. When an application is received, notification is sent to representatives of affected local governments requesting their advice and comments. Public hearings on the proposed amendment are usually required. When a date is set for a hearing, notification is sent to adjoining and affected landowners, local and regional government

officials, and any other person who asks to receive notice. In addition to the APA Act process, the Agency must follow the State Environmental Quality Review Act, which provides for public notice and comment, assessment of the impacts of any proposed action, and if there is a potential for an adverse significant environmental impact, preparation and circulation of an environmental impact statement. Comments or statements related to the statutory determinants for a map amendment received from interested parties and/or the applicant, either prior to or at the public hearing, constitute part of the information the Agency will use to determine whether or not to approve the map amendment.

Map amendments may be initiated by a local government, individual landowner, or both acting concurrently. The time period for review of the proposed amendment will begin upon Agency determination that the application is complete.

Pre-Application Meeting

Map amendment applicants are strongly encouraged to contact the Agency to schedule a pre-application meeting with staff prior to submission of the Map Amendment Application. Staff are available to explain the application process, help focus the map amendment proposal, and answer questions. Please contact the Agency's Planning Division to schedule a pre-application meeting.

Application Parts

- ✓ **PART A**
Required only if the landowner is requesting the Map Amendment
- ✓ **PART B**
Required if the local government is requesting the Map Amendment or is a co-applicant with the landowner
- ✓ **PART C**
Required for all applications
- ✓ **PART D**
Required for all applications
- ✓ **REFERENCES**

PART A (to be filled out only by a landowner requesting a change in the Official Map)**1. OWNER OF RECORD**Name Thomas ReedAddress 10 Forest Lake RoadLake Luzerne, NY 12846Phone (Daytime) (518) 527-4899Email Address vze2b6n7@gmail.com**2. APPLICANT'S REPRESENTATIVE**Name Brent ReedAddress 10 Forest Lake RoadLake Luzerne, NY 12846Phone (Daytime) (518) 312-3888Email Address breed2@oswego.edu**3. THE LANDOWNER MUST SUBMIT THE INSTRUMENT OF TITLE
(USUALLY A DEED)****4. THE APPLICANT MUST PROVIDE THE NAMES AND ADDRESSES OF BOTH
ADJACENT LANDOWNERS AND THOSE WITHIN THE AREA BEING
REQUESTED FOR RECLASSIFICATION, FROM THE LATEST COMPLETED
TAX ASSIGNMENT ROLL**

PART B (to be filled out only if a local government is applicant or co-applicant)

1. LEGISLATIVE BODY OF LOCAL GOVERNMENT

Supervisor or Mayor _____ Not Applicable

Address _____

Phone (Daytime) _____

Email Address _____

2. APPLICANT'S REPRESENTATIVE

Name _____ Not Applicable

Address _____

Phone (Daytime) _____

Email Address _____

**3. SECTION 583.1(c) OF THE AGENCY'S RULES AND REGULATIONS
REQUIRES THAT THE REQUEST SHALL BE MADE BY RESOLUTION OF
THE LEGISLATIVE BODY AND A CERTIFIED COPY SUBMITTED TO THE
AGENCY**

**4. THE APPLICANT MUST PROVIDE THE NAMES AND ADDRESSES OF BOTH
THE ADJOINING LANDOWNERS AS WELL AS THOSE WITHIN AND
NEARBY THE AREA BEING REQUESTED FOR RECLASSIFICATION, FROM
THE LATEST COMPLETED TAX ASSIGNMENT ROLL**

PART C (to be filled out by all applicants)

1. GENERAL DESCRIPTION OF LAND

A. Town Lake Luzerne County Warren
Village (if applicable) _____

B. What is the size of the parcel/area to be considered? 68.8 acres

C. Current Land Use area classification(s)
 Hamlet Moderate Intensity Use Low Intensity Use
 Rural Use Resource Management Industrial Use

D. Requested classification(s)
 Hamlet Moderate Intensity Use Low Intensity Use
 Rural Use Resource Management Industrial Use

2. ADIRONDACK PARK AGENCY HISTORY

(to be filled out by landowner/applicant only)

A. Tax Map DesignationSection 286 Block 1 Parcel 18.1

Additional

(if necessary): _____

B. Has this property been a part of any previous agency permit, letter of non-jurisdiction, map amendment or enforcement action? Yes No

If Yes:

Number and date of permit 2021-0186 7/22/24

Number and date of non-jurisdictional letter _____

Map Amendment number _____

Enforcement File number _____

Other/Additional _____

3. Environmental Assessment Form Part 1

Please submit a completed Environmental Assessment Form (EAF) Part 1. If the proposed map amendment would permit the construction of 50 or more additional principal buildings than presently allowed by the Official Map, or if the proposal includes a request for a change to Hamlet, a Full EAF Part 1 - Project and Setting form is required. For map amendments, applicants must answer "No" to Full EAF Question C-1.

The Full EAF Part 1 - Project and Setting form is available here:
https://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf

A Short EAF Part 1 - Project Information form may be used if the proposed map amendment would permit the construction of fewer than 50 additional principal buildings than presently allowed by the Official Map. For map amendments, applicants must answer "No" to Short EAF Question 1. The Short EAF Part 1 - Project Information form is available here:

https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf

If you are unsure of which form to use, please contact the Agency to schedule a pre-application meeting with staff.

4. Park Character Impacts

A. Travel Corridors

Public highways play an important role in establishing the park image to the majority of park users. Is any section of the proposal adjacent to a public highway? Yes No

If Yes, will the map amendment potentially result in the substantial alteration of the present character of these travel corridors?

B. State Land

Are any areas of the proposed map amendment area within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas? Yes No

If Yes, will the map amendment potentially threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designations?

Is any component of the map amendment area an inholding surrounded by State Land? Yes No

If Yes, what is the classification of the State Land?

Wilderness Canoe Area Primitive Wild Forest
 Intensive Use Historic State Administrative

Request for amendments must be accompanied by maps of a sufficient scale to allow the Agency to identify the boundaries of the requested amendment area. Copies of the Tax Map(s) delineating the area will suffice.

5. SPECIFIC INFORMATION MUST BE PROVIDED IF APPLICABLE

A. Public infrastructure¹

Attach a map showing existing water and/or sewer lines and the boundaries of existing water and/or sewer district(s).

B. Public Service

Attach a map delineating:

1. Nearest fire department
2. Nearest public schools
3. Nearest police (local or State)
4. Public road network within two-mile radius

C. Existing Development

Attach a copy of the current Tax Map(s) within a one-half mile radius of the parcel(s) being proposed for reclassification. Note on this map(s) the location and type of existing development on each lot.

D. Soils Information

Attach a map delineating the current available U.S. Department of Agriculture Natural Resource Conservation Service soils mapping and accompanying soils unit forms for the area(s) proposed for reclassification. Soil maps can be found at <http://websoilsurvey.nrcs.usda.gov/>

E. Topography and Water Resources

Attach appropriate United States Geological Survey or New York State Department of Transportation 7.5 Minute Series (1:24,000 scale) Topographic map for the area(s) proposed for reclassification.

F. Wild and Scenic Rivers

Does the proposal site include any lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation?

Yes No

If Yes, please include a map of these areas.

G. Flood Hazard

Attach a map delineating the current Federal Emergency Management Agency (F.E.M.A.) identified flood hazard zone for the area(s) proposed for reclassification. This can be obtained from the County SWCD office or the Cornell Cooperative Extension Agent. Maps can also be obtained through F.E.M.A.'s website: www.fema.gov/flood-maps

¹ USGS or NYS Department of Transportation 7.5' (1:24,000 scale) map will suffice.

H. Agriculture District

Attach a map showing any active or proposed agriculture district involving all or a portion of the parcel(s) proposed for reclassification. See your County Soil and Water Conservation District (SWCD) or NYS Department of Agriculture and Markets for this information.

I. Wetlands

In counties with Official Freshwater Wetland Maps (Hamilton, Warren, Essex, Clinton, Lewis and Oneida), attach a copy of the Official Freshwater Wetlands Map with the parcel(s) requested for reclassification. This information may be obtained from the County Clerk's office or by contacting the Agency.

J. Vistas

Can the map amendment area be seen from any of the Adirondack Park vistas identified in the State Land Master Plan? Yes No

If Yes, please attach a map identifying the map amendment area and the relevant vista(s).

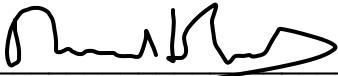
K. Historic Sites

Attach a map of all structures within the proposed map amendment area that are 45-years old or more. Provide digital photographs of each such structure and any out-structure associated with relevant structure.

PART D JUSTIFICATION

Based upon the specific information in the previous section, state why the lands involved more accurately reflect the character description and the purposes, policies and objectives (as set forth in Section 805 of the Adirondack Park Agency Act attached hereto) of the requested classification. Please use additional sheet(s) if necessary.

See attached.

Applicant's Signature 

Applicant's Representative Signature 
(if applicable)

Local Official Signature (if necessary) _____

Local Official Title (if necessary) _____

Date 6/23/2025

**PROCEDURES FOR AMENDING THE OFFICIAL ADIRONDACK PARK LAND USE
AND DEVELOPMENT PLAN MAP PURSUANT TO SECTION 805 OF THE
ADIRONDACK PARK AGENCY ACT (E.L. 4.07) AND COMPATIBLE USE LIST**

SECTION 805. ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN

§ 805(2)

c. The Agency may make the following amendments to the plan map in the following manner:

- (1) Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.
- (2) Any amendment to reclassify land from any land use area to any other land use area or areas for which a greater intensity of development is allowed under the overall intensity guidelines if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, on its own initiative.
- (3) Any amendment to reclassify land from any land use area to any other land use area or areas, if the reclassification effects a comprehensive review and evaluation of the plan map, at the request of the legislative body of a local government which has (a) completed and submitted to the agency a current and comprehensive inventory and analysis of the natural resource, open space, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within its entire jurisdiction, and (b) formally adopted after public hearing a comprehensive master plan prepared pursuant to section two hundred seventy-two-a of the town law or section 7-722 of the village law, after public hearing thereon and upon an affirmative vote of a majority of its members. If the agency grants the amendment request in part, it shall not enter or file the amendment or amendments for a period of sixty days thereafter, during which time the legislative body of the local government may withdraw its request.
- (4) Any amendment to clarify the boundaries of the land use areas as shown on the plan map, to correct any errors on the map or effect other technical changes on the map, upon an affirmative vote of a majority of its members and without a public hearing thereon, unless the agency determines that a public hearing is appropriate, on its own motion or at the request of the legislative body of a local government or at the request of any owner of record of the land involved.

(5) Before making any plan map amendment, except pursuant to subparagraph four of this paragraph, the agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural resources, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development amenability and limitations of the land in question. The agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

d. The agency may, after consultation with the Adirondack park local government review board, recommend to the governor and legislature any other amendments to the plan map after public hearing thereon and upon an affirmative vote of a majority of its members.

e. Upon receipt of a request to amend the plan map or upon determining to amend the map on its own initiative, the agency shall provide notice of receipt of the request or notice of the determination and a brief description of the amendment requested or contemplated to the Adirondack park local government review board, the chairman of the county planning agency, if any, the chairman of the appropriate regional planning board, and to the chief elected officer, clerk and planning board chairman, if any, of the local government wherein the land is located, and shall invite their comments.

f. The public hearings required or authorized in this subdivision shall be held by the agency in each local government wherein such land is located after not less than fifteen days notice thereof by publication at least once in a newspaper of general circulation in such local government or local governments, by conspicuous posting of the land involved, and by individual notice served by certified mail upon each owner of such land to the extent discernible from the last completed tax assessment roll and by mail upon the Adirondack park local government review board, the persons named in paragraph e of this subdivision, and the clerk of any local government within five hundred feet of the land involved.

g. The agency shall act upon requests for amendments to the plan map within one hundred twenty days of receipt of a request in such form and manner as it shall prescribe; provided, however, that in the case of requests concerning which it determines to hold a public hearing, it shall, within ninety day of receipt of the request, schedule the hearing and shall act within sixty days of the close of the hearing. In the case of a request received when snow cover or ground conditions prevent such field investigations as is necessary to act with respect to the request, or in the case of a request or series of related requests exceeding five hundred acres, the time periods herein provided shall be extended an

additional ninety days or until adequate field inspection is possible, whichever is the lesser period. Any of the time periods specified in this paragraph may be waived or extended for good cause by written request of the applicant and consent of the agency or by written request of the agency and consent by the applicant.

3. Land use areas: character descriptions, and purposes, policies and objectives; overall intensity guidelines; classification of compatible uses lists.

Hamlet areas

- (1) Character description. Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient populations with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.
- (2) Purposes, policies and objectives. Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service, and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local, government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

- (3) All land uses and development are considered compatible with the character, purposes and objectives of hamlet areas.
- (4) No overall intensity guideline is applicable to hamlet areas.

Moderate intensity use areas

(1) Character description. Moderate Intensity Use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area.

Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets.

(2) Purposes, policies and objectives. Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

(3) Guidelines for overall intensity of development. The overall intensity of development for land located in any moderate intensity use area should not exceed approximately five hundred principal buildings per square mile.

Low intensity use areas

(1) Character description. Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas, normally within reasonable proximity to a hamlet, where the physical and biological resources are fairly tolerant and can withstand development at an intensity somewhat lower than found in hamlets and moderate intensity use areas. While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreages of critical biological importance. Where these areas are adjacent to or near hamlet, clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

(2) Purposes, policies and objectives. The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth

and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market. In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

- (3) Guidelines for overall intensity of development. The overall intensity of development for land located in any low intensity use area should not exceed approximately two hundred principal buildings per square mile.

Rural use areas

- (1) Character description. Rural use areas, delineated in yellow on the plan map, 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. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

- (2) Purposes, policies and objectives. The basic purpose and objective of rural use areas is to provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of the open spaces that are essential and basic to the unique character of the park. Another objective of rural use areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. This will provide for further diversity in residential and related development opportunities in the park.

- (3) Guideline for overall intensity of development. The overall intensity of development for land located in any rural use area should not exceed approximately seventy-five principal buildings per square mile.

Resource management areas

(1) Character description. Resource management areas, delineated in green on the plan map, are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas.

Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species.

Other resource management areas include extensive tracts under active forest management that are vital to the wood using industry and necessary to insure its raw material needs.

Important and viable agricultural areas are included in resource management areas, with many farms exhibiting a high level of capital investment for agricultural buildings and equipment. These agricultural areas are of considerable economic importance to segments of the park and provide for a type of open space which is compatible with the park's character.

(2) Purposes, policies and objectives. The basic purposes and objectives of resource management areas are to protect the delicate physical and biological resources, encourage proper and economic management of forest, agricultural and recreational resources and preserve the open spaces that are essential and basic to the unique character of the park. Another objective of these areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefits derived from a park atmosphere along these corridors.

Finally, resource management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites.

(3) Guidelines for overall intensity of development. The overall intensity of development for land located in any resource management area should not exceed approximately fifteen principal buildings per square mile.

Industrial use areas

(1) Character description. Industrial use areas, delineated in purple on the plan map, include those areas that are substantial in size and located outside of hamlet areas and are areas (1) where existing land uses are

predominantly of an industrial or mineral extraction nature or (2) identified by local and state officials as having potential for new industrial development.

(2) Purposes, policies and objectives. Industrial use areas will encourage the continued operation or major existing industrial and mineral extraction uses important to the economy of the Adirondack region and will provide suitable locations for new industrial and mineral extraction activities that may contribute to the economic growth of the park without detracting from its character. Land uses that might conflict with existing or potential industrial or mineral extraction uses are discouraged in industrial use areas.

(3) No overall intensity guideline is applicable to industrial use areas.

COMPATIBLE USE LIST FROM SECTION 805 OF THE ADIRONDACK PARK AGENCY ACT

HAMLET

All land uses and development are considered compatible with the character, purposes and objectives of hamlet areas.

MODERATE INTENSITY USE

Primary uses in moderate intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads

5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

LOW INTENSITY USE

Primary uses in low intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Private roads
11. Cemeteries
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations

8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Waste disposal areas
23. Junkyards
24. Major public utility sites
25. Industrial uses

RURAL USE

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in rural use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Marinas, boat yards and boat launching sites

9. Golf courses
10. Campgrounds
11. Group camps
12. Ski centers
13. Commercial seaplane bases
14. Commercial or private airports
15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Waste disposal areas
22. Junkyards
23. Major public utility uses
24. Industrial Uses

RESOURCE MANAGEMENT

Primary uses in Resource Management areas:

1. Agricultural uses
2. Agricultural use structures
3. Open space recreation uses
4. Forestry uses
5. Forestry use structures
6. Game preserves and private parks
7. Private roads
8. Private sand and gravel extractions
9. Public utility uses
10. Hunting and fishing cabins and hunting and fishing and other private club structures involving less than five hundred square feet of floor space
11. Accessory uses and structures to any use classified as a compatible use

Secondary uses in resource management areas:

1. Single family dwellings
2. Individual mobile homes
3. Hunting and fishing cabins and hunting and fishing and other private club structures involving five hundred square feet or more of floor space
4. Campgrounds
5. Group camps
6. Ski centers and related tourist accommodations
7. Agricultural service uses
8. Sawmills, chipping mills, pallet mills and similar wood using facilities
9. Commercial sand and gravel extractions
10. Mineral extractions
11. Mineral extraction structures
12. Watershed management and flood control projects

13. Sewage treatment plants
14. Major public utility uses
15. Municipal roads
16. Golf courses

INDUSTRIAL USE

Primary uses in industrial use areas:

1. Industrial uses
2. Mineral extractions
3. Mineral extraction structures
4. Private sand and gravel extractions
5. Commercial sand and gravel extractions
6. Sawmills, chipping mills, pallet mills and similar wood using facilities
7. Forestry uses
8. Forestry use structures
9. Agricultural uses
10. Agricultural use structures
11. Private roads
12. Open space recreation uses
13. Hunting and fishing cabins and hunting and fishing and other private club structures
14. Public utility uses
15. Major public utility uses
16. Accessory uses and structures to any use classified as a compatible use

Secondary uses in industrial use areas:

1. Commercial uses
2. Agricultural service uses
3. Public and semi-public buildings
4. Municipal roads
5. Sewage treatment plants
6. Waste disposal areas
7. Junkyards

THIS INDENTURE, made the 20 day of May, 2021

BETWEEN

THOMAS REED, with an address of 10 Forest Lake Road, Lake Luzerne, New York 12846,

Party of the First Part, and

THOMAS REED AND ANNE MARIE REED, as Husband and Wife, with an address of 10 Forest Lake Road, Lake Luzerne, New York 12846,

Parties of the Second Part

WITNESSETH that the Party of the First Part, in consideration of One Dollar and 00/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Parties of the Second Part, do hereby grant, convey and release unto the Parties of the Second Part, their heirs or successors and assigns of the Parties of the Second Part forever,

All that certain piece or parcel of land lying and being in the Town of Lake Luzerne, County of Warren, State of New York, a 93.3 +/- acre lot on certain map entitled "Map of a Survey made for Thomas Reed" Town of Lake Luzerne, County of Warren, State of New York as prepared by Van Dusen & Steves Land Surveyors dated May 4, 2021 and filed in the Warren County Clerk's Office on the same date as this Deed,

BEING a portion of the premises conveyed to Thomas Reed by a deed from Thomas Brennan dated June 28, 2019 and recorded in the Warren County Clerk's Office on July 2, 2019 as instrument number 2019-3917 in Book 5951, Page 254,

TOGETHER WITH AND SUBJECT to easements, covenants and restrictions of record, if any,

TOGETHER with the appurtenances and all the estate and rights of the Party of the First Part in and to the premises,

TOGETHER with all right, title and interest of the Party of the First Part to a 25-foot easement to Nigger Brook and subject to a right of way over a bridle path granted to Hidden Valley Ranch,

TO HAVE AND TO HOLD the premises herein granted unto the Parties of the Second Part, their heirs, successors and assigns of the Parties of the Second Part forever.

AND said Party of the First Part covenants as follows:

FIRST, that the Parties of the Second Part shall quietly enjoy said premises;

SECOND, that said Party of the First Part will forever warrant title to said premises.

THIRD, the Party of the First Part, in compliance with Section 13 of the Lien Law, covenants that the Party of the First Part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purpose.

The word "party" shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

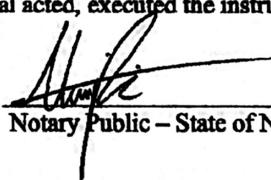
IN WITNESS WHEREOF, the Party of the First Part has duly executed this deed the day and year first above written.



Thomas Reed

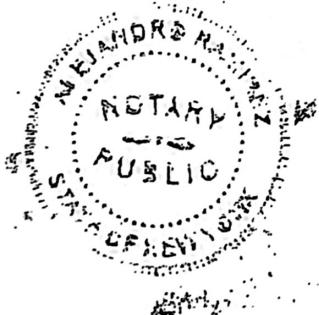
STATE OF NEW YORK)
) ss:
COUNTY OF WARREN)

On the 20 of May 2021, before me, the undersigned personally appeared Thomas Reed, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which the individual acted, executed the instrument.


Notary Public – State of New York

Record & Return to:
Crystal R. Peck, Esq.
Bailey, Johnson & Peck, P.C.
5 Pine West Plaza, Suite 507
Washington Avenue Extension
Albany, New York 12205

ALEJANDRO RAMIREZ
Notary Public, State of New York
Warren County #01RA8405323
Commission Expires Mar. 02, 2024



SCHEDULE "A"

All that certain piece or parcel of land situate, lying and being in the Town of Lake Luzerne, County of Warren and the State of New York, more particularly bounded and described as follows:

BEGINNING at a concrete monument found in the ground for a corner on the northerly bounds of NYS Route 9N, said point marking the southeasterly corner of lands as conveyed to Alfred R. Quade by deed book 683 at page 182; thence running along the bounds of the lands of Quade, the following two courses and distances:

(1) North 06 degrees, 53 minutes and 18 seconds West, a distance of 98.50 feet to a pinch pipe found in the ground for a corner; (2) North 88 degrees, 44 minutes and 55 seconds West, a distance of 99.31 feet to a stone pile found in the ground for a corner, said point marking the northwesterly corner of the lands as conveyed to Alfred R. Quade by deed book 683 at page 182, said point also being in the easterly bounds of the lands as conveyed to Sarah Kyarsgaard by deed book 5245 at page 30; thence running in a northerly direction along the easterly bounds of the lands of Kyarsgaard and others, North 07 degrees, 54 minutes and 22 seconds West, a distance of 1522.28 feet to a point marking the northeasterly corner of the lands as conveyed to Donna Baker by deed book 5120 at page 129; thence running in a westerly direction along the northerly bounds of the lands of Baker, South 85 degrees, 39 minutes and 28 seconds West, a distance of 828.80 feet to a point on the easterly bounds of Hall Hill Road; thence running in a northerly direction along the easterly bounds of Hall Hill Road, North 01 degrees, 13 minutes and 08 seconds East, a distance of 50.25 feet to a pinch pipe found in the ground for a corner, said point marking the southwesterly corner of the lands as conveyed to James and Maureen Sampson by deed book 1486 at page 142; thence running in an easterly direction along the southerly bounds of the lands of Sampson, North 85 degrees, 39 minutes and 28 seconds East, a distance of 300.00 feet to an iron pipe found in the ground for a corner, said point marking the southeasterly corner of the lands as conveyed to Sampson; thence running in a northerly direction along the easterly bounds of the lands of Sampson and others, North 01 degrees, 13 minutes and 08 seconds East, a distance of 464.10 feet to a point in the southerly bounds of the lands as conveyed to Gordon and Betty Ellsworth; thence running in an easterly direction along the southerly bounds of the lands of Ellsworth, North 82 degrees, 36 minutes and 57 seconds East, a distance of 159.71 feet to a stone pile found in the ground for a corner, said point marking the southwesterly corner of lands as conveyed to C.R. Wood Foundation by deed book 844 at page 255; thence running along the bounds of the lands of C.R. Wood Foundation, the following twelve courses and distances:

- (1) North 82 degrees, 09 minutes and 58 seconds East, a distance of 1797.58 feet;
- (2) North 00 degrees, 53 minutes and 17 seconds West, a distance of 40.50 feet;
- (3) North 52 degrees, 54 minutes and 33 seconds East, a distance of 114.22 feet;
- (4) North 28 degrees, 12 minutes and 58 seconds East, a distance of 245.71 feet;
- (5) North 14 degrees, 05 minutes and 48 seconds East, a distance of 129.24 feet;
- (6) North 33 degrees, 54 minutes and 08 seconds East, a distance of 200.97 feet;
- (7) North 54 degrees, 01 minutes and 08 seconds East, a distance of 432.43 feet;
- (8) South 78 degrees, 35 minutes and 42 seconds East, a distance of 141.08 feet;

- (9) South 67 degrees, 25 minutes and 22 seconds East, a distance of 171.20 feet;
- (10) South 21 degrees, 02 minutes and 35 seconds East, a distance of 94.44 feet;
- (11) South 11 degrees, 15 minutes and 00 seconds East, a distance of 201.18 feet;
- (12) South 44 degrees, 15 minutes and 05 seconds East, a distance of 645.52 feet to an iron pipe found in the ground for a corner on the northerly bounds of Hidden Valley Road; thence running in a westerly direction along the northerly bounds of Hidden Valley Road, the following three courses and distances:
 - (1) South 57 degrees, 42 minutes and 43 seconds West, a distance of 70.53 feet;
 - (2) South 73 degrees, 42 minutes and 53 seconds West, a distance of 281.16 feet;
 - (3) South 69 degrees, 57 minutes and 23 seconds West, a distance of 32.06 feet to a point marking the southeasterly corner of tax parcel 286.-1-36; thence running along the bounds of tax parcel 286.-1-36, the following two courses and distances:
 - (1) North 57 degrees, 59 minutes and 05 seconds West, a distance of 497.76 feet;
 - (2) South 06 degrees, 38 minutes and 15 seconds East, a distance of 443.99 feet to a point marking the northeasterly corner of the lands as conveyed to Richard and Ruth Pavone by deed book 1415 at page 20; thence running in a westerly direction along the northerly bounds of the lands of Pavone, South 52 degrees, 14 minutes and 20 seconds West, a distance of 1418.75 feet to a point marking the most westerly corner of the lands of Pavone; thence running South 51 degrees, 27 minutes and 30 seconds East, a distance of 96.00 feet to a point marking the most northerly corner of lands as conveyed to Magliato Realty LLC by deed book 3998 at page 216; thence running along the lands of Magliato Realty LLC the following two courses and distances:
 - (1) South 43 degrees, 43 minutes and 20 seconds West, a distance of 546.69 feet to an iron pipe found in the ground for a corner;
 - (2) South 50 degrees, 57 minutes and 30 seconds East, a distance of 778.00 feet to an iron pipe found in the ground for a corner on the northerly bounds of NYS Rte. 9N; thence running in a westerly direction along the northerly bounds of NYS Rte. 9N, the following eleven courses and distances:
 - (1) South 50 degrees, 37 minutes and 05 seconds West, a distance of 171.57 feet;
 - (2) South 61 degrees, 53 minutes and 35 seconds West, a distance of 193.25 feet;
 - (3) South 73 degrees, 48 minutes and 55 seconds West, a distance of 150.21 feet;
 - (4) South 82 degrees, 47 minutes and 15 seconds West, a distance of 172.15 feet;
 - (5) South 06 degrees, 00 minutes and 05 seconds East, a distance of 1.00 feet;
 - (6) North 70 degrees, 35 minutes and 45 seconds West, a distance of 124.46 feet;
 - (7) North 80 degrees, 48 minutes and 05 seconds West, a distance of 76.56 feet;
 - (8) South 78 degrees, 24 minutes and 55 seconds West, a distance of 101.65 feet;
 - (9) South 72 degrees, 12 minutes and 25 seconds West, a distance of 100.65 feet;
 - (10) North 23 degrees, 22 minutes and 25 seconds West, a distance of 1.00 feet;
 - (11) North 88 degrees, 41 minutes and 45 seconds West, a distance of 64.71 feet to the place and point of beginning, containing 93.3 acres of land to be the same more or less.

Part A(4): Parcels and Mailing Addresses

Addresses of those within the area being requested for reclassification:

Thomas & Anne Reed

Mailing Address: 10 Forest Lake Road, Lake Luzerne, NY 12846

Parcel #: in area requested for classification: 286.-1-18.1

Addresses of those with parcels adjacent to the parcel that includes the area being requested for reclassification:

Shawn Graham

Mailing Address: PO Box 459, Lake Luzerne , NY 12846

Parcel #: 286.-1-13

C.R. Wood Foundation

Mailing Address: 55 Walls Dr Fl 3 Fairfield , CT 06824

Parcel #: 286.-1-14, 286.-1-37

Richard & Ruth Pavone

Mailing Address: 5550 Berkshire Dr Apt 104 Fort Myers , FL 33912

Parcel #: 286.-1-35

Mountain Air Campgrounds LLC

Mailing Address: 60 Pollock Rd Latham , NY 12110

Parcel #: 286.-1-31.2

Alfred R Quade

Mailing Address: 2 Southern Dr Latham , NY 12110

Parcel #: 286.-1-28

Sarah Kyarsgaard

Mailing Address: PO Box 196 Lake Luzerne , NY 12846

Parcel #: 286.-1-27

Donna Baker

Mailing Address: 60 Hall Hill Rd Lake Luzerne , NY 12846

Parcel #: 286.-1-20.1

James & Maureen Sampson

Mailing Address: 66D Edgewater Park Bronx , NY 10465

Parcel #: 286.-1-17

Roberta Vanderzee

Mailing Address: PO Box 386 Lake Luzerne , NY 12846

Parcel #: 286.-1-16

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project: Amend Land Use from Rural Use to: Moderate Intensity in one area, and Low Intensity in another area.			
Project Location (describe, and attach a location map): The parcel with the proposed changes borders on Hidden Valley Rd, 9N, and Hall Hill Road in Lake Luzerne, NY.			
Brief Description of Proposed Action: The Proposed Action is consistent with objectives noted in the Town's last two Comprehensive Plans. The Proposed Action is consistent with objectives noted in the County's most recent Comprehensive Plan. The Proposed Action would benefit the community.			
Name of Applicant or Sponsor: Thomas Reed		Telephone: (518) 527-4899 E-Mail: vze2b6n7@gmail.com	
Address: 10 Forest Lake Road			
City/PO: Lake Luzerne		State: NY	Zip Code: 12846
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			
3. a. Total acreage of the site of the proposed action? <u>68.8</u> acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>96</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

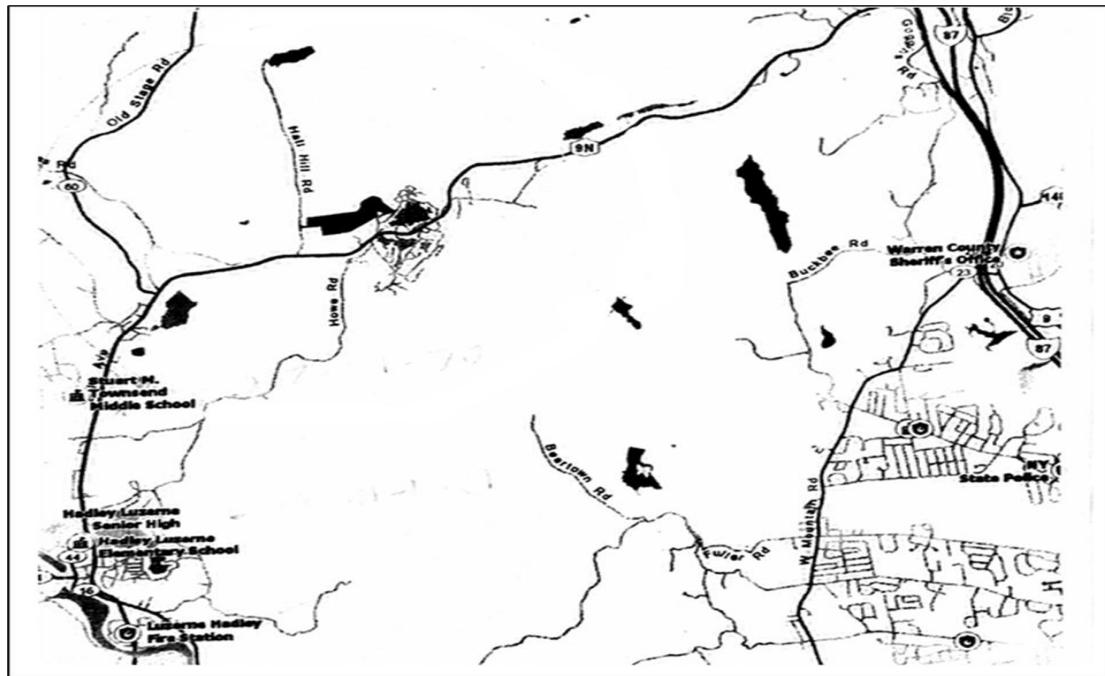
Section 5 Maps

5A. Public Infrastructure

There are no public water or sewer lines in the area of our 2 Proposed Map Amendment Areas.

5B. Public Service

Map below created by Warren County GIS shows all points of interest.



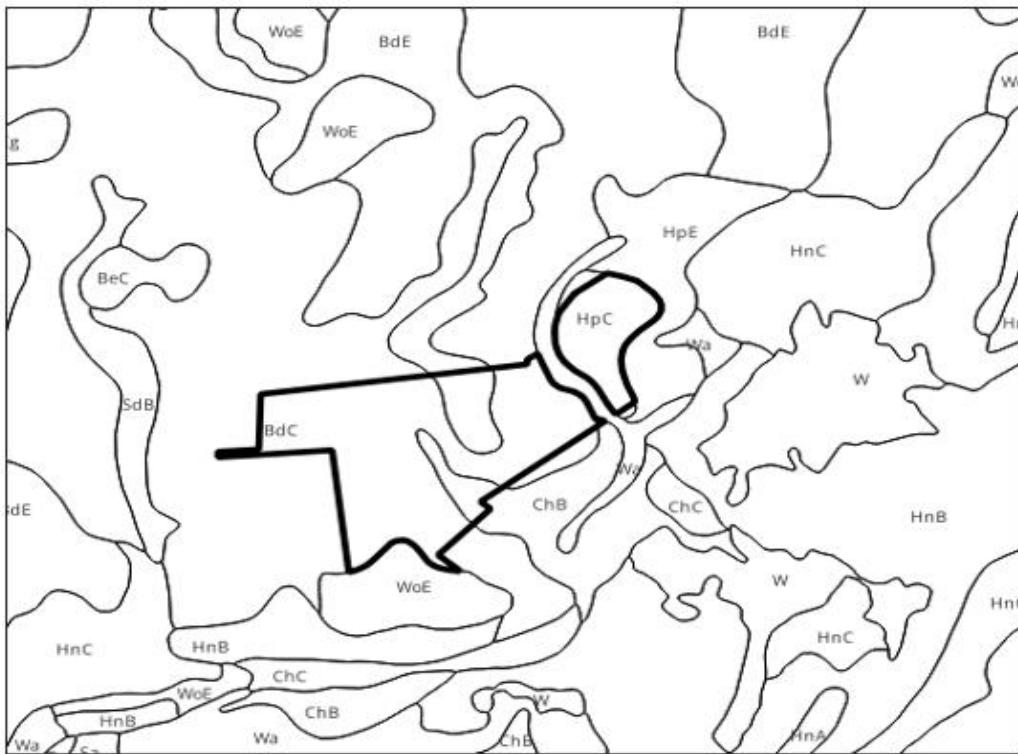
5C. Existing Development

Map below was built using GIS shapefile downloaded from Warren County GIS Data download webpage. We added the 2 Proposed Areas of Change and the Legend.



5D. Soils Information

Map below was created using GIS shapefile downloaded from [USDA Soil Survey GIS Data download webpage](#). We added the 2 Proposed Areas of Change. A Report is attached describing each Soil Series.



Map Unit: BdC—Bice very bouldery fine sandy loam, sloping

Description Category: GENSOIL

Bice: 70 percent

The Bice component makes up 70 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Below this thin organic horizon the organic matter content is about 4 percent. This component is in the F143XY501ME Loamy Slope ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Description Category: GENSOIL

Schroon: 5 percent

Generated brief soil descriptions are created for major soil components. The Schroon soil is a minor component.

Description Category: GENSOIL

Lyme: 5 percent

Generated brief soil descriptions are created for major soil components. The Lyme soil is a minor component.

Description Category: GENSOIL

Stowe: 4 percent

Generated brief soil descriptions are created for major soil components. The Stowe soil is a minor component.

Description Category: GENSOIL

Plainfield: 4 percent

Generated brief soil descriptions are created for major soil components. The Plainfield soil is a minor component.

Description Category: GENSOIL

Hinckley: 4 percent

Generated brief soil descriptions are created for major soil components. The Hinckley soil is a minor component.

Description Category: GENSOIL

Woodstock: 4 percent

Generated brief soil descriptions are created for major soil components. The Woodstock soil is a minor component.

Description Category: GENSOIL

Unnamed soils: 4 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit: BdE—Bice very bouldery fine sandy loam, steep**Description Category:** GENSOIL

Bice: 70 percent

The Bice component makes up 70 percent of the map unit. Slopes are 25 to 35 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Below this thin organic horizon the organic matter content is about 4 percent. This component is in the F143XY501ME Loamy Slope ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Description Category: GENSOIL

Schroon: 5 percent

Generated brief soil descriptions are created for major soil components. The Schroon soil is a minor component.

Description Category: GENSOIL

Lyme: 5 percent

Generated brief soil descriptions are created for major soil components. The Lyme soil is a minor component.

Description Category: GENSOIL

Stowe: 4 percent

Generated brief soil descriptions are created for major soil components. The Stowe soil is a minor component.

Description Category: GENSOIL

Woodstock: 4 percent

Generated brief soil descriptions are created for major soil components. The Woodstock soil is a minor component.

Description Category: GENSOIL

Hinckley: 4 percent

Generated brief soil descriptions are created for major soil components. The Hinckley soil is a minor component.

Description Category: GENSOIL

Unnamed soils: 4 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Description Category: GENSOIL

Plainfield: 4 percent

Generated brief soil descriptions are created for major soil components. The Plainfield soil is a minor component.

Map Unit: ChB—Charlton fine sandy loam, 3 to 8 percent slopes**Description Category:** GENSOIL

Charlton: 85 percent

The Charlton component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hills on glaciated uplands. The parent material consists of coarse-loamy melt-out till derived from granite, gneiss, and/or schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 8 percent. This component is in the F144AY034CT Well Drained Till Uplands ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Sutton: 8 percent

Generated brief soil descriptions are created for major soil components. The Sutton soil is a minor component.

Description Category: GENSOIL

Paxton: 5 percent

Generated brief soil descriptions are created for major soil components. The Paxton soil is a minor component.

Description Category: GENSOIL

Chatfield: 1 percent

Generated brief soil descriptions are created for major soil components. The Chatfield soil is a minor component.

Description Category: GENSOIL

Leicester: 1 percent

Generated brief soil descriptions are created for major soil components. The Leicester soil is a minor component.

Map Unit: HpC—Hinckley-Plainfield complex, sloping**Description Category:** GENSOIL

Hinckley: 45 percent

The Hinckley component makes up 45 percent of the map unit. Slopes are 8 to 15 percent. This component is on proglacial deltas, outwash plains, terraces. The parent material consists of sandy and gravelly glacioluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 50 percent. Below this thin organic horizon the organic matter content is about 5 percent. This component is in the F143XY601ME Dry Outwash, Dry Sand ecological site. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Description Category: GENSOIL

Plainfield: 35 percent

The Plainfield component makes up 35 percent of the map unit. Slopes are 8 to 15 percent. This component is on proglacial deltas, outwash plains, terraces. The parent material consists of sandy glacioluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 50 percent. Below this thin organic horizon the organic matter content is about 2 percent. This component is in the F143XY601ME Dry Outwash, Dry Sand ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Description Category: GENSOIL

Castile: 5 percent

Generated brief soil descriptions are created for major soil components. The Castile soil is a minor component.

Description Category: GENSOIL

Pits, sand, gravel: 5 percent

Generated brief soil descriptions are created for major soil components. The Pits, sand, gravel soil is a minor component.

Description Category: GENSOIL

Unnamed soils: 5 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Description Category: GENSOIL

Wareham: 3 percent

Generated brief soil descriptions are created for major soil components. The Wareham soil is a minor component.

Description Category: GENSOIL

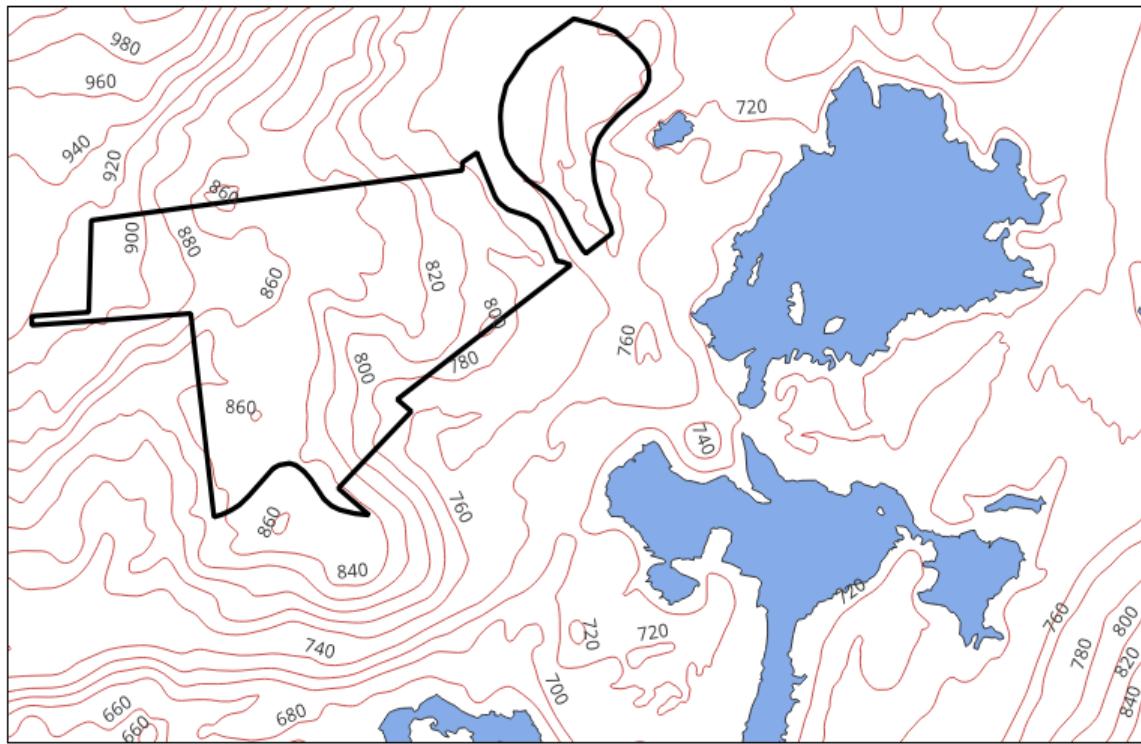
Wareham: 2 percent

Generated brief soil descriptions are created for major soil components. The Wareham soil is a minor component.

5E. Topography and Water Resources

Map below was created using GIS shapefile downloaded from USGS GIS TNM Data download webpage.

We added the 2 Proposed Areas of Change.

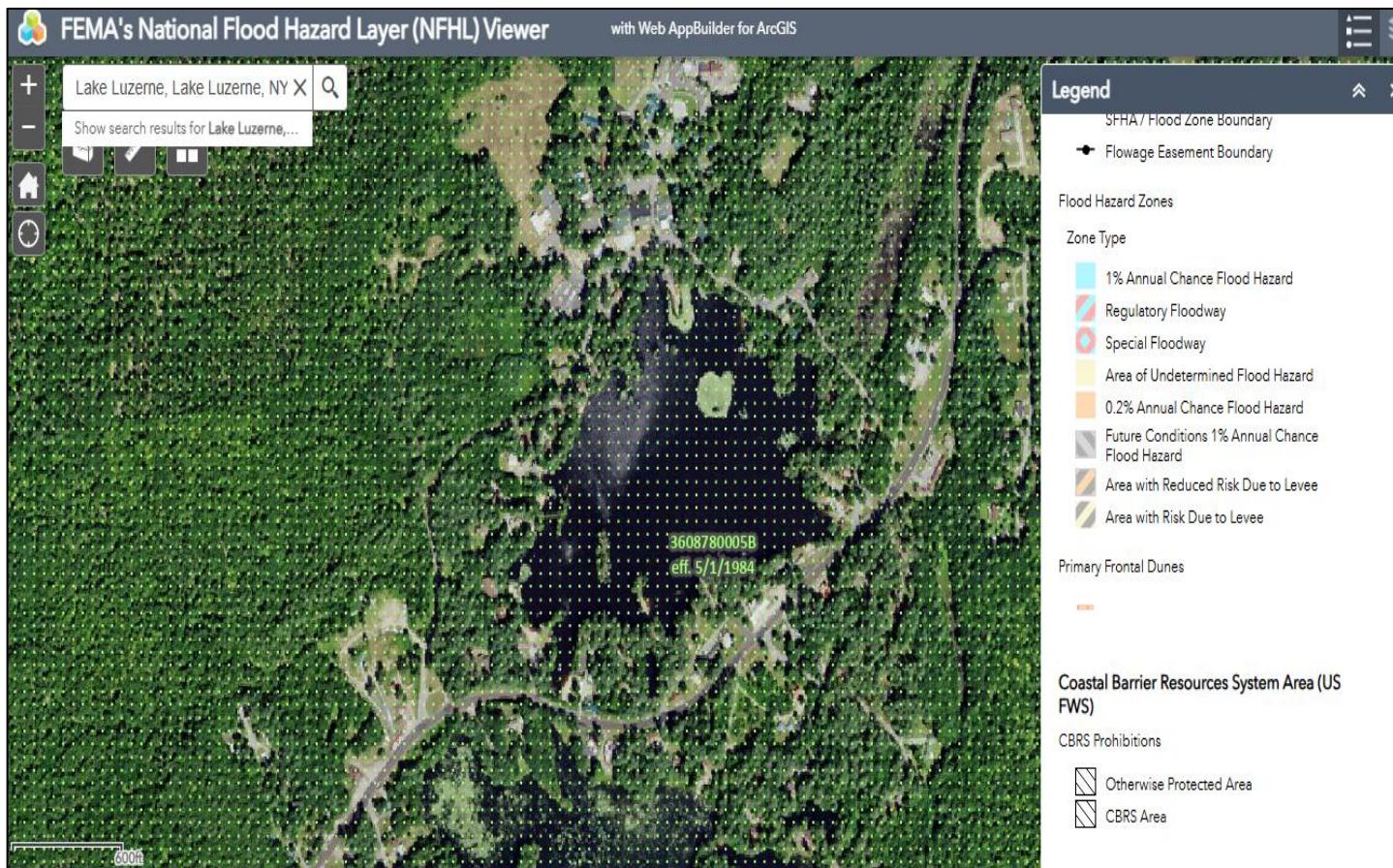
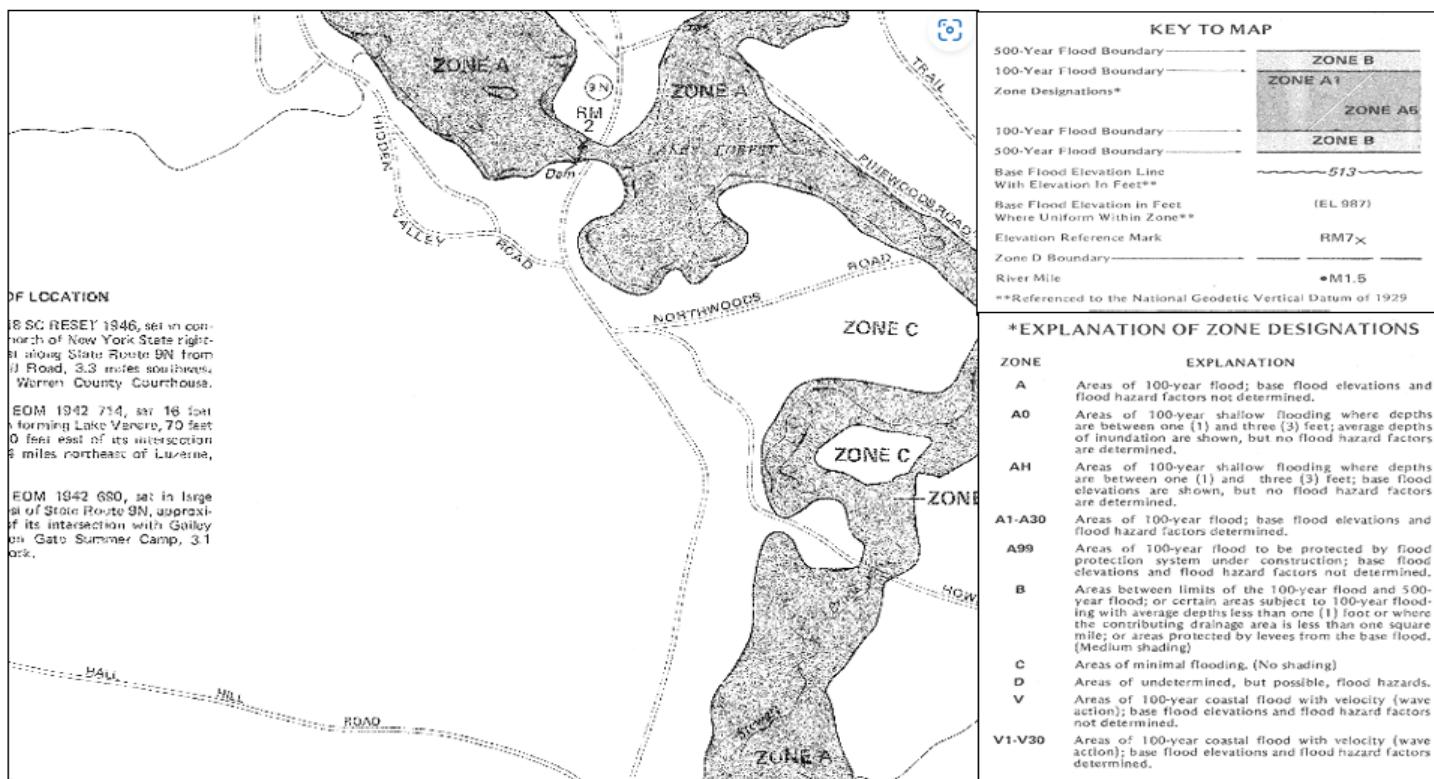


5F. Wild and Scenic Rivers

There are no rivers within 1/2 mile of our 2 Proposed Map Amendment Areas.

5G. Flood Hazard

Screenshots of the two Lake Vanare area flood maps below were taken from the FEMA flood maps website. There are no Flood Hazard areas in our 2 Proposed Map Amendment Areas.



5H. Agriculture District

There are no Agricultural District areas in our 2 Proposed Map Amendment Areas.

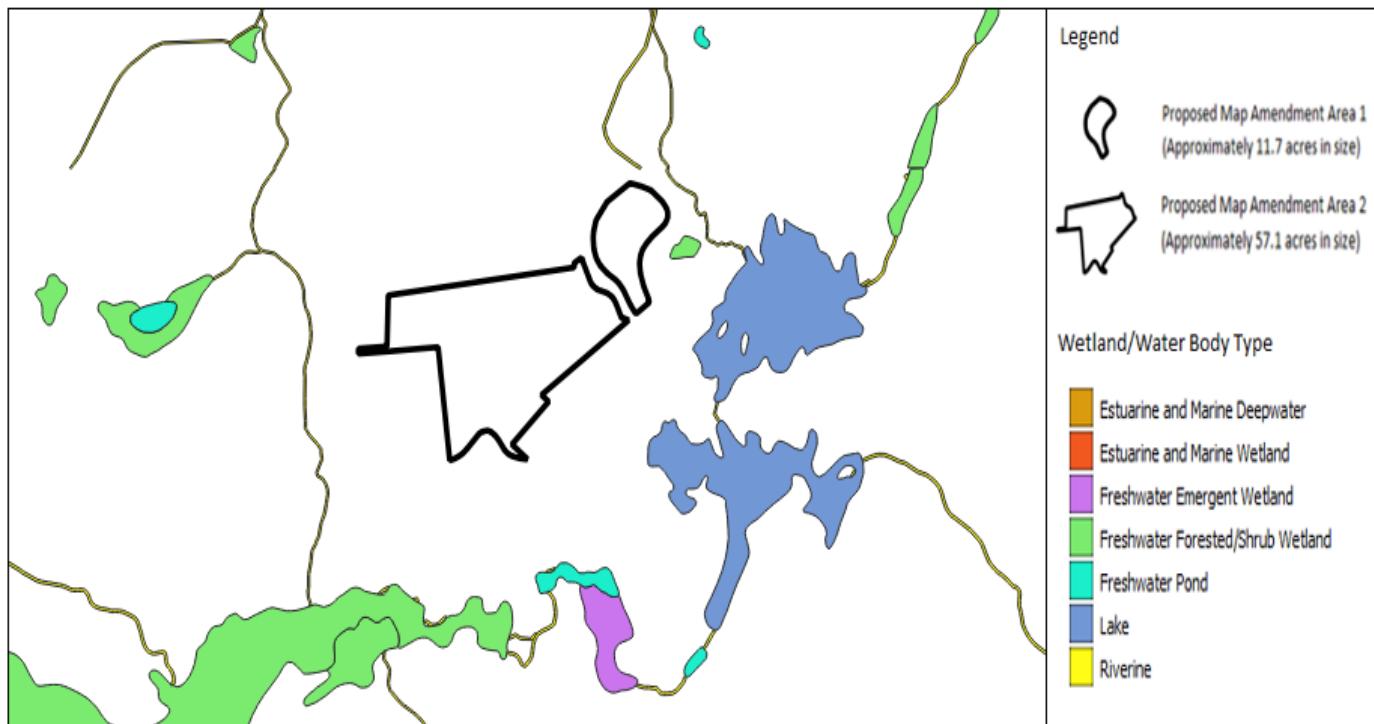
5I. Wetlands

There are no Wetland areas in our 2 Proposed Map Amendment Areas.

The Map below is from the National Fish & Wildlife Service and the map shows Official Freshwater Wetlands and other Water Bodies in the Lake Vanare area.

We downloaded the GIS data from the National Fish & Wildlife website.

We added our 2 Proposed Map Amendment Areas to the map.



5J. Vistas

We do not believe either of our 2 Proposed Map Amendment Areas can be seen from Adirondack Park Vistas.

5K. Historic Sites

There are no structures on either of our 2 Proposed Map Amendment Areas.

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify: _____			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

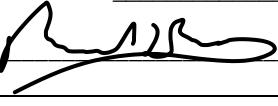
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Thomas Reed Date: 6/23/2025

Signature:  Title: Owner

Part D - Justification

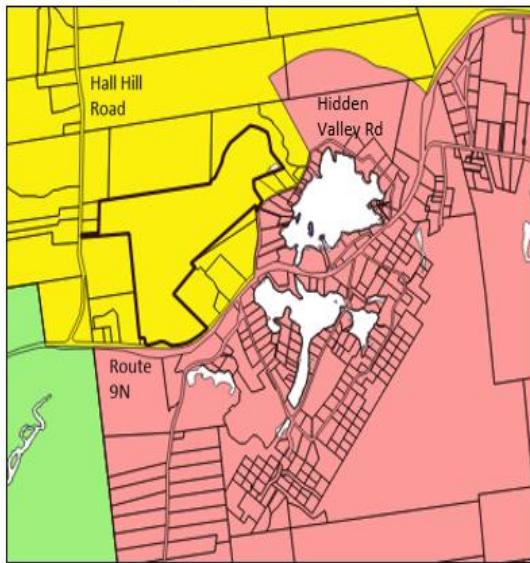
Proposed Action

We are a parcel owner in the Town of Lake Luzerne. We are requesting an amendment to the Official Adirondack Park Land Use and Development Plan Map to reclassify two portions of land on one parcel from **Rural Use** to a combination of **Low Intensity Use and Moderate Intensity Use**. We will refer to the two proposed map amendment areas in this document as “Proposed Map Amendment Area 1” and “Proposed Map Amendment Area 2”.

The map on the left below shows the current APA land use designations in the Lake Vanare settlement hamlet area including a parcel outlined in dark black that includes the two proposed map amendment change areas.

The map on the right below shows the 2 proposed change areas within the parcel outlined in dark black.

Current APA Land Use Designations in the Lake Vanare Settlement Hamlet Area



2 Proposed Map Amendment Change Areas

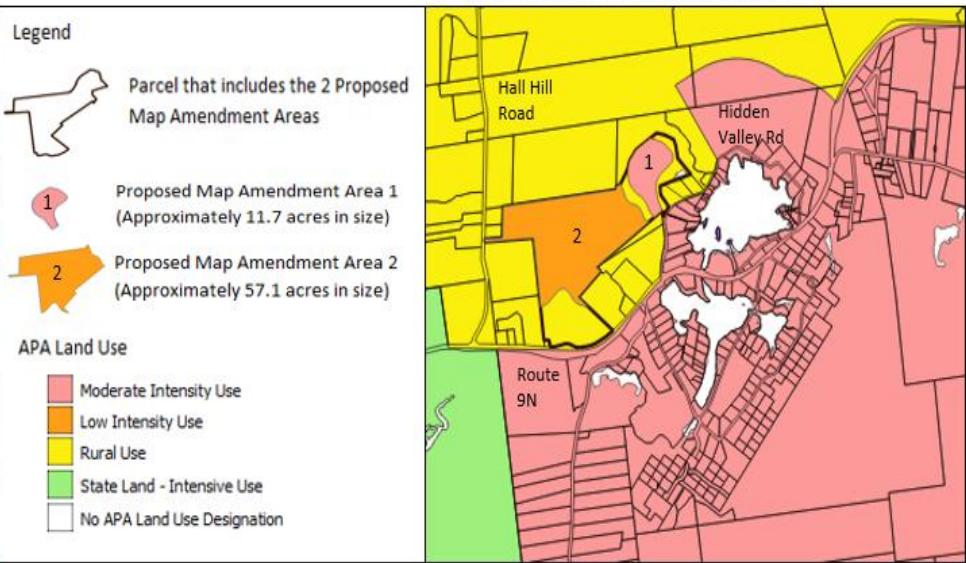


Exhibit 1.

Proposed Map Amendment Area 1 is labeled with a “1” on the map on the right. We are requesting that the APA land use designation be changed from **Rural Use** to **Moderate Intensity Use** within Proposed Map Amendment Area 1. Proposed Map Amendment Area 1 is approximately 11.7 acres in size. The shape of Map Amendment Area 1 was determined by the type of soil that is within that area (we will discuss soils in more detail later in this proposal). The location of Proposed Map Amendment Area 1 was determined by boundaries including 2 streams and a road. For example, there is a stream to the right of Proposed Map amendment Area 1 (there is an approximate 100+ foot buffer between the right side of Proposed Map Amendment Area 1 and this stream, which appears to mirror the buffer used on the right side of the stream that separates this stream from the Moderate Intensity Land Use area on the adjacent parcel). There is also a stream to the left of Proposed Map Amendment Area 1 (and there is an approximate 100+ foot buffer between the left side of Proposed Map Amendment Area 1 and the second stream). Additionally, there is a road boundary (Hidden Valley Road) directly below Proposed Map Amendment Area 1. The approval of Proposed Map Amendment Area 1 would facilitate continuing the Moderate Intensity Land Use character designation displayed in the majority of other areas located within the center of the Lake Vanare settlement hamlet area.

Proposed Map Amendment Area 2 is labeled with a “2” on the map on the right. We are requesting that the APA land use designation be changed from **Rural Use** to **Low Intensity Use** within Proposed Map Amendment Area 2. Proposed Map Amendment Area 2 is approximately 57.1 acres in size. The shape of Map Amendment Area 2 was determined by the type of soil that is within that area (again, we will discuss soils in more detail later in this proposal). The location of Proposed Map Amendment Area 2 was determined by boundaries including a stream and 2 roads. For example, there is a stream to the right of Proposed Map amendment Area 2 (there is an approximate 100+ foot buffer between the right side of Proposed Map Amendment Area 2 and the stream). Additionally, there is a road boundary (Hall Hill Road) directly to the left of Proposed Map Amendment Area 2, and there is also a road boundary (Route 9N) below Proposed Map Amendment Area 2. The approval of Proposed Map Amendment Area 2 would facilitate transitioning from the Moderate Intensity Land Use character within the center of the Lake Vanare settlement hamlet area to the Rural Land Use character on the opposite side of Hall Hill Road.

References

Town of Lake Luzerne 2010 and 2023 Comprehensive Plans

APA Planning Guide: "Hamlets 3: Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park"

APA Final Supplemental Environmental Impact Statement (FSEIS) 2019-01

Adirondack Park Agency (APA) GIS Data webpage:

<https://apa.ny.gov/planning/gis/downloads.html>

APA Land Use Shapefile

Warren County GIS Data webpage:

<https://warren-county-gis-warrencountyny.hub.arcgis.com/pages/data>

Town of Lake Luzerne Tax Parcels/Town Land Use Shapefile

Town of Lake Luzerne Road Centerlines Shapefile

United States Department of Agriculture (USDA) webpage:

<https://websoilsurvey.nrcs.usda.gov/app/>

Warren County Soils Shapefile

Warren County Soil Descriptions

United States Geological Survey (USGS) webpage:

<https://apps.nationalmap.gov/downloader/>

Topographic Map Shapefile

DEM used to make Slope Map

United States Geological Survey (USGS) webpage:

<https://gis.usgs.gov/sciencebase2/rest/services/Catalog/65a848cbd34ebad3f34c9b2e/MapServer/0>

Forest Blocks Shapefile

FEMA webpage:

<https://www.fema.gov/flood-maps>

Flood Maps

National Fish & Wildlife Service webpage:

<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

NY Freshwater Wetland and Waterbodies Shapefile

NYS GIS Clearinghouse webpage

https://services6.arcgis.com/DZHaqZm9cxOD4CWM/arcgis/rest/services/Unconsolidated_Aquifers_250K_Upstate_NY/FeatureServer

Unconsolidated Aquifers Upstate NY Shapefile

Purpose

The purpose of the proposed change is to achieve several Town of Lake Luzerne Comprehensive Plan Objectives by employing strategic techniques outlined in the APA guide “Hamlets 3 – Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park”.

The APA “Hamlets 3” publication notes an important definition for a Hamlet as used in the publication. The following is taken from the APA document “Hamlets 3”, Chapter 3 - Study Elements, page 17:

“The term “hamlet” most commonly refers to a small village or rural settlement that does not have its own elected government. However, defining “hamlet” in the Adirondacks is more complicated, as the term also refers to a state land use classification . In 1973 New York State established the Adirondack Land Use and Development Plan, which divided privately-owned land within the Adirondack Park into six land use classifications, including one called “Hamlet” (colored brown on the land use map). The land use classification “Hamlet” usually coincides with a “hamlet” settlement, but not always. Some “hamlet” settlements are not classified “Hamlet” land use (usually designated Moderate, colored red). And some “Hamlet” land use area is undeveloped land. Also some larger hamlets are incorporated places and are called “villages.””

“Using the terms “Hamlet” (land use) and “hamlet” (settlement) can lead to confusion. The distinction is important, however, as legally Hamlet-designated areas afford more density options and less Adirondack Park Agency project jurisdiction. Eighteen of the 92 townships in the Adirondacks have physical “hamlets” but not “Hamlet-designated” areas. **As used in Hamlets 3, “hamlet” means a community or physical settlement.”**

The “Hamlets 3” definition of the term hamlets is very important to understand with this proposal, as the Town of Lake Luzerne has noted the designation of three “Secondary Hamlets” (non-APA Land Use Hamlets) in their **2010 Comprehensive Plan**. Exhibit 2 below contains a screenshot that shows the discussion of these “Secondary Hamlets” from the Town of Lake Luzerne 2010 Comprehensive Plan.

C. Objective: Strengthen identity of other Hamlet areas of the Town aside from the Lake Luzerne Hamlet.
<p><u>Recommendations</u></p> <p>1.9 Review zoning ordinance and alter it in ways necessary to allow for desired growth in secondary hamlet areas, or to limit commercial uses where they are determined incompatible.</p> <p>Commercial development has crept into various areas along Route 9N, and the community is concerned that the character of that critical roadway will be ruined if such development continues. There are several small hamlet areas along Route 9N where it might be more appropriate for commercial development to be concentrated. Each individual hamlet area should be evaluated and planned according to the desires of the community. Where appropriate, zoning could be changed in order to either allow some growth of businesses in those areas, or to eliminate all commercial uses over time. The identity of these hamlets should be explored with the intention of identifying and strengthening the character and quality of these places.</p> <p>1.10 Establish signage and design guidelines that will identify these other hamlets in order to create a distinct identity for each one: Fourth Lake, Lake Vanare, and Hudson Grove.</p> <p>Giving a greater sense of identity to the other hamlets in Lake Luzerne will enhance the character of those areas and provide a more interesting and cohesive experience for visitors to the town. A signage design program could be formulated for the Town as a whole, or each individual hamlet could have a theme that represents and identifies the unique qualities that they possess. Having a unified signage theme in the Town will create a visually pleasing aesthetic and create a look that stands apart from the surrounding towns. Similarly, guidelines could be put in place that suggest that all new construction or renovations occurring within these areas prescribe to a certain style or theme will further identify these hamlets and give each one a unique identity.</p>

Exhibit 2. Town of Lake Luzerne 2010 Comprehensive Plan further discussion of the Town of Lake Luzerne Secondary Hamlets.

Recommendation 1.10 in Exhibit 2 above clearly identifies the three secondary hamlets: Fourth Lake, Lake Vanare, and Hudson Grove.

Recommendation 1.10 in Exhibit 2 also discusses a “signage design” program. As part of this signage program the Town of Lake Luzerne has put up road signs on Route 9N indicating the northeast and southwest boundaries of the secondary hamlets of Lake Vanare and Fourth Lake. The designation of these secondary hamlet boundaries plays an important role in our proposal. As noted earlier, we will be using strategies discussed in the APA publication “Hamlets 3” in our proposal. Chapter 2 of “Hamlets 3” discusses the principle of hamlet boundaries. We have taken a center point between the road signs of each secondary hamlet to establish a center point for each secondary hamlet. These center points were used to establish the “Growth Ring” center points as discussed in the Growth Model contained in the APA publication “Hamlets 3” chapter 5.

The Adirondack Park Agency publication “Hamlets in the Adirondacks (1983)” has also mapped and discussed (on page 34) the Lake Vanare area as a settlement hamlet area.

Environmental Setting

Location

Proposed Map Amendment Area 1 and Proposed Map Amendment Area 2 are located in the southeastern portion of the Adirondack Park, in the Town of Lake Luzerne. The APA Hamlet of Lake Luzerne lies approximately 5 miles southwest of the Proposed Map Amendment Areas via NYS Route 9N. The Hamlet of Lake George is located approximately 5 miles northeast of the Proposed Map Amendment Areas via NYS Route 9N. Figure 1 is a map showing the general location of the area under consideration for this action.

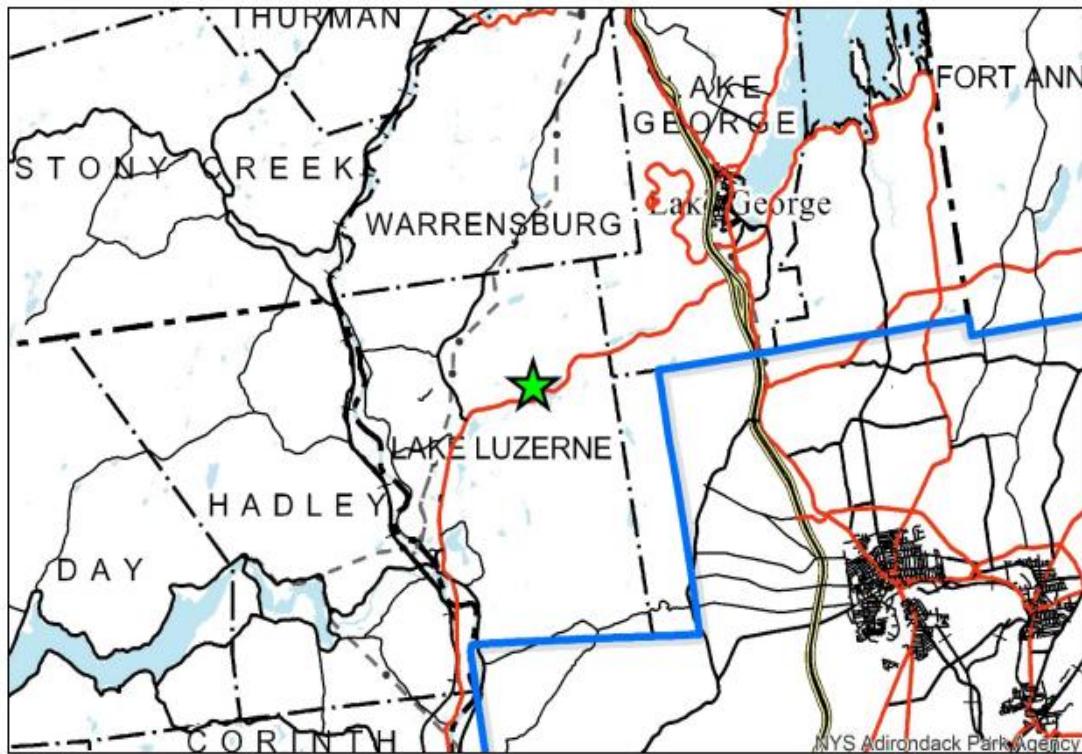


Figure 1. Map showing the general location of the Proposed Map Amendment Area.

Adirondack Park Land Use and Development Plan Maps and Data

The Town of Lake Luzerne is approximately 25,282 acres in size, including water bodies. Table 1 shows how the land is currently classified pursuant to the Official Adirondack Park Land Use and Development Plan map.

Land Classification	Acreage
Hamlet	513
Moderate Intensity Use	4,613
Low Intensity	3,313
Rural Use	11,424
Resource Management	1,420
State Land	3,205
	24,488

Table 1. Approximate Acreage of land use classifications in the Town of Lake Luzerne.

* Approximately 5,292 acres of private lands in the Town of Lake Luzerne are under New York State conservation easements

The Proposed Map Amendment Areas are currently classified as Rural Use by the Adirondack Park Agency. They are bounded by Rural Use to the west and north. This Rural Use land use area is part of an approximately 11,424-acre Rural Use land use area that extends throughout the Town of Lake Luzerne. The Proposed Map Amendment Areas are also bounded by Moderate Intensity Use on the east and south. This Moderate Intensity Use area is approximately 4,613 acres in size and stretches from the western boundary of the Town of Lake Luzerne to the eastern boundary of the Town, generally running along the NYS Route 9N corridor.

Figure 2 below is a map showing the local view of the Proposed Map Amendment Areas as well as the other current classifications on the Adirondack Park Land Use and Development Plan Map.

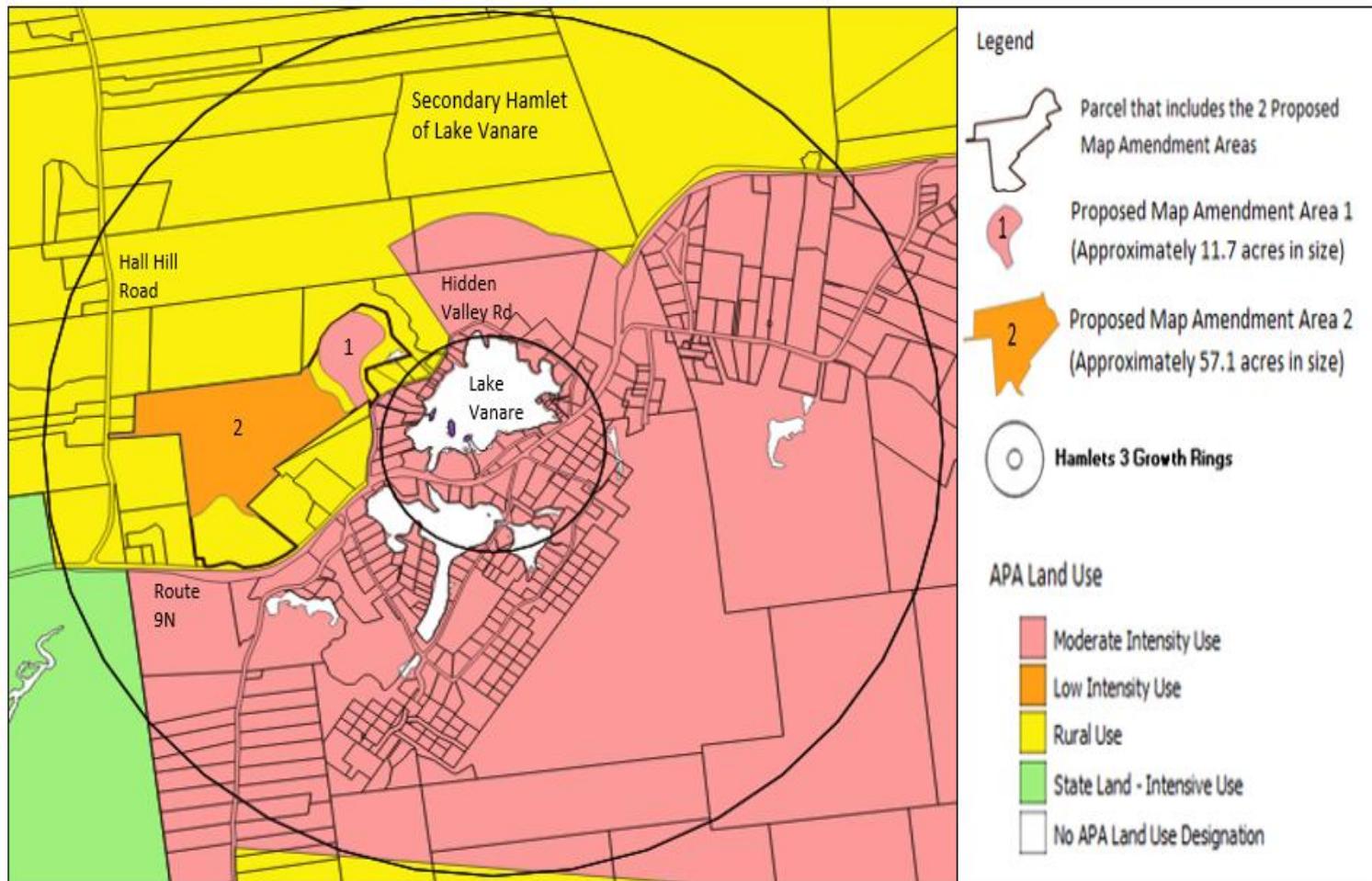


Figure 2. Map showing the Proposed Map Amendment Areas and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

The Map in Figure 2 includes “Hamlets 3” Growth Rings. As mentioned earlier, we used the Lake Vanare road signs on Route 9N to establish the secondary hamlet boundaries as well as a center point from which to draw the “Hamlets 3” Growth Rings. As indicated in “Hamlets 3” chapter 5, we drew Inner Growth Ring A with a $\frac{1}{4}$ mile radius, and we drew the second Growth Ring B with a 1 mile radius.

Chapter 6 in “Hamlets 3” notes that Map amendments are best used to increase density in Rings A or B to support smart growth. Our Proposed Map Amendments continue an extension of the Moderate Intensity Use character from Inner Ring A to the Second Ring B, as well as introduce an area of Low Intensity into the second ring.

Figure 3 below is a map showing a Regional view of the Proposed Map Amendment Area with the current classifications on the Adirondack Park Land Use and Development Plan Map.

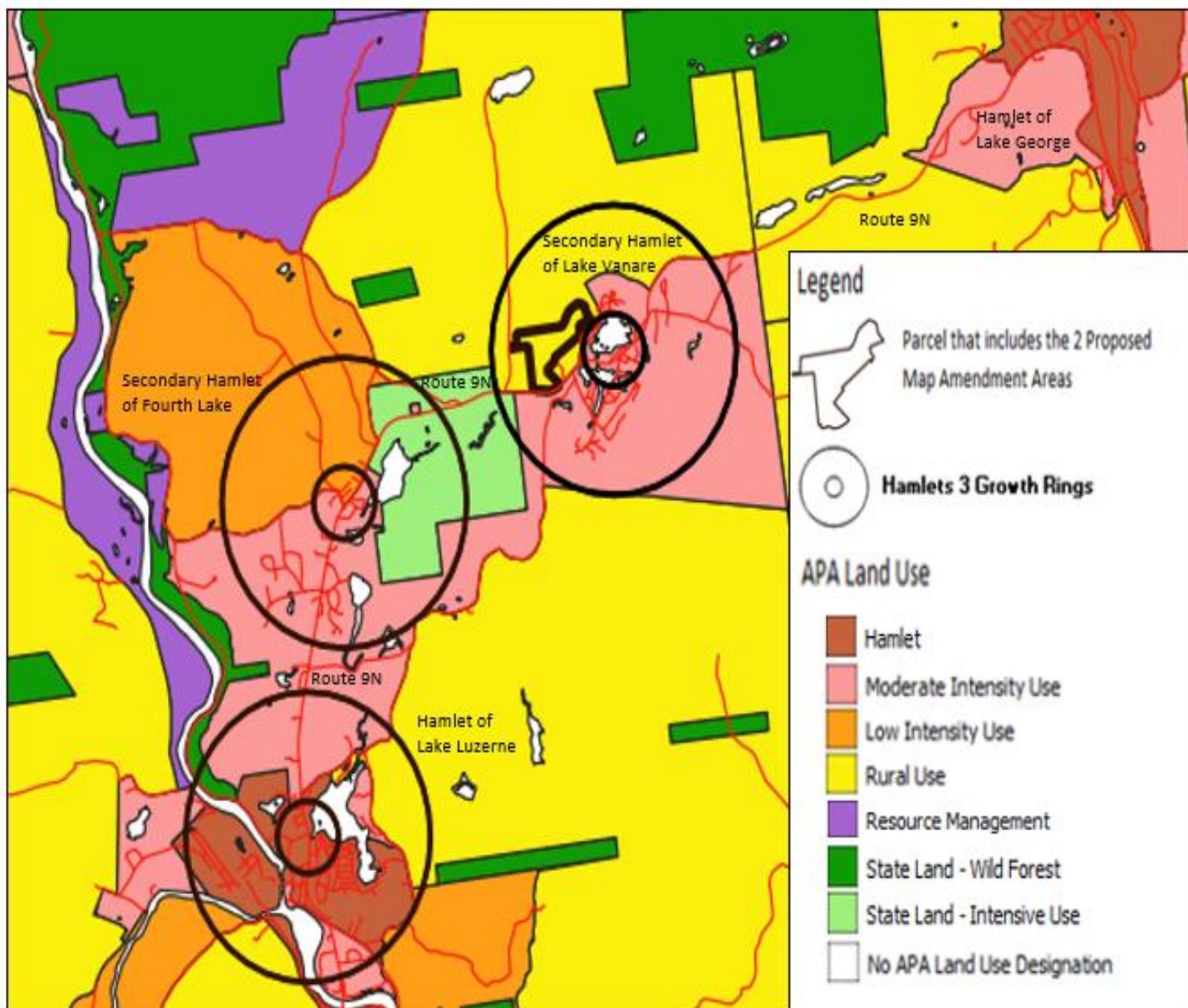


Figure 3. Map showing the Proposed Map Amendment Area and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

The map in Figure 3 above notes the “necklace” Hamlet cluster (“Hamlets 3” chapter 6) along Route 9N between the Hamlets of Historic Lake Luzerne, Fourth Lake, Lake Vanare, and Lake George.

As noted earlier in this proposal, the APA Hamlet of Lake Luzerne lies approximately 5 miles southwest of the Proposed Map Amendment Areas via NYS Route 9N, and the APA Hamlet of Lake George is located approximately 5 miles northeast of the Proposed Map Amendment Areas via NYS Route 9N.

Existing Town Assessor Designated Land Use and Development

Figure 4 shows the existing Town Assessor designated land use in and around the Proposed Map Amendment Areas according to Warren County Office of Real Property Tax Service and New York State Office of Real Property Services (ORPS). According to data obtained from the County and ORPS, the requested map amendment areas consist of a portion of one Vacant Residential parcel.



Figure 4. Map showing the existing land use according to Warren County property tax map data for the Proposed Map Amendment Area and surrounding area.

Table 2 contains a description of the parcel that includes the Proposed Map Amendment Areas, the acreage affected by the proposal, and existing use according to County tax parcel data.

Acres Within Map		
Lot	Amendment Areas	Existing Land Use Category
286-1-18.1	68.8*	322 Vacant Land - Rural Residential > 10 acres

Table 2. Description of the parcel located within the Proposed Map Amendment Area, acreage, and existing use according to County tax parcel data.

* Only a portion of this parcel's total area is located within the Proposed Map Amendment Areas.

Roads, Public Water/Sewer, Utilities, Fire/Rescue Services, and Police

The land parcel that includes the Proposed Map Amendment Areas has approximately 1,150 feet of road frontage along NYS Route 9N, a hard-surfaced State-maintained highway. NYS Route 9N intersects with Interstate 87 approximately 5 miles to the northeast. The land parcel that includes the Proposed Map Amendment Areas also has approximately 100 feet of road frontage along Hidden Valley Road, a hard-surfaced town road that intersects with NYS Route 9N in two locations, forming a loop around Lake Vanare. The land parcel that includes the Proposed Map Amendment Areas also has approximately 50 feet of road frontage along Hall Hill Road, a hard-surfaced town road that intersects with NYS Route 9N. Figure 5 is a map showing the roads in the vicinity of the Proposed Map Amendment Areas.

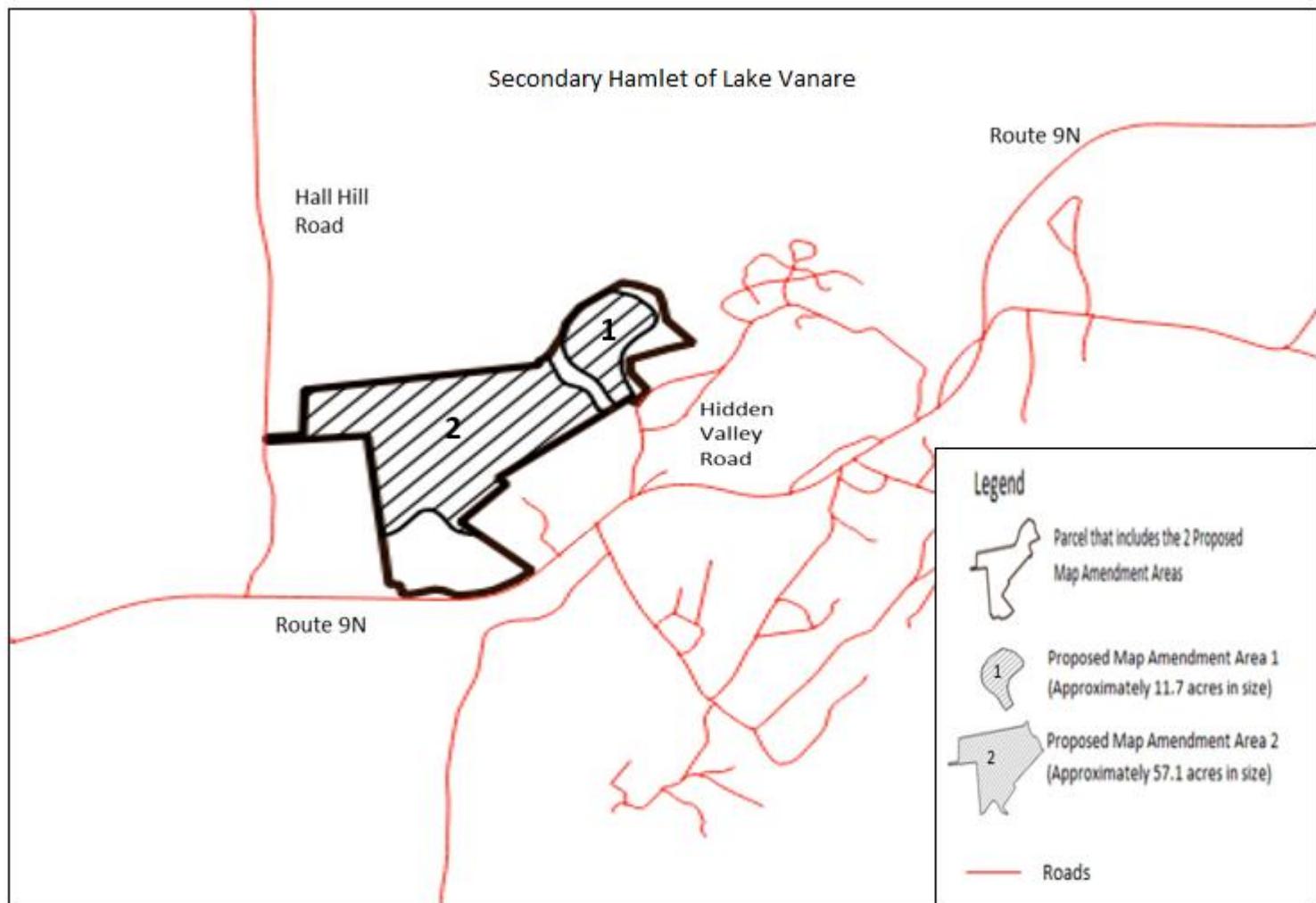


Figure 5. Map showing the roads around the parcel with the Proposed Map Amendment Areas.

There are no public sewer or water facilities available to Proposed Map Amendment Areas. Electric and telephone lines run along NYS Route 9, Hidden Valley Road, and Hall Hill Road.

Fire and rescue services are furnished by the Lutzerne-Hadley Fire Department. Police protection is available from Warren County Sheriff Department and New York State Police, both located in Queensbury, approximately 14 miles from the Proposed Map Amendment Area.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified three soil types within the Proposed Map Amendment Areas. These soil map types are comprised of Bice, Charlton, and Hinkley series.

Hinckley-Plainfield complex makes up 100% of Proposed Map Amendment Area 1 and consists of sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Bice series makes up approximately 94% of Proposed Map Amendment Area 2 and consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Charlton series makes up approximately 6% of Proposed Map Amendment Area 2 and consists of coarse-loamy melt-out till derived from granite, gneiss, and/or schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

One of the most important natural characteristics in determining the potential for development of land without access to public sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site septic effluent. Under the correct conditions, dry, well-drained soils, such as sand and gravel deposits, result in dry basements and properly functioning septic systems. Approximately 100% of the Proposed Map Amendment Area contains soils that are expected to pose few limitations for on-site wastewater treatment systems.

Figure 6 is a map showing the soil map data from the Soil Survey of Warren County, New York.



Figure 6. Map showing the Proposed Map Amendment Areas and Warren County Soil Survey data.

Table 3 is a list of the soil map types in the Proposed Map Amendment Area, the acreage and percentages of each, and their expected suitability for on-site wastewater treatment systems.

Soil Type	Expected limitations for on-site wastewater treatment	Proposed Map Amendment Area 1		Proposed Map Amendment Area 2	
		Proposed Map Amendment Area 1 Acres	% of Area	Proposed Map Amendment Area 2 Acres	% of Area
Hinckley-Plainfield	few	11.7	100%	0.0	0%
Bice	few	0.0	0%	53.6	94%
Charlton	few	0.0	0%	3.5	6%
		11.7	100%	57.1	100%

Table 3. Soil Types within the Proposed Map Amendment Areas

Topography

The topography of the Proposed Map Amendment Areas consists primarily of low to moderate slopes, with 93% of Proposed Map Amendment Area 1 containing slopes under 15%, and 73% of Map Amendment Area 2 containing slopes under 15% . Generally, slopes under 15% can support relatively intense level of development.

Figure 7 below shows a slope map for the Proposed Map Amendment Areas.

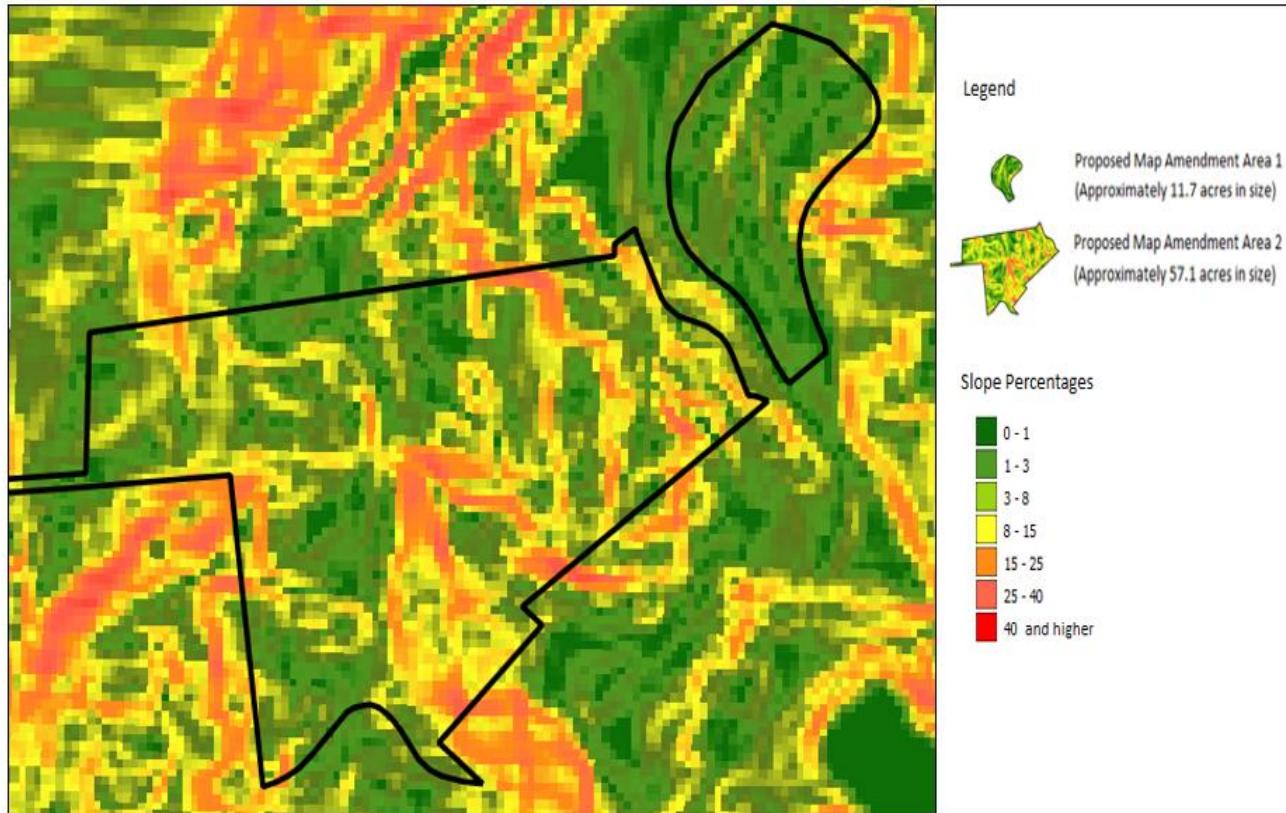


Table 4 below shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

Slope Range	Land Use Implications	Total Acres in Proposed Map Amendment Area 1	% of area in Proposed Map Amendment Area 1	Total Acres in Proposed Map Amendment Area 2	% of area in Proposed Map Amendment Area 2
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	11.4	97.4%	41.9	73.4%
Steep Slopes (16-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	0.3	2.6%	11.6	20.3%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	0	0.0%	3.6	6.3%

Table 4. Slopes within the Proposed Map Amendment Areas

11.7 100% 57.1 100%

Wetlands, Streams, Lakes, Ponds

There are no wetlands within 100 feet of Proposed Map Amendment Area 1.

There are no wetlands within 100 feet of Proposed Map Amendment Area 2.

There are no streams, lakes, or ponds on Proposed Map Amendment Area 1.

There are no streams, lakes, or ponds on Proposed Map Amendment Area 2.

Approximately 0% of the Proposed Map Amendment Area 1 contains water resources.

Approximately 0% of the Proposed Map Amendment Area 2 contains water resources.

Aquifers

There are no aquifers within approximately 650 feet of any portion of Proposed Map Amendment Area 1.

There are no aquifers within approximately 600 feet of any portion of Proposed Map Amendment Area 2.

Figure 7 below has an aquifer map that includes the Proposed Areas of Change.

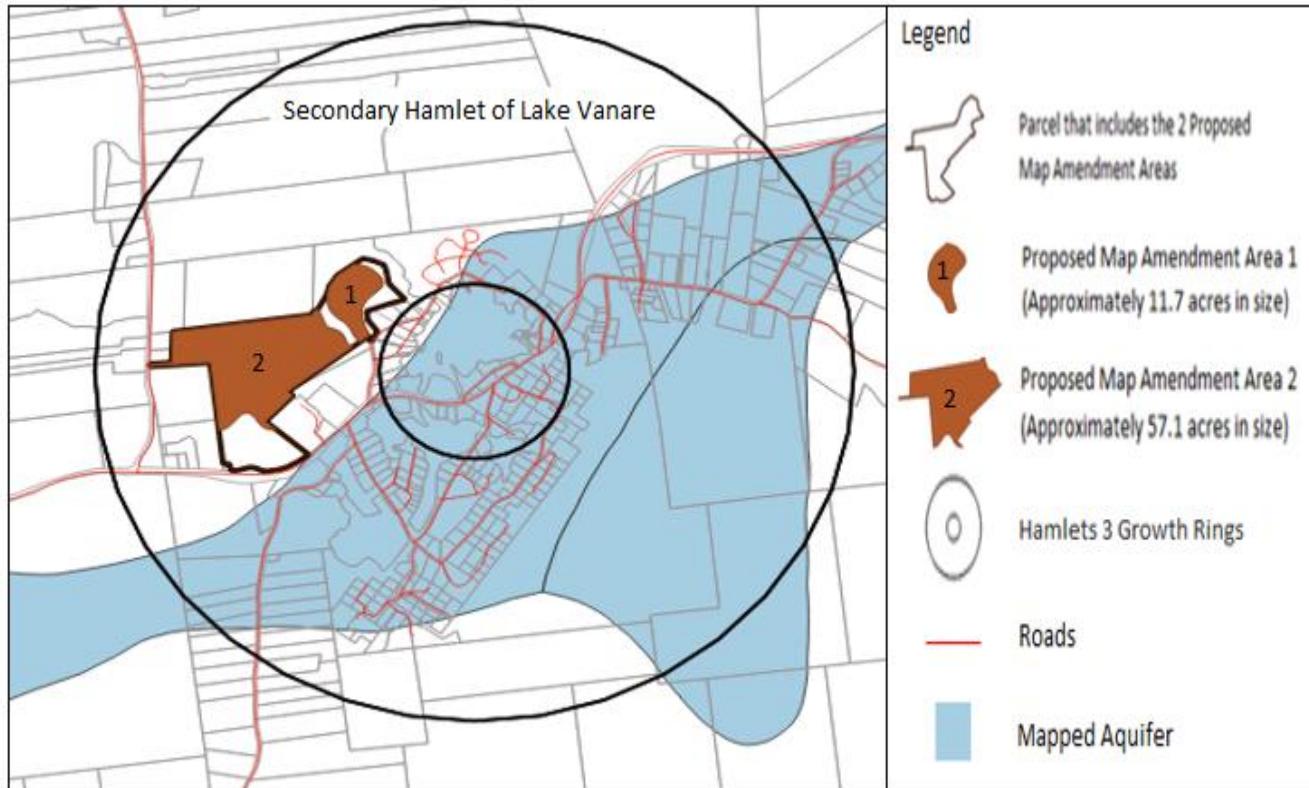


Figure 7. Map showing the Proposed Map Amendment Areas and a mapped aquifer.

Critical Environmental Areas – Highway CEA's

The Proposed Map Amendment Areas are not within 150 feet of a State highway right-of-way.

Biological Resources - Endangered Species

There are no known instances of rare threatened or endangered species in the Proposed Map Amendment Area.

Biological Resources - Forest Blocks

Approximately 15,586 acres of APA designated land within the Town of Lake Luzerne is designated as a type of forest block by the Wildlife Conservation Society (WCS). There is approximately 24,448 acres of total APA designated land within the Town of Lake Luzerne. Thus, approximately 64% of the APA designated land in the Town of Lake Luzerne is designated as a type of forest block by the Wildlife Conservation Society (WCS).

Figure 8 below shows a map of the WCS designated forest blocks around the Secondary Hamlet area of Lake Vanare.

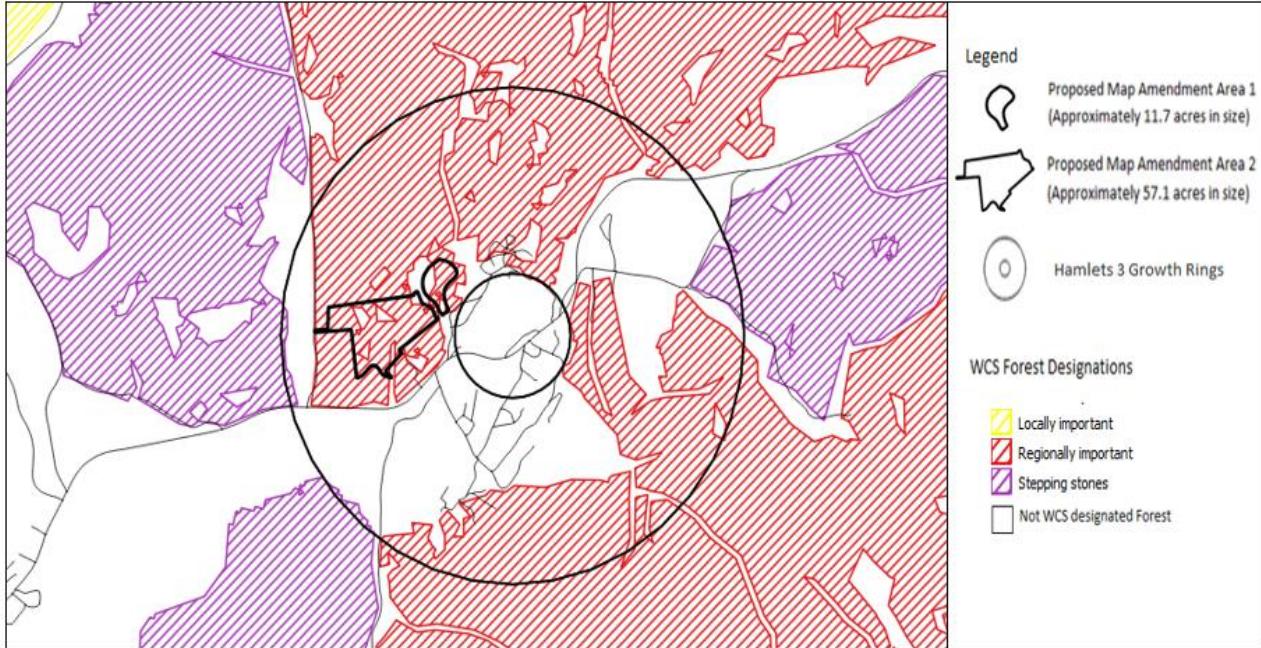


Figure 8. Map of the WCS designated forest blocks.

A significant portion of Proposed Map Amendment Area 1 and Proposed Map Amendment Area 2 are part of a WCS designated forest block. A large portion of APA designated Moderate Intensity Use Land to the East and the South of the Proposed Map Amendment areas also falls within the same WCS designated forest block. This indicates that it is appropriate to have APA designated Moderate Intensity Use lands within WCS designated forest blocks. We feel the most strategic locations for development in the WCS designated forest blocks is within the two inner "Hamlets 3" Growth Rings. Figure 9 shows a map of APA designated land use areas within the WCS designated forest blocks located near the Lake Vanare secondary hamlet.

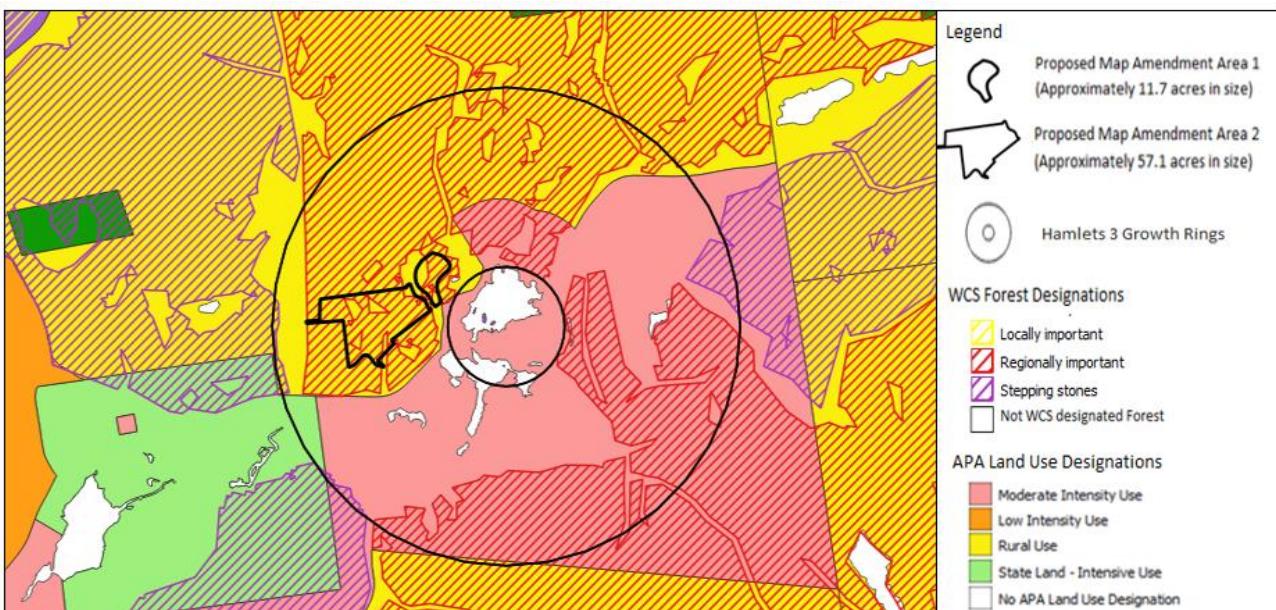


Figure 9. Map of WCS designated forest blocks along with APA designated land use.

Summary Calculations of the Proposed Map Amendment Changes

Table 5 shows the current and proposed APA Land Use Classifications and their corresponding dwelling densities within the Proposed Map Amendment Areas.

Proposed Map Amendment Area	Total Acres	Current APA Land Use Designation	Current Acres Required per Dwelling	Current # of Potential Dwellings	Proposed APA Land Use Designation	Proposed Acres Required per Dwelling	Proposed # of Potential Dwellings	Increase in # of Potential Dwellings
Proposed Map Amendment Area 1	11.7	Rural Use	8.5	1.4	Moderate Intensity	1.3	9.0	7.6
Proposed Map Amendment Area 2	57.1	Rural Use	8.5	6.7	Low Intensity	3.2	17.8	11.1
Totals	68.8			8.1			26.8	18.7

Table 5. Table showing APA dwelling calculations for the Proposed Map Amendment Change Areas.

Population Trends, Public Need, Benefits

The 'Total Population', 'Population by Age', and 'Housing Occupancy' data tables below came from the NYS Comptroller's office census data web page.

The Total K-12 school enrollment data for the 'Total K-12 School Enrollment' table below came from the New York State Education Department's data web page.

The data below indicates the following:

The overall population in the Town of Lake Luzerne has dropped 4.3% from year 2000 to year 2020.

The Youth Population (Under the Age of 18) in the Town of Lake Luzerne has dropped 37.7% from year 2000 to year 2020.

The K-12 School Enrollment at Hadley-Luzerne Central School District has dropped 46% from year 2000 to year 2023.

The total number of Housing Units in the Town of Lake Luzerne has dropped 2.7% from year 2000 to year 2020.

Thus, the increased number of potential dwellings from the Proposed Map Amendment Change could be a potential benefit to the Town of Lake Luzerne and Hadley-Luzerne CSD.

Total Population

Muni Code	Muni Name	Class	County	Region	Total Population					
					Census Count			Percentage Change		
					2000	2010	2020	2000 to 2010	2010 to 2020	2000 to 2020
520344660000	Lake Luzerne	Town	Warren	Capital District	3,219	3,347	3,079	4.0%	-8.0%	-4.3%

Population by Age

Muni Code	Muni Name	Class	Count	Region	Adult Population (Age 18 or Older)				Youth Population (Under the Age of 18)							
					Census Count			Percentage Change			Census Count					
					2000	2010	2020	2000 to 2010	2010 to 2020	2000 to 2020	2000	2010	2020			
520344660000	Lake Luzerne	Town	Warren	Capital District	2,418	2,685	2,580	11.0%	-3.9%	6.7%	801	662	499	-17.4%	-24.6%	-37.7%

Housing Occupancy

Muni Code	Muni Name	Class	County	Region	Total Housing Units				Occupied Housing Units				Vacant Housing						
					2010		2020		Percentage Change		2010		2020		Percentage Change		2010	2020	Vacancy Rate
					2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	
520344660000	Lake Luzerne	Town	Warren	Capital District	2,126	2,068	-2.7%	1,355	1,353	-0.1%	771	715	-7.3%	36.3%	34.6%	2010	2020		

Total K-12 School Enrollment - Hadley-Luzerne CSD

%			
Change			
2000 - 2023			
2000	2010	2023	2023
1,166	901	629	-0.461

Standards for Agency Decision (copied from APA FSEIS 2019-01)

The Agency's decision on a map amendment request is a legislative function based upon the application, public comment, FSEIS, and staff analysis. The public hearing is for informational purposes and is not conducted in an adversarial or quasi-judicial format. The burden rests with the applicant to justify the changes in land use area classification. Future map amendments may be made when new information is developed or when conditions which led to the original classification change.

Procedures and standards for the official map amendment process are found in:

- a) APA Act § 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979 (FGEIS).

Section 805(2)(c)(1) of the APA Act provides in pertinent part:

The Agency may make amendments to the Plan Map in the following manner:

Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmation vote of two-thirds of its members, at the request of any owner of record...or at the request of the legislative body of a local government.

Section 805(2)(c)(5) of the APA Act provides in pertinent part:

Before making any plan map amendment...the Agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred-one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural, resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development, amenability and limitations of the land in question. The Agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

The statutory "purposes, policies and objectives" and the "character descriptions" for the land use areas established by § 805 of the APA Act are shown on the Official Map.

APA Regulation § 583.2 outlines additional criteria:

- a) In considering map amendment requests, the agency will refer to the land use area classification determinants set out as Appendix Q-8 of these regulations and augmented by field inspection.
- b) The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls.

Conclusion

We feel that the APA guide "Hamlets 3 – Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park" provided great strategies to model in our proposal.

Additionally, we believe our Proposed Map Amendment Changes meet all of the standards and criteria outlined above in the "Standards for Agency Decision" section.

Thus, we feel that an APA Map Amendment should be made to change the 11.7 acres of land in Proposed Map Amendment Area 1 from Rural Use to Moderate Intensity Use, and to change the 57.1 acres of land in Proposed Map Amendment Area 2 from Rural Use to Low Intensity Use.

Appendix B

**Land Use Area Descriptions, Setback and
Compatible Use List**

LAND USE AREA DESCRIPTIONS -- PURPOSES, POLICIES AND OBJECTIVES -- SHORELINE LOT WIDTHS AND SETBACKS – COMPATIBLE USE LIST

HAMLET

Character description: Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient population with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

Purposes, policies and objectives: Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service, and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local, government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

Guidelines for overall intensity of development: No overall intensity guideline is applicable to hamlet areas.

Minimum shoreline lot widths and building setbacks are 50 feet, and, in general, any subdivision involving 100 or more lots is subject to agency review.

MODERATE INTENSITY USE

Character description: Moderate Intensity Use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area. Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets

Purposes, policies and objectives: Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

Guidelines for overall intensity of development: The overall intensity of development for land located in any Moderate Intensity Use area should not exceed approximately 500 principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 100 and 50 feet respectively, and, in general, any subdivision involving 15 or more lots is subject to agency review.

LOW INTENSITY USE

Character description: Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas, normally within reasonable proximity to a hamlet, where the physical and biological resources are fairly tolerant and can withstand development at intensity somewhat lower than found in hamlets and moderate intensity use areas. While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreages of critical biological importance. Where these areas are adjacent to or near hamlet, clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

Purposes, policies and objectives: The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market. In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

Guidelines for overall intensity of development: The overall intensity of development for land located in any low intensity use area should not exceed approximately two hundred principal buildings per square mile

Minimum shoreline lot widths and building setbacks are 125 and 75 feet respectively, and, in general, any subdivision involving 10 or more lots is subject to agency permit requirements.

RURAL USE

Character description: Rural use areas, delineated in yellow on the plan map, 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. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural

resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

Purposes, policies and objectives: The basic purpose and objective of rural use areas is to provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of the open spaces that are essential and basic to the unique character of the park. Another objective of rural use areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. This will provide for further diversity in residential and related development opportunities in the park.

Guideline for overall intensity of development: The overall intensity of development for land located in any rural use area should not exceed approximately seventy-five principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 150 and 75 feet respectively, and, in general, any subdivision involving 5 or more lots is subject to agency review.

RESOURCE MANAGEMENT AREAS

Character description: Resource management areas, delineated in green on the plan map, are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas.

Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species.

Other resource management areas include extensive tracts under active forest management that are vital to the wood using industry and necessary to insure its raw material needs.

Important and viable agricultural areas are included in resource management areas, with many farms exhibiting a high level of capital investment for agricultural buildings and equipment. These agricultural areas are of considerable economic importance to segments of the park and provide for a type of open space which is compatible with the park's character.

Purposes, policies and objectives: The basic purposes and objectives of resource management areas are to protect the delicate physical and biological resources, encourage proper and economic management of forest, agricultural and recreational resources and preserve the open spaces that are essential and basic to the unique character of the park. Another objective of these areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefits derived from a park atmosphere along these corridors.

Finally, resource management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites.

Guidelines for overall intensity of development: The overall intensity of development for land located in any resource management area should not exceed approximately

Minimum shoreline lot widths and building setbacks are 200 and 100 feet respectively, and, in general, any subdivision is subject to agency review.

COMPATIBLE USE LIST FROM SECTION 805 OF THE ADIRONDACK PARK AGENCY ACT

HAMLET

All land uses and development are considered compatible with the character, purposed and objectives of Hamlet areas.

MODERATE INTENSITY USE

Primary uses in moderate intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects

21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

LOW INTENSITY USE

Primary uses in low intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Junkyards
24. Major public utility uses
25. Industrial uses

RURAL USE

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes

3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in rural use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Marinas, boat yards and boat launching sites
9. Golf courses
10. Campgrounds
11. Group camps
12. Ski centers
13. Commercial seaplane bases
14. Commercial or private airports
15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Major public utility uses
22. Junkyards
23. Major public utility uses
24. Industrial uses

RESOURCE MANAGEMENT

Primary uses in resource management areas:

1. Agricultural uses.
2. Agricultural use structures.
3. Open space recreation uses.
4. Forestry uses.
5. Forestry use structures.
6. Game preserves and private parks.
7. Private roads.
8. Private sand and gravel extractions.
9. Public utility uses.

Appendix C

Land Use Area Classification Determinants

LAND USE AREA CLASSIFICATION DETERMINANTS

(From Appendix Q-8 of APA Rules & Regulations)

Many criteria and determinants are used in land use planning. Some are common to any planning process. Others vary with the area for which the plan is to be prepared. The needs of inhabitants, the region, and of society define those determinants that receive primary emphasis.

The determinants used in preparing this Land Use and Development Plan were chosen to identify those areas in the park best suited for development. The determinants fall into the following basic categories: (1) natural resources, (2) existing land use patterns, and (3) public considerations. The determinants found within these three categories help identify areas where similar standards are necessary if development is to provide positive values to both the park and the community in which it is located. Furthermore, they identify areas where the potential costs of development to the developer, the community, the prospective purchaser and the environment are so great that serious consideration should be given to alternative uses.

The natural resource determinants identify those areas that are physically most capable of sustaining development without significant adverse impact. Such determinants as soils, topography, water, vegetation and wildlife have been inventoried and analyzed to assure the protection of the basic elements of the park. Existing land uses must also be carefully considered in the planning process, particularly because they are important determinants of the park's present and future character. These determinants identify the historic patterns of the park's growth and indicate the types of growth that have been and are presently viable. Future development contemplated under the plan must also be considered in light of its relation to existing development.

The Legislature has found that there is a State interest in the preservation of the Adirondack Park, and therefore a variety of public consideration determinants have been analyzed in the preparation of this plan. In general, public consideration determinants help identify areas that must be protected in order to preserve the essential open space character of the park. These areas may be considered important from a public standpoint for such reasons as their location near important State lands or their present use in an open space condition. Additionally, there may be a substantial State interest in preserving certain critical public considerations.

The following determinants were used in the land area classification process. The land use implications paragraph is a general indication of the manner in which these determinants were utilized in preparing the plan:

A. DETERMINANT: SOIL

1. Characteristic: Poorly drained or seasonally wet soils.

Description: Soil with a high-water content or seasonal high-water table less than 1 - feet from the surface.

Land use implications: On-site sewage disposal systems will not function adequately and may pollute groundwater supplies. There may also be a problem of flooded basements, backed-up toilets, broken pavements, cracked walls and similar situations. These problems may lead to community health hazards, environmental problems, inconvenience and economic hardship. Severe development limitations exist in those areas that contain a high proportion of poorly drained or seasonally wet soils. Such areas are capable of sustaining development at only a very low level of intensity.

2. Characteristic: Moderately drained soils.

Description: Soils with a seasonal high-water table 1 - to 4 feet below the surface.

Land use implications: A potential for septic system failure or groundwater pollution exists. The New York State Department of Health recommends that the bottom of a septic system tile field be 18 to 30 inches below the soil surface at final grade, with a minimum depth of two feet between the bottom of the tile field and the water table. Special precautions must also be taken to avoid washouts where deep road cuts are necessary. An occasional problem for roads, streets and parking lots on this soil is the ~~washboard~~ effect caused by frost heaving. Although these soils can tolerate a higher level of development than can poorly drained soils, moderate development limitations still exist.

3. Characteristic: Well-drained soils.

Description: Soils with a depth to the seasonal high-water table of more than four feet.

Land use implications: Areas containing well-drained soils present only slight development limitations. Generally, this type of soil can adequately filter the effluent from septic tank systems and poses few other construction problems.

4. Characteristic: Low permeability soils.

Description: Soils with a permeability rate of less than one inch per hour.

Land use implications: Soils with low permeability characteristics present severe development problems. On-site sewage disposal systems may overflow, causing pollution of surface water. Street, road and parking lot surfaces heave, and building walls and foundations tend to crack. Sanitary landfills may cause acute problems when located on soils with these characteristics.

5. Characteristic: Moderately permeable soils.

Description: Soils with a permeability rate of one inch per 30 to 60 minutes.

Land use implications: Problems experienced in soils with this characteristic are similar to, but slightly less severe than, problems experienced with soils of low permeability. In general, adequately designed and engineered septic systems, roads and structures help solve the problems that these soils can cause, but these alternatives tend to be expensive. Areas containing a high percentage of these soils should not be developed at a high level of intensity.

6. Characteristic: Permeable soils.

Description: Soils with a permeability rate of more than one inch per 30 minutes.

Land use implications: Generally, these soils present only slight development limitations, and they can handle a relatively intense level of development. However, excessive permeability may create a potential for the pollution and contamination of groundwater and nearby uncased wells if on-site sewage disposal systems are employed.

7. Characteristic: Shallow depth to bedrock.

Description: Soils with a depth to bedrock of less than one and 1/2 feet.

Land use implications: These soils present severe development constraints. Massive excavation costs are necessary to do even minimal development. On-site sewage disposal systems are not possible under these conditions, as soil depths are not sufficient to provide adequate filtration of effluent. Community sewage systems can only be installed at a prohibitive cost. Shallow soils also present substantial road and building construction problems. These soils should not be developed.

8. Characteristic: Moderate depth to bedrock.

Description: Soils with a depth to bedrock of 1 1/2 to 4 feet.

Land use implications: These soils present moderate development limitations. On-site sewage disposal problems can arise with effluent flowing directly over the bedrock into nearby drainages or groundwater supplies. The more shallow portions of these soils result in increased excavation costs. Intense development should not occur in these areas.

9. Characteristic: Deep soils.

Description: Soils with a depth to bedrock of more than four feet.

Land use implications: Relatively intense development can occur on these soils.

10. Characteristic: Extremely stony soils.

Description: Soils with over 35 percent coarse fragments less than three inches in diameter.

Land use implications: These soils present development problems. Excavation for such purposes as on-site sewage disposal systems, homesites with basements, and streets and roads is costly and difficult. Soils with this description affect the rate at which water moves into and through the soil. The difficulty of establishing a good vegetative ground cover can cause erosion problems. Generally, intense development should be avoided on soils of this nature.

11. Characteristic: Viable agricultural soils.

Description: Soils classified by the New York State Cooperative Extension as Class I and Class II agricultural soils.

Land use implications: Class I and Class II soils constitute a valuable natural resource. While the physical characteristics of these soils will often permit development, their agricultural values should be retained. Consequently, class I and class II soil types found within the Adirondack Park should be used primarily for agricultural purposes.

B. DETERMINANT: TOPOGRAPHY

1. Characteristic: Severe slopes.

Description: Areas with slopes of over 25 percent.

Land use implications: These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.

2. Characteristic: Steep slopes.

Description: Areas with slopes of 16 to 25 percent.

Land use implications: These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.

3. Characteristic: Low and moderate slopes.

Description: Areas with slopes of not greater than 15 percent.

Land use implications: Such slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.

4. Characteristic: Unique physical features.

Description: Gorges, waterfalls, formations and outcroppings of geological interest.

Land use implications: These features represent scarce educational, aesthetic and scientific resources. Construction can seriously alter their value as such, particularly where it mars the landscape or the formations themselves. Consequently, these areas should be developed only at extremely low intensities and in such a manner that the unique features are not altered.

5. Characteristic: High elevations.

Description: Areas above 2,500 feet.

Land use implications: These areas should ordinarily not be developed. They are extremely fragile and critical watershed storage and retention areas that can be significantly harmed by even a very low level of development intensity.

C. DETERMINANT: WATER

1. Characteristic: Floodplains.

Description: Periodically flooded land adjacent to a water body.

Land use implications: These areas should not be developed. Periodic flooding threatens the safety of residents and the destruction of structures. Development that would destroy the shoreline vegetation would result in serious erosion during flood stages. Onsite sewage disposal systems will not function properly and will pollute both surface and ground waters.

2. Characteristic: Wild and scenic rivers.

Description: Lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation.

Land use implications: The New York State Legislature has found that these lands constitute a unique and valuable public resource. Consequently, these lands should not be developed in order to protect the rare resources of free flowing waters with essentially primitive shorelines.

3. Characteristic: Marshes.

Description: Wetlands where there is found a grass-like vegetative cover and a free interchange of waters with adjacent bodies of water.

Land use implications: These areas present severe development limitations. Continual flooding makes on-site sewage disposal impossible and construction expensive. The filling of these areas will destroy the most productive ecosystem in the park and will lower their water retention capacity. Therefore, these areas should not be developed.

D. DETERMINANT: FRAGILE ECOSYSTEM

1. Characteristic: Bogs.

Description: Sphagnum, heath or muskeg vegetation underlaid with water and containing rare plant and animal communities that are often of important scientific value.

Land use implications: These areas should not be developed. They are sensitive areas whose delicate ecological balance is easily upset by any change in water level or the addition of any pollutants.

2. Characteristic: Alpine and subalpine life zones.

Description: Areas generally above 4,300 feet exhibiting tundra-like communities.

Land use implications: These areas should not be developed. The vegetative matter in these areas cannot withstand any form of compaction or development. These communities are extremely scarce in the park.

3. Characteristic: Ecotones.

Description: Areas of abrupt change from one ecosystem to another, giving rise to extraordinary plant and animal diversity and productivity.

Land use implications: These areas should be developed only at a low level of intensity. Development at higher intensities would modify the vegetative cover and would drastically reduce the diversity of wildlife vital to the Adirondack character. These limited areas serve as the production hub for surrounding areas.

E. DETERMINANT: VEGETATION

1. Characteristic: Virgin forests.

Description: Old-growth natural forests on highly productive sites, including those natural areas identified by the Society of American Foresters.

Land use implications: These areas deserve protection and should, therefore, be developed only at a low level of intensity. Intense development of these areas would destroy illustrative site types, including vestiges of primitive Adirondack conditions deemed important from both scientific and aesthetic standpoints.

2. Characteristic: Rare plants.

Description: Areas containing rare plant communities, including those identified by the State Museum and Science Services.

Land use implications: These areas should not be developed. Development, even at a very low level of intensity, would modify the habitat of these plants and thereby cause their possible extinction in New York State.

F. DETERMINANT: WILDLIFE

1. Characteristic: Rare and endangered species habitats.

Description: Habitats of species of wildlife threatened with extinction either in New York State or nationwide.

Land use implications: These areas should not be developed. Development at even a low level of intensity would modify the habitats of these species and thereby cause their possible extinction in New York State or nationwide. These small areas are often the survival link for entire species.

2. Characteristic: Key wildlife habitats.

Description: Important deer wintering yards, waterfowl production areas and bodies of water containing native strains of trout.

Land use implications: These areas can sustain only a very limited level of development intensity without having a significant adverse affect on the wildlife. Development at greater intensities would alter the habitats, thus making them unsuitable for continued use by wildlife. Development also increases the vulnerability of these critical areas.

G. DETERMINANT: PARK CHARACTER

1. Characteristic: Vistas.

Description: Area viewed from the 40 Adirondack Park vistas identified in the State Land Master Plan.

Land use implications: The intensity of development should vary with the distance from the vista with the purpose of protecting the open-space character of the scene. Development within one-quarter mile of the vista will have a substantial visual impact on this character and should be avoided. Between one-quarter mile and five miles, a low intensity of development will not damage the open-space appearance, whereas intense development would. Relatively intense development beyond five miles will not damage the scene so long as it does not consist of large clusters of buildings or industrial uses.

2. Characteristic: Travel corridors.

Description: Presently undeveloped areas adjacent to and within sight of public highways.

Land use implications: Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park. The allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.

3. Characteristic: Proximity to State land.

(a) (1) Description: Areas within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas.

(2) Land use implications: Intense development of these areas would threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designation. Consequently, these lands should be developed at only a very low level of intensity.

(b) (1) Description: Inholding surrounded by wilderness, primitive or canoe areas.

(2) Land use implications: Development at more than a very minimal level of intensity should not be allowed. The development of such parcels would compromise the integrity of the most fragile classifications of land under the Adirondack Park State Land Master Plan.

(c) (1) Description: Inholdings of less than 1,000 acres surrounded by wild forest lands and inaccessible by two-wheel-drive vehicles.

(2) Land use implications: These areas should not be developed at more than a very low level of intensity. Intense development of these areas would constitute a hazard to the quality of the surrounding wild forest lands.

4. Characteristic: Proximity to services.

(a) (1) Description: Areas that are remote from existing communities and services.

(2) Land use implications: Intense development of these areas would be detrimental to open-space character of the park. Development of such remote areas is also generally costly in terms of services provided by local government. Consequently, a low level of development should be permitted.

(b) (1) Description: Areas that are readily accessible to existing communities.

(2) Land use implications: These areas can sustain a high level of development intensity. Local government services can be efficiently and economically provided in such areas. Development here will generally be of positive economic value to a community.

5. Characteristic: Historic sites.

Description: Sites of historic significance from a local, park or national standpoint.

Land use implications: Any development of the site itself or its immediate environs, except restoration, would destroy the site's historical and educational values.

H. DETERMINANT: PUBLIC FACILITY

1. Characteristic: Public sewer systems.

Description: Areas served by a public sewer system.

Land use implications: Development may occur in these areas in spite of certain resource limitations that have been overcome by public sewer systems. Consequently, these areas can often be used for highly intensive development.

2. Characteristic: Proposed public sewer systems.

Description: Areas identified in a county comprehensive sewerage study where public sewer systems are considered feasible.

Land use implications: Encouraging relatively intense development in these areas will often provide the necessary impetus to establish the proposed systems. These systems will overcome certain health hazards and associated environmental problems that would otherwise be considered limiting.

I. DETERMINANT: EXISTING LAND USE

1. Characteristic: Urbanized.

(a) (1) Description: A large, varied and concentrated community with a diversity of housing and services.

(2) Land use implications: Generally, these areas have the facilities and potential to develop as major growth and service centers.

(b) (1) Description: A small, concentrated community.

(2) Land use implications: Generally, these areas have the potential to develop as growth centers.

2. Characteristic: Residential.

Description: Areas of primarily residential development.

Land use implications: The primary use of these areas should continue to be residential in nature.

3. Characteristic: Forest management.

Description: Large tracts, primarily of northern hardwood or spruce-fir forests, under active forest management.

Land use implications: These areas should be developed at only a minimal level of intensity. They constitute a unique natural resource. The supply of these species of trees, which are uncommon in such quantities elsewhere in the State, is important to insure a continuing supply of saw-logs and fiber for the economically vital wood-using industry of the region.

4. Characteristic: Agricultural lands.

(a) (1) Description: Areas under intensive agricultural management in which there is evidence of continuing capital investment for buildings and new equipment.

(2) Land use implications: These areas are an important resource within the Adirondack Park. These areas are of economic importance in some areas of the park. Consequently, these areas should only be developed at a very minimal level of intensity.

(b) (1) Description: Areas containing less viable agricultural activities frequently interspersed with other types of land uses.

(2) Land use implications: These areas are important to the open-space character of the park and also contain pockets of important agricultural soils. Consequently, they should be utilized for a low level of development intensity.

5. Characteristic: Industrial uses.

(a) (1) Description: Areas containing large-scale economically important industrial activities, located outside of centralized communities.

(2) Land use implications: These areas have been intensively used and are important to the economy of the Adirondack Park. They should remain in active industrial use.

(b) (1) Description: Proposed industrial sites identified by the State Development of Commerce or regional or local planning agencies.

(2) Land use implications: Because they are potentially important to the economy of the Adirondack Park, industrial uses should be encouraged in these areas.

Appendix D

Adirondack Park Agency Jurisdictional Chart

SUMMARY OF ADIRONDACK PARK AGENCY AUTHORITY OVER LAND USE AND DEVELOPMENT AND SUBDIVISIONS

THIS CHART IS INTENDED AS A GENERAL GUIDE TO THE REQUIREMENTS OF THE NEW YORK STATE ADIRONDACK PARK AGENCY ACT, THE WILD, SCENIC AND RECREATIONAL RIVER SYSTEM ACT, AND THE FRESHWATER WETLANDS ACT. IT IS A GENERAL SUMMARY ONLY AND DOES NOT INCLUDE ALL THE PROVISIONS OF THESE LAWS.



Adirondack
Park Agency

PERSONS CONTEMPLATING NEW LAND USE OR DEVELOPMENT OR SUBDIVISION, OR AN EXPANSION BY 25% OR MORE OF AN EXISTING USE ARE URGED TO CONTACT THE ADIRONDACK PARK AGENCY (APA) TO OBTAIN A FORMAL, BINDING DETERMINATION AS TO WHETHER AN AGENCY PERMIT OR VARIANCE IS NECESSARY. (P.O. BOX 99, RAY BROOK, NEW YORK 12977 OR PHONE 518.891.4050)

IN CHECKING WHETHER AGENCY AUTHORITY MAY APPLY TO A PROPOSED ACTIVITY, EACH SECTION OF THE CHART SHOULD BE REVIEWED.

REGIONAL PROJECTS

OVERALL INTENSITY GUIDELINE	HAMLET	APA ACT LAND USE AREAS			RESOURCE MANAGEMENT	INDUSTRIAL USE
		MODERATE INTENSITY USE	LOW INTENSITY USE	RURAL USE		
PRINCIPAL BUILDINGS PER SQUARE MILE (AVERAGE LOT SIZE IN ACRES)	NO INTENSITY RESTRICTIONS	500 (1.3)	200 (3.2)	75 (8.5)	15 (42.7)	NO INTENSITY RESTRICTIONS
KEY TO SYMBOLS	NJ "Non-Jurisdictional" project: no APA permit required	A Requires Class A regional project permit	B Requires Class B regional project permit	IC-B Incompatible use in area shown: projects would require demonstration of compatibility: a Class B permit is required.		

STATUTORY CRITICAL ENVIRONMENTAL AREAS	WETLANDS						
	WITHIN 1/4 MILE OF NAVIGABLE STUDY RIVER	NJ	A Any new land use or subdivision within a Critical Environmental Area is a Class A Regional Project, except for agricultural uses, public utilities, non-clearcut forestry uses, open space recreation uses and except that a single family dwelling is a Class B Regional Project if located within one-eighth mile of a Wilderness, Primitive or Canoe Area, within 150 feet of the right-of-way of a Federal or State Highway in a Rural Use Area or within 300 feet of the right-of-way of a Federal or State Highway in a Resource Management Area.				
1. Single Family Dwelling	NJ	NJ	NJ	NJ	NJ	B	IC - B
2. Individual Mobile Home	NJ	NJ	NJ	NJ	NJ	B	IC - B
3. Residential Subdivision <small>(Note: Class B regional projects include not only the subdivision of land, but also "all land use and development related thereto")</small>	NJ 2 to 99 lots, parcels or sites	NJ 2-9 lots, parcels or sites	NJ 2-9 lots, parcels or sites	NJ 2-4 lots, parcels or sites	A All subdivisions	IC - B	IC - B
		B 15-75 lots, parcels or sites or 2-14 lots, parcels or sites if any shoreline lot is less than 25,000 sq. ft. or inland lot is less than 40,000 sq. ft.	B 10-34 lots, parcels or sites or 2-9 lots, parcels or sites if any shoreline lot is less than 50,000 sq. ft. or inland lot is less than 120,000 sq. ft.	B 5-19 lots, parcels or sites or 2-4 lots, parcels or sites if any shoreline lot is less than 80,000 sq. ft. or inland lot is less than 320,000 sq. ft.			
		Or if any lot, parcel or site does not conform to the shoreline lot width requirements					
4. Mobile Home Court	NJ 100 or more units	A 75 or more lots, parcels or sites	A 35 or more lots, parcels or sites	A 20 or more lots, parcels or sites	B A	IC - B	IC - B
5. Multiple Family Dwelling	A 75 or more units	B 35 or more units	B 20 or more units	B 10 or more units	IC - B	IC - B	IC - B
6. Open Space Recreation	NJ	NJ	NJ	NJ	NJ	NJ	NJ
7. Agricultural Use	NJ	NJ	NJ	NJ	NJ	NJ	NJ
8. Agricultural Use Structure	NJ	NJ	NJ	NJ	NJ	NJ	NJ
9. Forestry Use	NJ	NJ A if clearcut	NJ A if clearcut	NJ A if clearcut	NJ A if clearcut	NJ B 500 square feet or more	NJ
10. Forestry Use Structure	NJ	NJ	NJ	NJ	NJ	B	NJ
11. Hunting-Fishing Cabin/Private Club Structure	NJ	NJ	NJ	NJ	NJ	NJ B 500 square feet or more	NJ
12. Game Preserve, Private Park	NJ	NJ	NJ	NJ	NJ	NJ	IC - B
13. Private Road	NJ	NJ	NJ	NJ	NJ	NJ	NJ
14. Cemetery	NJ	NJ	NJ	NJ	NJ	IC - B	IC - B
15. Private Sand/Gravel Extraction	NJ	NJ	NJ	NJ	NJ	NJ	NJ
16. Public Utility Use	NJ	NJ	NJ	NJ	NJ	NJ	NJ
17. Public/Semi-Public Building	NJ	B	B	B	IC - B	B	B
18. Municipal Road	NJ	B	B	B	B	B	B
19. Agricultural Service Use	NJ	B A 10,000 sq. ft. or more	B A 5,000 sq. ft. or more	B A 2,500 sq. ft. or more	A	B	B
20. Commercial Use	NJ				IC - B	B	B
21. Tourist Accommodation	NJ A If 100 or more units	B	B	A	IC - B A If Ski Center	IC - B	IC - B
22. Tourist Attraction	NJ	A	A	IC - B	IC - B	IC - B	IC - B
23. Marina, Boat Launch Site	NJ	B	B	B	IC - B	IC - B	IC - B
24. Golf Course	NJ	B	B	B	B	B	IC - B
25. Campground	NJ	B	B	B	B A 50 sites or more	A	IC - B
26. Group Camp	NJ	B	B	B	A	A	IC - B
27. Ski Center	NJ	A	A	A	A	A	IC - B
28. Commercial Seaplane Base	NJ	B	B	A	IC - B	IC - B	IC - B
29. Commercial or Private Airport	A	A	A	A	IC - B	IC - B	IC - B
30. Sawmill/Wood Using Facility	NJ	A	A	A	A	A	B
31. Commercial Sand/Gravel Extraction	NJ	B	B	B	A	A	A
32. Mineral Extraction	NJ	A	A	A	A	A	A
33. Mineral Extraction Structure	NJ	A	A	A	A	A	A
34. Watershed Management/Flood Control	A	A	A	A	A	IC - B	IC - B
35. Sewage Treatment Plant	NJ	A	A	A	A	A	A
36. Waste Disposal Area	NJ	IC - B	A	A	IC - B	A	A
37. Junkyard	NJ	IC - B	A	A	IC - B	A	A
38. Major Public Utility Use	NJ	A	A	A	A	A	A
39. Industrial Use/Structure	NJ	A	A	A	IC - B	B	B
40. Accessory Uses/Structures	NJ	NJ	NJ	NJ	NJ	NJ	NJ

EXPANSION BY 25% OR MORE
(other than a single family dwelling)

Expansions by 25% or more of any project listed above, whether or not the project being expanded is pre-existing and whether the expansion is done at one time or in stages, requires a permit if the project being expanded, if new, would require one.

HEIGHT OF STRUCTURE

All projects or structures over 40 feet in height are Class A Regional projects, except agricultural use structures and residential radio and TV antennas.

ADDITIONAL AGENCY PERMIT

An additional Agency permit will be required in those instances where a prior Agency permit so states.

SHORELINE RESTRICTIONS

THESE RESTRICTIONS APPLY TO ALL POST-AUGUST 1, 1973 LAND USE AND DEVELOPMENT AND SUBDIVISION ON SHORELINES, WHETHER OR NOT A PERMIT IS NECESSARY. THE AGENCY IS AUTHORIZED TO ISSUE VARIANCES UPON A SHOWING OF "PRACTICAL DIFFICULTIES" OR "UNNECESSARY HARDSHIPS".

		APA ACT LAND USE AREAS					
		HAMLET	MODERATE INTENSITY USE	LOW INTENSITY USE	RURAL USE	RESOURCE MANAGEMENT	INDUSTRIAL USE
Minimum Setback from mean high water mark (m.h.w.m.)							
Structure (for navigable waterways)	50 ft.	50	75	75	100	100	None
Septic System (for navigable & non-navigable waterways)	100 ft.	100	100	100	100	100	100
Minimum lot width (in feet)	50 ft.	100	125	150	200	200	None
Minimum frontage (in feet) required for deeded or contractual access for back lots (in addition to the shoreline width required for any new or existing principal building on the shoreline lot).	5-20 lots 21-100 lots 101-150 lots over 150 lots	100 ft.	100	100 100 feet plus 3 feet for each lot exceeding 20 340 feet plus 2 feet for each lot exceeding 100 440 feet plus 1 feet for each lot exceeding 150	100	100	100

Vegetative Cutting Restrictions

Within 35 feet of m.h.w.m., not more than 30% of the trees over 6" diameter at breast height (DBH) during any 10 year period. Within 6 feet of m.h.w.m., up to 30% of the storefront may be clear of vegetation on any lot.

Diseased vegetation, and rotten or damaged trees or other vegetation presenting safety or health hazards may always be removed.

FRESHWATER WETLANDS PROJECTS

PERMITS ARE REQUIRED FOR A WIDE VARIETY OF ACTIVITIES IN FRESHWATER WETLANDS. WETLANDS INCLUDE ANY LAND ANNUALLY SUBJECT TO PERIODIC OR CONTINUED INUNDATION AND COMMONLY CALLED BOGS, SWAMPS OR MARSHES, AS WELL AS OPEN WATERS IMMEDIATELY ADJACENT THERETO OR SURROUNDED THEREBY, IF ESSENTIAL TO THEIR PRESERVATION. THEY ALSO INCLUDE SOME OTHER TYPES OF LAND THAT MOST PEOPLE WOULD NOT CONSIDER WETLANDS, SUCH AS SPRUCE SWAMPS AND ARTIFICIAL MUDFLATS EXPOSED BY RESERVOIR DRAWDOWNS. WETLANDS ARE REGULATED IF THEY EXCEED ONE ACRE IN SIZE OR, REGARDLESS OF SIZE, IF THEY ARE ADJACENT TO AND HAVE A FREE INTERCHANGE OF SURFACE WATER WITH A LAKE, POND, RIVER OR STREAM. THE AGENCY WILL, UPON REQUEST OF ANY PERSON CONTEMPLATING LAND USE, DEVELOPMENT, SUBDIVISION OR OTHER ACTIVITY WHICH MIGHT INVOLVE A WETLAND, DETERMINE WHETHER WETLANDS ARE PRESENT AND THE EXACT LOCATION OF THEIR BOUNDARIES.

PERMITS ARE NEEDED FOR THE FOLLOWING IF OCCURRING WITHIN A WETLAND:

1. LAND USE AND DEVELOPMENT OR SUBDIVISION
2. DRAINING, DREDGING, EXCAVATION, REMOVING SOIL, PEAT, MUD, SAND, SHELLS OR GRAVEL.
3. DUMPING OR FILLING SOIL, STONES, SAND, GRAVEL, MUD, RUBBISH FILL OF ANY KIND.
4. ERECTING STRUCTURES, BUILDING ROADS, DRIVING PILINGS OR PLACING ANY OTHER OBSTRUCTIONS;
5. CLEARCUTTING MORE THAN THREE ACRES.

PERMITS ARE NEEDED FOR THE FOLLOWING WHETHER OR NOT THEY OCCUR WITHIN A WETLAND:

1. ANY FORM OF POLLUTION, INCLUDING INSTALLATION OF SEPTIC TANKS AND SEWER OUTFALLS, DISCHARGING OF SEWAGE TREATMENT EFFLUENT OR OTHER LIQUID WASTE INTO OR SO AS TO DRAIN INTO THE WETLAND;
2. ANY OTHER ACTIVITY WHICH HARMS THE WETLAND, INCLUDING DIVERSION OF SURFACE OR SUBSURFACE DRAINAGE THAT ADVERSELY AFFECTS THE NATURAL HYDROLOGICAL REGIME OF, OR SUBSTANTIALLY INCREASES EROSION OF OR SILTATION OR SEDIMENTATION INTO THE WETLAND.

PROVIDED THERE IS NO FILLING OR OTHER MATERIAL DISTURBANCE,
PERMITS ARE NOT NEEDED FOR:

1. FISHING, HUNTING, TRAPPING, RICING, BERRING, SHELL-FISHING, AQUACULTURE;
2. GRAZING OR WATERING LIVESTOCK;
3. MAKING REASONABLE USE OF WATER RESOURCES;
4. HARVESTING NATURAL PRODUCTS;
5. SELECTIVELY CUTTING TIMBER AND CONSTRUCTING SKID TRAILS WITHOUT USING FILL;
6. DRAINING FOR GROWING AGRICULTURAL PRODUCTS.

PROJECTS WITHIN ONE-QUARTER MILE OF WILD, SCENIC OR RECREATIONAL RIVERS

SPECIAL PERMIT REQUIREMENTS AND OTHER REGULATIONS APPLY, OUTSIDE OF HAMLET AND MODERATE INTENSITY USE AREAS. WITHIN ONE-QUARTER MILE OF THE FOLLOWING RIVERS. PLEASE CONTACT THE AGENCY IF YOU ARE PLANNING LAND USE, DEVELOPMENT OR SUBDIVISION IN THESE AREAS.

Ampersand Brook
Ausable River (East Branch)
Ausable River (Main Branch)
Ausable River (West Branch)
Black River
Blue Mountain Stream
Bog River
Bouquet River
Boreas River
Cedar River
Cold River
Deer River
East Canada Creek
Grasse River (Middle Branch)
Grasse River (North Branch)
Grasse River (South Branch)

Hudson River
Independence River
Indian River
Jordan River
Kunjamuk Creek
Long Pond Outlet
Marian River
Moose River (Middle, North, South and Main Branch)
Opalescent River
Oswegatchie River (Main Branch)
Oswegatchie River (Middle Branch)
Oswegatchie River (West Branch)
Otter Brook
Piseco Lake Outlet
Raquette River

Red River
Rock River
Round Lake Outlet
Sacandaga River (East Branch)
Sacandaga River (Main Branch)
Sacandaga River West Branch
St. Regis River (East Branch)
St. Regis River (Main Branch)
St. Regis River (West Branch)
Salmon River
Saranac River (Main Branch)
Schroon River
West Canada Creek
West Canada Creek (South Branch)
West Stony Creek

Appendix E

Public Hearing Notice



Adirondack Park Agency

KATHY HOCHUL

Governor

BARBARA RICE

Executive Director

NOTICE OF PUBLIC HEARING

Pursuant to Section 805 of the Adirondack Park Agency (APA) Act and the State Environmental Quality Review Act, the APA hereby gives notice that a public hearing will be held as follows:

Date and Time: November 6, 2025, 4:00pm-6:00pm

Location: Lake Luzerne Town Hall
539 Lake Avenue
Lake Luzerne, NY 12846

The purpose of the hearing is to afford an opportunity for public comment concerning a landowner's request to amend the Adirondack Park Land Use and Development Plan Map (Plan Map) pursuant to APA Act § 805(2)(c)(1). The proposed amendments would involve reclassifying approximately 73.9 acres of Rural Use land to Moderate Intensity Use and 123 acres of Rural Use land to Low Intensity Use in the Town of Lake Luzerne.

As lead agency, the APA has classified this action as a Type I action and determined that the action may have significant adverse environmental impacts. Therefore, the APA prepared and accepted a draft supplemental environmental impact statement (DSEIS). The DSEIS and the proposed amendments are on file at the APA headquarters in Ray Brook, NY and available on the APA website at: <https://apa.ny.gov/planning/topic/map-amendment-2025-01.html>.

Any person may present an oral or written statement regarding the proposed Plan Map amendments at the hearing. Translator services, interpreter services for deaf persons, and other requests for reasonable accommodations will be available, at no charge, upon written request. All requests must be made to the contact described below, no later than 4:00 p.m. at least ten days prior to the hearing date. Written comments will also be accepted through November 17, 2025 at the contact information provided below.

In case of inclement weather, please check the APA website to see if the hearing has been cancelled.

Contact:

Matthew Kendall, Environmental Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977
(518) 891-4050
MapAmendment_comments@apa.ny.gov

Appendix F

DSEIS File List

Map Amendment 2025-01 DSEIS File List

Gerald Delaney Sr.
LGRB Executive Director (Clinton County)
326 Downs RD
Cadyville, NY 12918

Ethan Gaddy, AICP
Warren County Planner
1340 State Route 9
Lake George, NY 12845-9803

David O'Brien
Lake Champlain-Lake George Regional Planning Board
PO Box 765
Lake George, NY 12845

Gene Merlino
Town of Lake Luzerne Supervisor
PO Box 370
Lake Luzerne, NY 12846

Cynthia Sherwood
Town of Lake Luzerne Clerk
PO Box 370
Lake Luzerne, NY 12846

John Kurniski
Town of Lake Luzerne Planning Board, Chairman
PO Box 370
Lake Luzerne, NY 12846

Karen Putney
Town of Lake Luzerne Code Enforcement Officer
PO Box 370
Lake Luzerne, NY 12846