

COVER SHEET
and
NOTICE OF COMPLETION
of
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)
MA 2016-01 (St. Armand)

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

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

PROJECT LOCATION:

Town of St. Armand
Essex County

PROPOSED ACTION:

Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of St. Armand, Essex County (Map Amendment 2016-01) to reclassify an approximately 80 acre area pursuant to the Adirondack Park Agency Act, Section 805 (2)(c)(1) and Section 805 (2)(c)(2), from Rural Use to Low Intensity Use.

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DATE OF ACCEPTANCE OF DSEIS BY LEAD AGENCY:

May____, 2016

DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:

June____, 2016

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

June____, 2016

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EXECUTIVE SUMMARY

MA 2016-01

SUMMARY OF PROPOSED ACTION

The Adirondack Park Agency has received an application for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Official Map) from a landowner in the Town of St. Armand, Essex County. The applicant is requesting that approximately 30 acres be reclassified from Rural Use to Low Intensity Use. The requested map amendment area is not defined by “regional boundaries” as required by Section 805 (2) (c) (5) of the Adirondack Park Agency Act (APA Act) and described in the Agency’s Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979). Boundaries were expanded by the Agency, on its own initiative pursuant to Section 805 (2) (c) (2) of the APA Act, to include the entire Requested Map Amendment Area and nearby lands that are similar in character. This expanded area, referred to in this document as the *Proposed Map Amendment Area*, is approximately 80 acres in size and meets the required regional boundary criteria. This document also considers one additional geographic alternative, Alternative 1, which is approximately 40 acres in size.

Figure 1 contains a map showing the general location of the Requested Map Amendment Area, the Proposed Map Amendment Area and Alternative Area 1.

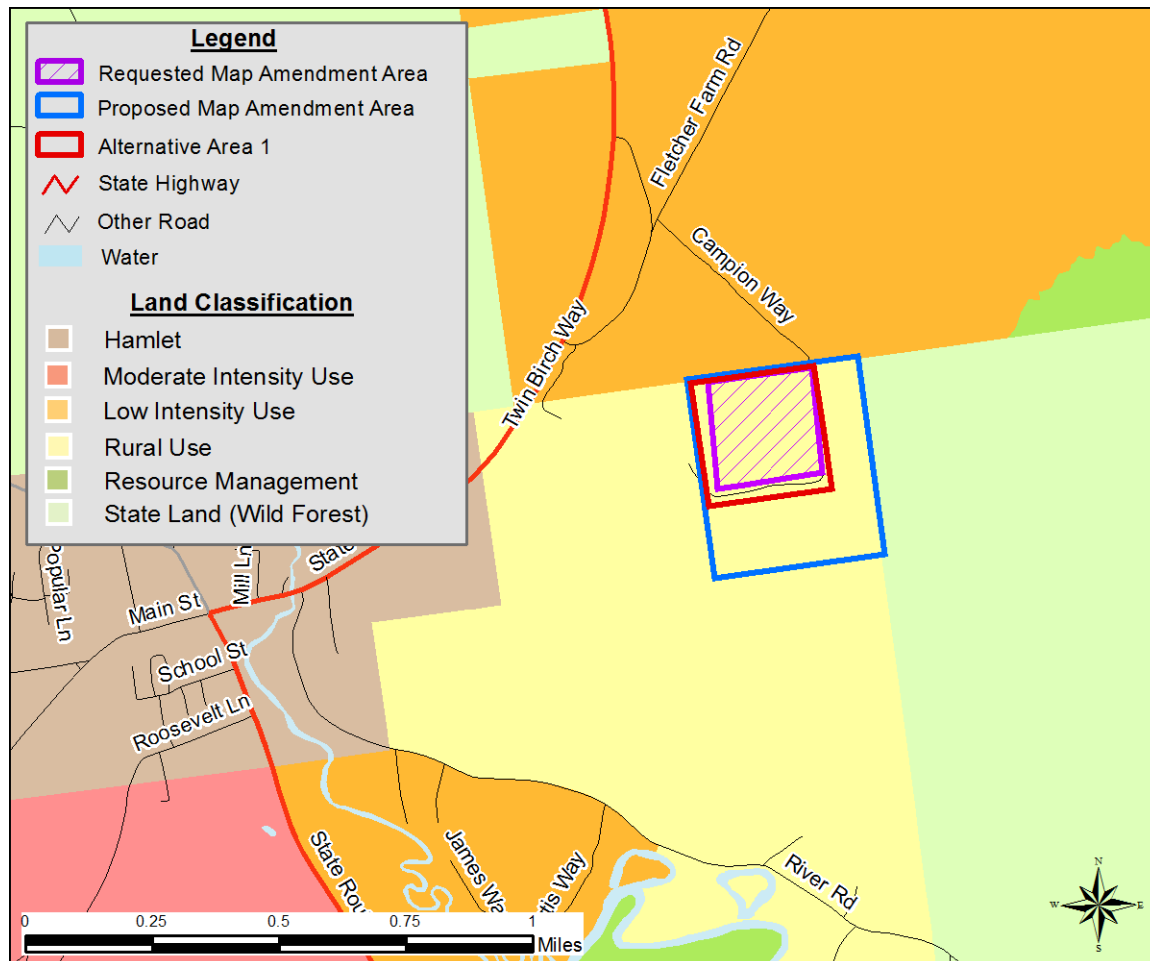


Figure 1. A map showing the general location of the Requested Map Amendment Area , the Proposed Map Amendment Area.

SUMMARY OF ENVIRONMENTAL IMPACTS

Potential impacts resulting from amendments to the Official Map are generally described in the Final Generic Environmental Impact Statement issued by the Adirondack Park Agency on August 1, 1979. Reclassification changes the maximum potential development and the rules governing such development under the Adirondack Park Agency Act. Potential impacts, therefore, are based on changes in potential development.

The major consequence of a change to a less restrictive classification is a potential increase in development intensity due to the relaxation of the “overall intensity guidelines”. The overall intensity guidelines allow 75 “principal buildings” (single family residences or their legal equivalent under the Adirondack Park Agency Act) per square mile (3.8 acres average lot size) in lands classified as Rural Use while lands classified as Low Intensity Use allows 200 principal buildings per square mile (3.2 acre average lot size). Please see Potential Development Section (Page 27) for a discussion on the potential build-out of these areas under different land use area classifications.

Potential environmental impacts include:

1) Decrease in Water Quality:

Approximately 12% of the Proposed Map Amendment Area contains soils which pose severe limitations of on-site wastewater disposal. 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 wastewater. Soils with shallow depth to water table, such as the Skerry soils, and soils with inadequate depth to bedrock, such as Tunbridge soils, do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water.

2). Erosion and Sedimentation: Surface water resources could be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.

3) Adverse impacts to flora and fauna

The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. Wetlands have been identified on the eastern side of the Proposed Map

Amendment Area. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above, can also degrade wildlife habitat.

The maps and discussions of soils, topography, hydrology and biological considerations that follow show the portions of the Proposed Map Amendment Area that are subject to these environmental issues.

SUMMARY OF PROCEDURES UNDER SEQRA

This Draft Supplemental Environmental Impact Statement (DSEIS) analyzes the environmental impacts which may result from Agency approval of this map amendment. The Official Map is the document identified in Section 805 (2) (a) of the Adirondack Park Agency Act (Executive Law, Article 27), and is the primary component of the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park.

After the preparation of a Draft Supplemental Environmental Impact Statement, the Agency holds a combined public hearing on both the proposed map amendment and the DSEIS, and incorporates all comments into a Final Supplemental Impact Environmental Statement (FSEIS). The FSEIS will include the hearing summary, public comments, and the written analysis of Agency staff, as finalized after the public hearing and comments are reviewed. The Agency then decides (a) whether to accept the FSEIS and (b) whether to approve the map amendment request, deny the request or approve an alternative. Authority for this process is found in Executive Law, Sections 805 (2) (c) (1) and 805 (2) (c) (2) and the State Environmental Quality Review Act (Environmental Conservation Law, Article 8).

SUMMARY OF STANDARDS FOR AGENCY DECISION

The Agency's decision on a map amendment request is a legislative decision based upon the application, public comment, the DSEIS and FSEIS, and staff analysis. The public hearing is held to obtain information on the proposed action, but is not conducted in an adversarial or quasi-judicial format. The burden rests with the applicants to justify the changes in land use area classification. 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) Adirondack Park Agency Act (Executive Law, Article 27) Section 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.

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

Section 805 (2) (c) (1) of the Adirondack Park Agency Act provides in pertinent part:

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) (2) of the Adirondack Park Agency Act provides in pertinent part:

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.

Section 805 (2) (c) (5) of the Adirondack Park Agency Act provides:

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 Section 805 of the Adirondack Park Agency Act are shown on the Official Map and set out in Appendix B.

APA Rules & Regulations Section 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 & Regulations are attached to this document as Appendix C. These land use area classification determinants define elements such as natural resources characteristics, existing development characteristics and public considerations and lay out land use implications for these characteristics.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

MA 2016-01 (Town of St. Armand)

PROPOSED ACTION

The Adirondack Park Agency received an application from Joan and Henry Savarie, landowners in the Town of St Armand, to reclassify an area on the Official Adirondack Park Land Use and Development Plan Map totaling approximately 30 acres. The 30 acre *Requested Map Amendment Area* is presently classified as Rural Use on the Official Adirondack Park Land Use and Development Plan Map. The applicant is requesting that the area be reclassified as Low Intensity Use. The application for this map amendment is attached hereto as Appendix A.

Section 805 (2) (c) (5) of the Adirondack Park Agency Act and the Agency's Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979) requires 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. The Requested Map Amendment Area is a parcel owned by the applicant and does not conform to regional boundary criteria; therefore the area was expanded by Agency staff to include adjacent Rural Use lands of similar character. This expanded area, the *Proposed Map Amendment Area*, uses the Great Lot boundaries and a one-quarter mile (1320 feet) setback from a Great Lot boundary. This document also examines one geographic alternative, Alternative Area 1.

Figure 2 shows the Requested Map Amendment Area, the Proposed Map Amendment Area and Alternative Area 1. The Proposed Map Amendment Area is approximately 80 acres in size and described as follows:

Beginning at a point at the northeastern corner of Lot 14, Township 11 of Old Military Tract; thence in a southerly direction along the eastern boundary of Lot 141 to the southern boundary of Lot 141; thence in a westerly direction along the southern boundary of Lot 141 to a point 1320 feet west of an extension of the line between Lots 240 and 241 of Township 10 Old Military Tract; thence in a northerly direction at a constant and parallel distance to said extension to a point on the northern boundary of Lot 141; thence in an easterly direction along the northerly boundary of Lot 141 to the point of beginning.

The Alternative Area 1 is approximately 40 acres in size and described as follows:

Beginning at a point at the intersection of the northern boundary of Lot 141, Township 11 of Old Military Tract and the line between Lots 240 and 241 of Township 10 Old Military Tract; thence in a southerly direction along an extension of the line between Lots 240 and 241 to a point 1320 feet from the northern boundary of Lot 141; thence in a westerly at a constant and parallel distance of 1320 feet to a point 1320 feet west of the extension of the line between Lots 240 and 241; thence in a northerly direction at a constant and parallel distance to said extension to a point on the northern boundary of Lot 141; thence in an easterly direction along the northerly boundary of Lot 141 to the point of beginning.

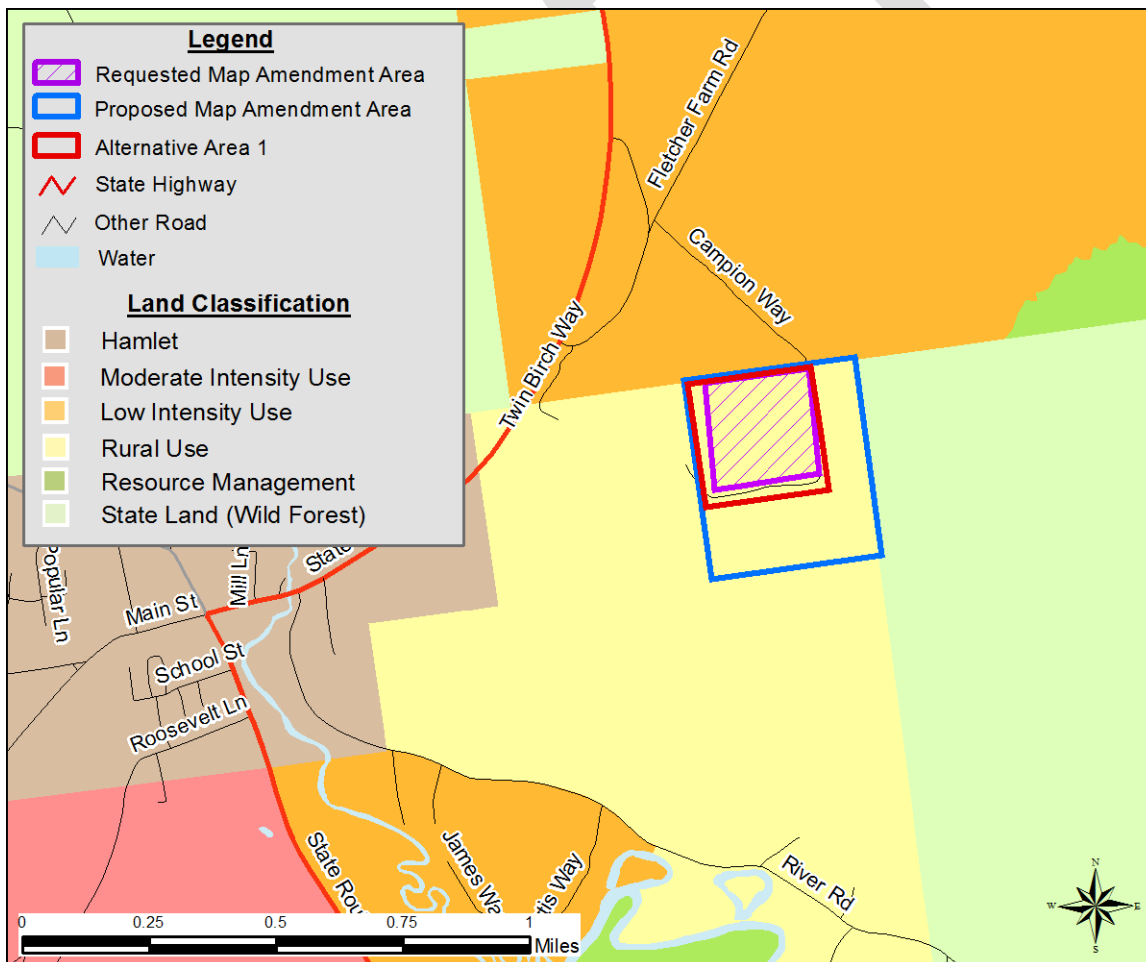


Figure 2. A map showing the general location of the Requested Map Amendment Area, the Proposed Map Amendment Area and Alternative Area 1.

The Proposed Map Amendment Area conforms to regional boundary criteria and therefore can be examined in comparison to the statutory “purposes, policies and

objectives” and the “character descriptions” for the proposed Low Intensity Use classification, 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 are established by Section 805 of the Adirondack Park Agency Act (Appendix B of this document) and summarized below.

Rural Use areas (yellow on the 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 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.

ENVIRONMENTAL SETTING

Adirondack Park Land Use and Development Plan Map

The Proposed Map Amendment Area is a portion of an approximately 600 acre Rural Use area. The Proposed Map Amendment Area is bound by Low Intensity Use to the north, and State land (Wild Forest) to the east and Rural Use to the south and west. Figure 3 show the general area of Proposed Map Amendment Area on the Adirondack Park Land Use and Development Plan map.

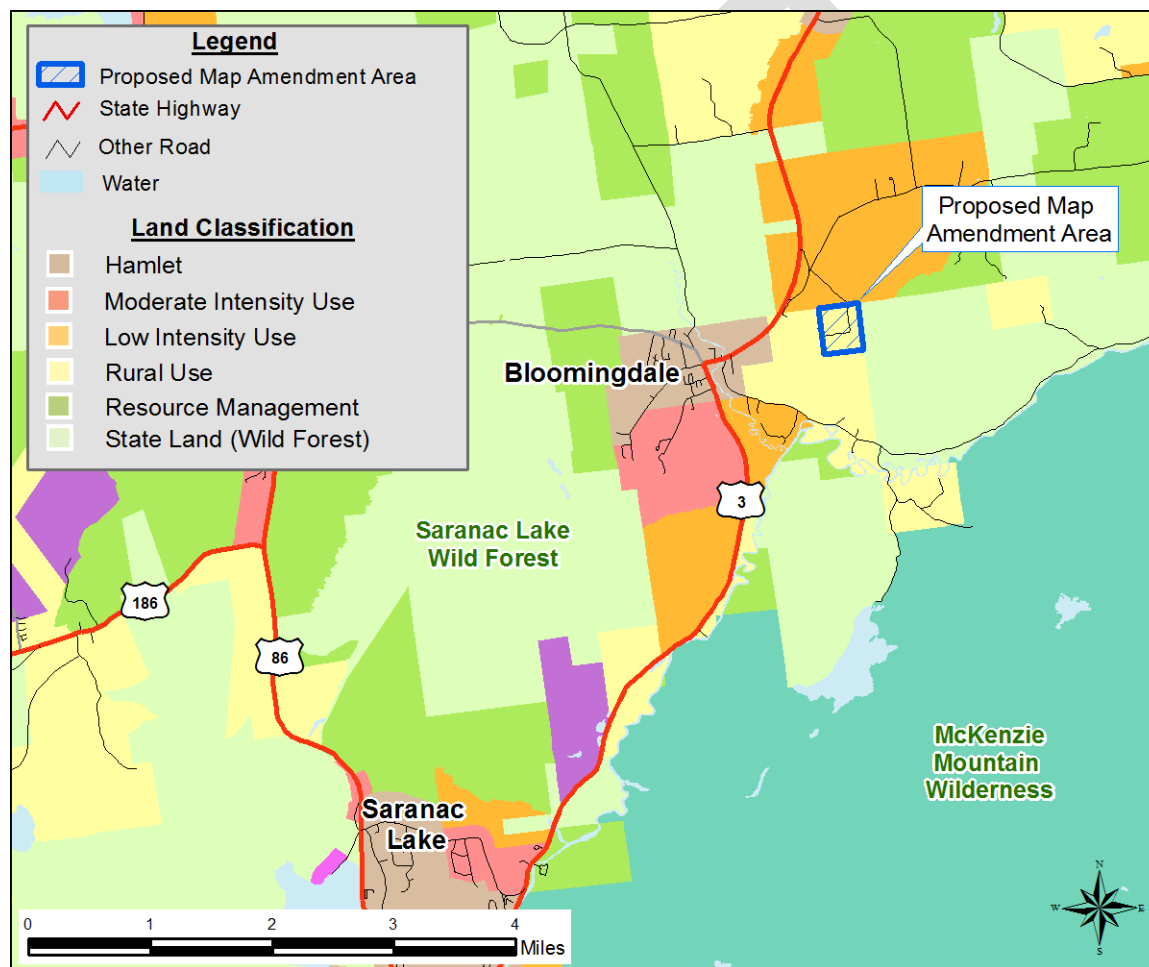


Figure 3. Proposed Map Amendment Area shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

The Proposed Map Amendment Area is serviced by Campion Way (Campion Road), a private road which was constructed in 1981. NYS Route 3 is located approximately 1 mile away via Campion Way and Fletcher Farm Road. The Hamlet of Bloomingdale, the nearest Hamlet, lies approximately 1 mile south of this area via Campion Road,

Fletcher Farm Road and NYS Route 3. The Hamlet of Vermontville lies approximately 3 miles north of this area via Campion Road, Fletcher Farm Road and NYS Route 3. The Village of Saranac Lake is located approximately 7 miles south of this area via NYS Route 3.

There is no public sewer or water service available to the area. Electric and telephone service is located along Campion Way.

According to data obtained from Essex County Office of Real Property Tax Service and the NYS Office of Real Property Services (ORPS), the Proposed Map Amendment Area contains all or a portion of 8 parcels of land. Table 1 lists the parcels within the Proposed Map Amendment Area.

Map ID	Tax Parcel ID	All or Portion of Parcel	Approx. Acreage within Proposed Map Amendment Area	Property Classification
A	13.004-1-65.110	Portion	2.0 ac	Residential (Rural with Acreage)
B	13.004-1-65.120	Portion	0.9 ac	Residential (Rural with Acreage)
C	13.004-1-65.200	All	30.4 ac	Rural Vacant lands
D	13.004-1-65.300	All	11.9 ac	Residential (Rural with Acreage)
E	13.004-1-65.500	All	8.6 ac	Residential (Rural with Acreage)
F	13.004-1-65.600	All	0.7 ac	Residential (Single Family , Year-Round)
G	13.004-1-65.710	All	8.3 ac	Rural Vacant lands
H	13.004-1-65.720	All	8.5 ac	Residential (Seasonal)

Table 1. List of Parcels within Proposed Map Amendment Area

Figure 4 shows the existing land use in The Proposed Map Amendment Area according to Essex County Office of Real Property Tax Service and OPRS.

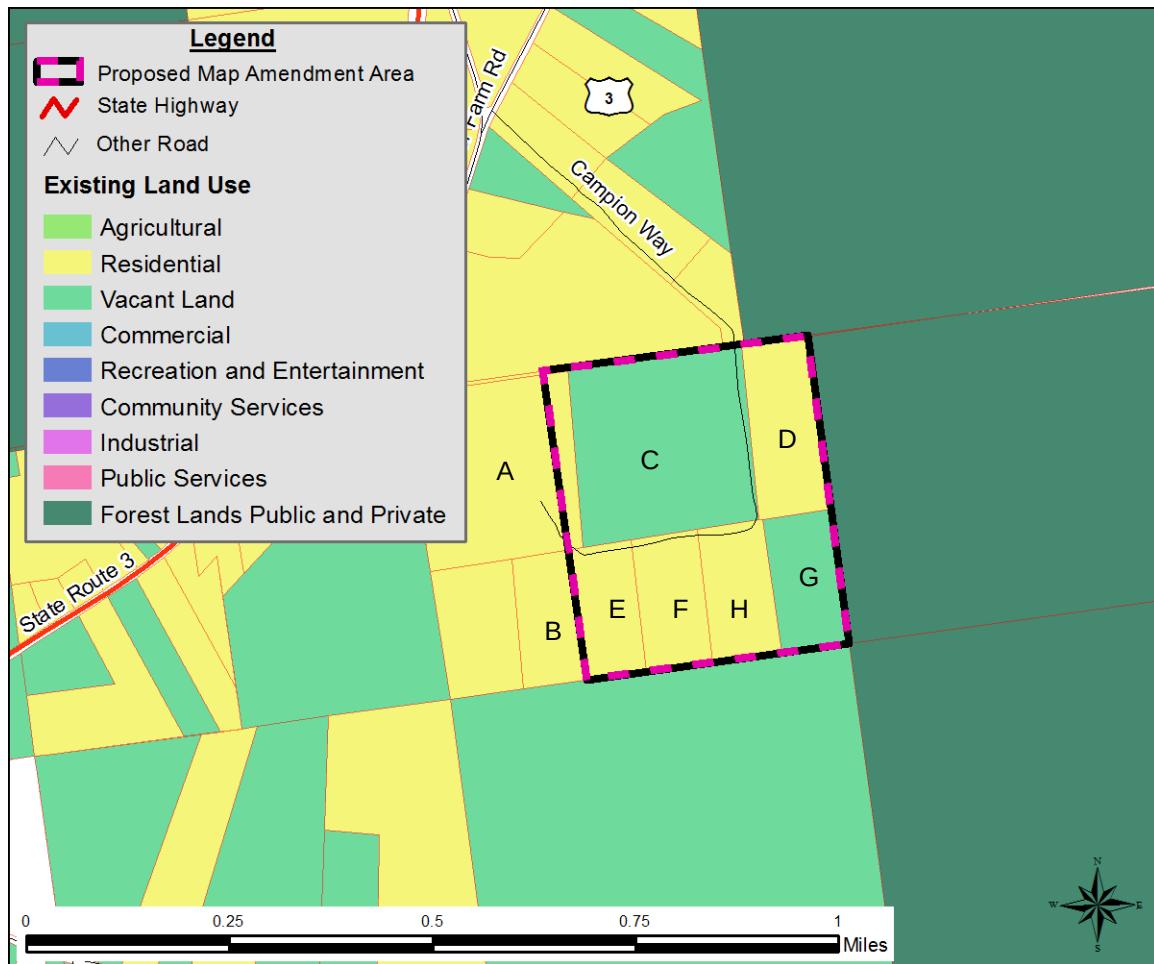


Figure 4. Existing land use in and adjacent to the Proposed Map Amendment Area. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified six soil map units with four predominant soil types within the Proposed Map Amendment Area. Table 2 contains the six soil map units, their abundance within the Proposed Map Amendment Area and Alternative Area 1, and their suitability for onsite wastewater treatment systems.

Soil Map Unit Symbol	Soil Map Unit	% of Proposed Map Amendment Area	% of Alternative Area 1	Limitation for Onsite Wastewater Treatment Systems
Bec	Becket fine sandy loam, 8 to 15 percent slopes, very bouldery	36%	19%	Moderately drained soils (seasonal high groundwater at 33 inches)
Bed	Becket fine sandy loam, 15 to 35 percent slopes, very bouldery	32%	20%	Moderately drained soils (seasonal high groundwater at 33 inches)
Mhb	Monadnock fine sandy loam, 3 to 8 percent slopes	5%	11%	Few limitations expected
Mkb	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery	15%	32%	Few limitations expected
Srb	Skerry loam, 3 to 8 percent slopes, very bouldery	1%	0%	Poorly drained (seasonal high groundwater at 22 inches)
Tuc	Tunbridge-Lyman complex, 8 to 15 percent slopes, very rocky, very bouldery	11%	18%	Shallow soil (bedrock at 20-40 inches)

Table 2. Soils in the Proposed Map Amendment Area

Becket fine sandy loam (68% of the Proposed Map Amendment Area) - Very deep, well drained soils on summits, shoulders, backslopes, and footslopes of glaciated mountains, hills, ridges, and till plains in the Adirondack Upland. Depth to a root restrictive layer, densic material, is 20 to 36 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during March, April.

Monadnock fine sandy loam (20% of the Proposed Map Amendment Area) - This very deep soil is loamy over sandy or gravelly. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till over sandy ablation till derived from gneiss. 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.

Skerry loam (1% of the Proposed Map Amendment Area) - Very deep, moderately well drained soils on footslopes of glaciated mountains, hills, and ridges, and on till plains in the Adirondack Upland. Depth to a root restrictive layer, densic material, is 20 to 38 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately 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 22 inches during January, February, March, April, May, November, and December.

Tunbridge-Lyman complex (11% of the Proposed Map Amendment Area) - Tunbridge, very rocky, very bouldery component makes up 45 percent of the map unit. This component is on hillsides or mountainsides. The parent material consists of loamy till derived from gneiss. Depth to a root restrictive layer, bedrock (lithic), is 20 to 40 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 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.

The Lyman, very rocky, very bouldery component makes up 30 percent of the map unit. Slopes are 8 to 15 percent. This component is on hillsides or mountainsides. The parent material consists of loamy till derived from gneiss. Depth to a root restrictive layer, bedrock (lithic), is 10 to 20 inches. The natural drainage class is somewhat excessively 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.

Figure 5 is a map showing the detailed soils mapping for the Proposed Map Amendment Area.

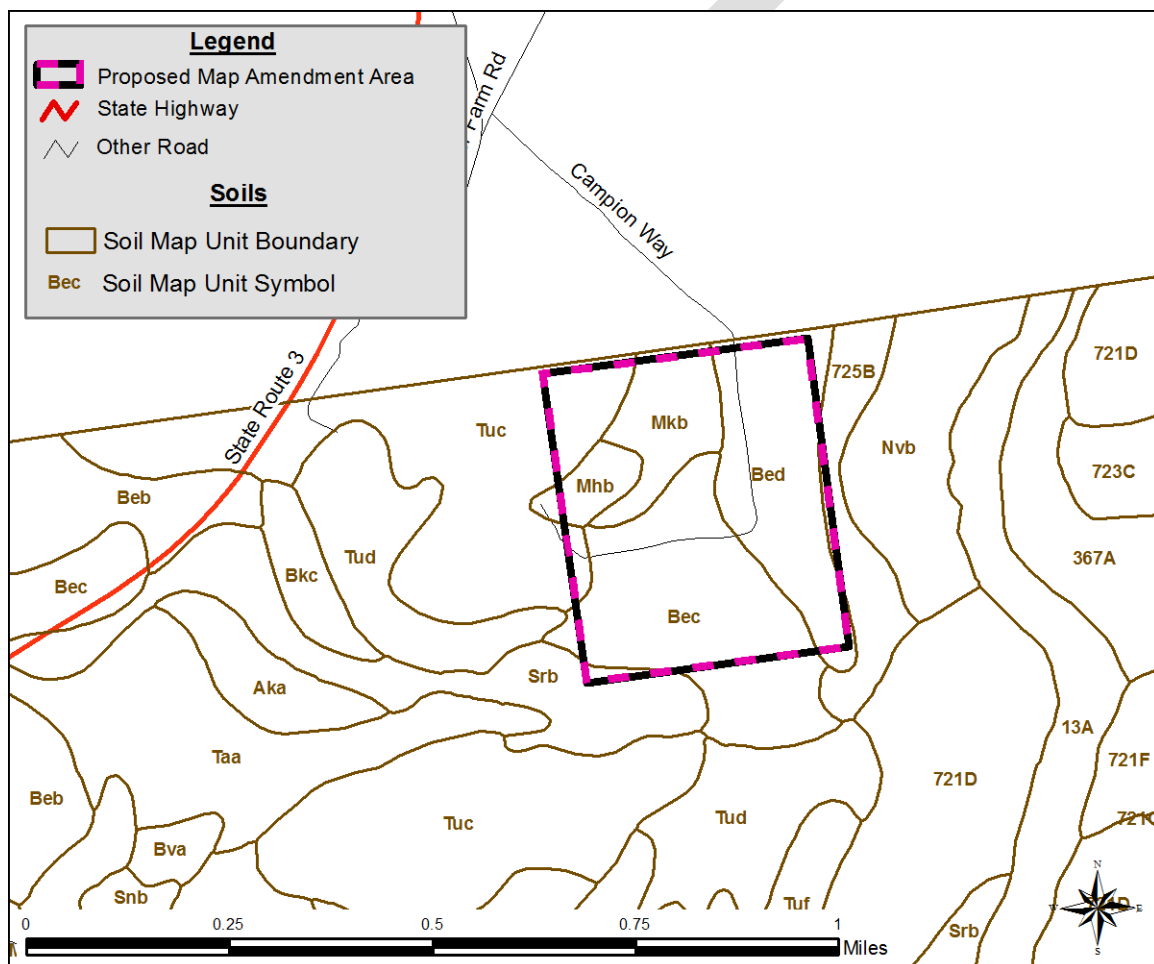


Figure 5. Soil Survey of Essex County detailed soil delineation in The Proposed Map Amendment Area. (Source NRCS)

Topography

The topography of the Proposed Map Amendment Area ranges from generally flat to moderately sloping. Slopes ranging from 1 to 3% comprise approximately 5% of the Proposed Map Amendment Area. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 74% of the Proposed Map Amendment Area. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 21% of the Proposed Map Amendment Area. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. There does not appear to be any areas with slopes above 15% within the Proposed Map Amendment Area. Figure 6 shows the slopes in the Proposed Map Amendment Area.

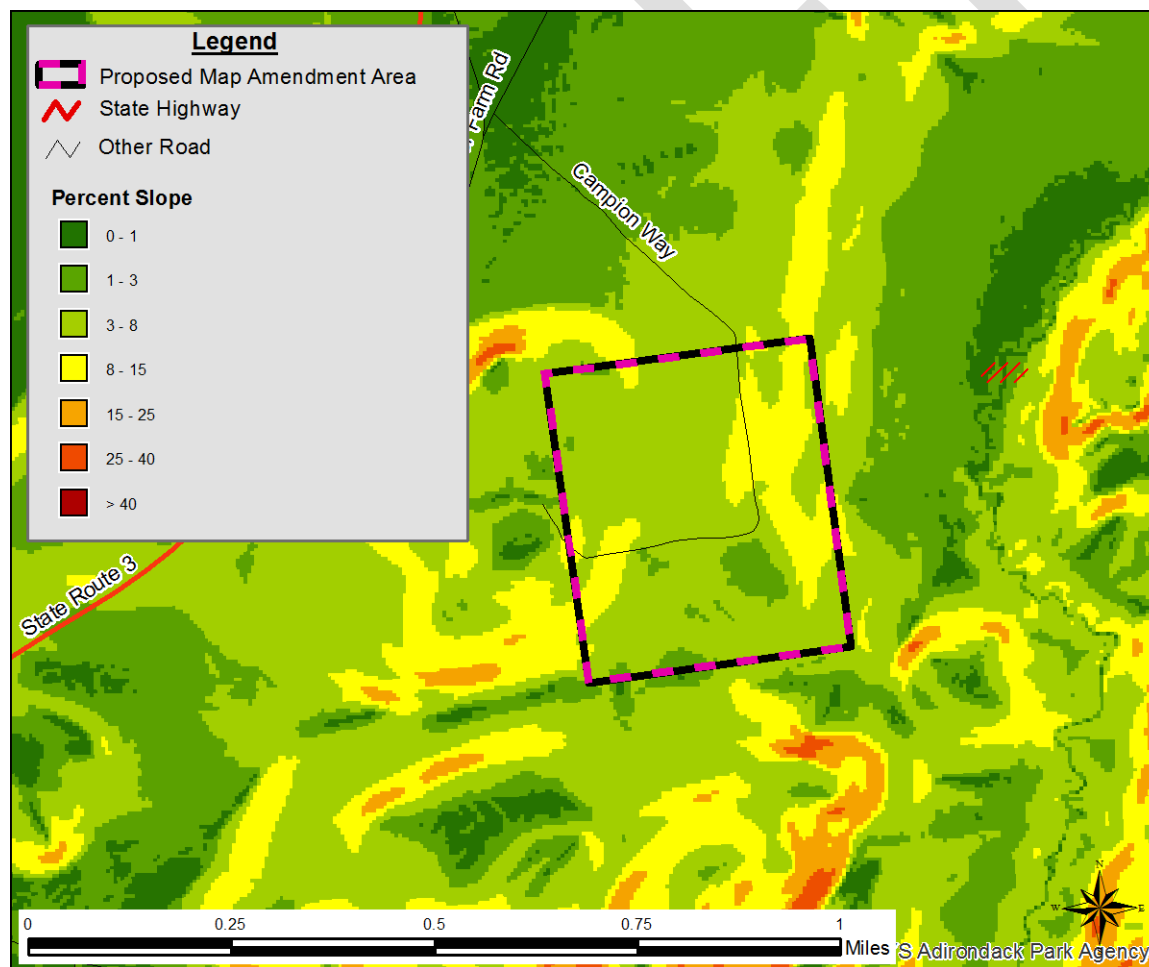


Figure 6. Slopes in the Proposed Map Amendment Area. (Source 10M DEM))

Elevations

The elevation in the Proposed Map Amendment Area ranges from approximately 1540 feet to approximately 1720 feet in elevation.

Wetlands

Figure 9 shows the approximate locations of wetlands in the Proposed Map Amendment Area. There are approximately 0.5 acres of wetlands located along the western boundary the Area. This wetland is associated with Cold Brook.

Hydrology

There are no significant hydrologic features within the Proposed Map Amendment Area. Cold Brook is located approximately 1000 feet east and down slope of the Proposed Map Amendment Area. NYS Department of Environmental Conservation has classified Cold Brook as a Class C(T) surface water, which indicates that its best usage is fishing and is a designated trout water.

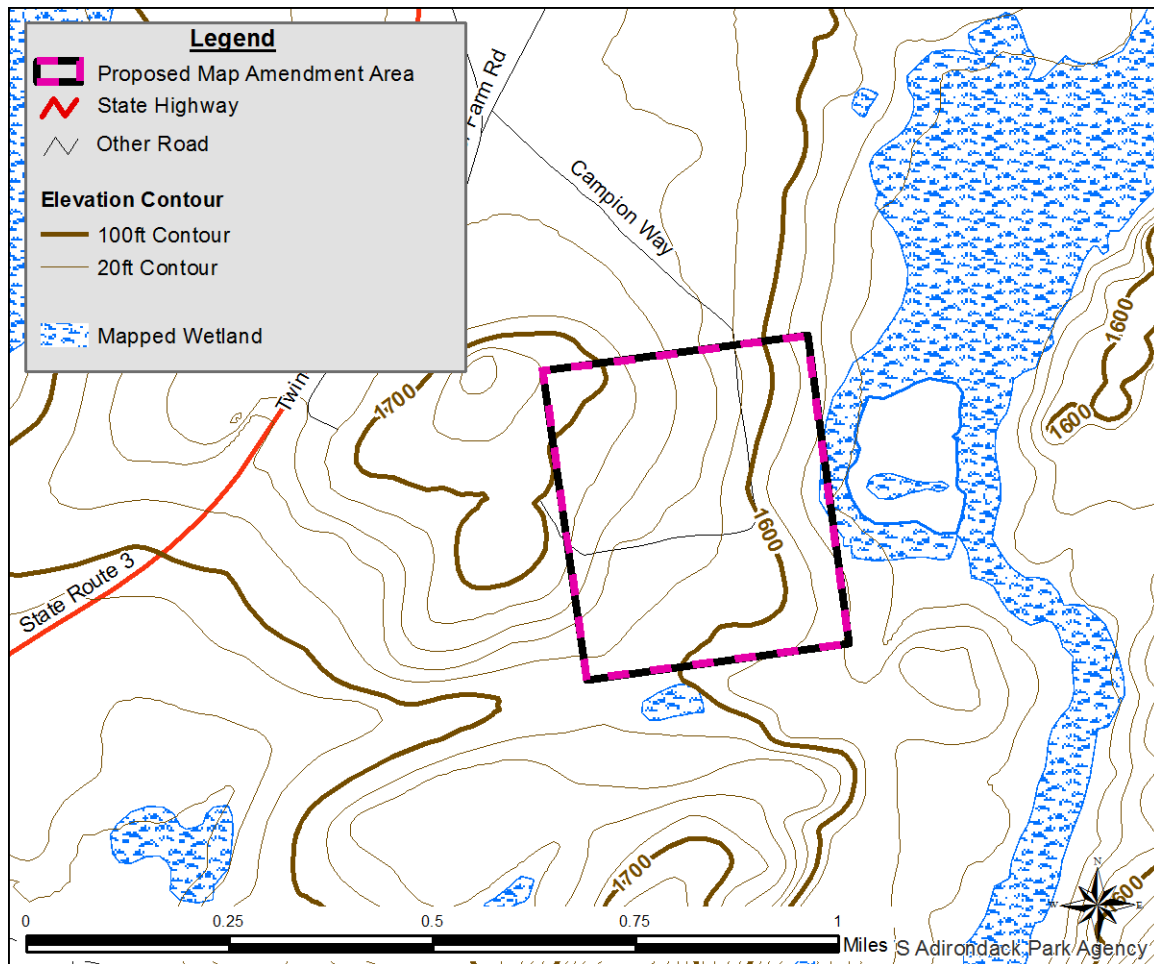


Figure 7. Topography and wetlands within and adjacent to The Proposed Map Amendment Area.

Visual Considerations

The Proposed Map Amendment Area is not visible any public vistas, travel corridors or state lands classified as Wilderness, Primitive or Canoe.

Biological Considerations

There are no known occurrences of rare, threatened or endangers species or key wildlife habitats in the Proposed Map Amendment Area.

Critical Environmental Area

The approximately 0.5 acres of wetlands within Proposed Map Amendment Area is a statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

DRAFT

ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTIONS

In order to evaluate the impacts resulting from the three proposed map amendments, the Agency assumes that development of the area will occur at the maximum level permitted by the proposed land use classification.

- A. On-site Sewage Disposal Discharge and Leaching: 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 wastewater. Under the correct conditions, dry, well-drained soils, such as sand deposits, result in dry basements and properly functioning septic systems. Soils with shallow depth to water table, such as the Skerry soils, and soils with inadequate depth to bedrock, such as Tunbridge soils, do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Consequently, intense development should not occur in these areas (see Appendix C- Land Use Area Classification Determinants). Approximately 12% of the Proposed Map Amendment Area contains soils which pose severe limitations of on-site wastewater disposal.
- B. Erosion and Sedimentation: Surface water resources could be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.
- D. Adverse impacts to flora and fauna: The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above can also degrade wildlife habitat.
- E. Economic Gain to the Local Community: Subdivision and improvement of undeveloped lands may add to the local tax base. The net benefit of new development depends on the exact nature of the development that occurs and its additions to local tax and business revenues when compared to increased cost associated with solid waste disposal, schools and other community services.

- F. Demand on Other Community Facilities: Residential, commercial or industrial development may require public services from both local and neighboring governments. Increased development would increase the demand for public services that both local and neighboring governments, as well as the private sector, must provide. Some of the services most affected by increased commercial and/or residential development are: solid waste disposal, public water, public school systems, roads and road maintenance (snow removal, traffic control, repair, etc.), police, fire and ambulance service. An increased in demand may reduce costs by spreading the costs of these services to more individuals.
- G. Effect on Existing Residential Development in and Adjacent to the Map Amendment Area: Land uses in and adjacent to these areas are primarily residential and tourist accommodations. The change in the map, which would allow a greater density of development, could change the existing character uses of the area.
- H. Effect on Noise Quality: The predominant low levels of noise from existing undeveloped areas or predominantly residential areas could change dramatically with commercial or industrial uses. Both fauna and nearby residential use could be affected by noise from traffic serving an industrial, commercial or residential use, the activity itself and/or associated or subordinate uses.
- I. Effect on Air Quality: The predominant determination of air quality in the area is wind speed and direction and the presence and activity of upwind pollution sources. The change in classification from Rural Use to Low Intensity Use will not create any actual or potential sources of air pollution. However, since many existing dwellings rely on wood as a primary or secondary heat source, an increase in development may result in a minor increase in the amount of wood smoke. Localized impacts would also result from any increase in traffic serving commercial and residential development.
- J. Effect on Park Character: Changes in overall intensity guidelines may cause a change in the character of an area by permitting development or preventing development not in keeping with the character of an area. The specific physical setting may help determine the area character and the character may be susceptible to changes resulting from map amendments. Impacts may be positive or have positive social impacts when changes in land use area occur which are in keeping with the character of an area. The character of an area is determined by the types of uses and the manner of their creation, as well as the relative intensity of use.

Adverse impacts are more likely to occur in areas where the character is important as a factor in determining the overall character of the Park. Land

use classification determinants that relate to Park character include scenic vistas, undeveloped areas adjacent to travel corridors, proximately to key public lands and proximity to existing communities.

ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED

Reclassification to a new Adirondack Park Land Use and Development Plan land use area itself does not create environmental impacts. However, the development that could result may create impacts as outlined above and as specified in the Generic Environmental Impact Statement. These effects can be mitigated by State and local permit requirements or mitigation measures identified in the discussion of alternatives.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Potential environmental impacts are outlined above. To the extent that development occurs as a result of the map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources.

MITIGATION MEASURES

The only means of mitigating impacts is the exclusion of locations within the area most affected or impacted by the reclassification. Therefore, the discussion of alternatives in this DSEIS becomes necessarily a discussion of mitigation.

GROWTH-INDUCING ASPECTS

The area is presently classified Rural Use on the Official Adirondack Park Land Use and Development Plan Map. As stated above, the statutory “overall intensity guidelines” for Rural Use allows one principal building for every 8.5 acres and for Low Intensity Use, one principal building for every 3.2 acres. Therefore the proposed amendment would allow a potential net increase in principal buildings within the map amendment area. (See Land Area and Population, for the current land use area acreage and census information for the Town of St. Armand)

USE AND CONSERVATION OF ENERGY

Increasing the number of allowable principal buildings in the amendment area will potentially increase energy use in proportion to the number, type and energy efficiency of principal buildings actually built.

SOLID WASTE

An increase in the number of principal buildings (see Section G: Growth-inducing Aspects) would lead to an increase in the amount of solid waste generated. Solid waste reduction/reuse/recycling programs could lessen disposal costs.

HISTORIC IMPACTS

The Proposed Map Amendment Area is not located within an archeological sensitive area. The proposed map amendment will not cause any change in the quality of “registered”, “eligible” or “inventoried” property for the purposes of implementing Section 14.09 of the New York State Historic Preservation act of 1980.

ALTERNATIVE ACTIONS

There are two categories of alternatives addressed by this document. Since the request is to reclassify the land from Rural Use to Low Intensity Use, there is no intermediate classification that could be considered. The two other categories of alternatives are:

A. No action

One alternative action is “no action” or denial of the request. The Agency may determine that the current classification is appropriate for an area under consideration for a map amendment. A failure to approve any change would preserve the present pattern of regulatory control.

B. Alternative regional boundaries

The redefinition of the proposed map amendment areas along alternative regional boundaries could be employed to reduce the size of the area.

Alternative Area 1 reduces the size of a potential map amendment from approximately 80 acres to approximately 40 acres in size.

POTENTIAL DEVELOPMENT

If a map amendment is approved, different Agency regulations that affect development potential would apply. A change in land use classification will affect regulatory thresholds related to overall intensity guidelines and compatible uses as set forth in Section 805 of the Act. Potential for development criteria 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.

The overall intensity guidelines allows one “principal buildings” (single family residences or their legal equivalent under the Adirondack Park Agency Act) per 8.5 acres (average lot size) in lands classified as Rural Use while lands classified as Low Intensity Use allows a 3.2 acre average lot size. Under the current classification of Rural Use, the Proposed Map Amendment Area could potentially allow 9 Principal Buildings (a single family dwelling or its equivalent under the APA Act). If reclassified to Low Intensity Use, the Proposed Map Amendment Area could potentially allow 25 Principal Buildings.

The above calculations area approximations and do not take into account existing development, lot configurations, resource constraints or existing permit conditions.

LAND AREA AND POPULATION TRENDS

The Town of St. Armand is approximately 36,374 acres in size, including water bodies, and is classified on the Official Adirondack Park Land Use and Development Plan map as follows:

Land Classification	Acreage
Hamlet	738
Moderate Intensity	638
Low Intensity	871
Rural Use	3,082
Resource Management	1,177
Industrial Use	343
State Land	28,,792

Table 3. Approximate acreage of land use classifications in the Town of St. Armand

Population Growth Trends: The population of the Town of St. Armand was estimated to be 1,717 in 2014, an increase of 169 persons (11%) since 2010. Table 4 compares population growth of the Town of St. Armand in both absolute and percentage terms as compared to the five towns that surround St. Armand.

Population of St. Armand and Surrounding Towns
(ranked by rate of growth)

Town/Village	2014	2010	Change from 2000-2014	
			Number	Percentage
St. Armand	1,717	1,548	169	11%
Wilmington	1,305	1,253	52	4%
Franklin	1,076	1,140	-64	-6%
North Elba	8,782	8,957	-175	-2%
Black Brook	1,446	1,497	-51	-3%
Harrietstown	5,665	5,709	-44	-1%

Table 4. Population Trends (Source: U.S. Census Bureau, 2010 Census, 2014 Census Estimate)

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 Essex 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
- Essex County Digital Tax Parcel Data
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- New York State Parks, Recreation and Historic Preservation National Register Internet Application

APPENDICES

- A. APPLICATION FOR AMENDMENTS TO THE OFFICIAL ADIRONDACK PARK
LAND USE AND DEVELOPMENT PLAN**
- B. LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST**
- C. LAND USE AREA CLASSIFICATION DETERMINANTS**
- D. PUBLIC HEARING NOTICE**
- E. DSEIS FILE LIST**

APPENDIX A

Application for Amendment to the Adirondack Park Land Use and
Development Plan Map

Jodi and Henry Savarie

Adirondack Park Agency
PO Box 99
Ray Brook, New York 12977

RECEIVED
ADIRONDACK PARK AGENCY

JAN 27 2016

January 22, 2016

Dear Sir or Madam:

The purpose of this letter is to explore the possibilities of obtaining an amendment to the Adirondack Park Land Use and Development Plan Map's current classification of our land in the Town of St. Armand, Essex County. The land in question is presently classified as Rural Use; the requested land use classification is for Low Intensity Use.

The enclosed material (application, maps, justification, etc.) should meet the requirements. The application primarily addresses our property; however, conversations with additional landowners and local government officials support this effort as well as an expanded area. As noted in the application, some information requested is not applicable to this request. The justification section of the application describes our property in both the Rural Use and Low Intensity Use dialogue as spelled out in the APA Act.

If there are any points that we have missed, please let us know at your earliest convenience.

Thank you.

Sincerely,

The block contains two handwritten signatures. The top signature is 'HENRY SAVARIE' in all caps, written in a bold, slightly stylized cursive. The bottom signature is 'Jodi Savarie' in a more fluid, lowercase cursive script.

Jodi and Henry Savarie

55 Main Street Bloomingdale, New York 12913

MA No. _____
(to be completed by Agency)

RECEIVED
ADIRONDACK PARK AGENCY

JAN 27 2016

**ADIRONDACK PARK AGENCY
RAY BROOK, NEW YORK 12977
(518) 891-4050**

**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 land within the Adirondack Park is 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 "Technical" amendment, the Agency must find the amendment reflective of the legislative findings and purposes of the Adirondack Park Agency Act, and consistent with the Adirondack Park Land Use and Development Plan, and the statutory character description and 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 and any comprehensive master plan prepared by the town or village as may reflect the relative development amenability 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; it cannot amend the Map to make extremely small-scale amendment. 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 A-8 of the Agency regulations, and any newer data as has become available since the Map was made.

The Agency amendment process is one which encourages public involvement in a number of ways. At the time an application is received, notification is sent to representatives of affected local governments requesting their advice and comments. Public hearings, held prior to the change taking effect, 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 virtually all instances, a Draft Environmental Impact Statement is prepared and circulated pursuant to the State Environmental Quality Review Act. Comments or statements, which need to be related to the statutory determinants for map amendment, received from these people 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 make the map amendment.

Map amendments may be initiated by a local government, individual landowner or both acting concurrently.

EITHER PART A OR PART B MUST BE FILLED IN; BOTH ARE FILLED IN ONLY IF THE OWNER OF RECORD OF THE LAND INVOLVED AND THE LEGISLATIVE BODY OF THE LOCAL GOVERNMENT APPLIES TOGETHER.

PART A (to be filled out only by a landowner requesting a change in the Official Map)

1. OWNER OF RECORD

Name JOAN AND HENRY SAVARIE

Address 55 MAIN STREET

BLOOMINGDALE, NY 12913

Telephone 891.4667

Cell Phone _____

2. APPLICANT'S REPRESENTATIVE

Name _____

Address _____

Telephone _____

Cell Phone _____

**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 _____

Address _____

Telephone _____

Cell Phone _____

2. APPLICANT'S REPRESENTATIVE

Name _____

Address _____

Telephone _____

Cell Phone _____

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 ST. ARMAND
County ESSEX
Village _____
- B. What is the size of the parcel to be considered? 30 acres
- C. Current Land Use area classification(s) RURAL USE
- D. Requested classification(s) LOW INTENSITY USE

2. ADIRONDACK PARK AGENCY HISTORY
(to be filled out by landowner/applicant only)

3. A. Tax Map Description

Map (Section) 13.04
Block 1
Parcel(s) 65.2

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 P80-147 (CAMPION)
Date of non-jurisdiction letter _____
Map Amendment number _____
Enforcement file number _____

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.

4. **SPECIFIC INFORMATION MUST BE PROVIDED IF APPLICABLE**

A. Public infrastructure¹

Attached 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. See your county Soil and Water Conservation District Office (SWCD) or Cornell Cooperative Extension Agent for this information.

E. Topography and Water Resources

Attached 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. Flood Hazard

NONE

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.

G. Agriculture District

NONE

Attach a map showing any active or proposed agriculture distinct involving all or portion of the parcel(s) proposed for reclassification. See your Cornell Cooperative Extension Agent office for this information.

H. 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.

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

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

HENRY SAVARIE Joan Savarie

Applicant's Representative signature
(if necessary)

Local Municipality
(if necessary)

Title
(if necessary)

Date

1.24.2016

I will briefly discuss why the land in question does not meet the criteria of Rural Use but more accurately reflects the findings in Section 805 (3)(e) – Low Intensity Use.

RESOURCES OF THE PROPERTY

Location

The approximate 30 acre parcel is located easterly and northerly of Campion Way, a private access road connecting the property in question with Fletcher Farm Road, a town of Franklin maintained hard surfaced road.

Physical Considerations

According the USDA Soil Conservation Service's inventory, the parcel consists of three soil types –Tunbridge-Lyman, (6.2+/- acres), Monadnock (12.9+/- acres) and Becket (11+/- acres).

The Becket soils are very deep, well drained, loamy soils formed in low lime glacial till over a dense till substratum. The available water capacity is low; permeability is moderate in the surface and subsoil, and moderately slow or slow in the substratum. The Monadnock soils are very deep, well drained soils formed in loamy over sandy, low lime glacial till occurring on glacial till plains and valley sides. The available water capacity is moderate. Permeability is moderate to moderately rapid. The Lyman soils are shallow to bedrock, somewhat excessively drained loamy soils formed in low lime glacial till over bedrock. The available water capacity is low. The permeability is moderately rapid. Tunbridge soils are moderately deep to bedrock, well drained loamy soils formed in low lime glacial till. The available water capacity is moderate. The permeability is moderately.

Most of the 30+/- acre parcel (approximately 28.5%) is located in the 3% to 8% slope range. The reminded of the parcel consist of scatted blocks in the 8% to 15% range (.7+/- acres) and 15% to 25% range (.8+/- acres)

Biological resources

The vegetative cover consists of a mixed forest and succession fields. The primary deciduous tree species of the parcel consist of red maple, white birch and aspen. The coniferous tree cover is primarily balsam fir, spruce and white pine. There is an approximately three acre section located in the southwesterly section of the property which is in various stages of successional growth.

Aside from a small rabbit population and various species of common birds, there are no significant ecotones or critical wildlife habitats. The NYS Department of Environmental Conservation has not identified this area as a deer wintering area and there are no wetlands located within the parcel.

Public Considerations

The land in question does not lie within the view shed of any defined regional or local scenic vistas. The neatest scenic vista as identified in the Adirondack Park State Land Master Plan and on the Park Plan Map is on NYS Route 86 near Donnelly's Corners well over four miles away and the land is question does not lie in a view shed of that particular regional vista.

The nearest public lands (Saranac Lakes Wild Forest) are located approximately 400 feet to the east of the property. The northerly edge of the McKenzie Wilderness Area, the nearest key public lands, lies over a mile and a half from the land in question to the south.

Existing public facilities and conditions

The westerly boundary of the 30 acres parcel lies approximately 2300 feet east of lands classified as Hamlet (settlement of Bloomingdale). Bloomingdale, lying approximately one mile away via Campion Road, Fletcher Farm Road and NYS Route 3, is the nearest service center. This community contains a service station, two grocery stores, two restaurants, post office, veterinarian hospital, auto repair shop, auto body shop, car dealer and several other commercial ventures. The community also houses the Bloomingdale Fire Department, St. Armand Town Hall, Town of St. Armand Highway Department and the Saranac Lake Central School system's elementary school. Three churches are also located in Bloomingdale.

Access to the parcel is via Campion Way, a privately owned road intersecting with Fletcher Farm Road to the north. This road was constructed in 1981. The parcel is located approximately 2000 feet from Fletcher Farm Road and approximately 3000 feet from NYS Route 3; therefore, strip development along any major or secondary travel corridor is non-existent.

The Agency approved an eight lot subdivision in (P80-147) for the entire approximately 121 acres in Great Lot 141. Since that approval, six new single family dwellings have been constructed in that subdivision and two additional single family dwelling was constructed along Campion Way. Public electric and telephone services have been extended along Campion Way to all of the subdivision lots. In all, there are approximately 23 new single family dwellings located in proximity to the property in question since 1973.

Adjacent Land Use Classifications

The requested map amendment area lies immediately south of a large Low Intensity Use area. This Low Intensity Use extends from the northerly boundary of our property to the southerly section of Norman Ridge Road. The remaining land use classification surrounding the parcel on the east, south and west is Rural Use.

Economic Considerations

The map amendment criteria of Section 805 (2) (c) (5) of the Act require the Agency to take into account "economic and other land use factors". The Town of St. Armand and the greater Bloomingdale area have been suffering from severe economic depression for a number of years now. By approving a reasonable expansion of developable areas, the Agency would provide wider opportunities for economic growth, particularly in an area where natural resources can well tolerate such growth.

Regional scale and approach

The Official Adirondack Park Land Use and Development Plan Map must reflect regionally definable boundaries. Our property, by itself, only fulfills that requirement on three sides – the northerly boundary is the Essex/Franklin County line; the easterly and southerly boundary is Campion Way. One suggestion to satisfy the "regional scales and approach" criteria would be to expand the requested area to include lands of similar character, within the confines of

regional boundaries would be to include all of Great Lot 141 and the easterly half of Lot 121, Township 11, Old Military Tract (as per the 1977 proposal to Moderate Intensity Use¹).

Conclusion

I would like to reiterate why Low Intensity Use more accurately reflects the purposes, policies, objectives and character descriptions of our property by way of a comparison of the Low Intensity Use and Rural Use classifications.

Rural use (existing classification)

(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,

The soils of the 30 acre parcel are deep soils. Depth to bedrock is greater than 6 feet throughout the property.

relatively severe slopes,

Only a very small percent of the property have slopes greater than 15%.

significant ecotones,

There are no ecotones on the property.

critical wildlife habitats,

There are no jurisdictional wetlands located on the property (the nearest mapped wetland is located approximately 300 feet from the parcel) nor are there any deer wintering areas or other key wildlife habitats within or adjacent to the property.

proximity to scenic vistas

The nearest scenic vista as identified in the Adirondack Park State Land Master Plan and on the Park Plan Map is on NYS Route 86 near Donnelly's Corners well over four miles away.

or key public lands.

The northerly edge of the McKenzie Wilderness Area, the nearest key public lands, lies over a mile and a half from the land in question.

In addition, these areas are frequently remote from existing hamlet areas

The Hamlet lands associated with the settlement of Bloomingdale lies less than one-half mile from the property.

or are not readily accessible.

Access to the parcel is via Campion Way (private), Fletcher Farm Road (Town maintained) and NYS Route 3.

Consequently, these areas are characterized by a low level of development

When the original Park Plan Map was approved by the NYS Legislature in 1973, there were no roads accessing the property. In or about 1980, the landowner of

¹ On May 20, 1977, the Agency passed a resolution granting preliminary approval for several map amendments in the Town of St. Armand. "Area 9", in which our property lies in the easterly section, was approved for an amendment from Rural Use to Moderate Intensity Use. An Agency staff memo dated January 14, 1977 states "#11 [map reference number] The Essex County Meso Soils Map shows this area contained good soils and moderate slopes and is appropriate for one and three acre zoning."

an approximately 120 acre parcel subdivided his property (by Agency permit) and created eight lots, five of which now contain single family dwellings.
and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural resources

The resources are fairly tolerant as noted above.
and the preservation of open space.

The permitted subdivision and subsequent construction of single family dwellings has altered the open space character of the area.
These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

Approximately 23 new houses in the immediate vicinity does not provide the opens space atmosphere of 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.

The property is located approximately 3000 feet from NYS Route 3, a major travel corridor connecting Saranac Lake and Bloomingdale to the south with Plattsburgh to the north. The private lands to the north of the parcel in question are already classified as Low Intensity Use.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites.

The subdivision divided the property into lots ranging from approximately 8.5 acres to 30 acres in size.

This will provide for further diversity in residential and related development opportunities in the park.

Low intensity use (proposed classification)

(1) Character description. Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas,

The parcel is located along a privately owned access road (Campion Way) which connects to Fletcher Farm Road (a Town of Franklin maintained hard surfaced road)

normally within reasonable proximity to a hamlet,

The property lies approximately 2300 feet from lands classified as Hamlet (settlement of Bloomingdale)

where the physical and biological resources are fairly tolerant

Most of the land in question (approximately 95%) contains slopes within the 3% to 8% slope range and the flora and fauna of the area are typical of many mixed (deciduous and coniferous) forest of the northern Adirondacks.

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,

The soils of the property, according to a 1975 USDA Soil Conservation Survey inventory, consist of three major associations - Tunbridge-Lyman, (6.2+/- acres), Monadnock (12.9+/- acres) and Becket (11+/- acres).

moderate slopes

Approximately 95% of the property contains slopes in the 3% to 8% slope category.

and no large acreages of critical biological importance.

There are no wetlands on the property (the nearest mapped wetlands are located approximately 300 feet from the southerly boundary) nor are there any rare or endangered species located within or adjacent to the land.

Where these areas are adjacent to or near hamlets,

The nearest lands classified as Hamlet on the Park Plan Map lie less than one-half mile from the parcel. Access to those lands is via Campion Way (private), Fletcher Farm Road (Town maintained) and NYS Route 3.

clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

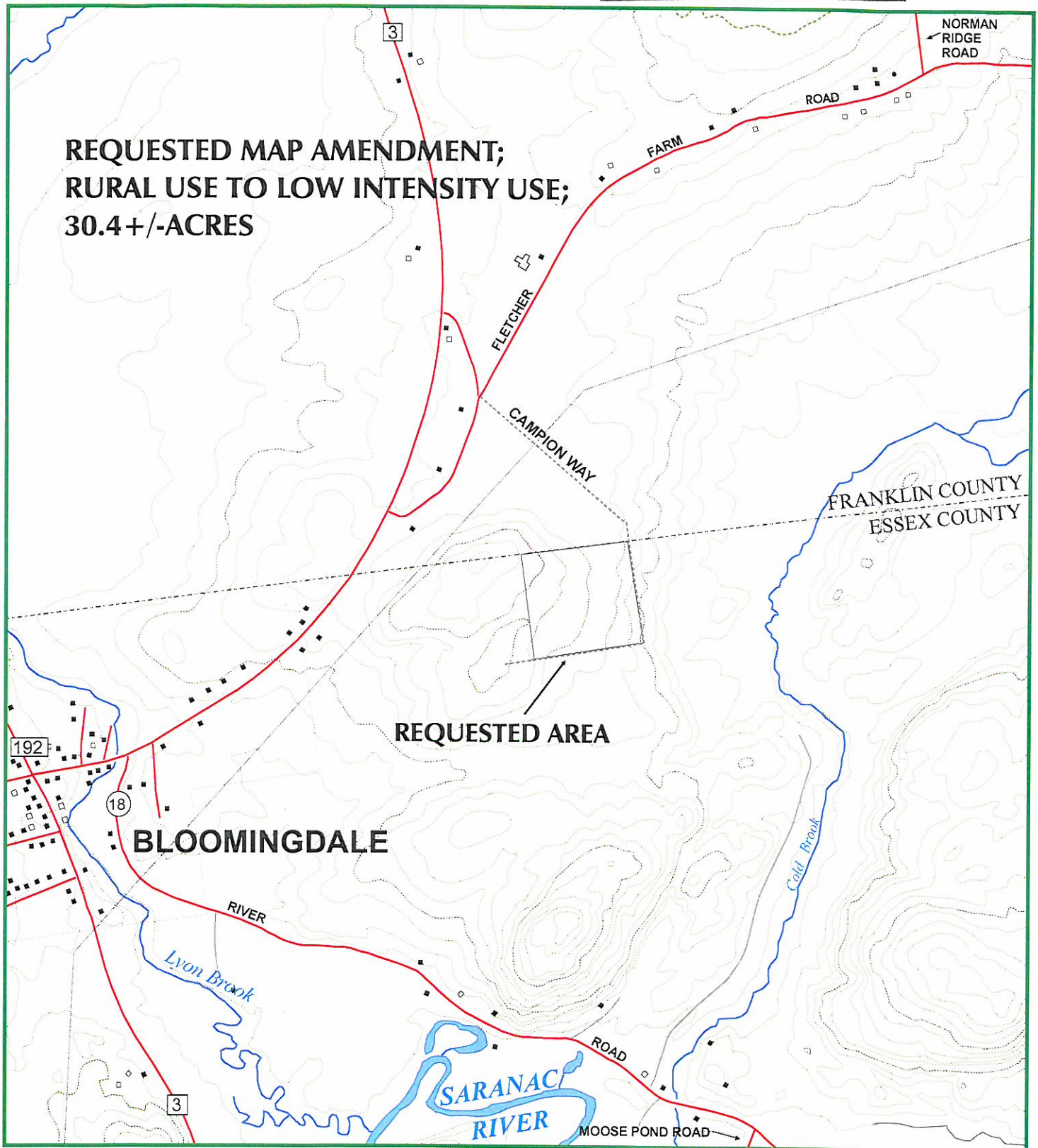
Purposes, policies and objectives. The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market.

Development pressure is a growing concern for lands within the Tri-Lakes section of the Adirondack Park. If the land in question, (lands that have a relatively low tolerance to environmental problems) were reclassified to Low Intensity Use, development pressure on the more environmentally sensitive lands would be alleviated.

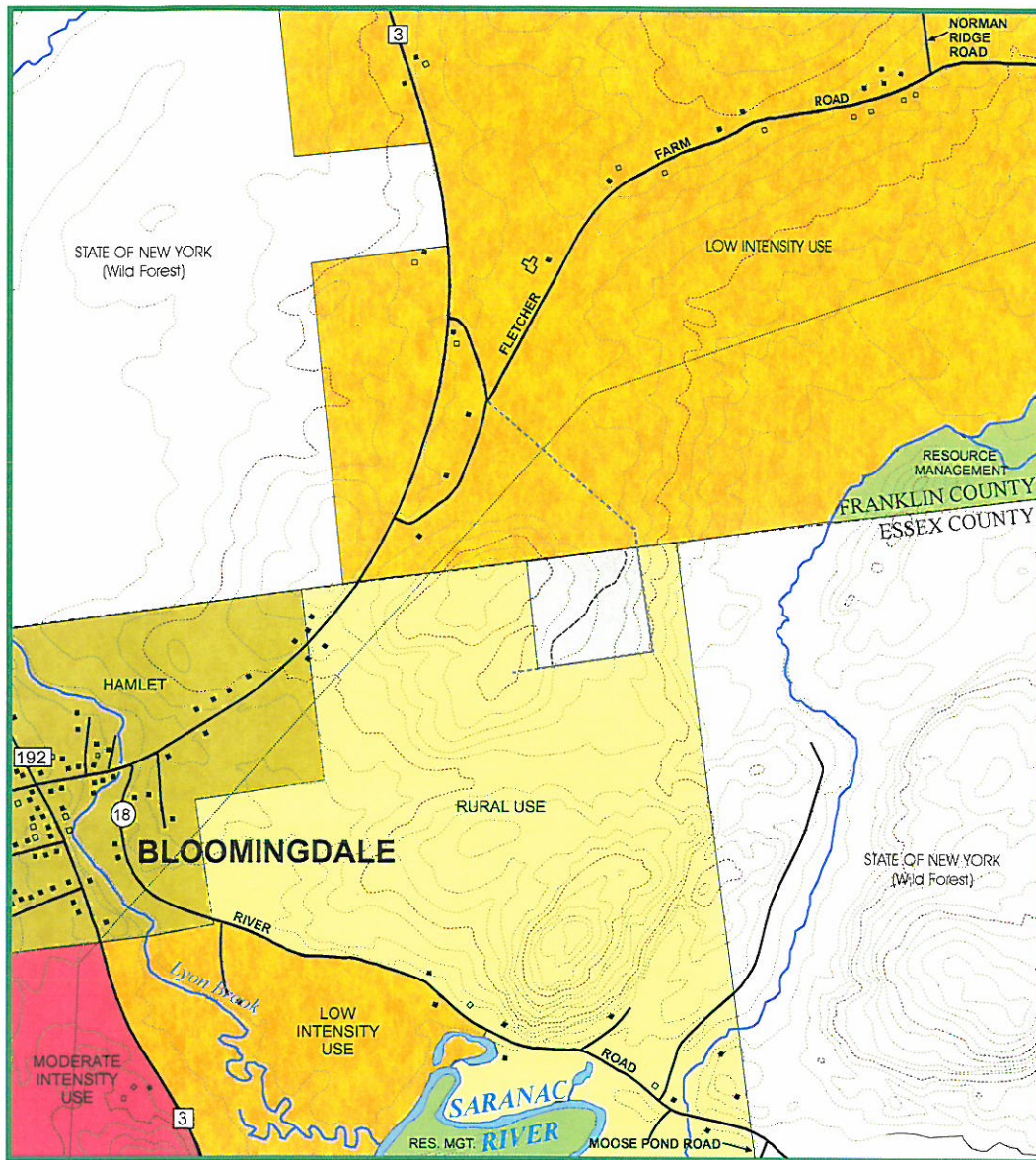
In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

The property is serviced by public electric and telephone service. Other public infrastructure amenities such as public water and sewage treatment facilities found in the nearby Hamlet classification are not available at this time.

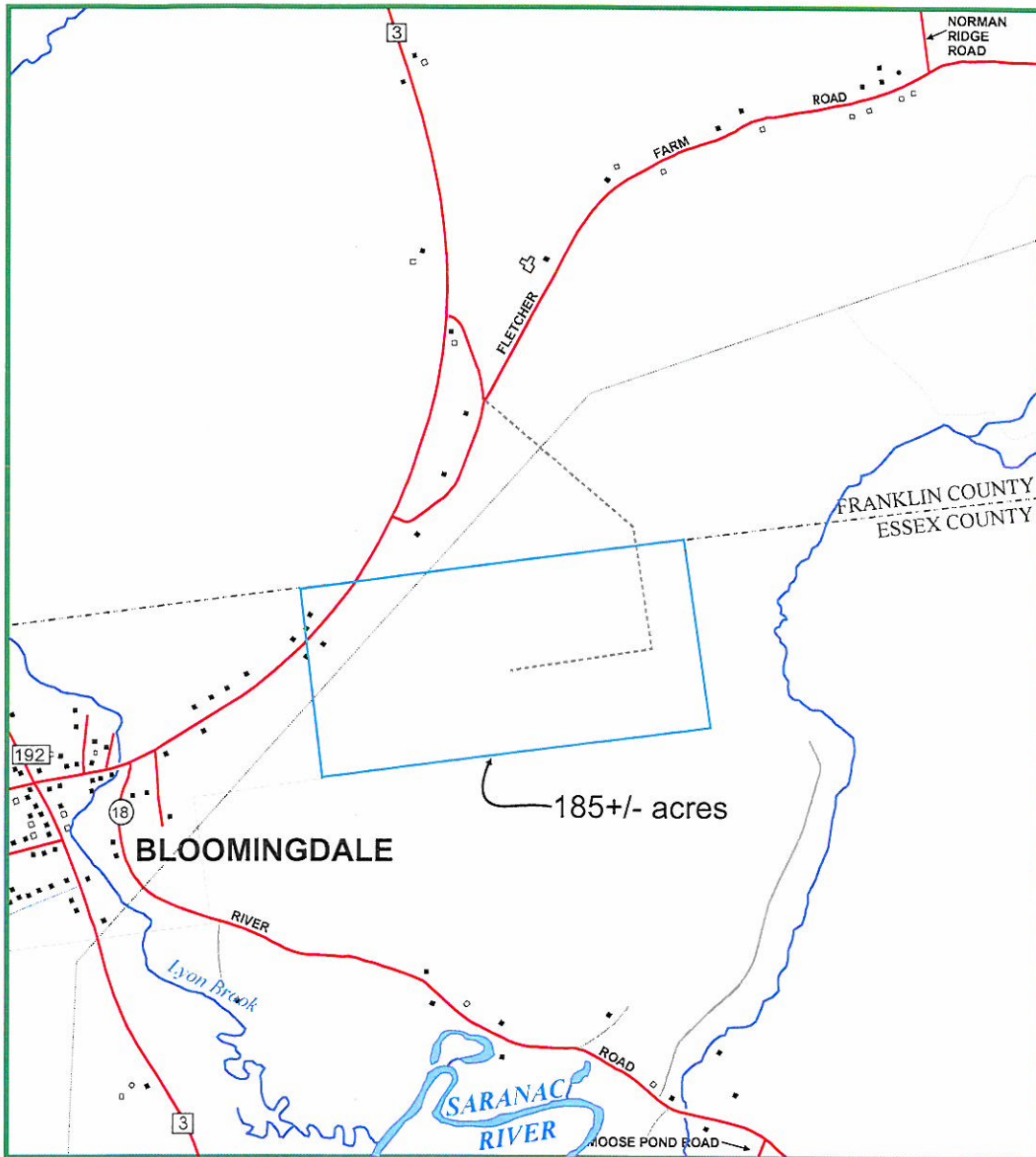
JAN 27 2016



Requested Map Amendment



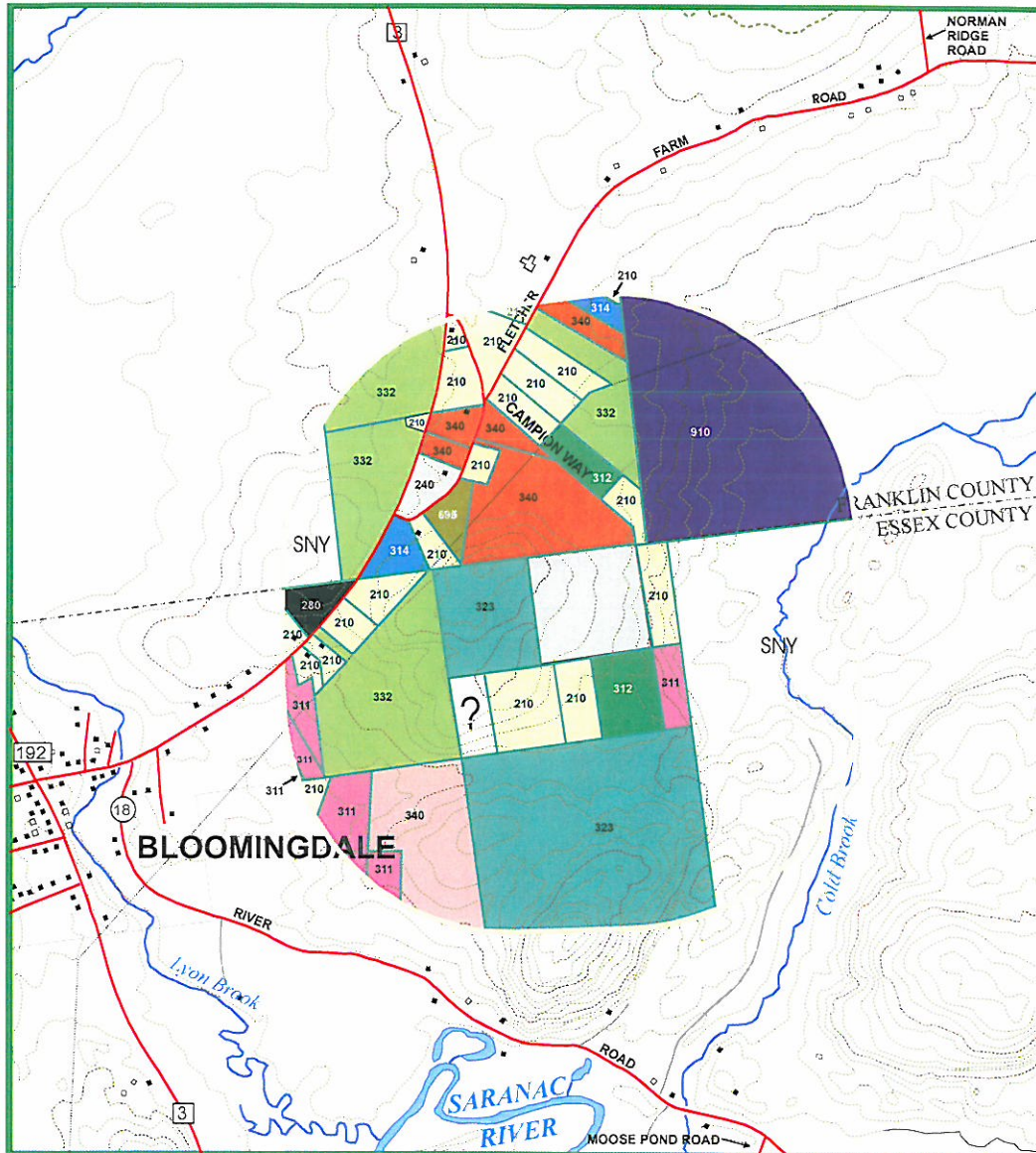
Adirondack Park Agency
Land Use and Development Plan Map



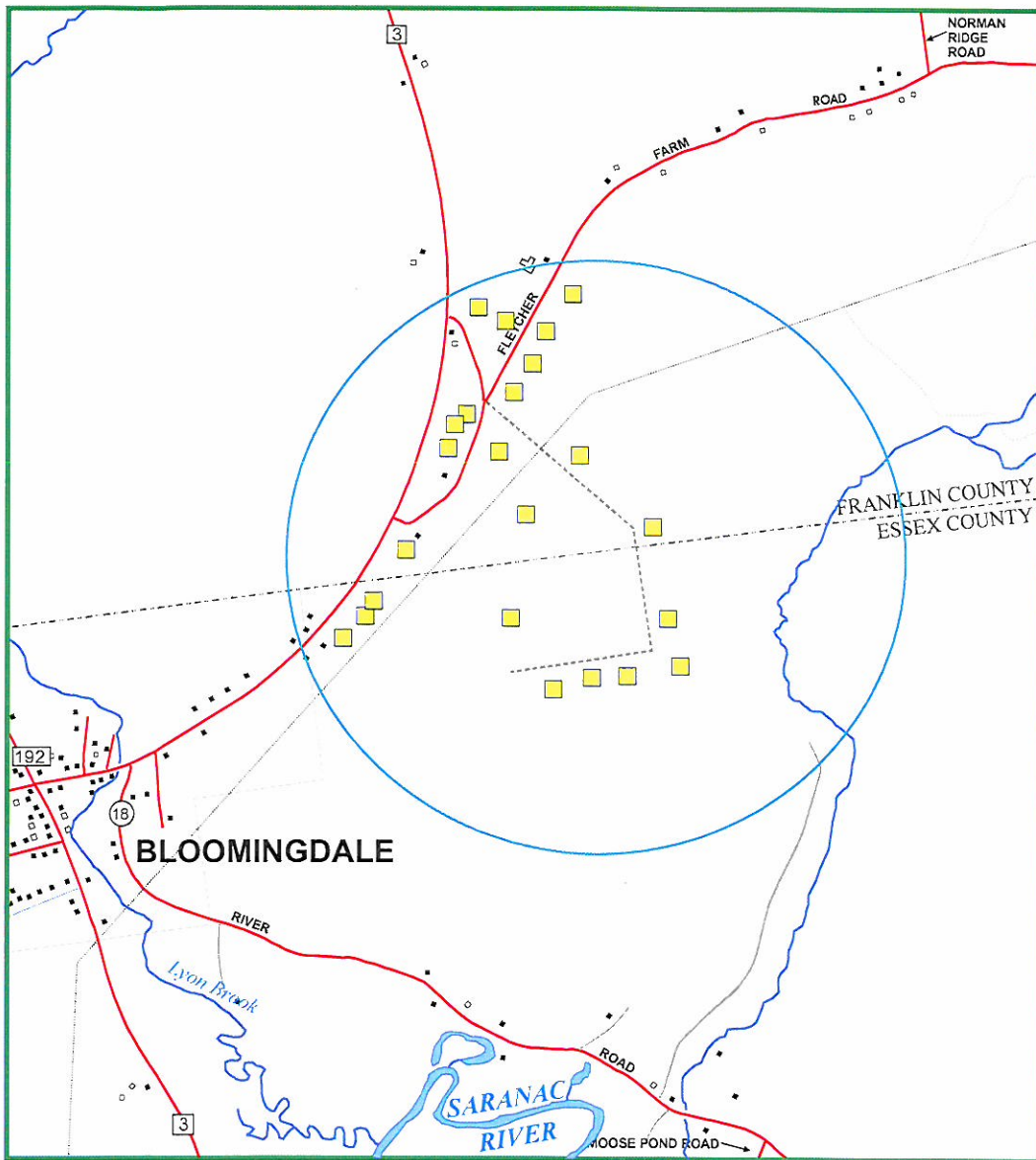
Alternative action

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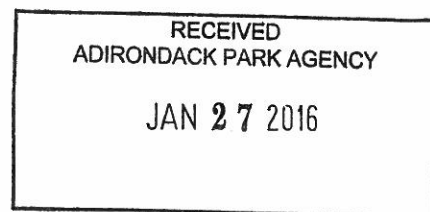
JAN 27 2016

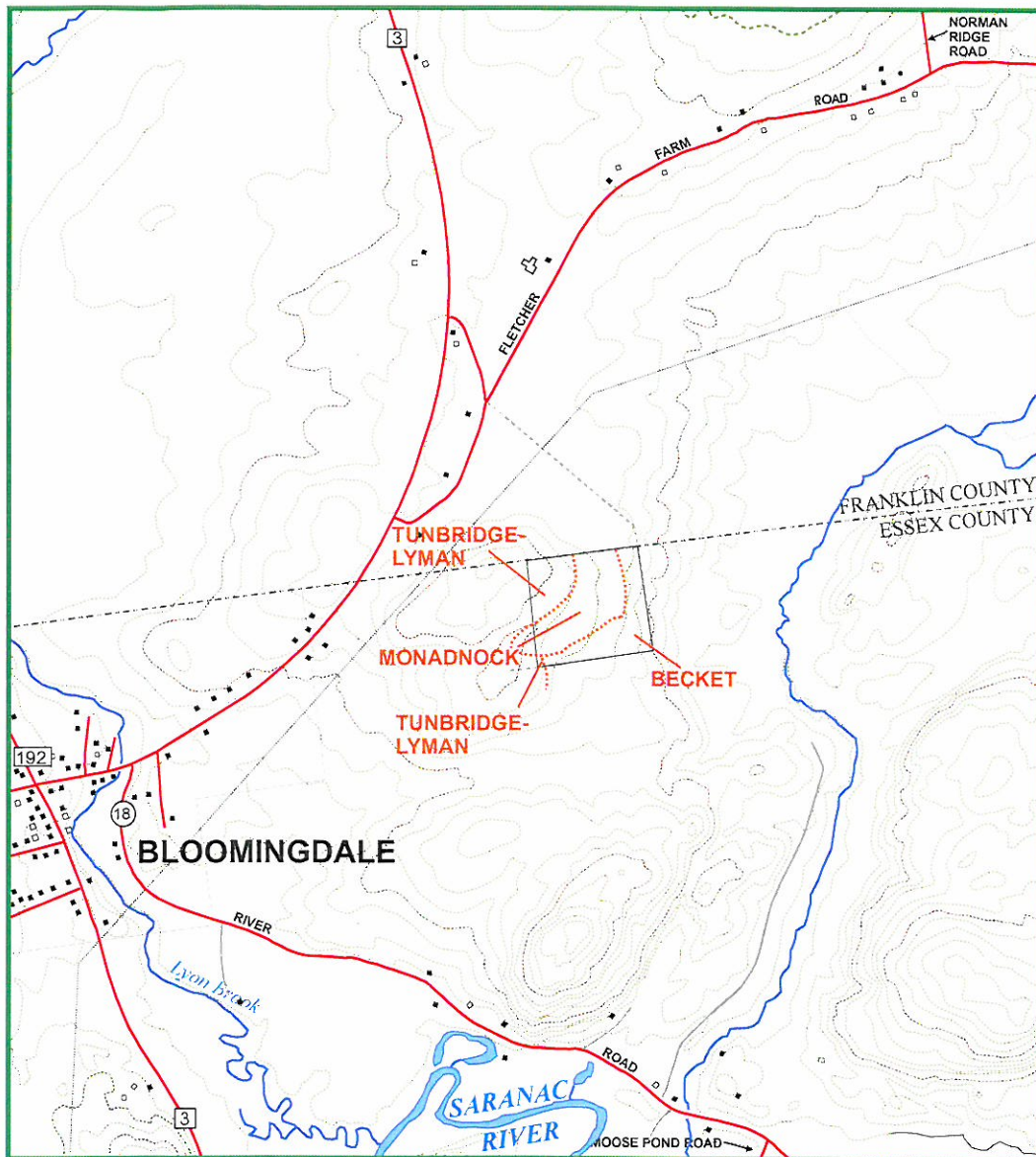


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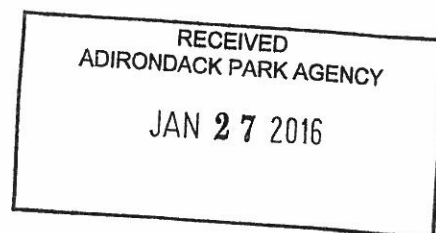


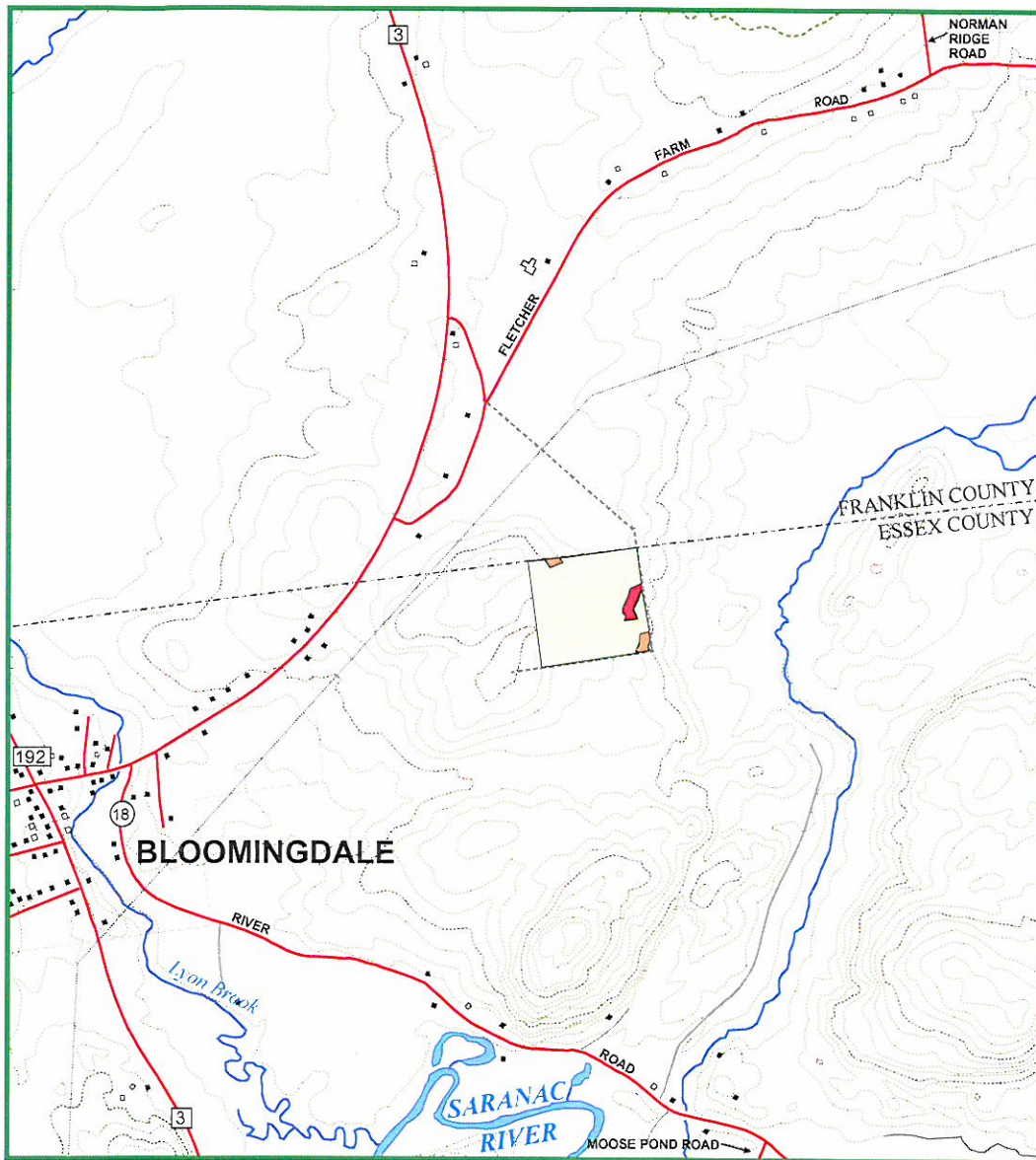
New Buildings since 1973





Essex County Soils





Topography

8% - 15%

15% - 25%

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ADIRONDACK PARK AGENCY

JAN 27 2016

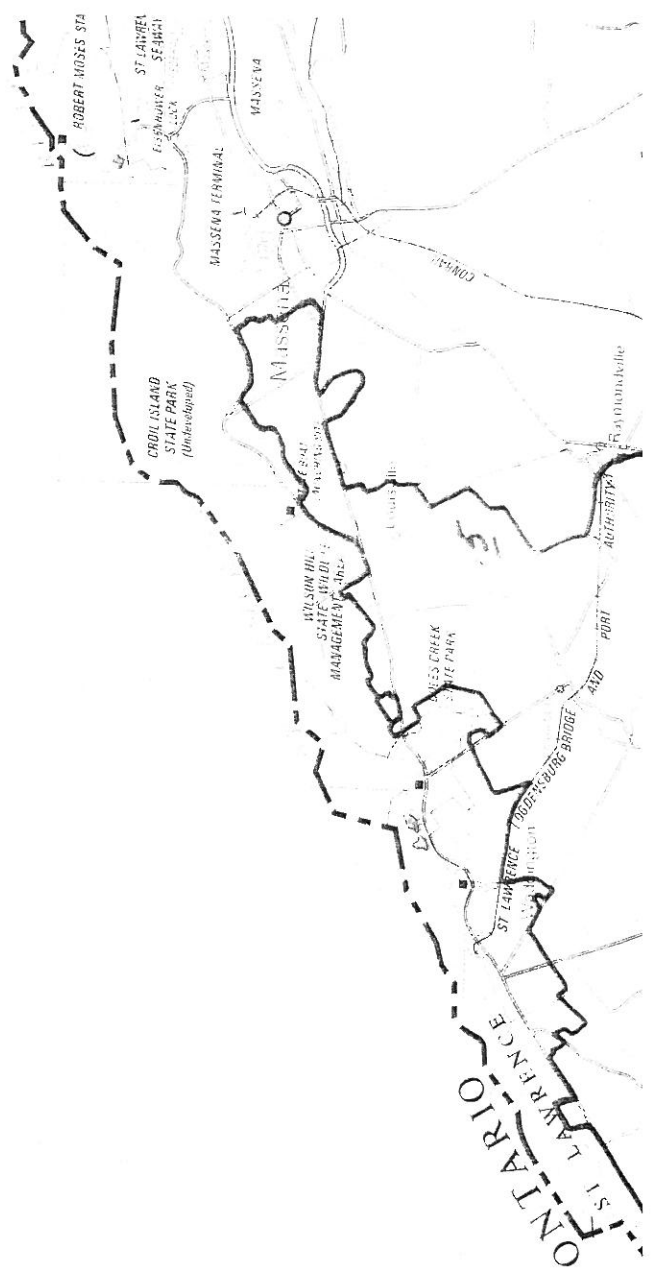
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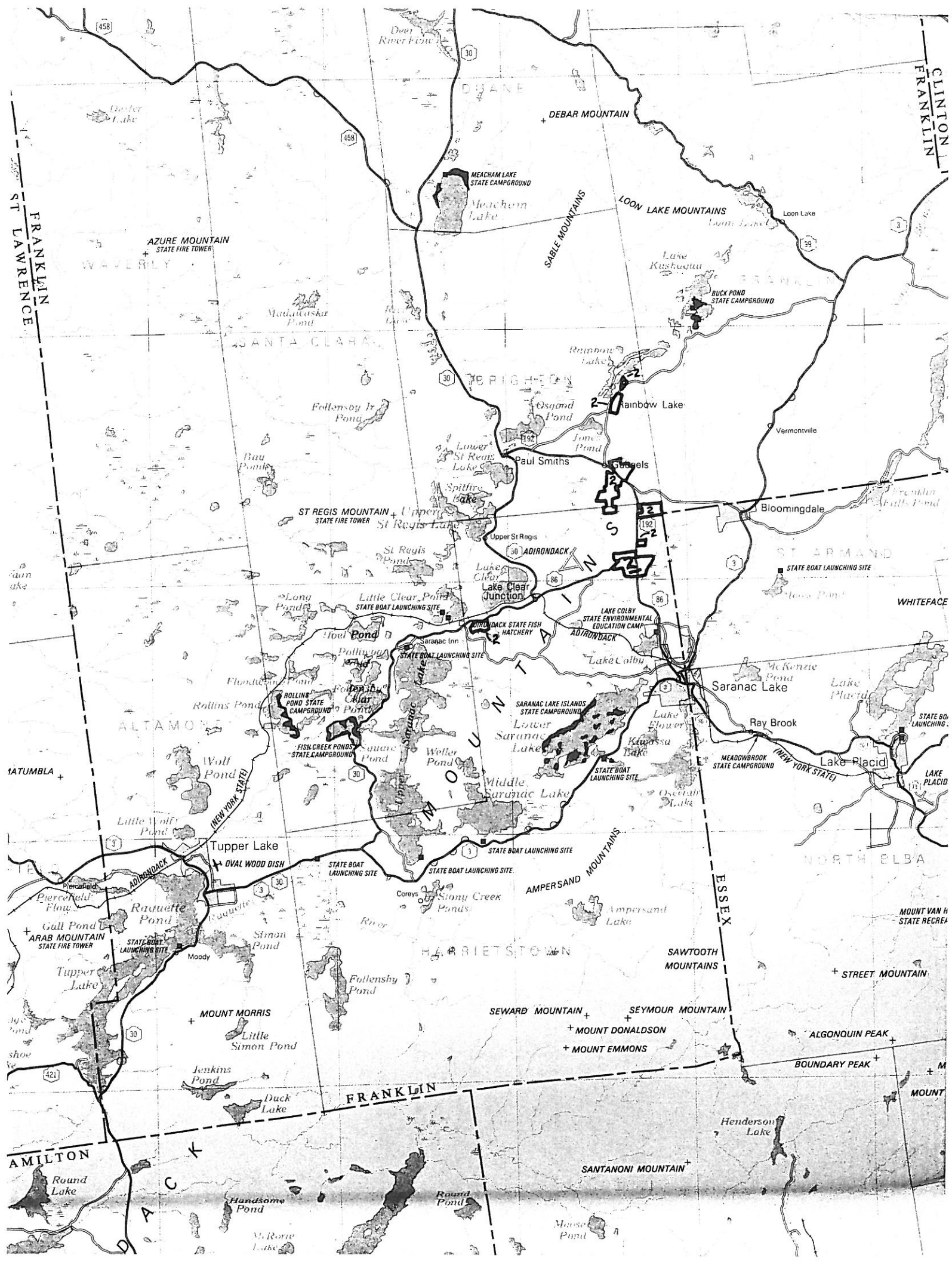
AGRICULTURAL DISTRICTS OF

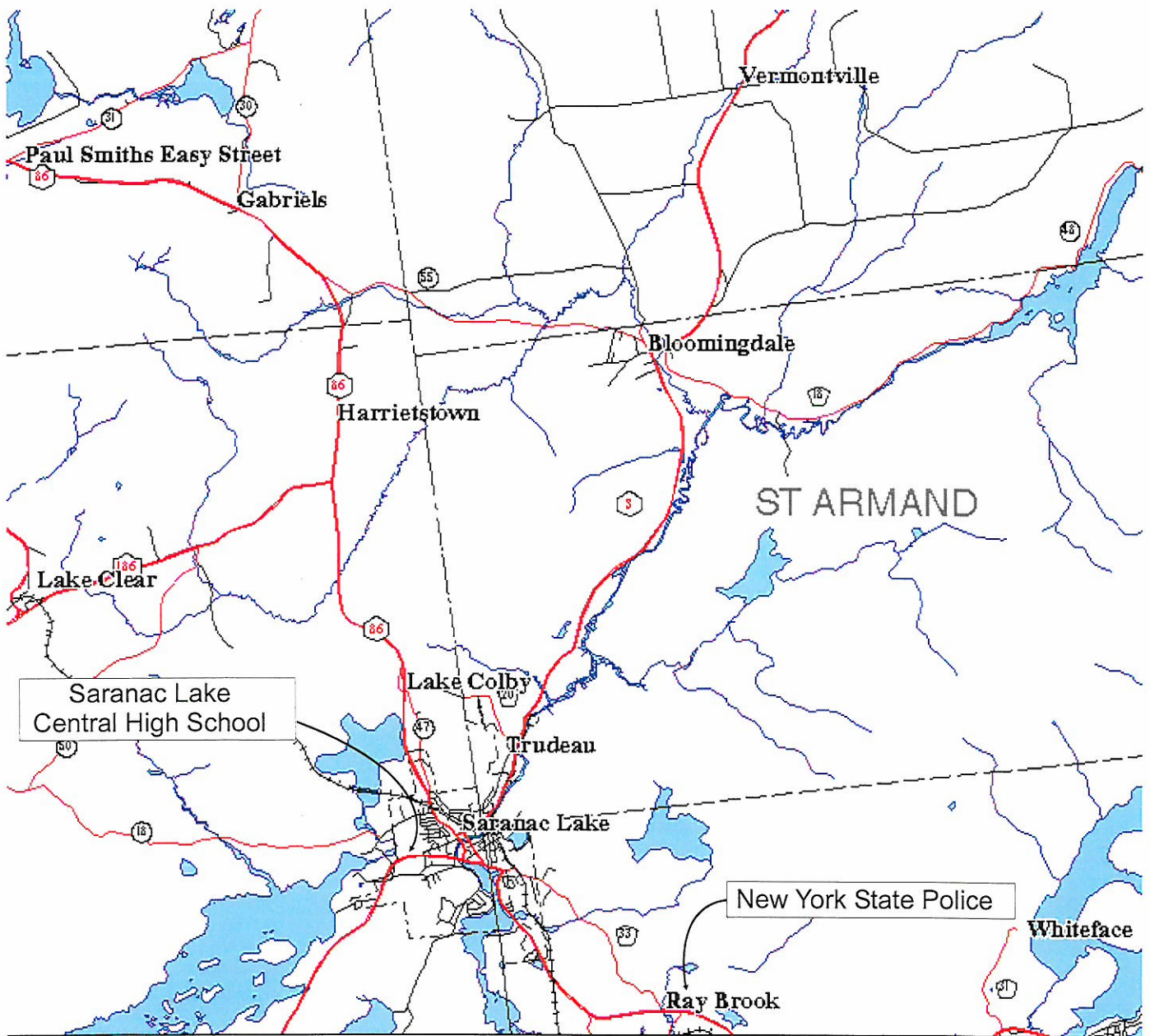
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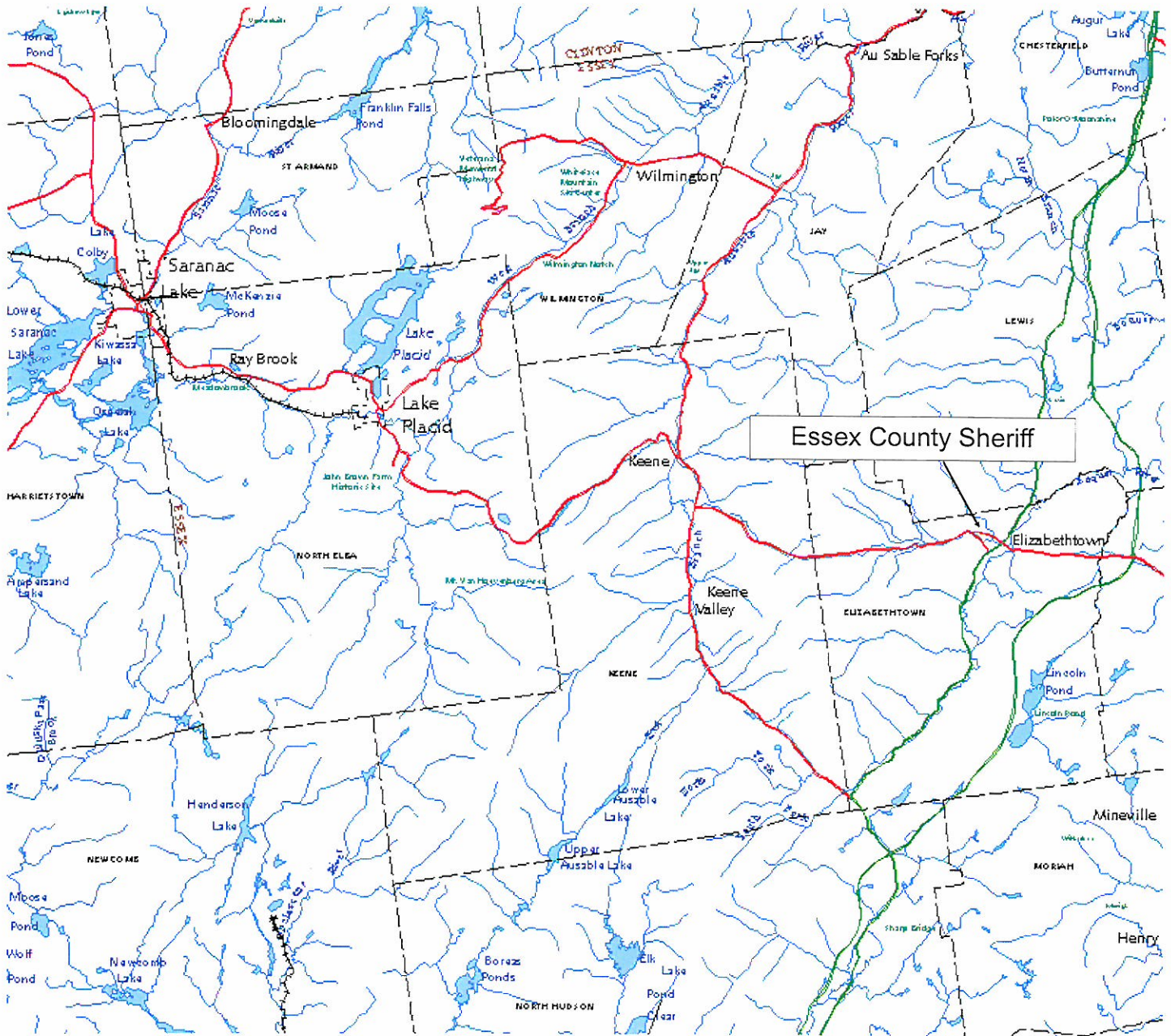






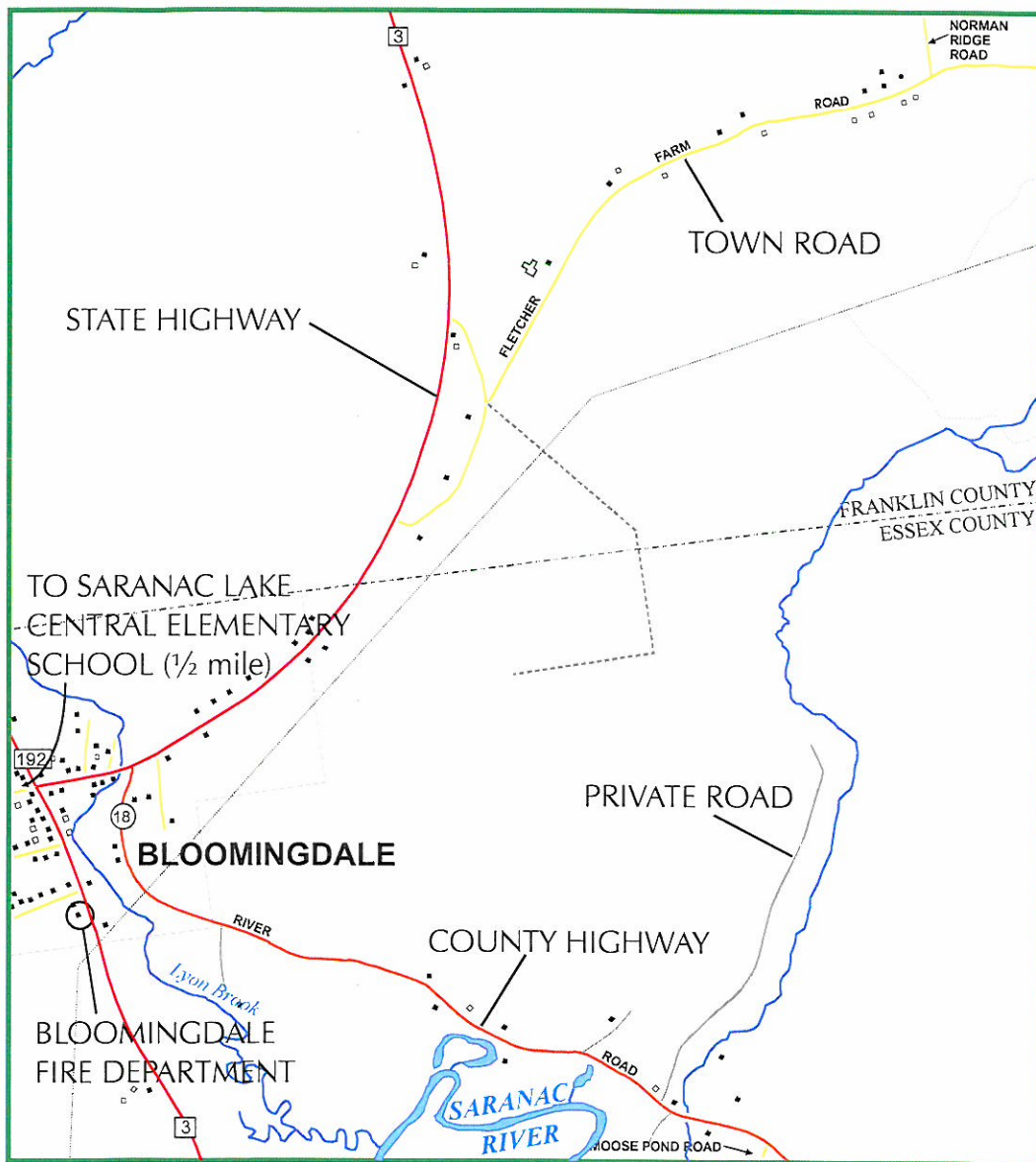
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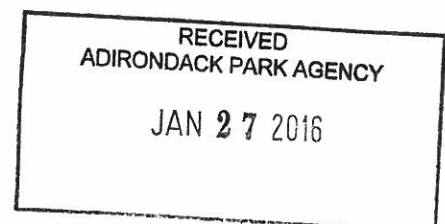


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Highway Classification



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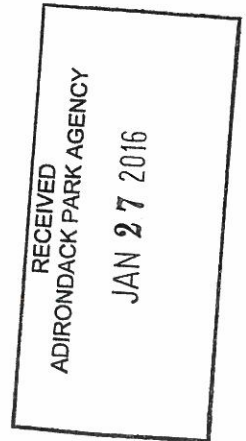
Hough Mullen
Bloomingdale, NY 12913

NAMES IN BLACK –ADJACENT TO
30 REQUESTED ACRES

NAMES IS RED – OTHER NEARBY
LANDOWNERS

13.04- 1-65.12 ??????????

September 2006 +/-



APPENDIX B

Land Use 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.

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.

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

Public Hearing Notice

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APPENDIX E

DSEIS File List

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