

APPENDIX A

\*\*\*\*\*MAP AMENDMENT APPLICATION



# Adirondack Park Agency

MA No. \_\_\_\_\_  
(to be completed by Agency)

RECEIVED  
ADIRONDACK PARK AGENCY

MAR - 8 2021

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

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

### INTRODUCTION

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

Section 805 of the Adirondack Park Agency Act and Part 583 of Agency regulations set forth criteria and procedures for amendment of the Official Map. In general, except for "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.

**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 Kevin Geraghty

Address 3797 Main Street

Warrensburg, MO 64085

Telephone 518 623-9511

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 Warrensburg

County Warren

Village \_\_\_\_\_

B. What is the size of the parcel to be considered? 118.17 acres (Route 9) 13.77 (Route 418)

C. Current Land Use area classification(s) Rte 418 Low Intensity, Route 9 - Rural

D. Requested classification(s) Hamlet

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

3. A. Tax Map Description (See attached list)

Map(Section) \_\_\_\_\_

Block \_\_\_\_\_

Parcel(s) \_\_\_\_\_

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 \_\_\_\_\_

Date of non-jurisdictional 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 infrastructure<sup>1</sup>**

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**

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**

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.

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

**PART D JUSTIFICATION**

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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.

Applicant's signature W. B. Magel

Applicant's Representative signature (if applicable) \_\_\_\_\_

Local Municipality Town of Warrensburg

Title Supervisor  
(if necessary)

Date 3/2/2021

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

**SECTION 805. ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN**

**§ 805(2)**

- c. The Agency may make the following amendments to the plan map in the following manner:
  - (1) Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.
  - (2) Any amendment to reclassify land from any land use area to any other land use area or areas for which a greater intensity of development is allowed under the overall intensity guidelines if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, on its own initiative.
  - (3) Any amendment to reclassify land from any land use area to any other land use area or areas, if the reclassification effects a comprehensive review and evaluation of the plan map, at the request of the legislative body of a local government which has (a) completed and submitted to the agency a current and comprehensive inventory and analysis of the natural resource, open space, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within its entire jurisdiction, and (b) formally adapted after public hearing a comprehensive master plan prepared pursuant to section two hundred seventy-two-a of the town law or section 7-722 of the village law, after public hearing thereon and upon an affirmative vote of a majority of its members. If the agency grants the amendment request in part, it shall not enter or file the amendment or amendments for a period of sixty days thereafter, during which time the legislative body of the local government may withdraw its request.
  - (4) Any amendment to clarify the boundaries of the land use areas as shown on the plan map, to correct any errors on the map or effect other technical changes on the map, upon an affirmative vote of a majority of its members and without a public hearing thereon, unless the agency determines that a public hearing is appropriate, on its own motion or at the request of the legislative body of a local government or at the request of any owner of record of the land involved.
  - (5) Before making any plan map amendment, except pursuant to subparagraph four of this paragraph, the agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural resources, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or

village law, as may reflect the relative development amenability and limitations of the land in question. The agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

- d. The agency may, after consultation with the Adirondack park local government review board, recommend to the governor and legislature any other amendments to the plan map after public hearing thereon and upon an affirmative vote of a majority of its members.
- e. Upon receipt of a request to amend the plan map or upon determining to amend the map on its own initiative, the agency shall provide notice of receipt of the request or notice of the determination and a brief description of the amendment requested or contemplated to the Adirondack park local government review board, the chairman of the county planning agency, if any, the chairman of the appropriate regional planning board, and to the chief elected officer, clerk and planning board chairman, if any, of the local government wherein the land is located, and shall invite their comments.
- f. The public hearings required or authorized in this subdivision shall be held by the agency in each local government wherein such land is located after not less than fifteen days notice thereof by publication at least once in a newspaper of general circulation in such local government or local governments, by conspicuous posting of the land involved, and by individual notice served by certified mail upon each owner of such land to the extent discernible from the lasted completed tax assessment roll and by mail upon the Adirondack park local government review board, the persons named in paragraph e of this subdivision, and the clerk of any local government within five hundred feet of the land involved.
- g. The agency shall act upon requests for amendments to the plan map within one hundred twenty days of receipt of a request in such form and manner as it shall prescribe; provided, however, that in the case of requests concerning which it determines to hold a public hearing, it shall, within ninety day of receipt of the request, schedule the hearing and shall act within sixty days of the close of the hearing. In the case of a request received when snow cover or ground conditions prevent such field investigations as is necessary to act with respect to the request, or in the case of a request or series of related requests exceeding five hundred acres, the time periods herein provided shall be extended an additional ninety days or until adequate field inspection is possible, whichever is the lesser period. Any of the time periods specified in this paragraph may be waived or extended for good cause by written request of the applicant and consent of the agency or by written request of the agency and consent by the applicant.

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

**Hamlet areas**

- (1) Character description. Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient

populations with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

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

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

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

(4) No overall intensity guideline is applicable to hamlet areas.

#### **Moderate intensity use areas**

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

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

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

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

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

### **Low intensity use areas**

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

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

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

### **Rural use areas**

(1) Character description. Rural use areas, delineated in yellow on the plan map, are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

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

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

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

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

### **Resource management areas**

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

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

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

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

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

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

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

### **Industrial use areas**

(1) Character description. Industrial use areas, delineated in purple on the plan map, include those areas that are substantial in size and located outside of hamlet areas and are areas (1) where existing land uses are predominantly of an industrial or mineral extraction nature or (2) identified by local and state officials as having potential for new industrial development.

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

from its character. Land uses that might conflict with existing or potential industrial or mineral extraction uses are discouraged in industrial use areas.

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

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

### **HAMLET**

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

### **MODERATE INTENSITY USE**

Primary uses in moderate intensity use areas:

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

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases

15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

### **LOW INTENSITY USE**

Primary uses in low intensity use areas:

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

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports

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

15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Waste disposal areas
22. Junkyards
23. Major public utility uses
24. Industrial Uses

## **RESOURCE MANAGEMENT**

Primary uses in Resource Management areas:

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

Secondary uses in resource management areas:

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

## **INDUSTRIAL USE**

Primary uses in industrial use areas:

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

Secondary uses in industrial use areas:

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

**Route 418 (River St.) Properties  
Within Area of Proposed Expansion**

210.20-5-34  
Robert Neuweiler  
222 River Street  
Warrensburg, NY 12885

210.20-5-48  
Gary & Priscilla Eddy  
236 River Street  
Warrensburg, NY 12885

210.20-5-56  
Free Methodist Church  
250 River Street  
Warrensburg, NY 12885

210.20-5-59  
MSRY, LLC  
920 High Street  
Athol, NY 12810

210.20-5-65  
Nancy Telfer  
272 River Street  
Warrensburg, NY 12885

210.20-5-64  
Niagara Mohawk Power Corp.  
Real Estate Tax Dept. D-G  
300 Erie Blvd. West  
Syracuse, NY 13202

210.20-5-44  
Louann Springer  
226 River Street  
Warrensburg, NY 12885

210.20-5-51  
William & Krystal Olden  
238 River Street  
Warrensburg, NY 12885

210.20-5-57.2  
William & Nicole Oehler  
14 County Home Bridge Road  
Warrensburg, NY 12885

210.20-5-60  
Nancy Telfer  
272 River Street  
Warrensburg, NY 12885

210.20-5-62  
Michael & Sheila Mender  
274 River Street  
Warrensburg, NY 12885

210.2-5-45  
Duane Gillingham  
232 River Street  
Warrensburg, NY 12885

210.20-5-52  
A & D Adirondack Mgt. Corp.  
P. O. Box 191  
West Islip, NY 11795

210.20-5-58  
Ellen Millington  
264 River Street  
Warrensburg, NY 12885

210.20-5-61  
Michael & Sheila Mender  
274 River Street  
Warrensburg, NY 12885

210.20-5-63  
Ruth McNeill  
276 River Street  
Warrensburg, NY 12885

**Route 9 (Main St.) Properties  
Within Area of Proposed Expansion**

210.8-1-3  
4036 Main Street, LLC  
4036 Main Street  
Warrensburg, NY 12885

210.8-1-2  
Warrensburg Inn & Suites  
4046 Main Street  
Warrensburg, NY 12885

210.8-1-1  
Jean & McClane Hadden  
18 Milton Street  
Warrensburg, NY 12885

197.-1-26  
4036 Main Street, LLC  
4036 Main Street  
Warrensburg, NY 12885

197.-1-27  
Farrah Bhatti  
2865 Route 9  
Malta, NY 12020

197.-1-28  
Alice Fitzgerald  
5043 207th Street  
Bayside, NY 11364

**Route 9 (Main St) Properties That  
Abut Area of Proposed Expansion**

197.-1-29  
George Horwath, Lisa Russell  
& Kimberly Finnochio  
5 Pine Grove Avenue  
Lake George, NY 12845

197.-1-25  
Mountain Escape, LLC  
803 Kirbytown Road  
Middletown, NY 10940

**Route 418 (River St) Properties That  
Abut Area of Proposed Expansion**

210.20-3-29  
Town of Warrensburg  
3797 Main Street  
Warrensburg, NY 12885

# **TOWN OF WARRENSBURG**

*"Queen Village of the Adirondacks"*

3797 MAIN STREET

WARRENSBURG, NEW YORK 12885-1628

WWW.WARRENSBURGNY.US

TEL (518) 623-9214

FAX (518) 623-3258

JIM.HULL@TOWNOFWARRENSBURG.NET

**JAMES S. HULL**

**CODE ENFORCEMENT OFFICER**

Properties that abut the northern main street expansion.

197.-1-29 George Howard

197.-1-25 Mountain escape LLC

210.8-1-3 4036 main Street LLC

210.8-1-2 Warrensburg Inn and Suites Inc.

TOTAL LAND in Northern Main Street Expansion more or less  
118.17

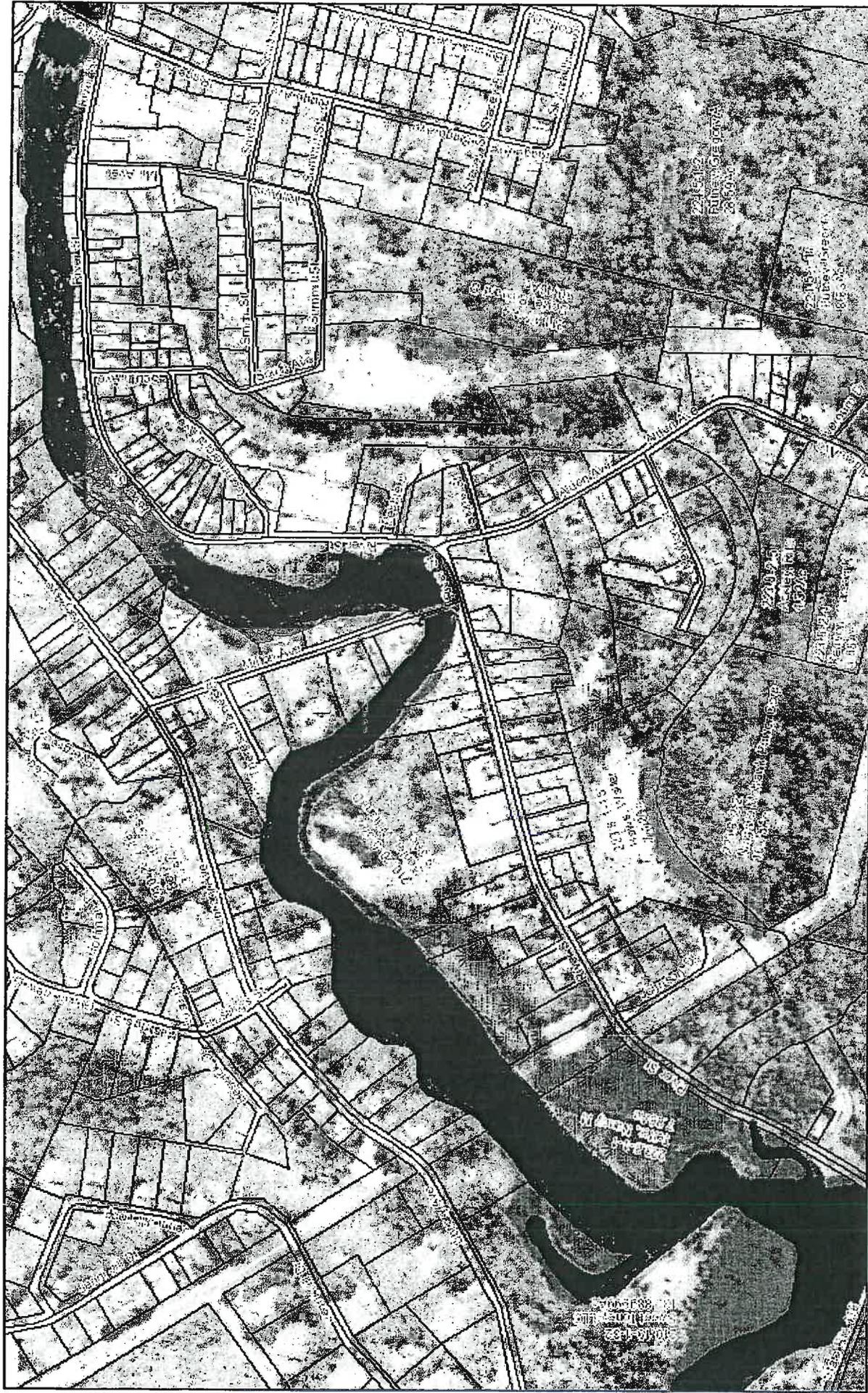
Properties that Abut The River Street expansion

210.20-3-29 Town of Warrensburg

210.20-5-64 Niagara Mohawk Power Corp.

State Route 418

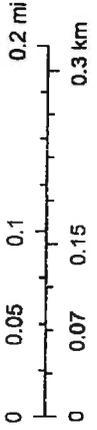
TOTAL LAND in River street expansion more or less  
13.77 Acres



January 12, 2021

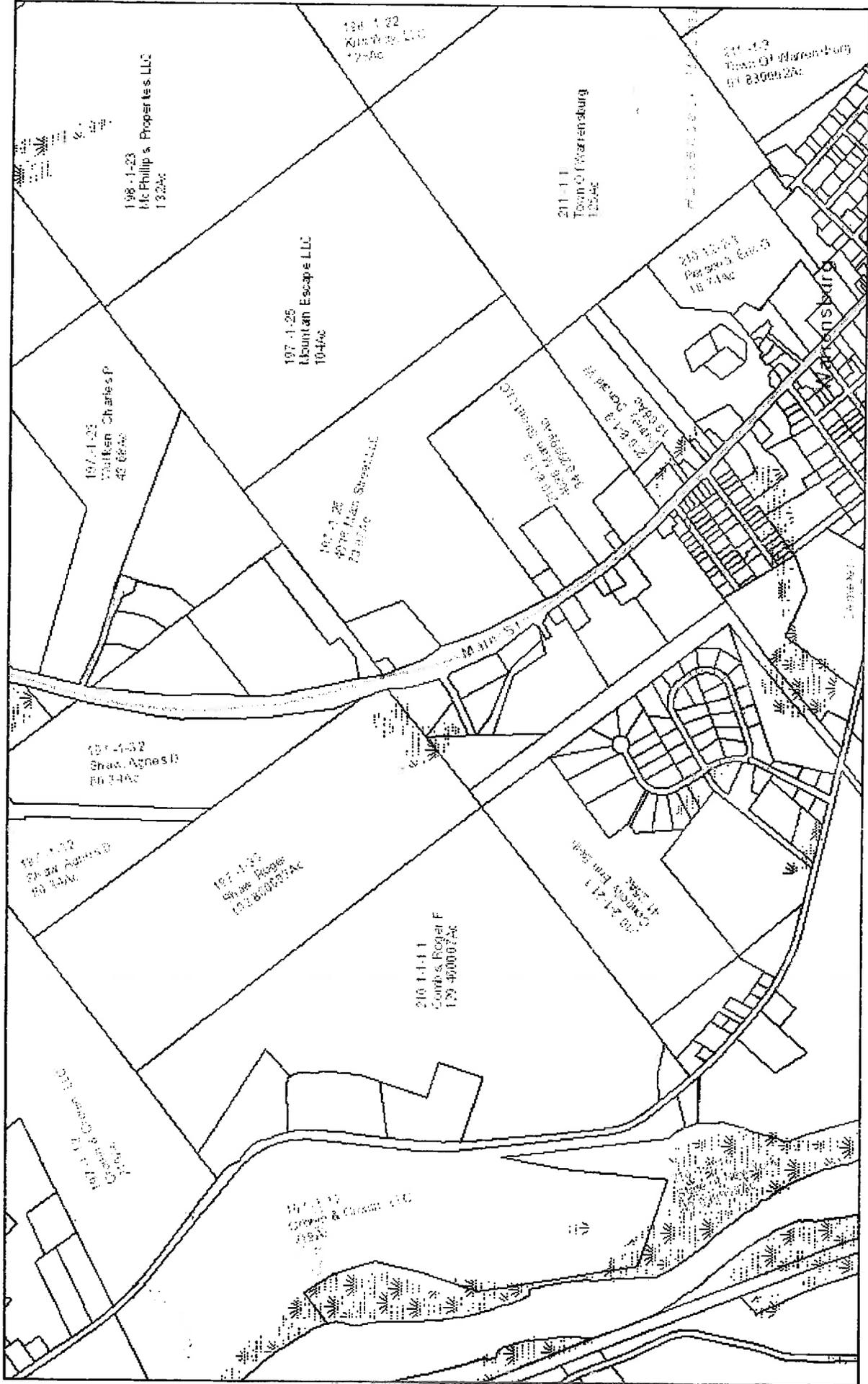
- Roads
- ▭ Parcels
- ▭ Town Boundaries
- ▭ APA Wetlands
- ▭ Flood Zones
  - ▭ Zones A, AE (100 year flood)
  - ▭ Zone B (500 year flood)
  - ▭ Zones C and X (minimal risk)

1:9,028



NYS ITS GIS Program Office, Westchester County GIS

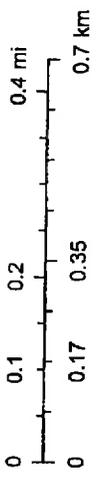




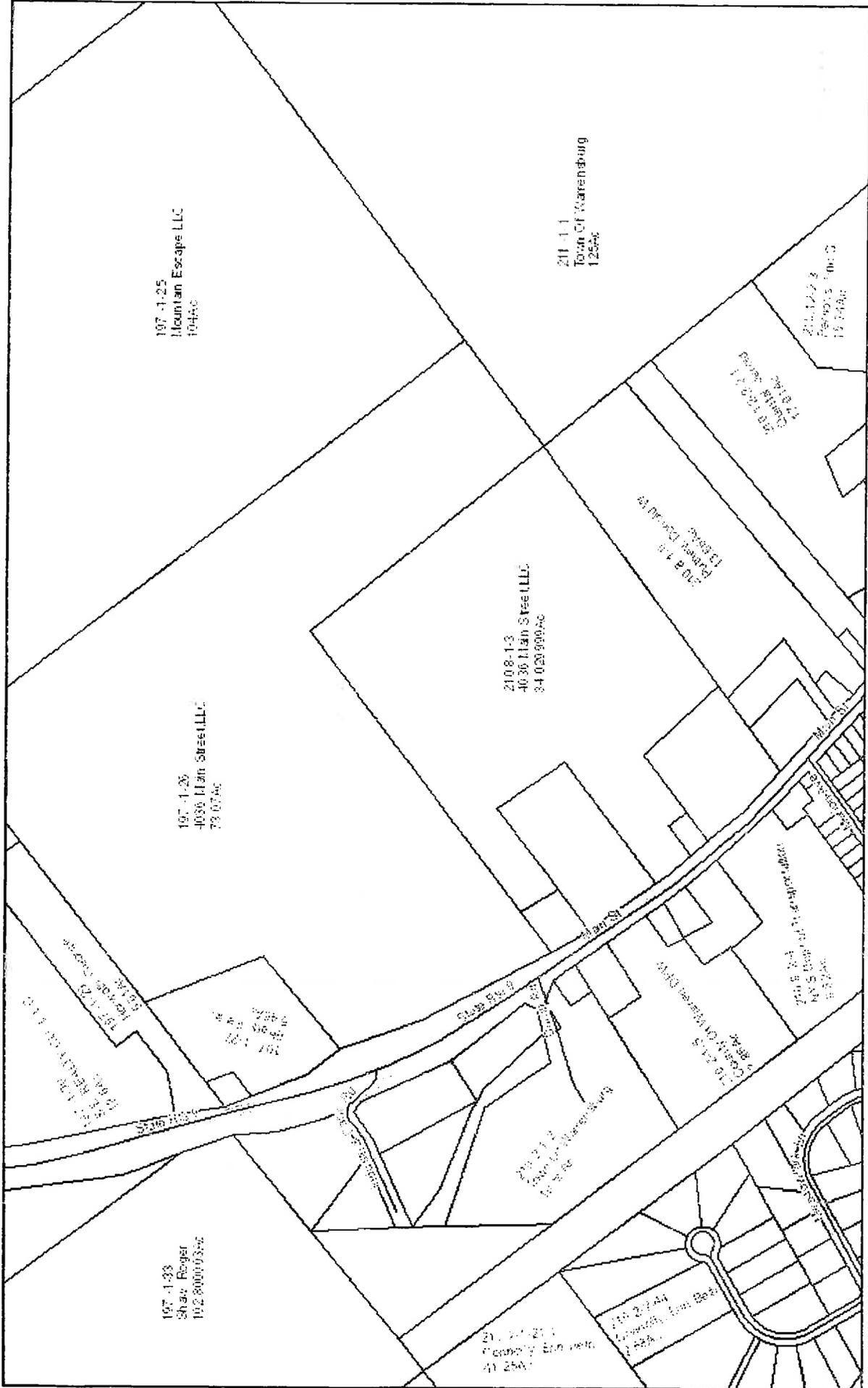
January 12, 2021

-  Parcels
-  Town Boundaries
-  APA Wetlands

1:18,056



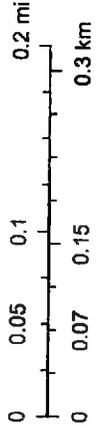
Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/WASA,



January 12, 2021

-  Roads
-  Town Boundaries
-  Parcels Flood Zones
-  Zone A, AE (100 year flood)
-  Zone B (500 year flood)
-  Zones C and X (minimal risk)

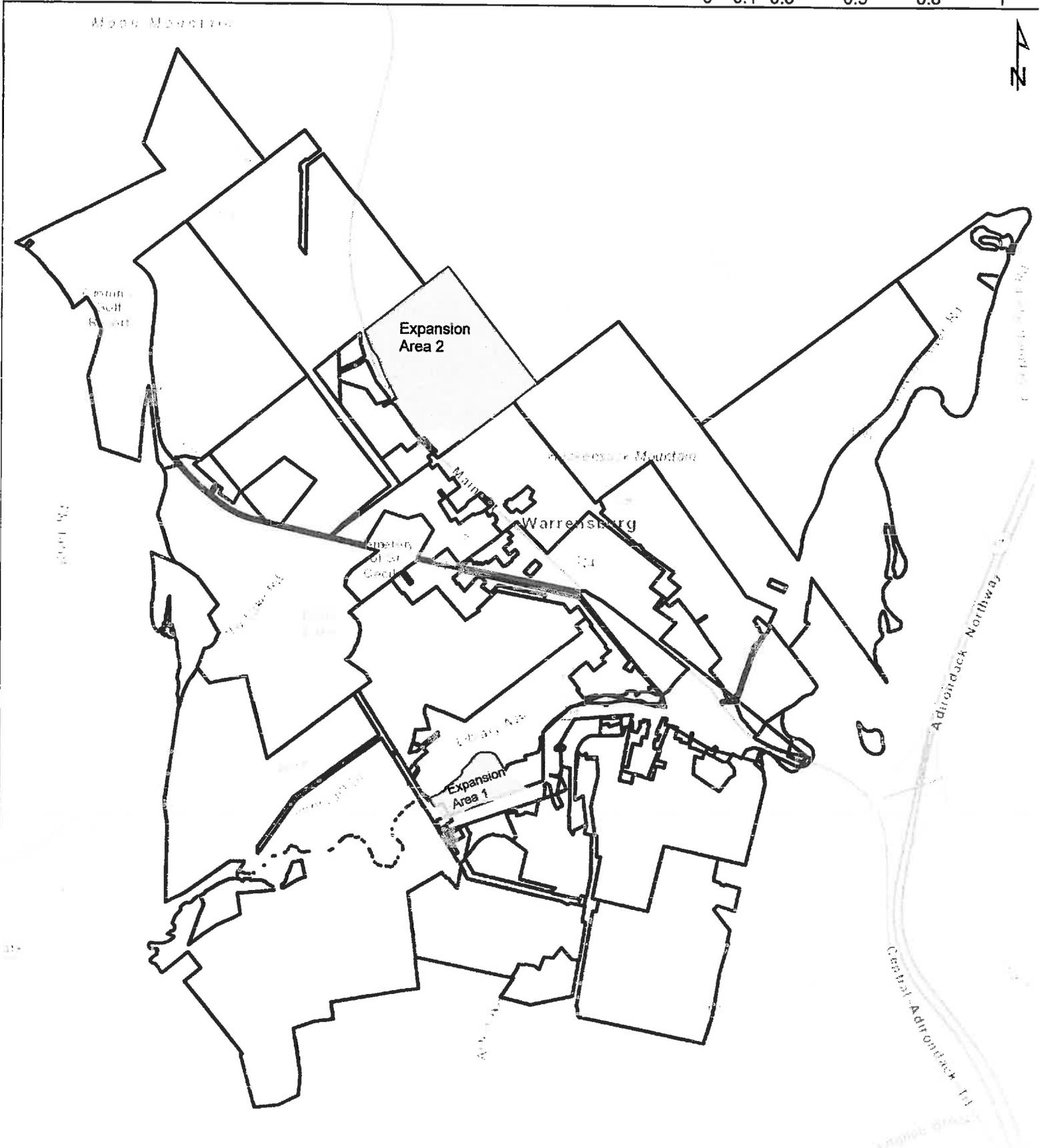
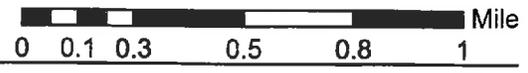
1:9,028



# Proposed Hamlet Expansion

-  Proposed Hamlet Expansion
-  Sewer District
-  Water District

## Public Infrastructure - Map 1

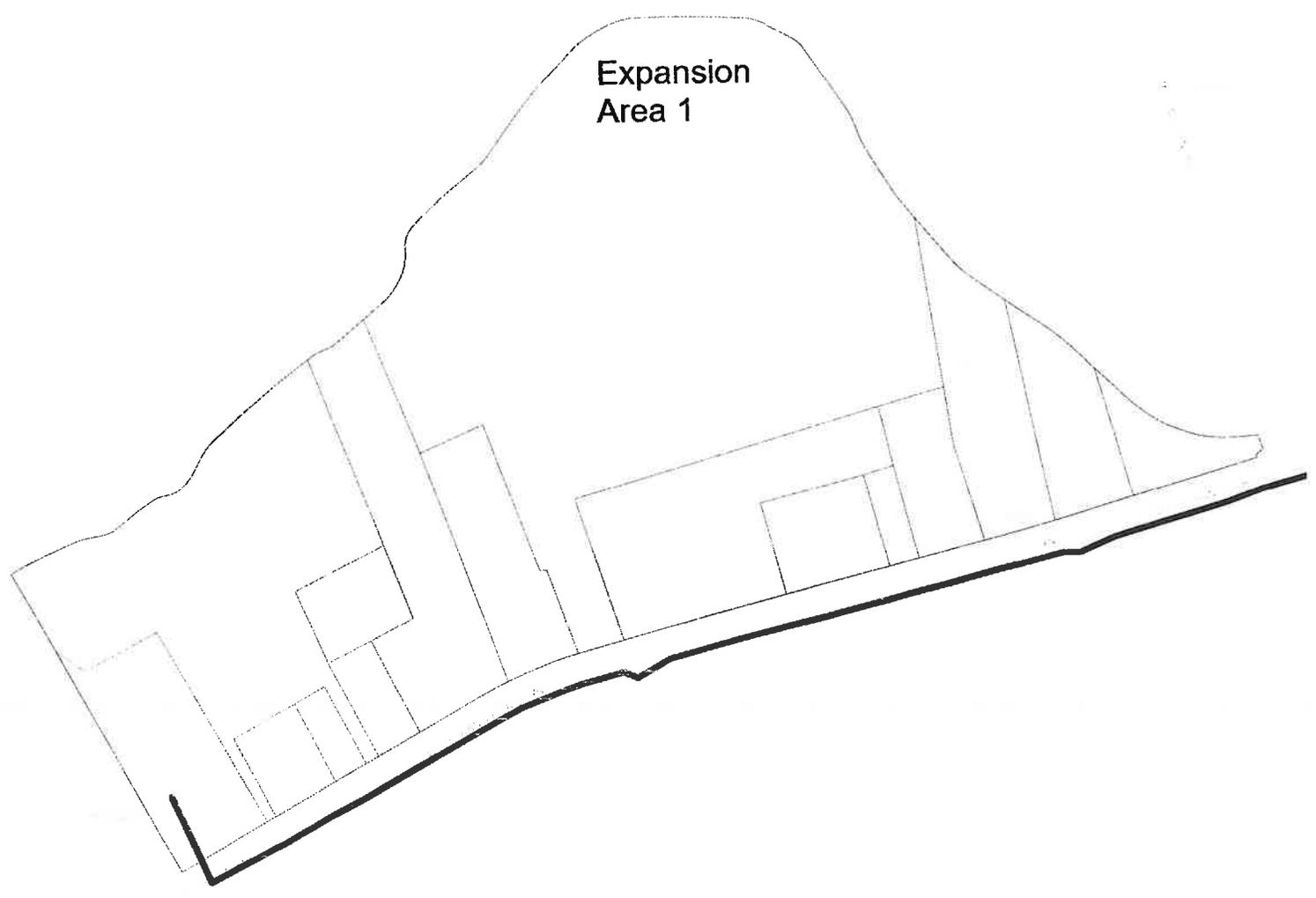
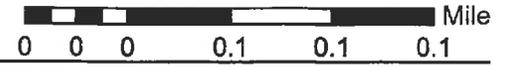


# Town of Warrensburg

## Proposed Hamlet Expansion

### Public Infrastructure - Expansion Area 1 - Sewer

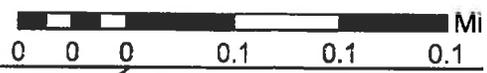
- Proposed Hamlet Expansion 10 inch
- Proposed Expansion Parcels 8 inch
- Sewer Mains 15 inch
- 6 inch
- 4 inch
- 3 inch
- 2 inch
- unknow



# Town of Warrensburg

## Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 1 - Water



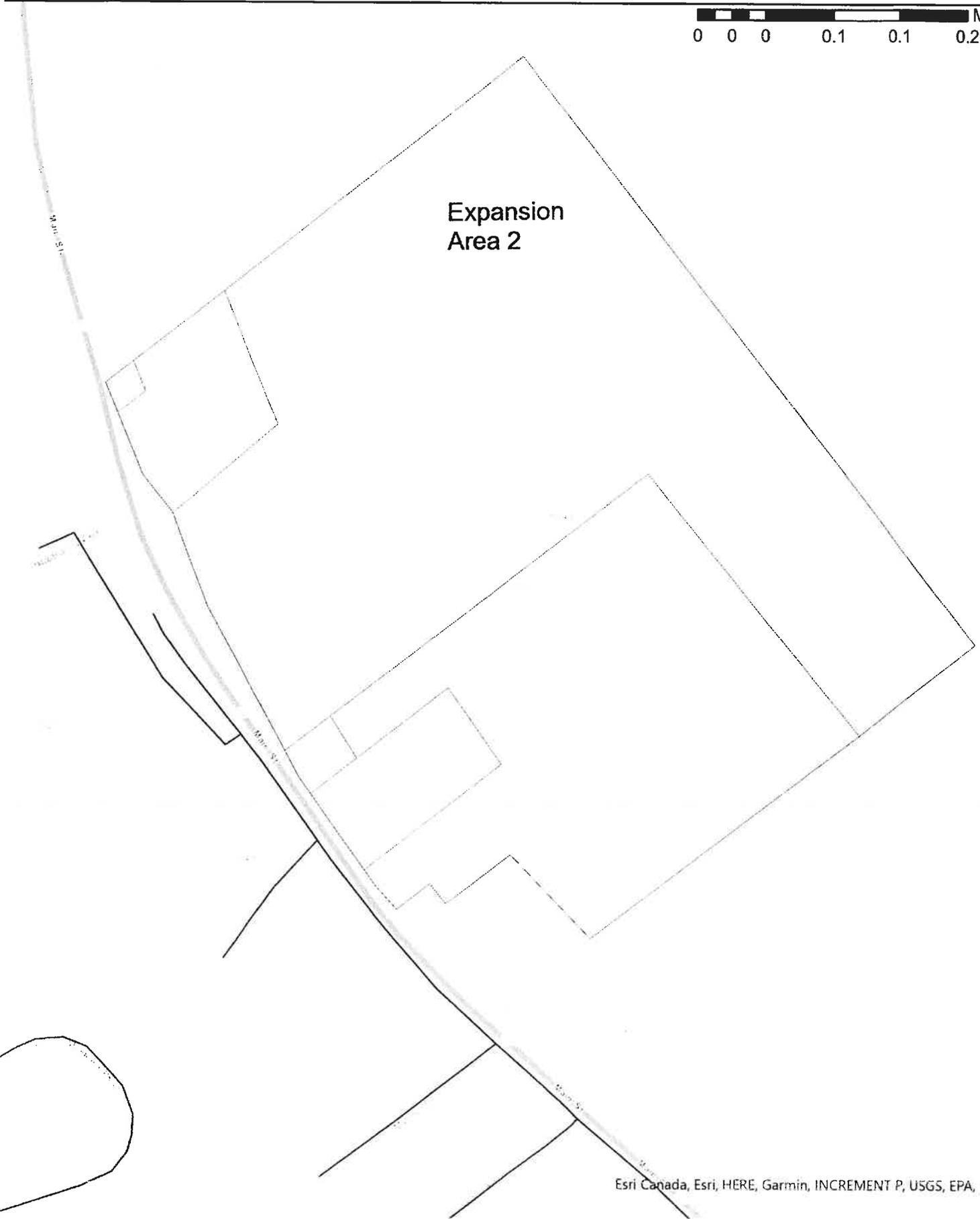
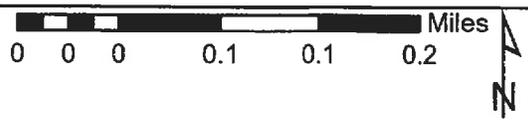
Proposed Hamlet Expansion	12 inch	4 inch	1 1/4 inch
Proposed Expansion Parcels	12 inch	4 inch	1 inch
<b>Water Mains</b>	10 inch	3 inch	3/4 inch
18 inch	8 inch	2 inch	1/2 inch
16 inch	6 inch	1 1/2 inch	unknown

# Town of Warrensburg

## Proposed Hamlet Expansion

### Public Infrastructure - Expansion Area 2

 Proposed Expansion Parcels	 10 inch	 1 1/2 inc
 18 inch	 8 inch	 1 1/4 inc
 16 inch	 6 inch	 1 inch
 12 inch	 4 inch	 3/4 inc
	 4 inch	 1/2 inc
	 3 inch	 unknown



# Proposed Hamlet Expansion

Public Service



- Schools
- Police Stations
- Fire Stations

- Two mile radius of hamlet expansion
- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- Federal
- State

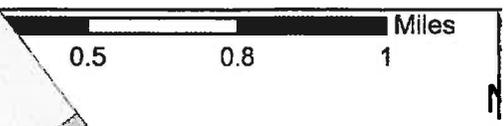
- County
- Town
- Private

# Town of Warrensburg Proposed Hamlet Expansion

## Existing Development

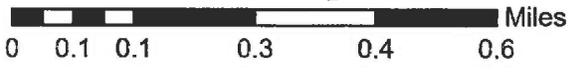
 Half mile radius of hamlet expansion  
**APA Land Classification**  
 Residential  
 Vacant Land

 Recreation and Entertainment  
 Community Services  
 Industrial  
 Public Services  
 Wild, forested, conservation lands and public parks



# Town of Warrensburg Proposed Hamlet Expansion

## Soils Information



- Proposed Hamlet Expansion
- Inceptisols
- Spodosols
- Entisols
- Histosols
- Bodies of Water
- No Soil

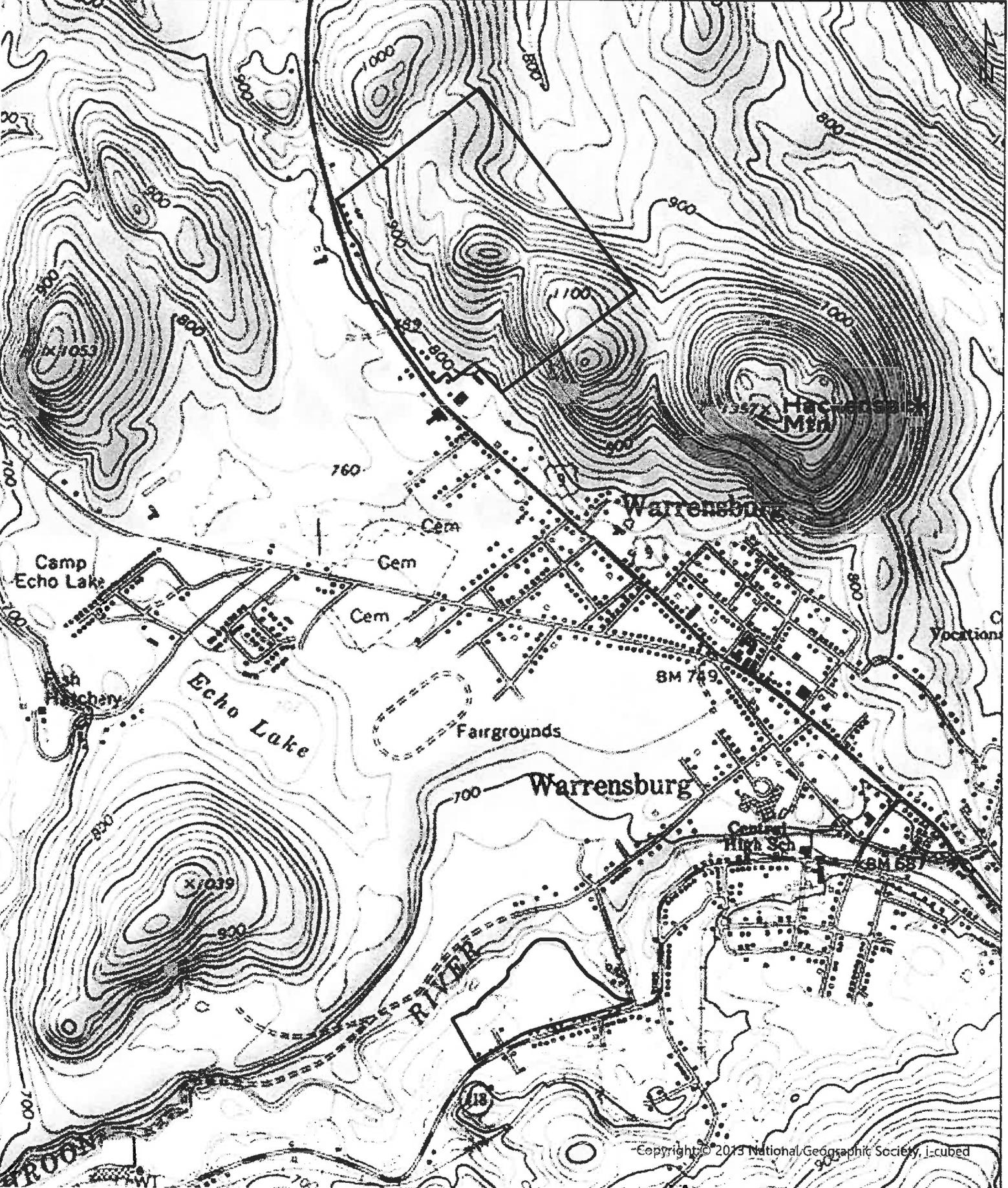
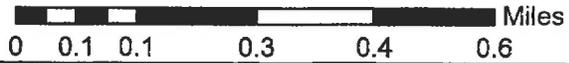
data source: NRCS SSURGO



# Town of Warrensburg Proposed Hamlet Expansion

 Proposed Hamlet Expansion

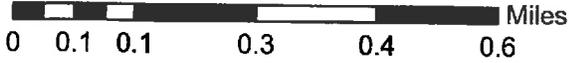
## Topography and Water Resources



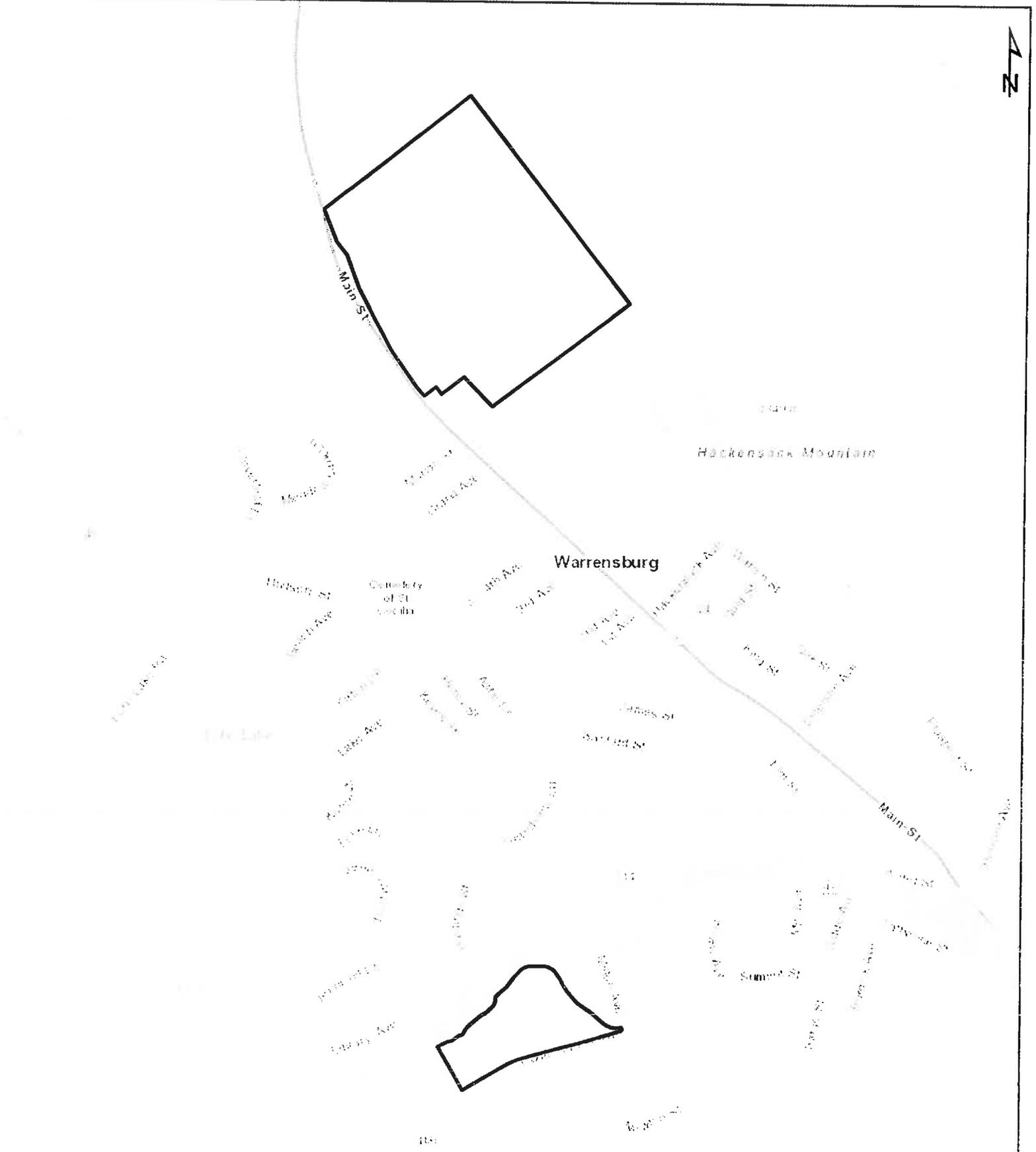
# Proposed Hamlet Expansion

Proposed Hamlet Expansion  
Zones A, AE (100 year flood)

Flood Hazard

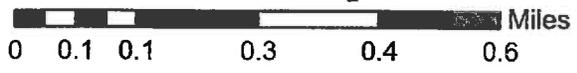


data source: FEMA FIRM

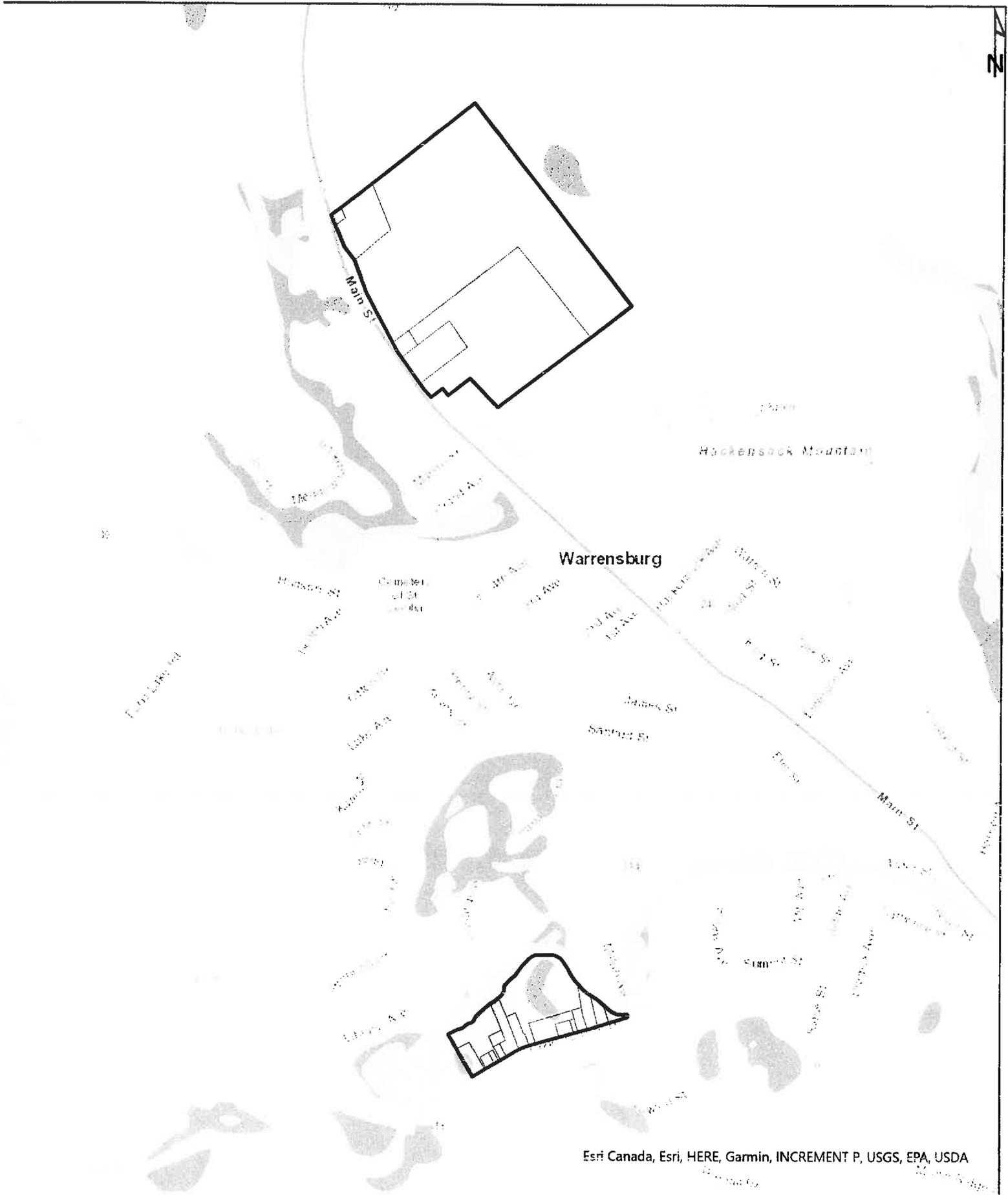


# Town of Warrensburg Proposed Hamlet Expansion

Wetlands



- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- APA Wetlands
- Cover Type
- Regulatory



**TOWN OF WARRENSBURG**  
*"Queen Village of the Adirondacks"*

3797 MAIN STREET  
WARRENSBURG, NEW YORK 12885-1628  
WWW.WARRENSBURGNY.US  
TEL (518) 623-9214  
FAX (518) 623-3258  
JIM.HULL@TOWNOFWARRENSBURG.NET

**JAMES S. HULL**  
CODE ENFORCEMENT OFFICER

**LOT NUMBERS PROPOSED RIVER STREET HAMLET EXPANSION**  
**RIVER STREET:**

210.20-5-34  
210.20-5-44  
210.20-5-45  
210.20-5-48  
210.50-5-51  
210.20-5-52  
210.20-5-56  
210.20-5-57.2  
210.20-5-58  
210.20-5-59  
210.20-5-60  
210.20-5-61  
210.20-5-65  
210.20-5-62  
210.20-5-63  
210.20-5-64

**MAIN STREET:**

210.8-1-3  
210.8-1-2  
210.8-1-1  
197.-1-26  
197.1-27  
197.-1-28

# Proposed Amendments to the Adirondack Park Land Use and Development Plan Map

September 10, 2019



Area 2: Rural Use to Hamlet  
65.9 +/- acres

Area 1: Low Intensity Use to Hamlet  
21.9 +/- acres

**Legend**

	Proposed Map Amendment Area
	Hamlet
	Moderate Intensity
	Low Intensity
	Rural Use
	Resource Management
	Industrial Use
	Wilderness
	Canoe Area
	Primitive Area
	Wild Forest
	Intensive Use
	Historic
	State Administrative
	Pending Classification
	Water

**TOWN OF WARRENSBURG**  
*"Queen Village of the Adirondacks"*

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FAX (518) 623-3258  
JIM.HULL@TOWNOFWARRENSBURG.NET

**JAMES S. HULL**  
CODE ENFORCEMENT OFFICER

Properties that abut the northern main street expansion.

197.-1-29 George Howard  
197.-1-25 Mountain escape LLC  
210.8-1-3 4036 main Street LLC  
210.8-1-2 Warrensburg Inn and Suites Inc.

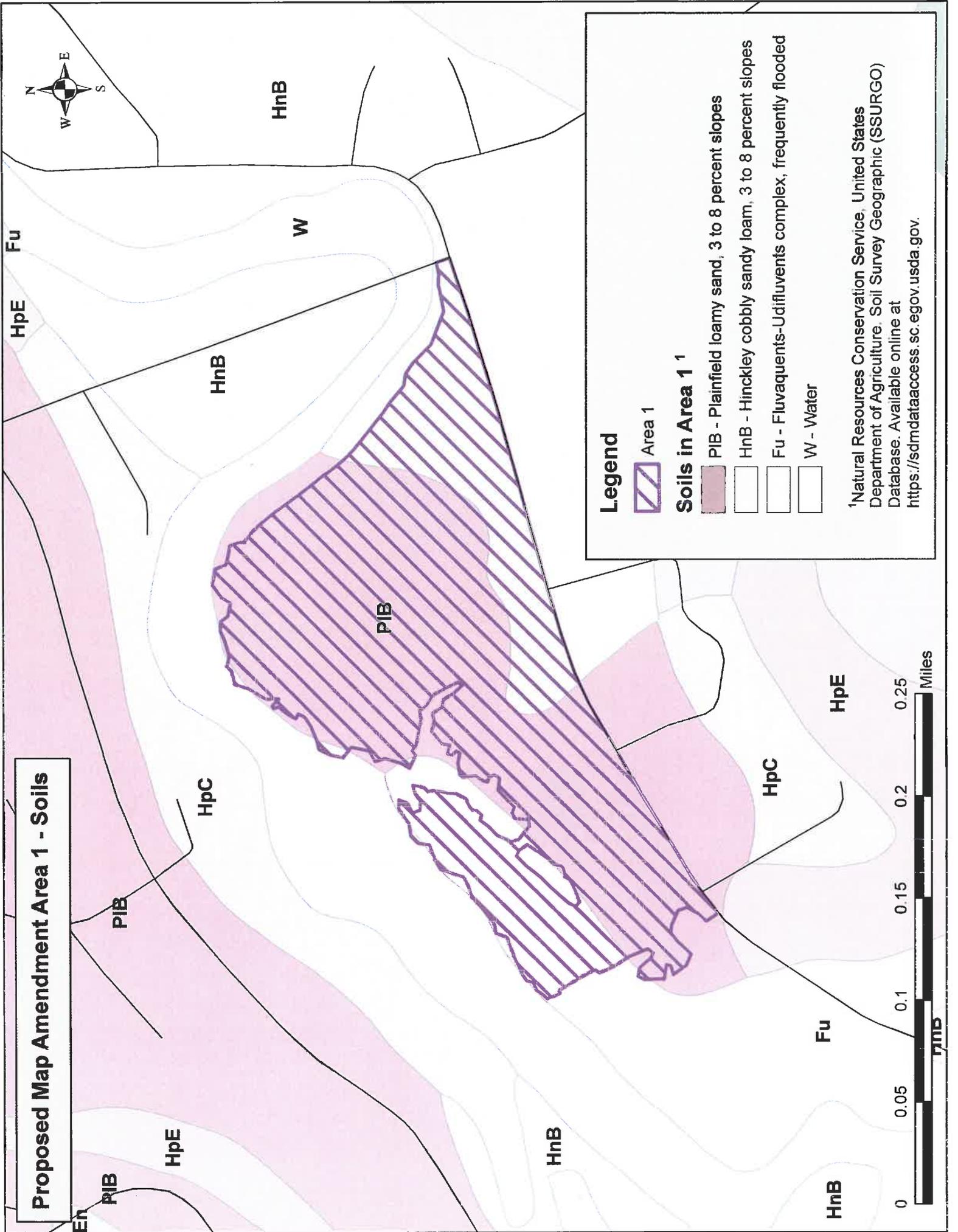
TOTAL LAND in Northern Main Street Expansion more or less  
118.17

Properties that Abut The River Street expansion

210.20-3-29 Town of Warrensburg  
210.20-5-64 Niagara Mohawk Power Corp.  
State Route 418

TOTAL LAND in River street expansion more or less  
13.77 Acres

# Proposed Map Amendment Area 1 - Soils



## Legend

 Area 1

## Soils in Area 1 <sup>1</sup>

-  PIB - Plainfield loamy sand, 3 to 8 percent slopes
-  HnB - Hinckley cobbly sandy loam, 3 to 8 percent slopes
-  Fu - Fluvaquents-Udifluvents complex, frequently flooded
-  W - Water

<sup>1</sup>Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.



# Proposed Map Amendment Area 2 - Soils

## Legend

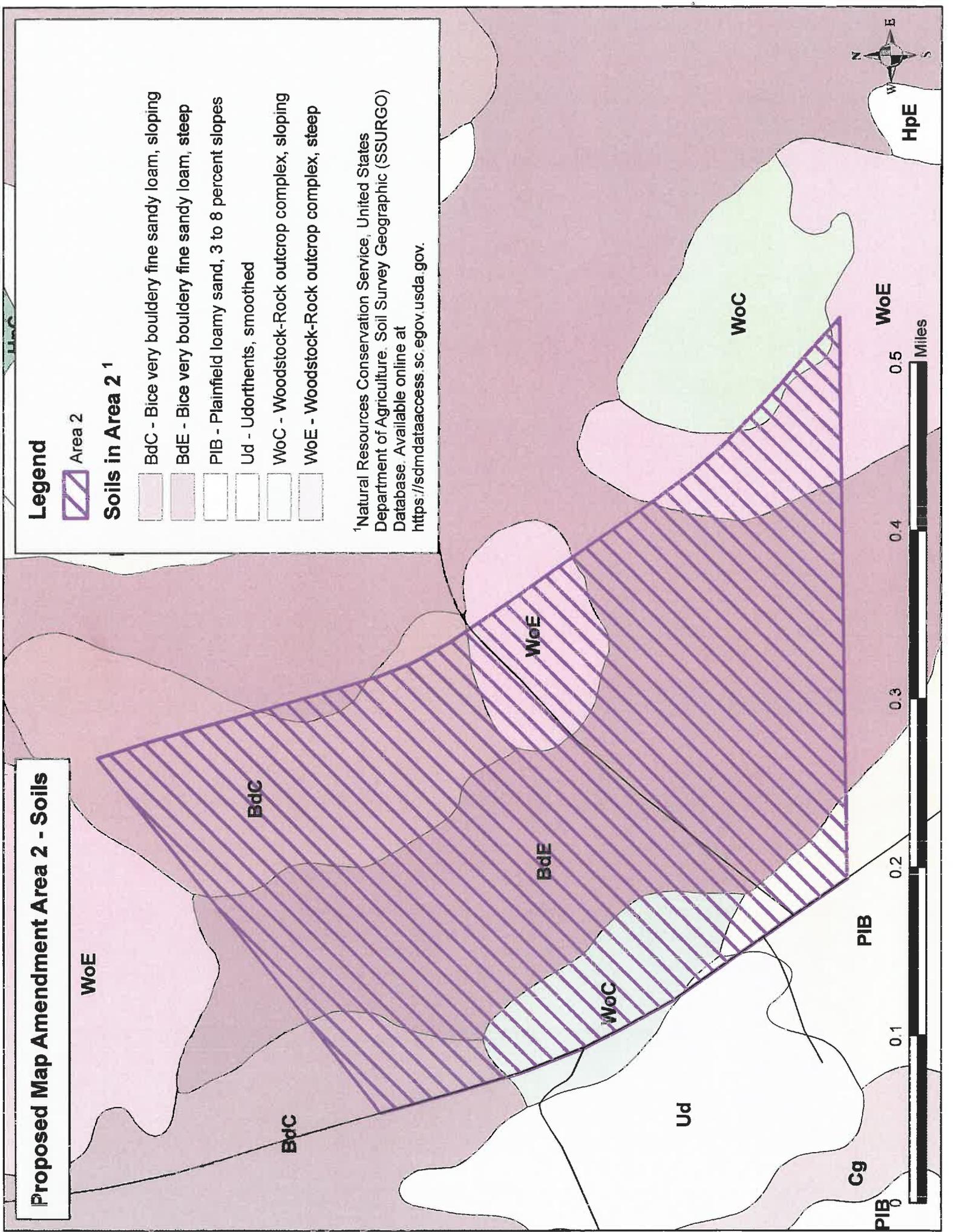


Area 2

## Soils in Area 2<sup>1</sup>

-  BdC - Bice very bouldery fine sandy loam, sloping
-  BdE - Bice very bouldery fine sandy loam, steep
-  PIB - Plainfield loamy sand, 3 to 8 percent slopes
-  Ud - Udorthents, smoothed
-  WoC - Woodstock-Rock outcrop complex, sloping
-  WoE - Woodstock-Rock outcrop complex, steep

<sup>1</sup>Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.



*Name:* Bice very bouldery fine sandy loam, sloping

*Symbol:* BdC

*Kind:* Consociation

*Dominant*

*drainage class:* Well drained

*Wettest drainage*

*class:* Well drained

*Description:* The Bice component makes up 75 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

*Name:* Bice very bouldery fine sandy loam, steep

*Symbol:* BdE

*Kind:* Consociation

*Dominant*

*drainage class:* Well drained

*Wettest drainage*

*class:* Well drained

*Description:* The Bice component makes up 75 percent of the map unit. Slopes are 25 to 35 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

*Name:* Fluvaquents-Udifuvents complex, frequently flooded

*Symbol:* Fu

*Kind:* Complex

*Dominant*

*drainage class:* Very poorly drained

*Wettest drainage*

*class:* Very poorly drained

*Description:* The Fluvaquents component makes up 45 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains. The parent material consists of alluvium with highly variable texture. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

The Udifuvents component makes up 30 percent of the map unit. Slopes are 0 to 5 percent. This component is on flood plains. The parent material consists of alluvium with a wide range of texture. Depth to a root restrictive layer is greater than 60 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 very low. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 36 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

*Name:* Hinckley cobbly sandy loam, 3 to 8 percent slopes

*Symbol:* HnB

*Kind:* Consociation

*Dominant*

*drainage class:* Excessively drained

*Wettest drainage*

*class:* Excessively drained

*Description:* The Hinckley component makes up 75 percent of the map unit. Slopes are 3 to 8 percent. This component is on deltas, outwash plains, terraces. The parent material consists of sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. 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. Organic matter content in the surface horizon is about 50 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Soil Survey Geographic (SSURGO) Database. -Short Descriptions

*Name:* Plainfield loamy sand, 3 to 8 percent slopes

*Symbol:* PIB

*Kind:* Consociation

*Dominant drainage class:* Excessively drained

*Wettest drainage class:* Excessively drained

*Description:* The Plainfield component makes up 75 percent of the map unit. Slopes are 3 to 8 percent. This component is on deltas, outwash plains, terraces. The parent material consists of sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.

*Name:* Woodstock-Rock outcrop complex, steep

*Symbol:* WoE

*Kind:* Complex

*Dominant  
drainage class:* Well drained

*Wettest drainage  
class:* Well drained

*Description:* Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

The Woodstock component makes up 50 percent of the map unit. Slopes are 25 to 35 percent. This component is on hills, ridges. The parent material consists of loamy till derived mainly from crystalline rock. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

*Name:* Woodstock-Rock outcrop complex, sloping

*Symbol:* WoC

*Kind:* Complex

*Dominant  
drainage class:* Well drained

*Wettest drainage  
class:* Well drained

*Description:* Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

The Woodstock component makes up 55 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, ridges. The parent material consists of loamy till derived mainly from crystalline rock. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

*Name:* Udorthents, smoothed

*Symbol:* Ud

*Kind:* Consociation

*Dominant*

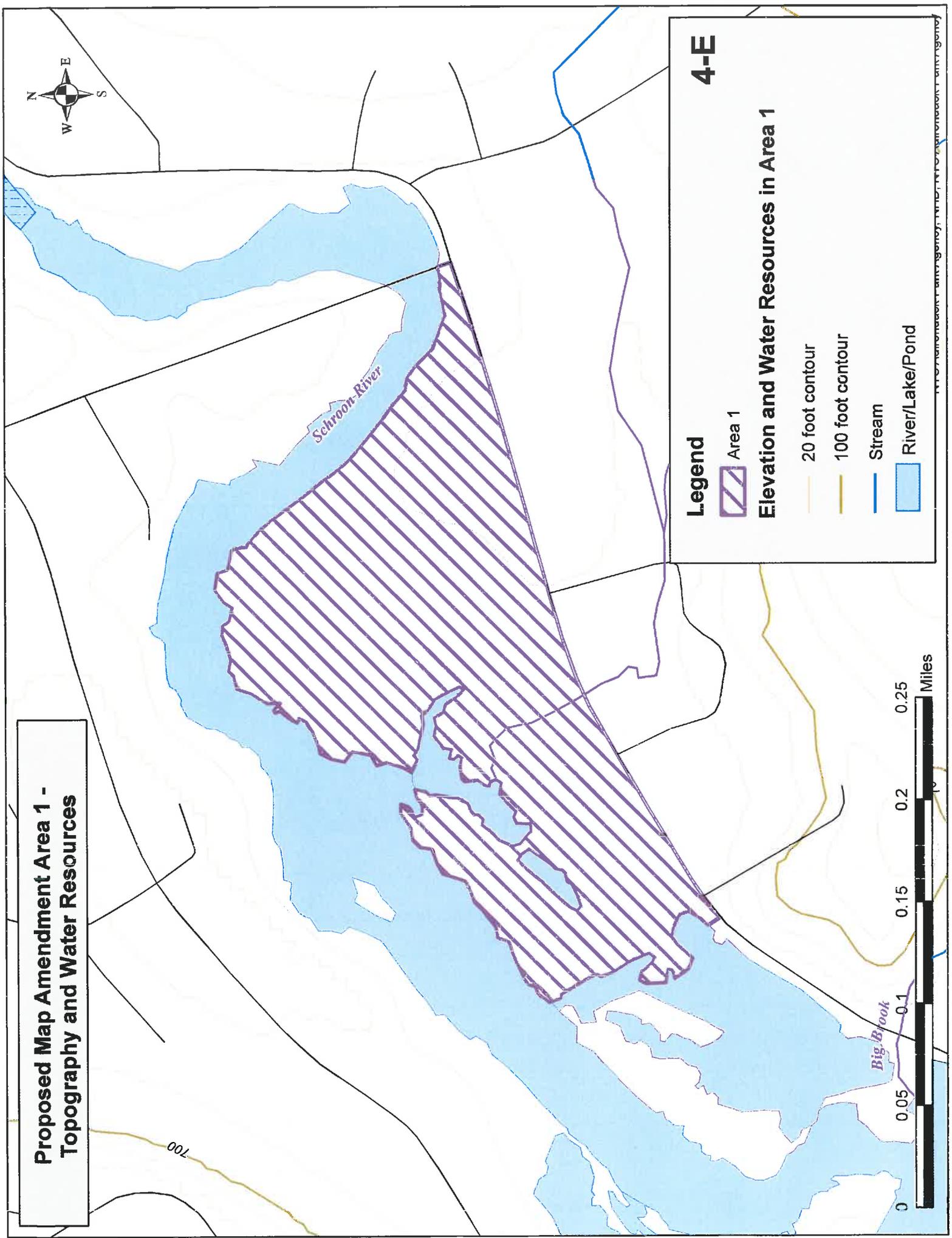
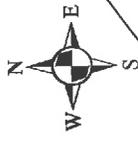
*drainage class:* Well drained

*Wettest drainage*

*class:* Well drained

*Description:* The Udorthents component makes up 70 percent of the map unit. Slopes are 0 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 54 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

**Proposed Map Amendment Area 1 -  
Topography and Water Resources**



**Legend**

-  Area 1
-  20 foot contour
-  100 foot contour
-  Stream
-  River/Lake/Pond

**4-E**

**Elevation and Water Resources in Area 1**



# Proposed Map Amendment Area 2 - Topography and Water Resources

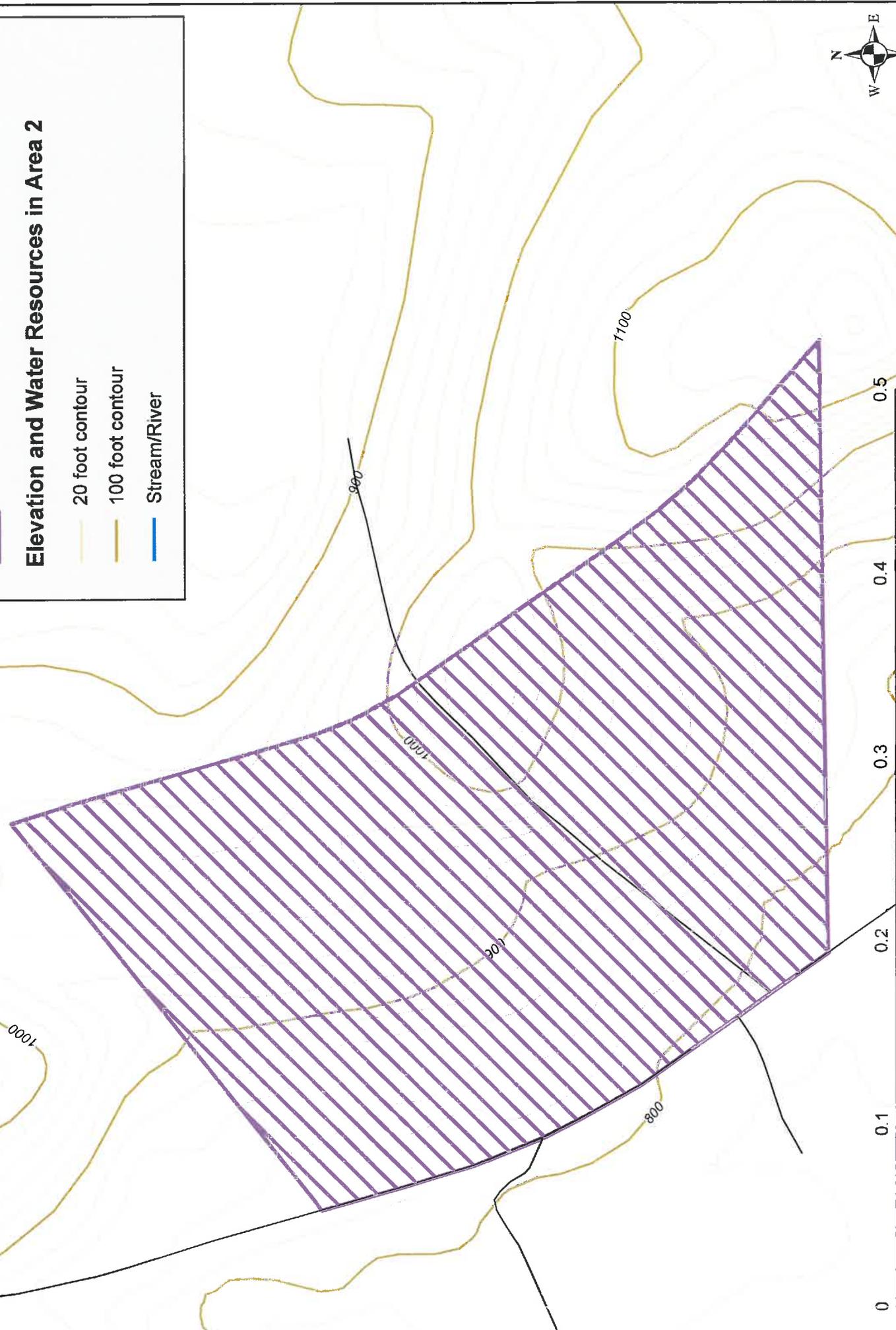
## Legend



Area 2

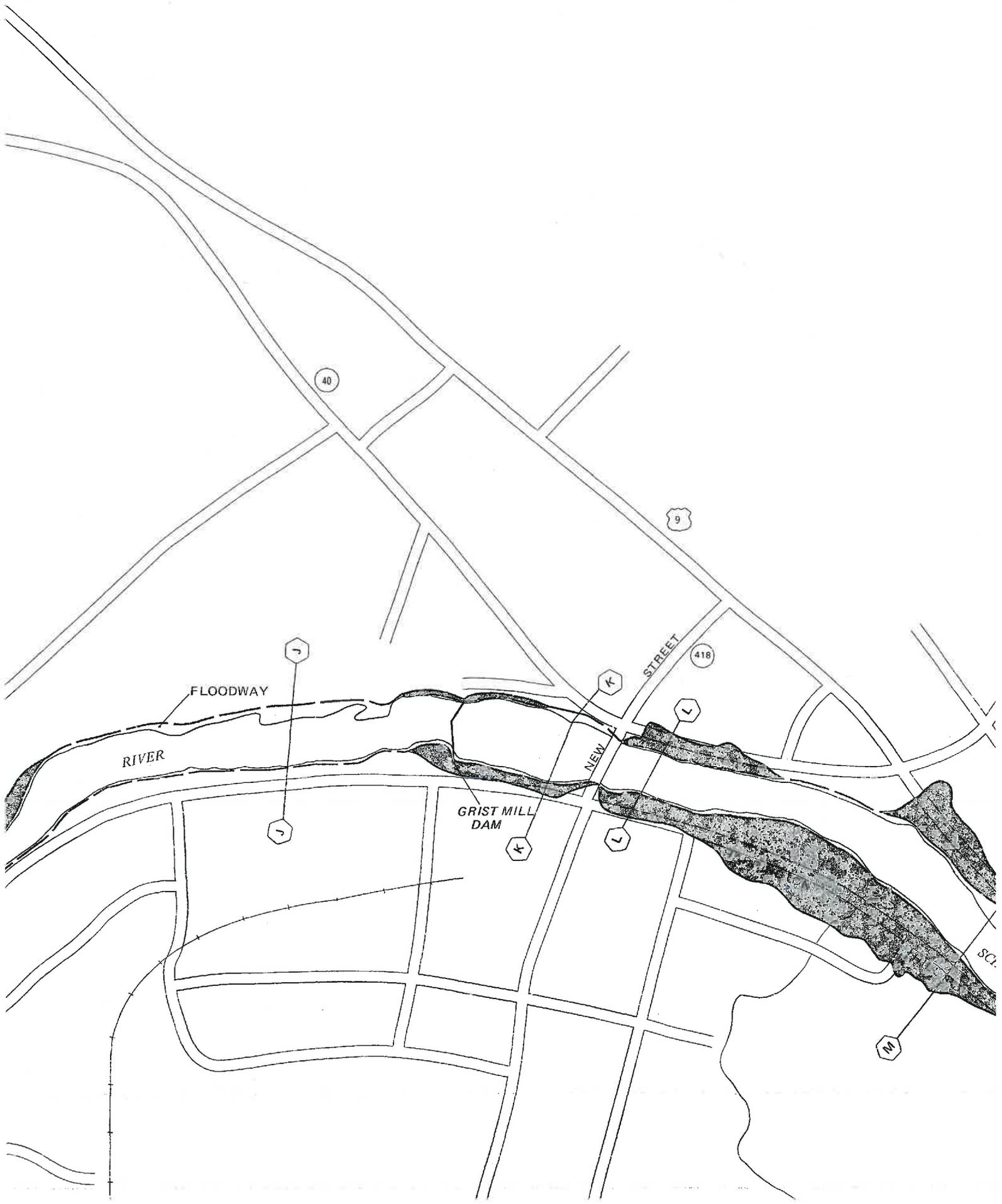
## Elevation and Water Resources in Area 2

- 20 foot contour
- 100 foot contour
- Stream/River



0 0.1 0.2 0.3 0.4 0.5 Miles

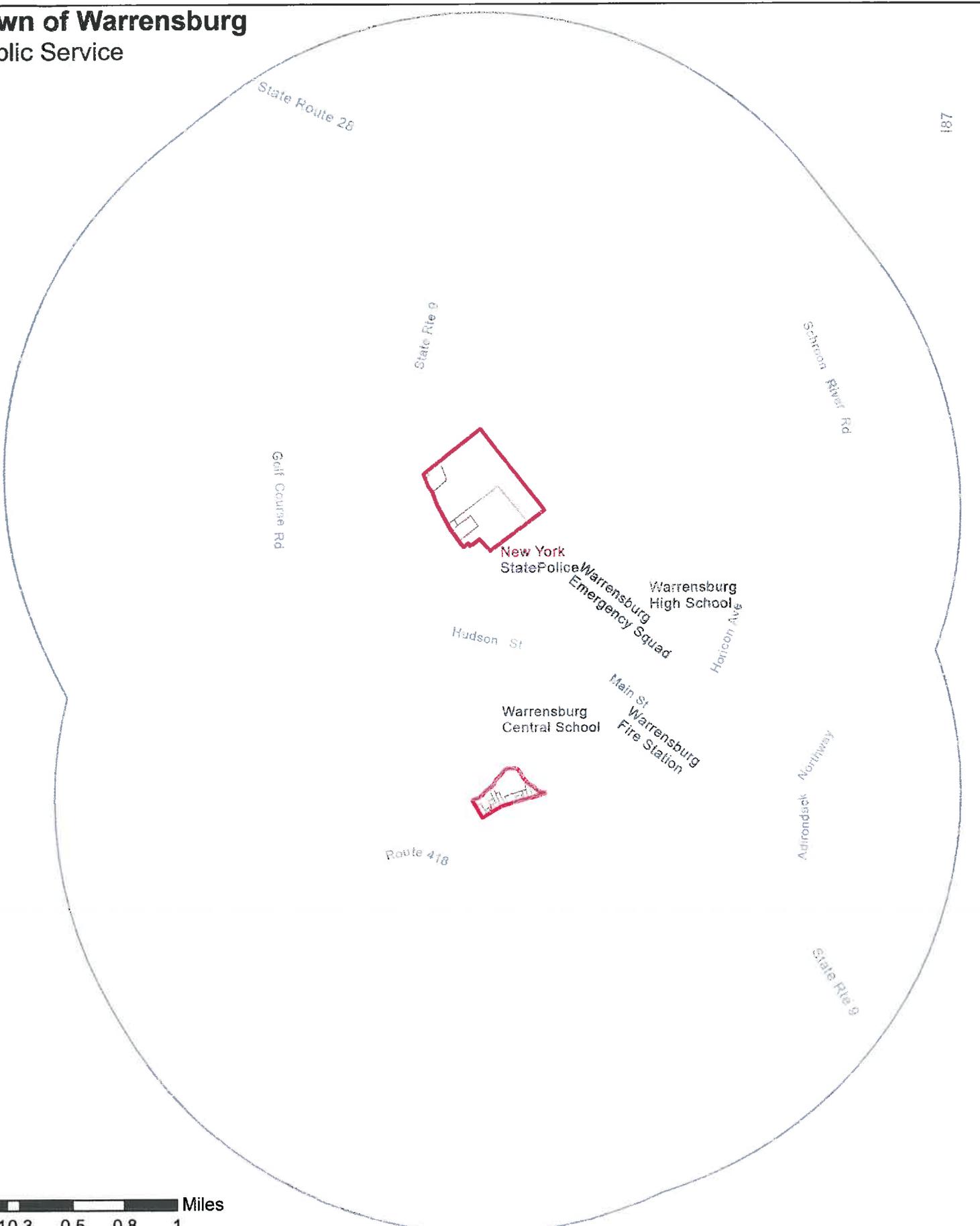




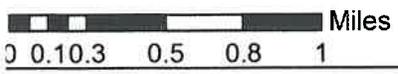
# Proposed Hamlet Expansion

Town of Warrensburg  
Public Service

2-17



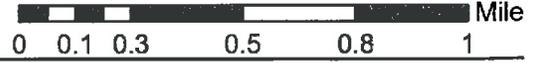
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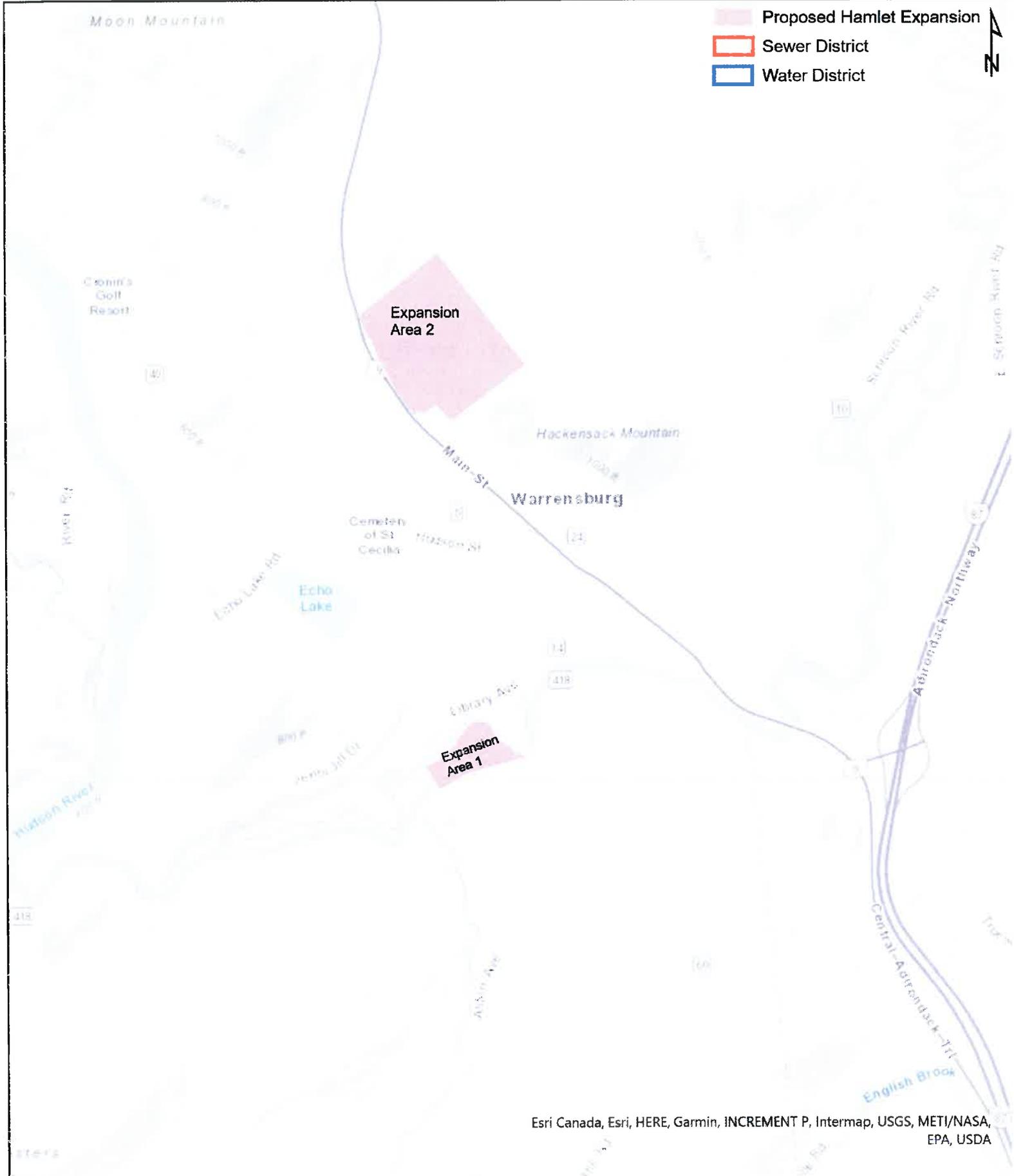
- |                 |                                     |         |
|-----------------|-------------------------------------|---------|
| Schools         | Two mile radius of hamlet expansion | Roads   |
| Police Stations | Proposed Hamlet Expansion           | Federal |
| Fire Stations   | Proposed Expansion Parcels          | State   |
|                 |                                     | County  |
|                 |                                     | Town    |
|                 |                                     | Private |

# Proposed Hamlet Expansion

## Public Infrastructure - Map 1

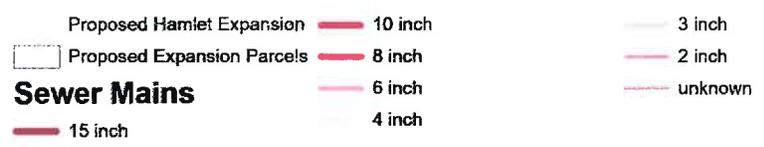
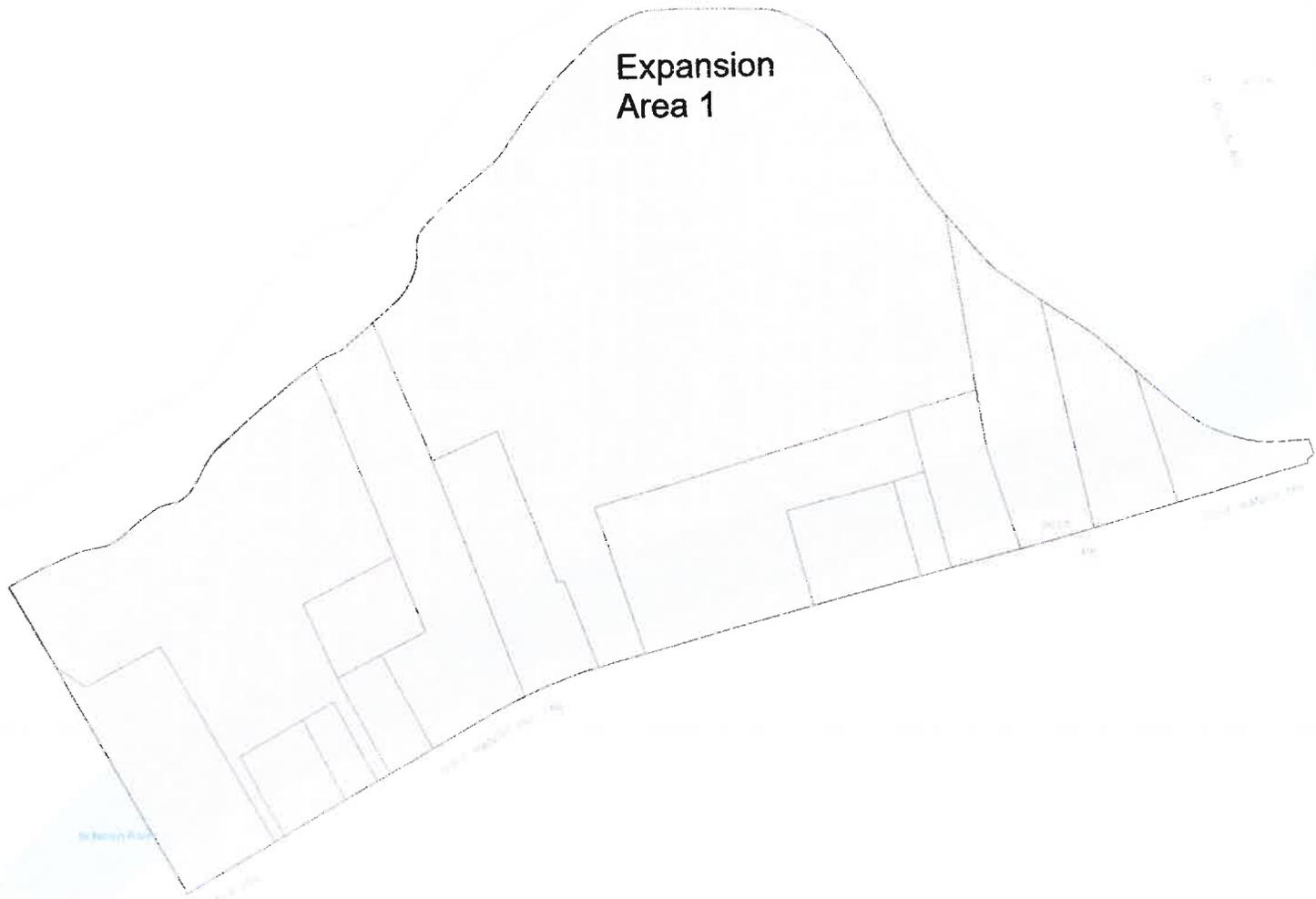
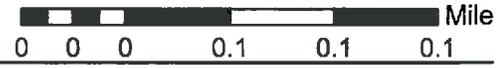


- Proposed Hamlet Expansion
- Sewer District
- Water District



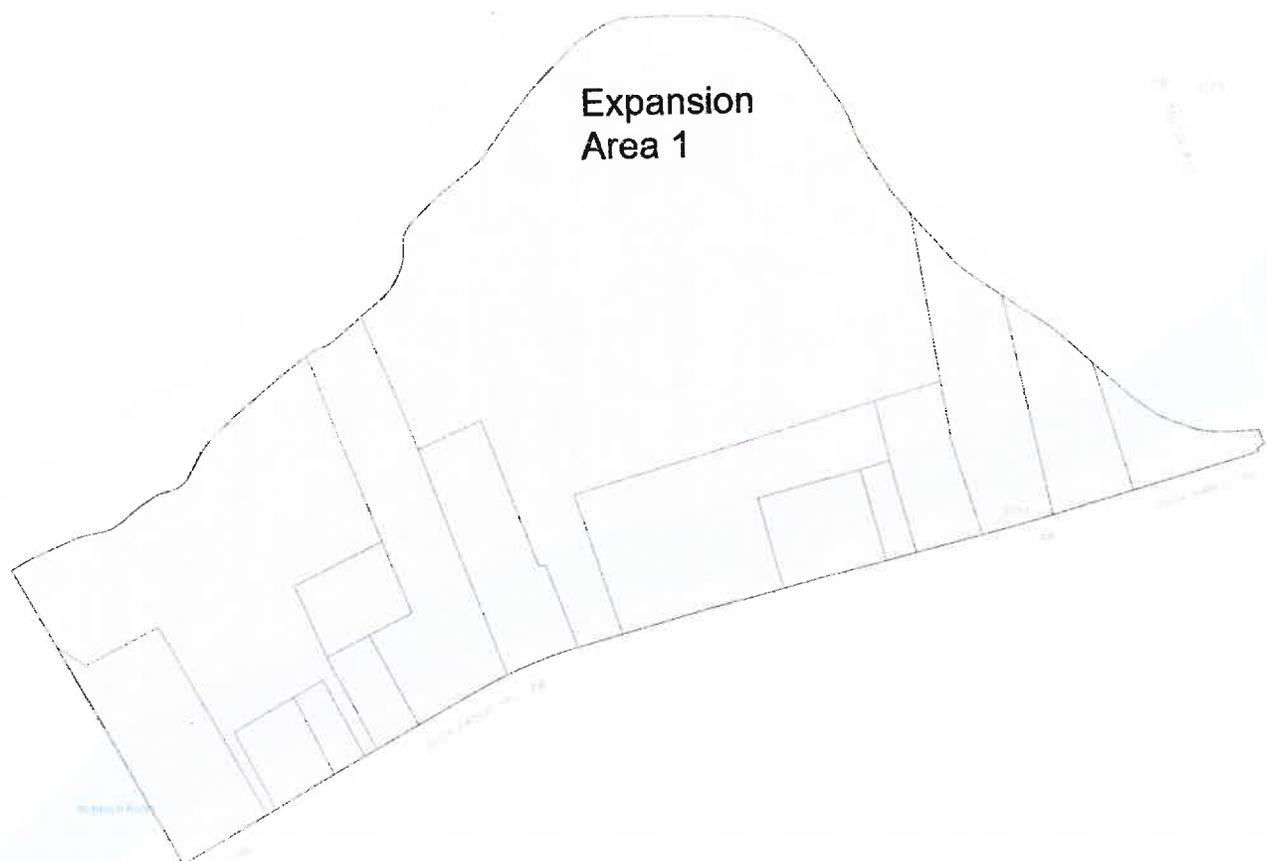
# Proposed Hamlet Expansion

## Public Infrastructure - Expansion Area 1 - Sewer

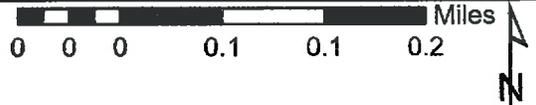


# Proposed Hamlet Expansion

## Public Infrastructure - Expansion Area 1 - Water



Town of Warrensburg  
**Proposed Hamlet Expansion**  
 Public Infrastructure - Expansion Area 2

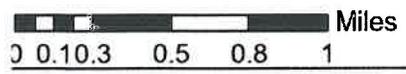
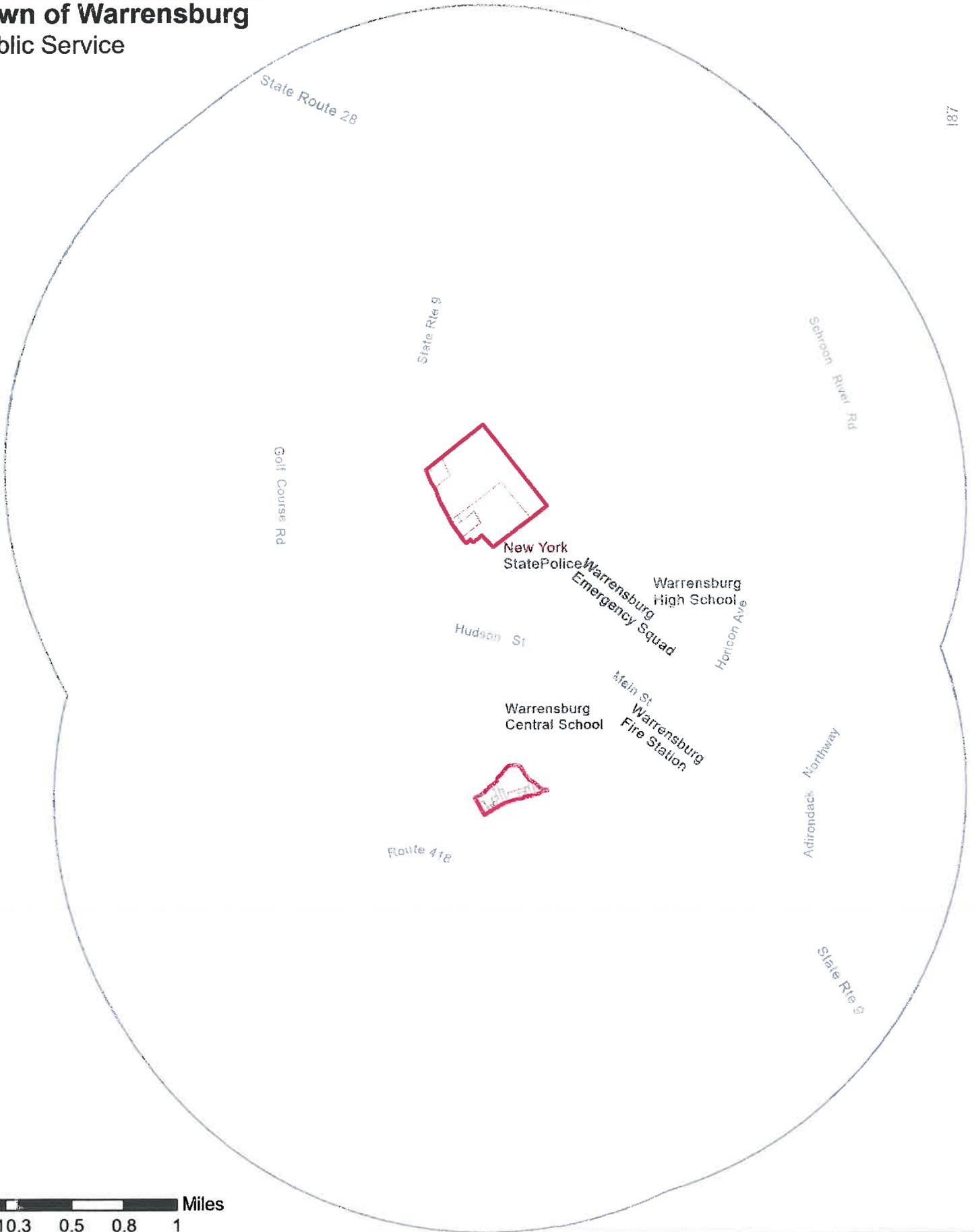


Expansion Area 2

- |                            |         |            |
|----------------------------|---------|------------|
| Proposed Hamlet Expansion  | 12 inch | 2 inch     |
| Proposed Expansion Parcels | 10 inch | 1 1/2 inch |
| <b>Water Mains</b>         | 8 inch  | 1 1/4 inch |
| 18 inch                    | 6 inch  | 1 inch     |
| 16 inch                    | 4 inch  | 3/4 inch   |
| 12 inch                    | 4 inch  | 1/2 inch   |
|                            | 3 inch  | unknown    |

# Proposed Hamlet Expansion

Town of Warrensburg  
Public Service



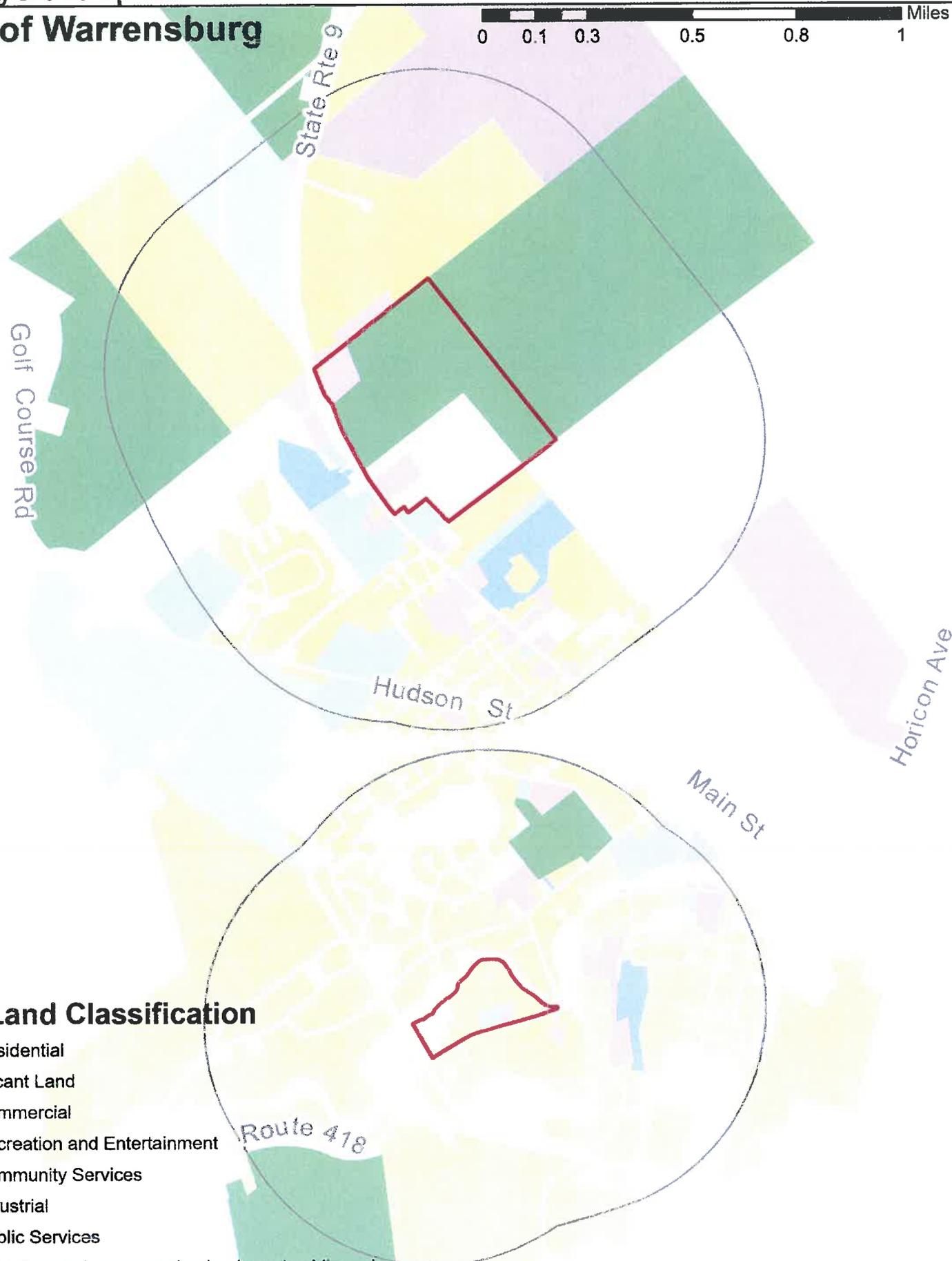
- |                 |                                     |         |         |
|-----------------|-------------------------------------|---------|---------|
| Schools         | Two mile radius of hamlet expansion | Federal | County  |
| Police Stations | Proposed Hamlet Expansion           | State   | Town    |
| Fire Stations   | Proposed Expansion Parcels          |         | Private |

# Proposed Hamlet Expansion

Existing Development

## Town of Warrensburg

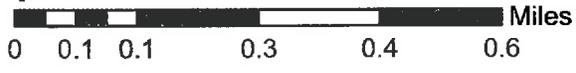
Proposed Hamlet Expansion  
Half mile radius of hamlet expansion



### APA Land Classification

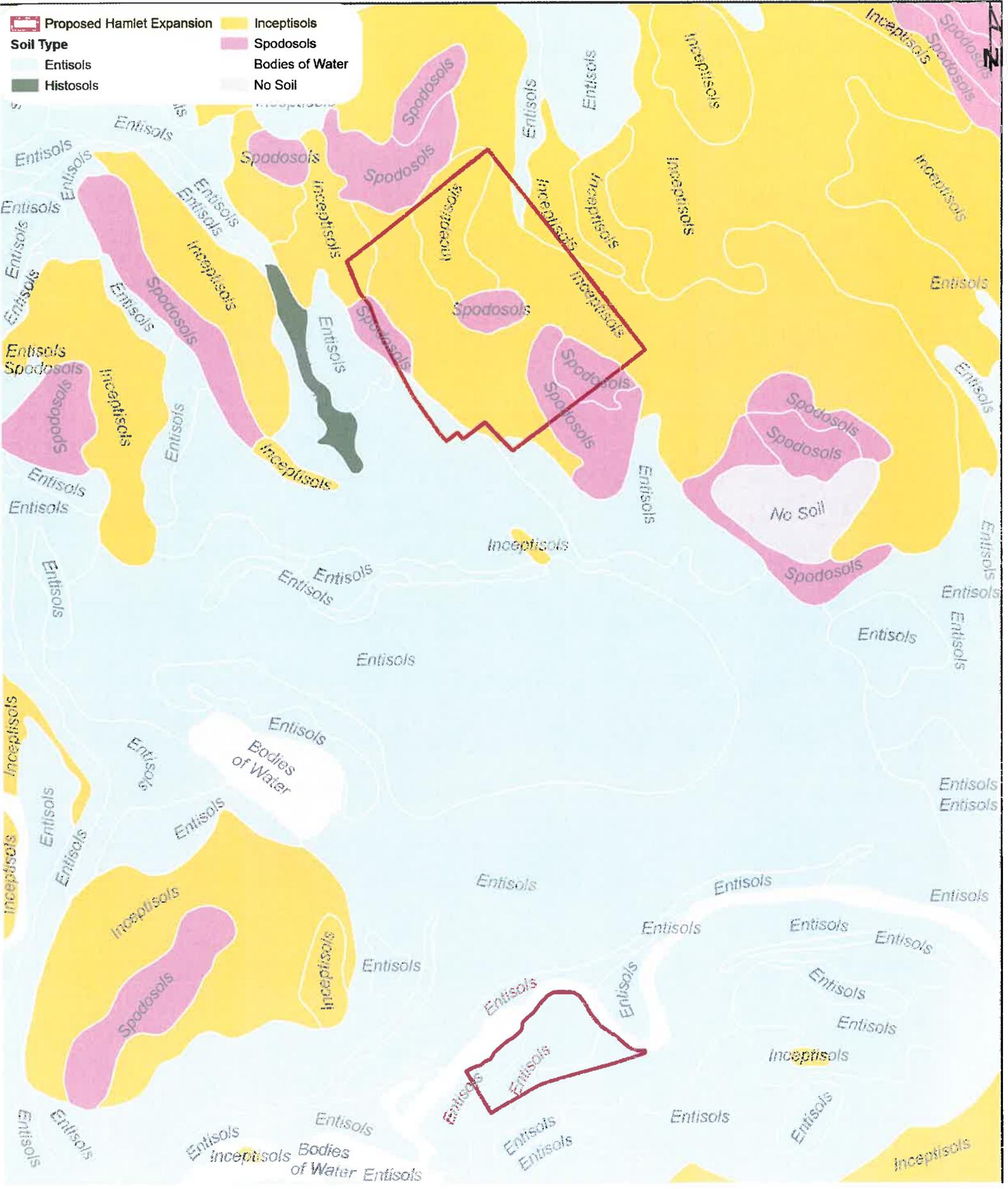
- Residential
- Vacant Land
- Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Wild, forested, conservation lands and public parks

# Town of Warrensburg Proposed Hamlet Expansion Soils Information



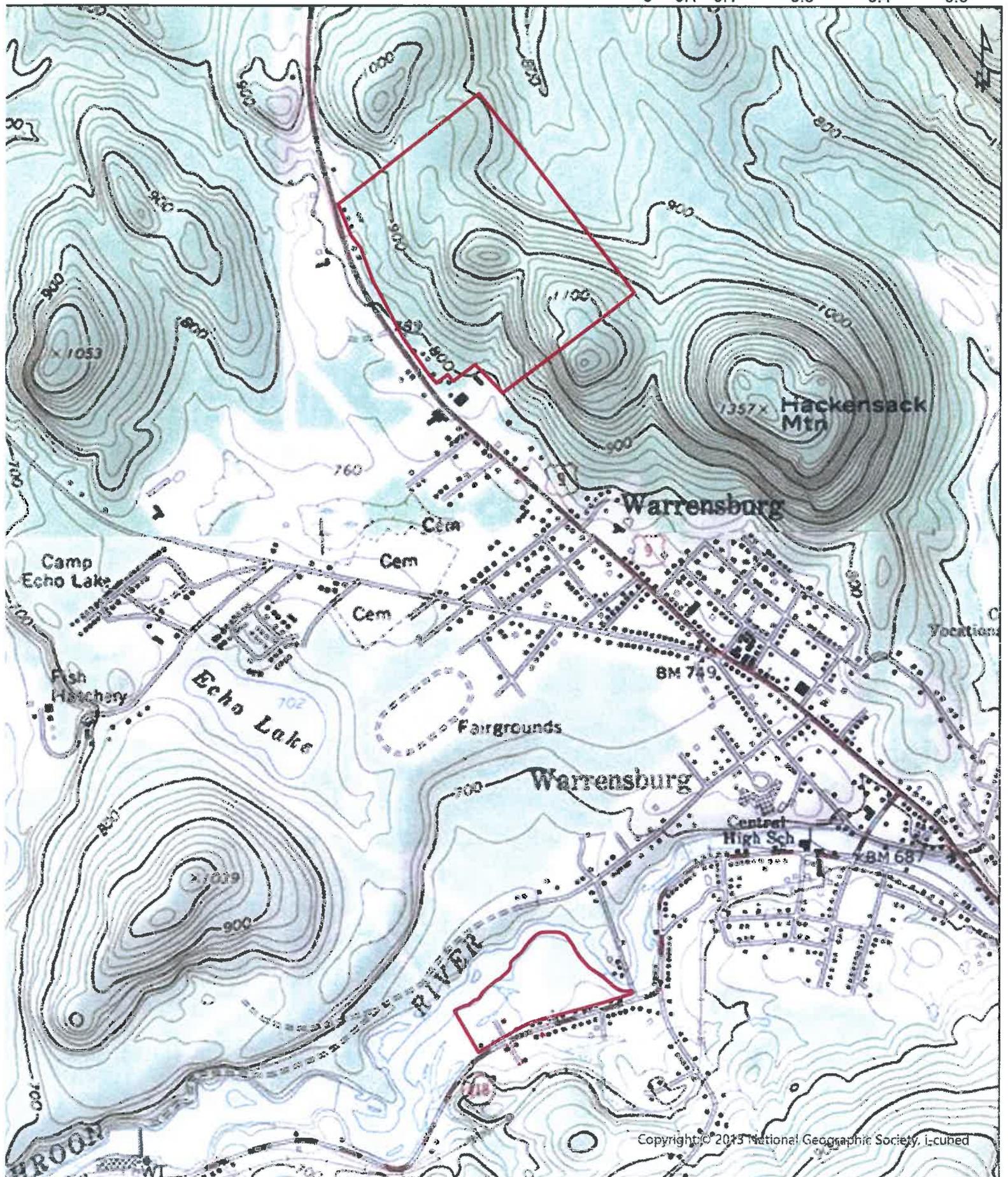
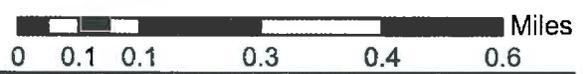
data source: NRCS SSURGO

- Proposed Hamlet Expansion
- Inceptisols
- Spodosols
- Entisols
- Bodies of Water
- Histosols
- No Soil



# Town of Warrensburg Proposed Hamlet Expansion Topography and Water Resources

Proposed Hamlet Expansion

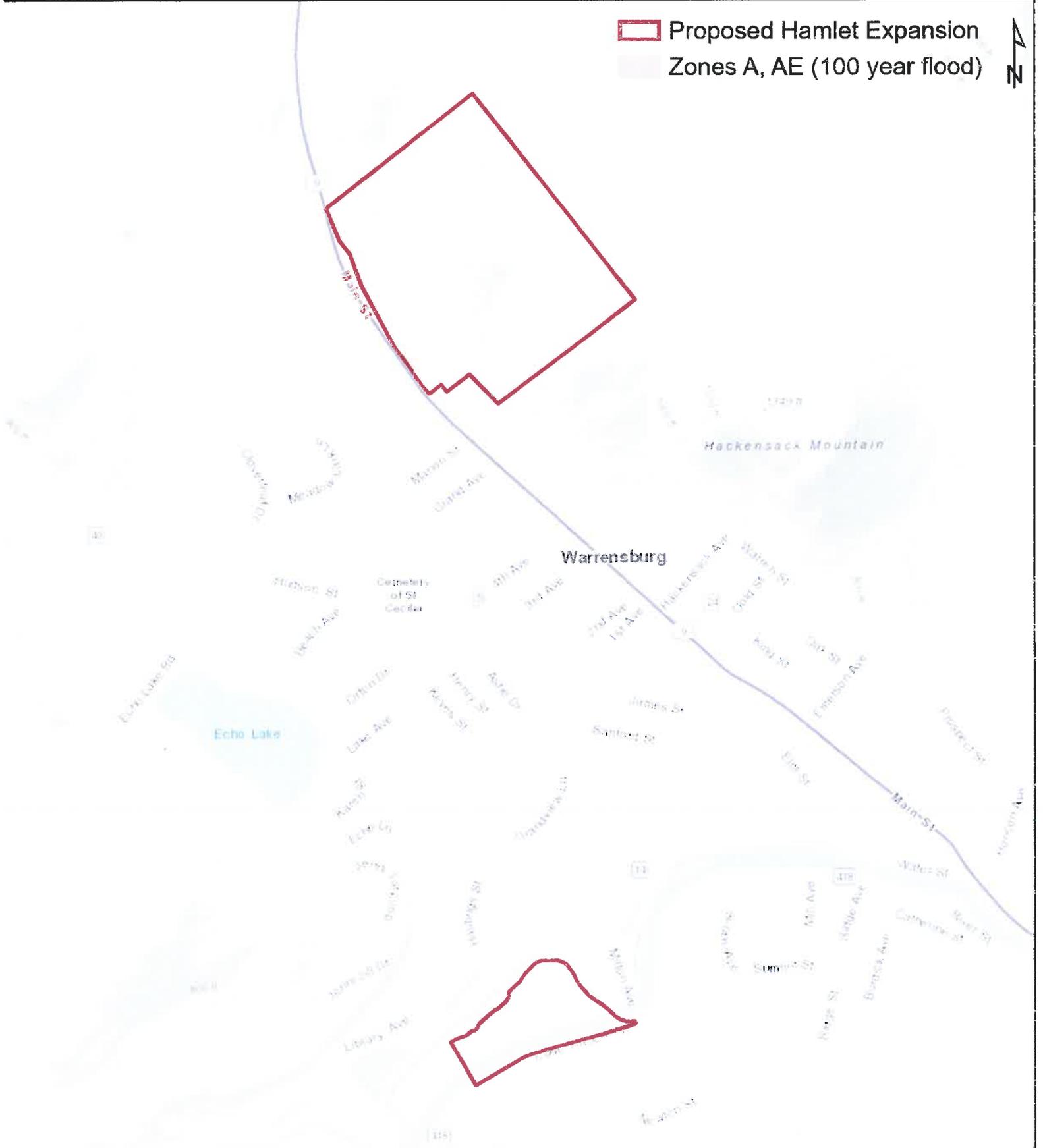


# Proposed Hamlet Expansion

Flood Hazard 0 0.1 0.1 0.3 0.4 0.6 Miles

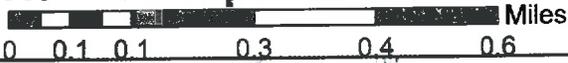
data source: FEMA FIRM

-  Proposed Hamlet Expansion
-  Zones A, AE (100 year flood)

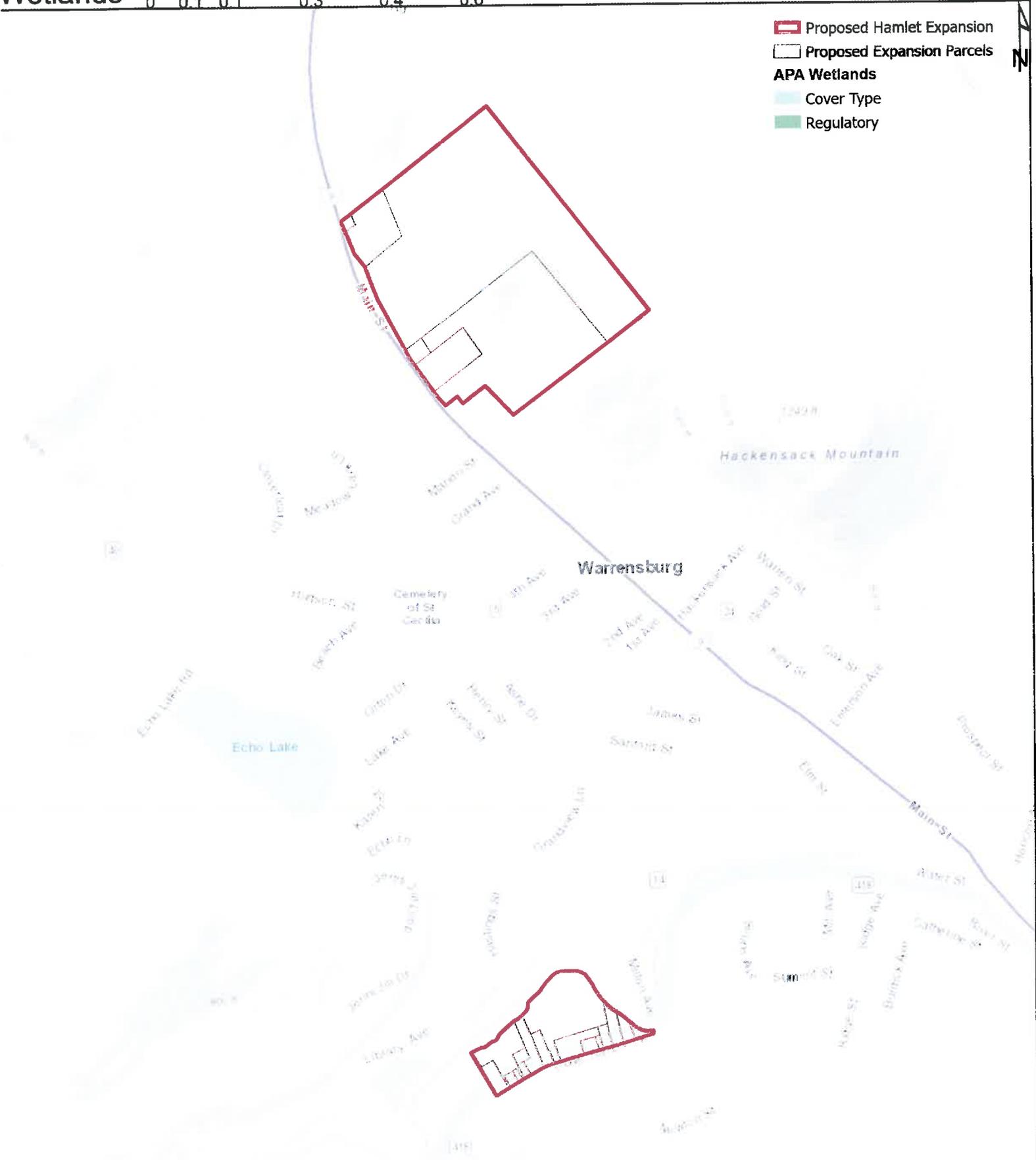


# Town of Warrensburg Proposed Hamlet Expansion

## Wetlands



- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- APA Wetlands**
- Cover Type
- Regulatory



**TOWN OF WARRENSBURG**

**HAMLET EXPANSION**

**RESOLUTION #141-19**

**Introduced by: Councilperson Alexander**

**Seconded by: Councilperson Rounds**

**WHEREAS**, the Town Board of Warrensburg held a Special Meeting Workshop with a presentation and several discussions with APA representatives present on expanding the Hamlet area of the Town of Warrensburg;

**WHEREAS**, Town Water and Town Sewer already services the area of expansion;

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approves the sending of an application to APA for approval of expansion of the Town Hamlet Area.

**DULY ADOPTED SEPTEMBER 10, 2019 BY THE FOLLOWING VOTES:**

**AYES: (5) Geraghty, Winslow, Baker-Marcella, Rounds, Alexander**

**NAYS: (0) None**

---

**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.

Applicant's signature W B Myles

Applicant's Representative signature (if applicable) \_\_\_\_\_

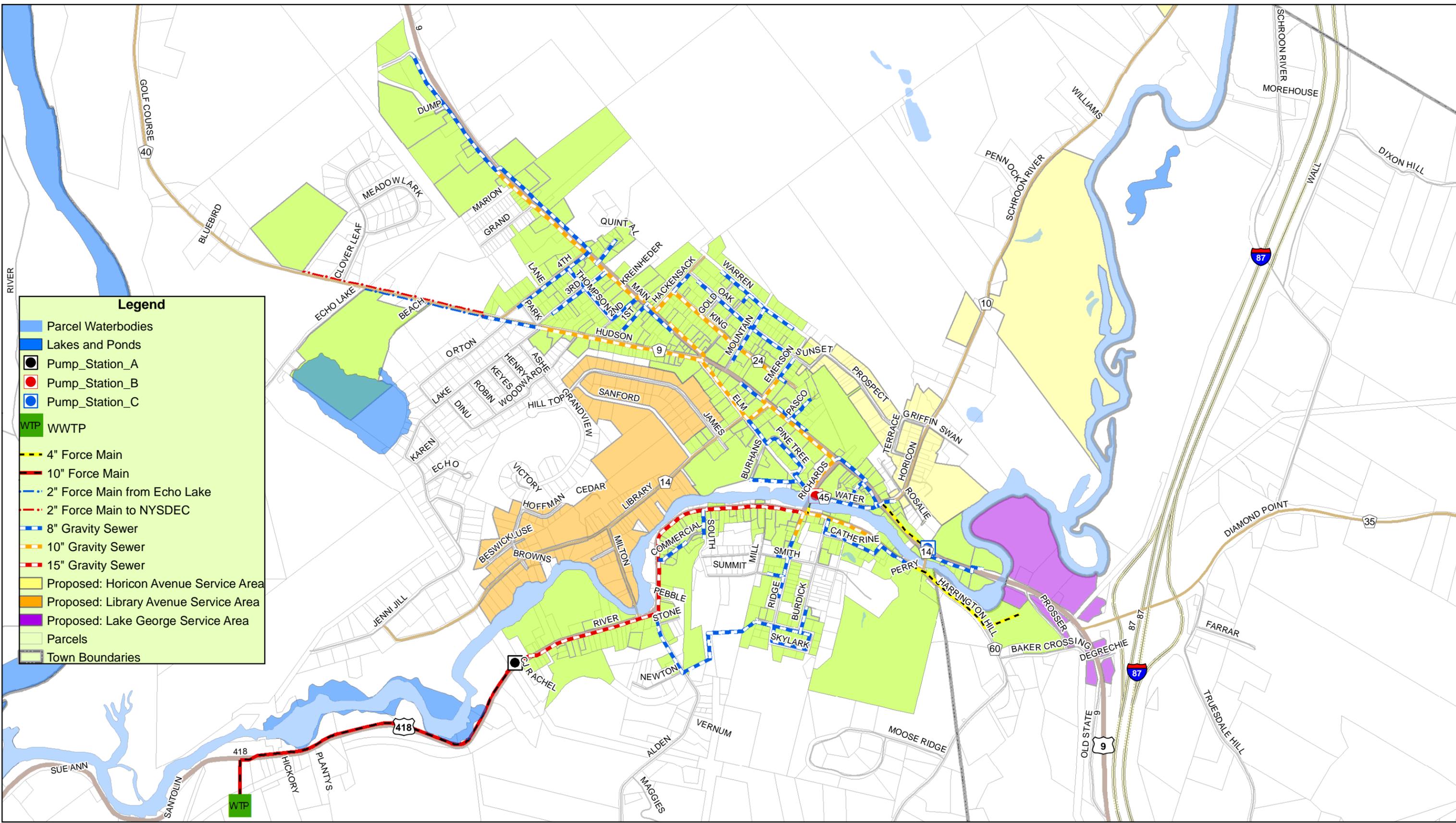
Local Municipality Town of Warrensburg

Title Supervisor  
(if necessary)

Date 3/2/2021

## JUSTIFICATION:

These parcels of land are within the public sewer and water, serviced within the Town of Warrensburg. These parcels are directly next to lands within the hamlet of Warrensburg.

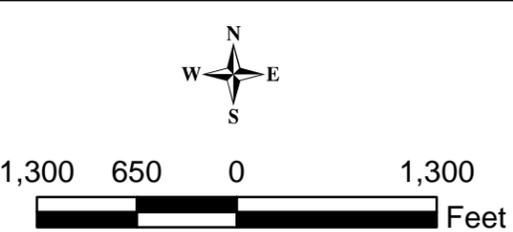


- Legend**
- Parcel Waterbodies
  - Lakes and Ponds
  - Pump\_Station\_A
  - Pump\_Station\_B
  - Pump\_Station\_C
  - WTP WWTP
  - 4" Force Main
  - 10" Force Main
  - 2" Force Main from Echo Lake
  - 2" Force Main to NYSDEC
  - 8" Gravity Sewer
  - 10" Gravity Sewer
  - 15" Gravity Sewer
  - Proposed: Horicon Avenue Service Area
  - Proposed: Library Avenue Service Area
  - Proposed: Lake George Service Area
  - Parcels
  - Town Boundaries

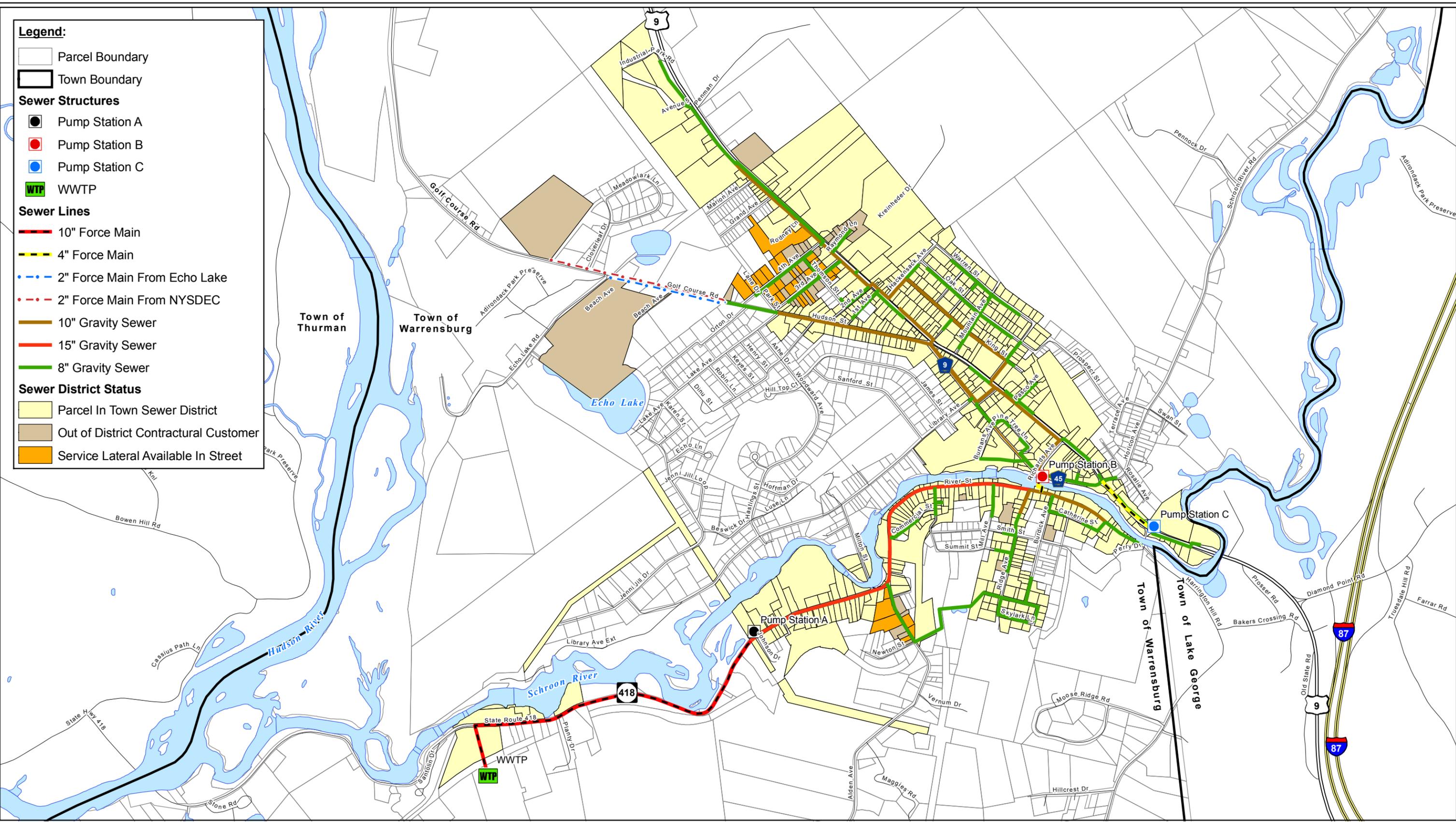
This map was generated by the Warrensburg Planning & Zoning Department using ArcMap. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map.

Town of Warrensburg  
 Department of Planning & Zoning  
  
 3797 Main Street  
 Warrensburg, NY 12885  
 (518) 623-9214

Town of Warrensburg Warren County, New York  
 Strategic Plan for Wastewater Treatment Plant Upgrade  
 Sewer District Map



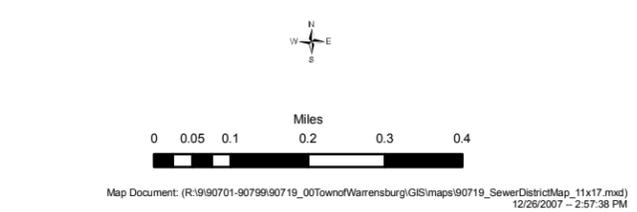
Drawn: Chris Belden  
 Date: 10/31/2014  
 Scale: 1:14,264



**CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTS CO., P.C.**

Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980	Orange County Office: 356 Meadow Avenue Newburgh, New York 12550 Phone: (845) 567-1133	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 237-0055	North Country Office: 100 Glen Street Glens Falls, New York 12801 Phone: (518) 812-0513
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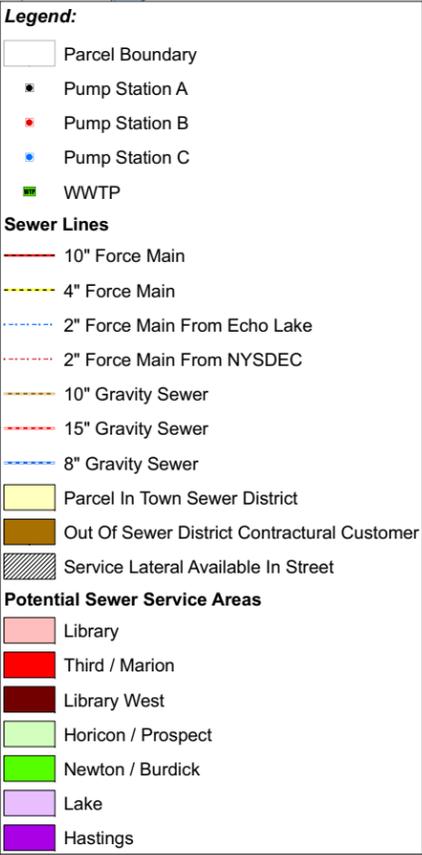
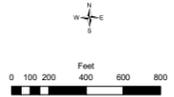
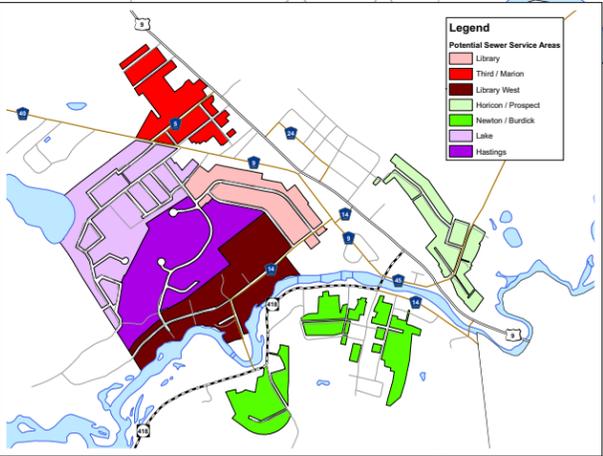
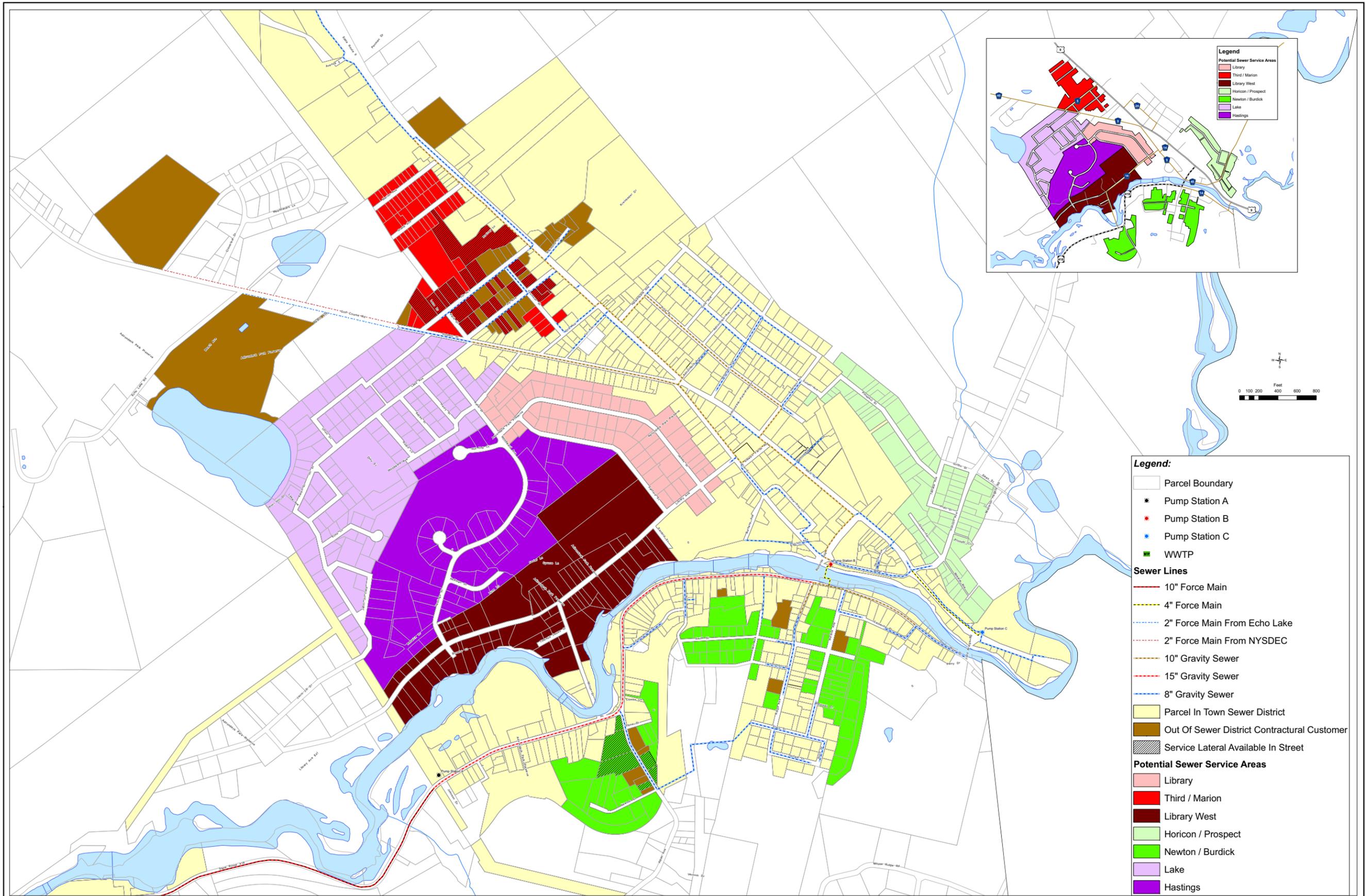


*Strategic Plan for Infrastructure Development*

## Sewer District Map

Town of Warrensburg  
Warren County, New York

Drawn:	CLC
Date:	12/26/2007
Scale:	1:15,000
Project:	90719.00
Figure:	2



**THE Chazen COMPANIES**  
 Engineers/Surveyors  
 Planners  
 Environmental Scientists  
 GIS Consultants

**CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.**

Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980	Orange County Office: 356 Meadow Avenue Newburgh, New York 12550 Phone: (845) 567-1133	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055	North Country Office: 100 Glen Street Glens Falls, New York 12801 Phone: (518) 812-0513
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Map Document: (R:\90701-90719\90719\_00\TownOfWarrensburg\GIS\Map\90719\_PotentialSewerServiceArea-ExistingSewerDist\_2408.mxd)  
 2/21/2008 - 11:26:35 AM

*Warrensburg Infrastructure Development*

**Existing Sewer District and  
 Potential Sewer Service Areas**

Town of Warrensburg  
 Warren County, New York

Drawn:	CLC
Date:	02/21/2008
Scale:	1:3,600
Project:	90719.00
Figure:	

## APPENDIX B

*LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST*

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

### **HAMLET**

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

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

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

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

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

### **MODERATE INTENSITY USE**

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

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

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

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

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

## **LOW INTENSITY USE**

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

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

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

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

## **RURAL USE**

*Character description:* Rural use areas, delineated in yellow on the plan map, are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

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

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

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

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

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

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

## **RESOURCE MANAGEMENT AREAS**

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

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

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

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

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

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

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

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

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

### **HAMLET**

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

### **MODERATE INTENSITY USE**

Primary uses in moderate intensity use areas:

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

Secondary uses in moderate intensity use areas:

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

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

### **LOW INTENSITY USE**

Primary uses in low intensity use areas:

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

Secondary uses in low intensity use areas:

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

### **RURAL USE**

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes

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

Secondary uses in rural use areas:

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

## **RESOURCE MANAGEMENT**

Primary uses in resource management areas:

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

## APPENDIX C

### LAND USE AREA CLASSIFICATION DETERMINANTS

## LAND USE AREA CLASSIFICATION DETERMINANTS

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

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

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

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

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

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

### A. DETERMINANT: SOIL

#### 1. Characteristic: Poorly drained or seasonally wet soils.

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

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

#### 2. Characteristic: Moderately drained soils.

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

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

3. Characteristic: Well-drained soils.

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

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

4. Characteristic: Low permeability soils.

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

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

5. Characteristic: Moderately permeable soils.

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

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

6. Characteristic: Permeable soils.

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

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

7. Characteristic: Shallow depth to bedrock.

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

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

8. Characteristic: Moderate depth to bedrock.

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

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

9. Characteristic: Deep soils.

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

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

10. Characteristic: Extremely stony soils.

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

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

11. Characteristic: Viable agricultural soils.

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

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

## **B. DETERMINANT: TOPOGRAPHY**

1. Characteristic: Severe slopes.

Description: Areas with slopes of over 25 percent.

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

2. Characteristic: Steep slopes.

Description: Areas with slopes of 16 to 25 percent.

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

3. Characteristic: Low and moderate slopes.

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

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

4. Characteristic: Unique physical features.

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

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

5. Characteristic: High elevations.

Description: Areas above 2,500 feet.

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

### **C. DETERMINANT: WATER**

#### 1. Characteristic: Floodplains.

Description: Periodically flooded land adjacent to a water body.

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

#### 2. Characteristic: Wild and scenic rivers.

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

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

#### 3. Characteristic: Marshes.

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

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

### **D. DETERMINANT: FRAGILE ECOSYSTEM**

#### 1. Characteristic: Bogs.

Description: Sphagnum, heath or muskeg vegetation overlaid 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

APPENDIX E

.....*DSEIS FILE LIST*

## MA2021-01 DSEIS File List

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