

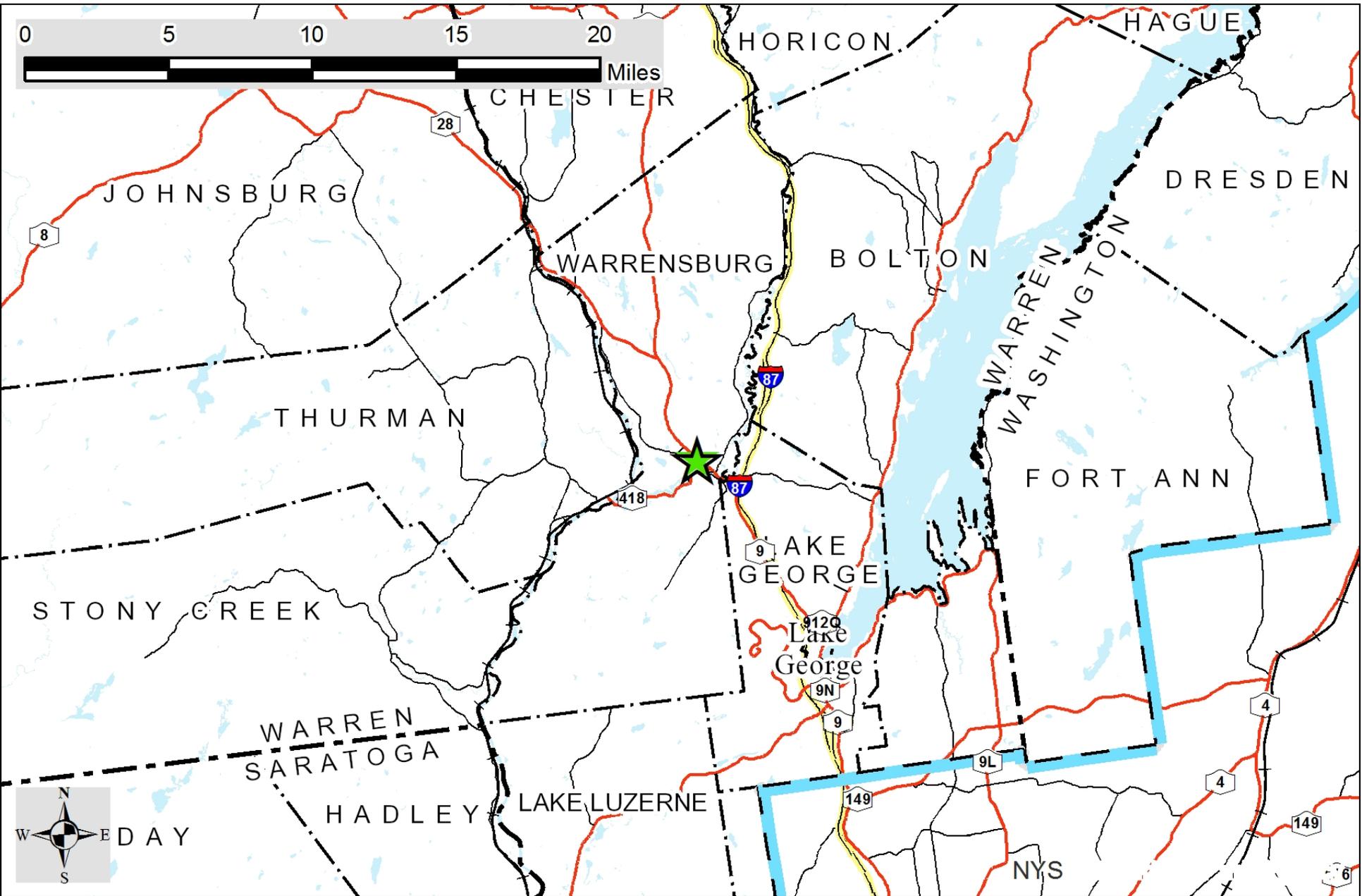


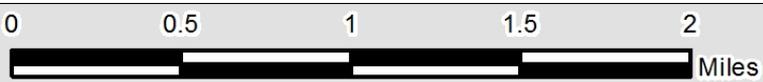
**Adirondack
Park Agency**

Map Amendment 2021-01

Town of Warrensburg

December 16, 2021



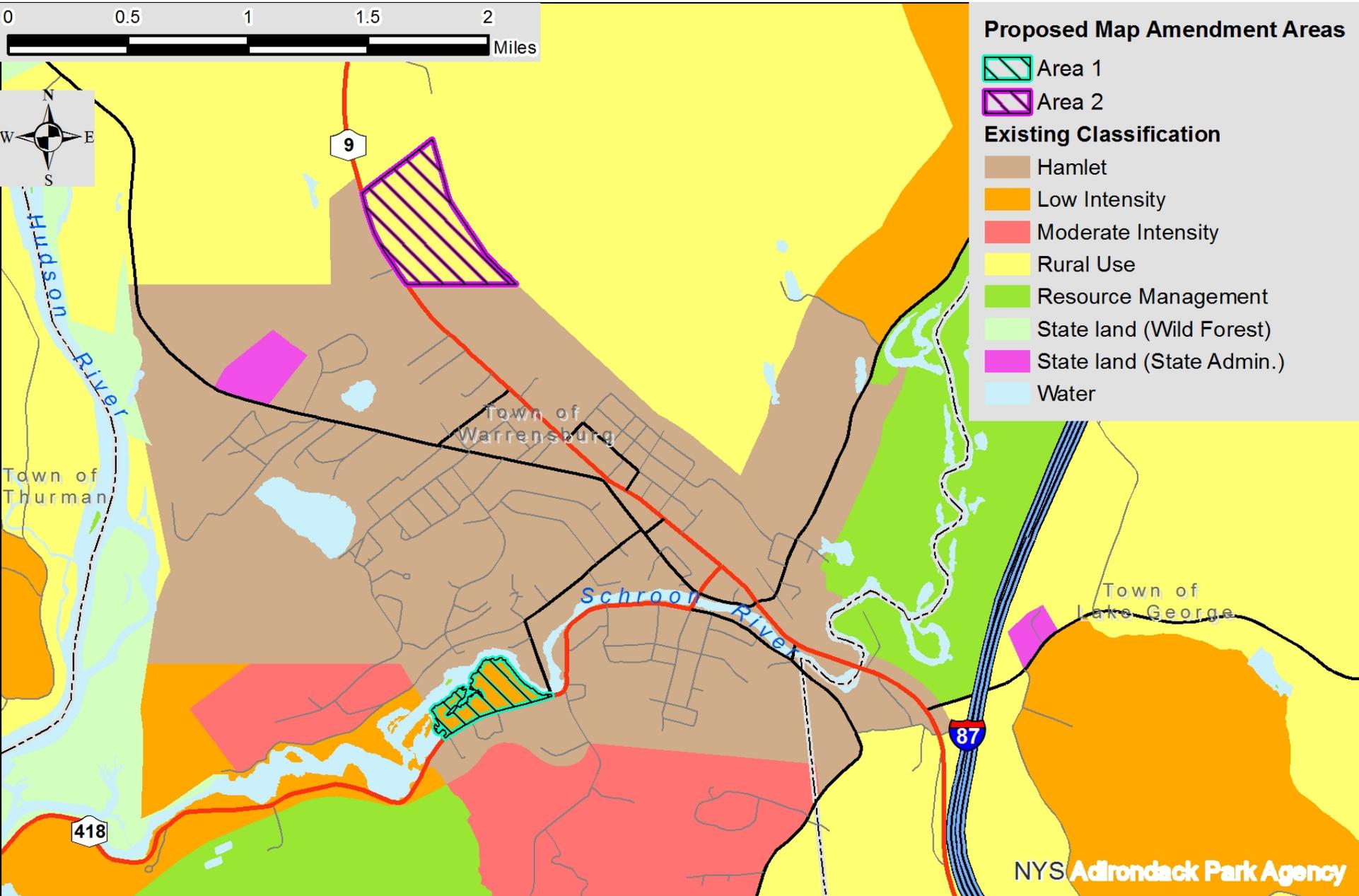


Proposed Map Amendment Areas

- Area 1
- Area 2

Existing Classification

- Hamlet
- Low Intensity
- Moderate Intensity
- Rural Use
- Resource Management
- State land (Wild Forest)
- State land (State Admin.)
- Water



Summary of Procedures

- Draft Supplemental Environmental Impact Statement
- Public comment period
- Public hearing
- Agency prepares Final Supplemental Environmental Impact Statement
- Decision Issued

Standards for Agency Decision

- §805 of APA Act
- Part 583 of APA Rules and Regulations
- Land Use Area Classification Determinants (Appendix Q-8)
- Final Generic Environmental Impact Statements (1979)

Standards for Agency Decision

§805 (2)(c)(5) of APA

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Hamlet)
- Existing natural resources, open space, public, economic and other land use factors
- 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
- Shall be consistent with the regional nature of the land use and development plan.



Hamlet Areas

...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.

Standards for Decision

RULES & REGULATIONS:

§ 583.2 Criteria Employed

- In considering map amendment requests, the agency will refer to land use area classification determinants
- The Agency will not consider any private development proposal or local land use controls as relevant in its determination

Land Use Classification Determinants

- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

Final Generic Environmental Impact Statement

The Process of Amending the Adirondack Park Private Land Use and Development Plan

- The burden of proof rests with the applicant.
- Boundaries do not necessarily precisely define changes in land-based resource characteristics.
- Recognition of open space resources - The APA Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency.

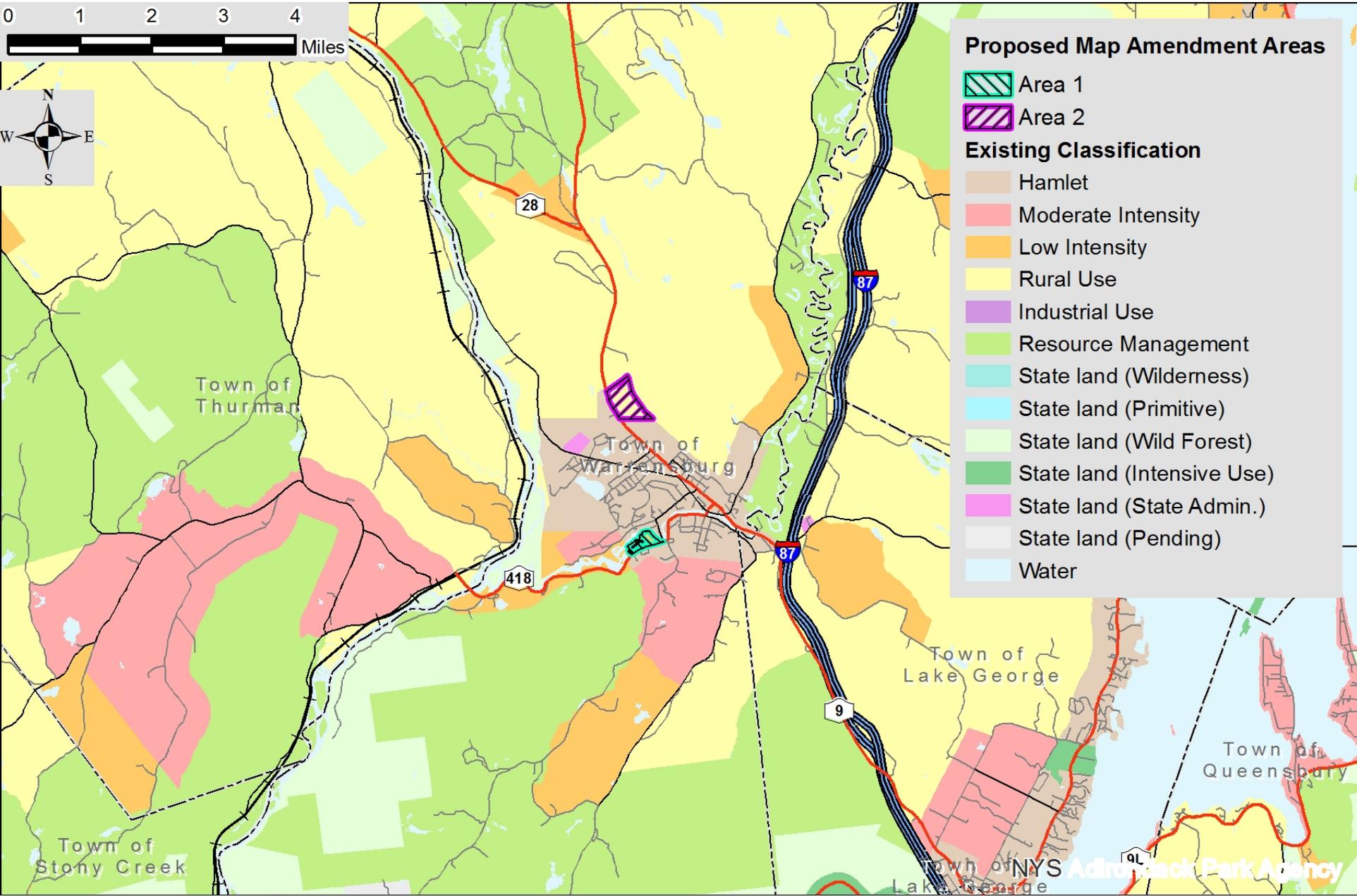
SEQRA and Agency Review

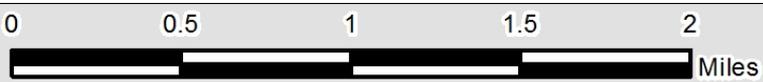
- The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”
- However, under SEQRA regulations, the Agency “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.”
- Agency regulations prevent the consideration of any local land use controls’ impacts on potential development.

SEQRA and Agency Review (Cont'd)

- Hamlet areas do not have overall intensity guidelines.
- Because the applicant is seeking the least restrictive land use classification, the Agency should at a minimum consider the maximum intensity of development allowable under the next least-restrictive land use classification, Moderate Intensity Use.

Maximum Allowable Density - Principal Buildings (PBs)				Area 1 Acreage:	21.9
	Acres per PB	Number of PBs	Single Family Dwellings (#)	Commercial Use (S.F.)	Hotel Rooms
Resource Management	42.7	1	1	11,000	10
Rural Use	8.5	3	3	33,000	30
Low Intensity Use	3.2	7	7	77,000	70
Moderate Intensity Use	1.3	17	17	187,000	170
Hamlet	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited



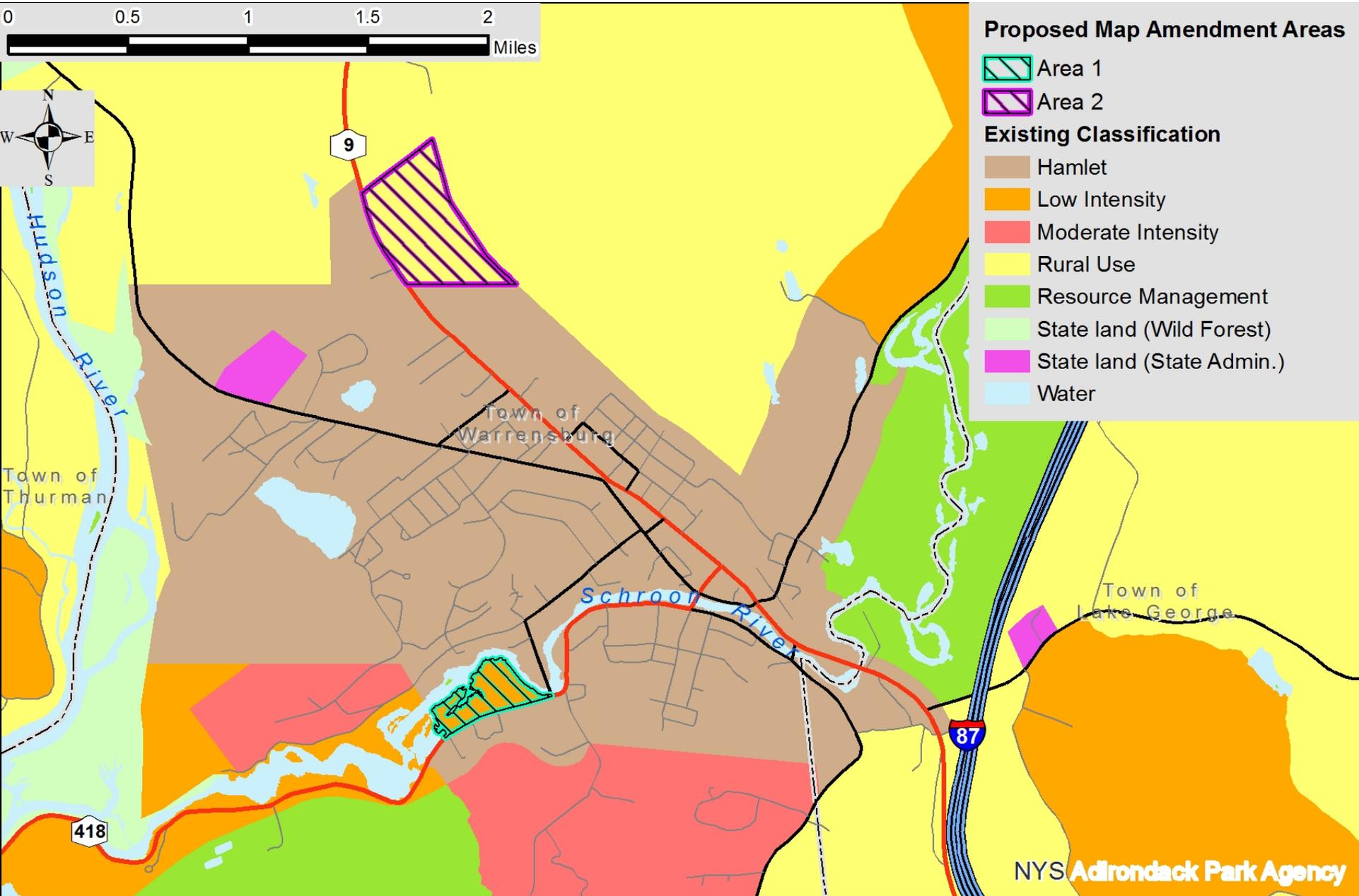


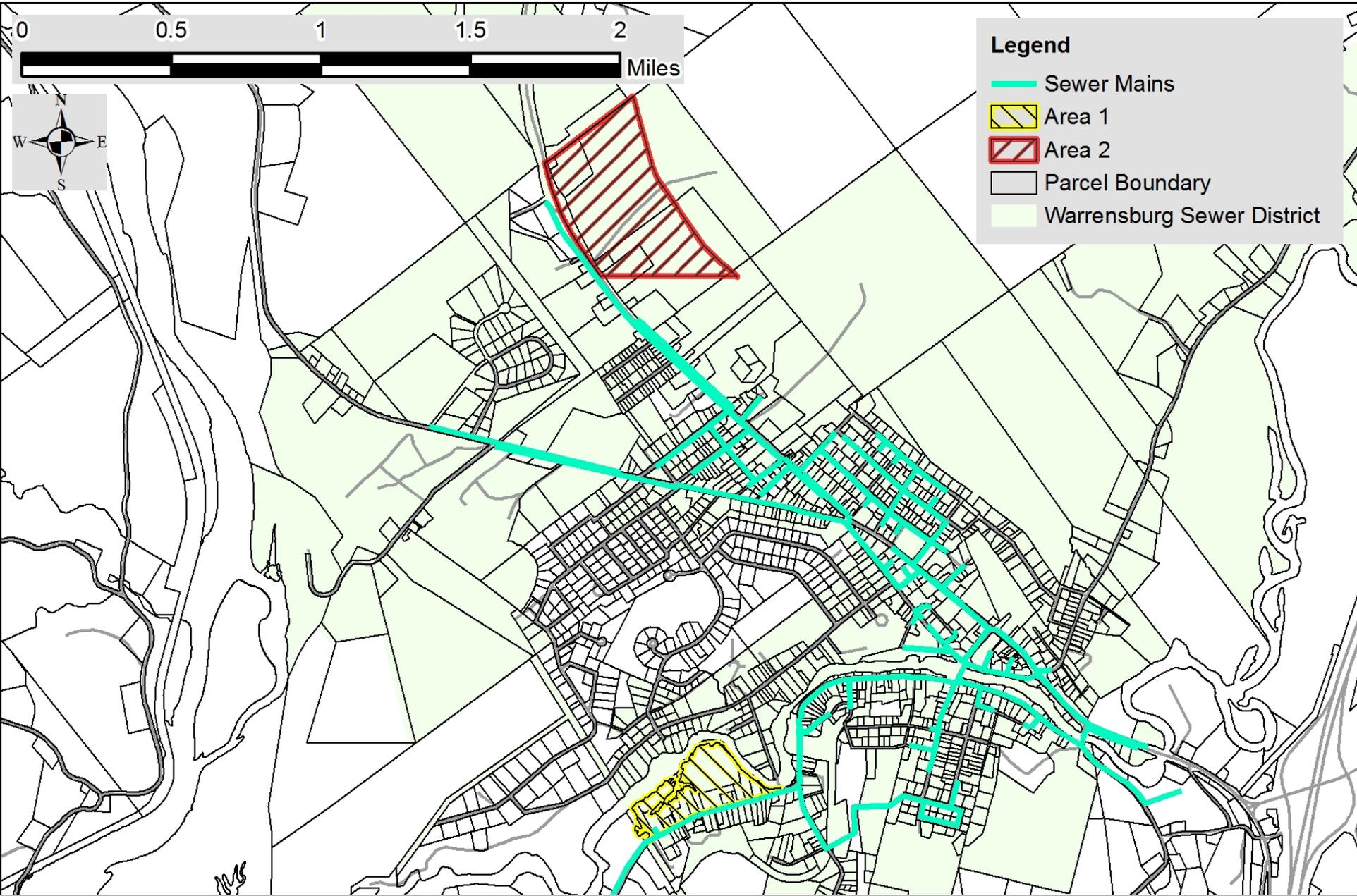
Proposed Map Amendment Areas

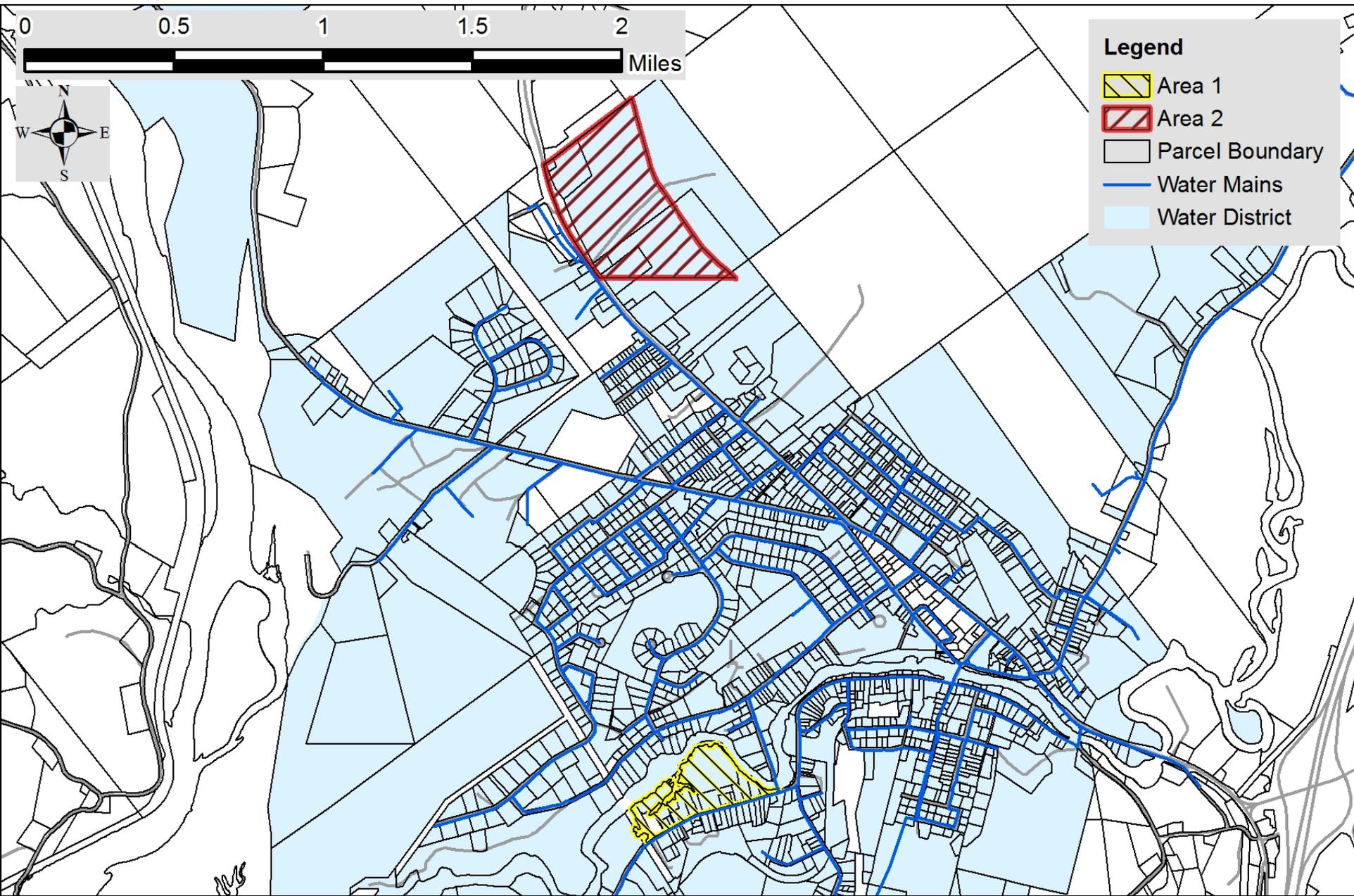
- Area 1
- Area 2

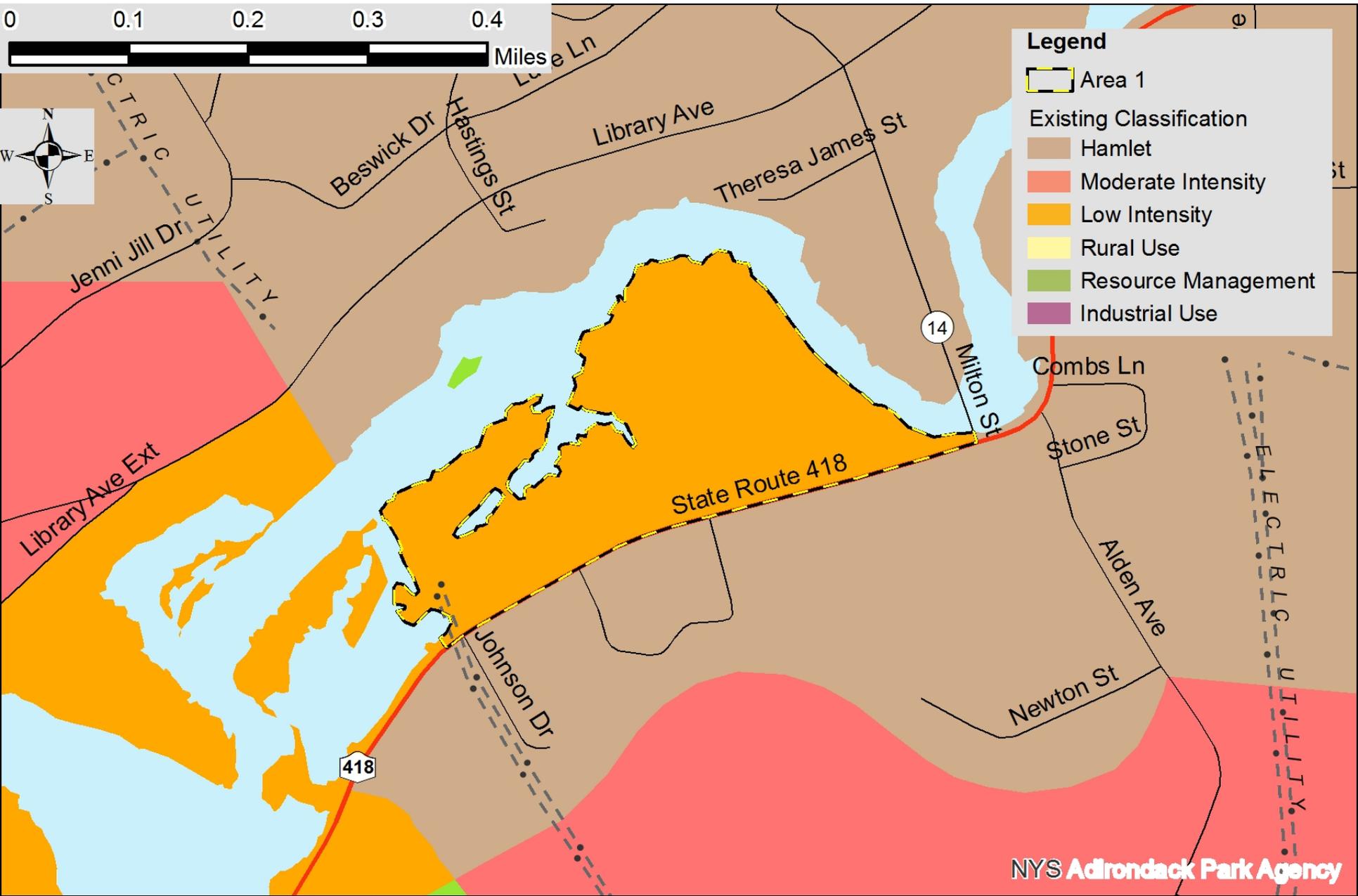
Existing Classification

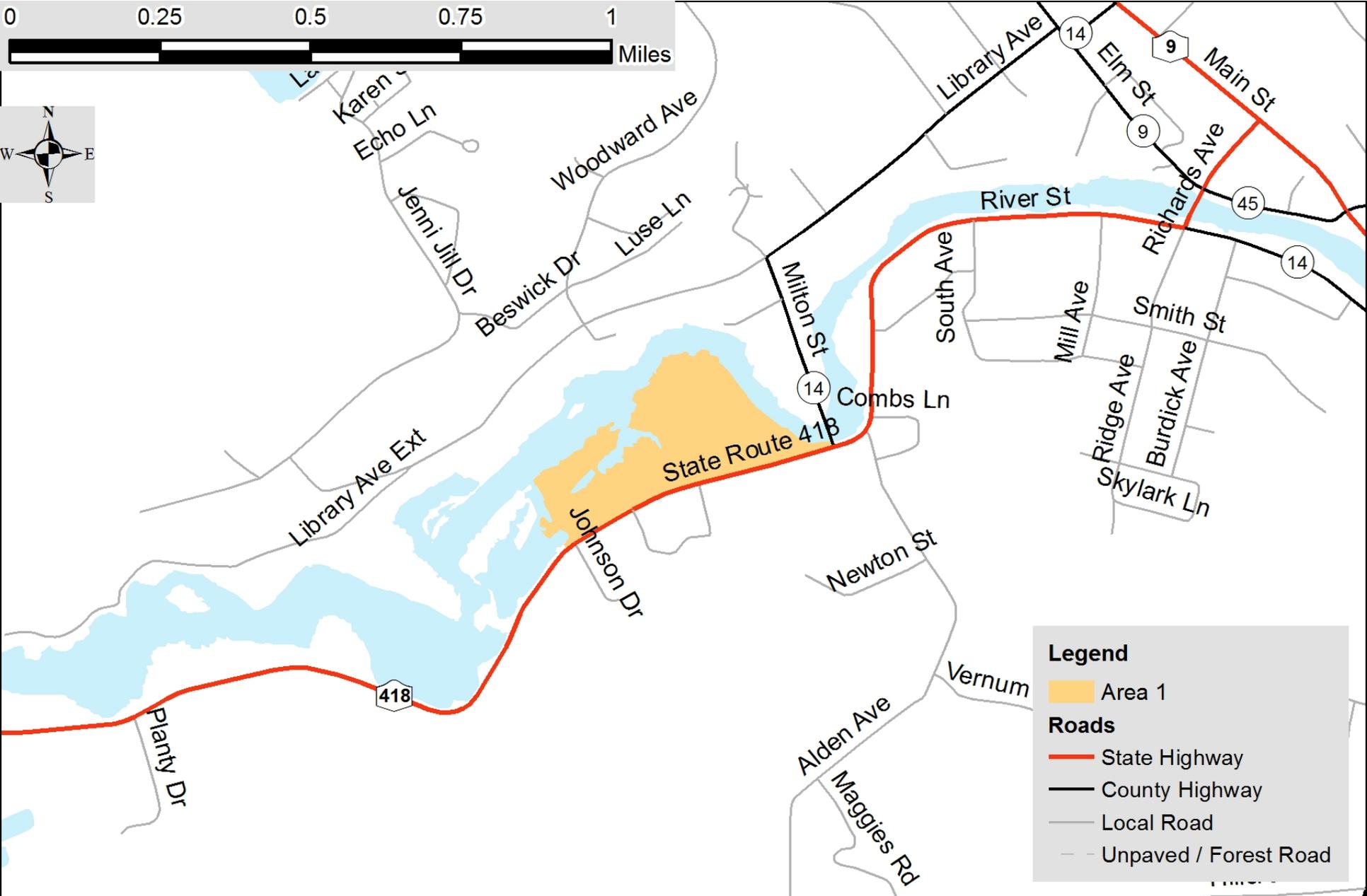
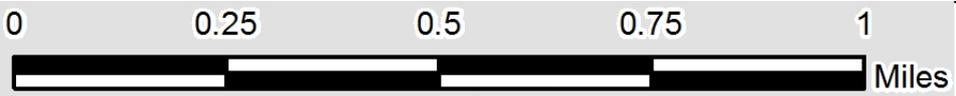
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- Low Intensity
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- Rural Use
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- Water





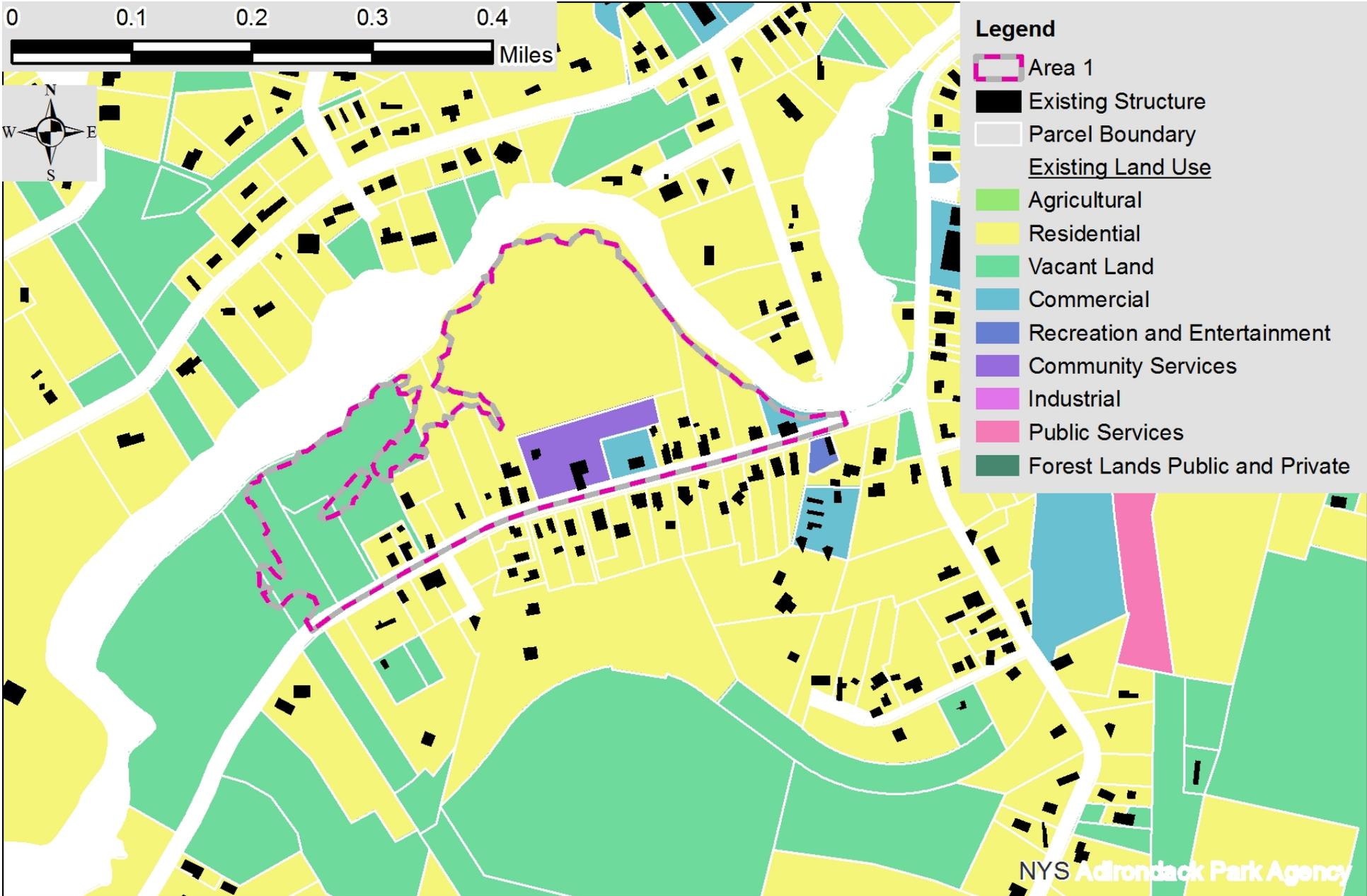


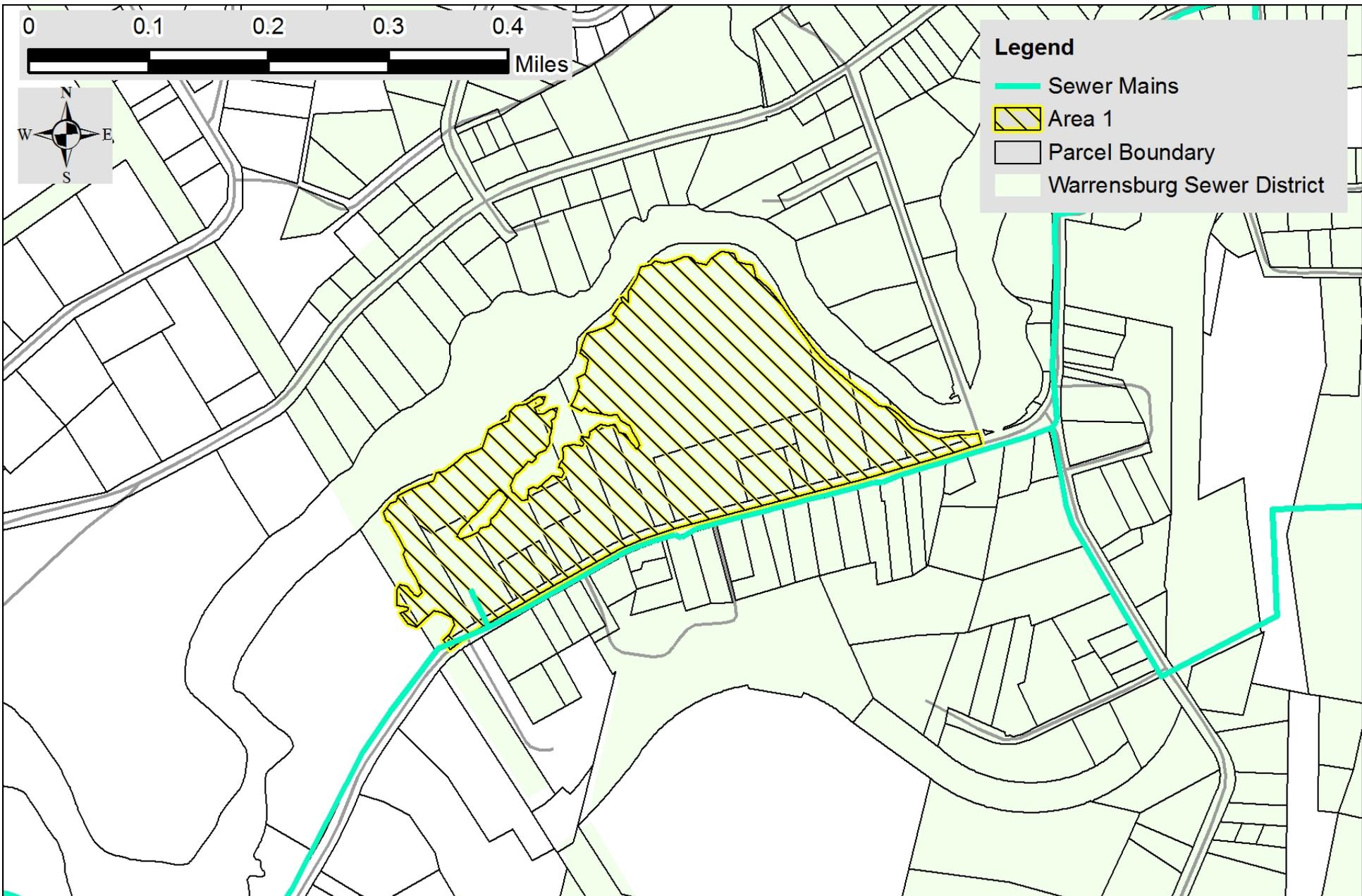


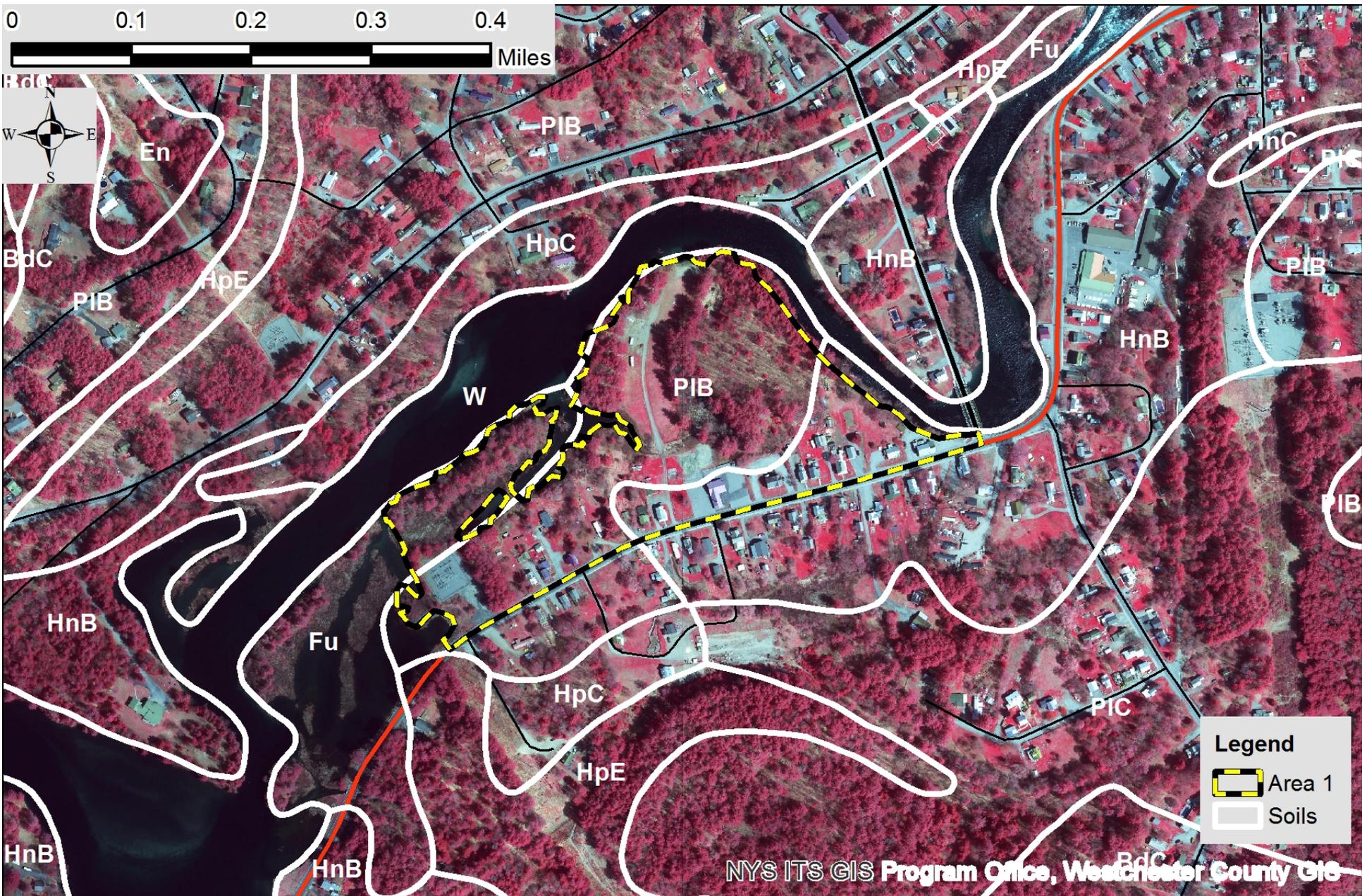
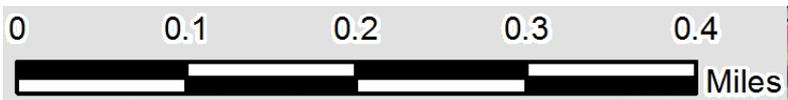


Legend

- Area 1
- Roads**
 - State Highway
 - County Highway
 - Local Road
 - Unpaved / Forest Road

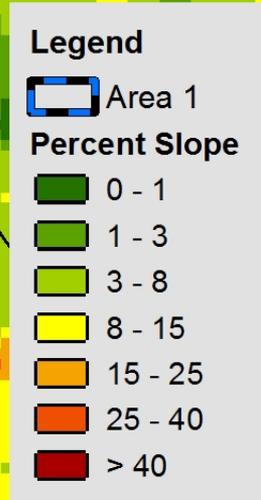
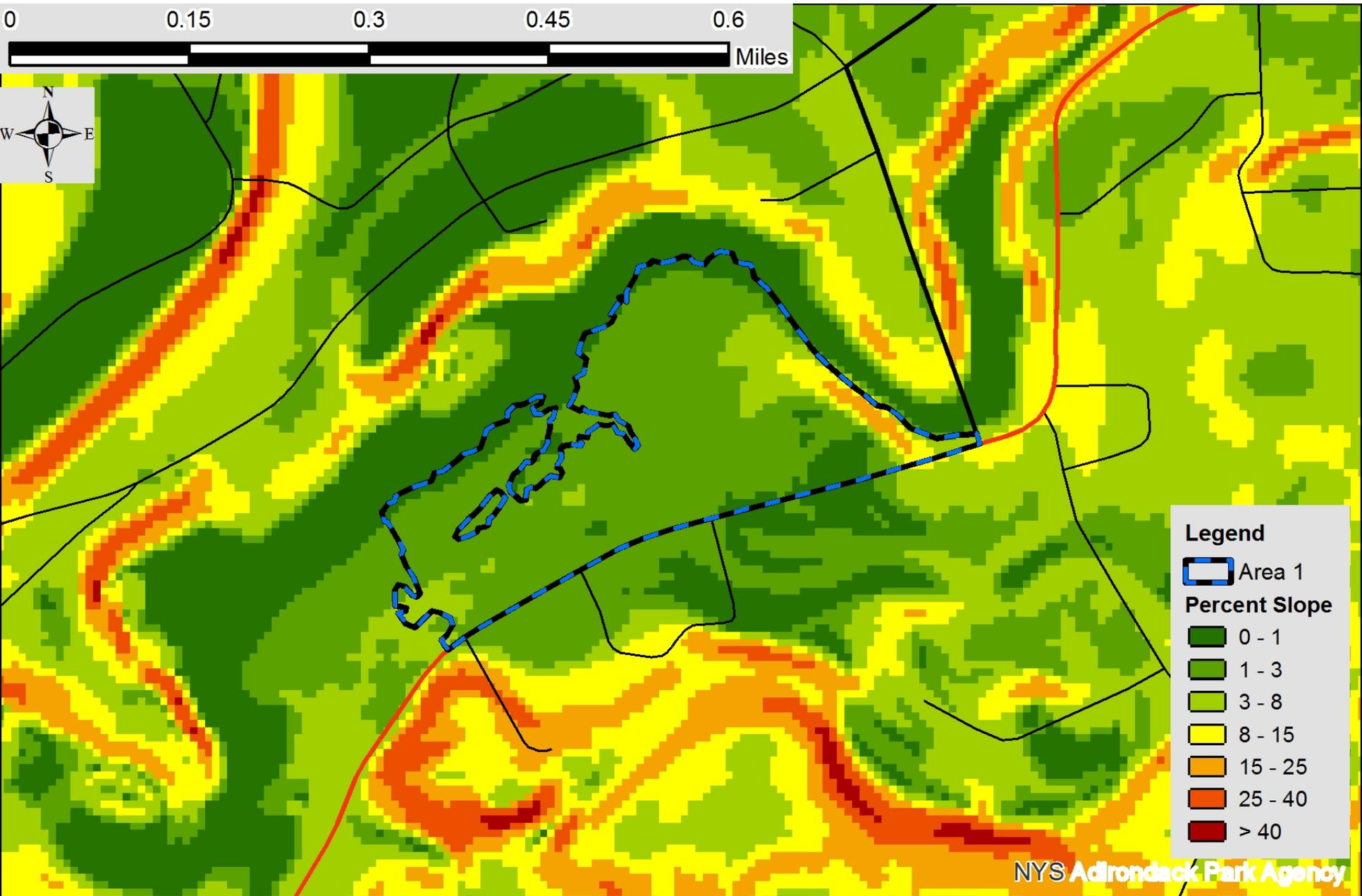
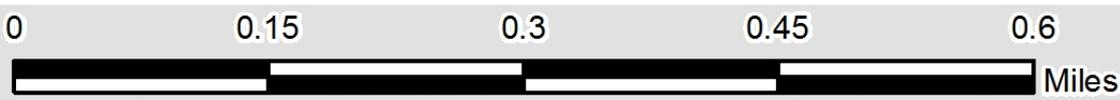


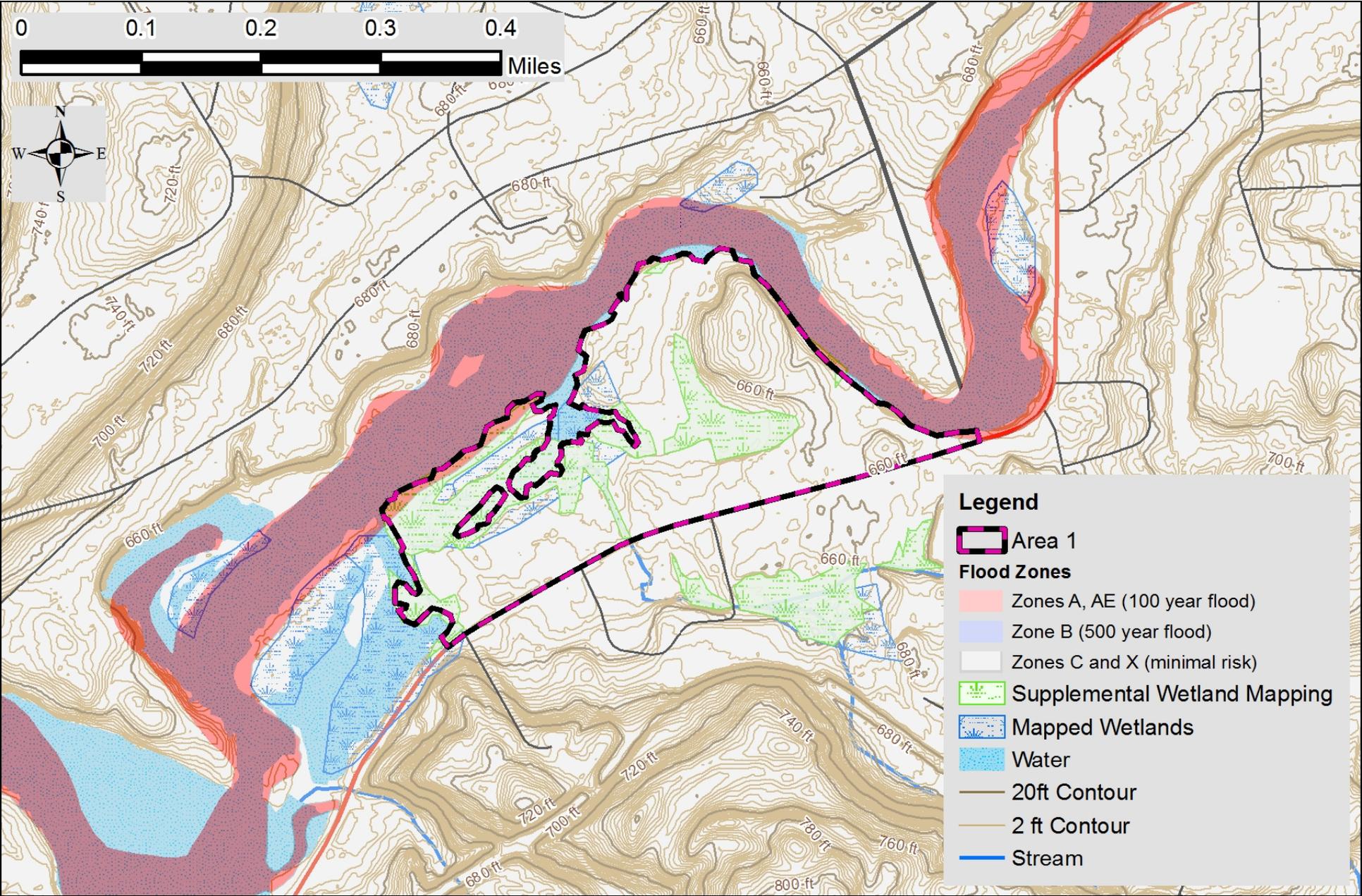




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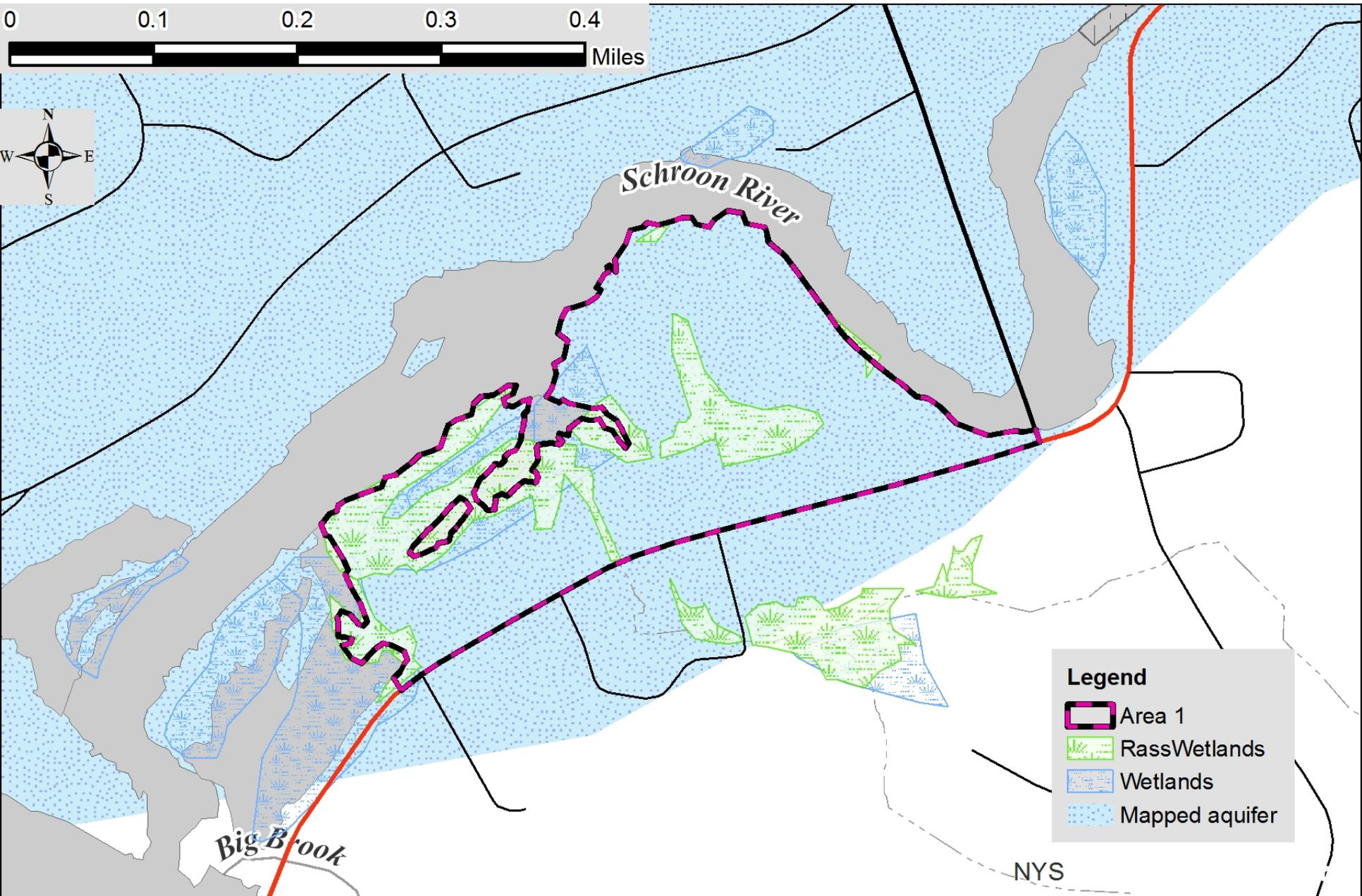
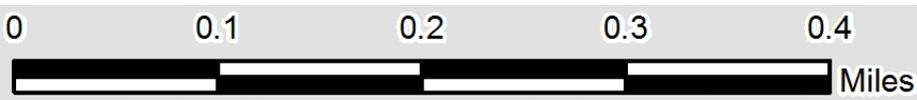
- Area 1
- Soils





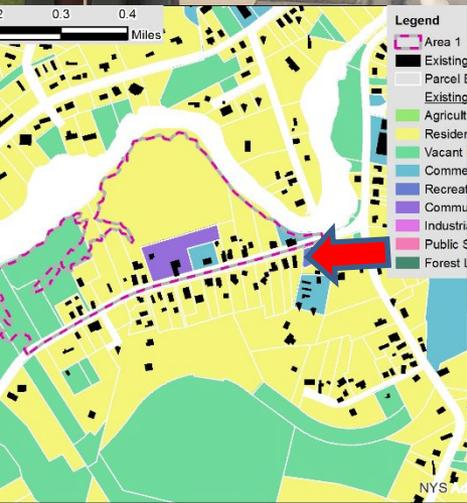
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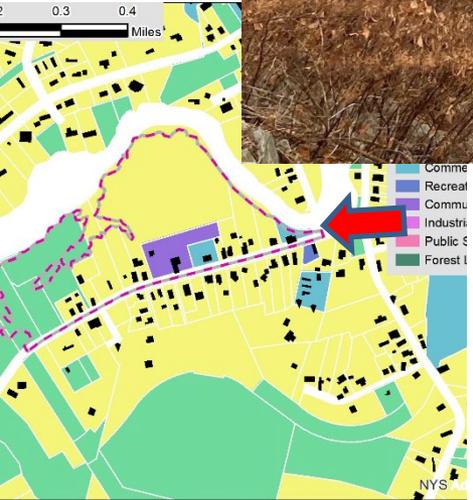
- Area 1
- Flood Zones**
 - Zones A, AE (100 year flood)
 - Zone B (500 year flood)
 - Zones C and X (minimal risk)
- Supplemental Wetland Mapping
- Mapped Wetlands
- Water
- 20ft Contour
- 2 ft Contour
- Stream



Legend

- Area 1
- RassWetlands
- Wetlands
- Mapped aquifer

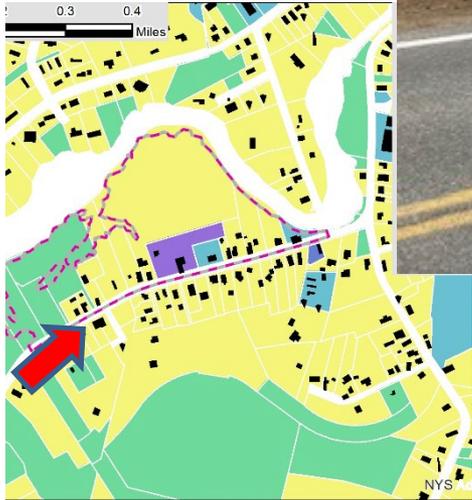














SEQR Potential Adverse Impacts Summary

1. Degradation of water quality and ecological function of the Schroon River and its associated wetlands resulting from stormwater runoff, non-point source pollution, and erosion. Ecological function change could involve impacts to stormwater storage, nutrient cycling, and changes in habitat/species composition;
2. Impairment of wetland functions related to flood mitigation;
3. Impacts to wildlife habitat in and around wetlands;
4. Potential introduction of additional invasive species;
5. Increased visual impacts on the Schroon River, a designated Recreational River; and
6. Financial incentive to remove and replace structures in the Warrens burgh Historic District.

Land Use Area Classification Determinants Analysis

Considerations for More Intense Development

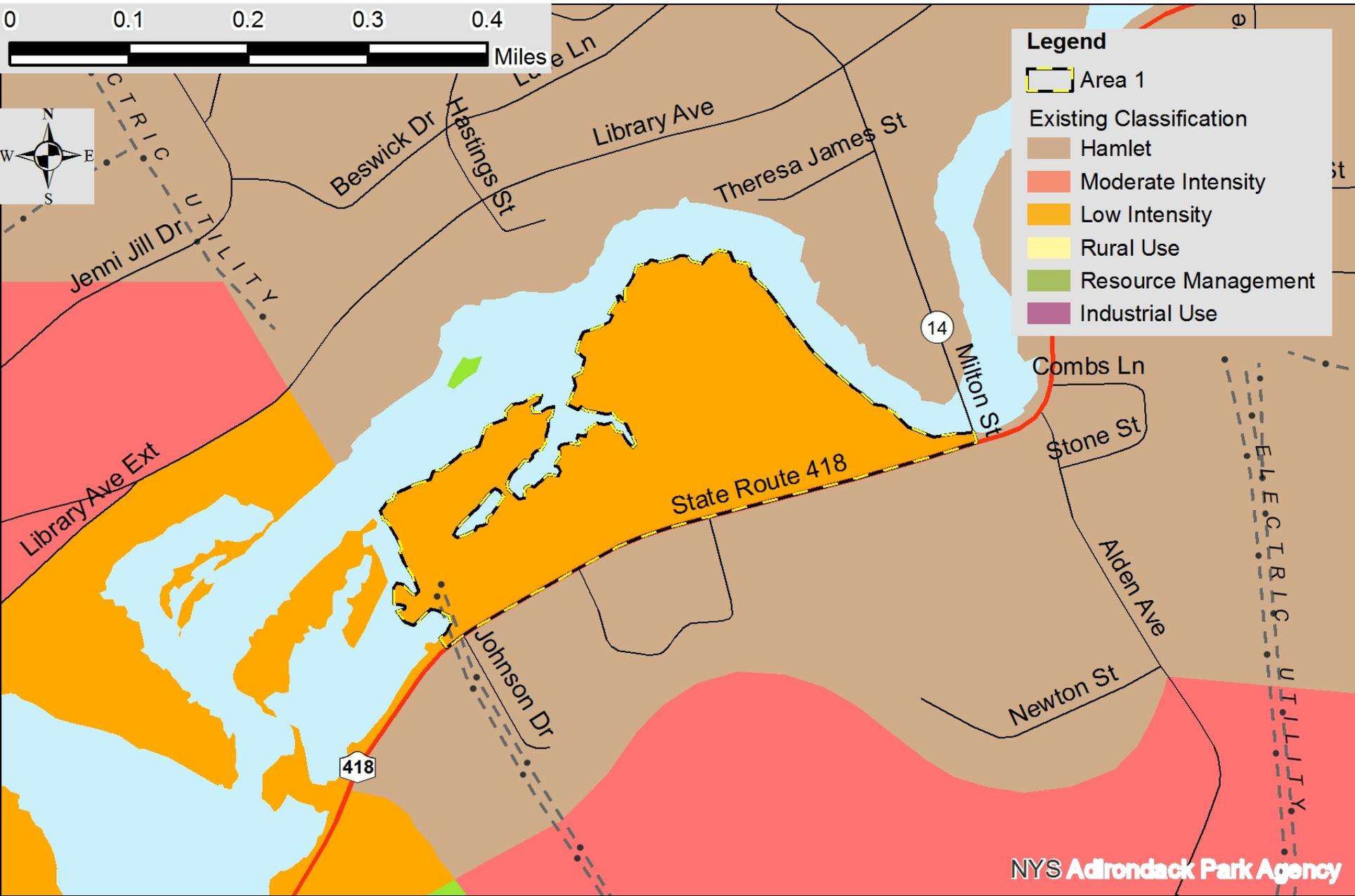
1. Served by sewer
2. “Urbanized”
3. Low slopes
4. Proximity to existing community and services

Considerations for Less Intense Development

1. Wetlands

Alternative Actions

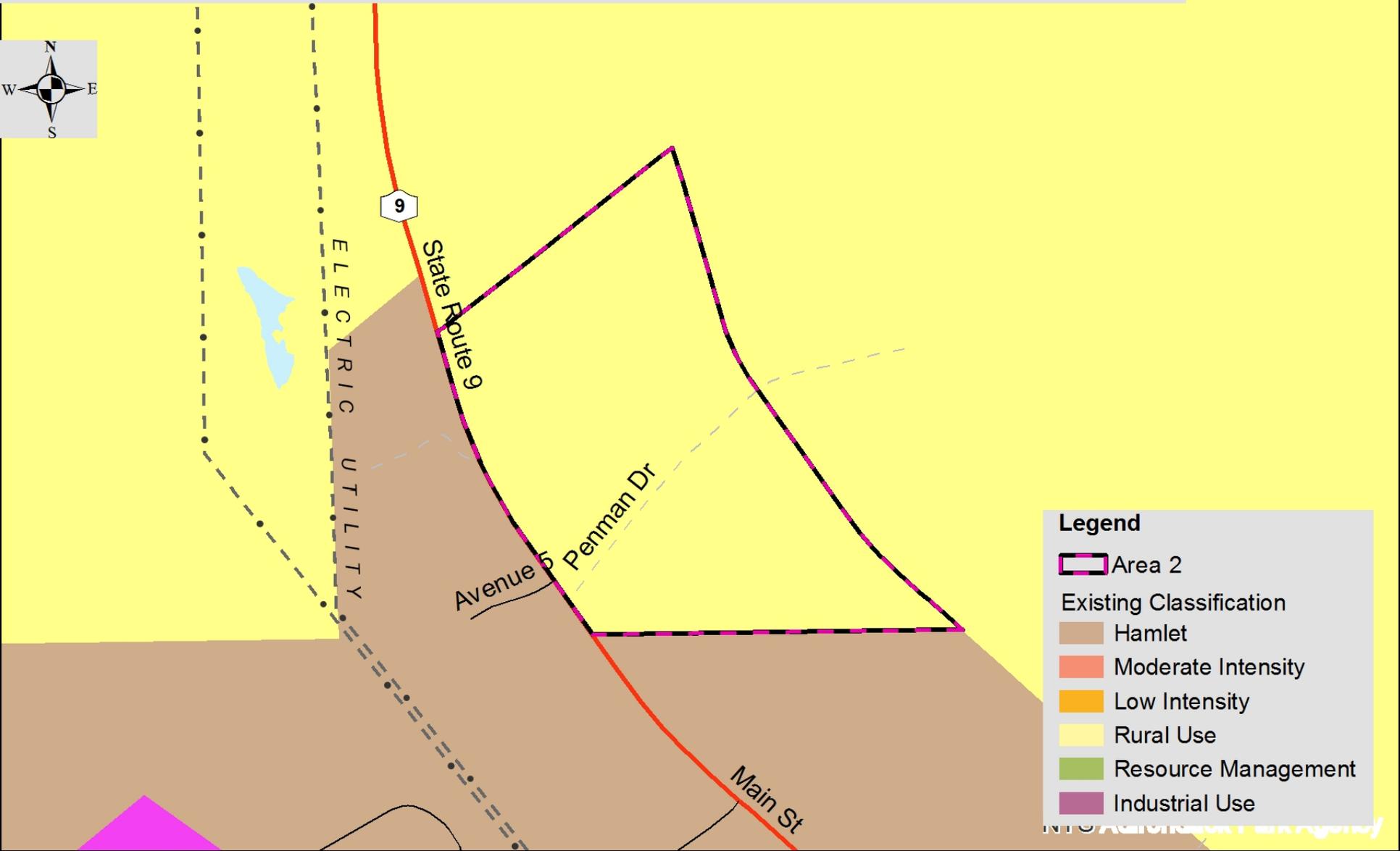
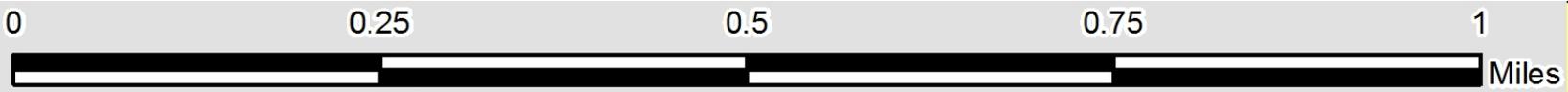
1. No Action
2. Alternative Regional Boundaries
3. Alternative Classifications



SEQRA and Agency Review - Area 2

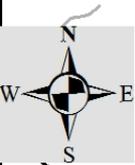
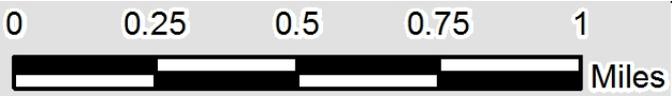
- The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts” but “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.”

Maximum Allowable Density - Principal Buildings (PBs)				Area 2 Acreage:	
	Acres per PB	Number of PBs	Single Family Dwellings (#)	Commercial Use (S.F.)	Hotel Rooms
Resource Management	42.7	2	2	22,000	20
Rural Use	8.5	8	8	88,000	80
Low Intensity Use	3.2	21	21	231,000	210
Moderate Intensity Use	1.3	51	51	561,000	510
Hamlet	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited



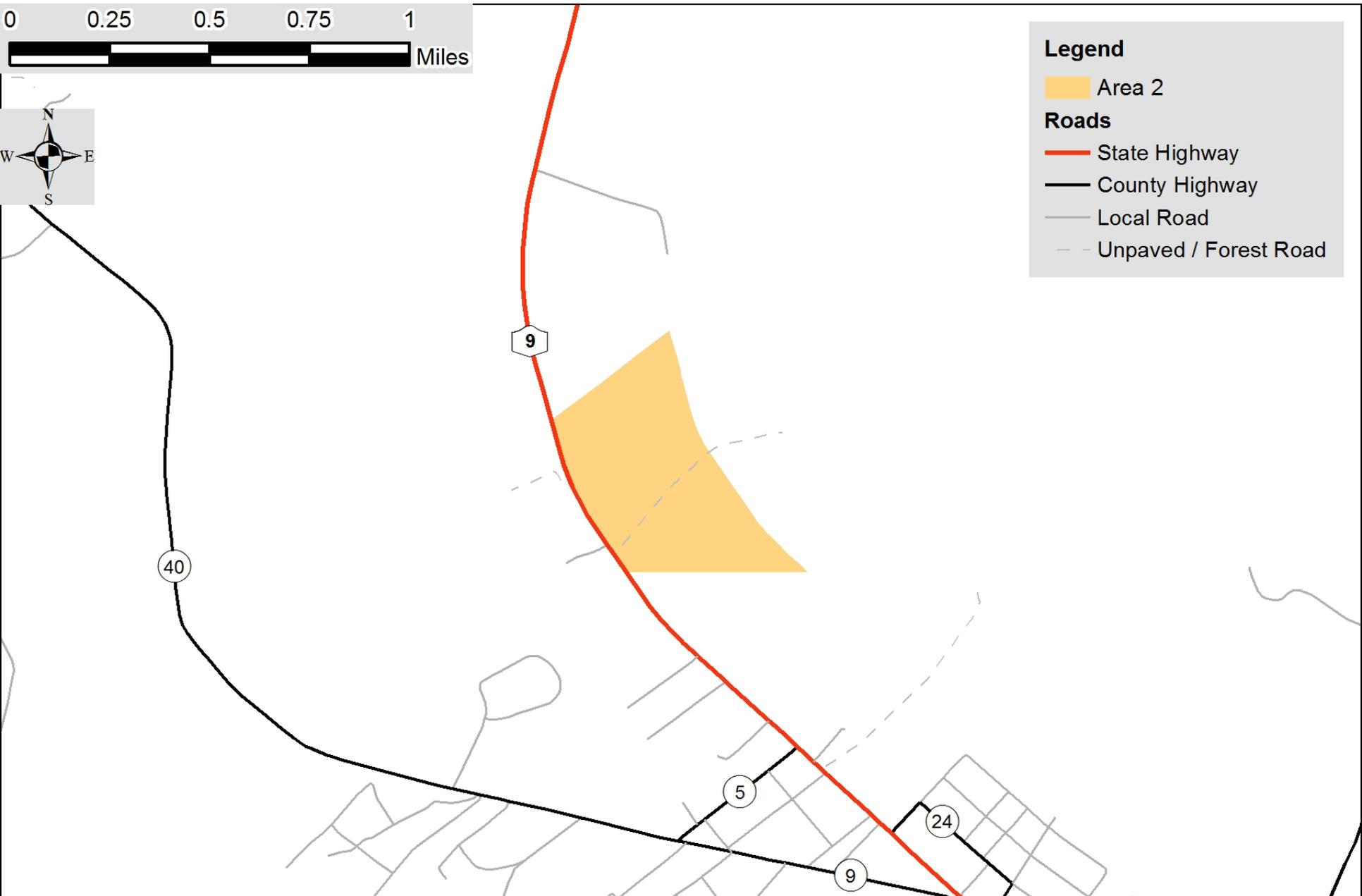
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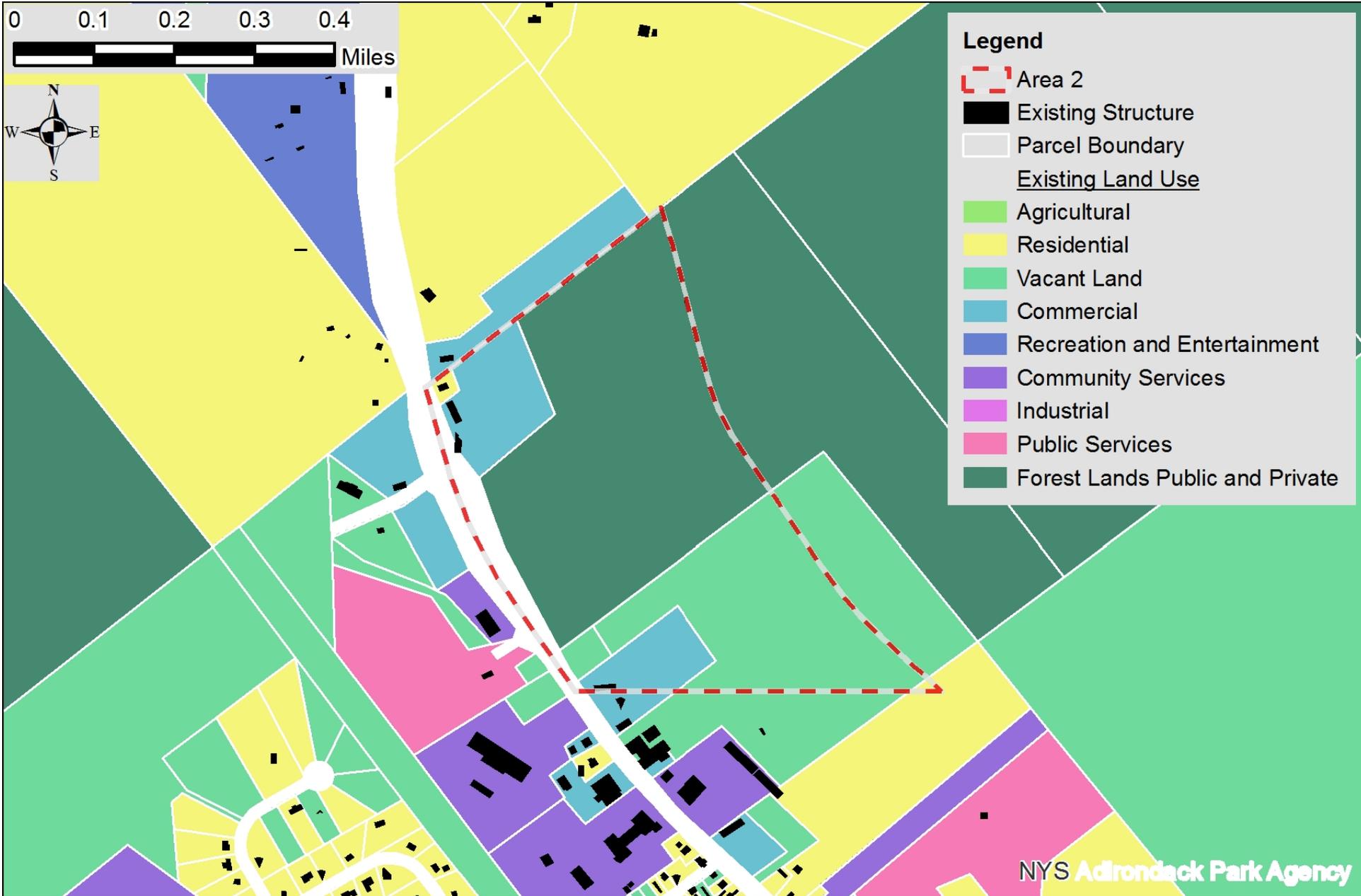
- Area 2
- Existing Classification
 - Hamlet
 - Moderate Intensity
 - Low Intensity
 - Rural Use
 - Resource Management
 - Industrial Use

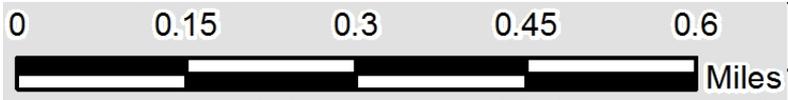


Legend

- Area 2
- Roads**
 - State Highway
 - County Highway
 - Local Road
 - Unpaved / Forest Road

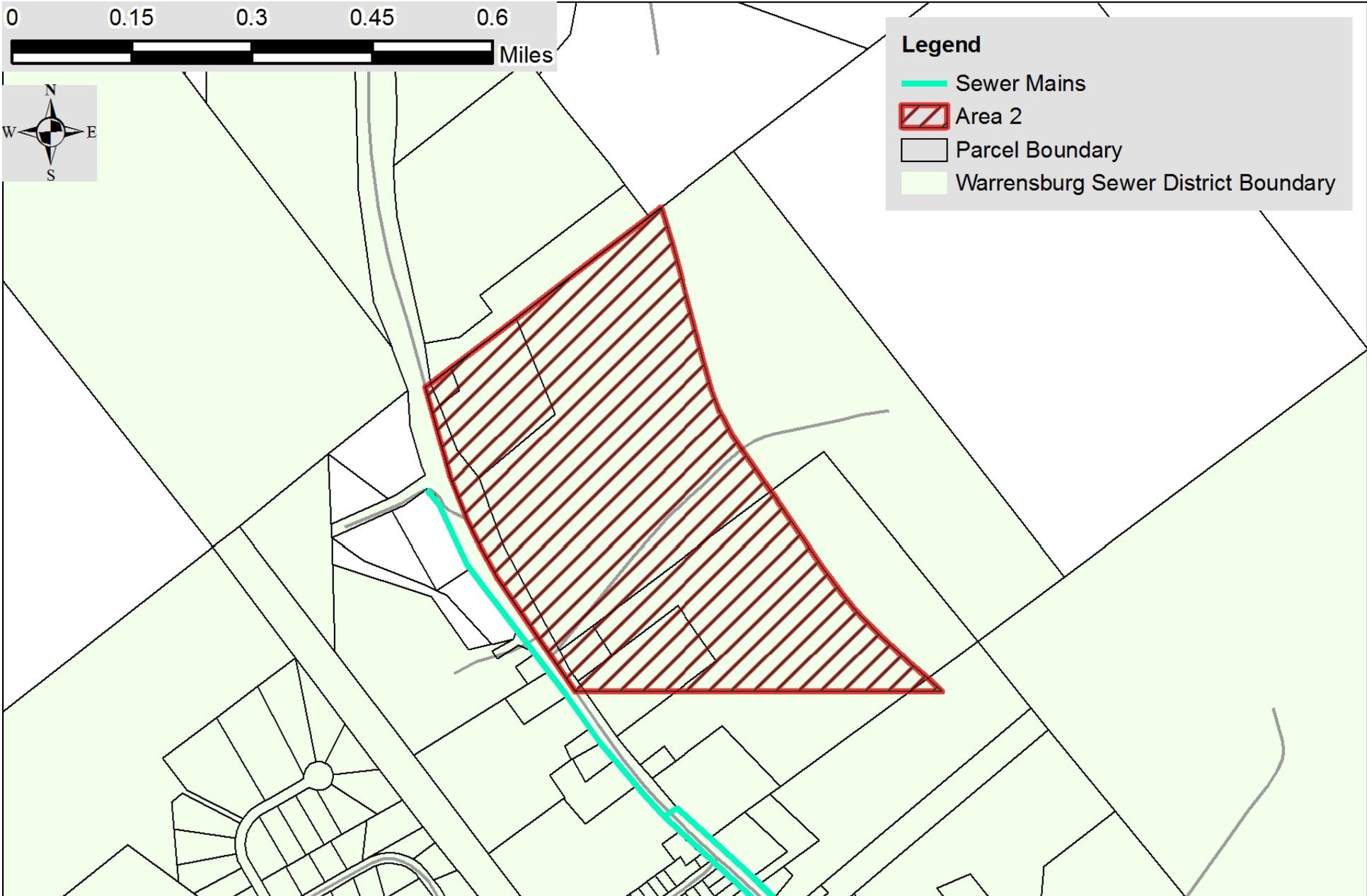


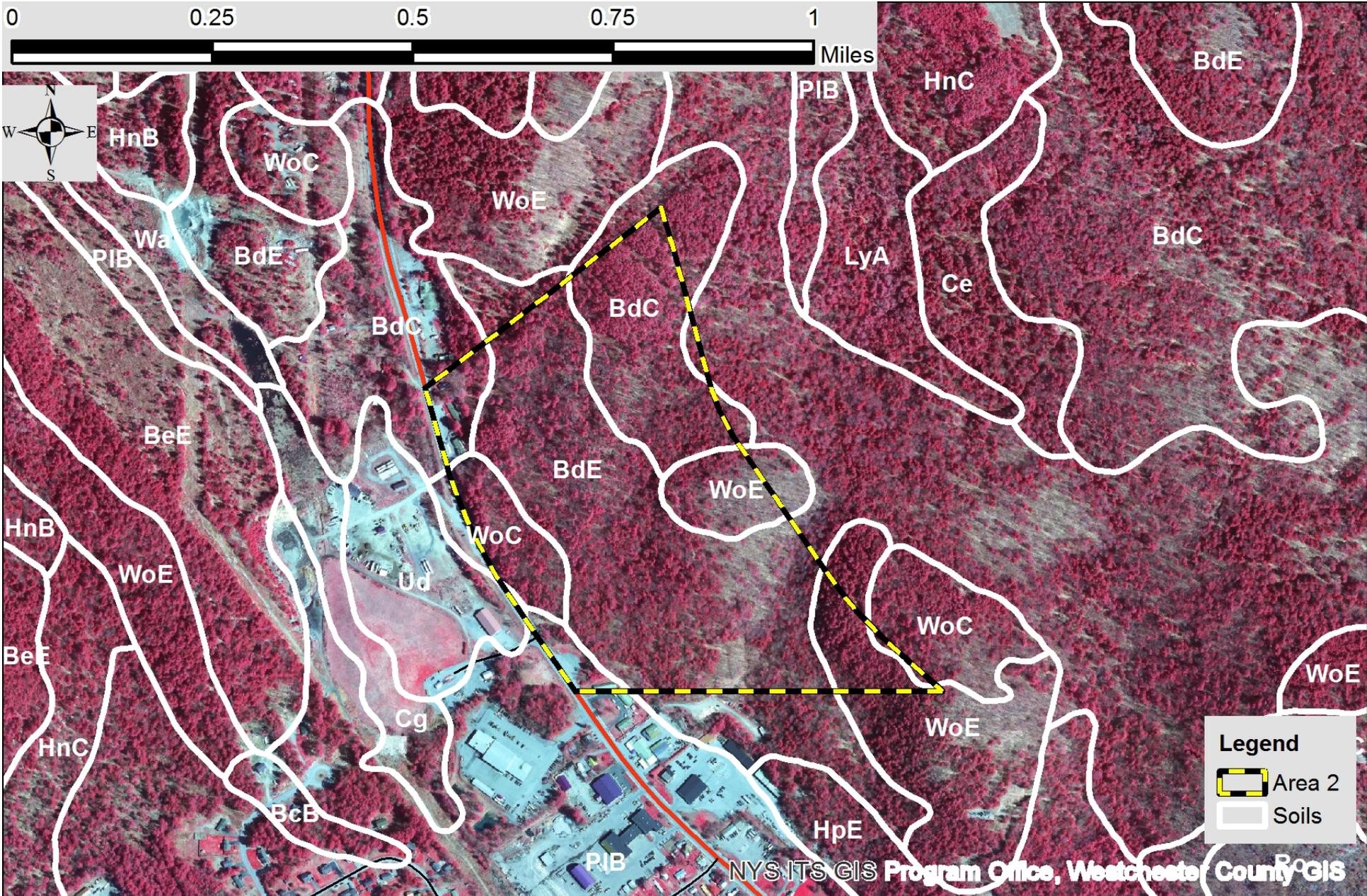
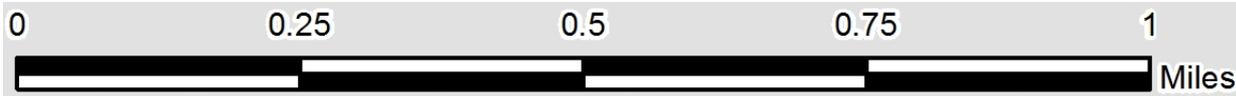




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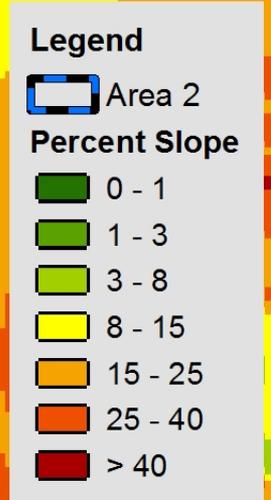
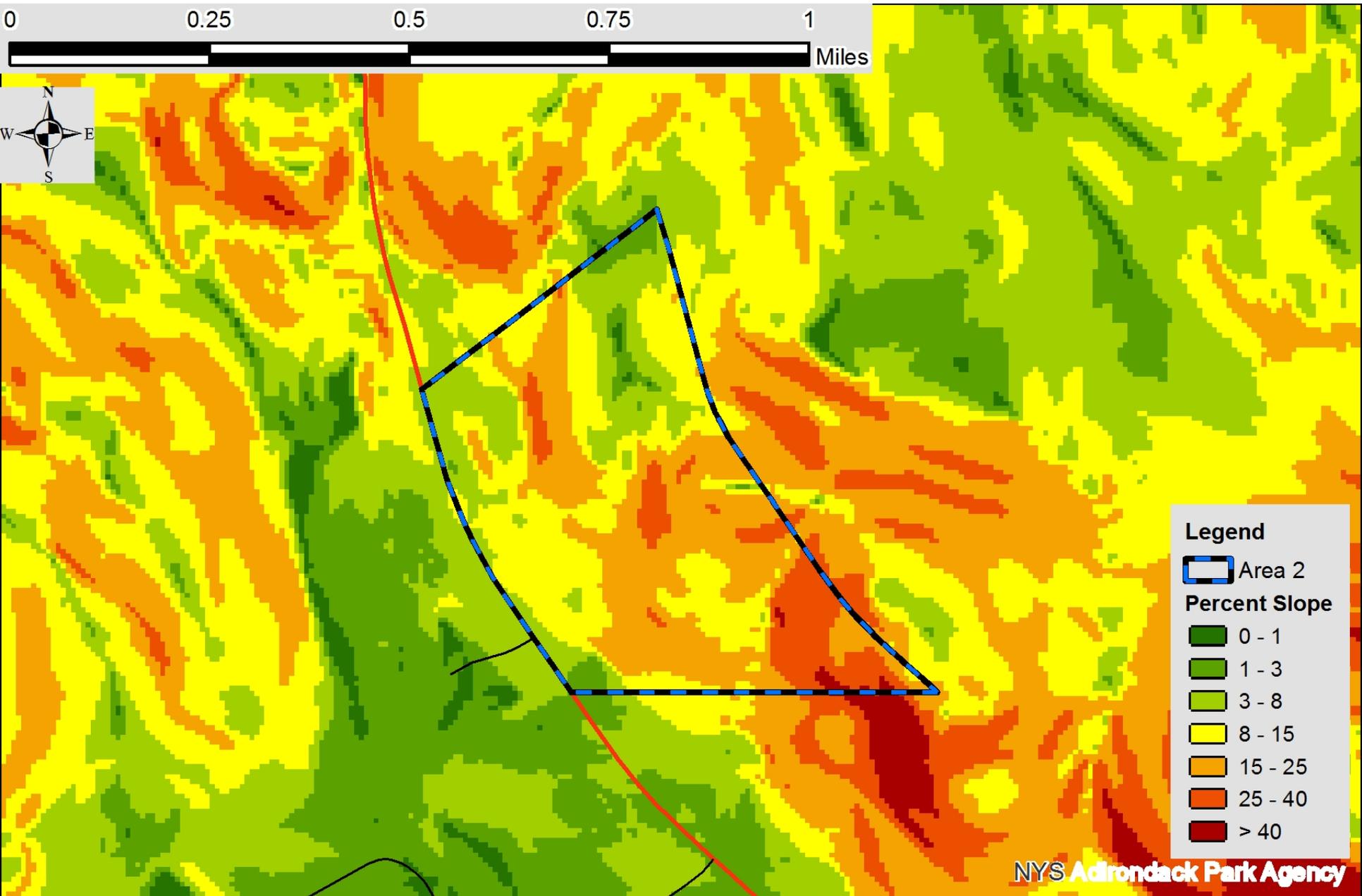
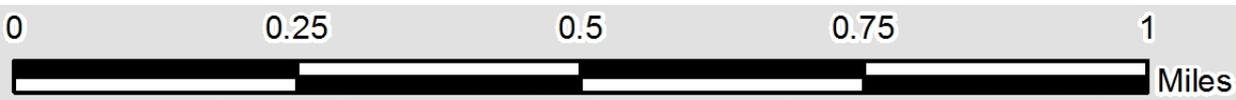
-  Sewer Mains
-  Area 2
-  Parcel Boundary
-  Warrensburg Sewer District Boundary

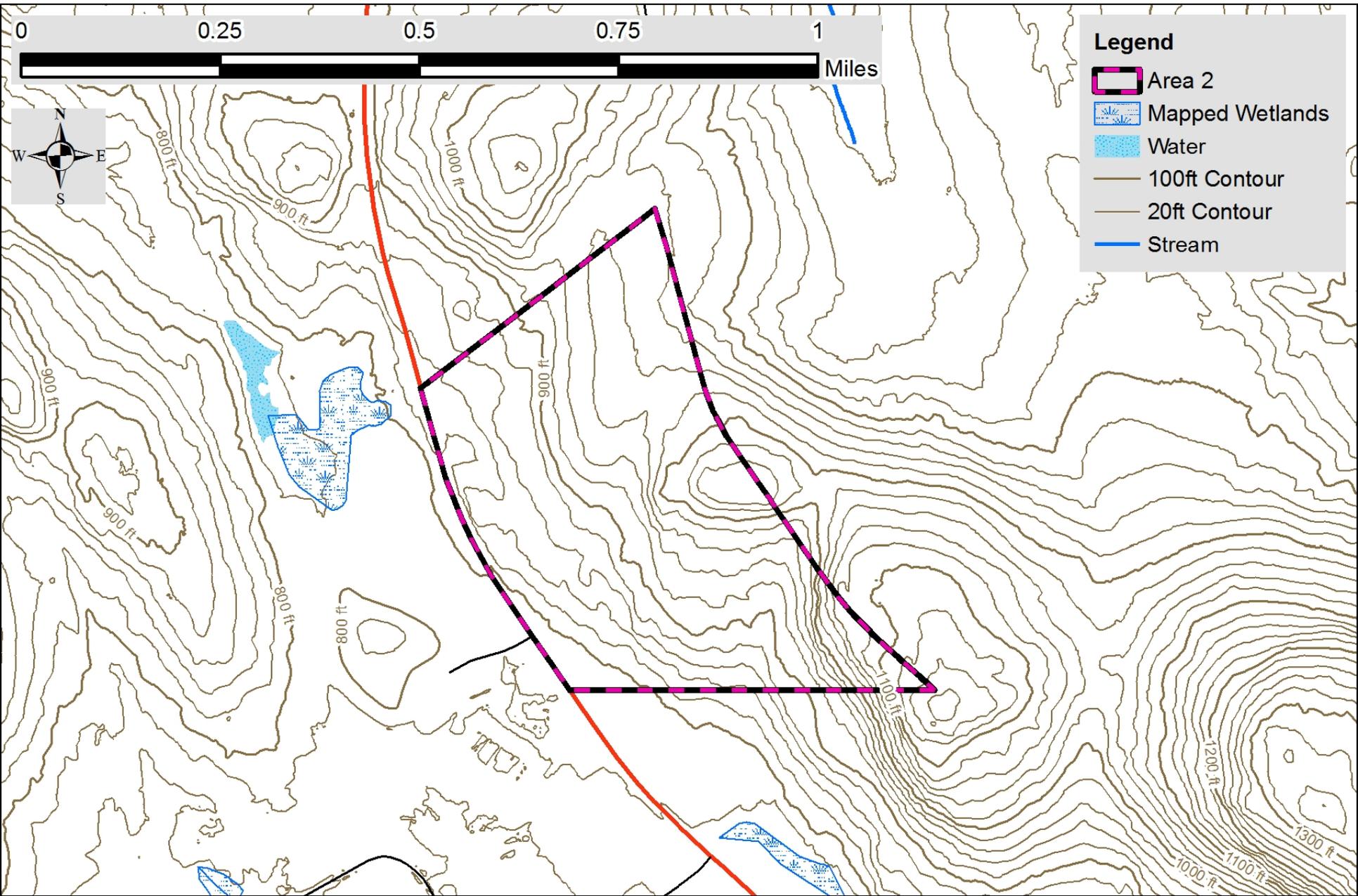


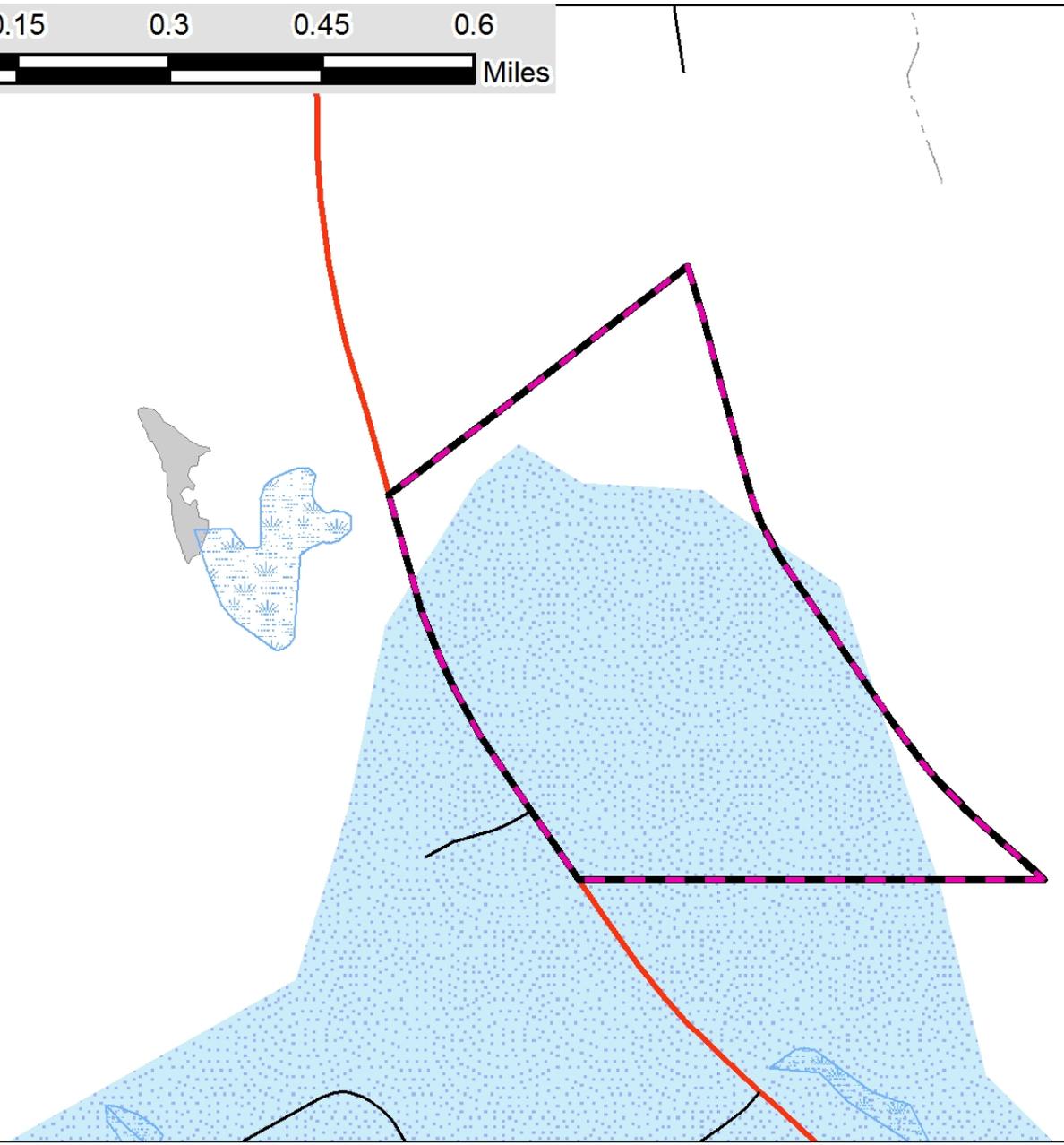
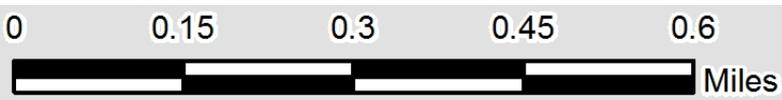


Legend

-  Area 2
-  Soils



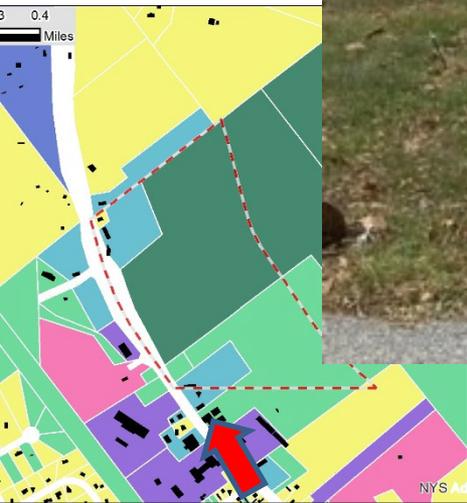




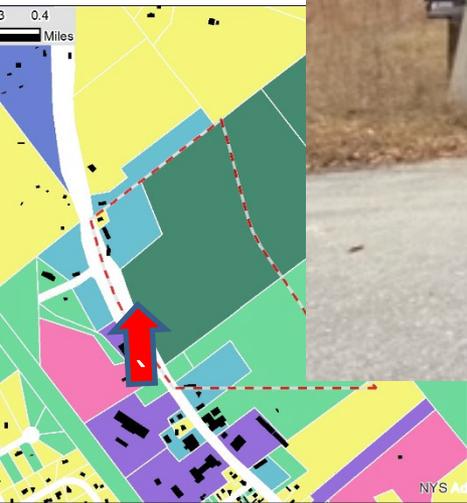
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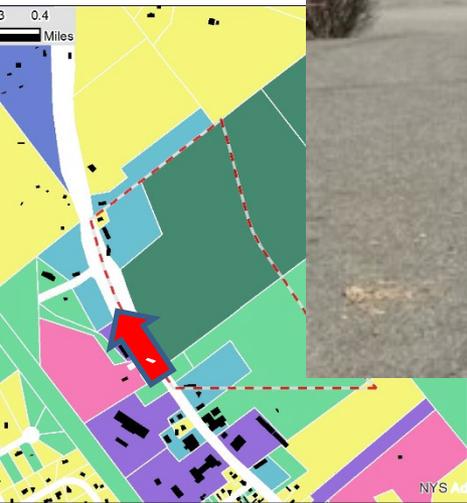
-  Area 2
-  Wetlands
-  Mapped aquifer

NYS











SEQR Potential Adverse Impacts Summary

1. Degradation and loss of habitat that is currently part of a large forested area;
2. Potential introduction of invasive species;
3. Reduction in undeveloped open space on the shoulder of Hackensack Mountain that could potentially be used for recreation in the future;
4. Substantial change to community character;
5. Loss of habitat for a rare species, the Purple Rock-creess;
6. The elimination of a highway CEA on the east side of Route 9;
7. Impacts to visual character of a State highway including the change in character from an undeveloped area to one of intense development;
8. Impacts to existing features including rock outcrops; and
9. Increase in sprawl development and associated greenhouse gas emissions.

Land Use Area Classification Determinants Analysis

Considerations for More Intense Development

1. Some areas are served by sewer
2. Proximity to existing community and services

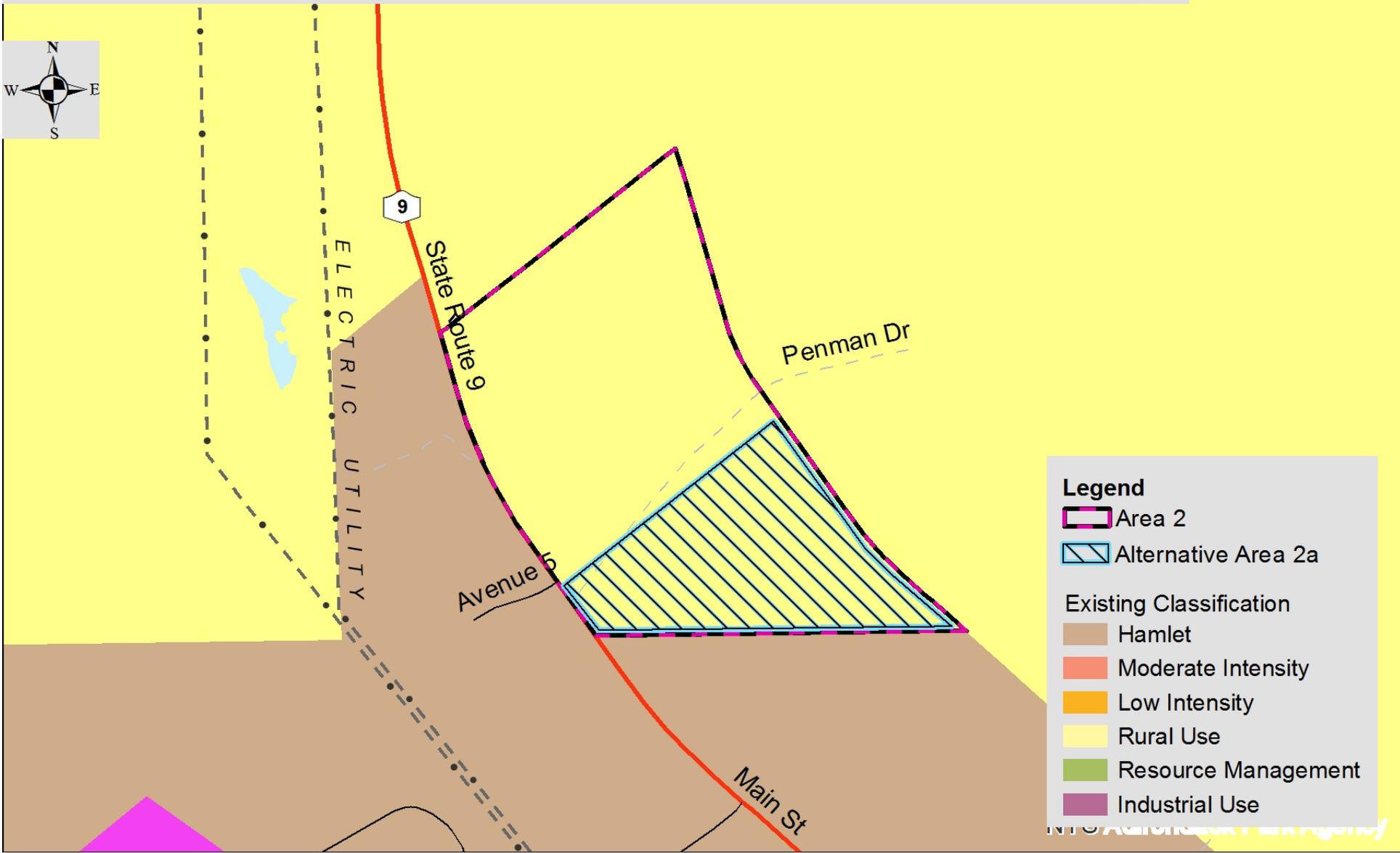
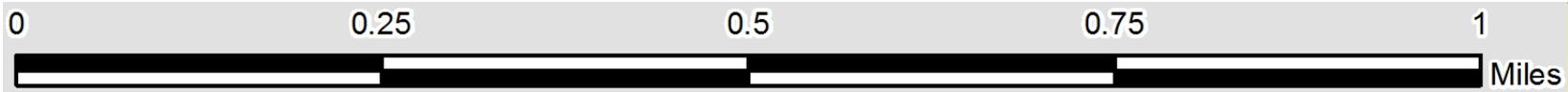
Considerations for Less Intense Development

1. Undeveloped area along a public highway
2. Unique features including rock outcroppings
3. Rare plant community



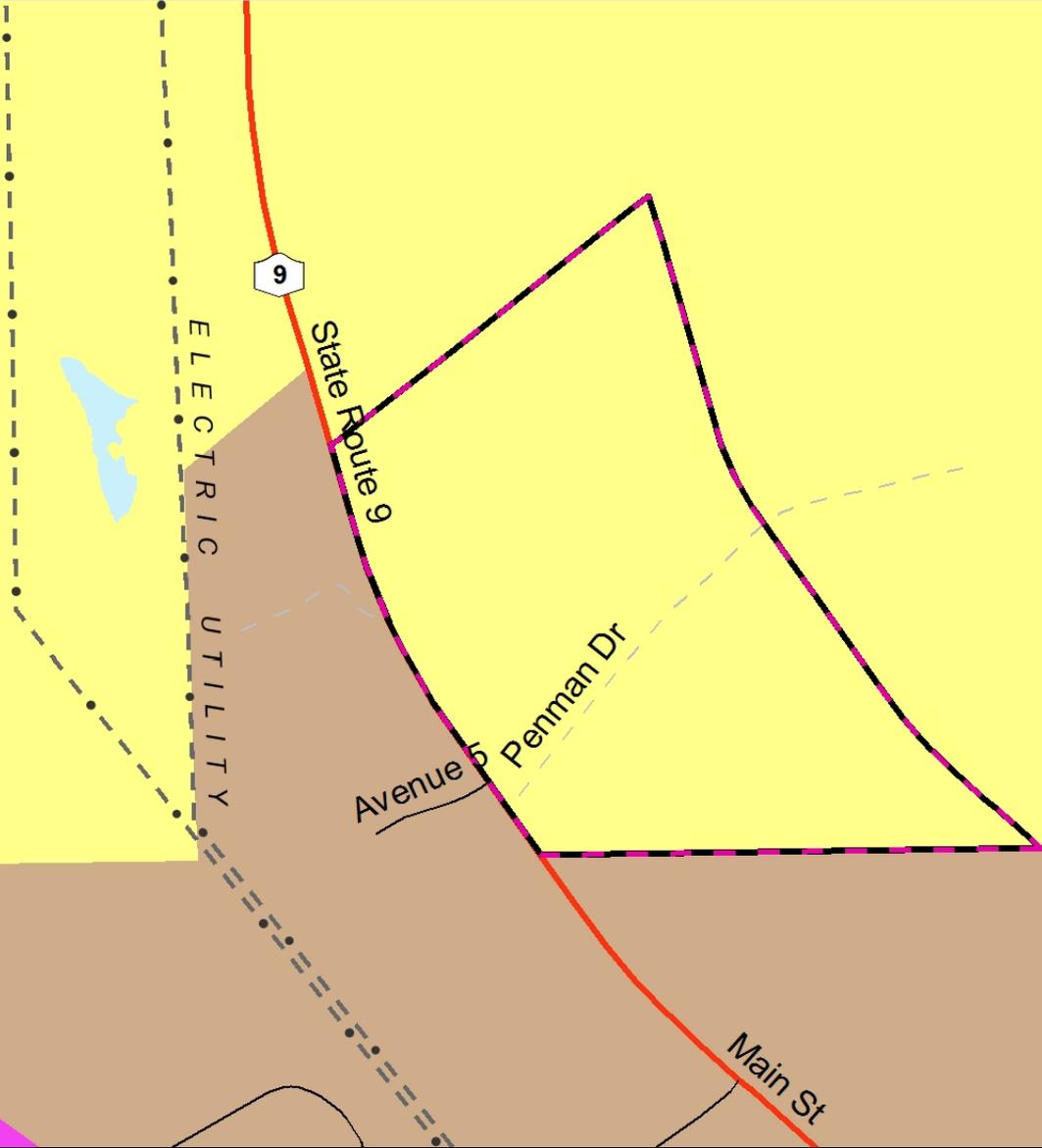
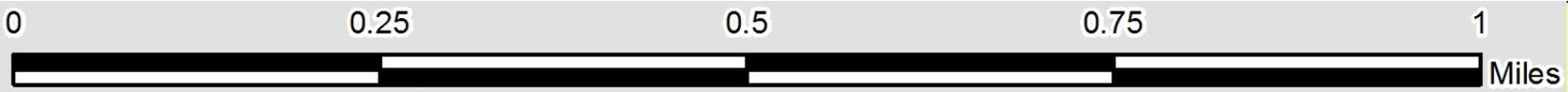
Alternative Actions

1. No Action
2. Alternative Regional Boundaries
3. Alternative Classifications



Legend

- Area 2
- Alternative Area 2a
- Existing Classification
 - Hamlet
 - Moderate Intensity
 - Low Intensity
 - Rural Use
 - Resource Management
 - Industrial Use



Legend

- Area 2
- Existing Classification**
 - Hamlet
 - Moderate Intensity
 - Low Intensity
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 - Industrial Use

Summary of Procedures

- **Draft Supplemental Environmental Impact Statement**
- Public comment period
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