



**Adirondack
Park Agency**

Red Rock Quarry Associates, LLC

P2021-0075

January 12, 2022

Presentation Overview

- Jurisdiction & Site History
- Conclusions of Law
- Project Location
- Character of the Area
- Existing Site Conditions
- Proposed Project
- Review by Others
- Public Comment
- Response to Comments
- Staff Recommendation
- Discussion

Jurisdiction

- APA Act § 809
 - Class A Regional Project
 - Mineral Extraction in MIU and RU

- APA Act § 805
 - Mineral Extractions are Secondary Uses
 - *“generally compatible with [the land use] area depending upon their particular location and impact upon nearby uses and conformity with the overall intensity guideline”*

Site History

- Previous Excavation abandoned in the 1930's
- P2000-80: Prior owner - block & slab granite, granite rip-rap and crushed granite, material processing building & mobile trailer office. Withdrawn in 2004
- W2007-0211 - Flagged wetlands by Agency staff
- E2012-7 – removal of previously extracted material
- March 2012 – obtained by Red Rock Quarry Associates, LLC

- A2021-0016 – current proposal (2/24/21)
- P2021-0075 – received 4/5/21
- Site visit April 12, 2021 with DEC and Town Representative

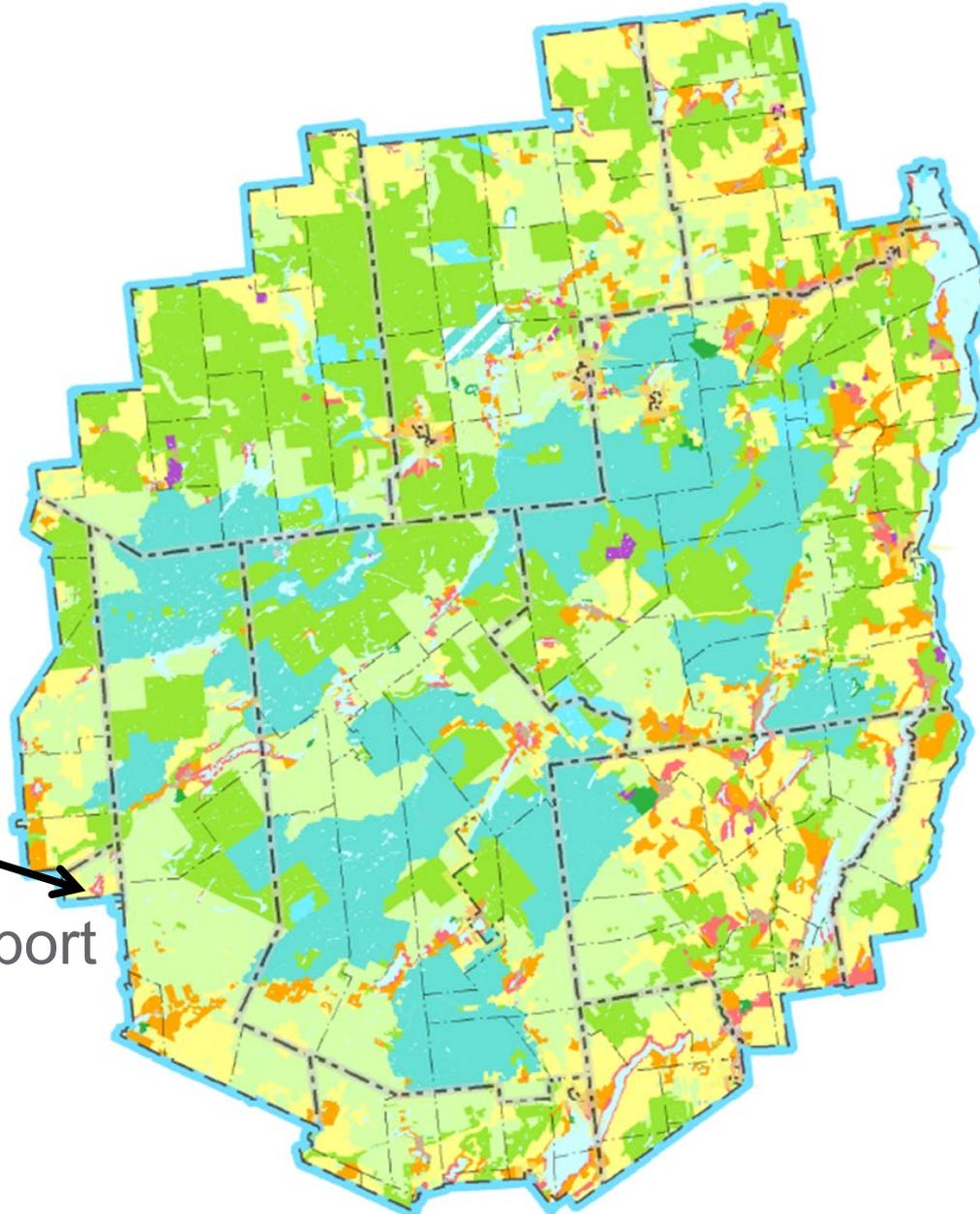
Conclusions of Law

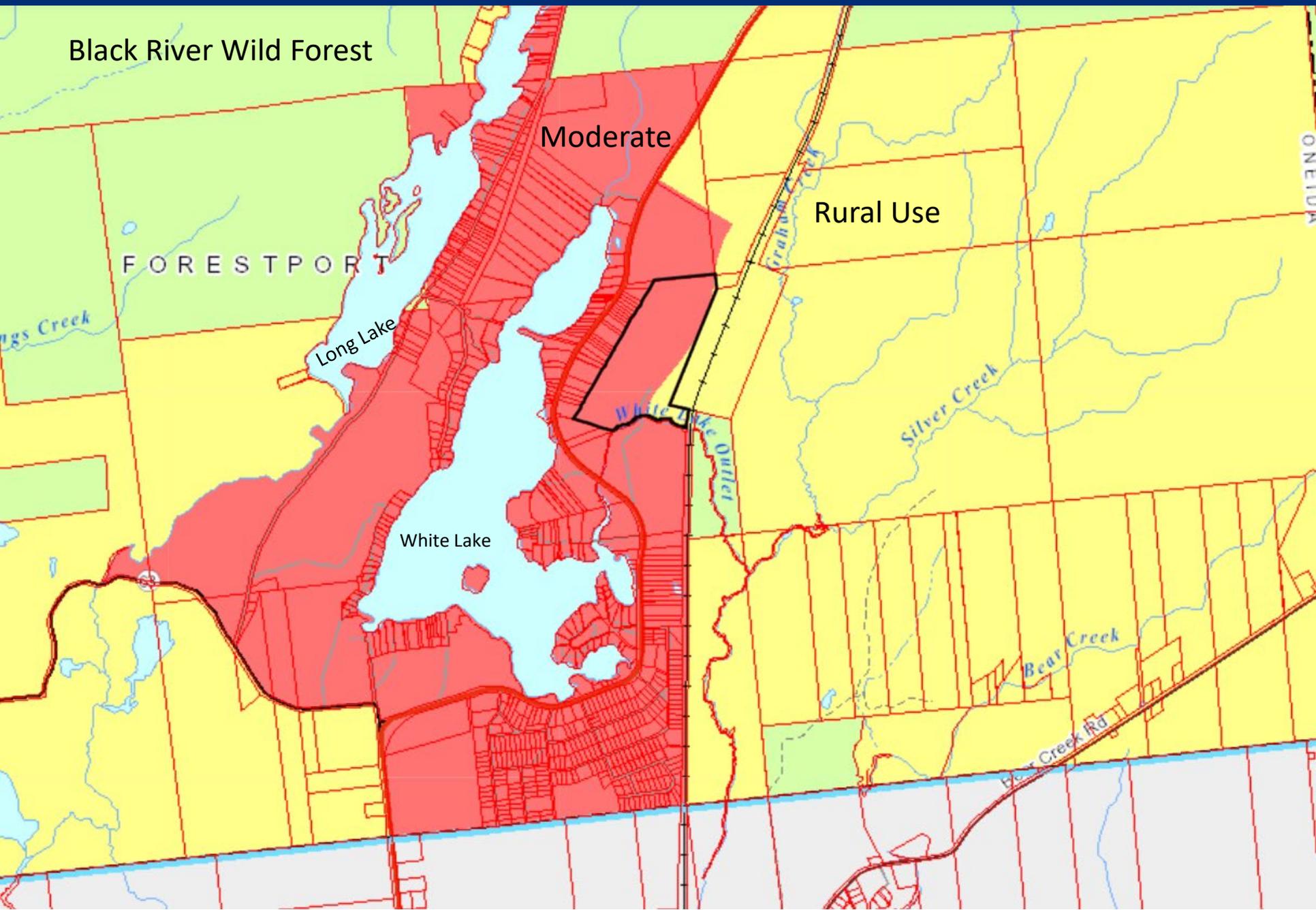
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

Project Location

Project Location

Town of Forestport
Oneida County





Character of the Area



White Lake Lodges

28

Outlet Rd

28

State Quarry Rd



Newell Rd

White Lake Outlet

State Quarry Rd

State-Route 28

An aerial photograph showing a large, irregularly shaped land parcel. The parcel is outlined in black and contains the text "56.5 Ac.". The parcel is surrounded by a blue boundary line. The terrain is a mix of brown, dry-looking soil and green vegetation. A white line is visible in the lower-left portion of the parcel. The background shows a mix of green trees and brown soil, with some structures and a road visible on the left side.

56.5 Ac.



NYS Route 28 (south)



NYS Route 28 (south)



NYS Route 28 (south)





White Lake Outlet & NYS Route 28 (south)



NYS Route 28 (south)



NYS Route 28 (south)

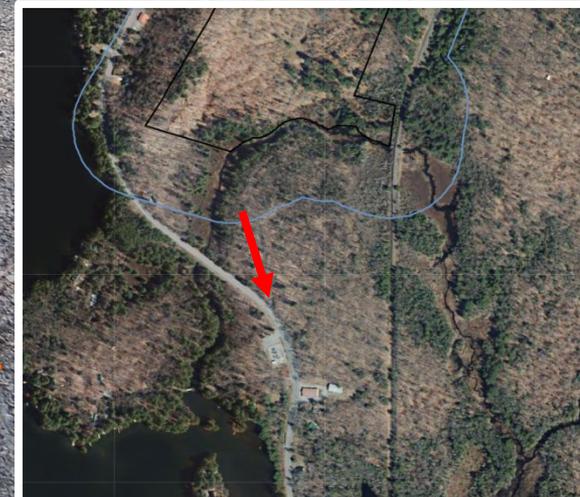


NYS Route 28 (south)



Stone Quarry Road

08





©2019 Google

Stone Quarry Road



NYS Route 28 (north)



08.

Stone Quarry Road



Existing Conditions



56.5 Ac.





















Proposed Project



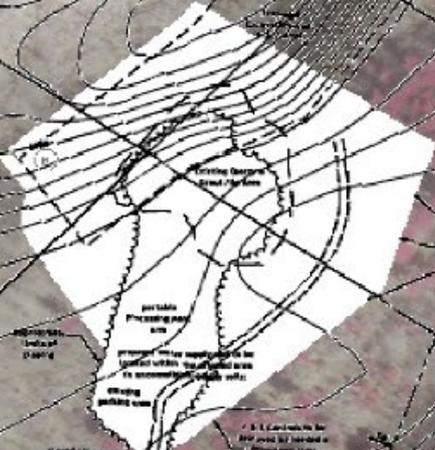
Mineral Extraction

April through October
Monday – Friday 7am – 6pm
& Saturdays 7am – 12pm

Existing Granite Blocks

True North

White Lake



Storage Building

Garage

House

Pond

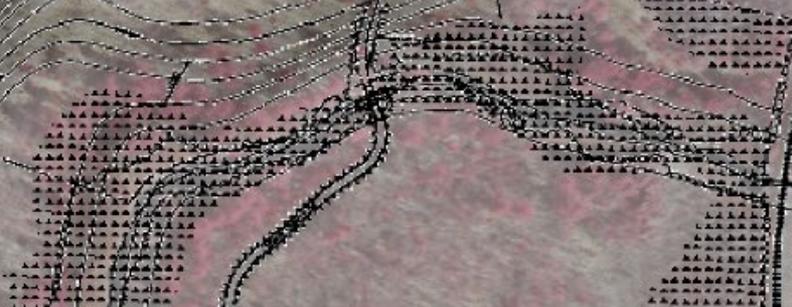
Well

The site plan shown is for the proposed development and is subject to the approval of the local planning authority.

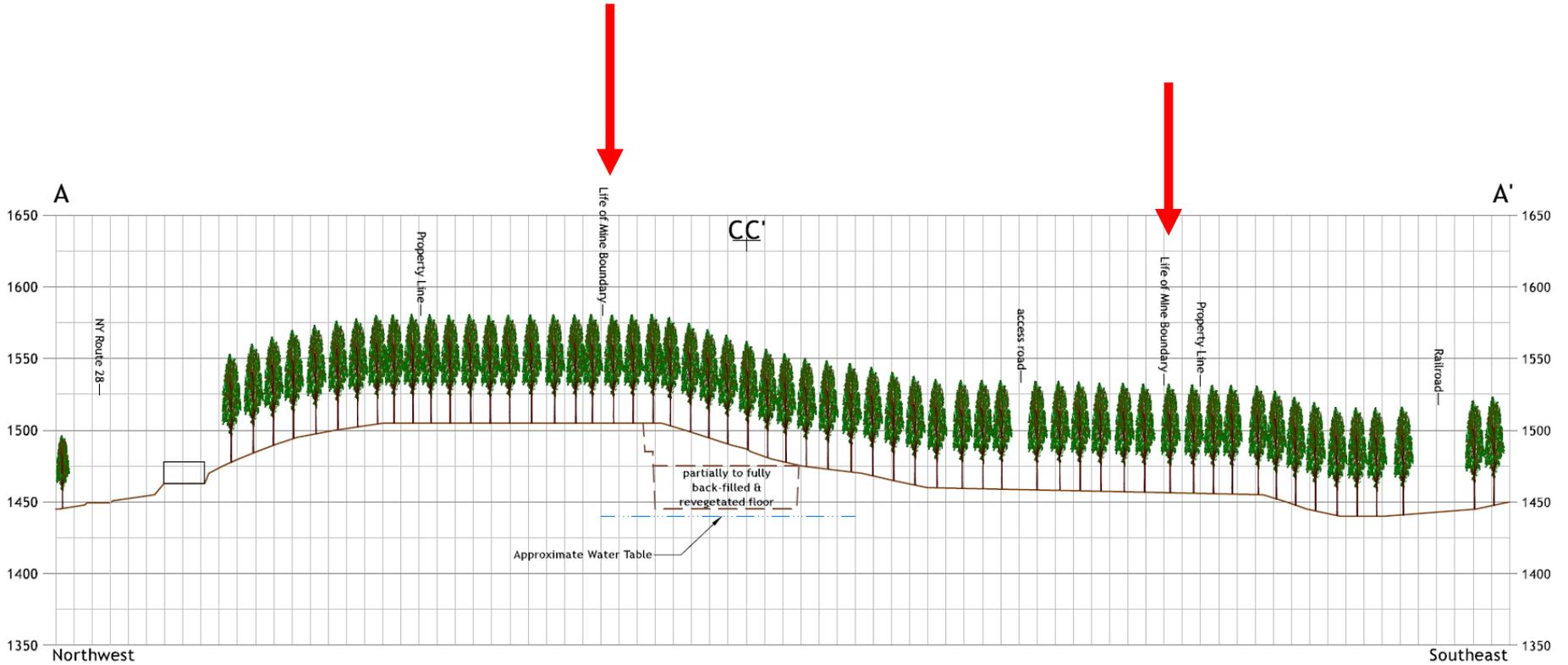
U.S. Contour Lines

Water

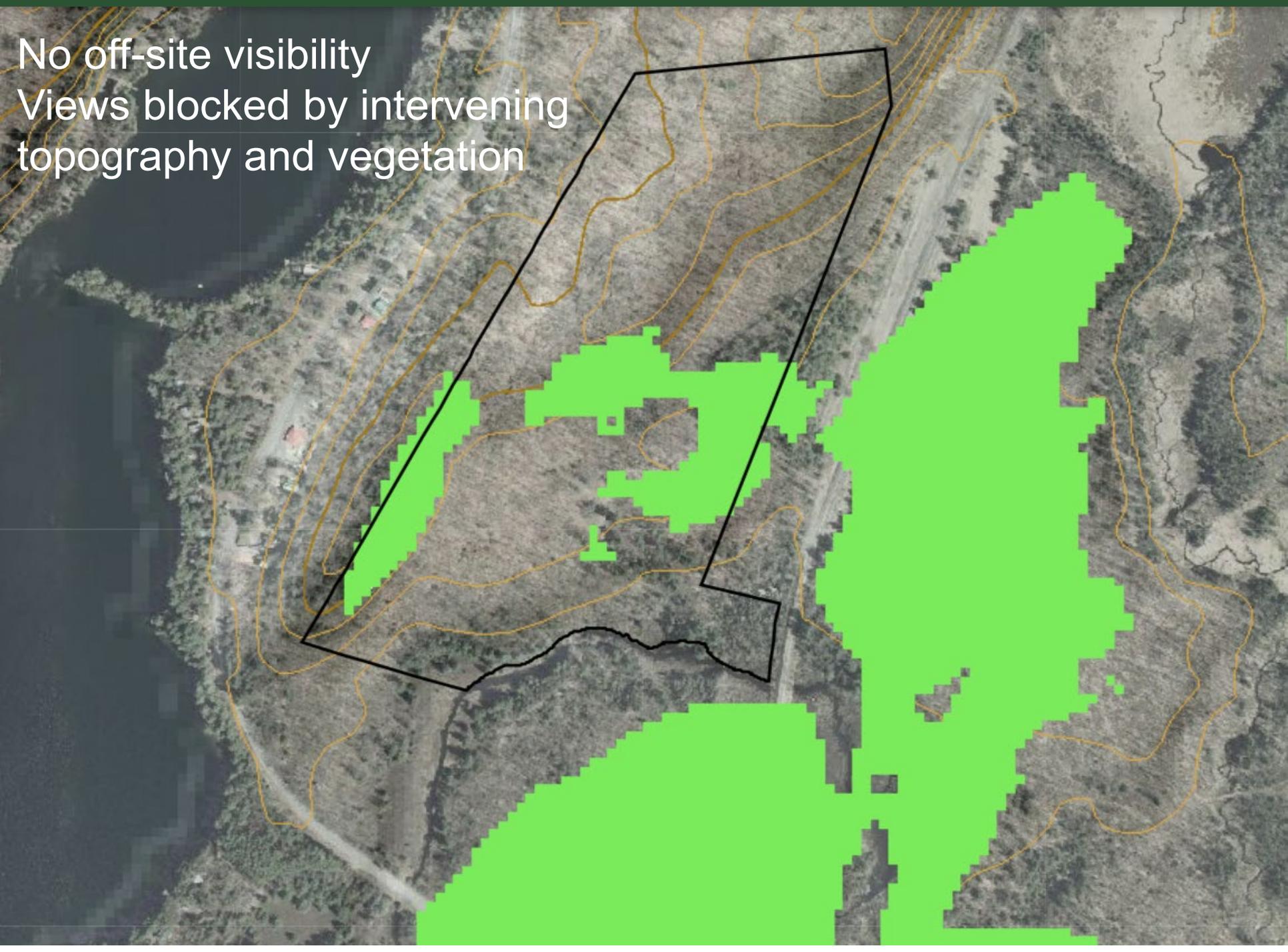
U.S. Contour Lines



Section AA



No off-site visibility
Views blocked by intervening
topography and vegetation



Project Operations

- Seasonal Operation
 - April through October

- Hours
 - Monday through Friday 7am – 6pm
 - Saturdays 7am – 12pm



Drilling, Sawing and Blasting

- Portable Rock Drill
 - Monday – Friday
 - Between 8am and 5pm



- Diamond Wire Saw
 - Electric motor
 - Generator



- Maximum of two blast events daily M – F
 - Between 9am and 3pm
 - 100 pounds maximum charge

Crushing

- Portable crusher
 - Site access and reclamation
 - No washing of aggregates is proposed
 - Dust control measures
 - Maximum of 30 days



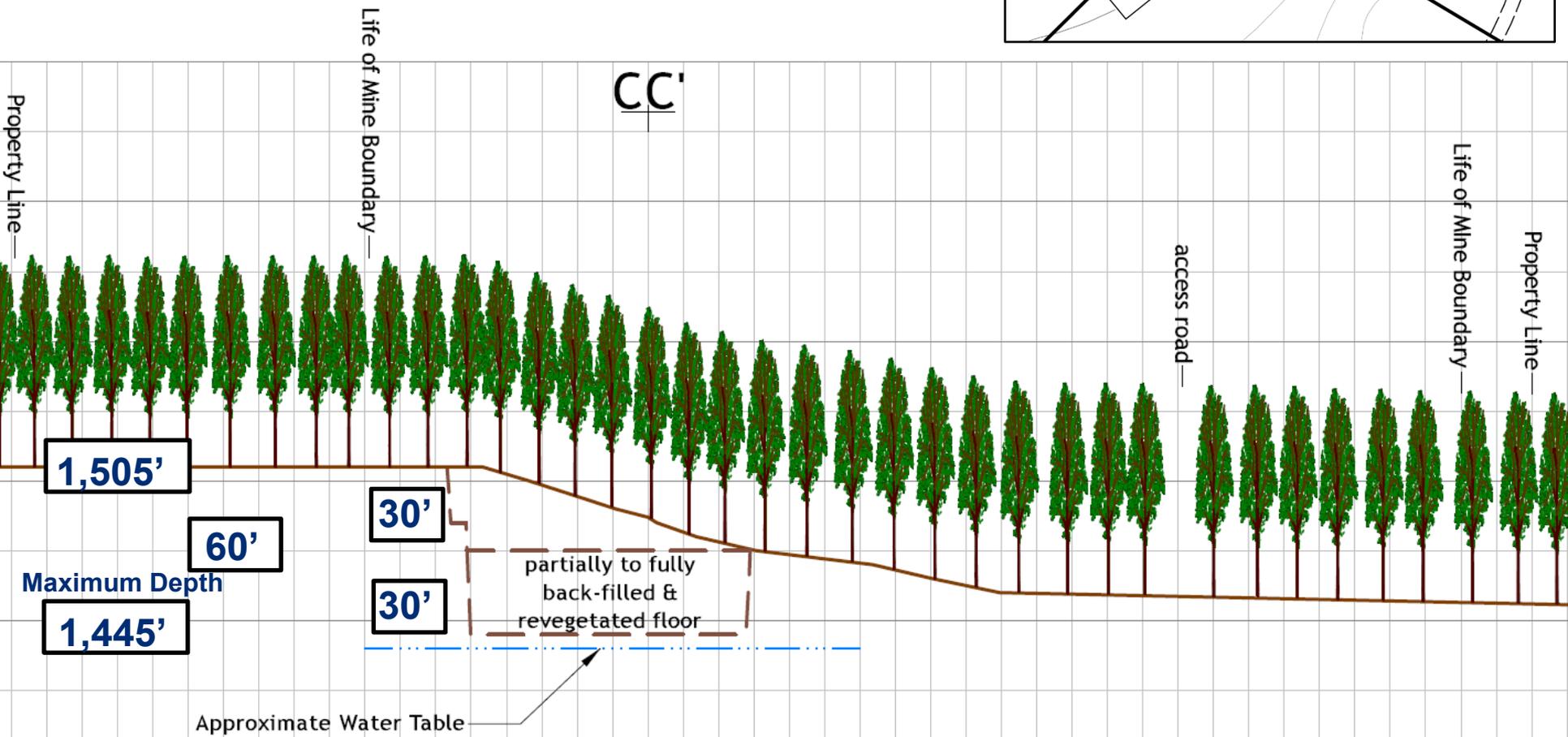
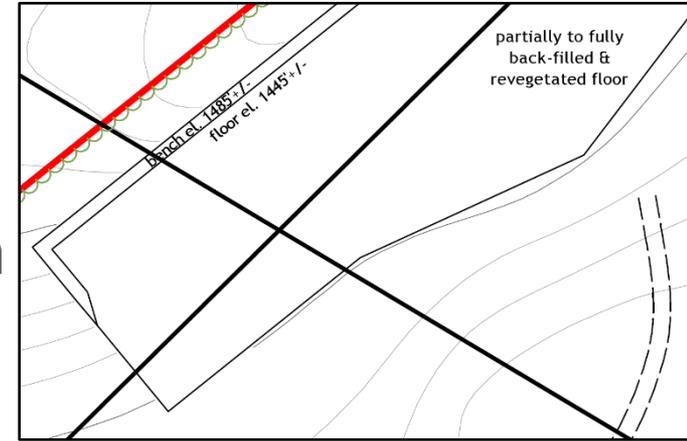
Trucking and Access

- NYS Route 28 and Stone Quarry Road
- ≤ 20 truck trips a day
 - Flatbed trailers to transport dimensional stone
 - Materials and equipment



Reclamation

- Ongoing process
- Waste rock and stockpiled overburden
- Planting with non-invasive seed mix



Employment

3 – 5 employees with an overall payroll of between \$170,000 and \$360,000 depending on market conditions.

Review by Others

NYS Department of Environmental Conservation

- Complete Application August 12, 2021
- Legislative Public Comment Hearing September 2, 2021
- Program Policy: Assessing and Mitigating Noise Impact
- Draft Permit with Conditions
 - Operate as approved
 - Inspections
 - Groundwater reporting
 - Bond for reclamation
 - Dust control
 - Seismograph Monitoring
 - Equipment maintenance
 - Reclamation

NYS Department of Transportation

- No significant increase in traffic
- Less than 1% increase over the existing level of truck traffic on NYS Route 28
- Intersection with NYS Route 28

Town of Forestport

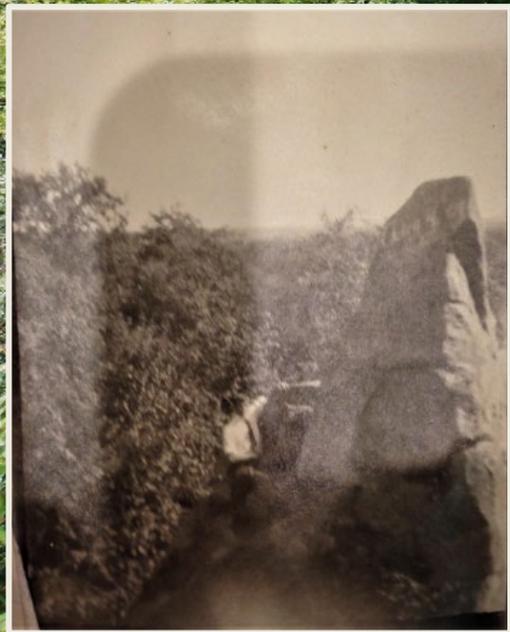
- Commercial Use – Site Review Law
- Access and Appearance

NYS Office of Parks, Recreation and Historic Preservation

- Letter of No Impact March 25, 2021
- Confirmed September 16, 2021
 - Putt's Monument included in review



“Putt’s Monument”



Public Comment

Public Comment [Slide 1]

- Public Notice Application Received April 7, 2021
 - Adjoining Landowners, LGRB, Town and County
 - File materials posted on the Agency's Website
- Individual comments received prior to a complete application
- Informational Session by Applicant on June 17, 2021

- Public Notice Application Complete July 7, 2021
- 314 individual comments received
- 1,432 Form letters
- 1,400± Petition signatures

- Individual comments received after the end of the comment period and additional public comment was accepted during the July, November and December Agency Meetings

Public Comment [Slide 2]

- Prior Agency application P2000-80
- Residential, tourist character of the area
- Property values, economic benefit
- Noise
- Air quality
- Wildlife
- Wetlands
- Surface and groundwater quality
- Putt's monument
- Traffic safety, site access, road maintenance
- APA Process
- Precedent
- Adjudicatory Hearing

Public Comment [Slide 3]

- Concern
 - Prior Agency application P2000-80

- Analysis
 - Different project specifics
 - Application was never completed
 - Application was withdrawn voluntarily
 - No staff recommendation or Agency action

Public Comment [Slide 4]

- Concern
 - Residential, tourist character of the area

- Analysis
 - There is no residential zoning under the APA Act
 - Mineral extractions are secondary compatible uses under the APA Act: “generally compatible with [the land use] area depending upon their particular location and impact upon nearby uses and conformity with the overall intensity guideline”
 - Per NYS property data, there are 831 mine parcels in MIU land use areas in the Park; many of these permitted by the Agency since 1973
 - There will be no off-site visual impacts

Public Comment [Slide 5]

- Concerns
 - Detriment to property values, no economic benefit

- Analysis
 - No impact to nearby and adjoining land uses
 - The economic benefit from employment and operation is anticipated to ripple throughout the State economy with expenditures related to processing, shipping, dining, and shopping.

Public Comment [Slide 6]

- Concern
 - Impacts from blasting, crushing, trucking, etc.

- Analysis
 - Noise will be mitigated by the bedrock ridge, which serves as a natural sound barrier between the mine and nearby residences and Route 28
 - DEC requires that blasting be monitored by seismographs to ensure no off-site impacts
 - Analysis of the maximum proposed daily truck trips indicates there will be no adverse noise impacts along Route 28

Public Comment [Slide 7]

- Concern
 - Impacts to air quality

- Analysis
 - To extract intact blocks, blasting will be “micro blasting,” which is a low dust generating process that includes less breakage and fractures than conventional blasting
 - Features such as preventive shrouding on the crushing machine will prevent dust from crushing activities

Public Comment [Slide 8]

- Concern
 - Impacts to wildlife, including wildlife in and around White Lake

- Analysis
 - There is no federally or state-listed endangered, threatened, or other listed species or habitat on the site, nor is there any species or community identified by the New York State Natural Heritage Program
 - The site has been logged and is located near a busy developed highway corridor
 - Operations to coincide with timeframes when nearby activity is greatest

Public Comment [Slide 9]

- Concern
 - Impacts to wetlands

- Analysis
 - Wetland boundary confirmed by staff biologist
 - 225± feet from any authorized activity
 - Project as proposed is not jurisdictional for wetlands under APA Act or FWA

Public Comment [Slide 10]

- Concern
 - Surface and groundwater quality

- Analysis
 - There are no proposed changes to the existing drainage patterns on site; all stormwater will be treated through infiltration within the excavation area
 - Existing aquifer
 - Mining floor depth ≥ 5 ft above the seasonal high groundwater table \rightarrow no impact on the water *quality* of the aquifer
 - Onsite production well will withdraw $< 4,800$ gallons per day \rightarrow no impact on the water *quantity* of the aquifer.

Public Comment [Slide 11]

- Concern
 - Impacts to Putt's Monument

- Analysis
 - Located outside of the project area
 - Feature will remain intact
 - Not listed

Public Comment [Slide 12]

- Concerns
 - Traffic safety, site access, road maintenance

- Analysis
 - Less than 1% increase over the existing level of truck traffic on NYS Route 28
 - DOT indicates improvements to the intersection of Stone Quarry Road with NYS Route 28 would mitigate impacts
 - Town is aware of the proposed use of local roadway
 - Any maintenance costs associate with access are anticipated to be deferred to the quarry operator

Public Comment [Slide 13]

- Concern
 - APA process

- Analysis
 - Notice to landowners and other parties
 - Class A regional project – SEQRA does not apply
 - No map amendment/land reclassification proposed
 - All comments received have been reviewed and considered
 - “Findings of Fact” analysis documented in Permit Writing Form

Public Comment [Slide 14]

- Concern
 - Precedent for future proposals

- Analysis
 - All proposals are reviewed based on the individual facts and circumstances, as required by the APA Act
 - Includes the location and potential for impact to Park resources

Public Comment [Slide 15]

- Concern
 - Adjudicatory hearing should be held

- Analysis
 - Hearings must be held when
 - Unclear facts prohibit the Agency from determining whether a project is approvable, and
 - Before an application can be denied
 - Requires vote of six board members
 - Order to go to hearing should identify fact issues to be adjudicated

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes, policies, and objectives of the Moderate Intensity Use and Rural Use land use areas
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Location of the Affected Area and Operations
- Prior review of any new land use or development
- Restrictions on any signs or lighting
- Vegetation removal
- Wetland buffers
- Hours of Operations (trucking, drilling, blasting, etc.)
- Permit Term
- Reclamation
- Invasive Species Control



**Adirondack
Park Agency**

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