



**Adirondack  
Park Agency**

# **CIDC Essex, LLC**

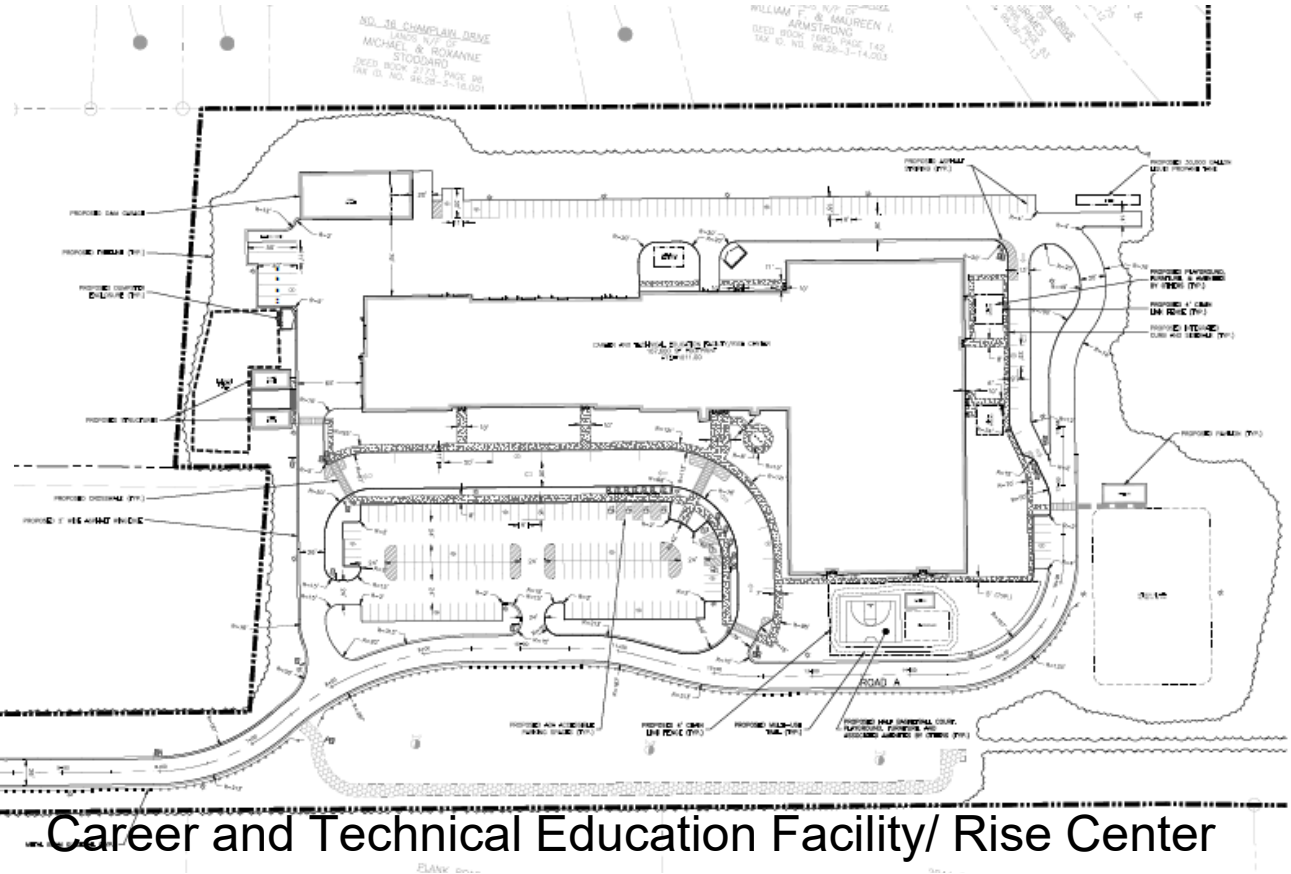
2026-0063

**JUNE 11, 2026**

# Project Overview & Jurisdiction

- Proposed Project
  - Construction of a new educational facility on 15.75 acres
- APA Act §§ 809 and 810
  - Class A and B Regional Project
  - Structure > 40 feet in height
  - Public / Semi-Public Building

- Recommendation
  - Approve with conditions



Career and Technical Education Facility/ Rise Center

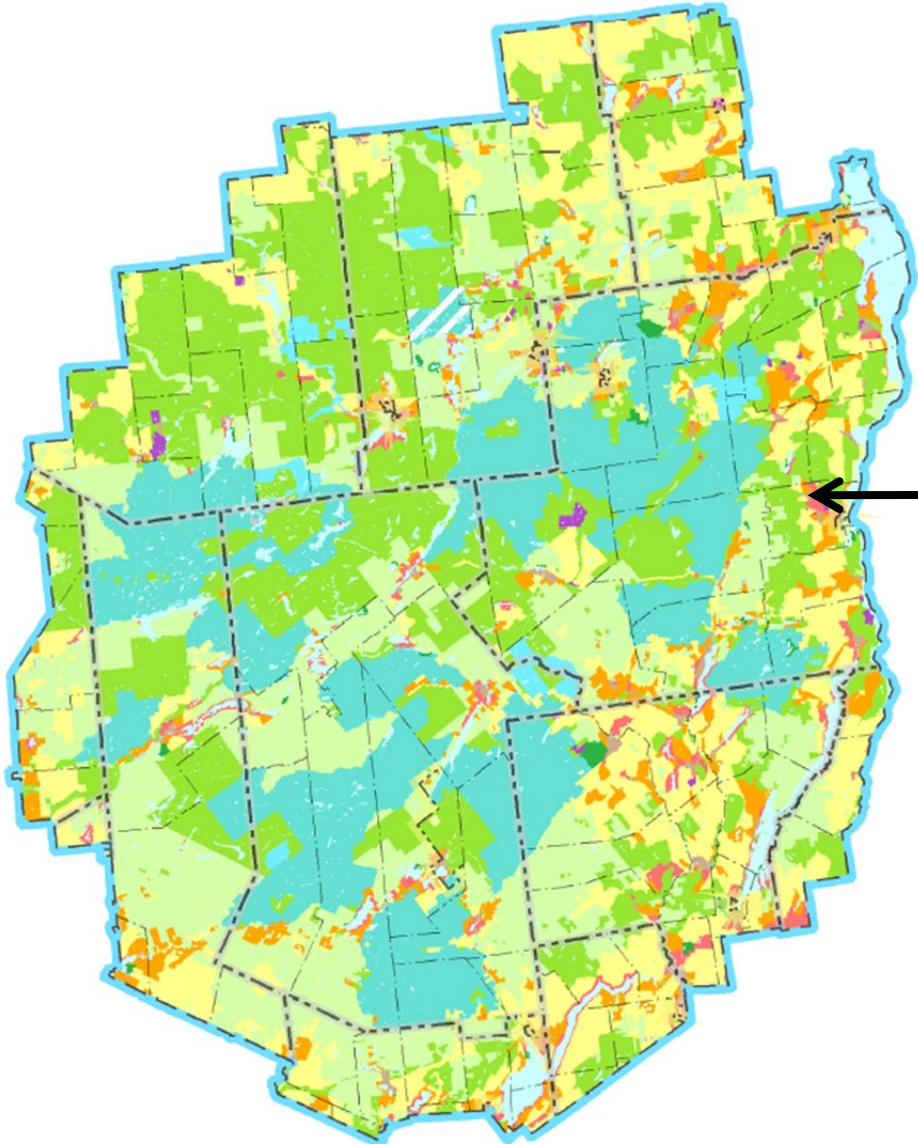


# Applicant & Sponsors

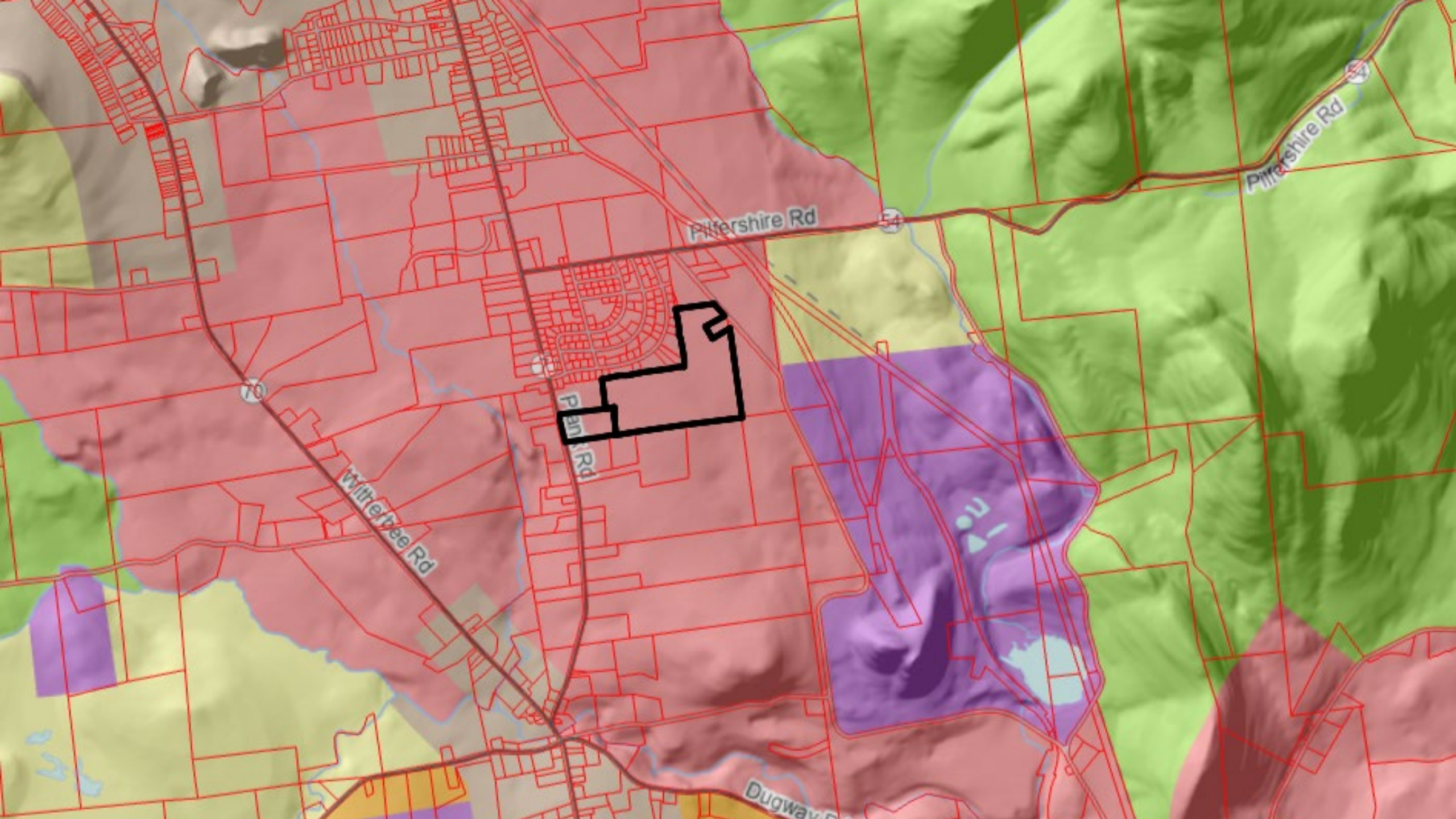
- CIDC Essex, LLC
  - Community Initiatives Development Corporation (CIDC)
  - Provides consulting services to government and non-profit corporations
- BOCES of New York State
  - Boards of Cooperative Educational Services (BOCES)
  - Provides shared educational programs and services to NYS school districts
- Champlain Valley Educational Services (CVES)
  - 1 of 37 BOCES in NYS and serves 16 districts in Clinton, Essex, Warren and Washington Counties
  - Provides career preparation, special education, instructional services, administrative support and professional development for educators through their Career and Technical Education program (CV-TEC) and the Rise Center for Success

# Project Location

# Project Location



**Town of Moriah  
Essex County**



Piffershire Rd

Piffershire Rd

Wilthepee Rd

Pan Rd

Dugway Rd

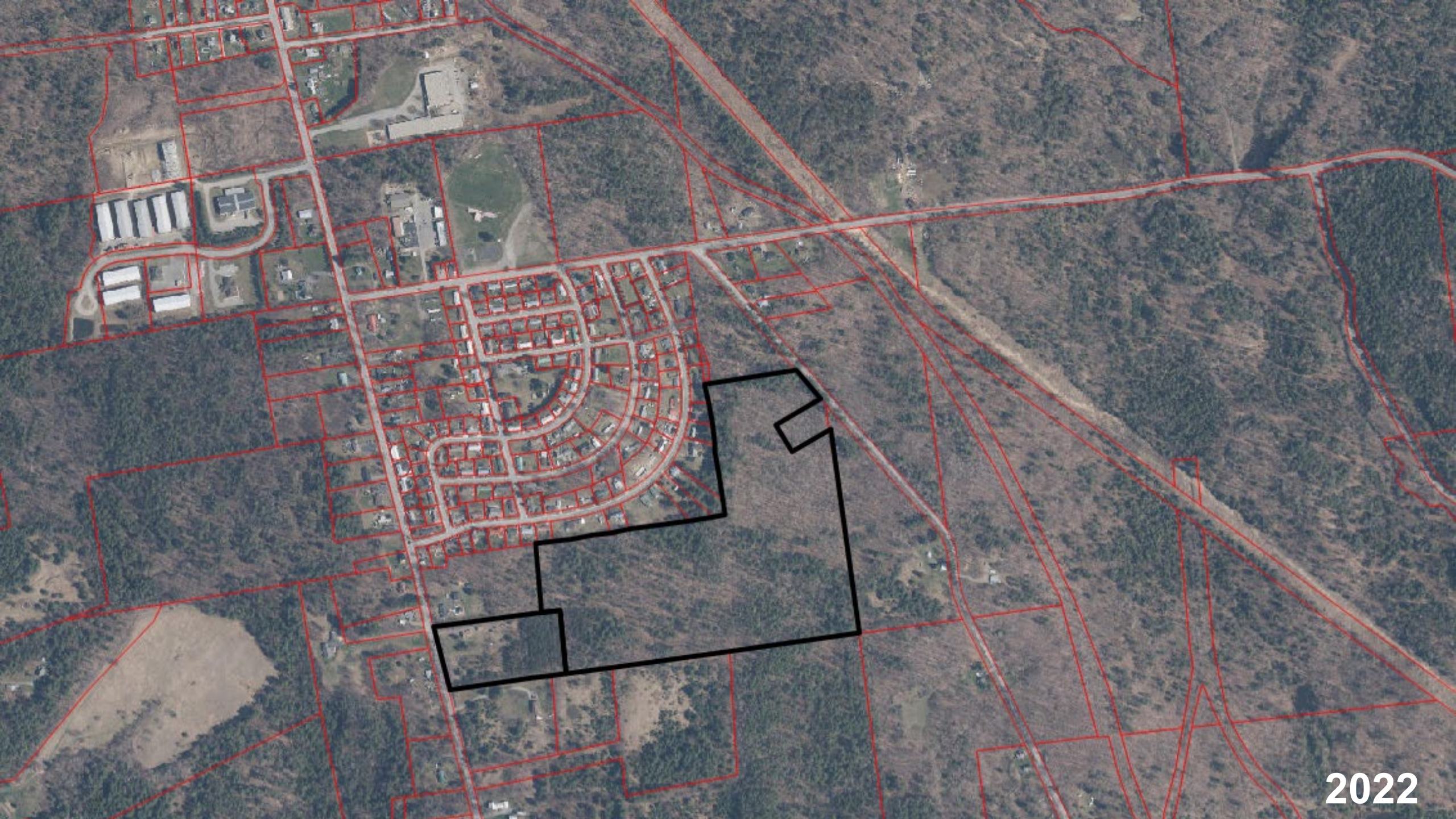
# Moderate Intensity Use

- (1) Character description
  - 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.
  - Areas are primarily located near or adjacent to hamlets
  - Located along highways or accessible shorelines where existing development has established the character of the area.
  - Generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets.

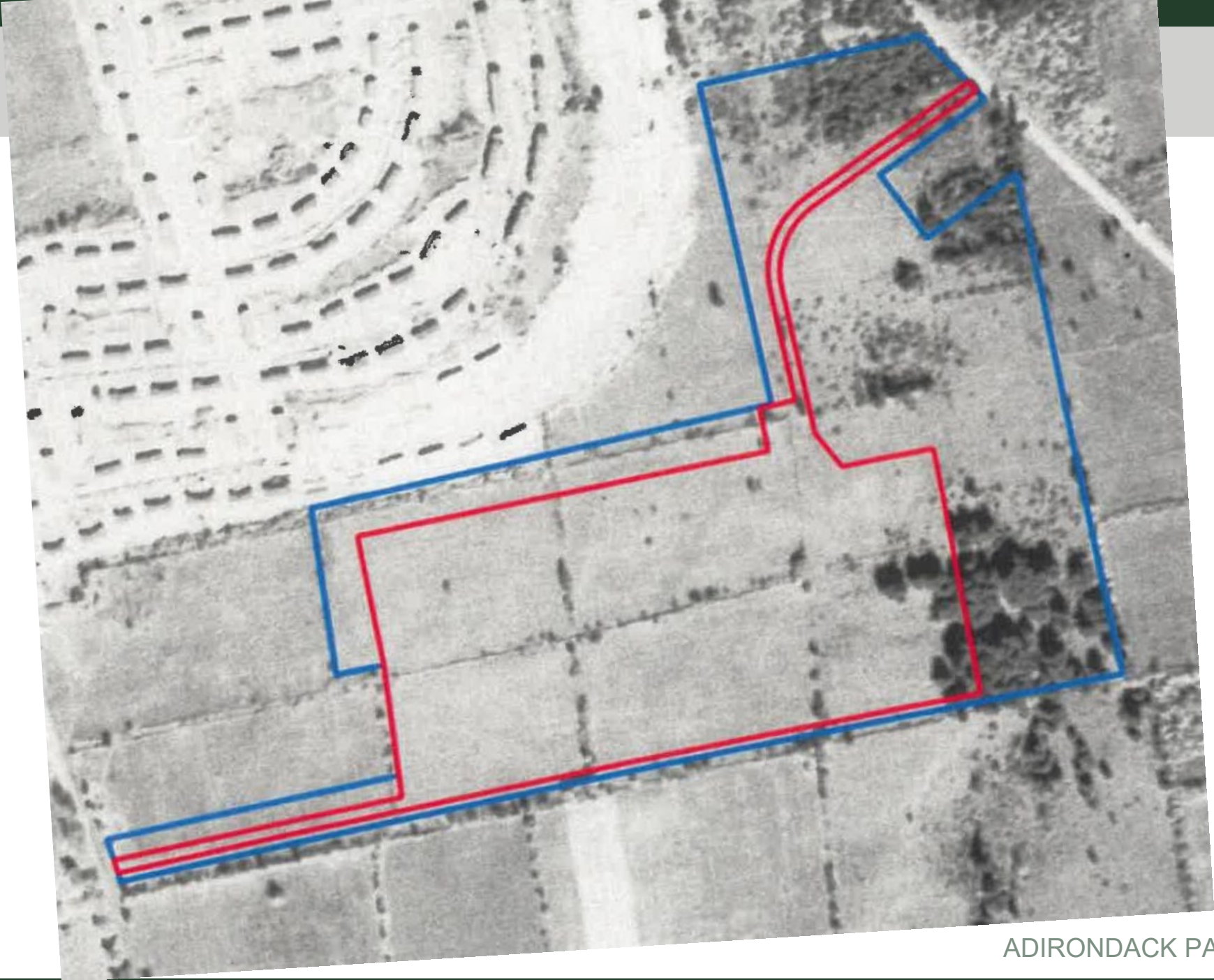
# Moderate Intensity Use

- (2) Purposes, policies and objectives
  - Provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources.
  - Provide for 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.
- (3) Guidelines for overall intensity of development
  - 500 principal buildings per square mile
- (4) Classification of compatible uses
  - Public and semi-public buildings are listed as secondary uses

# **Nearby & Adjoining Land Uses**



2022



**c.1942**

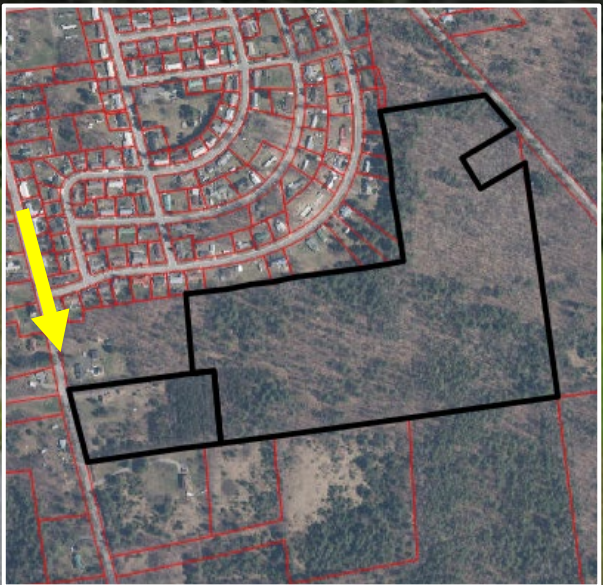


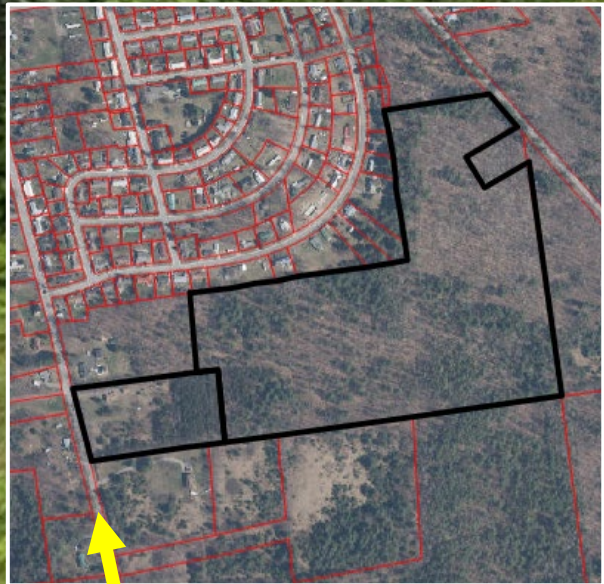
**c.1968**



Plank Rd

Google Maps





Google Maps

# Existing Conditions

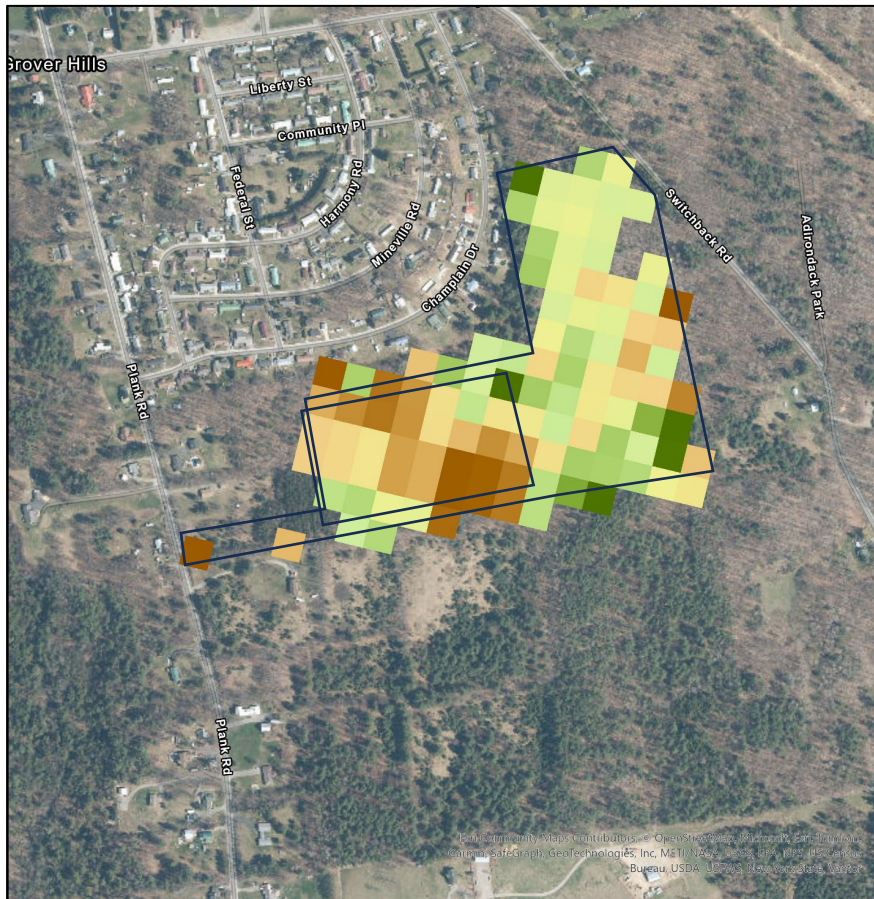


2022

# Carbon Analysis Model

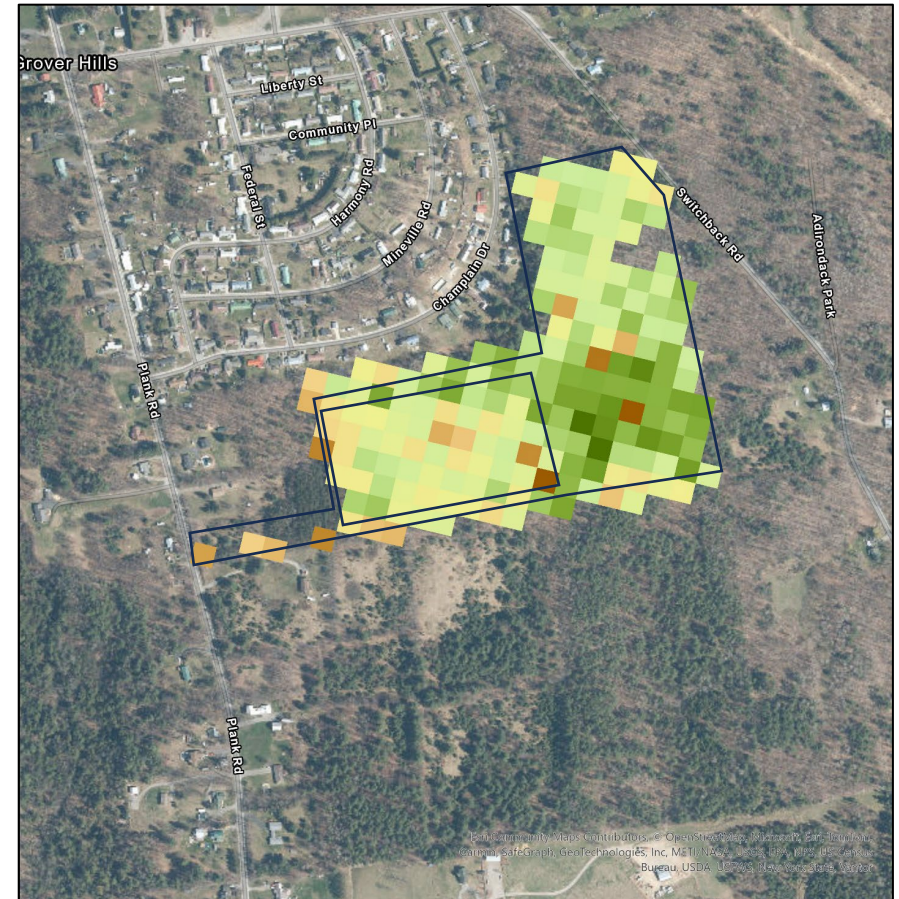
Green = higher carbon storage / sequestration  
Brown = lower carbon storage / sequestration

## Storage



- High sequestration from regeneration
- Low storage due to the age of the stand
- ~500 metric tons in the area of proposed tree clearing

## Sequestration



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30,227 PLANT, SO  
LANDS OF  
AMOUNT 1.75  
8222 2024 2027, 1988 27  
28 29 30 31 32 33 34  
AREA BEFORE LIA = 3.848 ACRES  
AREA AFTER LIA = 3.824 ACRES

CLING TO  
LANDS OF  
AMOUNT 1.75  
8222 2024 2027, 1988 27  
28 29 30 31 32 33 34  
AREA BEFORE LIA = 3.848 ACRES  
AREA AFTER LIA = 3.824 ACRES

PROPOSED PROPERTY LINE

PROPOSED PROPERTY LINE IS SHOWN

PROPOSED AND BY UT LINE  
ADJUSTED - 1.048 AC



**Access Road Location on Plank Road**



**Looking North on Plank Road**





**Looking South on Plank Road**



# Access Road Route into the Site

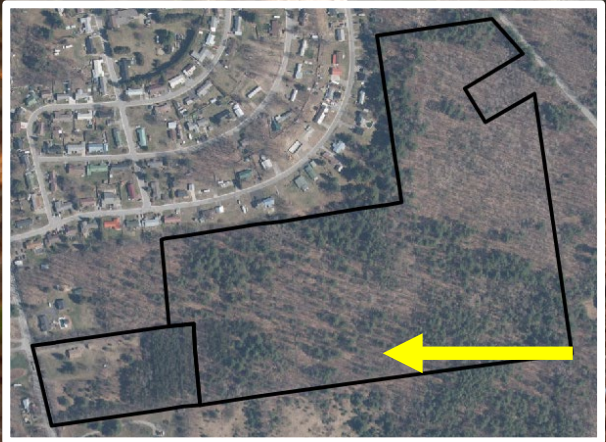




**Old Stone Walls**



**Wetlands**

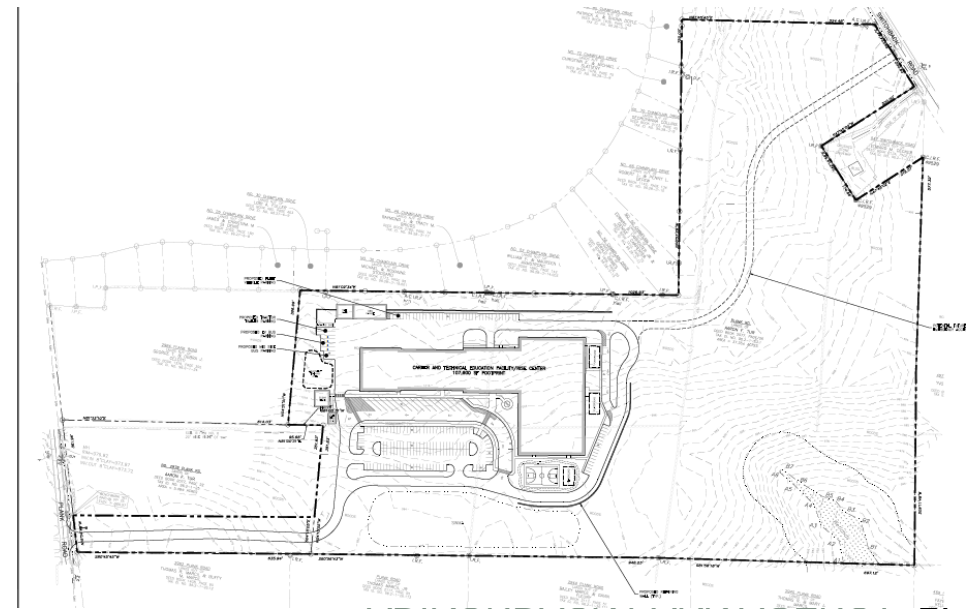


**Project Area**

# Proposed Project

# Preapplication and Site Visit

- Preapplication received Oct. 23, 2025
  - Conceptual Site Plan
  - Wetland mapping
  - Main access from Plank Road
  - Potential access to Switchback Road
- Site visit November 19, 2025
  - Walked the project site
  - Verified wetland
- Revised concept received Feb 4, 2026
  - Showing wetlands
  - Limits of clearing







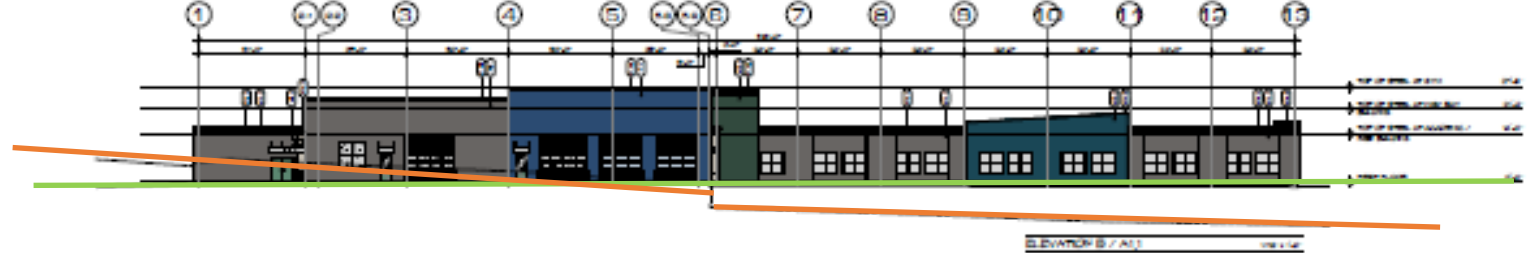
# Building Elevation

615 Feet



- Existing Grade
- Proposed Grade

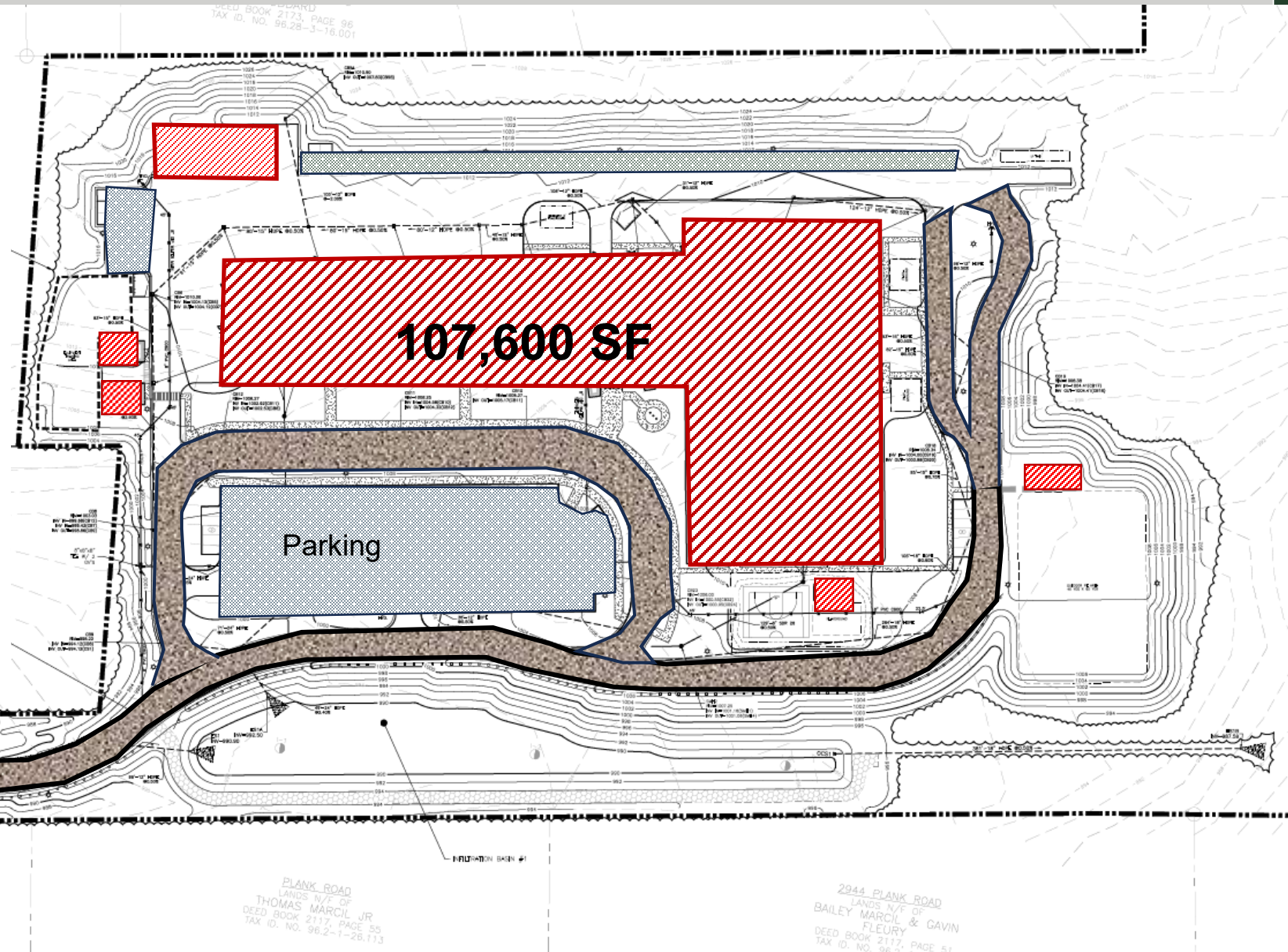
318 Feet



- 40.25 feet to highest point as measured from **existing grade**
- 27.67 feet to highest point as measured from **finished grade**
- 32.67 feet as measured from finished grade proposed to accommodate rooftop PV solar and other building - mounted mechanicals (45 feet in overall height as measured by the Agency)

# Project Site Layout

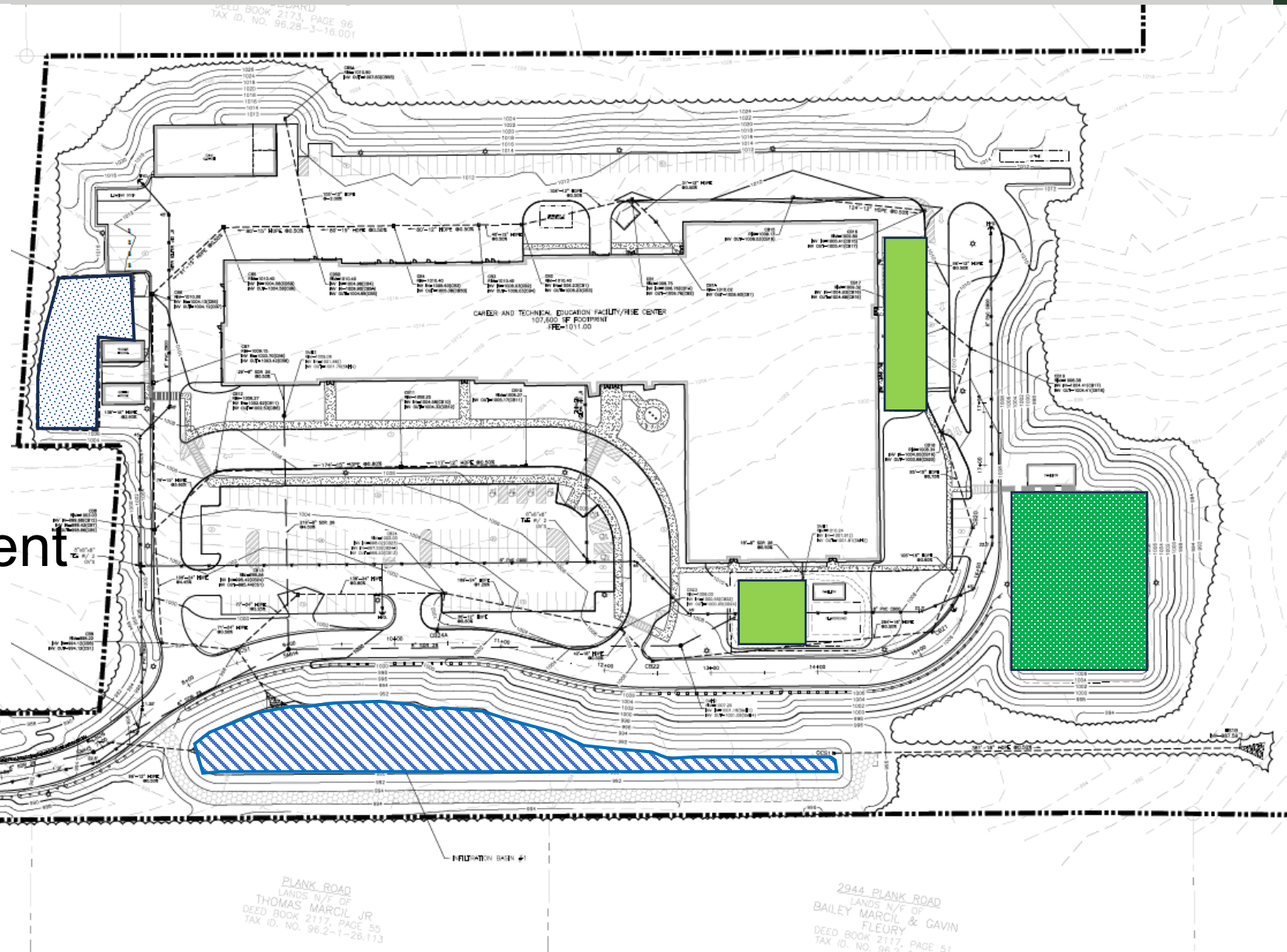
- Access Road
  - From Plank Road
- Parking
  - 205 total spaces
- School Buildings
  - Sugar House
  - Greenhouse
  - Pavilions
  - Maintenance Garage



EXISTING 8" WATER MAIN TO BE TAPPED WITH 8" STEEL TRAPLESS STEEL TAPPING BLEND AND VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN MATERIAL, SIZE AND LOCATION PRIOR TO CONSTRUCTION.

# Project Site Layout

- Recreational Areas
  - Playgrounds
  - Outdoor PE Areas
- Equipment Training
- Stormwater Management Control Practices

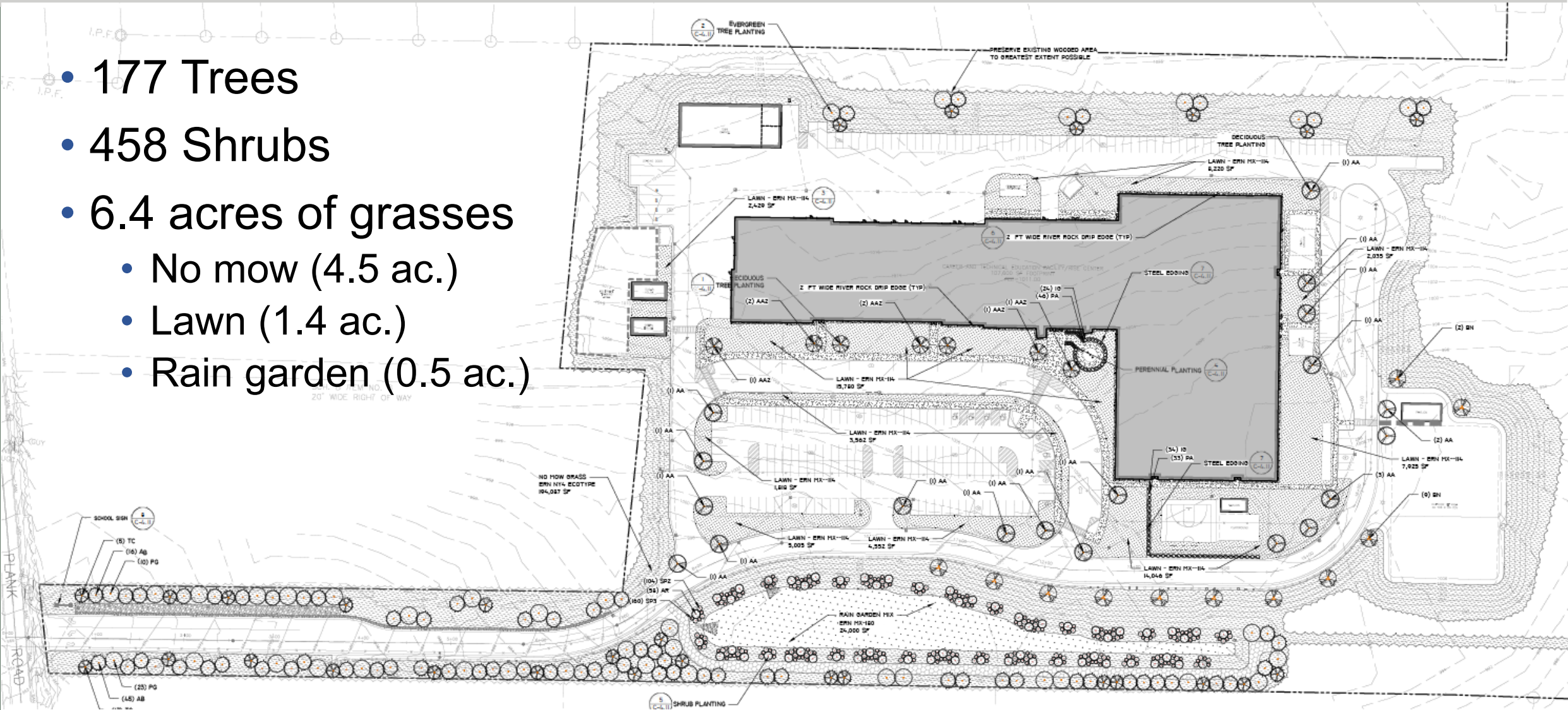


EXISTING 8" WATER MAIN TO BE  
TAPPED WITH 8" ST. STEEL  
STEEL TAPPING SLEEVE AND VALVE  
CONFORMING TO MWP. EXISTING  
WATER MAIN MATERIAL, SIZE AND  
LOCATION PRIOR TO CONSTRUCTION.

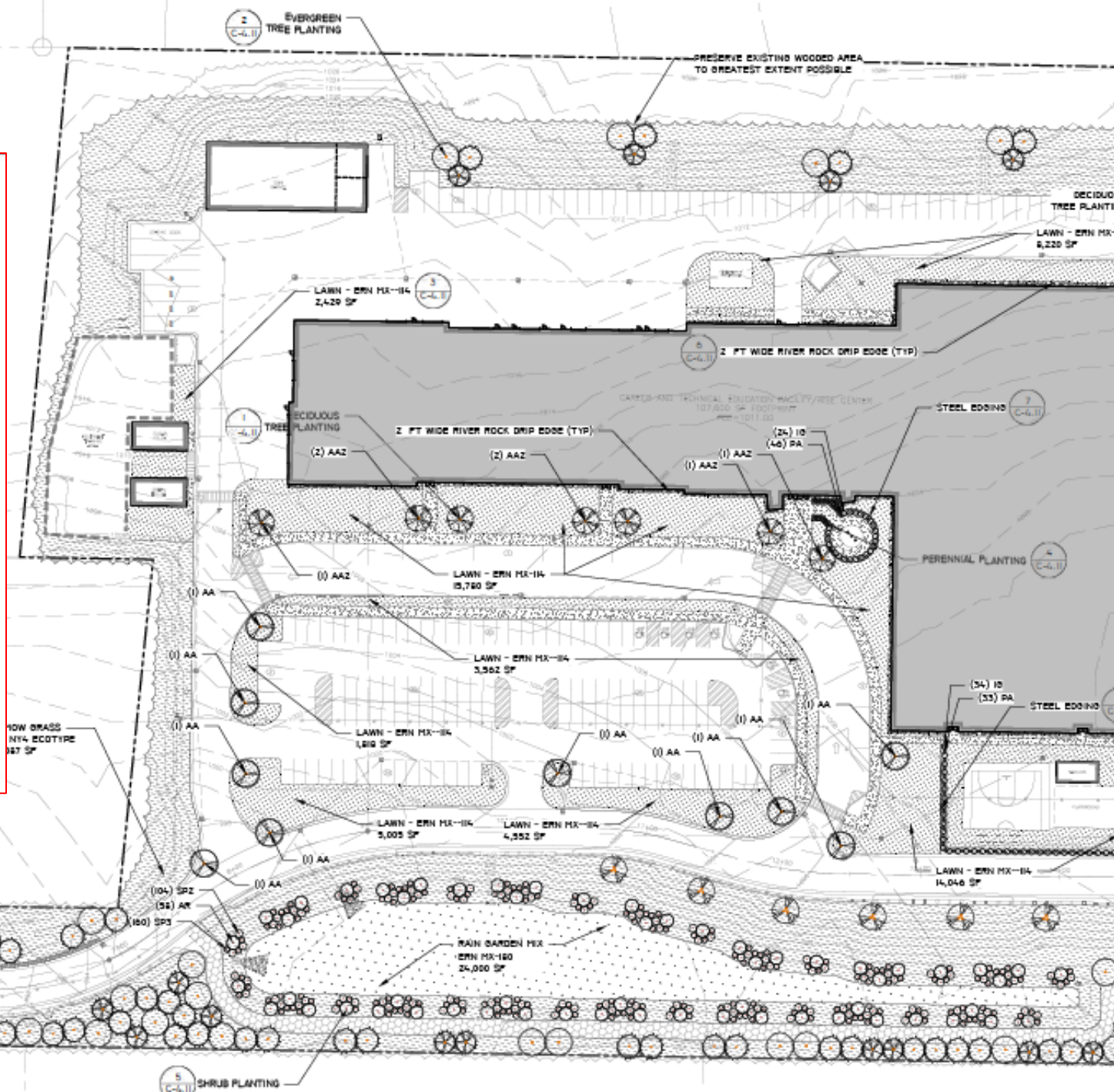


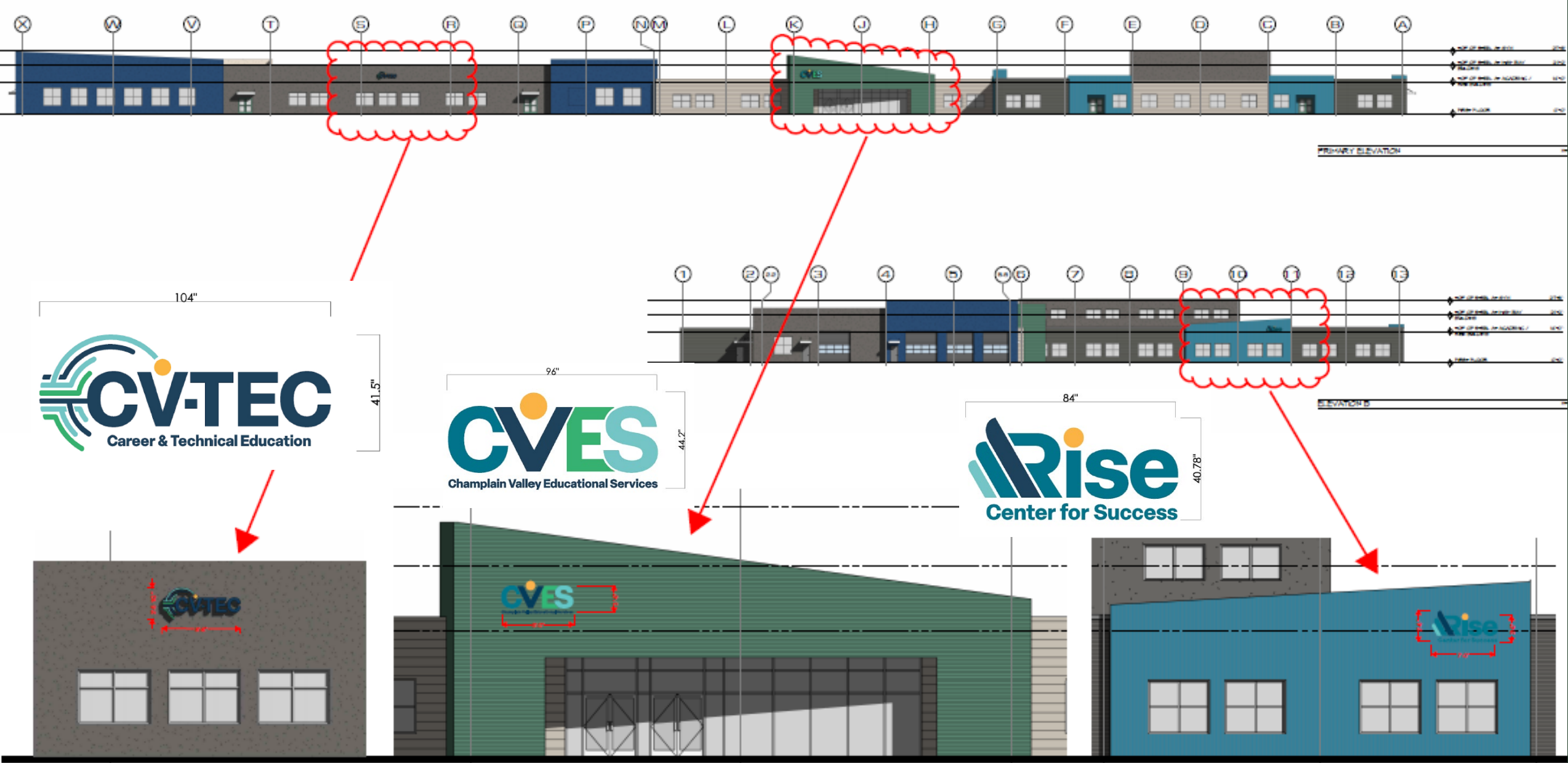
# Landscaping Plan

- 177 Trees
- 458 Shrubs
- 6.4 acres of grasses
  - No mow (4.5 ac.)
  - Lawn (1.4 ac.)
  - Rain garden (0.5 ac.)



# Monument Sign





# Building-Mounted Signs

# Project Benefits Stated in the Application

- Project serves multiple school districts within the Adirondack Park
- Scales existing educational services to meet regional demand
- Implements state-of-the-art workforce training and provide specialized spaces for students with special needs
- Provide a long-term community asset through workforce readiness

**Current & Projected Totals of Students & Employees at CVES Mineville Facility**

<b>STUDENTS</b>	<b>Current Facility</b>	<b>Proposed Facility</b>	<b>Difference</b>
Career & Technical Education Students (CV-TEC)	220 Students	300 Students	+80 Students
RISE Center for Success	48 Students	88 Students	+ 40 Students
<b>TOTAL:</b>	<i>268 Students</i>	<i>388 Students</i>	<i>+ 120 Students</i>

<b>STAFF</b>	<b>Current Facility</b>	<b>Proposed Facility</b>	<b>Difference</b>
Full Time Employees	56 FTEs	66 FTEs	+10 FTEs
Part Time Employees	7 PTEs	9 PTEs	+2 PTEs
<b>CVES TOTAL:</b>	<i>63 Employees</i>	<i>75 Employees</i>	<i>+12 Employees</i>

# Letters of Support

- Town of Moriah
  - Offer expanded opportunities for students
  - Expand career and technical education resulting in workforce development
  - Improve existing special education programs
  - Continue to provide long-term community benefits
- Essex County Industrial Development Agency
  - Provide meaningful benefits for residents, families, and local workforce
  - CVES is critical to access to educational and career training
  - Support communities throughout Essex County and the North Country
  - Create opportunities while maintaining the character of the area
  - Sustain vibrant rural communities and support economic development

# Public Comment

# Public Comment Process

- Public Notice Form
  - Application Received March 20, 2026
  - Application Complete April 27, 2026
  - Comment period through May 21, 2026
- Agency Website
- Environmental Notice Bulletin
  
- Four public comments received
- Applicant submitted an itemized response for the record

# Public Comment Topics

- Scale and location of development
- Wildlife and environmental concerns
- Traffic safety including sight distance and pedestrian access
- Stormwater management
- Utility infrastructure and maintenance
- Overall sustainability

# Applicant Response

- Intensity of Use

- Proposed location is ½ mile from existing CV-TEC campus and business park
- Operations will be the same and serve more individuals
- Size is consistent with Moriah Central School per enrollment
- Located within a Moderate Intensity land use area, near Hamlet and Industrial
- Consolidating services into a single location more efficient than multiple facilities

- Environmental / Ecological

- Tree clearing will occur during appropriate time of year to protect bat species
- Development as close to road as possible
- The project does not involve wetlands

# Applicant Response

- Traffic / Sight Distance
  - Traffic Impact Evaluation was prepared for the project
  - Highest use entering 7:45am – 8:45am and leaving 2:15pm – 3:15pm
  - Existing relocated use to increase by 24 am trips and 41 pm trips
  - Sight distances exceed requirements
  - Essex County approved the access road location and intersection design
- Stormwater
  - The road culvert meets standards for the volume of runoff and vehicle weight
  - All runoff from the site to be treated on-site (SWPPP)
  - Peak post-construction discharges will be less than or equal to existing
  - No downstream impact to Plank Road or adjacent properties
  - Erosion and sediment control in accordance with NYSDEC requirements

# Applicant Response

- Pedestrian Safety
  - Regional facility
  - Students and staff arrive and depart by car or bus and remain on campus
- Utility Infrastructure
  - Proposed water flow was calculated to meet domestic and fire flow demands
  - Proposed wastewater increase is 1.21% of total capacity
  - Town of Moriah Water and Sewer Department approved
  - All new infrastructure will be owned, operated and maintained by the facility
- BOCES Operations / Financial
  - Rural districts increasingly rely on BOCES services (77 years in the region)
  - Designed to meet the projected demand demonstrated
  - NYS funding structure incentivizes shared educational services
  - Designed with long-term operational goals

# Applicant Response

- Switchback Road
  - Area of disturbance is all located on the western portion of the project site
  - Nearest disturbance to residences along Switchback is greater than 700'
  - There is no driveway access or physical connection to Switchback Road

**Staff Analysis  
&  
Development Considerations**

# Development Considerations

Staff must review proposed development to ensure that it does not have an undue adverse impact upon the resources of the park or upon the ability of the public to provide supporting facilities and services, taking into account benefits that might be derived from the project.

The Agency is required to consider factors contained in the Development Considerations which are pertinent to the project.

There are 37 total Development Considerations in 5 broad categories. They are:

1. Natural Resource Considerations
2. Historic Site Considerations
3. Site Development
4. Governmental Considerations
5. Governmental Review Considerations (review by others)

The following Development Considerations were determined to be pertinent.

# 1. Natural Resource Considerations

- Water
  - Drainage and runoff patterns
    - Development maintains existing drainage patterns
    - Stormwater management controls will treat all runoff on site
- Land
  - Existing topography
    - Slopes of < 8% downward from north to the south
    - Conducive to development
  - Viable agricultural soils
    - Used for agriculture prior to 1973
    - Not in an agricultural district
    - Portions of the site contain prime agricultural soils (mineral soils group 2)

# 1. Natural Resource Considerations

- Land (continued)
  - Forest resources and vegetative cover
    - Does not contain interior forest characteristics and contains no specialized habitats other than the delineated wetland
    - Low species diversity; part of it is a pine plantation
    - 15.75 acres of clearing of regenerating forest on abandoned agricultural lands
      - Loss of approximately 500 metric tons of stored carbon
    - Area to be cleared contains lower than average carbon storage
    - Area to be cleared contains a higher sequestration rate than average
    - 23 acres of forest to remain
    - 635 new trees and shrubs will be installed and 6.4 acres of vegetative ground cover planted
    - Development area is within 230 meters of existing development
  - Noise levels
    - Facility operates during normal business hours Monday – Friday
    - Similar facilities in relative proximity along with nearby commercial and industrial uses
    - Existing vegetation and proposed vegetation to mitigate impacts

# 1. Natural Resource Considerations

- Critical resource areas or rare plant communities
  - No rare plant communities mapped or observed
  - Habitats of rare and endangered species include potential roosting habitat for northern long eared bat and Indiana bat
    - Plans and draft permit include mitigation measures to protect these species
  - Wetlands are located on and adjacent to the project site
- Aesthetics
  - Topography and vegetation will screen development from public viewpoint (nearby roads)
  - Travel corridors
    - Facility is proposed greater than 1,000 feet from public roadway

## 2. Historic Site Considerations

- Historic factors, sites or structures
  - Archaeological research and fieldwork conducted
  - Quartzite and chert flakes discovered near the wetland indicate precontact use
  - Archaeological site falls within the wetland buffer outside the area of disturbance
  - Evidence of historic agricultural use

# 3. Site Development Considerations

- Natural site factors
  - Soils
    - Well drained soils: Pyrities fine sandy loam
  - Slopes
    - Gentle slope rises to the north < 8%
- Other site factors
  - Adjoining and nearby land uses
    - Residential, forested, commercial and industrial
    - Site and surrounding parcels in Moderate Intensity Use land use area
    - 0.75 mile from Hamlet of Moriah Center (to south on Co Rt 7)
    - 0.60 mile from Hamlet of Mineville (to north on Co Rt 7)
    - Within 0.5 mile of the current CVES location established in 1969
  - Adequacy of site facilities
    - Existing municipal sewer and water
    - Existing overhead electrical and communication services
    - All access from an improved county roadway
    - Centrally located to serve 16 districts across four counties

## 4. Governmental Considerations

- Governmental service and finance factors
  - Town of Moriah letter to the Agency supporting the project
  - Essex County IDA letter to the Agency supporting the project
  - Water and Sewer Department confirmed sufficient capacity
  - No significant increase in traffic on County route
  - Existing tax-exempt use to be relocated

# 5. Governmental Review Considerations

- NYS Department of Environmental Conservation
  - State Pollutant Discharge Elimination System General Permit for construction activities
  - Division of Water review of municipal sewer extension
  - LP gas tank registration
- NYS Department of Health
  - Permitting required for kitchen and food service
- NYS State Historic Preservation Office
  - No adverse impacts on archaeological and/or historic resources
  - Requested a minimum 50-foot buffer required to mapped resource
- Essex County Department of Public Works
  - Right of way permit to install new entrance on County Route (Plank Road)
- Town of Moriah
  - No local zoning
  - Building permit required prior to construction

**Staff Recommendation:  
Approve with Conditions**

# Draft Permit Conditions

- Location & dimensions of the authorized development
- Vegetation removal and retention
- Invasive species control
- Stormwater management
- Erosion and Sediment control
- Lighting
- Signage
- Install and maintain new vegetation
- Prior Agency review of changes or additions

# 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 land use area
  - ✓ Consistent with overall intensity guidelines
  - ✓ Complies with shoreline restrictions
  - ✓ Will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived from the project.



**Adirondack  
Park Agency**

# **CIDC Essex, LLC**

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