



M E M O R A N D U M

TO: Jim Connolly

FROM: Matt Kendall

DATE: March 7, 2012

RE: Map Amendment 2010-02 (North Country Partners)

A landowner, North Country Partners, has requested an amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown. The applicant has requested that an approximately 9.6 acre parcel of land be reclassified from its present classification of Resource Management to Moderate Intensity Use.

The Agency accepted a Draft Supplemental Environmental Impact Statement (DSEIS) at the July of 2010 meeting. The DSEIS assessed three geographic alternatives which meet regional boundary criteria. Staff conducted a public hearing in August of 2010 in the Town of Harrietstown. A draft Final Supplemental Environmental Impact Statement (FSEIS) was presented to the Board at the February 2012 meeting, along with a list of changes that were made to the draft FSEIS after the February Agency mailing.

Staff has made some additional changes to the draft FSEIS. The draft FSEIS, a list of changes to the draft FSEIS since the February mailing and draft Order are included in the mailing packet. The hard copy of the draft FSEIS in the mailing packet does not include the appendices, but the full draft FSEIS, with appendices, and order is on the CD included in the mailing packet. Appendix G and H contain the public comments received and the response to these comments can be found on page 38 of the FSEIS. Additional comment letters received prior to the February meeting were provided to Board members at the February meeting. Additional comment letters were received after the February meeting. Hard copies of these new letters are included in the mailing packet and all comment letters are on the CD in the mailing packet.

J. Connolly
3/7/2012
MA2010-02

Staff is recommending the Agency amend the 53.2 acre area, referred to in the DSEIS and FSEIS as the Proposed Map Amendment Area, from Resource Management to Rural Use. Pages 31 and 32 of the FSEIS describe the Preferred Alternative and justification for staff's recommendation.

Rural Use and Resource Management areas are both characterized by substantial acreages of steep slopes and shallow soils. Both are also intended to protect the open space character of the Park. Resource Management areas are intended to protect, manage and enhance forest, agricultural, recreational and open space resources. The 53 +/- Proposed Map Amendment Area, is now separated from the rest of the 10,000 +/- Resource Management area by obvious regional boundaries. This was not always the case. In 1986, the State acquired approximately 1,200 acres of Resource Management lands adjacent to the Proposed Map Amendment Area and provided permanent protection of the adjacent area as Forest Preserve (Wild Forest). This created a separate Resource Management area with greatly reduced acreage, which includes the Proposed Map Amendment Area. The Proposed Map Amendment Area contains primarily residential uses on relatively small lots with no forest management, agricultural uses or recreational uses of an extent substantial enough to define the character of this area. This area meets the character description, purposes, policies and objectives for the Rural Use classification.