COVER SHEET
and
NOTICE OF COMPLETION
of
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)
MA 2014-04 (Linder)

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:
NYS Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977

PROJECT LOCATION:
Town of Westport
Essex County

PROPOSED ACTION:
Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Westport, Essex County (Map Amendment 2014-04) to reclassify approximately 12.3 acres pursuant to the Adirondack Park Agency Act, Section 805 (2)(c)(1) and 805(2)(c)(2), from Resource Management to Moderate Intensity Use or Hamlet.

AGENCY CONTACT FOR INFORMATION AND/OR COPIES OF DSEIS:
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Adirondack Park Agency
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DATE OF ACCEPTANCE OF DSEIS BY LEAD AGENCY:

May 15, 2015

DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:

June 25, 2015

DATE ON WHICH PUBLIC COMMENTS MUST BE RECEIVED BY LEAD AGENCY:

July 17, 2015

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EXECUTIVE SUMMARY

MA 2014-04

SUMMARY OF PROPOSED ACTION

The Adirondack Park Agency received an application for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Map) from a landowner in the Town of Westport. The applicant is requesting that an approximately 12.3 acre parcel be reclassified from its current classification, Resource Management, to Moderate Intensity Use or Hamlet. The applicant is requesting that the change be contingent upon connecting the area to the municipal sewer system.

The requested map amendment area, Area 1, is delineated by private property boundaries which are not “regional boundaries” as required by Section 805 (2) (c) (5) of the Adirondack Park Agency Act and described in the Agency’s Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979). If a sewer district was created or expanded and the sewer district boundaries followed the boundaries of the requested area, the sewer district boundaries could be considered appropriate boundaries for land use classification areas.

This DSEIS also addresses one alternative configuration for the proposed map amendment. Area 2 is approximately 11.6 acres in size and follows a one-tenth mile setback from the centerline of an unnamed stream, the centerline of Hoisington Brook and the centerline of Stevenson Road, all of which are regional boundaries in the absence of a sewer district creation or expansion. Figure 1 is a map showing the location of the requested map amendment area.

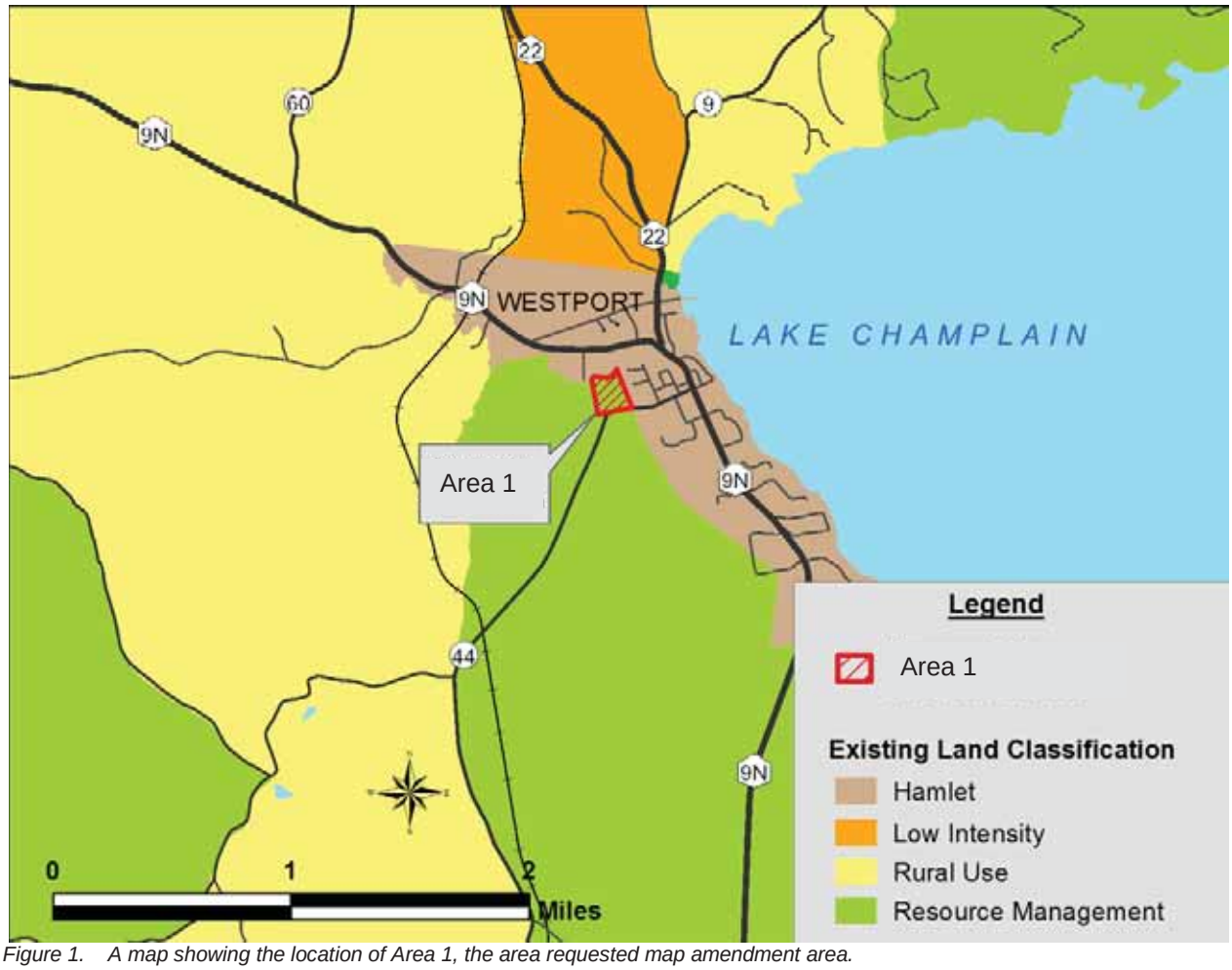

Figure 1. A map showing the location of Area 1, the area requested map amendment area.

SUMMARY OF ENVIRONMENTAL IMPACTS

Potential impacts resulting from amendments to the Official Map are generally described in the Final Generic Environmental Impact Statement issued by the Adirondack Park Agency on August 1, 1979. Map amendments change the maximum potential development and the rules governing such development under the Adirondack Park Agency Act. Potential impacts, therefore, are based on changes in potential development.

The major consequence of a change to a less restrictive classification is a potential increase in development intensity due to the relaxation of the "overall intensity guidelines". The overall intensity guidelines allow 15 "principal buildings" (single family residences or their legal equivalent under the Adirondack Park Agency Act) per square mile (42.7 acres average lot size) in lands classified as Resource Management while lands classified as Moderate Intensity Use allows 500 principal buildings per square mile (1.3 acre average lot size) and lands classified as Hamlet have no intensity restrictions.

A change in classification could also change the type of development that can occur by changing the compatible uses associated with the land classification. For example, commercial uses are not on the compatible use list for Resource Management areas but are on the compatible use list for Moderate Intensity Use and Hamlet areas. Appendix C contains a complete list of compatible uses for each classification.

Potential environmental impacts include:

1) <u>Decrease in Water Quality:</u> Water quality can be affected by on-site wastewater disposal discharge, stormwater runoff and erosion. The area under consideration contains soils that can pose significant limitations for on-site septic systems due to shallow depths to water table, which can limit the proper treatment of effluent from septic systems. The poorly treated effluent can pollute groundwater and surface water in the area near the absorption field

   Development at intensities permitted by Moderate Intensity Use and Hamlet could increase runoff and associated non-point source pollution of streams and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention and impervious surfaces. An increase in development in this area would lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may

introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Surface water resources could also be affected by activities which tend to disturb and remove stabilizing vegetation and result in increased soil erosion and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.

2) Adverse impacts to flora and fauna

The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. Wetlands have been identified in the proposed map amendment area. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above, can also degrade wildlife habitat.

The maps and discussions of soils, topography, hydrology and biological considerations that follow show the relative size of the proposed map amendment area that are subject to these environmental issues.

SUMMARY OF PROCEDURES UNDER SEQRA

This Draft Supplemental Environmental Impact Statement (DSEIS) analyzes the environmental impacts which may result from Agency approval of this map amendment. The Official Map is the document identified in Section 805 (2) (a) of the Adirondack Park Agency Act (Executive Law, Article 27), and is the primary component of the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park.

The Agency must prepare a Draft Supplemental Environmental Impact Statement, holds a combined public hearing on both the proposed map amendment and the DSEIS, and incorporate all comments into a Final Supplemental Impact Environmental Statement (FSEIS). The FSEIS will include the hearing summary, public comments, and the written analysis of Agency staff, as finalized after the public hearing and comments are reviewed. The Agency must then decide (a) whether to accept the FSEIS and (b) whether to approve the map amendment request, deny the request or approve an alternative. Authority for this process is found in Executive Law, Sections 805 (2) (c) (1) and 805 (2) (c) (2) and the State Environmental Quality Review Act (Environmental Conservation Law, Article 8).

SUMMARY OF STANDARDS FOR AGENCY DECISION

The Agency's decision on a map amendment request is a legislative decision based upon the application, public comment, the DSEIS and FSEIS, and staff analysis. The public hearing is for informational purposes and is not conducted in an adversarial or quasi-judicial format. The burden rests with the applicants to justify the changes in land use area classification. Future map amendments may be made when new information is developed or when conditions which led to the original classification change.

Procedures and standards for the official map amendment process are found in:

a) Adirondack Park Agency Act (Executive Law, Article 27) Section 805

b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;

c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;

d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979.

Section 805 (2) (c) (1) of the Adirondack Park Agency Act provides in pertinent part:

> The Agency may make amendments to the Plan Map in the following manner:
>
> > *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 affirmation 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.*

Section 805 (2) (c) (2) of the Adirondack Park Agency Act provides in pertinent part:

> The Agency may make amendments to the Plan Map in the following manner:
>
> > *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.*

Section 805 (2) (c) (5) of the Adirondack Park Agency Act provides:

> *Before making any plan map amendment...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, resource, 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.*

The statutory "purposes, policies and objectives" and the "character descriptions" for the land use areas established by Section 805 of the Adirondack Park Agency Act are shown on the Official Map and set out in Appendix B.

APA Rules & Regulations Section 583.2 outlines additional criteria:

> a) *In considering map amendment requests, the agency will refer to the land use area classification determinants set out as Appendix Q-8 of these regulations and augmented by field inspection.*
>
> b) *The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls.*

Land use area classification determinants from "Appendix Q-8" of APA Rules & Regulations are attached to this document as Appendix C. These land use area classification determinants define elements such as natural resources characteristics, existing development characteristics and public considerations and lay out land use implications for these characteristics.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

MA 2014-04 (Linder)

PROPOSED ACTION

The Adirondack Park Agency received an application for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Map) from a landowner in the Town of Westport. The request is for an approximately 12.3 acre parcel to be reclassified from its current classification, Resource Management, to Moderate Intensity Use or Hamlet.

The applicant has requested the map amendment be contingent upon connecting the area to the existing municipal sewer system. The Agency does not have a process to approve a map amendment that relies upon a proposal such as providing sewer service to the area in the future; the Agency may only issue a decision that reflects the existing character and conditions or issue a decision after sewer service is extended to serve the subject area. (see Alternatives section on Page 26). Figure 2 shows the requested map amendment area which is referred to in this document as Area 1.

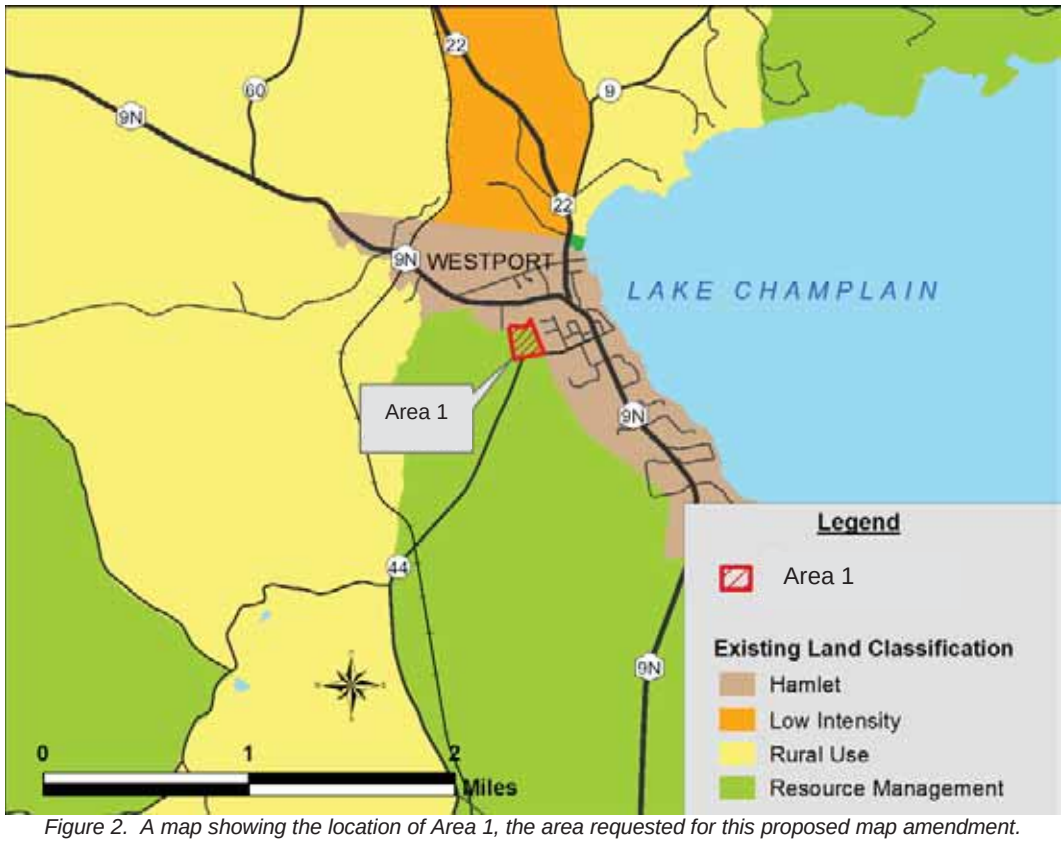

Figure 2. A map showing the location of Area 1, the area requested for this proposed map amendment.

Area 1 is defined by private property boundaries, which are not “regional boundaries” as required by Section 805 (2) (c) (5) of the Adirondack Park Agency Act and described in the Agency’s Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979). The FGEIS states that less restrictive land use areas (Hamlet, Moderate Intensity, and Low Intensity) generally cover smaller areas on the Park Plan Map; hence a more refined definition of these areas using an increasingly complex system of boundaries is used with the result that these areas cover more specific areas. If a sewer district was created or expanded, the sewer district boundaries may be considered to be appropriate regional boundaries for land use classification areas.

This DSEIS also addresses one alternative configuration for the proposed map amendment. Area 2 is approximately 11.6 acres in size and follows a one-tenth mile setback from the centerline of a stream, the centerline of Hoisington Brook and the centerline of Stevenson Road, all of which are regional boundaries in the absence of a sewer district creation or expansion. Figure 3 show the Areas 1 and 2

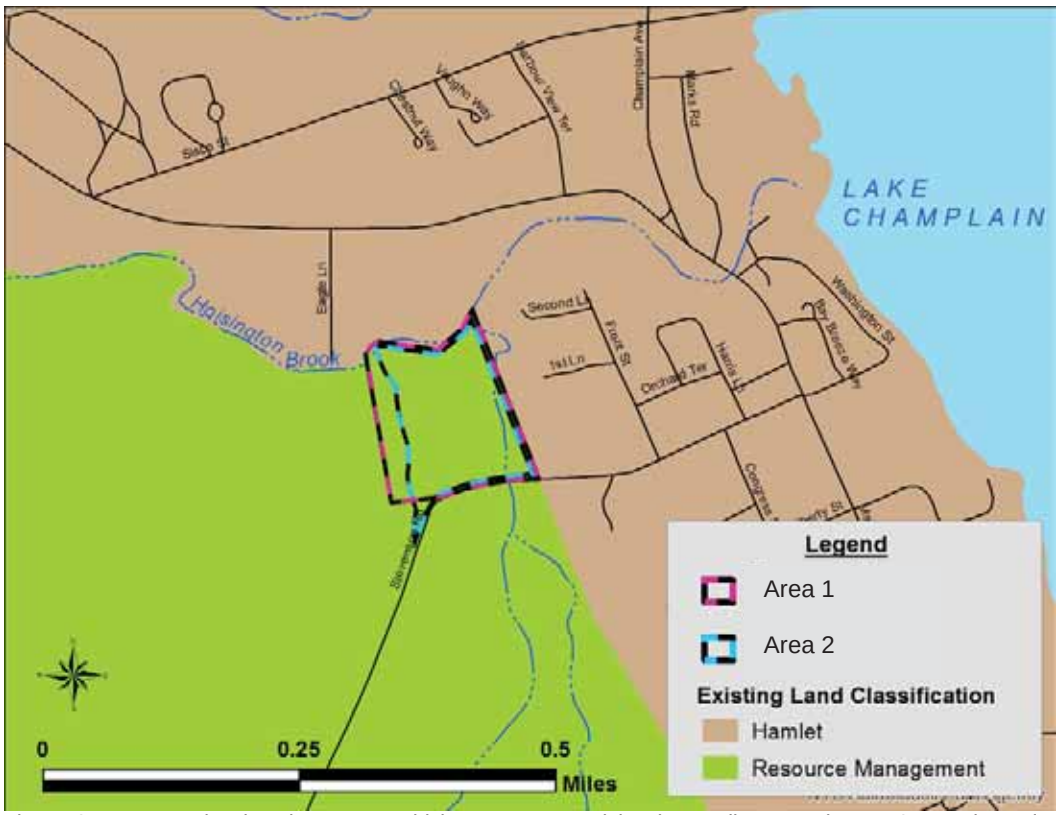

Figure 3. A map showing the Area1. which was requested by the applicant, and Area 2, an alternative geographic configuration of the proposed map amendment.

Areas 1 and 2 can be examined in comparison to the statutory “purposes, policies and objectives” and the “character descriptions” for the proposed Moderate Intensity Use or Hamlet classification, using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies and objectives for land use areas are established by Section 805 of the Adirondack Park Agency Act (Appendix B of this document) and summarized below.

Resource Management areas (green on the 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. Resource Management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites. The overall intensity guideline for Resource Management is 15 principal buildings per square mile, or 42.7 acres per principal building.

Rural Use areas (yellow on the Map) 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. 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 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. Residential and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. The overall intensity guideline for Rural Use is 75 principal buildings per square mile, or 8.5 acres per principal building.

Low Intensity Use areas (orange on the Map) are areas that are readily accessible and in reasonable proximity to Hamlet. These areas are generally characterized by deep soils and moderate slopes, with no large acreages of critical biological importance. Where these areas are located near or adjacent to Hamlet, clustering development on the most developable portions of these areas makes possible a relatively high level of residential development and local services. It is anticipated that these areas will provide an orderly growth of housing development opportunities in the Park at an intensity level that will

protect physical and biological resources. The overall intensity guideline for Low Intensity Use is 200 principal buildings per square mile, or 3.2 acres per principal building.

Moderate Intensity Use areas (red on the Map) are areas where the capability of natural resources and anticipated need for future development indicate that relatively intense development is possible, desirable and suitable. These areas are located near or adjacent to Hamlets to provide for reasonable expansion and along highways and accessible shorelines where existing development has established the character of the area. Moderate Intensity Use areas where relative intense development does not exist are characterized by deep soils on moderate slopes and readily accessible to Hamlets. The overall intensity guideline for Moderate Intensity Use is 500 principal buildings per square mile, or 1.3 acres per principal building.

Hamlet areas.
Hamlet areas (brown on the 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. 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. There are no overall intensity guidelines for Hamlet Areas.

ENVIRONMENTAL SETTING

Adirondack Park Land Use and Development Plan Map

Area 1, the requested map amendment area, consists of a 12.3 acre portion of an approximately 3,800 acre Resource Management area. The Area 1 is bound by Hamlet on the north and east, and Resource Management to the west and south. The existing boundary between Hamlet and Resource Management is the former boundary for the Village of Westport, which was dissolved in 1996. Figure 4 shows Area 1 on the Adirondack Park Land Use and Development Plan map.

Figure 4. The requested map amendment area (Area 1) shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area 1 located along Stevenson Road (County Route 44), a hard-surfaced road which forms the southern boundary of the area. The Hamlet of Westport lies immediately east of the Proposed Map Amendment Area via Stevenson Road. Public water, electric and telephone services are available to the subject parcel along Stevenson Road. The Town of Westport has a public sewer system, but the subject area is not currently connected to the sewer system. An existing sewer main is located near the eastern boundary of Area 1. Figure 5 shows the existing water and sewer infrastructure near Area 1.

Figure 5. Existing sewer and water infrastructure near Area 1 shown on an aerial image.

According to data obtained from Essex County Office of Real Property Tax Service and the NYS Office of Real Property Services (ORPS), Area 1 consists of one vacant, residential parcel. Surrounding land uses include a golf course to the west and south, a cemetery to the north, and two vacant residential lots to the east.

Figure 6 shows the existing land use in Area 1 according to Essex County Office of Real Property Tax Service and New York State Office of Real Property Services (OPRS).

Fire and rescue services are furnished by the Westport Hose Company #1 and Westport Emergency Squad; police protection is available from Essex County Sheriff Department and New York State Police, both located in Lewis.

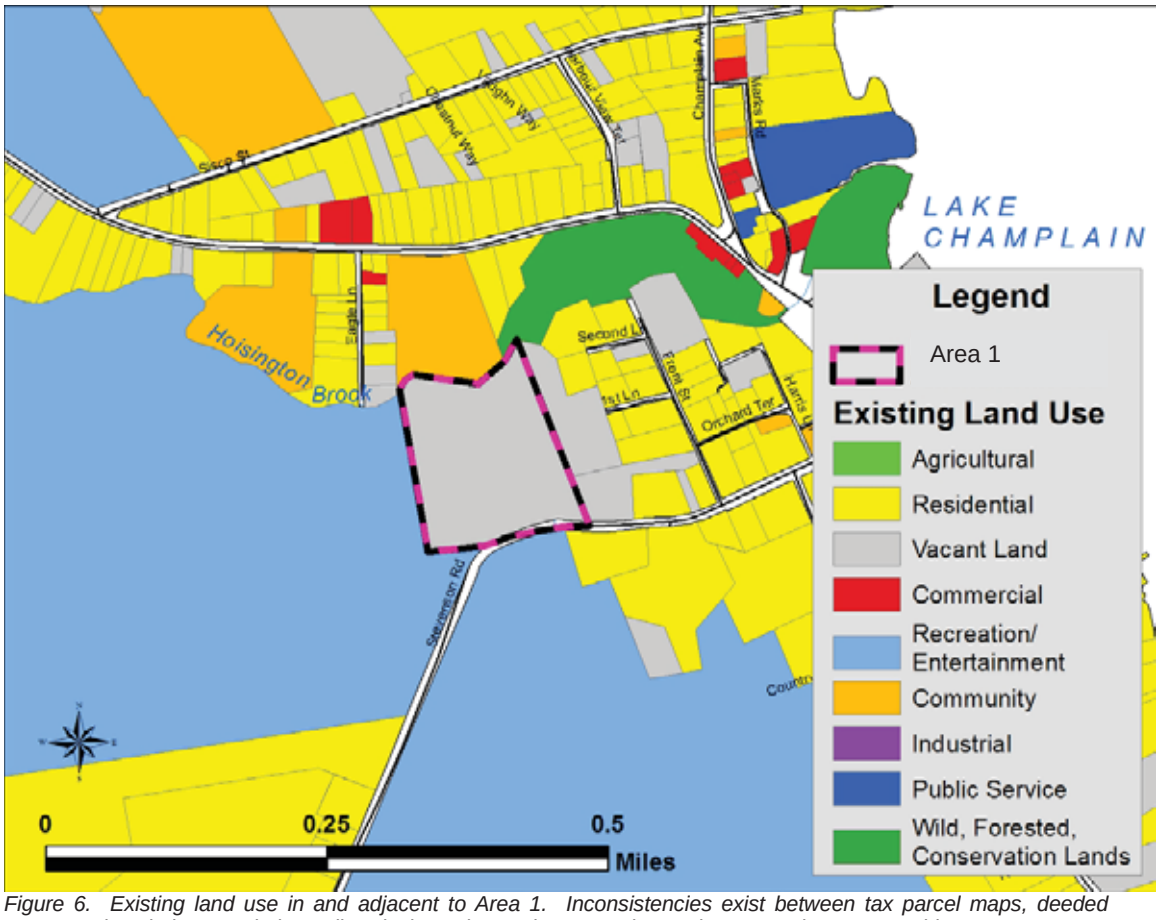

Figure 6. Existing land use in and adjacent to Area 1. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified the one series, Vergennes, within the Area 1.

The Vergennes series consists of very deep, moderately well drained soils on lakeplains in the Champlain Valley. Vergennes soils formed in clayey sediments deposited in still water. Depth to a root restrictive layer is greater than 60 inches. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is moderate. A seasonal zone of water saturation is at 20 inches during January, February, March, April, May and December.

Figure 7 is a map showing the detailed soils mapping for subject area.

Figure 7. Soil Survey of Essex County detailed soil delineation in the subject area. Soils map units that begin with "Ve" indicate Vergennes soil (Source NRCS)

Detailed soil mapping also provide slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular area. Please refer to the discussion of topography below for more detailed information on slopes.

Topography

The topography of the Proposed Map Amendment Area ranges from flat to severely sloping. Slopes ranging from 0 to 3% comprise approximately 7% of the Proposed Map Amendment Area. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 27% of the Proposed Map Amendment Area. Slope in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 43% of the Proposed Map Amendment Area. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 20% of the Proposed Map Amendment Area. Slopes in this range pose moderate-to-severe limitations for development which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. Slopes greater than 25% comprise approximately 4% of the Proposed Map Amendment Area. Slopes in this range pose severe limitations for development. Figure 8 shows the slopes in and around the Area 1.

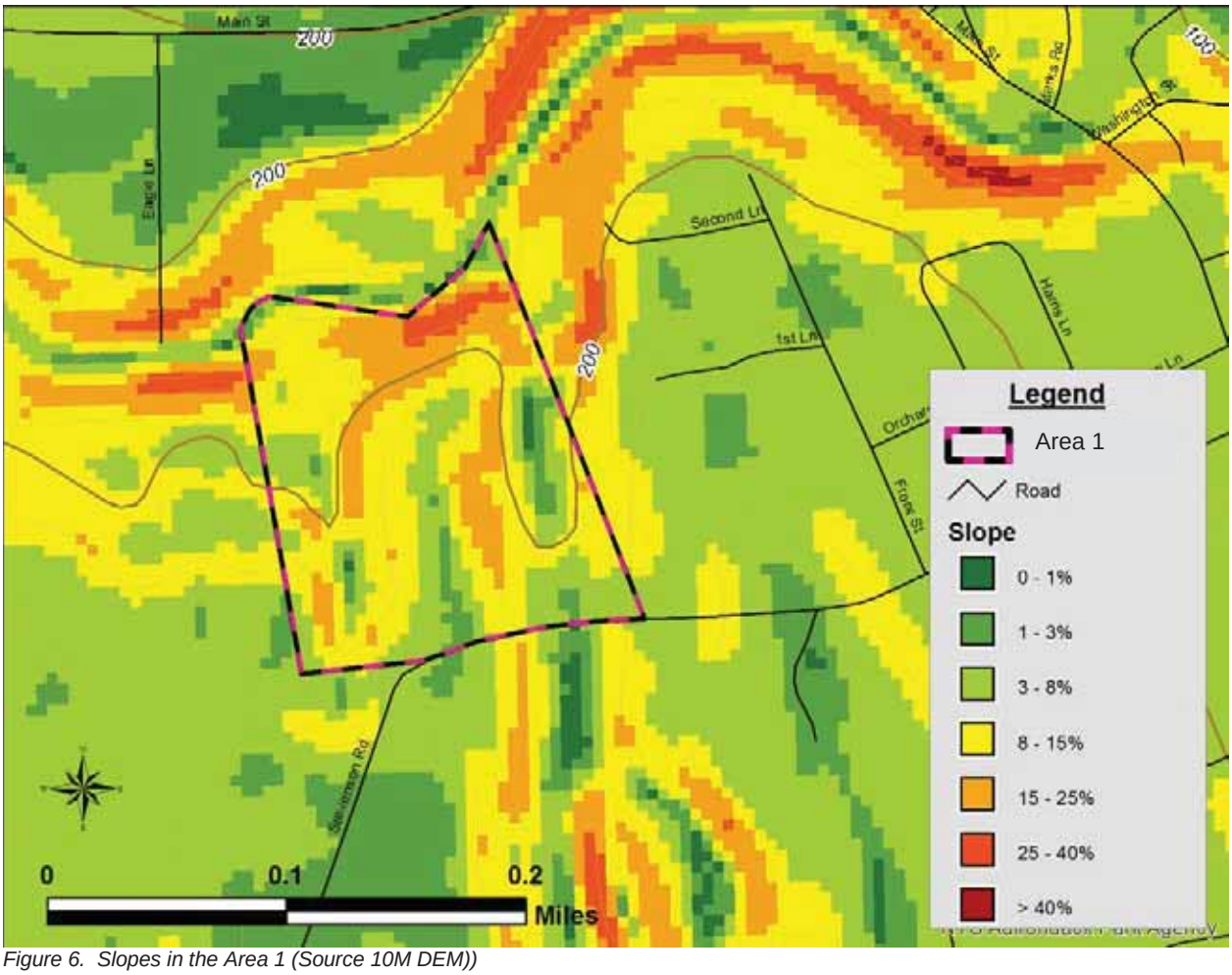

Figure 6. Slopes in the Area 1 (Source 10M DEM))

Elevations

The elevation in the Area 1 ranges from approximately 160 feet to approximately 240 feet in elevation.

Wetlands

Figure 7 shows the approximate locations of wetlands in the requested map amendment area. According to aerial photograph interpretation, there are approximately 4.3 acres of wetlands within the Area 1.

Hydrology

The primary hydrologic features in the subject area are two streams. Hoisington Brook forms the northern boundary of Area 1 and is classified as a C(t) stream by NYS Department of Environmental Conservation (NYS DEC). Class "C" waters are those best used for fish propagation, fish habitat and fishing. The "t" further indicates that it is designated trout water. An unnamed stream, which is a tributary of Hoisington Brook, flows north through the wetland on the eastern portion of the subject area. The unnamed stream is not classified by the NYS DEC.

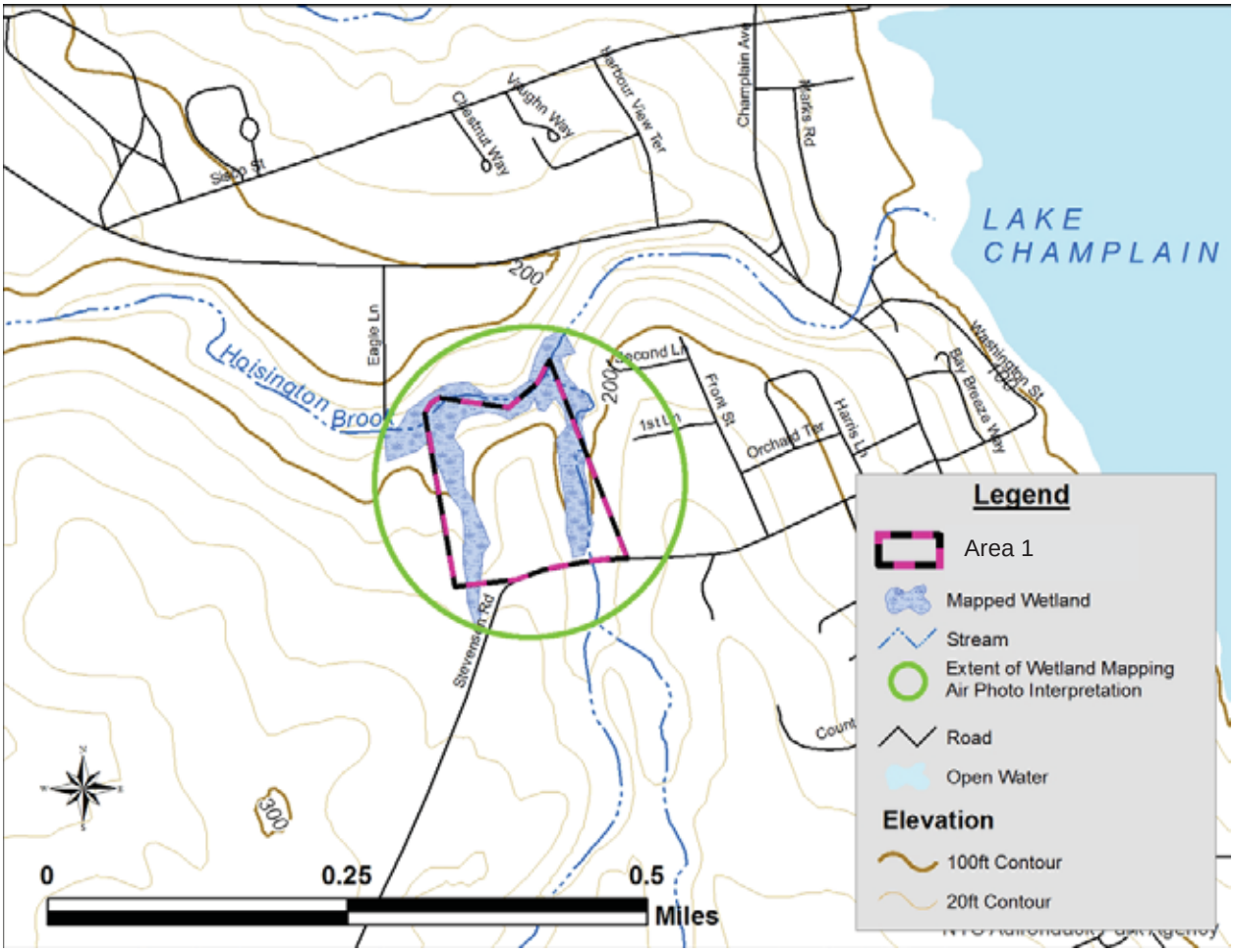

Figure 7. Topography and wetlands within and adjacent to Area 1. (source: APA Geographic System, Aerial Photograph Interpretation).

Visual Considerations

The requested map amendment area is visible from Stevenson Road. Portions of the area may be visible from Hoisington Brook.

Biological Considerations

There are no known occurrences of rare, threatened or endangers species or key wildlife habitats in the under consideration.

Critical Environmental Area

The 4.3 acres of wetlands within Area 1 area a statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act. See Figure 7 for a map showing the location and extent of wetlands within Area 1.

ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTIONS

In order to evaluate the impacts resulting from the proposed map amendment, the Agency assumes that development of the area will occur at the maximum level permitted by the proposed land use classification.

A. **On-site Sewage Disposal Discharge and Leaching**: The subject area is not currently served by municipal sewer. One of the most important natural characteristics in determining the potential for development of land without access to public sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site wastewater. Under the correct conditions, dry, well-drained soils, such as sand deposits, result in properly functioning septic systems. Soils with shallow depth to water table, such as the Vergennes soils, do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Consequently, intense development should not occur in these areas (see Appendix C- Land Use Area Classification Determinants).

As a potential mitigation measure, the applicant has requested that the proposed map amendment be contingent upon connecting to the municipal sewer system. The existing system is located just east of the eastern boundary of the requested area. If the municipal sewer system was extended to serve the proposed map amendment area, potential impacts from pollution by septic effluent would be mitigated and the area could support a higher level of development.

B. **Developed Area Storm Water Runoff:** Development at intensities permitted by Moderate Intensity Use and Hamlet could increase runoff and associated non-point source pollution of streams and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention and impervious surfaces. An increase in development of the area would lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

C. **Erosion and Sedimentation:** Surface water resources could be affected by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.

D. **Adverse impacts to flora and fauna:** The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. An increase in development can lead to the degradation of habitat and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above can also degrade wildlife habitat.

E. **Economic Gain to the Local Community:** Subdivision and improvement of undeveloped lands adds to the local tax base. The net benefit of new development depends on the exact nature of the development that occurs and its additions to local tax and business revenues when compared to increased cost associated with solid waste disposal, schools and other community services.

F. **Demand on Other Community Facilities:** Residential, commercial or industrial development may require public services from both local and neighboring governments. Increased development would increase the demand for public services that both local and neighboring governments, as well as the private sector, must provide. Some of the services most affected by increased commercial and/or residential development are: solid waste disposal, public water, public sewer, public school systems, roads and road maintenance (snow removal, traffic control, repair, etc.), police, fire and ambulance service. An increased in demand may reduce costs by spreading the costs of these services to more individuals.

G. **Effect on Existing Residential Development in and Adjacent to the Map Amendment Area**: Land uses in and adjacent to these areas are primarily residential and recreation (golf course). The change in the map, which would allow a greater density of development and potential for other types of uses, could change the existing character of the area.

H. **Effect on Noise Quality:** The predominant low levels of noise from

existing undeveloped areas or predominantly residential areas could change dramatically with commercial or industrial uses. Both fauna and nearby residential use could be affected by noise from traffic serving an industrial, commercial or residential use, the activity itself and/or associated or subordinate uses.

I. **Effect on Air Quality:** The predominant determination of air quality in the area is wind speed and direction and the presence and activity of upwind pollution sources. The change in classification from Resource Management to Moderate Intensity Use will not create any actual or potential sources of air pollution. However, since many existing dwellings rely on wood as a primary or secondary heat source, an increase in development may result in a minor increase in the amount of wood smoke. Localized impacts would also result from any increase in traffic serving commercial and residential development.

ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED

Reclassification to a new Adirondack Park Land Use and Development Plan land use area itself does not create environmental impacts. However, the development that could result may create impacts as outlined above and as specified in the Generic Environmental Impact Statement. These effects can be mitigated by State and local permit requirements or mitigation measures identified in the discussion of alternatives.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Potential environmental impacts are outlined above. To the extent that development occurs as a result of the map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources.

MITIGATION MEASURES

One means of mitigating potential environmental impacts of a map amendment is the exclusion of locations within the area that contain more severe resource limitations. Due to the small size of the requested map amendment, this is not practical.

Another potential mitigation measure is providing sewer service to the area which would mitigate potential groundwater and surface water contamination do to improperly treated septic effluent. The applicant has requested the map amendment contingent upon connecting to existing municipal sewer system. Please see the Alternative section of this document for information about the possible procedural alternatives for approving such amendment and providing

sewer service to the area.

GROWTH-INDUCING ASPECTS

The area is presently classified Resource Management on the Official Adirondack Park Land Use and Development Plan Map. As stated above, the statutory "overall intensity guidelines" for Resource Management allows one principal building for every 42.7 acres; for Moderate Intensity Use, one principal building for every 1.3 acres; while Hamlet areas do not have overall intensity guidelines. Therefore the proposed amendment would allow a potential net increase in principal buildings within the map amendment area. (See Land Area and Population, for the current land use area acreage and census information for the Town of Westport)

USE AND CONSERVATION OF ENERGY

Increasing the number of allowable principal buildings in the amendment area will potentially increase energy use in proportion to the number, type and energy efficiency of principal buildings actually built.

SOLID WASTE

An increase in the number of principal buildings (see Growth-inducing Aspects) would lead to an increase in the amount of solid waste generated. Solid waste reduction/reuse/recycling programs could lessen disposal costs.

HISTORIC IMPACTS

The Proposed Map Amendment Area is located within an archeological sensitive area. The proposed map amendment will not cause any change in the quality of "registered", "eligible" or "inventoried" property for the purposes of implementing Section 14.09 of the New York State Historic Preservation act of 1980.

ALTERNATIVE ACTIONS

There are five categories of alternatives addressed by this document:

A. No Action Alternative

One alternative action is “no action” or denial of the request. The Agency may find that the proposed map amendment area does not reflect the character description, purposes, policies and objective of Moderate Intensity Use, Hamlet or and intermediate classification. A failure to approve any change would preserve the present pattern of regulatory control.

B. Geographic Alternatives

This document considers two potential regional boundaries:

1) Area 1, which is the 12.3 acre area requested by the applicant, uses private landowner property lines as boundaries. Generally, private property boundaries are not acceptable land use area boundaries. However, the applicant has requested that map be amendment contingent upon connecting to the existing municipal sewer system. If, in order to provide sewer to this area, a sewer district is expanded or created and uses boundaries that coincide with these private property boundaries, the sewer district boundaries could be considered appropriate regional boundaries for a land use area. If a smaller sewer district is created with Area 1, it too could be considered as a geographic alternative. Standard regional boundaries used to delineate land use areas include roads, streams, municipal boundaries, great lot boundaries as well as setback of one-tenth and one-quarter mile from these. The FGEIS states that less restrictive land use areas (Hamlet, Moderate Intensity, and Low Intensity) generally cover smaller areas on the Park Plan Map; hence a more refined definition of these areas using an increasingly complex system of boundaries is used with the result that these areas cover more specific areas.

2) Area 2, which uses the centerline of Stevenson Road and a one-tenth mile setback from the centerline of a stream as regional boundaries. If any map amendment in this area does not involve the expansion or creation of sewer district, or if a sewer district boundary does not coincide with the boundaries of Area 1, Area 1 would not be defined by regional boundaries and Area 2 would be the only geographic alternative that is defined by appropriate regional boundaries.

C. Alternative Classifications

The land under review for this map amendment proposal is classified as Resource Management, the most restrictive classification. The request is to reclassify this area as Moderate Intensity Use or Hamlet. There are two additional, intermediate classifications that can be considered: Rural Use and Low Intensity Use. Due to the small size of the requested area, reclassifying the area as any classification other than Hamlet would create a small land use area that may not be consistent with the regional scale of the Map.

D. Procedural Alternatives

The applicant has requested that the proposed map amendment area be reclassified contingent upon connecting the area to the municipal sewer system. The Agency does not have a process to approve an amendment contingent upon future conditions, and the Agency cannot consider a private development proposal as relevant to a map amendment decision. Therefore, there are two options for making a decision on the proposed map amendment in relation to the timing of extending sewer service to the area:

1) The Agency may decide that the area currently reflects the character description, purposes, policies and objectives of a land use classification other than the current classification of Resource Management and amend the map based on existing character of the area. This option relies on existing conditions and character rather than proposed infrastructure. Area 2, which uses standard regional boundaries, is the only geographic alternative that could be used with this option.

2) The Agency may decide to amend the map once the subject area is served by sewer. In this case it is necessary to define what would be required to be considered as being served by sewer. The Agency could find that the area is served by sewer when all new development within the map amendment area is required to connect to the municipal sewer system. The Agency could also find that the area is served by sewer once the sewer infrastructure is in place. If the Agency amends the map after is it considered to be served by sewer, the decision would be based on existing conditions and character rather than proposed infrastructure.

POTENTIAL DEVELOPMENT

If a map amendment is approved, different Agency regulations that affect development potential would apply. A change in land use classification will affect regulatory thresholds related to overall intensity guidelines and compatible uses as set forth in Section 805 of the Act. Potential for development criteria would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the number of lawfully pre-existing lots and structures and development privileges for such pre-existing lots based on Section 811 of the Act, and constraints resulting from environmental factors.

The overall intensity guidelines allows one "principal buildings" (single family residences or their legal equivalent under the Adirondack Park Agency Act) per 42.7 acres (average lot size) in lands classified as Resource Management while lands classified as Moderate Intensity Use allows a 1.3 acre average lot size and Hamlet areas do not have overall intensity guidelines.

LAND AREA AND POPULATION TRENDS

The Town of Westport is approximately 83,509 acres in size, including water bodies, and is classified on the Official Adirondack Park Land Use and Development Plan map as follows:

Land Classification	Acreage
Hamlet	1,510
Low Intensity	5,612
Rural Use	26,097
Resource Management	33,397
State Land	5,988

Table 1. Approximate acreage of land use classifications in the Town of Westport

Population Growth Trends: The population of the Town of Westport was 1,470 in 2013, an increase of 208 persons (15%) since 2000. The table below compares population growth of the Town of Westport in both absolute and percentage terms as compared to the six towns that surround Westport.

Population of Westport and Surrounding Towns
(ranked by rate of growth)

	Year			Change from 2000-2010	
Town/Village	2013	2010	2000	Number	Percentage
Essex	2,823	2,506	2,306	517	22%
Westport	**1,570**	**1,312**	**1,362**	208	15%
Lewis	1,479	1,548	1,321	158	12%
Elizabethtown	1,269	1,140	1,197	72	6%
Moriah	8,899	8,957	8,661	238	3%

Table 2. Population Trends (Source: U.S. Census Bureau, 2010, 2000 Census, 2012 Census Estimate*)*

STUDIES, REPORTS AND OTHER DATA SOURCES

- New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
- Soil Survey for Essex County
- United States Geological Survey Topographic map (7.5' series; scale 1:24,000)
- Air Photo Inventory, Adirondack Park Agency
- New York Natural Heritage Database
- NYS Office of Real Property Services
- Essex County Digital Tax Parcel Data
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- Adirondack Park State Land Master Plan
- New York State Parks, Recreation and Historic Preservation National Register Internet Application

APPENDICES

A. APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT
B. LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST
C. LAND USE AREA CLASSIFICATION DETERMINANTS
D. PUBLIC HEARING NOTICE
E. DSEIS FILE LIST

APPENDIX A

MAP AMENDMENT APPLICATION

SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

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SEP 22 2014
ADIRONDACK PARK AGENCY

received from project review - Tracy Danah - 1:19 p.m. 9/22/14 LHB

Transmittal

To: NYS Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977

Attn:
Phone: (518) 891-4050

From: Brit Basinger
Date: September 19, 2014
Project Name: Map Amendment - Linder
Project #: 2010-005

☐ Postal ☐ Hand Deliver
☐ Next Day AM ☐ Next Day PM ☐ 2nd Day

☒ **We Transmit:** ☐ **We Acknowledge Receipt of:**
☒ Herewith ☐ Under Separate Cover Via ☐ In Accordance with Your Request

For Your:
☐ Signature ☐ Distribution to Parties ☐ Acknowledge Receipt of Enclosures
☒ Review & Approval ☐ Record/Information ☐ Return Enclosures to Us
☐ Use ☐ Other:

The Following:
☐ Drawings ☐ Prints/Copies ☐ Samples ☐ Specifications
☐ Reproducibles ☐ Product Literature ☐ Shop Drawings ☒ Other:

Copies	Date	Description	Action
1		Map Amendment Application	
		Attachments A-J	

Message:

Enclosed please find materials for an Application for Amendment to the Official Adirondack Park Land Use and Development Plan Map, for property located at 1 First Street, Westport, NY.

Copies To:

☐ With Attachments
☐ With Attachments
Day File: ☐ With Attachments
Project File: ☒ With Attachments

NEW YORK CITY > SARATOGA SPRINGS > SYRACUSE
443 Broadway, Saratoga Springs, New York 12866
T 518 587 2550, F 518 587 2564, www.saratogaassociates.com

MA No. _____ (to be completed by Agency)

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ADIRONDACK PARK AGENCY

ADIRONDACK PARK AGENCY
RAY BROOK, NEW YORK 12977
(518) 891-4050

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.

EITHER PART A OR PART B MUST BE FILLED IN; BOTH ARE FILLED IN ONLY IF THE OWNER OF RECORD OF THE LAND INVOLVED AND THE LEGISLATIVE BODY OF THE LOCAL GOVERNMENT APPLY TOGETHER.

PART A (to be filled out only by a landowner requesting a change in the Official Map)

1. **OWNER OF RECORD**

Name **Daniel and Carol Linder**

Address **1 First Street, Westport, NY 12993**

Telephone

Cell Phone _____

2. **APPLICANT'S REPRESENTITIVE**

Name **Brit Basinger**

Address **Saratoga Associates**
4 Congress Park Centre
21 Congress Street, Suite201
Saratoga Springs, NY 12866

Telephone: **518-587-2550**

3. **THE LANDOWNER MUST SUBMIT THE INSTRUMENT OF TITLE (USUALLY A DEED)**

Attachment A

4. **THE APPLICANT MUST PROVIDE THE NAMES AND ADDRESSES OF BOTH ADJACENT LANDOWNERS AND THOSE WITHIN THE AREA BEING REQUESTED FOR RECLASSIFICATION, FROM THE LATEST COMPLETED TAX ASSIGNMENT ROLL**

Attachment B

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 _____

Address _____

_____

_____

_____

Telephone _____

Cell Phone _____

2. **APPLICANT'S REPRESENTITIVE**

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 **Westport, NY**

   County **Essex**

   Village **N/A**

   B. What is the size of the parcel to be considered? **12.3** acres

   C. Current Land Use area classification(s) **Resource Management/Hamlet**

   D. Requested classification(s) **Resource Management to Moderate Intensity Use**

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

   Permit 90-595R Alfred Thomas (Attachment C): Approval for a single family dwelling. Dwelling was never constructed.

   The property was also the subject to a letter from the APA dated December 20, 2011 in response to the Town's inquiry requesting APA review of a proposed senior apartment and living care facility (Attachment D).

3. A. **Tax Map Description**

   Map(Section) **66.4**

   Block **1**

   Parcel(s) **2**

   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 **99-595R**
   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 [1]

Attached a map showing existing water and/or sewer lines and the boundaries of existing water and/or sewer district(s). **See Attachment E**

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

See Attachment F

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.

See Attachment G

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.

See Attachment H

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.

See Attachment I

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.

See Attachment I

G. Agriculture District

---

[1] USGS or NYS Department of Transportation 7.5' (1:24,000 scale) map will suffice.

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.

See Attachment J

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.

See Attachment I

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.

The subject property is proposed to be amended from the existing Resource Management Land Use Area to Moderate Intensity Use. A narrow portion of the property is classified as Hamlet, however, this area appears to be located on the property's eastern slope, the bottom of which includes a stream and likely APA jurisdictional wetlands.

According to the soil survey, site soils are expected to have shallow depths to the seasonal high groundwater. The property also includes steep slopes to the north and east. At the bottom of these slopes exist APA jurisdictional wetlands. As a result, any future development will need to be confined to the elevated section which is approximately 3 acres of open field.

The subject property is served by municipal water. An existing municipal sewer line is located at the property's eastern boundary.

The subject property is adjacent to Westport's existing Hamlet Area, is easily accessible via Washington Street Ext. (also referred to as Stevenson Rd.), is served by municipal water and has access to municipal sewer currently located at the eastern property boundary. Permitting increased density on this property will allow for planned expansion of new residential uses adjacent to the existing Hamlet. The property is well suited for a multi-family development. Based upon the above, an amendment to Moderate Intensity Use is recommended. This amendment would be contingent upon connecting into the municipal sewer line which would need to be extended west to access the developable portion of the property.

The December 20, 2011 letter from Brian Grisi to Code Enforcement Officer, George Hainer and Planning Board Chair, William Johnston (mentioned above) indicated the possibility for the subject property to be amended to Hamlet. As a result, we would be interested in discussing the feasibility of amending the property to Hamlet upon review by the APA of the property's characteristics.

Applicant's signature Carol Danielson Linder

Applicant's Representative signature (if necessary) Daniel Linder by Carol Danielson Linder POA
Saratoga Associates

Local Municipality (if necessary) _____

Title (if necessary) _____

Date 9/16/2014

Attachment H Soils Map

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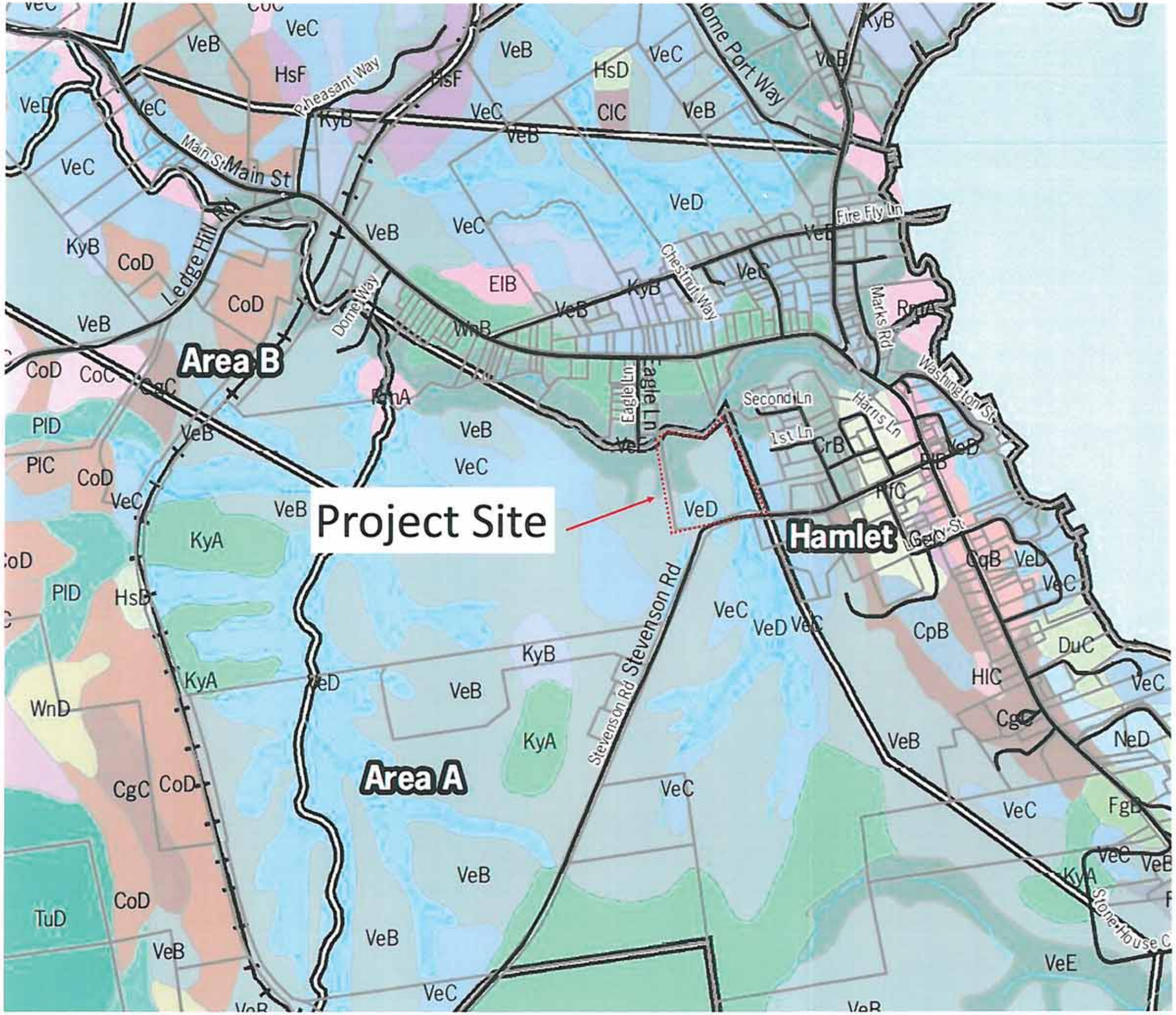
Proposed Map Amendment
Daniel and Carol Linder



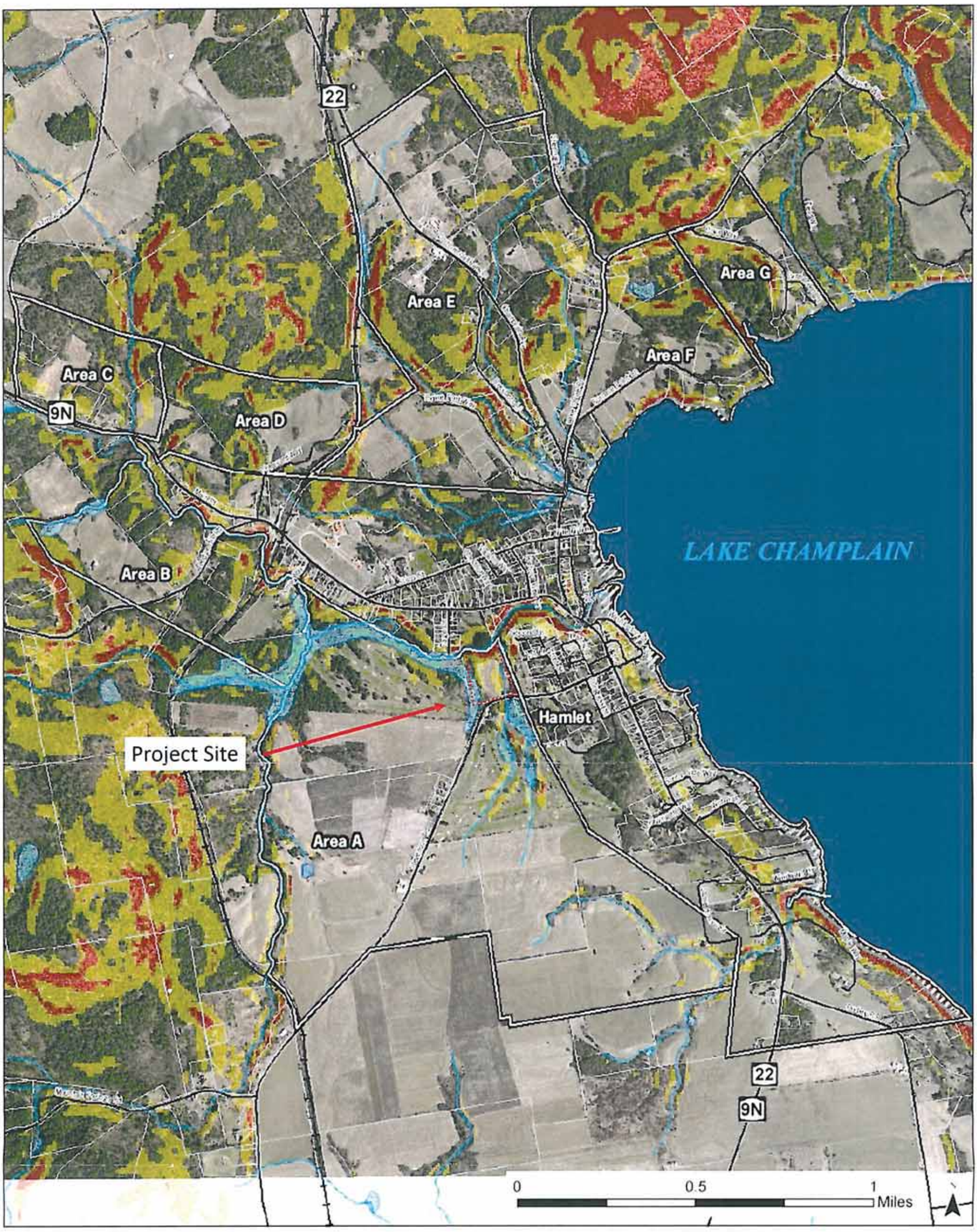
CrB – Collamer silt loam, 2 to 8 percent slopes. The soil is slity and clayey, very deep, gentle sloping, and moderately well drained. Depth to bedrock: greater than 60 inches. Depth to seasonal high water table: 18 to 30 inches.

VeB – Vergennes silty clay loam, 3 to 8 percent slopes. This soil is clayey, very deep, gently sloping, and moderately well drained. Depth to bedrock: greater than 60 inches. Depth to seasonal high water table: 18 to 30 inches.

VeD – Vergennes silty clay loam, 15 to 25 percent slopes. This soil is clayey, very deep, moderately steep, and moderately well drained. Depth to bedrock: greater than 60 inches. Depth to seasonal high water table: 18 to 30 inches.

Source: Soil Survey of Essex County, New York

SARATOGA ASSOCIATES



Attachment I
Environmental Features Map

Proposed Map Amendment
Daniel and Carol Linder

KEY

- Stream/River
- APA Wetland
- FEMA 100-Year Floodplain

Percent Slope

- 15% - 25%
- Greater than 25%

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This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or field surveys are required.

File Location: B:\2009\0009\Maps\Westport\Hamlet\EnvironmentalConstraints.mxd

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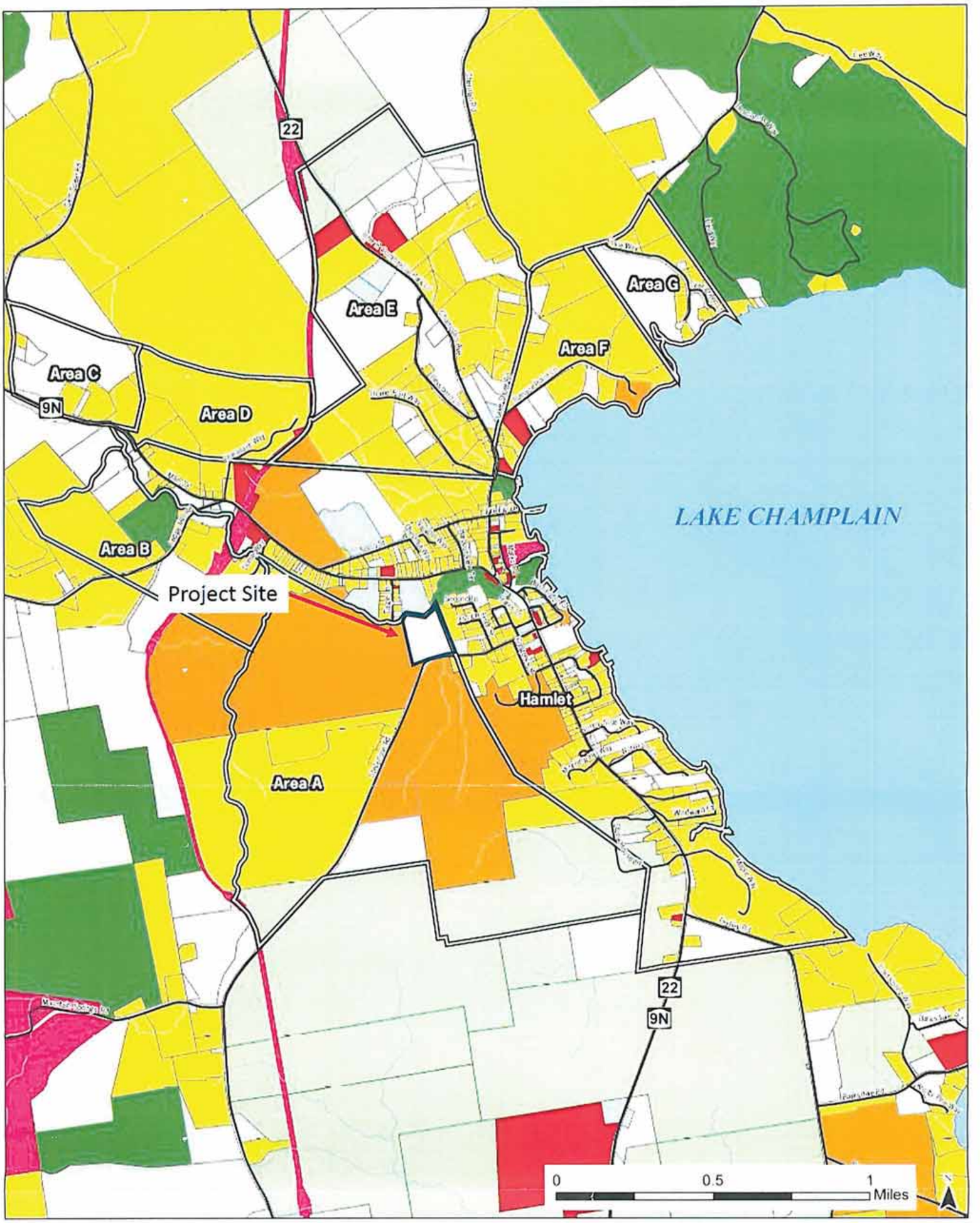

Attachment G
Existing Development Map

Proposed Map Amendment
Daniel and Carol Linder

KEY

Land Use

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation and Entertainment
- Community Services
- Public Services
- Wild Forested, Conservation Lands, and Public Parks

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File Location: G:\2010\2010005\Map\Westport\HamletLandUse.mxd

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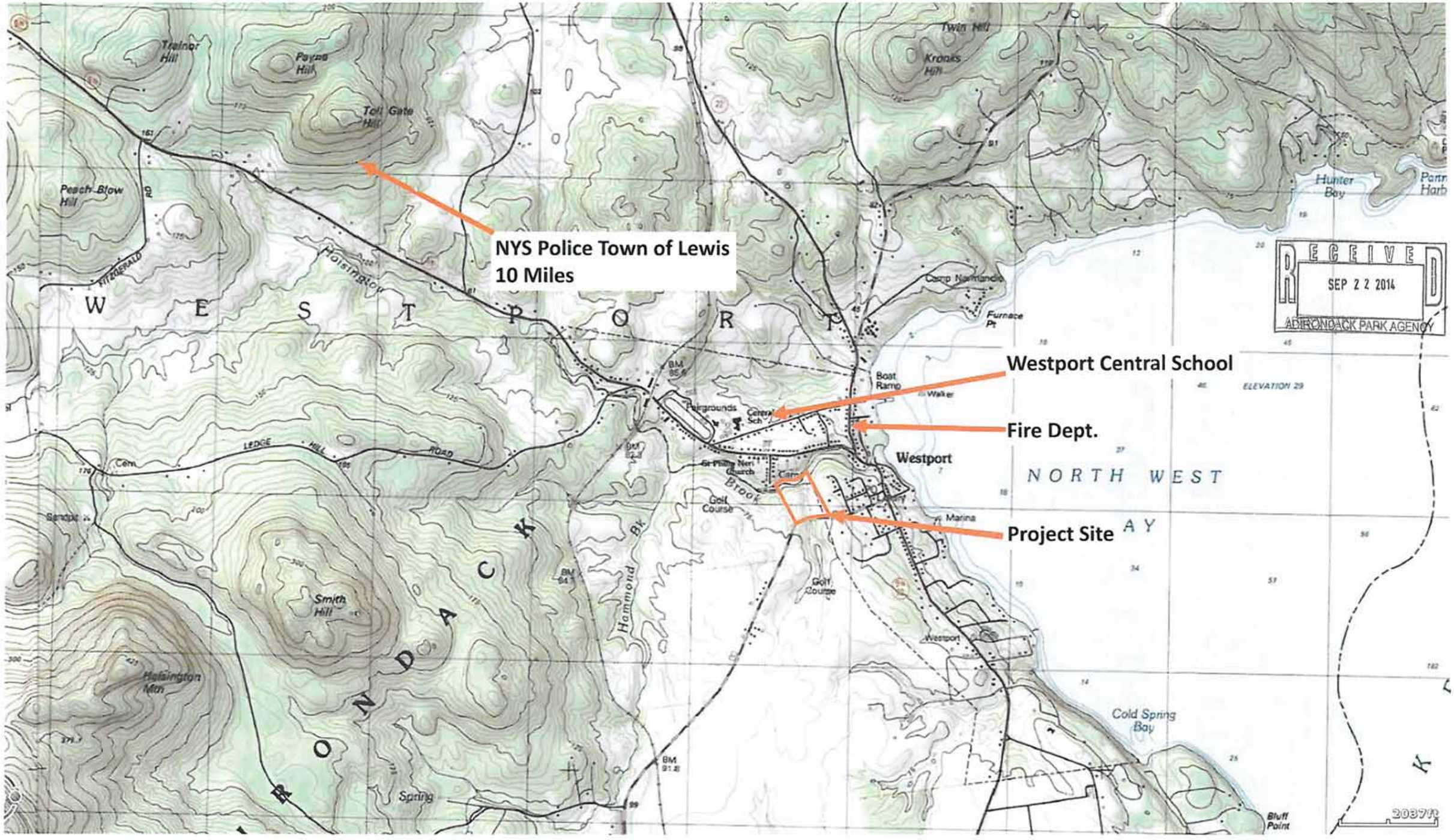
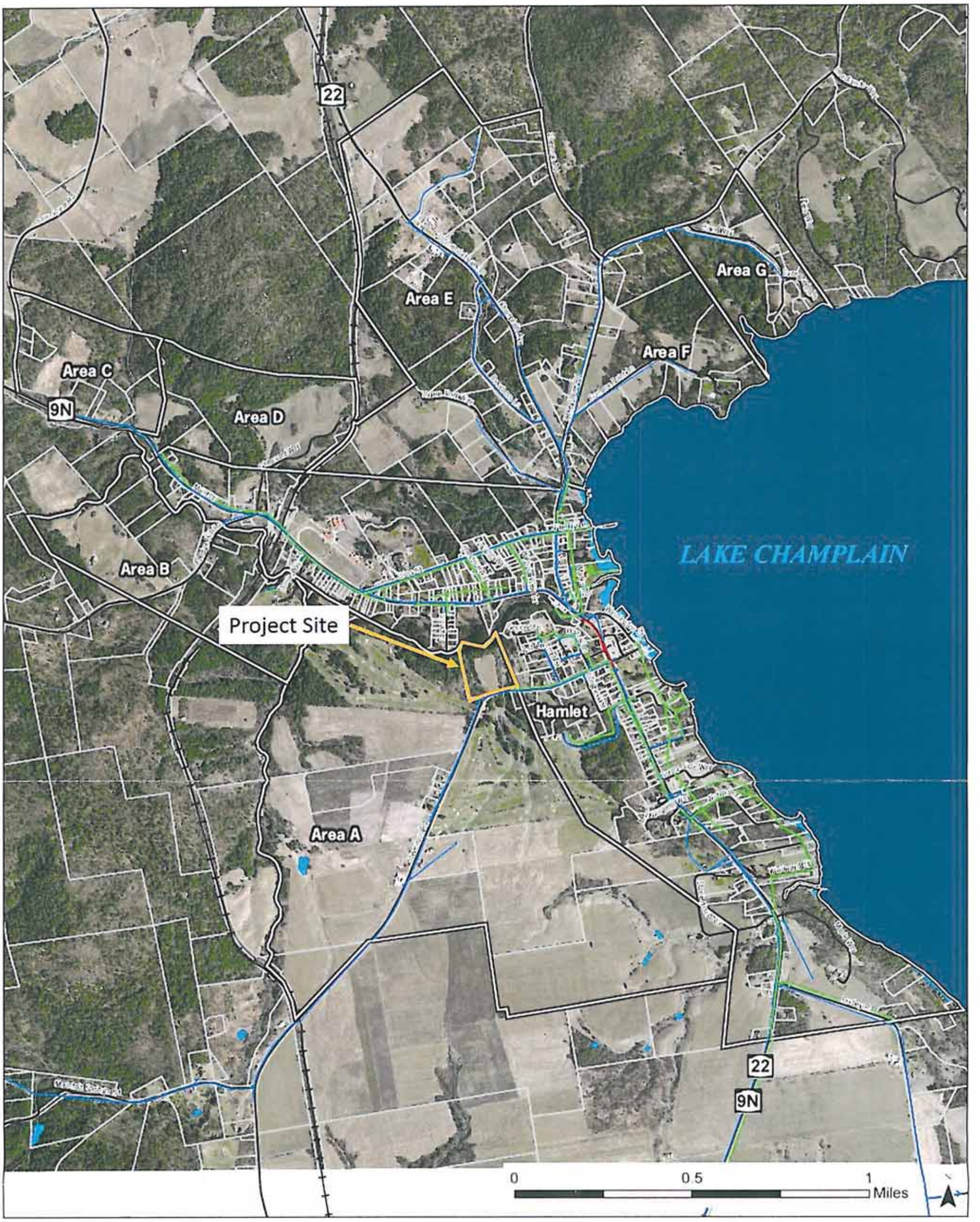


Attachment F
Public Service Map

Proposed Map Amendment
Daniel and Carol Linder



Attachment E
Water and Sewer Map

Proposed Map Amendment
Daniel and Carol Linder

KEY

- Stormwater Lines
- Sewer Lines
- Water Lines

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Attachment J Agricultural Districts Map

Proposed Map
Amendment
Daniel and Carol Linder

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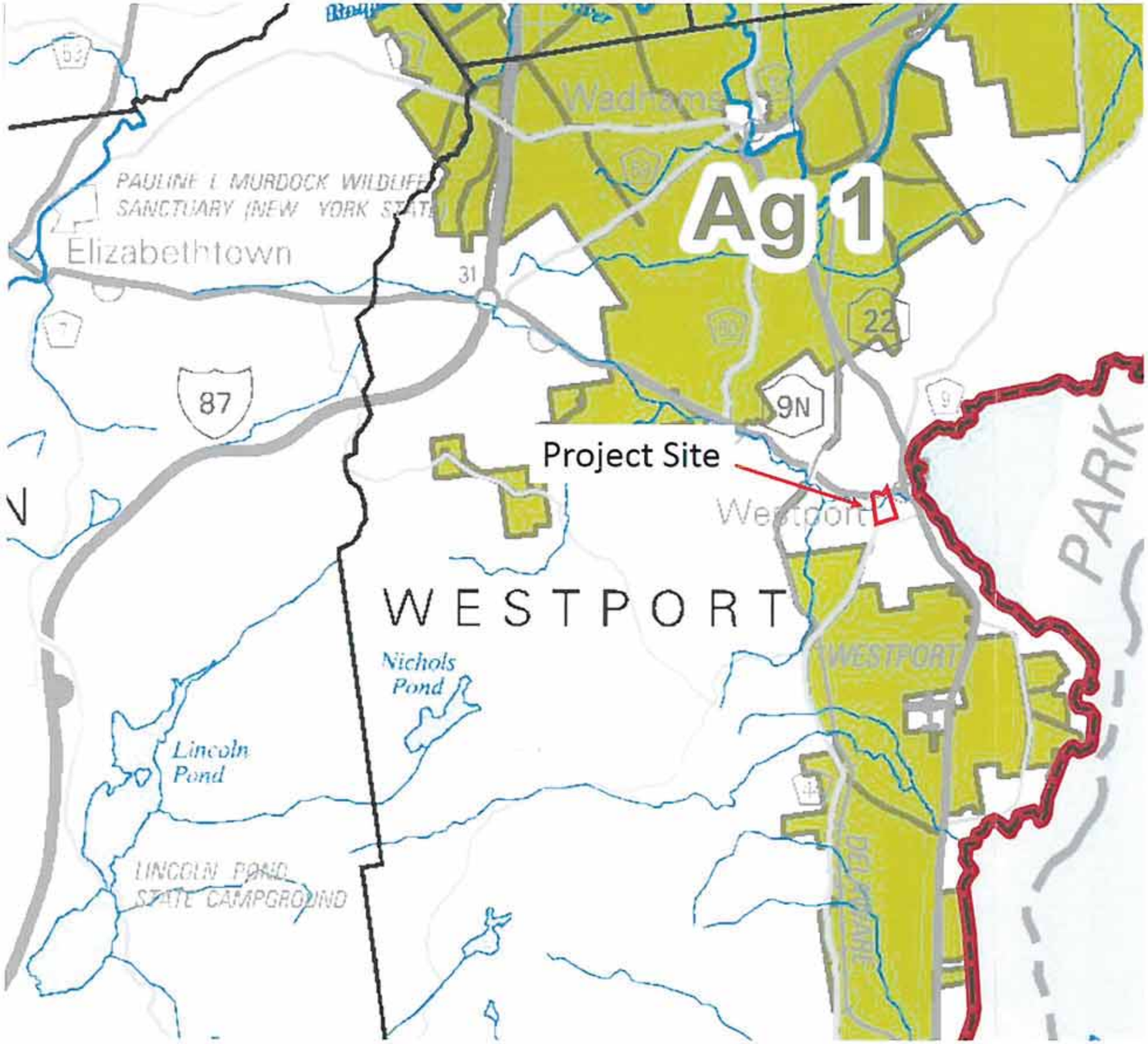

KEY

Ag. District 1

MAP SOURCE INFORMATION

Map created at Cornell Institute for Resource Information Sciences (IRIS) (http. // iris.css.cornell.edu) for the NYS Department of Agriculture and Markets

Agricultural Districts boundary data is available at Cornell University's Mann Library CUGIR website (http://cugir.mannlib.cornell.edu)

Base Map: state250_bw.tif 1998
Scale: 1:250,000. County boundaries imported from the file nyshore.e00 from the NYSGIS Clearinghouse website: (http://www.nysgis.state.ny.us)

Contains data copyrighted by NYS Office of Cyber Security

DISCLAIMER
This is a general reference to Agricultural District boundaries, not a legal substitute for actual tax parcel information

Boundaries as certified prior to January 2011

Open Enrollment Annual Additions are not included in this data. Check with county agencies to confirm the status of individual parcels

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 sues
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 sues
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 ½ 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 ½ 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 Awashboard@ 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 ½ 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 ½ 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 underlaid 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

NEW YORK STATE OF OPPORTUNITY. | Adirondack Park Agency

LEILANI CRAFTS ULRICH
Chairwoman

TERRY MARTINO
Executive Director

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN

Map Amendment 2014-04

PLEASE TAKE NOTICE that a public hearing will be held by the Adirondack Park Agency pursuant to Section 805 of the Adirondack Park Agency Act and 6 NYCCR Part 617 to amend certain lands on the Official Adirondack Park Land Use and Development Plan Map located in the Town of Westport, Essex County (MA2014-04). The proposed amendment was requested by Daniel and Carol Linder, owners of the land under consideration. The public hearing will be held on June 25, 2015 at 1:00 PM at the Westport Town Hall, located at 22 Champlain Ave, Westport, NY 12993.

The proposed amendment involves a request to reclassify approximately 12 acres from Resource Management to Hamlet pursuant to the Adirondack Park Agency Act, Section 805 (2)(c)(1). The area under consideration for the requested amendment is located on the north side of Stevenson Road, approximately 0.3 miles west of the intersection of Stevenson Road and NYS Route 9N.

A Draft Supplemental Environmental Impact Statement, together with a Notice of Completion, has been prepared for this proposed action pursuant to the State Environmental Quality Review Act and is on file at the Adirondack Park Agency headquarters in Ray Brook, NY and is available on the Adirondack Park Agency website (www.apa.ny.gov). Written comments on the proposed map amendment will be accepted until July 17, 2015, and can be submitted to the address below.

Further details may be obtained by contacting: Matthew Kendall, Natural Resources Planner, Adirondack Park Agency, PO Box 99, Ray Brook, NY 12977; (518)891-4050.

APPENDIX E

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FILE LIST

DSEIS File List:

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