

**COVER SHEET
and
NOTICE OF COMPLETION
of
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)
MAP AMENDMENT 2019-01 (Town of Lake Luzerne)**

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

NYS Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977

PROJECT LOCATION:

Town of Lake Luzerne
Warren County

PROPOSED ACTION:

Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County (Map Amendment 2019-01) to reclassify approximately 105 acres pursuant to the Adirondack Park Agency Act, Section 805(2)(c)(1) from Rural Use to Moderate Intensity Use.

AGENCY CONTACT FOR INFORMATION AND/OR COPIES OF DSEIS:

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DATE OF ACCEPTANCE OF DSEIS BY LEAD AGENCY:

4/22/2020

DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:

5/18/202

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

6/2/2020

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Proposed Action

The Town of Lake Luzerne has requested an amendment to the Official Adirondack Park Land Use and Development Plan Map to reclassify certain lands in the Town from Rural Use to Moderate Intensity Use. The requested area is approximately 105 acres in size and referred to in this document as the Proposed Map Amendment Area.

Purpose, Public Need and Benefits

In their application submitted for the request, the Town of Lake Luzerne states that the land under consideration for the action reflects the same characteristics as the adjacent Moderate Intensity Use lands and the classification change would reflect the current usage. The Town also states that there would be an economic benefit to the Town from this reclassification action.

Procedures under SEQRA

This Draft Supplemental Environmental Impact Statement (DSEIS) analyzes the environmental impacts which may result from Agency approval of this proposed map amendment. The Official Adirondack Park Land Use and Development Plan Map (the Map), identified in § 805(2)(a) of the APA Act, 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.

Pursuant to the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and APA Act §§ 805(2)(c)(1) and 805(2)(c)(2), the Agency has prepared this DSEIS, and will accept public comments, and hold a combined public hearing on both the proposed map amendment and the DSEIS, and incorporate all public comments into a Final Supplemental Impact Environmental Statement (FSEIS). The FSEIS will include the hearing summary, public comments, and the written analysis by Agency staff. 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.

Standards for Agency Decision

The Agency's decision on a map amendment request is a legislative function based upon the application, public comment, 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) APA Act § 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 APA 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) (5) of the APA Act provides in pertinent part:

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 § 805 of the APA Act are shown on the Official Map and set out in Appendix B.

APA Regulation § 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 resource characteristics, existing development characteristics and public considerations and lay out land use implications for these characteristics.

The requested map amendment is examined in comparison to the statutory “purposes, policies and objectives” and the “character descriptions” for the proposed 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 (Appendix B of this document) are established by § 805 of the APA Act and summarized below.

Resource Management areas (shown as 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 (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

Location

The Proposed Map Amendment Area is located in the southeastern portion of the Adirondack Park, in the Town of Lake Luzerne. The Hamlet of Lake Luzerne lies approximately 5 miles southwest of the Proposed Map Amendment Area via NYS Route 9N. The Hamlet of Lake George is located approximately 5 miles northeast of the Proposed Map Amendment Area via NYS Route 9N. Figure 1 is a map showing the general location of the area under consideration for this action.

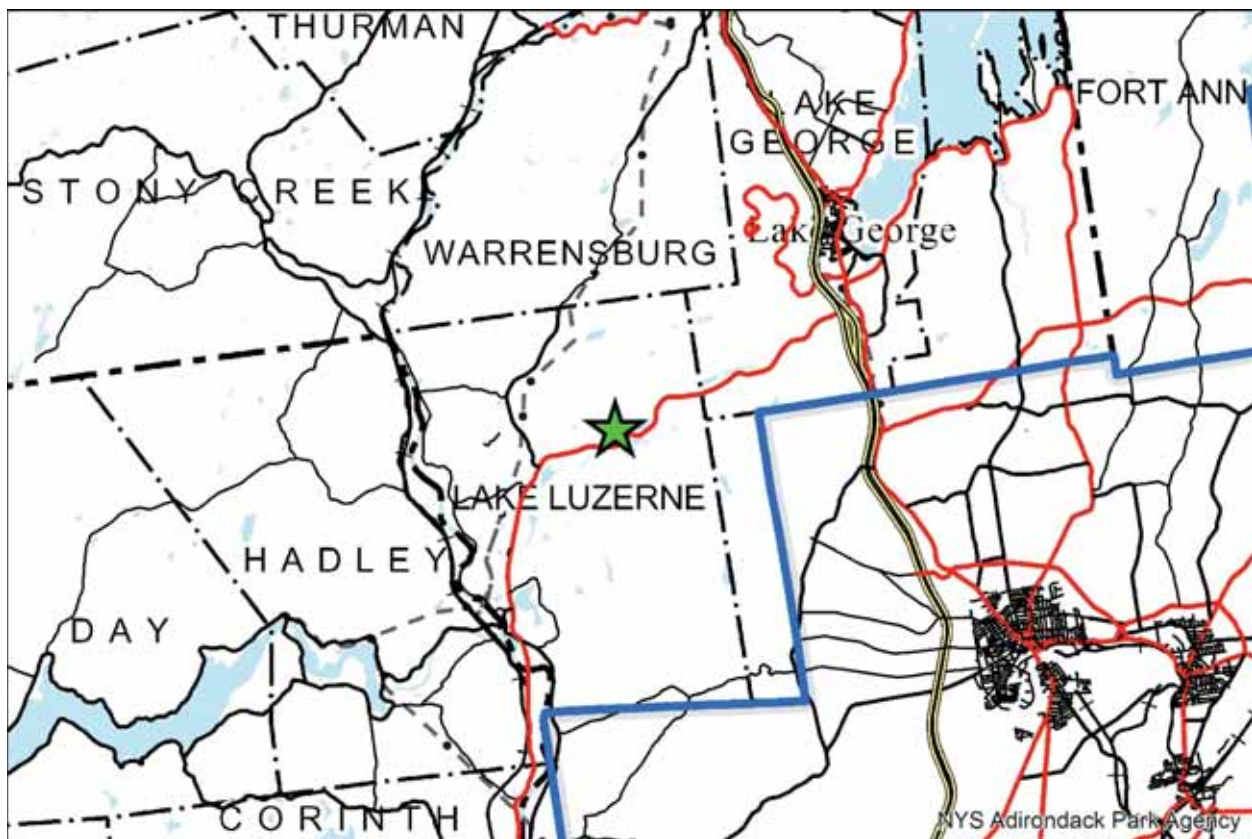


Figure 1. Map showing the general location of the Proposed Map Amendment Area.

Adirondack Park Land Use and Development Plan Map

The Town of Lake Luzerne is approximately 25,282 acres in size, including water bodies. Table 1 shows the how the land is currently classified pursuant to the Official Adirondack Park Land Use and Development Plan map.

Land Classification	Acreage
Hamlet	513
Moderate Intensity Use ¹	4,613
Low Intensity	3,313
Rural Use ¹	11,424
Resource Management ¹	1,420
State Land	3,205
NYS State Conservation Easement	5,292

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

¹ Approximately 5,292 acres of private lands in the Town of Lake Luzerne are under New York State conservation easements.

The Proposed Map Amendment Area is currently classified as Rural Use. It is bounded by Rural Use to the west and north. This Rural Use land use area is part of an approximately 18,000-acre Rural Use land use area that extends throughout the Town of Lake Luzerne and into neighboring Towns of Lake George, Queensbury, and Warrensburg. The Proposed Map Amendment Area is also bounded by Moderate Intensity Use on the east and south. This Moderate Intensity Use area is approximately 4,000 acres in size and stretches from the western boundary of the Town of Lake Luzerne to the eastern boundary of the Town, generally running along the NYS Route 9N corridor. Figures 2 and 3 are maps showing the Proposed Map Amendment Area with the current classifications on the Adirondack Park Land Use and Development Plan Map at two scales.

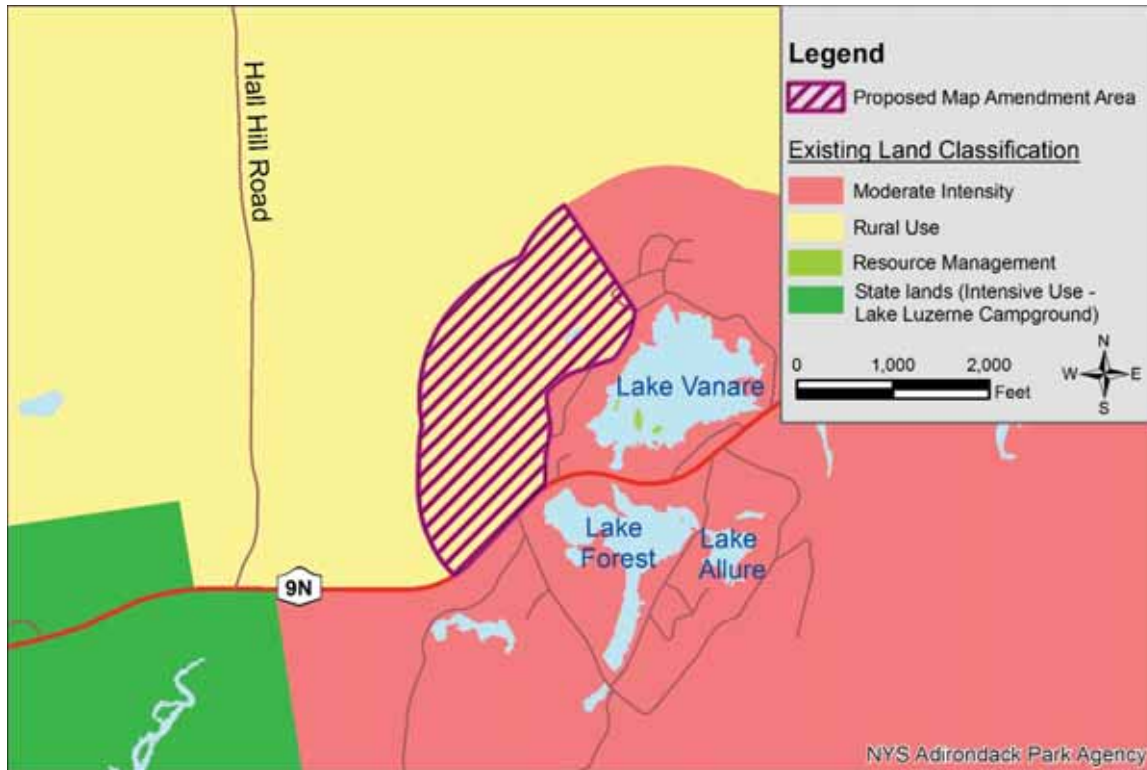


Figure 2. Map showing the Proposed Map Amendment Area and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

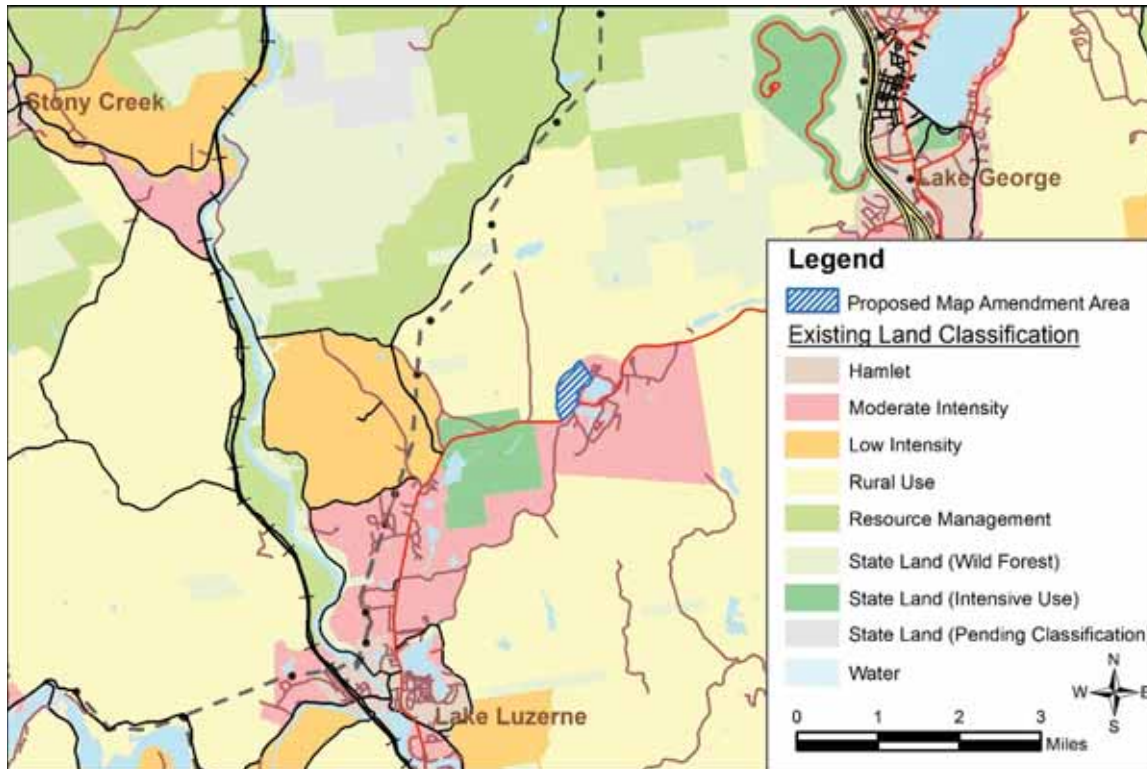


Figure 3. Map showing the Proposed Map Amendment Area and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

Existing Land Use and Development

The Proposed Map Amendment Area has approximately 1,300 feet of road frontage along NYS Route 9N, a hard-surfaced State-maintained highway. NYS Route 9N intersects with Interstate 87 approximately 5 miles to the northeast. The Proposed Map Amendment Area also has approximately 2,300 feet of road frontage along Hidden Valley Road, a hard-surfaced town road that intersects with NYS Route 9N in two locations, forming a loop around Lake Vanare. Figure 4 is a map showing the roads in the vicinity of the Proposed Map Amendment Area.

There are no public sewer or water facilities available to Proposed Map Amendment Area. Electric and telephone lines run along NYS Route 9N and Hidden Valley Road.

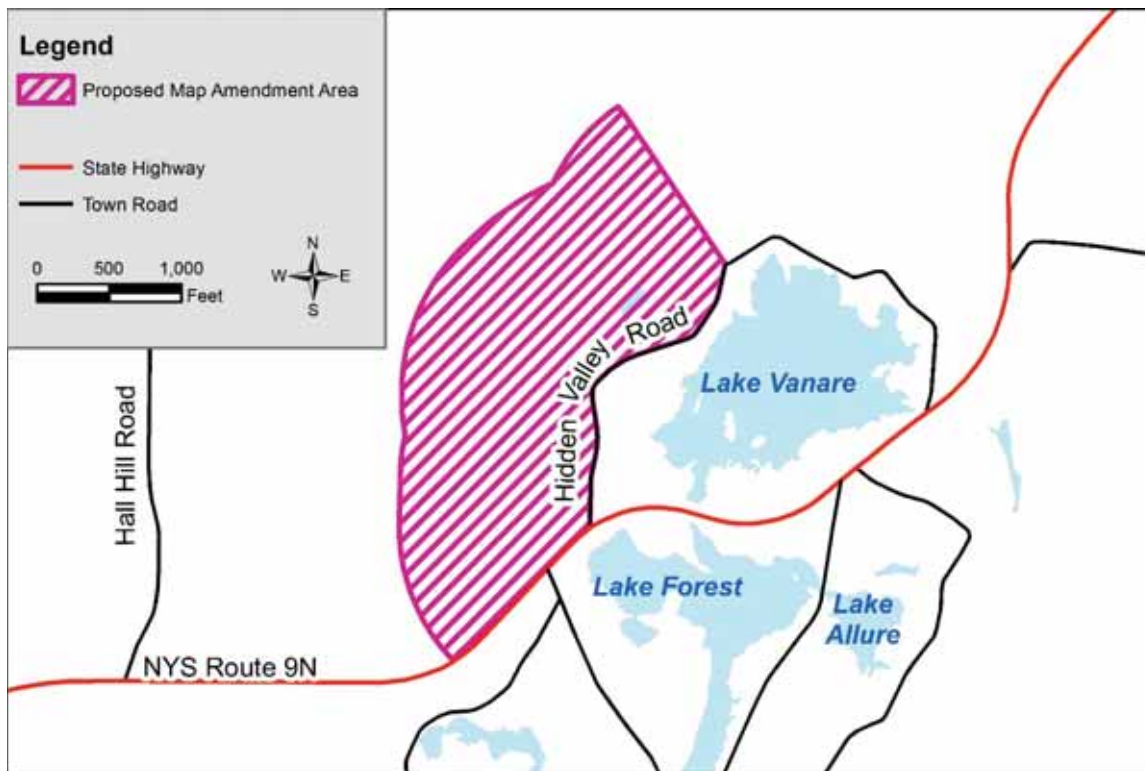


Figure 4. Map showing the roads in and around the Proposed Map Amendment Area.

Figure 5 shows the existing land use in and around the Proposed Map Amendment Area according to Warren County Office of Real Property Tax Service and New York State Office of Real Property Services (ORPS). According to data obtained from the County and ORPS, the requested map amendment area consists of all or a portion of three commercial parcels, three residential parcels, two recreation and entertainment parcels, five vacant parcels, and one private forest lands parcel. Table 2 contains a list of parcels within the Proposed Map Amendment Area, the acreage affected by the proposal, and existing use according to County tax parcel data.

Fire and rescue services are furnished by the Luzerne-Hadley Fire Department. Police protection is available from Warren County Sheriff Department and New York State Police, both located in Queensbury, approximately 14 miles from the Proposed Map Amendment Area.

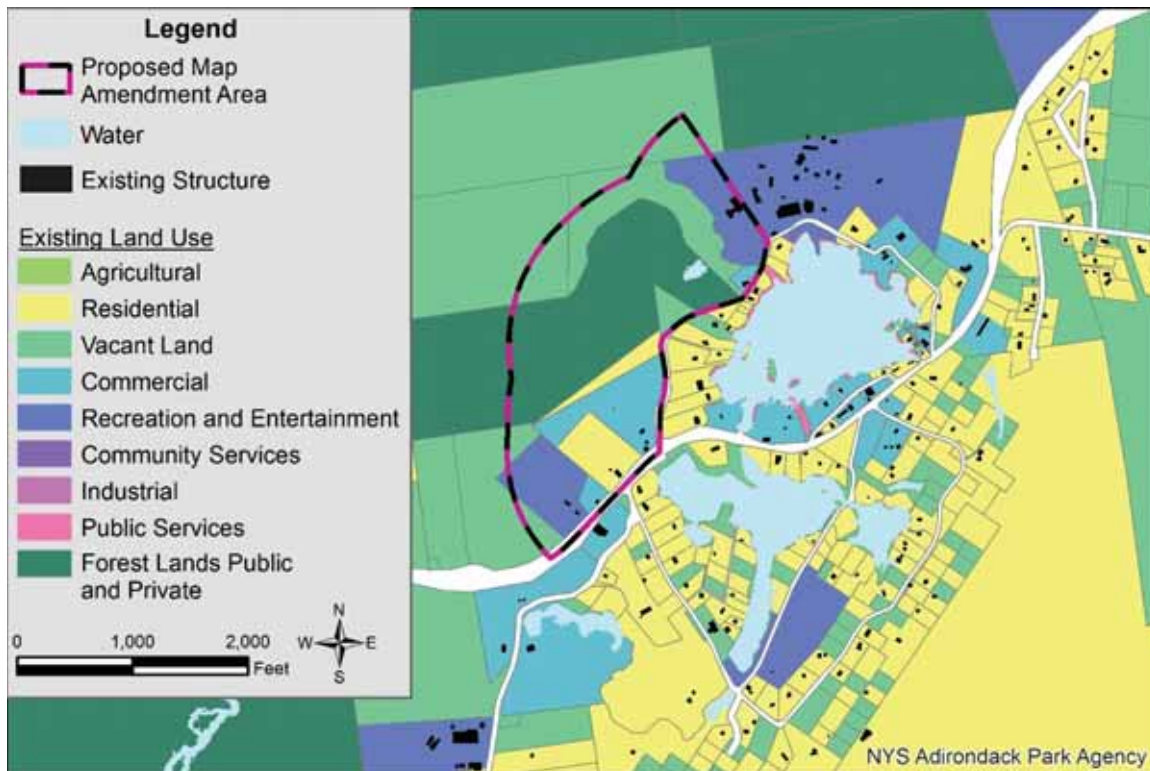


Figure 5. Map showing the existing land use according to the Warren County property tax map data for the Proposed Map Amendment Area and surrounding area.

Lot	Acres within Map Amendment Area	Existing Land Use Category	
286.-1-31.2	8.5*	Recreation & Entertainment	(Camping Facilities)
286.-1-30	3.0*	Vacant	(Residential Vacant Land Over 10 Acres)
286.-1-32	1.13	Commercial	(Camps, Cottages, Bungalows)
286.-1-33	5.78	Residential	(One Family Year-Round Residence)
286.-1-34	9.94	Commercial	(One Story Small Structure)
286.-1-35	2.77	Residential	(Seasonal Residence)
286.-1-18	40.1*	Private Wild and Forest Lands	(Private Wild and Forest Lands)
286.-1-36	1.65	Vacant	(Residential Vacant Land)
286.-1-14	4.5*	Vacant	(Residential Vacant Land Over 10 Acres)
286.-1-37	12.4*	Vacant	(Residential Vacant Land Over 10 Acres)
286.-1-38	0.5	Commercial	(Apartments)
286.7-1-1	0.02*	Residential	(One Family Year-Round Residence)
286.-1-39	8.4*	Recreation & Entertainment	(Camps)
286.-1-12	3.0*	Vacant	(Residential Vacant Land Over 10 Acres)

Table 2. List of parcels within the Proposed Map Amendment Area, acreage, and existing use according to County tax parcel data. * Only a portion of these parcels area located within the Proposed Map Amendment Area.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified eight soil map units within the Proposed Map Amendment Area. These soil map units are predominately comprised of Bice and Hinkley series, and Plainfield series which together make up 83% of the area. Figure 6 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 3 is a list of the soil map units in the Proposed Map Amendment Area, the acreage and percentages of each and their expected suitability for on-site wastewater treatment systems.

Bice series makes up approximately 45% if the area and consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Hinkley series makes up 20% of the area and consists of sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Hinckley-Plainfield complex makes up 18% of the area and consists of approximately 45% Hinckley soils (see description above) and 35% Plainfield soils, with minor inclusions of other soil types. The Plainfield component consists of sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

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 septic effluent. Under the correct conditions, dry, well-drained soils, such as sand and gravel deposits, result in dry basements and properly functioning septic systems. Approximately 73% of the Proposed Map Amendment area contains soils that are expected to pose few limitations for on-site wastewater treatment systems.

The Soil Survey mapped 13.7 acres of the Proposed Map Amendment Areas as water, which appears to be a seasonally ponded portion of a wetland. (see Wetlands section below).

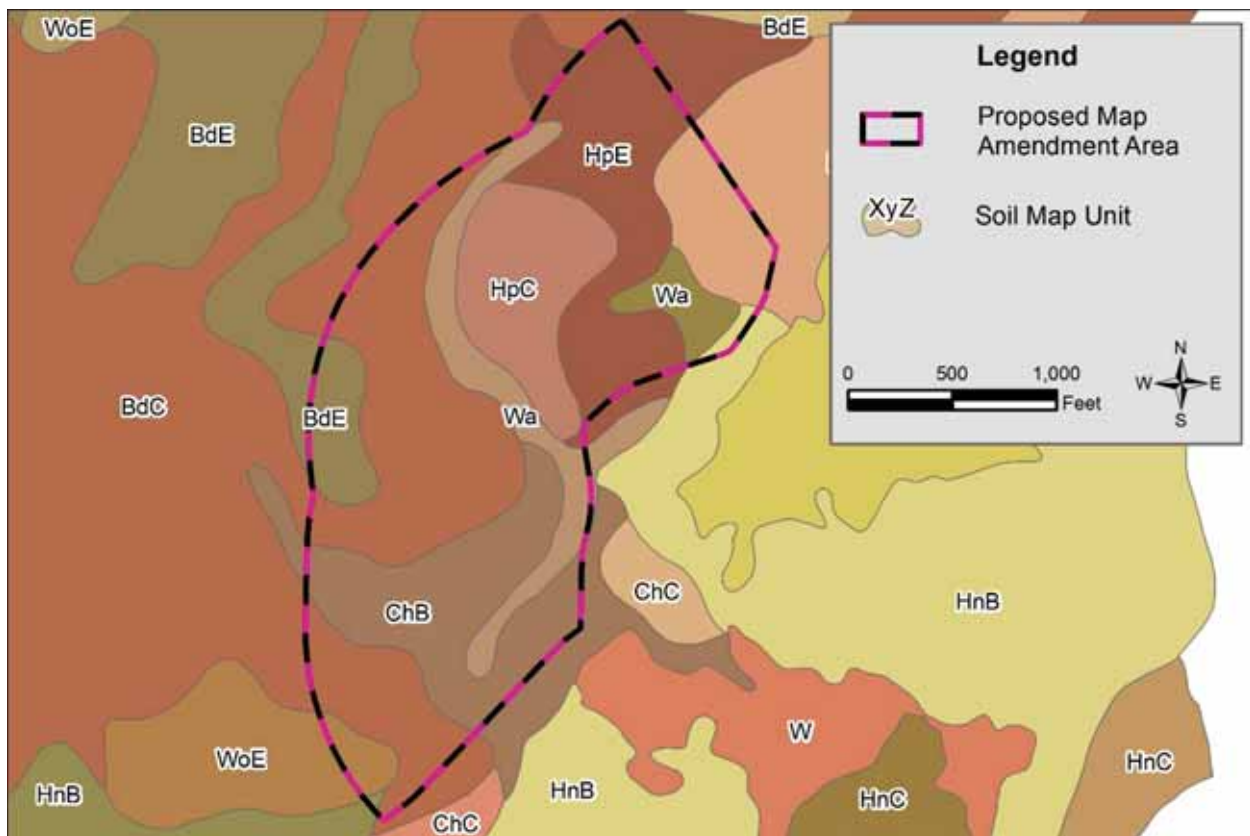


Figure 6. Map showing the Proposed Map Amendment Area and Warren County Soil Survey data.

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Total Acres of in Proposed Amendment Area	% of Area
BdC	Bice very bouldery fine sandy loam, sloping	few	29.7	28%
BdE	Bice very bouldery fine sandy loam, steep	few	18.3	17%
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	few	18.2	17%
HpE	Hinckley-Plainfield complex, steep	severe	13.0	12%
Wa	Water	N/A	13.7	13%
HpC	Hinckley-Plainfield complex, sloping	few	6.6	6%
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	few	3.3	3%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	few	1.8	2%
WoE	Woodstock-Rock outcrop complex, steep	severe	0.6	1%

Table 3. Soils within the Proposed Map Amendment Area

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

Topography

The topography of the Proposed Map Amendment Area consists primarily of low to moderate slopes, with 98% of the area containing slopes under 15%. Generally, slopes under 15% can support relatively intense level of development. Elevation in the Proposed Map Amendment Area ranges from approximately 720 feet to 840 feet above sea level, a gain of 120 feet. Figure 7 is a map showing the slopes in the area. Table 4 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

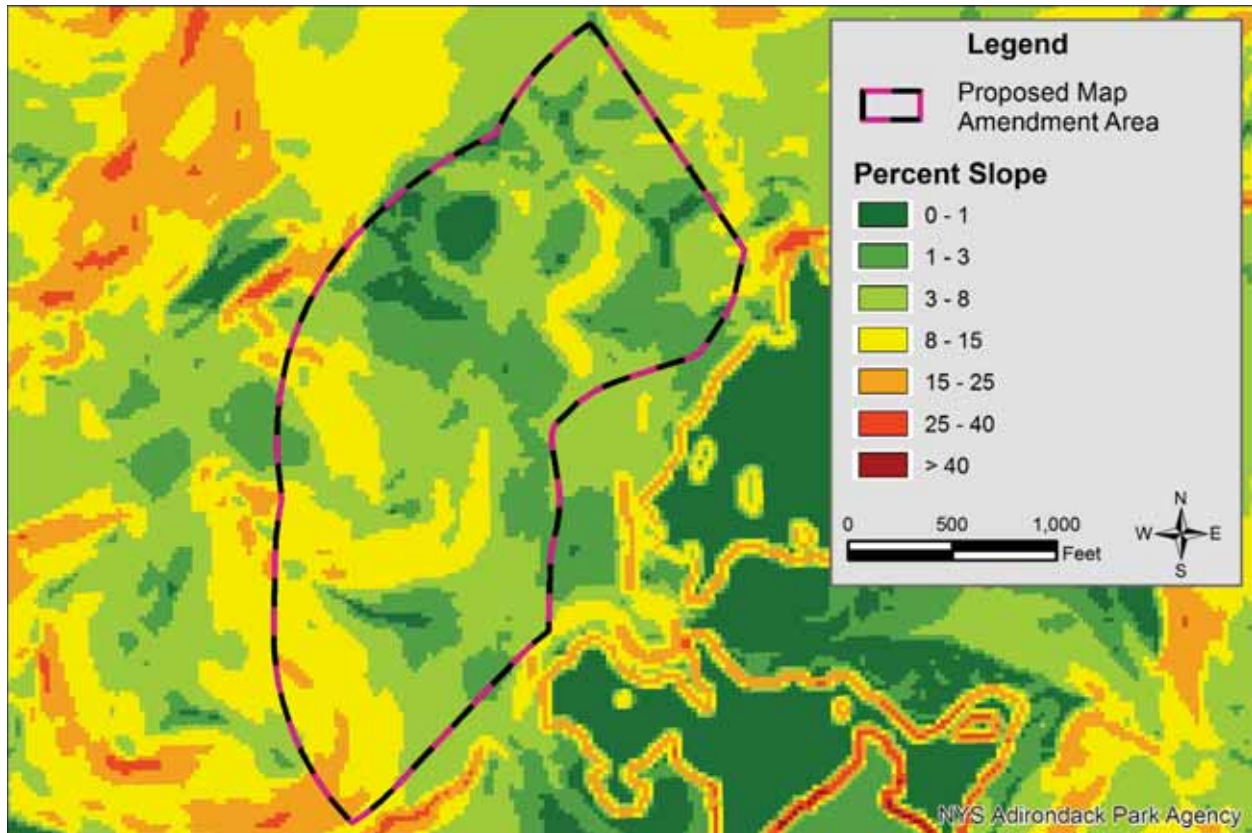


Figure 7. Slopes within the Proposed Map Amendment Area

Slope Range	Land Use Implications	Total Acres of in Proposed Amendment Area	% of Area
Low/Moderate Slopes (0-15%)	These 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.	103	98%
Steep Slopes (16-25%)	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.	2	2%
Sever Slopes (25%+)	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.	0	0%

Table 4. Slopes within the Proposed Map Amendment Area

Water Resources

The major hydrological feature in the Proposed Map Amendment Area is an unnamed stream in the northern portion of the area. This stream is classified as a C(t) stream, which indicates that its best use is for fishing and it may support a trout population. Figure 8 is a map showing the location of this stream.

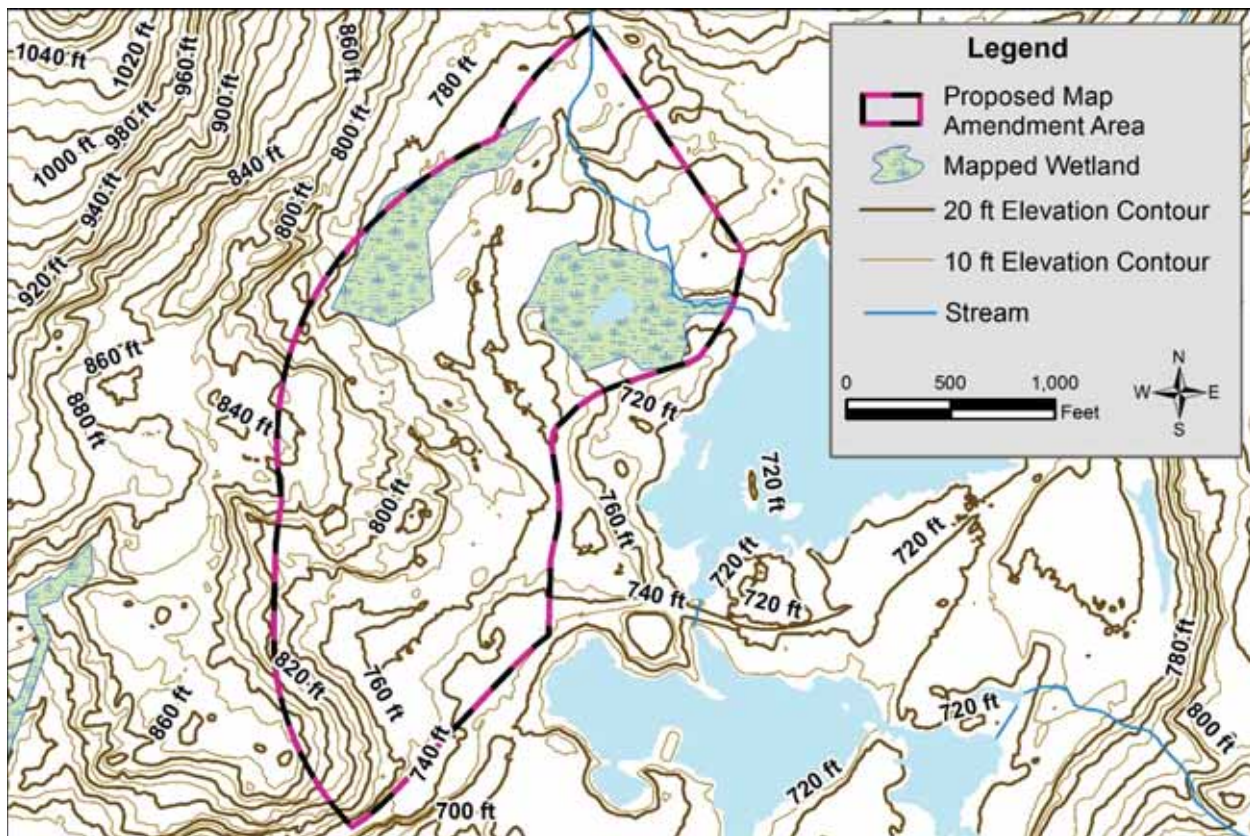


Figure 8. Map showing the Proposed Map Amendment Area, topography, wetlands mapped by aerial imagery interpretations, and waterbodies.

The Proposed Map Amendment Area is situated near the approximately 40-acre Lake Vanare and the approximately 25-acre Lake Forest. Lake Vanare is located approximately 200 feet down stream of the Proposed Map Amendment Area. The Proposed Map Amendment Area is also adjacent to a mapped aquifer. Figure 9 shows the Proposed Map Amendment Area and this aquifer.

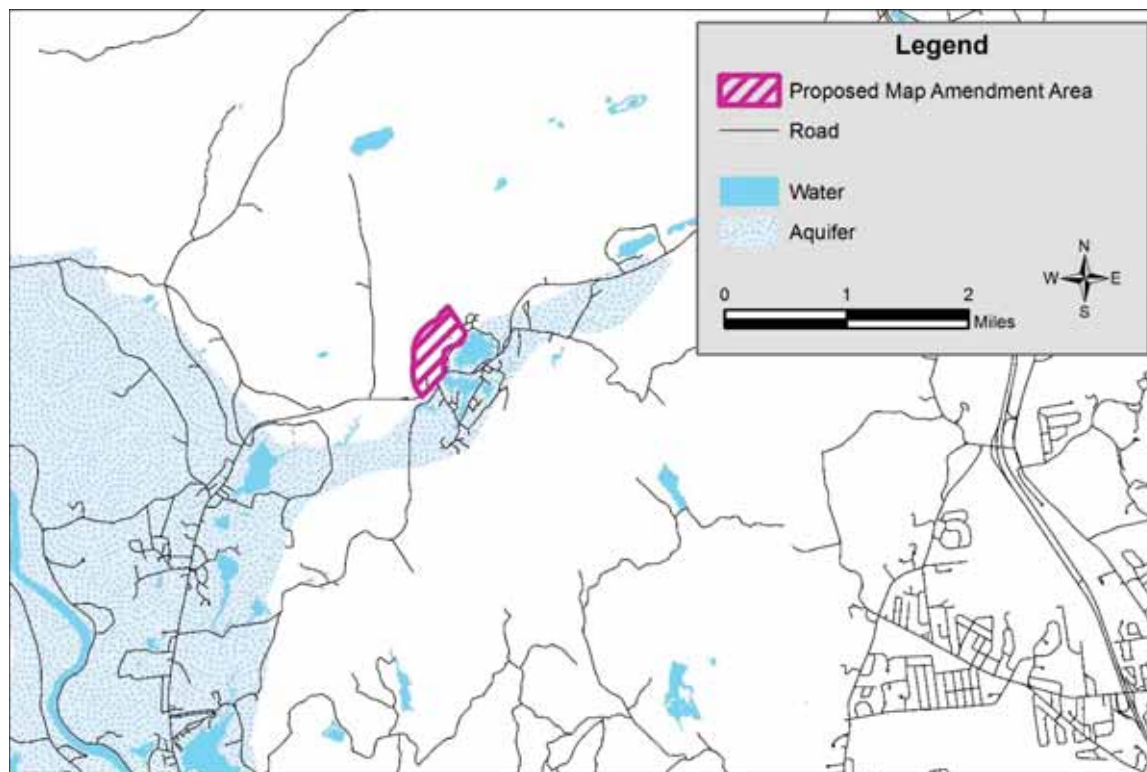


Figure 9. Map showing the Proposed Map Amendment Area and a mapped aquifer.

Wetlands

Interpretation of recent aerial imagery indicates that there are two wetlands in the Proposed Map Amendment Area. The larger wetland area is approximately 8.5 acres in size and located along the unnamed classified stream. The second wetland is approximately 7 acres in size. Figure 8 shows the mapped wetlands in the Proposed Map Amendment Area.

Critical Environmental Areas

Lands currently classified as Rural Use are within 150 feet of a State highway right-of-way and the two wetland areas are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act. A portion of the *Proposed Map Amendment Area* is within this highway CEA. These Critical Environmental Areas are not Critical Environmental Areas pursuant to 6 NYCRR 617.14(g). There are no highway CEA's for areas classified as Moderate Intensity Use, the proposed classification.

Biological Resources

There are no known instances of rare threatened or endangered species in the Proposed Map Amendment Area. Approximately 80 acres of the area are within an 11,800-acre area identified "regionally important" forest block by the Wildlife Conservation Society (WCS). WCS identifies these areas due to their size (6,000 acres – 15,000 acres). This forest block is one of 115 regionally important forest blocks identified in the

Adirondack Park. Figure 10 shows the Proposed Map Amendment Areas on a map with these large forest blocks.

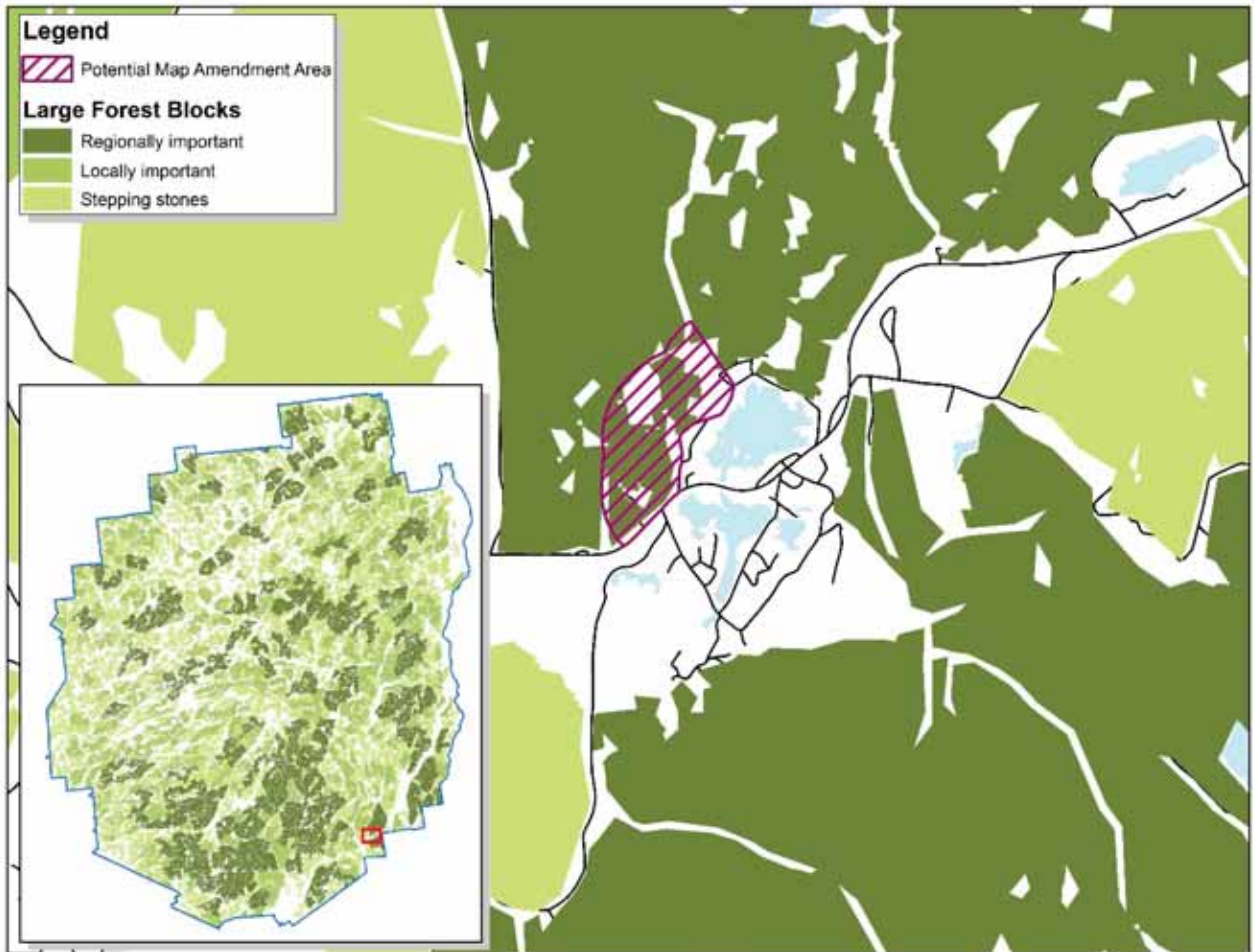


Figure 10. Map showing the Proposed Map Amendment Area and large forest blocks from the Wildlife Conservation Society.

Population Trends

The population of the Town of Lake Luzerne was 3,374 in 2010, an increase of 155 persons (5%) since 2000. Table 5 compares population growth of the Town of Lake Luzerne in both absolute and percentage terms as compared to the five surrounding towns.

Town/Village	Year		Change from 2000-2010	
	2010	2000	Number	Percentage
Queensbury	27,901	25,441	2,460	10%
Corinth	6,531	5,985	546	9%
Lake Luzerne	3,374	3,219	155	5%
Hadley	2,048	1,971	77	4%
Lake George	3,515	3,578	-63	-2%
Warrensburg	4,094	4,255	--161	-4%

Table 5. Population Trends for Lake Luzerne and Surrounding Towns, ranked by rate of growth (Source: U.S. Census Bureau, 2010, 2000 Census)

Potential Impacts of the Action

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. An increase in development can lead to the degradation of habitat and disruption of wildlife movement patterns. The pollution of surface waters can also degrade wildlife habitat.

The proposed reclassification also has the potential to result in a loss of existing open space and natural vegetation, with associated adverse impacts upon wildlife. The area contains approximately 80 acres of an 11,900-acre forest block. Large forest blocks provide habitat to area-sensitive species and are more resilient to large-scale disturbances which maintain forest health over time. The proposed action will not authorize a specific development project but will allow a higher intensity of development. The magnitude of the future impacts is unknown at this time.

Impacts to water resources

The proposed action may lead to adverse impacts to surface and groundwater quality. This area contains a protected stream as classified by New York State Department of Environmental Conservation. Lake Vanare is located approximately 200 feet down

stream of the of the Proposed Map Amendment Area and the area is adjacent to a mapped aquifer.

The Proposed Map Amendment Area is not served by municipal sewer facilities. One of the most important natural characteristics in determining the potential for development of land without access to municipal 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, on appropriate slopes typically result in properly functioning septic systems. Soils with shallow depth to the water table or bedrock do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Approximately 77 acres, or 73% of the Proposed Map Amendment Area, are expected to have adequate soil and slope conditions to support on-site wastewater treatment systems.

Development at intensities permitted by Moderate Intensity Use can increase nutrient levels and contamination of adjacent waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Surface water resources could be affected by activities which tend to disturb and remove stabilizing vegetation resulting in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas, and increase flooding potential. The magnitude of the impacts will depend on future development that would result from the proposed action, which is unknown at this time.

Adverse environmental impacts that cannot be avoided

Reclassification to a new land use area classification itself does not create environmental impacts. However, the development that could result may create impacts as outlined above and as specified in the FGEIS. Amendments which permit more development may lead to increased adverse environmental effects. However, the resource's tolerance and value determine the significance of these impacts. These effects can be mitigated by State and local permit requirements or mitigation measures identified in the discussion of alternatives.

Irreversible and irretrievable commitments of environmental resources

Subdivision of land to smaller lots and the creation of individual building sites is a commitment of land resources. An amendment to a less restrictive classification may facilitate such commitment of resources. To the extent that development occurs as a result of a map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources. These potential environmental impacts are described above.

Growth-inducing aspects

The area is presently classified Rural Use on the Official Adirondack Park Land Use and Development Plan Map. As stated above, the statutory “overall intensity guidelines” for Rural Use allows one principal building for every 8.5 acres, while Moderate Intensity Use areas allows one principal building for every 1.3 acres. 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 Lake Luzerne)

If the map amendment is approved, the 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.

Impacts of the proposed action on the 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.

Impacts of the proposed action on solid waste management

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 impacts.

Impacts of the proposed action of historic resources

The proposed map amendment will not cause any change in the quality of “registered”, “eligible”, or “inventoried” properties for the purposes of implementing Section 14.09 of the New York State Historic Preservation Act of 1980.

Alternative Actions

There are three alternative actions that could be considered:

A. No Action

One alternative action is “no action” or denial of the request. The Agency may determine that the current classification is appropriate for the area under consideration for a map amendment. A failure to approve any change would preserve the present pattern of regulatory control. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative regional boundaries

The redefinition of the Proposed Map Amendment Areas along alternative regional boundaries could be employed. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concern. There are areas within Proposed Map Amendment Area that pose severe limitations for development, but these limiting features are not in locations where an alternative geographic configuration would be advantageous.

C. Alternative classifications

The Proposed Map Amendment area is currently classified as Rural Use and the proposal is to reclassify it as Moderate Intensity Use. Low Intensity Use is an alternative, intermediate classification that could be considered. There are no Low intensity Use areas contiguous to proposed reclassification area. The Proposed Map Amendment Area is defined by regional boundaries and could possibly be reclassified as a separate Low Intensity Use area if it was determined that the area does not meet the criteria for Moderate Intensity Use but does meet the criteria for Low Intensity Use. However, this action would not accomplish the applicant’s objective of classifying this area consistent with the adjacent lands.

Measures to Mitigate Potential Adverse Environmental Effects

Application of Statutory Criteria

The statutory criteria for map amendments balance the various physical, biological, and public resource considerations and provide development opportunities in areas with tolerant resources, thereby protecting the public interest.

Sensitive or intolerant natural or public resources are generally found in the more restrictive land use areas (Rural Use and Resource Management). There the resources are protected by lower permitted densities, a greater possibility of projects being reviewed, and more rigorous shoreline setback and lot width standards. A greater number of development opportunities are provided in and around the Hamlet areas where services exist and in areas with natural resource characteristics (e.g., slight

slopes) are economically conducive to development. In these counterpoint areas lower development costs, higher permitted densities, and less strict standards guide development to these areas.

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 Warren 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
- Warren 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
- NYS DEC Environmental Mapper
- Large Intact Forest Block GIS data, Wildlife Conservation Society

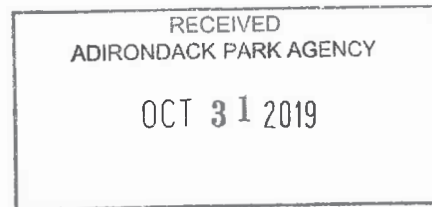
APPENDIX A

MAP AMENDMENT APPLICATION

Town of Lake Luzerne
539 Lake Avenue
Lake Luzerne, NY 12846

October 21, 2019

Matthew Kendall
Environmental Program Specialist
(Natural Resources)
NYS Adirondack Park Agency
PO Box 99
1133 NYS Route 86
Ray Brook, NY 12977



Dear Mr Kendall,

Attached please find a proposal to amend the Official Adirondack Park Land Use and Development Map in the area of Hidden Valley Road in the Town of Lake Luzerne, NY.

The area described is basically an extension of the "moderate intensity" land use which follows along a ¼ mile setback along Hidden Valley Road then simply ends. This proposal would extend that setback the rest of the way along Hidden Valley Road until it meets with NY Route 9N.

We appreciate the guidance which we have received from the Agency as we have been developing this proposal. We look forward to continuing working with you to reach a satisfactory outcome to our proposal.

Very truly yours,



Gene Merlino
Lake Luzerne Town Supervisor

TOWN OF LAKE LUZERNE
RESOLUTION 93 OF 2019

A RESOLUTION SUPPORTING AN APPLICATION FOR AN AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP. WHEREAS, IT HAS COME TO THE ATTENTION OF THE TOWN BOARD THAT THE TOWN OF LAKE LUZERNE WOULD BENEFIT ECONOMICALLY IF THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP WERE TO BE AMENDED SUCH THAT CERTAIN PARCELS OF LAND COULD BE UTILIZED IN A MORE BENEFICIAL MANNER; AND

WHEREAS, SUCH PARCELS, DESIGNATED AS TAX MAP NUMBERS 286.-1-18, 286.-1-30, 286.-1-31.2, 286.-1-33, 286.-1-34, 286.-1-35, 286.-1-36, 286.1-37, 286.-1.38 AND 286.-1-39 ARE CURRENTLY CLASSIFIED ON THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP AS LOW INTENSITY; AND

WHEREAS, IT WOULD BE ECONOMICALLY BENEFICIAL TO THE TOWN IF THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP WERE TO BE AMENDED SUCH THAT THE AFORESAID PARCELS WOULD BE CLASSIFIED ON SUCH MAP AS MODERATE INTENSITY; AND

WHEREAS, AN APPLICATION BY THE TOWN OF LAKE LUZERNE FOR SUCH AN AMENDMENT HAS BEEN PREPARED AND IS BEING SUBMITTED TO THE ADIRONDACK PARK AGENCY; AND

WHEREAS, THE TOWN BOARD OF THE TOWN OF LAKE LUZERNE SUPPORTS THE APPROVAL BY THE ADIRONDACK PARK AGENCY OF SUCH APPLICATION.

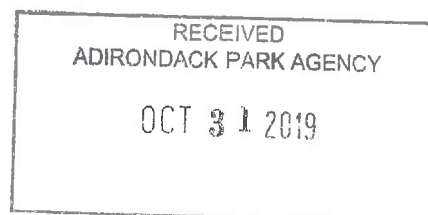
NOW THEREFORE BE IT RESOLVED THAT THE TOWN BOARD OF THE TOWN OF LAKE LUZERNE HEREBY REQUESTS THAT SUCH AMENDMENT BE APPROVED.

WHEREUPON, THE RESOLUTION WAS PUT TO A VOTE, RECORDED AS FOLLOWS:
AYES 3, NAYES 0, ABSTENTIONS 0

SO APPROVED


TOWN CLERK, TOWN OF LAKE LUZERNE

DATED: OCTOBER 21, 2019



MA No. _____
(to be completed by 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.

PART C (to be filled out by all applicants)

1. GENERAL DESCRIPTION OF LAND

A. Town Lake Luzerne
County Warren
Village _____

B. What is the size of the parcel to be considered? 104.1 acres

Yellow (Rural Use) Current Land Use area classification(s)

Red (Moderate Use) Requested classification(s)

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

No known history

3. A. Tax Map Description

286
Map(Section) _____

Block 1 _____

Parcel(s) 39, 38, 37, 36, 35, 34, 33, 32, 31.2, 30, 18

B. Has this property been a part of any previous agency permit, letter of non-jurisdiction, map amendment or enforcement action?

Yes _____ No X _____

if yes, number and date of permit

Date of non-jurisdiction letter

Map Amendment number

Enforcement File Number

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 _____

Address _____

_____ Telephone _____

_____ Cell Phone _____

2. APPLICANT'S REPRESENTATIVE

Name _____

Address _____

_____ Telephone _____

_____ Cell Phone _____

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

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

Not Applicable

PART B (to be filled out only if a local government is applicant or co-applicant)

1. LEGISLATIVE BODY OF LOCAL GOVERNMENT

Supervisor

Gene Merlino

Address

Town of Lake Luzerne

Lake Avenue

Lake Luzerne, NY 12846

518-696-2711 Town Office

518-361-2404 Cell Phone

2. APPLICANT'S REPRESENTATIVE

Name

Robert Regan, Esq

Address

81 Grant Ave

Glens Falls, NY 12801

518-321-6071

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

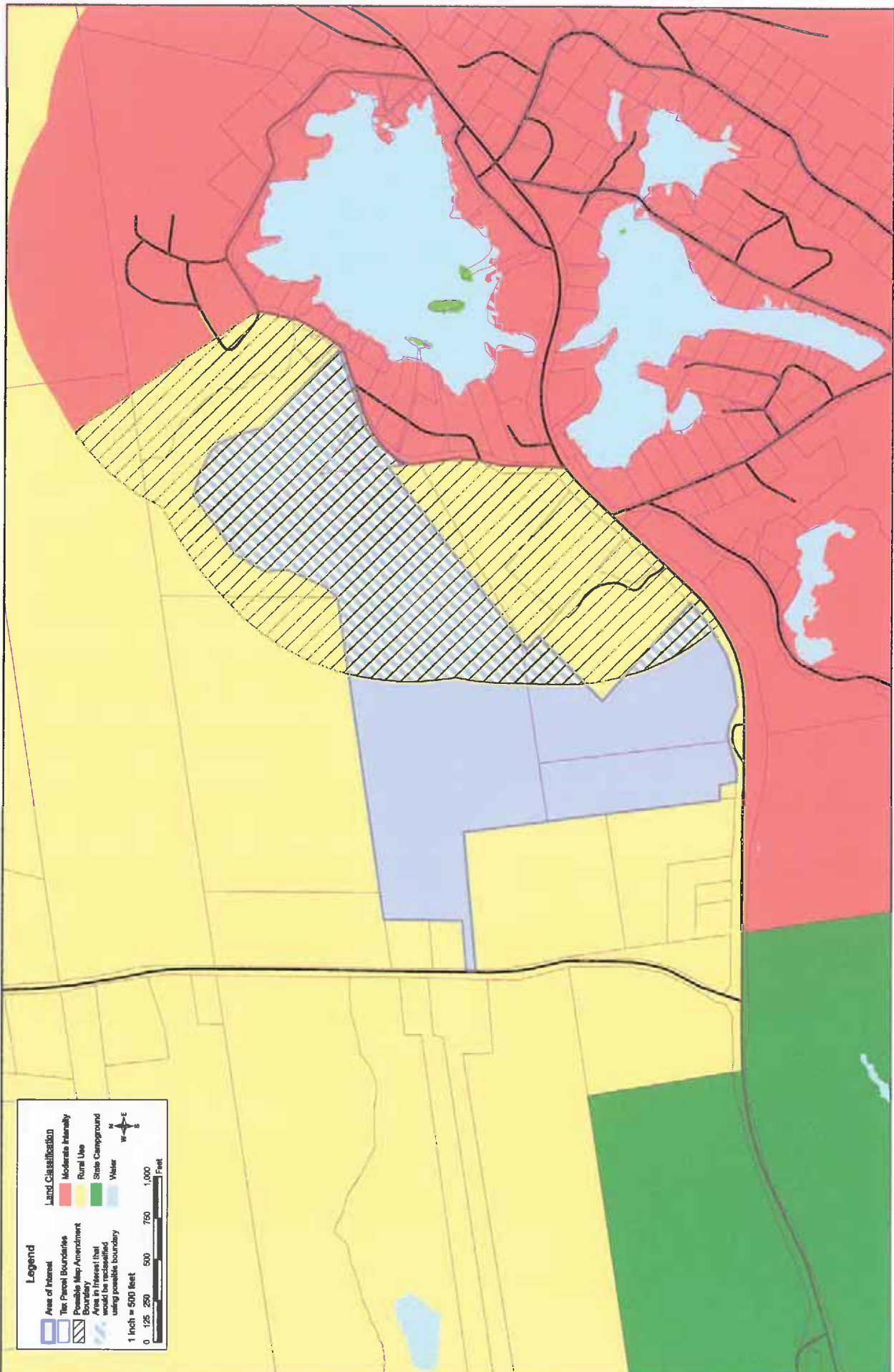
Part B.4. Landowner List:

Within Reclassification Area:


- 286.-1-37 C R Wood Foundation, PO Box 511, Lake George, NY 12846
286.-1-38 Hidden Valley Road LLC, 77 Hidden Valley Rd, Lake Luzerne, NY 12846
NOTE: a small (approx ¼ acre) parcel on this side of Hidden Valley Rd belongs to Flanagan on the opposite side of the road.
286.-1-18 Thomas Reed, 10 Forest Lake Rd, Lake Luzerne, NY 12846
286.-1-30 “
286.-1-36 “
286.-1-35 Richard & Ruth Pavone, 836 riverside, dr, Fairfield, CT 06824
286.-1-34 Eric Hammel, 1289 Lake Ave, Lake Luzerne, NY 12846
286.-1-33 Francis & Sharon Hurley, 1275 Lake Ave, Lake Luzerne, NY 12846
286.-1-32 Michelle & James Finamore, 1263 Lake Ave, Lake Luzerne, NY 12846
286.-1-31.2 Magliato Realty LLC, 85 Perkinsville Rd, Highland, NY 12528

Nearby Reclassification Area:

- 286.15-1-28 Gorman Ruggiero, 1070 Washington Ave, Wycombe, PA 18980
268.11-1-8 1256 Lake Ave LLC, 3210 Lakeshore Dr, Lake George, NY 12845
286.11-1-7 Town of Lake Luzerne
286.11-1-27 Neil Rotman, 1280 Lake Ave, Lake Luzerne, NY 12846
286.11-1-26 “
286.11-1-25 Daniel J Slovak, 1312 Lake Ave, Lake Luzerne, NY 12846
286.11-1-17 Sandra & Frederick Sayyeau, 12 Pine Top Dr, Lake Luzerne, NY 12846
286.11-1-16 Gertrude Van Name, 1 Hidden Valley Rd, Lake Luzerne, NY 12846.
286.11-1-15 Shawn Penrose, 44 Wall St-4th floor, New York, NY 10005
286.11-1-14 Michael Mattiace, 316 Oak St, So Hempstead, NY 11550
286.11-1-12 Walter & Seija Frederickson, 164 Thornycraft Ave, Staten Island, NY 10312
286.11-1-11 McCullough Trustees, 38 Ridgewood Dr, Lake Luzerne, NY 12846
286.11-1-9 John & Ellen Lyons, 1 Wilda Lane, Waltwick, NJ 07463
286.7-1-4 Sandra Rose Ebare, 64 Hidden Valley Rd, Lake Luzerne, NY 12846
286.7-1-2 Barbara Moeller Trust, 78 Hidden Valley Rd, Lake Luzerne, NY 12846
286.7-1-1 Edward & Arlene Flanagan, 401 Ballston Rd, Scotia, NY 12302



Legend

	Area of Interest	Land Classification
	The Parcel Boundaries	 Moderate Intensity
	Possible Map Amendment Boundary	 Rural Use
	Area in Interest that would be reclassified using possible boundary	 State Campground
		 Water

1 inch = 500 feet

0 125 250 500 750 1,000 Feet

N
E
W
S

AREA BEING REQUESTED FOR RECLASSIFICATION, FROM THE LATEST COMPLETED TAX ASSIGNMENT ROLL

19-146

October 16, 2019

Suggested description of lands to be rezoned for rural use to moderate intensity.

All that certain piece of parcel of land situate, lying and being in the Town of Lake Luzerne, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point marking the center line intersection of NYS Rte. 9N and Hidden Valley Road; thence running in a southwesterly direction along the center line of Rte. 9N, 1320.00 feet to a point; thence running in a northerly and easterly direction to and through the lands of tax parcels 286-1-30, 286-1-31.2, 286-1-18, 286-1-14, 286-1-37, and 286-1-12, and at all points 1320.00 feet westerly of the center line of Hidden Valley Road, a distance of 4556.00 feet more or less to a point in the westerly bounds of the existing moderate intensity use zone; thence running in a southeasterly direction along the existing westerly bounds of the moderate intensity use zone, a distance of 1320.00 feet to a point in the center line of Hidden Valley Road; thence running in a southerly and westerly direction along the center line of Hidden Valley Road, 2322.00 feet more or less to the place and point of beginning, containing 104.1 acres of land to be the same more or less.

Bearings in the above description refer to grid North.

SUBJECT to easements of record.

Van Dusen & Steves
Land Surveyors
NYS Lic. # 50135

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.

Map provided by Warren County Real Property staff

4. SPECIFIC INFORMATION MUST BE PROVIDED IF APPLICABLE

A. Public infrastructure¹

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

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

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.

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.

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.

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.

G. ✓ Agriculture District

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.

H. ✓ Wetlands

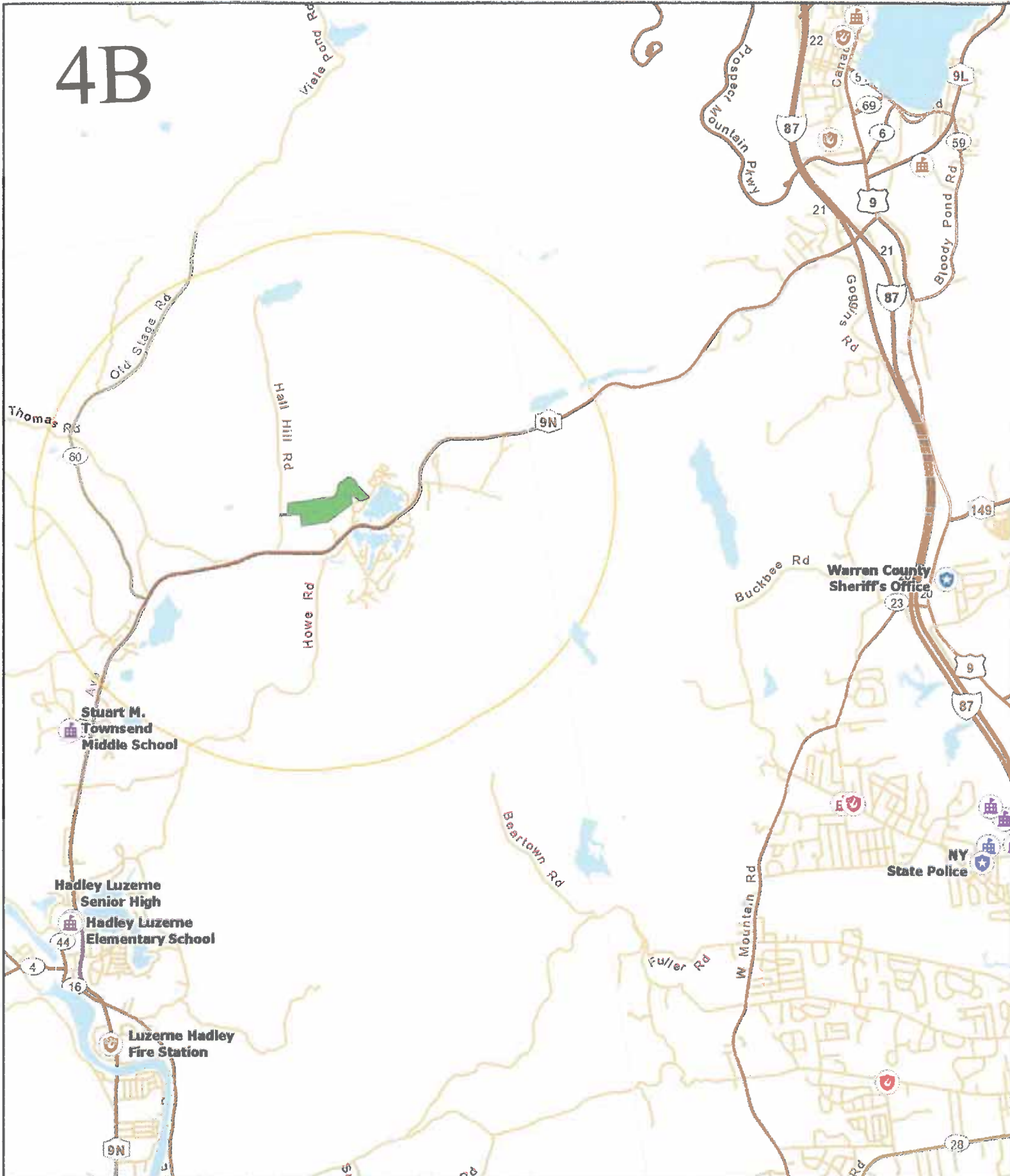
In counties with Official Freshwater Wetland Maps (Hamilton, Warren, Essex, Clinton, Lewis and Oneida), attach a copy of the Official Freshwater Wetlands Map with the parcel(s) requested for reclassification. This information may be obtained from the County Clerk's office or by contacting the Agency.

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

SECTION 4 – A.P.A. Application for Amendment

- A. Public Infrastructure: There are no public water or sewer lines in this area
- B. Public Service: Map created by Warren County GIS shows all points of interestw
- C. Existing Development: Tax Maps created by Warren County Real Property maps staff
- D. Soils Information: Map and soils descriptions provided by Dean L Moore, Sr, District Technician, Warren County Soil & Water Conservation District, 394 Schroon River Road, Warrensburg, NY 12885. There are 14 pages (many 2 sided) describing 9 soil descriptions.
- E. Topography and Water Resources: Map provided by Dean Moore (as above)
- F. Flood Hazard: Map provided by Jim Lieberum CPESC, District Manager & County Hazard Mitigation, Warren County Soil & Water Conservation District, 394 Schroon River Road, Warrensburg, NY 12885
- G. Agriculture District: There is no agricultural district. Listing of NY Agricultural Districts provided by Dr James Seeley, Executive Director, Cornell Cooperative Extension Warren County, 377 Schroon River Road, Warrensburg, NY 12885.
- H. Wetlands: Map provided by Jim Lieberum (as above)

4B

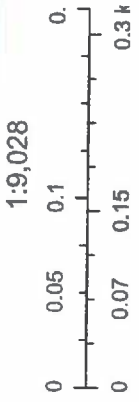
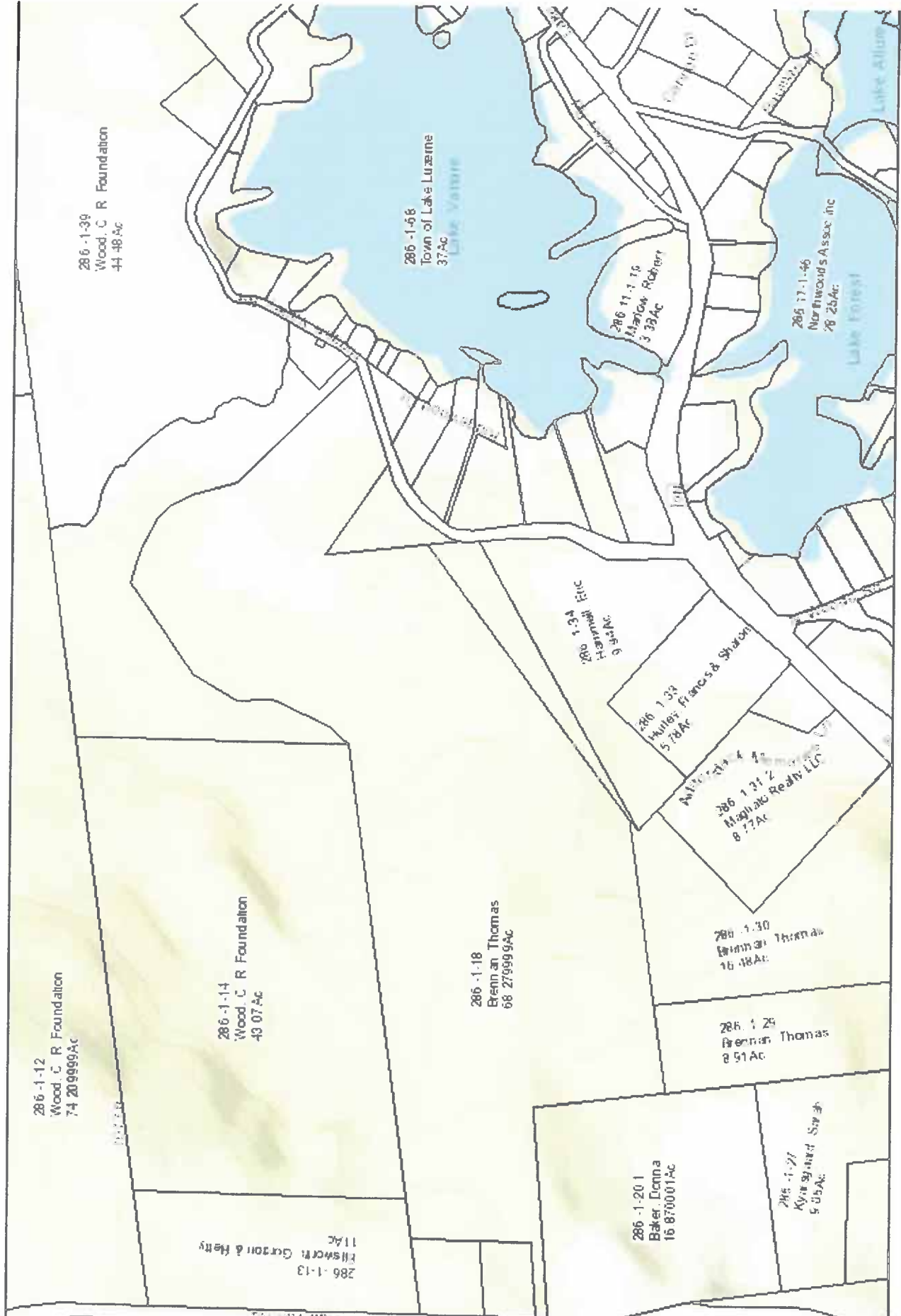


- Police Stations
- Schools
- Parcel 286.-1-18
- Fire Stations
- Two Mile Buffer
- Town Boundary

1" = 1 mile

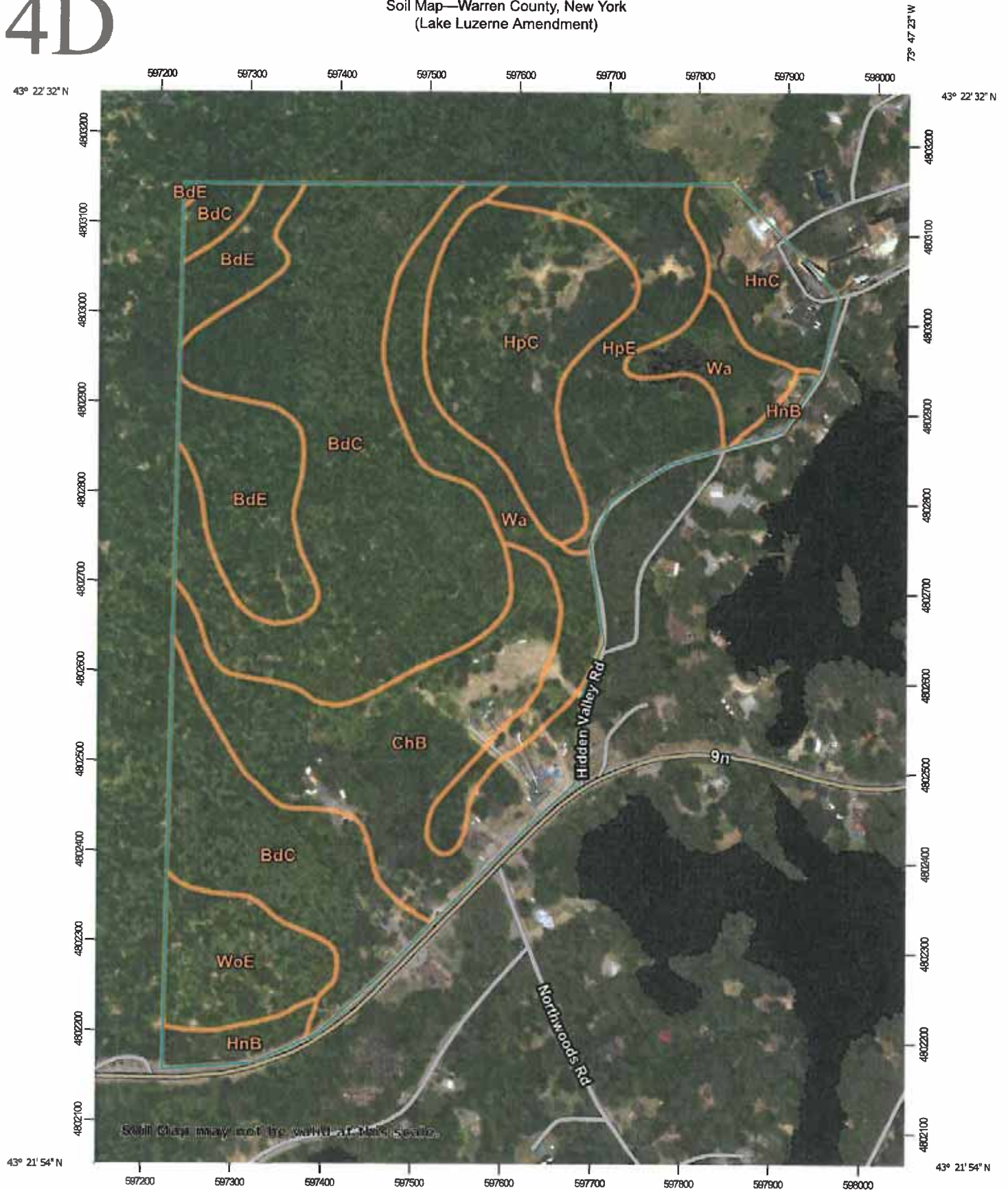
286.-1-18

prepared by Warren County GIS
September 2019



4D

Soil Map—Warren County, New York (Lake Luzerne Amendment)



Map Scale: 1:5,810 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/18/2019
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 10, 2015—Mar 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdC	Bice very bouldery fine sandy loam, sloping	40.8	34.8%
BdE	Bice very bouldery fine sandy loam, steep	9.5	8.1%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	18.7	16.0%
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	2.3	2.0%
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	5.0	4.2%
HpC	Hinckley-Plainfield complex, sloping	13.0	11.0%
HpE	Hinckley-Plainfield complex, steep	10.7	9.1%
Wa	Wareham loamy sand	11.6	9.9%
WoE	Woodstock-Rock outcrop complex, steep	5.8	4.9%
Totals for Area of Interest		117.3	100.0%

Warren County, New York

BdC—Bice very bouldery fine sandy loam, sloping

Map Unit Setting

National map unit symbol: 9xw2
Elevation: 800 to 1,800 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bice and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bice

Setting

Landform: Ridges, hills, till plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from granite and gneiss with variable components of sandstone and shale

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
H2 - 2 to 5 inches: fine sandy loam
H3 - 5 to 24 inches: fine sandy loam
H4 - 24 to 60 inches: fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Schroon

Percent of map unit: 5 percent
Hydric soil rating: No

Lyme

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Stowe

Percent of map unit: 4 percent
Hydric soil rating: No

Woodstock

Percent of map unit: 4 percent
Hydric soil rating: No

Plainfield

Percent of map unit: 4 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 16, Sep 24, 2016

Warren County, New York

BdE—Bice very bouldery fine sandy loam, steep

Map Unit Setting

National map unit symbol: 9xw3
Elevation: 800 to 1,800 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bice and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bice

Setting

Landform: Ridges, hills, till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from granite and gneiss with variable components of sandstone and shale

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
H2 - 2 to 5 inches: fine sandy loam
H3 - 5 to 24 inches: fine sandy loam
H4 - 24 to 60 inches: fine sandy loam

Properties and qualities

Slope: 25 to 35 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Schroon

Percent of map unit: 5 percent
Hydric soil rating: No

Lyme

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Stowe

Percent of map unit: 4 percent
Hydric soil rating: No

Woodstock

Percent of map unit: 4 percent
Hydric soil rating: No

Plainfield

Percent of map unit: 4 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 16, Sep 24, 2016

Warren County, New York

ChB—Charlton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wh0n
Elevation: 0 to 1,440 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Sutton

Percent of map unit: 8 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester

Percent of map unit: 1 percent
Landform: Drainageways, depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Chatfield

Percent of map unit: 1 percent
Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HnB—Hinckley cobbly sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9xwv
Elevation: 0 to 1,000 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H2 - 1 to 5 inches: cobbly sandy loam
H3 - 5 to 28 inches: very gravelly loamy sand
H4 - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Palms

Percent of map unit: 5 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 3 percent

Wareham

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Pits, sand, gravel

Percent of map unit: 2 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HnC—Hinckley cobbly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9xww
Elevation: 0 to 1,000 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Terraces, deltas, outwash plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
H₂ - 1 to 5 inches: cobbly sandy loam
H₃ - 5 to 28 inches: very gravelly loamy sand
H₄ - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (K_{sat}):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils

Percent of map unit: 5 percent

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Wareham

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HpC—Hinckley-Plainfield complex, sloping

Map Unit Setting

National map unit symbol: 9xwy
Elevation: 0 to 1,150 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 45 percent
Plainfield and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
H₂ - 1 to 5 inches: cobbly sandy loam
H₃ - 5 to 28 inches: very gravelly loamy sand
H₄ - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (K_{sat}):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

Description of Plainfield

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
H₁ - 1 to 11 inches: loamy sand
H₂ - 11 to 26 inches: sand
H₃ - 26 to 60 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (K_{sat}):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: Yes

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Wareham

Percent of map unit: 2 percent
Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HpE—Hinckley-Plainfield complex, steep

Map Unit Setting

National map unit symbol: 9xwz
Elevation: 0 to 1,150 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 45 percent
Plainfield and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
H₂ - 1 to 5 inches: cobbly sandy loam
H₃ - 5 to 28 inches: very gravelly loamy sand
H₄ - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 25 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (K_{sat}):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Description of Plainfield

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 11 inches: loamy sand
H2 - 11 to 26 inches: sand
H3 - 26 to 60 inches: sand

Properties and qualities

Slope: 25 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel

Percent of map unit: 5 percent
Hydric soil rating: No

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Wareham

Percent of map unit: 2 percent
Landform: Depressions

Warren County, New York

Wa—Wareham loamy sand

Map Unit Setting

National map unit symbol: 9xyc

Elevation: 100 to 1,000 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Wareham, poorly drained, and similar soils: 50 percent

Wareham, somewhat poorly drained, and similar soils: 35 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wareham, Poorly Drained

Setting

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

H1 - 0 to 8 inches: loamy sand

H2 - 8 to 18 inches: loamy fine sand

H3 - 18 to 32 inches: loamy sand

H4 - 32 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Description of Wareham, Somewhat Poorly Drained**Setting**

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

H1 - 0 to 8 inches: loamy sand
H2 - 8 to 18 inches: loamy fine sand
H3 - 18 to 32 inches: loamy sand
H4 - 32 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Hydric soil rating: No

Minor Components**Massena**

Percent of map unit: 4 percent
Hydric soil rating: No

Raynham

Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

Elnora

Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 3 percent
Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 17, Oct 8, 2017

Warren County, New York

WoE—Woodstock-Rock outcrop complex, steep

Map Unit Setting

National map unit symbol: 9xyg
Elevation: 10 to 2,500 feet
Mean annual precipitation: 37 to 50 inches
Mean annual air temperature: 41 to 48 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Woodstock and similar soils: 50 percent
Rock outcrop: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodstock

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from crystalline rock

Typical profile

H1 - 0 to 2 inches: fine sandy loam
H2 - 2 to 18 inches: fine sandy loam
H3 - 18 to 22 inches: bedrock

Properties and qualities

Slope: 25 to 35 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Rock Outcrop

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Depth to restrictive feature: 0 inches to lithic bedrock

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Minor Components

Marlow

Percent of map unit: 3 percent

Hydric soil rating: No

Stowe

Percent of map unit: 3 percent

Hydric soil rating: No

Hermon

Percent of map unit: 3 percent

Hydric soil rating: No

Bice

Percent of map unit: 3 percent

Hydric soil rating: No

Schroon

Percent of map unit: 2 percent

Hydric soil rating: No

Peru

Percent of map unit: 2 percent

Hydric soil rating: No

Lyme

Percent of map unit: 2 percent

Landform: Depressions

Hydric soil rating: Yes

Unnamed soils

Percent of map unit: 2 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York

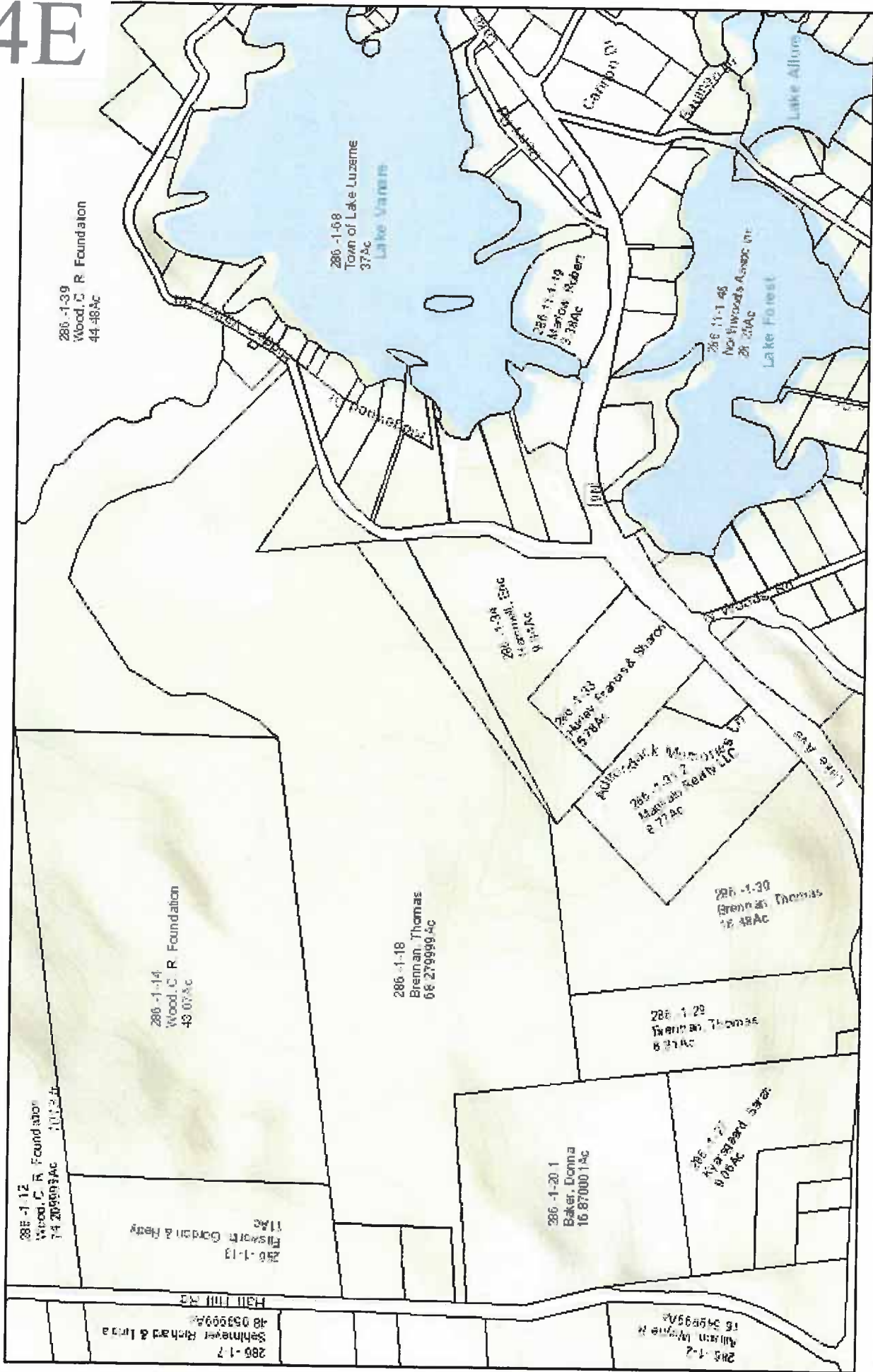
Survey Area Data: Version 17, Oct 8, 2017

Hydric soil rating: No

Data Source Information

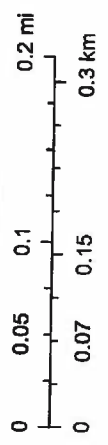
Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

4E



September 18, 2019

1:9,028

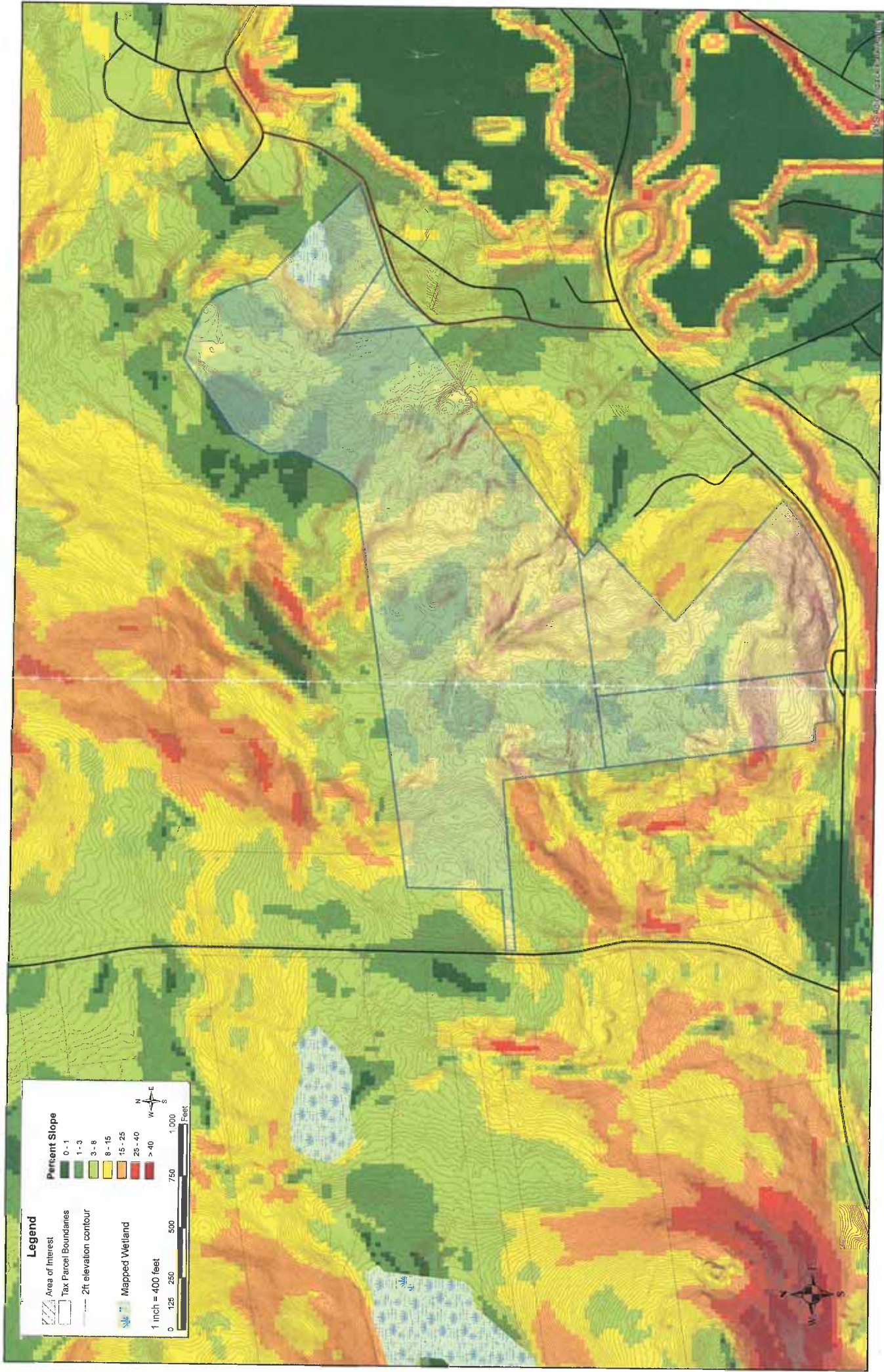


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS.

Legend

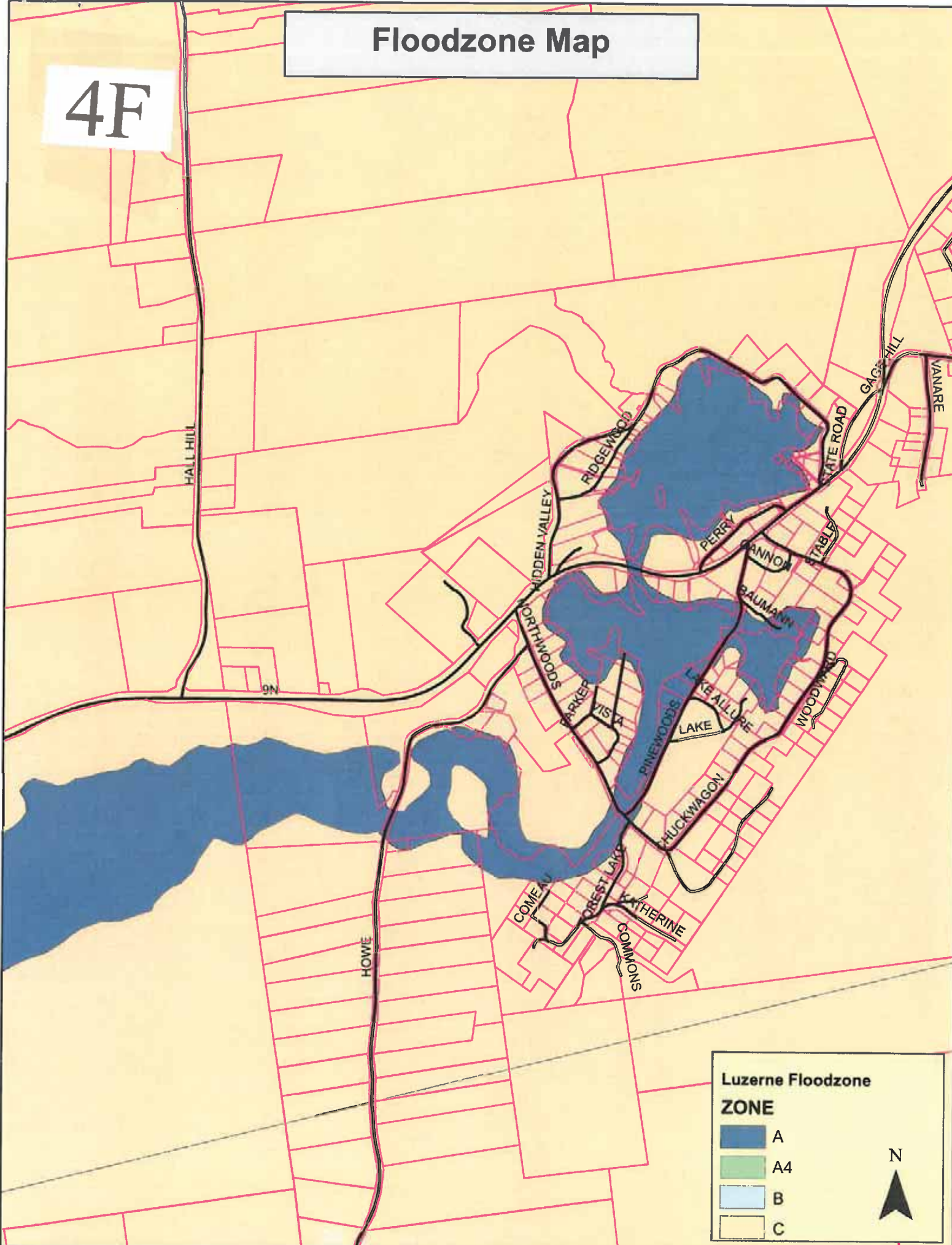
-  Area of Interest
-  Tax Parcel Boundaries
-  2ft elevation contour
-  Mapped Wetland

- Percent Slope**
-  0 - 1
 -  1 - 3
 -  3 - 8
 -  8 - 15
 -  15 - 25
 -  25 - 40
 -  > 40



Floodzone Map

4F



Luzerne Floodzone

ZONE

- A
- A4
- B
- C

N



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
LAKE LUZERNE,
NEW YORK
WARREN COUNTY

PANEL 5 OF 30
(SEE MAP INDEX FOR PANELS NOT PRINTED)

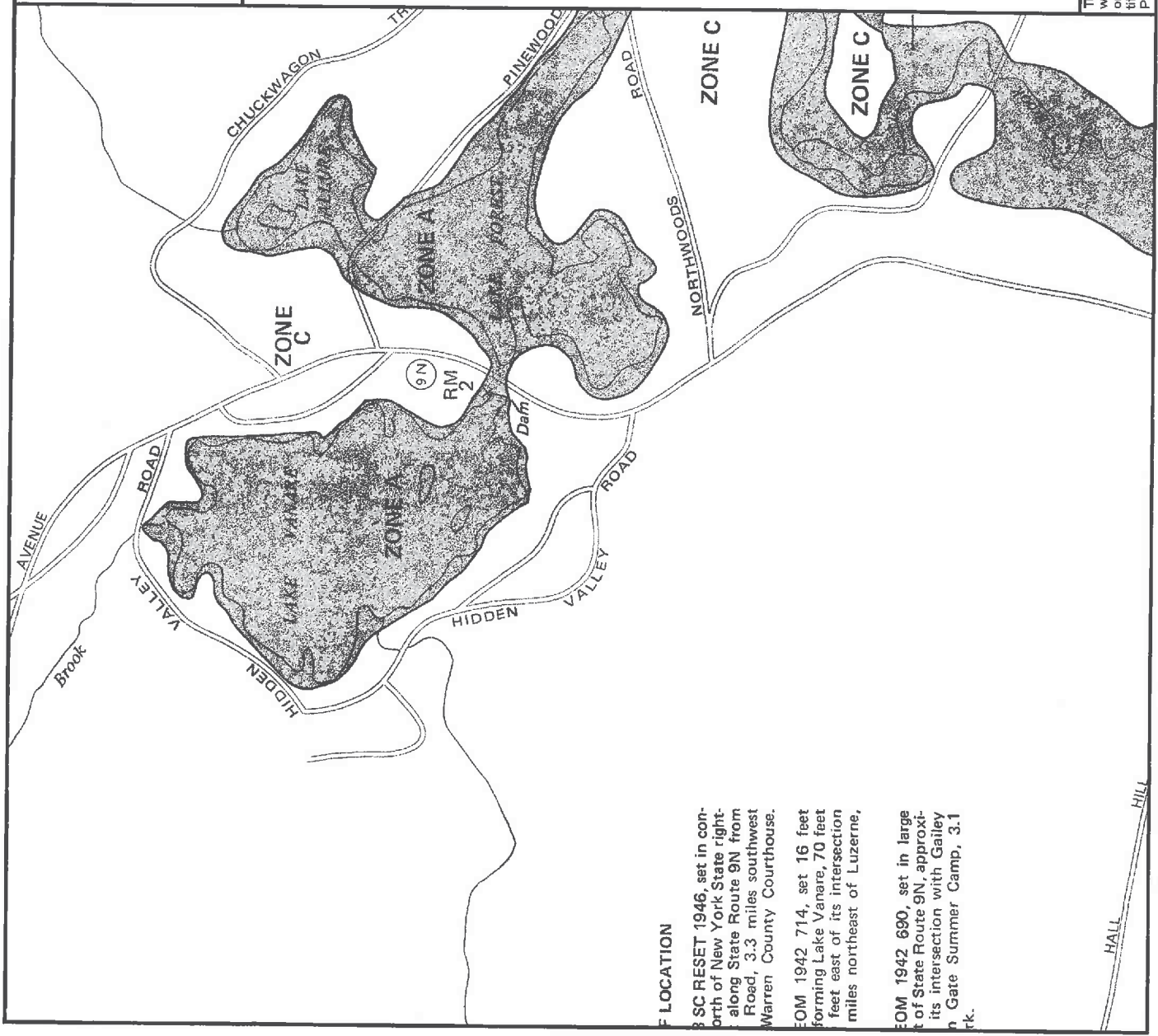
COMMUNITY-PANEL NUMBER
360878 0005 B

EFFECTIVE DATE:
MAY 1, 1984



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



LOCATION

SC RESET 1946, set in north of New York State right-of-way along State Route 9N from Route 9N, 3.3 miles southwest of Warren County Courthouse.

1942 714, set 16 feet east of its intersection with State Route 9N, approximately 3.1 miles northeast of Luzerne, Warren County.

1942 690, set in large lot of State Route 9N, approximately 3.1 miles northeast of Luzerne, Warren County, at its intersection with Gailey Lane, Gate Summer Camp, 3.1 miles northeast of Luzerne, Warren County.

HILL

4G

Andrew M. Cuomo, Governor | Richard A. Ball, Commissioner

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Agricultural Districts

Agricultural Districts

Select County ▼



Click on a New York State county to view its County Office

Local Agricultural District Contact Information and County Agricultural District Map Data

The State Legislature enacted the New York Agricultural Districts law, Article 25-AA of the Agriculture and Markets Law PLE, in 1971 to protect and promote the availability of land for farming purposes. Subsequent amendments have broadened its scope and protections for farmers. The law provides for a locally initiated mechanism at the county level in the creation, modification and approval of Agricultural Districts. Accordingly, counties manage the primary steps of creation or modification of an Agricultural District. Thereafter, the Commissioner of Agriculture and Markets certifies that a district meets the purpose and intent of the Agricultural District Law after the county submits a resolution approving or modifying a district.

Farmers interested in adding land or removing land from a locally approved, state certified Agricultural District should start by contacting their county planning representative. A list of contacts working on Agricultural District reviews is provided below along with an Agricultural District master map-link for each county.

Review of existing Agricultural District reviews are conducted every eight years from the anniversary date of district formation. During this eight year review period (Section 303-a) parcels may be added or removed from the district. In periods between these 8-year review processes, new viable agricultural lands may be added to an existing Agricultural District during the county-designated an annual, open enrollment period (Section 303-b).

The NYS Department of Agriculture and Markets partners with the Institute for Resource Information Sciences (IRIS) at Cornell University to actively maintain and update geospatial map data. Cornell University's Geospatial Information Repository (CUGIR) provides open and free access to geospatial data and metadata for New York State, as well as federal agencies with special emphasis on natural features relevant to agriculture, ecology, natural resources, and human-environment interactions. Subjects such as landforms and topography, soils, hydrology, environmental hazards, agricultural activities, wildlife and natural resource management are appropriate for inclusion in the CUGIR catalog. To access the CUGIR library, and to obtain KML, SHP and/or PDF versions of the Agricultural District maps, visit <http://cugir.mannlib.cornell.edu/index.jsp>.

County Designated 30 Day Open Enrollment Period to Add Land into an Agricultural District per Section 303b of the Agricultural District Law

Agricultural Districts	Contact information	Designated Open Enrollment Period	District Maps
Albany County	Laura DeGaetano, Sr. Natural Resource Planner Albany County Office of Natural Resource Conservation 112 State Street, Room 800 Albany, NY 12207 Tel: (518) 447-5670 Fax: (518) 447-5352 Laura_DeGaetano@albanycountyny.gov	February 1 – February 28	CUGIR Mapping Data
Allegany County	Scott Torrey, Exec. Director Allegany County SWCD 5300 County Rt. 48, Lot A Belmont, NY 14813 (585) 268-5840 scott.torrey@alleganycyswcd.org	October 1 – October 31	CUGIR Mapping Data
Broome County	Laura Bissillo CCE of Broome County Farm-Home & 4-H Center 840 Front Street Binghamton, NY 13905 (607) 564-5007 lw257@cornell.edu	December 1 – December 31	CUGIR Mapping Data
Cattaraugus County	Paul R. Bishop, Sr. Planner Cattaraugus County Dept. of Econ. Dev., Planning & Tourism 303 Court Street Little Valley, NY 14755	January 1 – January 31	CUGIR Mapping Data

- [Land & Water Resources](#)
- [Farmer Benefits & Protections Agricultural District Program](#)
- [Agricultural Assessments](#)
- [Local Agricultural District Information](#)
- [Notices of Intent, Controlling Projects affecting Farmlands Avoiding Adverse Impacts on Agriculture](#)
- [Guidelines and Information Regarding Section 305-a Part of Restrictive Laws](#)
 - Orders Issued Pursuant to §305-a
 - Agricultural Data: Statewide information pursuant to §305-b
- [Sound Agricultural Practices](#)
 - Sound Agricultural Practice Opinions
- [Farmland Protection Program Overview](#)
- [Farmland Protection Program Grants](#)
- [Farmland Protection Implementation Grants](#)
- [Land Trust Grants](#)

CUGIR Mapping Data

	(716) 938-2310 prbishop@catco.org		
Cayuga County	Kari Terwilliger Cayuga Co. Dept. of Planning and Economic Development 160 Genesee Street Auburn, NY 13021 (315) 253-1485 ktwilliger@cayugacounty.us	March 1 – March 31	CUGIR Mapping Data
Chautauqua County	Melissa A. Keller, Planner Chautauqua County Division of Planning and Community Development 2 South Portage Street Westfield, NY 14787 (716) 753-4066 kellem@co.chautauqua.ny.us	January 2 – January 31	CUGIR Mapping Data
Chemung County	Scott Shaw, Planner Chemung County Planning Department 400 East Church St - PO Box 586 Elmira, NY 14902-0586 (607) 737-5510 SShaw@co.chemung.ny.us	November 1 – November 30	CUGIR Mapping Data
Chenango County	Corey Katusha, Planner Chenango County Planning & Development County Office Building 5 Court Street Norwich, NY 13815 (607) 337-1640 ckatusha@co.chenango.ny.us	February 1 – March 1	CUGIR Mapping Data
Clinton County	Rodney Brown, Director Clinton County Planning Department County Government Center 137 Margaret Street, Suite 124 Plattsburgh, NY 12901 (518) 565-4711 rodney.brown@clintoncountygov.com	June 1 – June 30	CUGIR Mapping Data
Columbia County	Patrice O. Perry, Sr. Planner Columbia County Planning and Economic Dev. Dept. 401 State Street Hudson, NY 12534 (518) 828-3375 patrice.perry@columbiacountyny.com	October 1 – October 31	CUGIR Mapping Data
Cortland County	Daniel S. Dineen, Director Cortland County Planning Department 37 Church Street Cortland, NY 13045-5590 (607) 753-5043 ddineen@cortland-co.org	November 1 – November 30	CUGIR Mapping Data
Delaware County	Kent Manuel Delaware County Planning Board PO Box 367 Delhi, NY 13753 (607) 746-2944 kent.manuel@co.delaware.ny.us	April 1 – April 30	CUGIR Mapping Data
Dutchess County	Eoin Wrafter Commissioner of Dutchess County 27 High Street Poughkeepsie, NY 12601 (845) 486-3600 ewrafter@dutchessny.gov	April 15 – May 14	CUGIR Mapping Data
Erie County	Elias Reden, Planner Erie County Environment and Planning 95 Franklin Street - Room 1062 Buffalo, NY 14202 (716) 858-1911 elias.reden@erie.gov	September 1 – September 30	CUGIR Mapping Data
Essex County	Carly Summers CCE of Essex County 3 Sisco Street, P.O. Box 388 Westport, NY 12993 (518) 962-4510 x-409 cls82@cornell.edu	October 20 – November 19	CUGIR Mapping Data
Franklin County	Chastilly Miller, District Manager Franklin County SWCD 151 Finney Blvd. Malone, NY 12953 (518) 483-4051 ext. 5 cmiller@fcsxcd.org	June 1 – June 30	CUGIR Mapping Data
Fulton County	Sean Geraghty Fulton County Planning Department Ft. Johnstown Building 1 East Montgomery Street Johnstown, NY 12095 (518) 736-5660 planning@co.fulton.ny.us	March 1 – March 31	CUGIR Mapping Data

Genesee County	Derik Kane, Sr. Planner Genesee County Dept. of Planning 3837 West Main Street Batavia, NY 14020 (535) 344-2560 x-5470 Derik.Kane@co.genesee.ny.us	January 29 – February 24	CUGIR Mapping Data
Greene County	Richard Schiavo Principal Planner Greene County Department of Economic Development, Tourism and Planning 411 Main Street, Suite 419 Catskill, NY 12414 Phone: 518-719-3280 Fax: 518-719-3789 rschiavo@discovergreene.com	September 1 – September 30	CUGIR Mapping Data
Herkimer County	Guy Sassaman Oneida County Dept. of Planning Union Station 321 Main Street Utica, NY 13501 (315) 798-5710 gsassaman@ocgov.net	January 1 – January 30	CUGIR Mapping Data
Jefferson County	Michael J. Bourcy, Sr. Planner Jefferson County Dept. of Planning 175 Arsenal Street Waterdown, NY 13601 (315) 785-3144 mjbourcy@co.jefferson.ny.us	June 1 – June 30	CUGIR Mapping Data
Lewis County	Frank Pace, Director Lewis County Planning Board Courthouse 7650 State Street Lowville, NY 13367 (315) 376-5422 frankpace@lewiscounty.ny.gov	November 15 – December 14	CUGIR Mapping Data
Livingston County	Mary Underhill Livingston County Planning Dept. 6 Court Street, Room 305 Geneseo, NY 14454-1043 (585) 243-7550 munderhill@co.livingston.ny.us	September 1 – September 30	CUGIR Mapping Data
Madison County	Scott Ingmire, Director Madison County Planning Department County Office Bldg., PO Box 606, North Ct. Street Wampsville, NY 13163 (315) 366-2377 scott.ingmire@madisoncounty.ny.gov	October 1 – October 30	CUGIR Mapping Data
Monroe County	Robin Finnerty Monroe Co. Dept. of Planning & Development 8100 City Place, 50 West Main Street Rochester, NY 14614 (585) 753-2037 rfinnerty@monroecounty.gov	February 27 – March 20	CUGIR Mapping Data
Montgomery County	Montgomery County Planning & Economic Development 9 Park Street, PO Box 1500 Fonda, NY 12068 (518) 653-6034	September 1 – September 30	CUGIR Mapping Data
Niagara County	Cathy Lovejoy Maloney CCE of Niagara County Farm and Home Center 4487 Lake Avenue Lockport, NY 14094 (716) 433-8839 x-234 clm84@cornell.edu	June 1 – June 30	CUGIR Mapping Data
Oneida County	Guy Sassaman Oneida County Dept. of Planning County Office Building 800 Park Avenue Utica, NY 13501 (315) 798-5710 gsassaman@ocgov.net	January 1 – January 31	CUGIR Mapping Data
Onondaga County	Donald M. Jordan, Jr., Director Syracuse/Onondaga County Planning Agency John H. Mulroy Civic Center 421 Montgomery Street, 11th Floor Syracuse, NY 13202 (315) 435-2511 donjordan@ongov.net	January 1 – January 31	CUGIR Mapping Data
Ontario County	Maria Rudzinski, Senior Planner Ontario County Planning & Development 20 Ontario Street Canandaigua, NY 14424 (585) 396-4416 maria.rudzinski@co.ontario.ny.us	November 1 – November 30	CUGIR Mapping Data

Orange County	Jennifer MacLeod, Planner Orange County Planning and Economic Dev. 124 Main Street Goshen, NY 10924 (845) 615-3840 jmacleod@orangecountygov.com	March 1 – March 31	CUGIR Mapping Data
Orleans County	James Bensley, AICP, Director Orleans County Planning & Development 14016 Route 31, West Albion, NY 14016 (585) 589-3189 jbensley@orleansny.com	June 1 – June 30	CUGIR Mapping Data
Oswego County	David Turner, Director Oswego County Dept. of Community Development, Tourism and Planning 46 East Bridge Street Oswego, NY 13125 (315) 349-8292 dtuner@oswegocounty.com	January 2 – January 31	CUGIR Mapping Data
Otsego County	Erik Scrivener, Senior Planner Otsego County Planning Dept. Madison Office Building County Route 33W Cooperstown, NY 13326 (607) 547-4225 scrivener@otsego-county.com	January 1 – January 31	CUGIR Mapping Data
Putnam County	Lauri Taylor, District Manager Putnam County SWCD 541 Fair Street Carmel, NY 10512 (845) 878-7918 lauri.taylor@putnamcountyny.gov	April 5 – May 5	CUGIR Mapping Data
Rensselaer County	Linda von der Heide, Principal Planner Rensselaer County Bureau of Economic Development and Planning 1700 - 7th Avenue Troy, NY 12180 (518) 270-2914 lvonderheide@rensco.com	September 1 – September 30	CUGIR Mapping Data
Saratoga County	Alison Hargrave, Planner Saratoga County Planning Board 50 West High Street Ballston Spa, NY 12020 (518) 884-4705 ahargrave@saratogacountyny.gov	October 1 – October 31	CUGIR Mapping Data
Schenectady County	Stephen Feeney Schenectady County Department of Economic Dev. & Planning Schaffer Heights 107 Nott Terrace, Suite 303 Schenectady, NY 12308 (518) 386-2225 x-225 steve.feeney@schenectadycounty.com	December 1 – December 31	CUGIR Mapping Data
Schoharie County	Zachary Thompson Schoharie County Planning & Development Agency PO Box 326 Schoharie, NY 12157 (518) 295-8770 zacharythompson@co.schoharie.ny.us	January 30 – February 28	CUGIR Mapping Data
Schuyler County	Kristin Vanhorn, AICP, Director Schuyler County Planning Dept 105 Ninth Street, Unit # 39 Walkins Glen, NY 14091 (607) 535-2211 kvanhorn@co.schuyler.ny.us	January 15 – February 15	CUGIR Mapping Data
Seneca County	Harriet Haynes, Planner Seneca County Dept. of Planning & Development 1 DiProrio Drive Waterloo, NY 13165-1681 (315) 539-1730 nhaynes@co.seneca.ny.us	March 1 – March 31	CUGIR Mapping Data
Steuben County	Amy Clugos, Planning Director Steuben County Planning Department 3 East Pulleney Square Bath, NY 14810 (607) 776-4831 x-2268 amy@co.steuben.ny.us	February 15 – March 17	CUGIR Mapping Data
St. Lawrence County	Matilda Larson, Planner St. Lawrence County Planning Department 48 Court Street Canton, NY 13617 (315) 379-2492 mlarson@stlawco.org	March 1 – March 30	CUGIR Mapping Data
Suffolk County	Andrew Amalawa Suffolk County Division of Planning	March 1 – March 30	CUGIR Mapping Data

	<p>Environment H. Lee Dennison Building PO Box 8100 Hauppauge, NY 11780-0079 (631) 850-4803 andrew.amakawa@suffolkcountyny.gov</p>		
Sullivan County	<p>Freda Eisenberg, Commissioner County of Sullivan Division of Planning and Env. Mg't County Government Center PO Box 5012 Monticello, NY 12701 (845) 807-0527 freda.eisenberg@co.sullivan.ny.us</p>	April 1 – April 30	CUGIR Mapping Data
Tioga County	<p>Elaine Jardine, Director Tioga Co. Dept. of Economic Development & Planning 56 Main Street Owego, NY 13827 (607) 697-9267 jardinee@co.tioga.ny.us</p>	January 1 – January 31	CUGIR Mapping Data
Tompkins County	<p>Monika Roth, Ag. Issue Leader CCE of Tompkins 615 Willow Avenue Ithaca, NY 14850 (607) 272-2292 mr55@cornell.edu</p>	February 1 – February 28	CUGIR Mapping Data
Ulster County	<p>Burt Samuelson, AICP, Sr Planner Ulster County Planning Dept. 244 Fair Street - Box 1600 Kingston, NY 12402 (845) 339-2490, Fax: (845) 340-3429 bsam@co.ulster.ny.us</p>	March 1 – March 30	CUGIR Mapping Data
Washington County	<p>Heather Waller, GIS Specialist CCE of Washington County County Office Building Annex 415 Lower Main Street Hudson Falls, NY 12830 (518) 746-3560 hwaller@co.washington.ny.us www.counties.cce.cornell.edu/Washington</p>	December 1 – December 31	CUGIR Mapping Data
Wayne County	<p>Ora Rothfuss, III Agricultural Development Specialist Wayne County Planning 9 Pearl Street Lyons, NY 14489 (315) 946-7892 orothfuss@co.wayne.ny.us</p>	January 1 – January 31	CUGIR Mapping Data
Westchester County	<p>David Kvinge, Dir. of Env. Planning Westchester County Planning Department 148 Martins Avenue, 4th Floor Michaelan Office Building White Plains, NY 10601 (914) 995-4400 dsk2@westchestergov.com</p>	March 1 – March 31	CUGIR Mapping Data
Wyoming County	<p>Jake Kelly, District Technician Wyoming County SWCD 36 Center Street Warsaw, NY 14569 (585) 786-3675 x-3 jacobkelly@frontier.com</p>	December 1 – December 31	CUGIR Mapping Data
Yates County	<p>Colby Petersen Yates County Soil and Water Conservation District 417 Liberty Street, Suite 1034 Penn Yan, NY 14527 (315) 536-5188 colby@ycoilwater.com</p>	November 1 – November 30	CUGIR Mapping Data

4H

Wetland Map



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 lands involved reflect the same characteristics as the Moderate Intensity lands immediately adjoining them on Hidden Valley Road. Extending the Moderate Intensity designation from where it currently ends is fitting as it would include two recreational/commercial businesses already within the proposed change. The neighboring Moderate Intensity property to the north is the Double H Ranch and properties on the other side of Hidden Valley Road are all already in the Moderate Intensity area. This change makes the corridor more uniform and would be in line with already current usage. The further development possible would improve the economics for the Town of Lake Luzerne and would be environmentally compatible with the Moderate Intensity lands usage nearby.

Applicant's

signature

Applicant's

Representative

signature

(if necessary)

Local

Municipality

(if necessary)

Title

(if necessary)

Date

**PROCEDURES FOR AMENDING THE OFFICIAL ADIRONDACK PARK LAND USE
AND DEVELOPMENT PLAN MAP PURSUANT TO SECTION 805 OF THE
ADIRONDACK PARK AGENCY ACT (E.L. 4.07) AND COMPATIBLE USE LIST**

SECTION 805. ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN

§ 805(2)

- c. The Agency may make the following amendments to the plan map in the following manner:
- (1) 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 affirmative 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.
 - (2) 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.
 - (3) Any amendment to reclassify land from any land use area to any other land use area or areas, if the reclassification effects a comprehensive review and evaluation of the plan map, at the request of the legislative body of a local government which has (a) completed and submitted to the agency a current and comprehensive inventory and analysis of the natural resource, open space, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within its entire jurisdiction, and (b) formally adapted after public hearing a comprehensive master plan prepared pursuant to section two hundred seventy-two-a of the town law or section 7-722 of the village law, after public hearing thereon and upon an affirmative vote of a majority of its members. If the agency grants the amendment request in part, it shall not enter or file the amendment or amendments for a period of sixty days thereafter, during which time the legislative body of the local government may withdraw its request.

- (4) Any amendment to clarify the boundaries of the land use areas as shown on the plan map, to correct any errors on the map or effect other technical changes on the map, upon an affirmative vote of a majority of its members and without a public hearing thereon, unless the agency determines that a public hearing is appropriate, on its own motion or at the request of the legislative body of a local government or at the request of any owner of record of the land involved.
 - (5) Before making any plan map amendment, except pursuant to subparagraph four of this paragraph, 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 resources, 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.
- d. The agency may, after consultation with the Adirondack park local government review board, recommend to the governor and legislature any other amendments to the plan map after public hearing thereon and upon an affirmative vote of a majority of its members.
 - e. Upon receipt of a request to amend the plan map or upon determining to amend the map on its own initiative, the agency shall provide notice of receipt of the request or notice of the determination and a brief description of the amendment requested or contemplated to the Adirondack park local government review board, the chairman of the county planning agency, if any, the chairman of the appropriate regional planning board, and to the chief elected officer, clerk and planning board chairman, if any, of the local government wherein the land is located, and shall invite their comments.
 - f. The public hearings required or authorized in this subdivision shall be held by the agency in each local government wherein such land is located after not less than fifteen days notice thereof by publication at least once in a newspaper of general circulation in such local government or local governments, by conspicuous posting of the land involved, and by individual notice served by certified mail upon each owner of such land to the extent discernible from

the lasted completed tax assessment roll and by mail upon the Adirondack park local government review board, the persons named in paragraph e of this subdivision, and the clerk of any local government within five hundred feet of the land involved.

- g. The agency shall act upon requests for amendments to the plan map within one hundred twenty days of receipt of a request in such form and manner as it shall prescribe; provided, however, that in the case of requests concerning which it determines to hold a public hearing, it shall, within ninety day of receipt of the request, schedule the hearing and shall act within sixty days of the close of the hearing. In the case of a request received when snow cover or ground conditions prevent such field investigations as is necessary to act with respect to the request, or in the case of a request or series of related requests exceeding five hundred acres, the time periods herein provided shall be extended an additional ninety days or until adequate field inspection is possible, whichever is the lesser period. Any of the time periods specified in this paragraph may be waived or extended for good cause by written request of the applicant and consent of the agency or by written request of the agency and consent by the applicant.

3. Land use areas: character descriptions, and purposes, policies and objectives; overall intensity guidelines; classification of compatible uses lists.

Hamlet areas

(1) Character description. Hamlet areas, delineated in brown on the plan 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.

(2) 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.

(3) All land uses and development are considered compatible with the character, purposes and objectives of hamlet areas.

(4) No overall intensity guideline is applicable to hamlet areas.

Moderate intensity use areas

(1) 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.

(2) 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.

(3) Guidelines for overall intensity of development. The overall intensity of development for land located in any moderate intensity use area should not exceed approximately five hundred principal buildings per square mile.

Low intensity use areas

(1) 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 an 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.

(2) 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.

(3) 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.

Rural use areas

(1) 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.

(2) 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.

(3) 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.

Resource management areas

(1) 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.

(2) 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.

(3) Guidelines for overall intensity of development. The overall intensity of development for land located in any resource management area should not exceed approximately fifteen principle buildings per square mile.

Industrial use areas

(1) Character description. Industrial use areas, delineated in purple on the plan map, include those areas that are substantial in size and located outside of hamlet areas and are areas (1) where existing land uses are predominantly of an industrial or mineral extraction nature or (2) identified by local and state officials as having potential for new industrial development.

(2) Purposes, policies and objectives. Industrial use areas will encourage the continued operation or major existing industrial and mineral extraction uses important to the economy of the Adirondack region and will provide suitable locations for new industrial and mineral extraction activities that may contribute to the economic growth of the park without detracting from its character. Land uses that might conflict with existing or potential industrial or mineral extraction uses are discouraged in industrial use areas.

(3) No overall intensity guideline is applicable to industrial use areas.

COMPATIBLE USE LIST FROM SECTION 805 OF THE ADIRONDACK PARK AGENCY ACT

HAMLET

All land uses and development are considered compatible with the character, purposes 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 courts
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. Private roads
11. Cemeteries
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 courts
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. Waste disposal areas
23. Junkyards
24. Major public utility uses
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 courts
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. Waste disposal areas
22. Junkyards
23. Major public utility uses
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
10. Hunting and fishing cabins and hunting and fishing and other private club structures involving less than five hundred square feet of floor space
11. Accessory uses and structures to any use classified as a compatible use

Secondary uses in resource management areas:

1. Single family dwellings
2. Individual mobile homes
3. Hunting and fishing cabins and hunting and fishing and other private club structures involving five hundred square feet or more of floor space
4. Campgrounds

5. Group camps
6. Ski centers and related tourist accommodations
7. Agricultural service uses
8. Sawmills, chipping mills, pallet mills and similar wood using facilities
9. Commercial sand and gravel extractions
10. Mineral extractions
11. Mineral extraction structures
12. Watershed management and flood control projects
13. Sewage treatment plants
14. Major public utility uses
15. Municipal roads
16. Golf courses

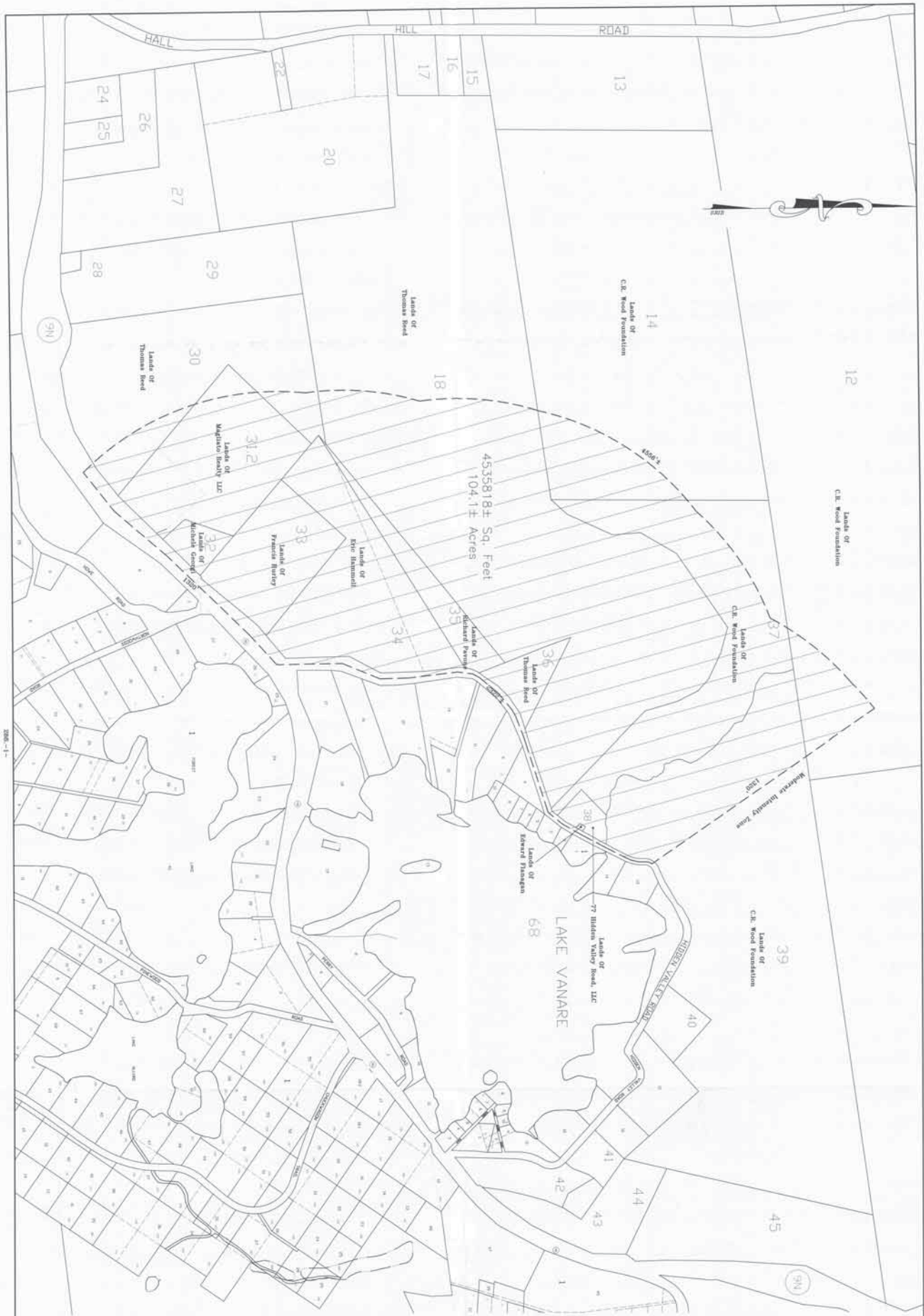
INDUSTRIAL USE

Primary uses in industrial use areas:

1. Industrial uses
2. Mineral extractions
3. Mineral extraction structures
4. Private sand and gravel extractions
5. Commercial sand and gravel extractions
6. Sawmills, chipping mills, pallet mills and similar wood using facilities
7. Forestry uses
8. Forestry use structures
9. Agricultural uses
10. Agricultural use structures
11. Private roads
12. Open space recreation uses
13. Hunting and fishing cabins and hunting and fishing and other private club structures
14. Public utility uses
15. Major public utility uses
16. Accessory uses and structures to any use classified as a compatible use

Secondary uses in industrial use areas:

1. Commercial uses
2. Agricultural service uses
3. Public and semi-public buildings
4. Municipal roads
5. Sewage treatment plants
6. Waste disposal areas
7. Junkyards



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 (518) 792-8474
 New York Lic. No. 50135

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Map made for
Thomas Reed
 Town of Lake Luzerne, Warren County, New York

NO.	DATE	DESCRIPTION

SHEET 1 OF 1
 S-1
 DATE OCTOBER 16, 2008
 DRAWN BY: [Name]
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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 uses
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 uses
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 12 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 12 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 washboard 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 1/2 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 1/2 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 overlaid 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



**Adirondack
Park Agency**

ANDREW M. CUOMO
Governor

TERRY MARTINO
Executive Director

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

Map Amendment 2019-01

NOTICE: PUBLIC HEARING on PROPOSED AMENDMENT TO OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN 2019-01

PLEASE TAKE NOTICE that a public hearing will be held by the Adirondack Park Agency on May 18, 2020 at 11:00 AM pursuant to Section 805 of the Adirondack Park Agency Act, 6 NYCCR Part 617 and 9 NYCRR Part 586. The subject of the hearing will be a proposed amendment to the Official Adirondack Park Land Use and Development Plan Map that was requested by the Town of Lake Luzerne.

The proposed amendment involves a request to reclassify approximately 105 acres from Rural Use to Moderate Intensity Use pursuant to the Adirondack Park Agency Act, Section 805(2)(c)(1) and 805(2)(c)(2). The area under consideration for the requested amendment is located north of NYS Route 9N and west of Hidden Valley Road, in the Town of Lake Luzerne.

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 at https://apa.ny.gov/about_agency/mapamendments/MA201901DSEIS.pdf

Due to the COVID-19 virus pandemic, the hearing will be conducted remote-only via a Webex telephone/video conferencing event. If you have a computer, tablet, or smartphone, you can join online, by going to the following address: <https://tinyurl.com/MA2019-01>. On May 18, 2020 several minutes before 11:00 am, log in with your electronic device. To join by phone, please call: 1-518-549-0500 (Local) or 1-844-633-8697 (US Toll Free) and enter the access code: 610 716 306

The public will be given the opportunity to make a comment during the hearing, however written comments are encouraged. Written comments on the proposed map amendment will be accepted until June 2, 2020 and can be submitted by email to mapamendment_comments@apa.ny.gov. Written comments may also be submitted by mail to the address below.

Further details may be obtained by contacting: Matthew Kendall, Environmental Program Specialist, Adirondack Park Agency, Matthew.Kendall@apa.ny.gov; (518)304-6168.

APPENDIX E
DSEIS FILE LIST

MA2019-01 DSEIS File List

Cynthia Sherwood
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PO Box 370
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Pamela J. Vogel
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