

COVER SHEET  
and  
NOTICE OF COMPLETION  
of  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DESIS)  
MA 2003-1

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

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

PROJECT LOCATION:

Town of Chester  
Warren County

PROPOSED ACTION:

Amendment of the Official Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County (Map Amendment 2003-1) to reclassify approximately 4,427 acres of land in the following manner:

Area A1: Rural Use to Resource Management;  
149+/- acres  
Area A2: Rural Use to Resource Management;  
370+/- acres  
Area A3: Moderate Intensity Use to Hamlet;  
51+/- acres  
Area A4: Moderate Intensity Use to Resource  
Management; 15+/- acres  
Area B1: Rural Use to Resource Management;  
1686+/- acres  
Area C1: Rural Use to Resource Management;  
139+/- acres  
Area C2: Moderate Intensity Use to Hamlet;  
101+/- acres  
Area C3: Moderate Intensity Use to Hamlet;  
154+/- acres  
Area C4: Rural Use to Moderate Intensity Use;  
9+/- acres  
Area D1: Rural Use to Resource Management;  
872+/- acres

Area E1: Moderate Intensity Use to Hamlet;  
152+/- acres  
Area E2: Moderate Intensity Use to Resource  
Management; 306+/- acres  
Area F1: Rural Use to Industrial Use; 248+/- acres  
Area F2: Rural Use to Industrial Use; 127+/- acres  
Area F3: Moderate Intensity Use to Industrial Use;  
18+/- acres  
Area G1: Rural Use to Hamlet; 30+/- acres

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

January 21, 2004

DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:

February 10, 2004

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

February 20, 2004

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## EXECUTIVE SUMMARY

MA 2003-1

### A. SUMMARY OF PROPOSED ACTION

On March 7, 2003, the Adirondack Park Agency received a completed request from the Town of Chester, Warren County to amend the Official Adirondack Park Land Use and Development Plan Map (Official Map) with respect to fifteen areas totaling approximately 4,427 acres. Consideration of such amendments is authorized by the Adirondack Park Agency Act, Section 805 (2) (c) (3).

The areas, their present and proposed classifications are as follows:

Area A1: Rural Use to Resource Management; 149+/- acres  
Area A2: Rural Use to Resource Management; 370+/- acres  
Area A3: Moderate Intensity Use to Hamlet; 51+/- acres  
Area A4: Moderate Intensity Use to Resource Management;  
15+/- acres  
Area B1: Rural Use to Resource Management; 1686+/- acres  
Area C1: Rural Use to Resource Management; 139+/- acres  
Area C2: Moderate Intensity Use to Hamlet; 101+/- acres  
Area C3: Moderate Intensity Use to Hamlet; 154+/- acres  
Area C4: Rural Use to Moderate Intensity Use; 9+/- acres  
Area D1: Rural Use to Resource Management; 872+/- acres  
Area E1: Moderate Intensity Use to Hamlet; 152+/- acres  
Area E2: Moderate Intensity Use to Resource Management;  
306+/- acres  
Area F1: Rural Use to Industrial Use; 248+/- acres  
Area F2: Rural Use to Industrial Use; 127+/- acres  
Area F3: Moderate Intensity Use to Industrial Use;  
18+/- acres  
Area G1: Rural Use to Hamlet; 30+/- acres

The general location of the proposed changes are found in Appendix C, Public Hearing Notice.

The Town's request conforms to the requirements of Section 805 (2) (c) (5) of the Adirondack Park Agency Act and is described in the Agency's August 1, 1979 Final Generic Environmental Impact Statement that amendment boundaries be "regional" in nature. The justification section of the Town's application is appended hereto as Appendix A.

B. SUMMARY OF ENVIRONMENTAL IMPACTS

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

The major consequences of a change to the Hamlet classification as proposed are:

The relaxation of the "overall intensity guidelines" of the Adirondack Park Agency Act from Moderate Intensity Use (Areas A3, C2, C3, and E1) and Rural Use (Area G1) to Hamlet potentially allows a net increase of "principal buildings" (single family residences or their legal equivalent under the Adirondack Park Agency Act) within the area.

A change to Hamlet would eliminate any statutory limitation on the number of residential or commercial uses and, outside of wetlands, would confine Agency permit jurisdiction to structures exceeding 40 feet in height, to projects of 100 or more units, lots or parcels and to a limited number of other large projects.

A second major consequence is a change in the shoreline lot widths and setbacks of Section 806 of the Adirondack Park Agency Act and the elimination of any statutory compatible use list under Section 809 of the Adirondack Park Agency Act.

A third major consequence of a change to Hamlet or Moderate Intensity Use (Area C4) is a change in jurisdiction and standards under the New York State Wild, Scenic and Recreational River System Act for the area. The Act applies these special standards in Rural Use areas, but establishes no special jurisdiction or permit requirement for designated river areas in Hamlet and Moderate Intensity Use.

The existing intensity limits help to protect the biological and hydrological features of the Schroon and Hudson Rivers, and the character of major travel corridors - Interstate 87 (Adirondack Northway) and NYS Routes 9 and 28N. Thus, the primary potential impacts of the groundwater in the area and the potential change in use, character and open space

characteristics of the travel corridors due to more intensive commercial and/or residential development in the area.

Possible impacts could result from the potential development possible under the Hamlet and Moderate Intensity Use classifications include:

1. Biological: The proposed action may lead to adverse impacts upon flora and fauna, due to potential development to wetlands. The Official New York State Freshwater Wetlands Map for Warren County reveals that most of the proposed map amendment areas contain wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act.
2. Hydrologic: The proposed action may lead to adverse impacts upon water quality. Portions of some of the areas lie within the "Recreational" river corridors of the Schroon or Hudson Rivers (New York State Wild, Scenic and Recreational River System Act).

Many New York State Department of Environmental Conservation classified watercourses lay within the areas proposed for amendments.

Portions of many of the areas have been identified as a Flood Hazard Area by the USDA Department of Housing and Urban Development.

3. Physical: The proposed action may lead to the pollution of surface and groundwater due to poor soil conditions. Many of the proposed map amendment areas contain soil conditions that present severe limitations for conventional on-site septic systems.

Portions of many of the areas contain slopes greater than 25%. Such slopes pose moderate-to-severe limitations for development.

4. Public: The proposed action may lead to adverse impacts on the visual quality of Interstate 87 (Adirondack Northway) and/or New York State Routes 8, 9 and 28N travel corridors. Portions of many of the areas are visible from the highway.
5. Development: The proposed action would allow substantial change in the intensity of use of the land by eliminating statutory guidelines that limit total

development under the present Map classification in some of the proposed map amendment areas.

Appendix B sets out the statutory criteria for Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use classifications and for project review criteria for each of the various land use classifications in detail.

#### C. SUMMARY OF PROCEDURES UNDER SEQRA

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

The Agency prepares a Draft Supplemental Environmental Impact Statement, holds a public hearing on the proposed map amendment and that document, and incorporates all comments into a Final Supplemental Impact Statement (FSEIS). The FSEIS includes the hearing summary, public comments, and the written analysis of Agency staff, as finalized after the public hearing and comments are reviewed. The Agency then decides (a) whether to accept the FSEIS and (b) whether to approve the map amendment(s) or alternative(s). Authority for this process is found in Executive Law, Section 805 (2) (c) (1) and the State Environmental Quality Review Act (Environmental Conservation Law, Article 8).

#### D. SUMMARY OF STANDARDS FOR AGENCY DECISION

The Agency decision on a map amendment request is a legislative decision based upon the application, public comment, 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 applicant to justify the changes in land use area classification; however, 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:

- Adirondack Park Agency Act  
(Executive Law, Article 27) Section 805;
- Adirondack Park Agency Rules and Regulations  
(9 NYCRR Subtitle Q) Part 583;
- Appendix a-8 of the Adirondack Park Agency Rules  
and Regulations;
- 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) (3) of the Adirondack Park Agency Act  
provides in pertinent part:

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

Any amendment to reclassify land from any land use  
area to any other land use area or areas, if the  
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 adopted 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.

Section 805 (2) (c) (5) provides:

Before making any plan map amendment, the agency  
must find that the reclassification would  
accurately reflect the legislative findings and  
purposes of section eight hundred one of this  
article and would be consistent with the land use

and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development amenability and limitations of the land in question. The agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

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

The application is supported by the Town of Chester Town Board by Resolution No. 22, dated November 14, 2003, requesting Agency review of the application described in this DSEIS.

The Town adopted its Comprehensive Plan entitled: "Background Studies, Town of Chester (Natural Characteristics, Visual Analysis, Critical Environmental Areas, Policy Statement, Goals and Objectives and Planning Issues Inventory" in 1974. A current, detailed and comprehensive inventory to document and support this application has been submitted by the Town.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

MA 2003-1

A. PROPOSED ACTION

On March 7, 2003 the Adirondack Park Agency received a completed application from the Town of Chester, Warren County to reclassify sixteen parcels of land on the Official Adirondack Park Land Use and Development Plan Map totaling approximately 4,427 acres. The justification Section of the Application is attached hereto as Appendix A.

The areas, their present and proposed classifications are listed below:

Area A1: Rural Use to Resource Management; 149+/- acres  
Area A2: Rural Use to Resource Management; 370+/- acres  
Area A3: Moderate Intensity Use to Hamlet; 51+/- acres  
Area A4: Moderate Intensity Use to Resource Management;  
15+/- acres  
Area B1: Rural Use to Resource Management; 1686+/- acres  
Area C1: Rural Use to Resource Management; 139+/- acres  
Area C2: Moderate Intensity Use to Hamlet; 101+/- acres  
Area C3: Moderate Intensity Use to Hamlet; 154+/- acres  
Area C4: Rural Use to Moderate Intensity Use; 9+/- acres  
Area D1: Rural Use to Resource Management; 872+/- acres  
Area E1: Moderate Intensity Use to Hamlet; 152+/- acres  
Area E2: Moderate Intensity Use to Resource Management;  
306+/- acres  
Area F1: Rural Use to Industrial Use; 248+/- acres  
Area F2: Rural Use to Industrial Use; 127+/- acres  
Area F3: Moderate Intensity Use to Industrial Use;  
18+/- acres  
Area G1: Rural Use to Hamlet; 30+/- acres

The Town's request conforms to the requirements of Section 805 (2)(c)(5) of the Adirondack Park Agency Act as described in the Agency's August 1, 1979 Final Generic Environmental Impact Statement that amendment boundaries be "regional" in nature. The justification section of the Town's application is appended hereto as Appendix A.

The boundaries of the areas are described in detail in Appendix C, Public Hearing Notice.

B. ENVIRONMENTAL SETTING

**AREA A1: Rural Use to Resource Management; 149+/- acres**

Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified seven soil types in the area: Bice (47%), Schroon (<1%), Lyme (26%), Hinckley (9%), Wareham (10%), Woodstock-Rock Outcrop (6%) and Hinckley-Plainfield (2%).

The Schroon, Wareham and Lyme soils pose severe limitations for conventional on-site septic systems due to wetness and the Woodstock-Rock Outcrop soils pose limitations due to depth-to-bedrock. The Bice soils pose moderate limitations for septic systems due to slow percolation rates while the Hinckley soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

Topography

The topography of the area ranges from steep (greater than 25% slopes) to nearly level (3% to 8% slopes). Greater than 25% slopes comprise approximately 30% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 6% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 39% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. The remaining approximately 25% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

Surficial Hydrology

The primary hydrologic feature of the area is the Hudson River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Hudson River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. All of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Hudson and its tributaries as a flood hazard zone. This flood area comprises approximately 34% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 36 acres of wetlands within the area.

#### Visual Considerations

The area is located along the north shore of the Hudson River a popular recreational waterway. River Road in the Town of Johnsburg is located along the south shore of the River and offers views to the area.

#### Existing Land Use and Services

Bird Pond Road (a Town maintained roadway) forms a small portion of the northwesterly boundary of the area. This hard-surfaced roadway links the settlement of North Creek to the west with the westerly section of the Town of Chester. The settlement of North Creek, the nearest service center for goods and services, lies approximately one mile from the westerly section of the proposed amendment area.

Public electric and telephone services are available to the area along Bird Pond Road. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately two single family dwellings located within the area. They are located along Bird Pond Road.

Fire and ambulance services are furnished by the North Creek Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout Warren County. Land to the south in the Town of Johnsbury is classified as Resource Management.

#### **AREA A2: Rural Use to Resource Management; 370+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified six soil types in the area: Woodstock-Rock Outcrop (18%), Bice (49%), Lyme (2%), Rock Outcrop (16 %), Saprist (<1%) and Hinckley (15%).

The Lyme and Saprist soils pose severe limitations for conventional on-site septic systems due to wetness and the Woodstock-Rock Outcrop soils pose severe limitations due to depth-to-bedrock. The Bice soils pose moderate limitations for on-site septic systems due to slow percolation rates while the Hinckley soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

##### Topography

The topography of the area ranges from steep (greater than 25% slopes) to nearly level (3% to 8% slopes). Greater than 25% slopes comprise approximately 33% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 13% of the area and poses moderate-to-severe limitations for

development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 50% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. The remaining approximately 4% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

#### Surficial Hydrology

The primary hydrologic feature of the area is the Hudson River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Hudson River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. All of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Hudson River and its tributaries as a flood hazard zone. This flood area comprises approximately 6% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 22 acres of wetlands within the area.

#### Visual Considerations

The area is located along the Hudson River, a popular recreational waterway and within sight (across the river) from much of the area of NYS Route 28, a major link between North River and points north and North Creek to the south. Approximately 2,585 vehicles use NYS Route 28 on an average day.

### Existing Land Use and Services

River Road, a Town maintained roadway lies in the southwesterly section of the area. This hard-surfaced roadway links the area to the settlement of North Creek to the south. The nearest service center for goods and services is North Creek which lies approximately one mile from the southerly section of the proposed map amendment area. Other roadways within the area are privately maintained.

Public electric and telephone services are available to the area along River Road for a distance of approximately 1,500 feet from the southerly boundary of Area A2. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately four single family dwellings located within the area. The majority of these dwellings are located along River Road and the private roads.

Fire and ambulance services are furnished by the North Creek Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that encompasses much of Warren County.

### **AREA A3: Moderate Intensity Use to Hamlet; 51+/- acres**

#### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified four soil types in the area: Hinckley-Plainfield (34%), Hinckley (35%), Bice (26%) and Schroon (5%).

The Schroon soils pose severe limitations for conventional on-site septic systems due to wetness. The Bice soils pose moderate limitations for on-site septic systems due to slow

percolation rates, while the Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

### Topography

The topography of the area ranges from steep (greater than 25% slopes) to nearly level (3% to 8% slopes). Greater than 25% slopes comprise approximately 17% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 11% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 53% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. The remaining approximately 19% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

### Surficial Hydrology

The primary hydrologic feature of the area is the nearby Hudson River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Hudson River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. Approximately 36% of the area lies within the River corridor.

### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately two acres of wetlands within the area.

#### Visual Considerations

The area is visible from the Hudson River, a popular recreational waterway and along NYS Route 28N a major link between North Creek and Olmstedville. Approximately 1749 vehicles use NYS Route 28N on an average day.

#### Existing Land Use and Services

NYS Route 28N forms the westerly boundary of Area A3. This hard-surfaced roadway links North Creek to the south with the Olmstedville and Minerva area to the north. The town maintained roadway - Bird Pond Road - forms the southerly boundary of the area. The settlement of North Creek, the nearest service center for goods and services, lies approximately across the Hudson River to the south.

Public electric and telephone services are available to the area along NYS Route 28N and Bird Pond Road. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities. Public water services exist in the Town of Johnsburg section of North Creek across the Hudson River.

There are approximately 12 single family dwellings located within the area.

Fire and ambulance services are furnished by the North Creek Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Moderate Intensity Use area that extends northeasterly of the settlement of North Creek. Land to the west of the area are classified Hamlet.

**AREA A4: Moderate Intensity Use to Resource Management;  
15+/- acres**

Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified four soil types in the area: Bice (31%), Hinckley (29%), Hinckley-Plainfield (37%) and Lyme (3%).

The Bice soils pose moderate limitations for conventional on-site septic systems due to slow percolation rates and the Lyme soils pose severe limitations due to wetness. The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

Topography

The topography of the area ranges from greater than 25% slopes to slopes within the 8% to 15% range. Greater than 25% slopes comprise approximately 62% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 31% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 7% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design.

Surficial Hydrology

The primary hydrologic feature of the area is the Hudson River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Hudson River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. All of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Hudson River and its tributaries as a flood hazard zone. This flood area comprises approximately 20% of the area.

#### Visual Considerations

The area is visible from the Hudson River, a popular recreational waterway.

#### Existing Land Use and Services

NYS Route 28N lies to the west of Area A4. This hard-surfaced roadway links North Creek to the south with the Olmstedville and Minerva area to the north. The town maintained roadway - Bird Pond Road - forms the northerly boundary of the area. The settlement of North Creek, the nearest service center for goods and services, lies approximately across the Hudson River to the south.

Public electric and telephone services are available to the area along NYS Route 28N and Bird Pond Road. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately two single family dwellings located within the area. These dwellings are located along Bird Pond Road.

Fire and ambulance services are furnished by the North Creek Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Moderate Intensity Use area that extends along NYS Route 28 and Bird Pond Road.

Land to the west (across the Hudson River) is classified as Rural Use and Low Intensity Use.

**AREA B1: Rural Use to Resource Management; 1686+/- acres**

Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified six soil types in the area: Woodstock-Rock Outcrop (33%), Bice-Woodstock (35%), Lyme (1%), Schroon (2%) Bice (29%) and Rock Outcrop (<1%).

The Schroon and Lyme soils pose severe limitations for conventional on-site septic systems due to wetness; the Bice soils pose moderate limitations for on-site septic system due to slow percolation rates, while the Bice-Woodstock soils pose moderate-to-severe limitations due to depth-to-bedrock and slow percolation rates. The Woodstock-Rock Outcrop and Rock Outcrop soils pose severe limitations due to depth-to-bedrock.

Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 55% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 31% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 13% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 1% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately >1% of the area consist of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

### Surficial Hydrology

The primary hydrologic features of Area B1 are unnamed streams. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 15 acres of wetlands within the area.

### Visual Considerations

The area is highly visible as it encompasses a large portion of Henderson, Ethan and Bibby Mountains and is located between a number of Town, County and State highways.

### Existing Land Use and Services

There are no public roads that directly service Area B1. The settlement of Pottersville, the nearest service center for goods and services, lies approximately two miles to the east.

Public electric and telephone services are not available to the area, nor are there any public water distribution lines or public sewage treatment facilities to the area at this time.

There are no dwellings located in Area B1 at this time.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout the Town and much of Warren County.

**AREA C1: Rural Use to Resource Management; 139+/- acres**

The United States Department of Agriculture Soil Conservation Service Soil Survey identified six soil types in the area: Fluvaquents-Udifluvents (51%), Udorthents (5%), Hinckley (31%), Plainfield and Oakville (1%), Plainfield (<1%) and Wareham (12%).

The Udorthents, Fluvaquents-Udifluvents and Wareham soils pose severe limitations for conventional on-site septic systems due to wetness. The Hinckley, Plainfield and Oakville soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 1% of the area and pose severe limitations for development which prohibit most uses. Approximately 1% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 98% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

Surficial Hydrology

The primary hydrologic feature of the area is the Hudson River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Hudson River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. All of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Hudson River and its tributaries as a flood hazard zone. This flood area comprises approximately 62% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 56 acres of wetlands within the area.

#### Visual Considerations

The area is located along the Hudson River, a popular recreational waterway and the Adirondack Northway (Interstate 87), a major link between Albany and Montreal. Approximately 14,154 vehicles use the Northway on an average day.

#### Existing Land Use and Services

The Northway and the on-ramp for the southbound lane form the westerly boundary of the area. The settlement of Pottersville, the nearest service center for goods and services, lies adjacent to Area C1. Valley Farm Road, a town maintained, hard surfaced road connecting Pottersville with residents along the Schroon River, lies in the westerly portion of the area.

Public electric and telephone services are available to the area along NYS Route 9 located one-tenth mile to the north of the area. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately three single family dwellings and one commercial use located within the area. The majority of the dwellings are located along Valley Farm Road.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends easterly to Brant Lake. Land to the west and the north are classified as Moderate Intensity Use and Hamlet.

**AREA C2: Moderate Intensity Use to Hamlet; 101+/- acres**

Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified four soil types in the area: Hinckley (51%), Bice (24%), Cathro-Greenwood (8%) and Pits (17%).

The Hinckley soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The Bice soils pose moderate limitations for on-site septic systems due to slow percolation rates. The Cathro-Greenwood soils pose severe limitations for conventional on-site septic systems due to wetness. Gravel pits have been manipulated but generally exhibit conditions similar to those found with sand and gravel soils.

Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 6% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 2% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 3% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 16% of the area consists of slopes in the 3% to 8% slope range. These slopes are

relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 73% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately eight acres of wetlands within the area.

#### Visual Considerations

The area is located along the Adirondack Northway (Interstate 87) a major link between Albany to the south and Plattsburgh and Montréal to the north. Approximately 12,076 vehicles use the Northway on an average day.

#### Existing Land Use and Services

Interstate 87 (the Adirondack Northway) forms the easterly boundary of the area. The southerly boundary of Area C2 is Stone Bridge Road. This hard-surfaced roadway links Natural Stone Bridge to the west with the Northway and NYS Route 9 to the east. Agard Road, a network of roads servicing the residential uses lies in the heart of the area. The settlement of Pottersville, the nearest service center for goods and services, lies approximately 1.5 miles to the south.

Public electric and telephone services are available to the area along Stone Bridge Road. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately 38 single family dwellings and one commercial use located within Area C2. The majority of these dwellings are located along the road network.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New

York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

Adirondack Park Land Use and Development Plan Map

The area under review is part of a Moderate Intensity Use area that lies to the north of Pottersville.

**AREA C3: Moderate Intensity Use to Hamlet; 154+/- acres**

Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified seven soil types in the area: Plainfield (54%), Woodstock-Rock Outcrop (27%), Fluvaquents-Udifluvents (3%), Hinckley (2%), Middlebury (2%), Plainfield and Oakville (6%) and Warham (6%).

The Hinckley, Plainfield and Oakville soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The Fluvaquents-Udifluvents, Middlebury and Warham soils pose severe limitations for conventional on-site septic systems due to wetness and the Woodstock-Rock Outcrop soils pose severe limitations due to depth-to-bedrock.

Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 12% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 8% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 22% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 11% of the area consists of

slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 47% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

#### Surficial Hydrology

The primary hydrologic feature of the area is Trout Brook which lies in the southerly portion of Area C3. This watercourse has been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Federal Emergency Management Agency has identified an area adjacent to the Hudson River and its tributaries as a flood hazard zone. This flood area comprises approximately 3% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 5 acres of wetlands within the area.

#### Visual Considerations

The area is located along NYS Route 9, a major link between Schroon Lake and Pottersville. Approximately 2,011 vehicles use NYS Route 9 on an average day.

#### Existing Land Use and Services

NYS Route 9 makes up a major portion of the westerly boundary of Area C3. Old Schroon Road, a town maintained, hard surfaced roadway forms the remaining approximately 1,500 feet of the westerly boundary. The southerly boundary of the area is Interstate 87. County Road 62, which bisects the south-central section of the area, connects NYS Route 9 with the Schroon River and the Town of Horicon. The settlement of Pottersville, the nearest service center for goods and

services, lies immediately adjacent to the southerly boundary of the area.

Public electric and telephone services are available to the area along the road network. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately 13 single family dwellings, three community service uses and one commercial use located within the area. These uses are scattered throughout the area. A major electric transmission line crosses the southerly portion of the area.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a Moderate Intensity Use area that lies to the north of Pottersville.

#### **AREA C4: Rural Use to Moderate Intensity Use; 9+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified four soil types in the area: Fluvaquents-Udifluvents (20%), Hinckley (58%) Plainfield (2%) and Wareham (20%).

The Fluvaquents-Udifluvents and Wareham soils pose severe limitations for conventional on-site septic systems due to wetness. The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse, due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

##### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 8% of the area and pose severe limitations for development which prohibit most uses. Approximately 13% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 79% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

#### Surficial Hydrology

The primary hydrologic feature of the area is the Schroon River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Schroon River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. All of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Hudson River and its tributaries as a flood hazard zone. This flood area comprises approximately 60% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 3% of the area as wetlands.

#### Visual Considerations

The area is located along the Schroon River, a popular recreational waterway.

#### Existing Land Use and Services

County Road 62 lies one-tenth mile to the north. Access to the area is via a private road. County Road 62 is a hard-surfaced roadway linking the Schroon River and the Town of Horicon to the west with NYS Route 9 and Pottersville to the east. The settlement of Pottersville, the nearest service center for goods and services, lies approximately three-quarters of a mile to the east.

Public electric and telephone services are available to the area along County Road 62. The southerly section of the area is serviced by public water. The existing distribution lines are located along NYS Route 9 to County Road 62. There are no public sewage treatment facilities available to the area at this time.

There is one single family dwelling located within the area.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends easterly to Brant Lake.

#### **AREA D1: Rural Use to Resource Management; 872+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified thirteen soil types in the area: Cathro-Greenwood (54%), Bice (12%), Pits (1%), Wareham (4%), Plainfield (3%), Hinckley (7%), Middlebury (<1%), Elnora (<1%), Lyme (<1%), Bice-Woodstock (13%), Udorthents, (<1%), Belgrade (4%) and Schroon (<1%).

The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The

Cathro-Greenwood, Schroon, Middlebury, Wareham and Udorthents soils pose severe limitations for conventional on-site septic systems due to wetness. The Woodstock soils pose severe limitations due to depth-to-bedrock. The Lyme soils pose severe limitations for conventional on-site septic systems due to wetness. The Belgrade soils pose severe limitations for on-site septic systems due to slow percolation rates and wetness. The Bice soils pose moderate-to-severe limitations for on-site septic systems due to slow percolation rates. Gravel pits have been manipulated but generally exhibit conditions similar to those found with sand and gravel soils.

#### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 2% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 15% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 12% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 28% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 43% of the area consist of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

#### Surficial Hydrology

The primary hydrologic feature of the area is the Schroon River and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Schroon River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. Approximately 48% of the area lies within the River corridor.

The Federal Emergency Management Agency has identified an area adjacent to the Schroon River and its tributaries as a flood hazard zone. This flood area comprises approximately 42% of the area.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 400 acres of wetlands within the area.

#### Visual Considerations

The area is located along the Schroon River, a popular recreational waterway and the Adirondack Northway (Interstate 87) between Plattsburgh and Montreal to the north and Albany and New York City to the south. Approximately 14,152 vehicles use the Northway at this point on an average day.

#### Existing Land Use and Services

County Road 68 forms a portion of the westerly boundary of Area D1. This hard-surfaced roadway links Chestertown to the south with Pottersville to the north. Interstate 87 bisects the area from north to south and Carl Tournier Road lies along the Schroon River in the easterly section of the area. The settlement of Chestertown, the nearest service center for goods and services, lies approximately 4.5 miles to the south.

Public electric and telephone services are available to the area along the non-Interstate roadways. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately 55 single family dwellings located within the area. The majority of these dwellings are located along Carl Tournier Road and the Schroon River.

Fire and ambulance services are furnished by the Chestertown Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends westerly into the Town of Hague.

#### **AREA E1: Moderate Intensity Use to Hamlet; 152+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified nine soil types in the area: Fluvaquents-Udifluvents (18%), Hinckley-Plainfield (17%), Plainfield (23%), Pits (3%), Wareham (3%), Elnora (12%), Udorthents (14%), Hinckley (1%) and Belgrade (9%).

The Belgrade soils pose severe limitations for on-site septic systems due to slow percolation rates and wetness. The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The Fluvaquents-Udifluvents, Udorthents and Wareham soils pose severe limitations for conventional on-site septic systems due to wetness. Gravel pits have been manipulated but generally exhibit conditions similar to those found with sand and gravel soils.

##### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 9% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 10% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an

expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 46% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 35% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

#### Surficial Hydrology

The primary hydrologic feature of the area is Chester Creek and its tributaries. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 51 acres of wetlands within the area.

#### Visual Considerations

The area is located along the Adirondack Northway (Interstate 87) and NYS Route 8. Approximately 596 vehicles use NYS Route 8 on an average day and approximately 14,152 vehicles view the area from the Northway on an average daily basis.

#### Existing Land Use and Services

NYS Route 8 forms the southerly boundary of the area. This hard-surfaced roadway links Chestertown to the west with the Northway to the east. The settlement of Chestertown, the nearest service center for goods and services, lies adjacent to Area E1.

Public electric and telephone services are available to the area along NYS Route 8, Theroit Avenue and Pine Street. Public water is available to the area (it was installed in the late 1990's to service the North Warren Central School);

however, there are no public sewage treatment facilities available to the area at this time.

There are approximately four single family dwellings, four commercial uses and one community service use located within the area. The majority of these are located along NYS Route 8.

Fire and ambulance services are furnished by the Chestertown Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a Moderate Intensity Use area that extends north and easterly from the settlement of Chestertown.

#### **AREA E2: Moderate Intensity Use to Resource Management; 306+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified six soil types in the area: Udorthents (3%), Hinckley-Plainfield (11%), Bice -Woodstock (67%), Udorthents (3%), Hinckley (7%) and Lyme (9%).

The Hinckley, Plainfield and Oakville soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. Udorthents and Wareham soils pose severe limitations for conventional on-site septic systems due to wetness while the Woodstock- soils pose severe limitations due to depth-to-bedrock. The Lyme pose severe limitations for conventional on-site septic systems due to wetness. The Bice soils pose moderate-to-severe limitations for on-site septic systems due to slow percolation rates.

##### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 19% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 33% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 35% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 13% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

#### Surficial Hydrology

The primary hydrologic feature of the area is the nearby Schroon River. This watercourse has been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

The Schroon River is classified in this section as a "Recreational" River in the New York State Wild, Scenic and Recreational River System. Approximately 1% of the area lies within the River corridor.

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 3 acres of wetlands within the area.

#### Visual Considerations

The area is located along the Adirondack Northway (Interstate 87) and NYS Route 8. Approximately 596 vehicles use NYS Route 8 on an average day and approximately 14,152 vehicles view the area from the Northway on an average daily basis.

#### Existing Land Use and Services

The Adirondack Northway forms the easterly boundary of the area. This hard-surfaced roadway links Albany with Montreal. The settlement of Chestertown, the nearest service center for goods and services, lies approximately one mile to the west, via NYS Route 8, the northerly boundary of the area. The southerly boundary of Area E2 is Rock Avenue Road, which dead-ends near Interstate 87.

Public electric and telephone services are available to the area along NYS Route 8 and Rock Avenue Road. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately six single family dwellings and one community use located within the area.

Fire and ambulance services are furnished by the Chestertown Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a Moderate Intensity Use area that extends north and easterly from the settlement of Chestertown.

#### **AREA F1: Rural Use to Industrial Use; 248+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified four soil types in the area: Bice (85%), Hinckley-Plainfield (<1%), Fluvaquents-Udifluvents (<1%) and Hinckley (14%).

The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse, due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The Fluvaquents-Udifluvents soils pose severe limitations for

conventional on-site septic systems due to wetness. The Bice soils pose moderate-to-severe limitations for on-site septic systems due to slow percolation rates.

### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 2% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 35% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 23% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 33% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 7% of the area consist of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

### Surficial Hydrology

The primary hydrologic feature of the area is the outlet from Meade Pond which forms a portion of the northeasterly boundary of the area. This watercourse has been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately five acres of wetlands within the area.

### Visual Considerations

The area is located along NYS Route 9, a major link between Chestertown and Warrensburg. Approximately 6,097 vehicles use NYS Route 9 on an average day.

#### Existing Land Use and Services

NYS Route 9 forms a portion of the easterly boundary of the area. This hard-surfaced roadway links Chestertown to the north with Warrensburg to the south. The settlement of Chestertown, the nearest service center for goods and services, lies approximately .5 miles to the north. Grandview Road, found in the northerly section of the area, dead ends approximately one-quarter mile westerly from NYS Route 9.

Public electric and telephone services are available to the area along the road network. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately four single family dwellings and one commercial use located within the area. An electric transmission line crosses the westerly section of the area. The majority of these dwellings are located along the roads.

Fire and ambulance services are furnished by the Chestertown Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout a large portion of Warren County.

#### **AREA F2: Rural Use to Industrial Use; 127+/- acres**

#### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified five soil types in the area:

Plainfield (67%), Bice (21%), Wareham (6%), Hinckley (3%) and Pits (3%).

The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse, due to a substantial increase in potential for groundwater contamination caused by their high permeability rate. The Wareham soils pose severe limitations for conventional on-site septic systems due to wetness. The Bice soils pose moderate-to-severe limitations for on-site septic systems due to slow percolation rates. Gravel pits have been manipulated but generally exhibit conditions similar to those found with sand and gravel soils.

#### Topography

The topography of the area ranges from steep (greater than 25% slopes) to level (0 to 3% slopes). Greater than 25% slopes comprise approximately 13% of the area and pose severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 36% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 23% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 10% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography. The remaining approximately 18% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

#### Surficial Hydrology

The primary hydrologic feature of the area is Mead Pond. This watercourse has been classified by the New York State

Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

#### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately 8 acres of wetlands within the area.

#### Visual Considerations

The area is located along NYS Route 9, a major link between Chestertown and Warrensburg. Approximately 6,097 vehicles use NYS Route 9 on an average day.

#### Existing Land Use and Services

NYS Route 9 forms a portion of the westerly boundary of the area. This hard-surfaced roadway links Chestertown to the north with Warrensburg to the south. The settlement of Chestertown, the nearest service center for goods and services, lies approximately .5 miles to the north.

Public electric and telephone services are available to the area along the road network. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately three single family dwellings located within the area.

Fire and ambulance services are furnished by the Pottersville Fire Department; police protection is available from the New York State Police, headquartered in Glens Fall, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout a large portion of Warren County

**AREA F3: Moderate Intensity Use to Industrial Use; 18+/- acres**

### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified two soil types in the area: Hinckley (67%) and Plainfield (33%).

The Hinckley and Plainfield soils pose severe limitations for conventional septic systems on lots less than 20,000 square feet in size or within 200 feet of a watercourse, due to a substantial increase in potential for groundwater contamination caused by their high permeability rate.

### Topography

The 8% to 15% slopes comprise approximately 25% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. The remaining approximately 75% of the area consists of slopes in the 0 to 3% range. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with drainage and site preparation.

### Surficial Hydrology

The primary hydrologic feature of the area is Mead Pond and its outlet. These watercourses have been classified by the New York State Department of Environmental Conservation as "C (T)" (best use - fishing, trout inhabited).

### Wetlands

The Official Freshwater Wetlands Map for Warren County delineates approximately three acres of wetlands within the area.

### Visual Considerations

The area is located along NYS Route 9, a major link between Pottersville and Warrensburg. Approximately 6,097 vehicles use NYS Route 9 on an average day.

### Existing Land Use and Services

NYS Route 9 forms the westerly boundary of the area. This hard-surfaced roadway links Chestertown to the north with Warrensburg to the south. The settlement of Chestertown, the nearest service center for goods and services, lies approximately .5 miles to the north.

Public electric and telephone services are available to the area along NYS Route 9. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately three single family dwellings. The majority of these dwellings are located along NYS Route 9.

Fire and ambulance services are furnished by the Chestertown Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout a large portion of Warren County,

#### **AREA G1: Rural Use to Hamlet; 30+/- acres**

##### Soils

The United States Department of Agriculture Soil Conservation Service Soil Survey identified three soil types in the area: Bice (94%), Lyme (5%) and Rock Outcrop (<1%).

The Lyme soils pose severe limitations for conventional on-site septic systems due to wetness. The Bice soils pose moderate-to-severe limitations for on-site septic systems due to slow percolation rates. The Rock Outcrop soils pose severe limitations due to depth-to-bedrock.

##### Topography

The topography of the area ranges from steep (greater than 25% slopes) to nearly level (3% to 8% slopes). Greater than 25% slopes comprise approximately 2% of the area and pose

severe limitations for development which prohibit most uses. The 15% to 25% slope range comprises approximately 18% of the area and poses moderate-to-severe limitations for development. Slopes in this range present considerable development constraints which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. The 8% to 15% slopes comprise approximately 24% of the area and pose moderate limitations for development which need to be recognized, but can be overcome with careful site design. Approximately 56% of the area consists of slopes in the 3% to 8% slope range. These slopes are relatively free of limitations due to topography and pose little or no environmental problems due to topography.

#### Visual Considerations

The area is located along NYS Route 8. Approximately 1,789 vehicles use NYS Route 8 on an average day.

#### Existing Land Use and Services

NYS Route 8 forms the northerly boundary of the area. This hard-surfaced roadway links Pottersville and the Adirondack Northway to the east and North Creek to the west. The settlement of Pottersville, the nearest service center for goods and services, lies approximately 6.5 miles to the east.

Public electric and telephone services are available to the area along NYS Route 8. There are no public water distribution lines to the area at this time, nor are there any public sewage treatment facilities.

There are approximately six single family dwellings located within the area. These dwellings are located along NYS Route 8.

Fire and ambulance services are furnished by the Raparius Fire Department; police protection is available from the New York State Police, headquartered in Glens Falls, and the Warren County Sheriff's Department, headquartered in Lake George.

#### Adirondack Park Land Use and Development Plan Map

The area under review is part of a large Rural Use area that extends throughout a large portion of Warren County.

C. ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION

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

Increased development will lead to potential increases in:

1. On-site Sewage Disposal Discharge and Leaching: As noted in the discussion of soils, supra, many of the soils in the areas pose severe limitations for on-site septic systems, either due to rapid percolation of effluent resulting in leaching facilities that are ineffective for elimination of bacteria and nutrients, soils with a shallow depth-to-bedrock or soils with seasonal high water table. New land use and development not serviced by public sewerage would require lots with adequate space for on-site sewage disposal. There are no public sewage treatment facilities available to any of the areas.

One of the most important natural characteristics in determining the potential for development of land 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. Soils with a seasonal high water table such as the Middlebury, Wareham and Udorthents soils may cause septic leaching fields to contaminate groundwater or domestic water supplies.

The limitations of sands and gravels such as the Hinckley, Plainfield and Oakville soils are due to the fact that they percolate very rapidly, thus causing inadequate filtration of sewage effluent.

The condition is evident when development is confined to lots less than 20,000 square feet in size or when the on-site septic systems are located within 200 feet of a watercourse or wetland. Potential public health effects due to contamination of drinking water supplies provided by wells may be addressed with a public water supply. Public water supply facilities are not available to any of the areas.

In the Hamlet classification (Areas A3, C2, C3, E1, and G1), there is generally no control over lot size unless a lot is part of a subdivision of at least 100 lots or units or there are jurisdictional wetlands involved. Most development under 100 lots, parcels sites or units outside of wetlands could be confined to lots less than 20,000 square feet without Agency review. Portions of the areas proposed to be amended to Hamlet contain these fast percolating soils.

2. Developed Area Storm Water Runoff: Development at intensities permitted by the Hamlet classification could increase runoff, and associated non-point source pollution of streams and wetlands. Such problems arise when precipitation runoff drains from the land into nearby streams, wetlands, lakes or rivers. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention and impervious surfaces. Urbanization of the area would lead to an increase in surface runoff to the Hudson and Schroon Rivers, their associated tributaries, other watercourses and nearby wetlands, due to the elimination of vegetative cover and the placement of man-made impervious surfaces.
3. Adverse Effects on Groundwater: Sewage and storm water discharge may introduce substances into groundwater resulting in increased nutrient levels and possible contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Contaminants can come from many sources, some of which produce significant impacts on ecology and others which pose human health risks. The valuable groundwaters associated with the Hudson and Schroon Rivers and their many tributaries as well as the many wetlands are subject to such development-induced problems. The intensity of development directly influences the level of the groundwater table. More intense development results in groundwater contamination, increased surface runoff and reduced recharge of the groundwater table. Improperly installed septic systems in groundwater recharge areas can result in the contamination of groundwater supplies as well as pollution of nearby water bodies.

4. Effect of Topography: Many of the areas contain slopes greater than 15%.

Slope is important in determining the suitability of land for development for many reasons. The amount of vegetative cutting required for construction greatly increases with steeper slopes due to cuts and fills. On steeper slopes, septic systems will not function properly. Access to areas with steeper slopes is difficult. Roads and driveways with slopes of 10% or greater present problems in wintertime and in the wetter seasons. Finally, development on steep slopes or along the skyline often can be seen from a great distance.

Land areas containing 15% to 25% slopes present many development considerations which can be overcome, but at considerable expense to the developer, adjoining property owners, the Town and the environment. The New York State Department of Health *Waste Treatment Handbook - Individual Household Systems* states that on-site systems receiving less than 1,000 gallons of domestic-type sewage per day should not be placed on slopes greater than 20%. Slopes greater than 25% are inappropriate for wastewater leaching facilities.

Some of the areas have slopes less than 3%. Slopes less than 3% are generally free from most building and development limitations, although there may be problems associated with poor drainage and additional site preparation. Also, surface water may not drain naturally resulting in flooding of home basements and improper operation of septic tank leaching fields. Wetlands and areas subject to seasonal flooding are usually located within this slope category.

5. Effect of Flood Hazard Areas: A flood hazard area has been identified by the Federal Emergency Management Agency along the Hudson and Schroon Rivers and some of their tributaries. Flood hazard areas are land areas that adjoin a river, stream, pond, lake, or wetland and are likely to be occasionally flooded due to (or in combination with) spring snowmelt, severe or prolonged periods of rainfall and/or over-saturation of the soil. The areas are essential to the normal passage of water downstream, and act as water storage areas during floods. The "standard" flood upon which most flood regulations are based is the 100 year flood: a flood with a 1% probability of occurring in any given year. Minor floods occur more frequently.

In a relatively undisturbed environment, the flood waters are normally contained within level areas adjacent to a river or stream. Such flood plains range from narrow bands along small swift-flowing streams to broad plains along slow meandering rivers. The plains provide an important water storage function during periods of flooding, and they allow excess water to drain gradually back into other natural channels. A typical flood plain is composed of a main channel and the adjoining land needed to carry and discharge flood waters.

The extent of flooding is affected by many factors, including human activities both within and without the flood plain. Flood frequency and severity may be amplified for example, by building structures

adjacent to watercourses, removing forest vegetation in a watershed, and alterations to a stream's natural bed and bank. Where such activities substantially concentrate and increase runoff, flood waters may extend beyond the natural flood limits.

6. Effects on Wetlands: As stated earlier, many of the areas contain wetlands pursuant to the Adirondack Park Agency Rules and Regulations implementing the New York State Freshwater Wetlands Act (9 NYCRR Part 577). Wetlands are unique areas when retained in their natural state. They act as natural sponges, thus retaining water runoff in much greater proportion per unit of land area than other types of landscapes and vegetative cover and are vulnerable to increased development. Undisturbed, wetlands help replenish underground water storage areas as well as help control surface water runoff and flooding. They serve an important function in acting as a natural water filter, thus reducing siltation and sedimentation, thereby contributing to the natural habitats which are essential in animal communities. The diverse ecosystems found in wetlands serve as an "oasis" providing a source of food and water and breeding and spawning grounds for many forms of wildlife.

Development at levels permitted by the Hamlet and Moderate Intensity Use classifications could result in significant impacts to these wetlands. These include disruption of important habitats, temperature and water quality. On-site sewage disposal system leach fields must be located 100 feet or more from wetlands.

Wetlands are very fragile and therefore incompatible with many intensive uses of land. Due to their delicate environmental balance and the many benefits which they provide the community, wetlands are protected and preserved from intensive development by the State. This policy is set forth in detail in the 1975 Freshwater Wetlands Act (ECL Article 24).

7. Effects on Water Resources: The water resources of the Hudson and Schroon River watersheds could be affected by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential. Sewage and storm water discharge (urban runoff) may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Groundwater which also flows toward the various watercourses and wetlands is also subject to development-induced adverse impacts. The intensity of development directly influences the level of the groundwater table. Higher development intensities result in greater water withdrawal rates, increased surface runoff and reduced recharge of the groundwater table. Improperly installed septic systems in groundwater recharge areas can result in the contamination of the water supply as well as pollution of nearby water bodies.

8. Effect on Visual Resources: Many environmental impacts are often unnoticed in a community; however, visual changes occur rapidly and dramatically. Visual resources add a vital factor for any municipality. Whether or not people choose to visit, live or conduct business in a community depends to a great extent on their visual impression of the community.

The visual resources of both the Hudson and Schroon River valleys define the Adirondack Park for many visitors and residents.

The visual character of a locality, also, is neither singular nor uniform. Rather, individual geographic areas with their own distinct visual identity together comprise the community as a

whole. A particular valley landscape, such as found along the Hudson and Schroon Rivers, conveys its own particular visual impact; in combination with all other community landscapes, it provides the diversity and quality of view characteristics of Adirondack communities.

Certain details would detract from rather than enhance the visual character of this landscape. Development placed on steeper slopes of the area without proper vegetative screening could have a negative impact on an otherwise distinct, unified and aesthetically pleasing landscape. Development located on sections visible from the State and Interstate routes could impact the quality of open space associated with this resource.

9. Effect on Fish: Cold water fish, such as those found in the many watercourses throughout the areas under consideration, reside well in oxygenated rivers or within layers of a lake. The increase in development intensity allowed by a reclassification to a less restrictive classification is likely to result in impacts to this resource.

Human use of land can impact fishery resources through a number of means. Vegetation removal reduces shading and allows water temperatures to increase. Nutrients can come from any number of sources, including on-site sewage disposal, urban runoff and intensive residential lawn care. Motor boating in the vicinity of spawning areas can destroy the areas through increased wave action and other physical disturbances. Sedimentation resulting from human activities can be particularly damaging to fish resources. Sedimentation suffocates eggs, causes temperature increases and can clog fish gills. Sedimentation also destroys a food source by killing insect larvae found on stream bottoms.

10. Effect on Wildlife: Specific population levels of wildlife for the areas are unknown. In general, wildlife species typical of forested areas of the

Adirondacks can be expected in the forested areas. No rare or endangered species or their habitats are recorded in these areas and no significant wildlife impacts are likely; however, sections utilized for possible development may displace existing wildlife.

11. Effect on Noise Quality: The predominant low levels of noise from existing undeveloped areas or predominantly residential areas could change dramatically with commercial or industrial use. Both fauna and nearby residential use could be affected by noise from traffic serving an industrial, commercial or residential use, the activity itself and/or associated or subordinate uses.
12. Effect on Air Quality: The predominant determination of air quality in the area is wind speed and direction and the presence and activity of upwind pollution sources. The change in classification from a more restrictive classification to a less restrictive one will not create any actual and potential sources of pollution. However, since many existing dwellings rely on wood as a primary or secondary (backup) heat source, an increase in development may result in a minor increase in the amount of wood smoke. Localized impacts would also result from any increase in traffic serving commercial and residential development.
13. Economic Gain to the Local Community: Subdivision and improvement of undeveloped land adds to the local tax base. The net benefit of new development depends on the exact nature of the development that occurs and its additions to local tax and business revenues when compared to increased costs associated with solid waste disposal, schools and other community services.
14. Demand on Other Community Facilities: Residential, commercial or industrial development may require public services from both local and neighboring

governments. Some of the services most affected by increased commercial and/or residential development are: solid waste disposal, roads and road maintenance (snow removal, traffic control, repair, etc.), police, fire and ambulance service. Increased development would increase the demand for public services that both local and neighboring governments, as well as the private sector, must provide. Increased development will increase the demand for public water supply and public sewage disposal facilities (none of the areas under consideration contain these facilities at this time), public school systems, police protection, fire and ambulance service, solid waste disposal and road maintenance.

15. Effect on Existing Residential Development In and Adjacent to the Map Amendment Area: The changes in the Map that would allow a much greater density of development would eliminate Agency review over most development including commercial and industrial development. This could change the residential character of the existing neighborhoods.

D. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

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

E. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Potential environmental impacts are outlined above. To the extent that development occurs as a result of the map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources. Wetlands flora and fauna also could be permanently degraded by development in these sites.

F. MITIGATION MEASURES

The discussion of alternatives in this DSEIS, Section M below, allows the Agency to evaluate the reasonableness of the amendment application and the potential adverse impacts of reclassification. However, because the only means of mitigating those impacts are either a reclassification to a more restrictive classification than the one proposed or the exclusion of locations within the area most affected or impacted by the reclassification, the discussion of alternatives becomes necessarily a discussion of mitigation.

G. GROWTH-INDUCING ASPECTS

As stated in Section C the statutory "overall intensity guidelines" for Resource Management areas allows one principal building for every 42.7 acres in a new (post-1973) subdivision requiring an Agency permit. The Rural Use classification allows one principal building for every 8.5 acres; in Low Intensity Use, every 3.2 acres and in Moderate Intensity Use, every 1.3 acres. There are no overall intensity guidelines in either Hamlet or Industrial Use. (See Section I, Land Area and Population Trends, for the current land use area acreage and census information for the Town of Chester)

H. POTENTIAL BUILD-OUT

The following chart shows the maximum potential build-out for the proposed amendment area for particular projects subject to Agency permit review pursuant to Sections 809 and 810 of the Adirondack Park Agency Act. This is a purely mathematical calculation and does not necessarily represent the actual build-out potential, which may be limited in any permit due to environmental factors. "PB" indicates a "principal building" as that term is defined in Section 802 (50) of the Adirondack Park Agency Act. The figures in the "Units" column indicate the number of potential motel, hotel or similar tourist accommodation units or tourist cabins of less than 300 square feet. Pursuant to Section 802 (50) (e) of the Act, such units constitute one-tenth of a principal building.

**AREA A1: Rural Use to Resource Management; 149+/- acres**

<u>Rural Use</u> (Present classification)		<u>Resource Management</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
18	175	3	35

**AREA A2: Rural Use to Resource Management; 370+/- acres**

<u>Rural Use</u> (Present classification)		<u>Resource Management</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
44	435	9	87

**AREA A3: Moderate Intensity Use to Hamlet; 51+/- acres**

<u>Moderate Intensity Use</u> (Present classification)		<u>Hamlet</u> (Proposed classification)
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>Hotel/Motel Units</u>
39	392	No Overall Intensity Guidelines

**AREA A4: Moderate Intensity Use to Resource Management;  
15+/- acres**

<u>Moderate Intensity Use</u> (Present classification)		<u>Low Intensity Use</u> (Intermediate classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
12	115	5	47

<u>Rural Use</u> (Intermediate Classification)		<u>Resource Management</u> (Proposed Classification)	
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<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
2	18	1	4

**AREA B1: Rural Use to Resource Management; 1686 +/- acres**

<u>Rural Use</u> (Present classification)		<u>Resource Management</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
44	435	9	87

**AREA C1: Rural Use to Resource Management; 139 +/- acres**

<u>Rural Use</u> (Present classification)		<u>Resource Management</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
16	164	3	33

**AREA C2: Moderate Intensity Use to Hamlet; 101 +/- acres**

<u>Moderate Intensity Use</u> (Present classification)		<u>Hamlet</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
78	777		No Overall Intensity Guidelines

**AREA C3: Moderate Intensity Use to Hamlet; 154 +/- acres**

<u>Moderate Intensity Use</u> (Present classification)		<u>Hamlet</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>

118                    1185                    No Overall Intensity Guidelines

**AREA C4: Rural Use to Moderate Intensity Use; 9+/- acres**

<u>Rural Use</u> (Present classification)		<u>Low Intensity Use</u> (Intermediate classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
1	11	3	28

Moderate Intensity Use  
(Proposed Classification)

<u>PB</u>	<u>Hotel/Motel Units</u>
7	69

**AREA D1: Rural Use to Resource Management; 872 +/- acres**

<u>Rural Use</u> (Present classification)		<u>Resource Management</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
103	1026	20	204

**AREA E1: Moderate Intensity Use to Hamlet; 152 +/- acres**

<u>Moderate Intensity Use</u> (Present classification)		<u>Hamlet</u> (Proposed classification)	
<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
117	1169		No Overall Intensity Guidelines

**AREA E2: Moderate Intensity Use to Resource Management;  
306+/- acres**

<u>Moderate Intensity Use</u>	<u>Low Intensity Use</u>
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(Present classification)                      (Intermediate classification)

<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
235	2354	96	956

Rural Use    Resource Management  
 (Intermediate Classification)                      (Proposed Classification)

<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
36	360	7	72

**AREA F1: Rural Use to Industrial Use; 248+/- acres**

Rural Use    Industrial Use  
 (Present classification)                              (Proposed classification)

<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
29	292		No Overall Intensity Guidelines

**AREA F2: Rural Use to Industrial Use; 127+/- acres**

Rural Use    Industrial Use  
 (Present classification)                              (Proposed classification)

<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
15	149		No Overall Intensity Guidelines

**AREA F3: Moderate Intensity Use to Industrial Use;  
 18+/- acres**

Rural Use    Industrial Use  
 (Present classification)                              (Proposed classification)

<u>PB</u>	<u>Hotel/Motel Units</u>	<u>PB</u>	<u>Hotel/Motel Units</u>
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2                    21                    No Overall Intensity Guidelines

**AREA G1: Rural Use to Hamlet; 30+/- acres**

<u>Rural Use</u>		<u>Low Intensity Use</u>	
(Present classification)		(Intermediate classification)	

	Hotel/Motel		Hotel/Motel
<u>PB</u>	<u>Units</u>	<u>PB</u>	<u>Units</u>
4	35	9	94

<u>Moderate Intensity Use</u>		<u>Hamlet</u>	
(Intermediate Classification)		(Proposed Classification)	

	Hotel/Motel		Hotel/Motel
<u>PB</u>	<u>Units</u>	<u>PB</u>	<u>Units</u>
23	231		No Overall Intensity Guidelines

The above figures indicate the maximum potential build-out under the Act; building intensities could be increased by not more than 10% (9 NYCRR 574.7[c]) or further limited by the Agency due to environmental factors when permits are required for construction.

I. LAND AREA AND POPULATION TRENDS

Land Area: The Town of Chester is approximately 55,708 acres in size and is classified on the Official Adirondack Park Land Use and Development Plan Map as follows:

Hamlet	1,460	acres
Moderate Intensity Use	7,768	acres
Low Intensity Use	6,163	acres
Rural Use	30,970	acres
Resource Management	5,116	acres
Industrial Use	117	acres
State Land	2,166	acres
Water	1,948	acres

Population Growth Trends: The population of the Town of Chester was 3,614 in the Year 2000, an increase of 149 persons (4.3%) since 1990. The table below compares population growth of the Town of Chester in both absolute and percentage terms as compared to the seven towns which surround it.

Population of the Town of Chester and Surrounding Towns  
(ranked by rate of growth)

Town	YEAR		CHANGE 1990 - 2000	
	1990	2000	No.	%
Horicon	1,269	1,479	210	16.5
Thurman	1,045	1,199	154	14.7
Minerva	758	796	38	5.0
<b>Chester</b>	<b>3,465</b>	<b>3,614</b>	<b>149</b>	<b>4.3</b>
Johnsburg	2,352	2,450	98	4.2
Schroon	1,721	1,759	38	2.2
Warrensburg	4,174	4,255	81	1.9
Indian Lake	1,481	1,471	-10	-0.7

Source: U.S. Bureau of the Census

J. 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.

K. SOLID WASTE

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

L. HISTORIC IMPACTS

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

M. ALTERNATIVE ACTIONS

There are three categories of alternatives addressed by this document: (1) "no action" or denial of the request, a failure to approve any change would preserve the present pattern of regulatory control; (2) "alternative regional boundaries", the redefinition of a proposed map amendment area along regional boundaries to avoid areas with greater environmental sensitivity while still providing sites for development; and (3) "alternative classification", amending the Map to an intermediate land use classification.

1. No Action

Areas A1, A2, A4, B1, C1, D1 and E2 are all being proposed for a more restrictive classification. There would be significant environmental impacts for any change in classification because the existing classification for those areas would be less restrictive than that proposed. For the remaining areas under consideration, there would be no significant environmental impacts from a failure to approve any change because the existing classifications would be maintained.

2. Alternative Regional Boundaries

The redefinition of the map amendment areas proposed for a less restrictive classification along regional boundaries to avoid areas with greater environmental sensitivity while still providing sites for development is another alternative action that may be considered. While there are many geographically defined alternatives that could be made in the final analysis, pursuant to the Agency's "regional boundary" criteria, the following are geographic alternatives that could be considered along with factors from the statutory character descriptions (APA Act Section 805 (3))

that support or argue against the alternative under discussion:

Area A1: Rural Use to Resource Management;  
149+/- acres

While there may be many geographically defined alternatives that could be made in the final analysis, one of many possible geographic alternatives that could be explored would be to retain the Rural Use classification in the westerly portion of Area A1. This would allow some development on land serviced by public roads and minimal services. This alternative would further protect the valuable resources of the Hudson River and the open space considerations.

Area A2: Rural Use to Resource Management;  
370+/- acres

One of many possible geographic alternatives that could be explored would be to retain the Rural Use classification in the southerly portion of Area A1. This would allow some development on land serviced by a public road and minimal services. This alternative would further protect the valuable resources of the Hudson River and the open space considerations.

Area A3: Moderate Intensity Use to Hamlet;  
51+/- acres

One alternative would be to amend the westerly section of Area A3 - the land adjacent to NYS Route 28 and Bird Pond Road - to Hamlet and retain the Moderate Intensity Use classification on the remaining section. This alternative action would protect the intermittent stream and the steeper slopes of the area.

Area A4: Moderate Intensity Use to Resource Management; 15+/- acres

The very steep slopes of the area coupled with the small amount of distance between Bird Pond Road and the Hudson River suggest this area be reclassified as Resource Management. One alternative would be to retain a small portion of the area located in the westerly section in the Moderate Intensity Use classification.

Area B1: Rural Use to Resource Management;  
1,686+/- acres

This very large area offers many geographic alternatives due to its size alone. Retaining the Rural Use classification on any one section has its own set of environmental issues. Most of the area is steep; over 85% of the area has slopes greater than 15%. The only section of the area that contains slopes less than 15% that are near (within 2000 feet) any road access contain watercourses and wetlands. Given these parameters, retaining the Rural Use classification on the southerly side of the area seems to be the only viable alternative.

Area C1: Rural Use to Resource Management;  
139+/- acres

One alternative for Area C1 would be to retain the Rural Use classification in the northerly section of the area, adjacent to the setbacks from NYS Route 9 and County Road 62; however, amending the southerly section which contains extensive wetlands, flood plains, poor soils and lies adjacent to the Northway, the Schroon River and Trout Brook would create a small, isolated block of Rural Use.

Area C2: Moderate Intensity Use to Hamlet;  
101+/- acres

One alternative for Area C2 would be to retain the Moderate Intensity Use classification along the Northway and Exit 26. This would act as a buffer for some visual concerns while still providing

developable lots on a relatively flat (for the most part) sand and gravel setting.

Area C3: Moderate Intensity Use to Hamlet;  
154+/- acres

The sections of the area adjacent to the road network (NYS Route 9, Old Schroon Road and County Road 62) would lend themselves to be classified as Hamlet better than the westerly section of the area that is further away from the existing roads and that contains steeper slopes and poorer soils.

Area C4: Rural Use to Moderate Intensity Use; 9+/- acres

This is a small area and any smaller alternative would be inconsistent with the regional scale of the Park Plan Map.

Area D1: Rural Use to Resource Management; 872+/- acres

The only feasible portion of Area D1 that could be retained in the Rural Use classification would be a one-tenth mile setback from County Road 68 in the westerly section of the area. Slope issues, public considerations associated with the Northway and the Schroon River, wetlands and other hydrologic considerations all support the proposed reclassification to Resource Management.

Area E1: Moderate Intensity Use to Hamlet;  
152+/- acres

One alternative would be to reclassify land along NYS Route 8 to Hamlet save for a setback at the westerly end along Chester Creek (wetland and hydrologic issues) and at the easterly end along the Northway (public consideration). The Moderate Intensity Use classification should be retained for a one-tenth mile setback from Chester Creek and along the Northway and Exit 25 for the above mentioned factors.

Area E2: Moderate Intensity Use to Resource Management; 306+/- acres

Public access would be the primary reason behind any retention of the existing Moderate Intensity Use classification for Area E2. NYS Route 8 forms the northerly boundary of the area and Rock Avenue Road forms the southerly boundary. A setback of Moderate Intensity Use from these roads would be the only instance where the Moderate Intensity Use classification could be retained, because of regional scale and boundary criteria.

Area F1: Rural Use to Industrial Use; 248+/- acres

The northerly panhandle of Area F1, which lies adjacent to a classified stream and contains some residential uses, could be retained in the Rural Use classification.

Area F2: Rural Use to Industrial Use; 127+/- acres

The westerly section of Area F2 contains slopes greater than 25%. This section of Area F2 could be classified as Moderate Intensity Use with the remainder of this area reclassified as Industrial Use.

Area F3: Moderate Intensity Use to Industrial Use; 18+/- acres

Residential uses are the primary justification for the Moderate Intensity Use classification. The only section of the 18 acre area that could lend itself to Industrial Use is the southerly section south of the road which crosses the area.

Area G1: Rural Use to Hamlet; 30+/- acres

A low level of development, lack of public infrastructure and public considerations associated with NYS Route 8 all suggest the present classification of Rural Use is appropriate for Area

G1. The only possible alternative area for reclassification is the westerly section adjacent to the existing Hamlet associated with Riparius.

### 3. Intermediate Land Use Classifications

Some of the areas allow for an intermediate land use classification to be employed as an alternative. These are:

Area A4: Moderate Intensity Use to Resource Management; 15+/- acres

Area C4: Rural Use to Moderate Intensity Use; 9+/- acres

Area E2: Moderate Intensity Use to Resource Management; 306+/- acres

Area G1: Rural Use to Hamlet; 30+/- acres

Areas F1, F2 and F3 are proposed to be classified as Industrial Use. This Land Use classification is more "use" based and not as "intensity" based as the other land use classifications; therefore, it does not fit into this category.

Area A4: Moderate Intensity Use to Resource Management; 15+/- acres

The intermediate classifications are Rural Use and Low Intensity Use; however, amending the 15 acre area to one of these land use classifications would create an isolated section of Rural Use and Low Intensity Use land that would not reflect the regional scale and approach used in the preparation of the Plan.

Area C4: Rural Use to Moderate Intensity Use; 9+/- acres

The intermediate classification is Low Intensity Use; however, amending the nine acre area to the Low Intensity Use land use classification would create an isolated section of Low Intensity Use land that would not reflect the regional scale and approach used in the preparation of the Plan.

Area E2: Moderate Intensity Use to Resource Management; 306+/- acres

The intermediate classifications are Rural Use and Low Intensity Use. While each one of these land use classifications would help protect the resources of the area (steep slopes, poor soils for development and public consideration associated with the Northway) the proposed Resource Management classification affords the most protection.

Area G1: Rural Use to Hamlet; 30+/- acres

The intermediate classifications are Moderate Intensity Use and Low Intensity Use. The lack of public services, public considerations of NYS Route 8 and poor soil conditions for on-site septic systems all suggest the current classification is the most appropriate. The change to an intermediate classification would somewhat mitigate the environmental problems, but would not be suitable as an alternative.

#### Alternative Geographic Boundaries

In addition to the above described geographic alternatives, there are a number of regional boundaries that conform to the regional scale and approach used in the preparation of the Park Plan Map and is statutorily required to be used in amending it. These geographic alternatives can also be used in conjunction with alternative land use classifications.

#### N. STUDIES, REPORTS AND OTHER INFORMATION

1. New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
2. United States Department of Agriculture Soil Conservation Service Soil Survey

3. United States Geological Survey Topographic Map  
(7.5' series; scale 1:24,000)
4. Air Photo Inventory; Adirondack Park Agency
5. U.S. Census Bureau

APPENDICES

- A. Justification Section of Application to the Official Adirondack Park Land Use and Development Plan Map
- B. Land Use Area Descriptions, Setbacks and Compatible Use List
- C. Public Hearing Notice
- D. Comparison of Resource Considerations
- E. DSEIS File