



SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

MEMORANDUM

TO: Terry Martino
FROM: Kathleen Regan
DATE: September 8, 2016
RE: MA2016-02 , Town of Minerva

The Adirondack Park Agency received an application for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Official Map) from a landowner in the Town of Minerva. The request is for an approximately 1.4 acre parcel to be reclassified from its current classification, Low Intensity Use, to Hamlet. Agency staff expanded the area to approximately 6.1 acres to be consistent with land use area boundary requirements. Staff also considered a smaller alternative area, which is 4.2 acres in size. The area is served by the Town's public water system but is not served by a public sewer system.

The Agency adopted a Draft Supplemental Environmental Impact Statement (DSEIS) at the July 2016 meeting. A hearing was held in Minerva on August 17, 2016. Four comments were made at the hearing, including comments made by Town Supervisor Steve McNally, and two written comments were received. All comments were in favor of the map amendment. Two commenters, including Supervisor McNally were in favor of the larger 6.1 acre area.

This month's mailing includes a draft of the Final Supplemental Environmental Impact Statement (FSEIS) and a draft Order and SEQR Finding Statement. A printed copy of the draft FSEIS is attached to this memo. The FSEIS includes a recommended Preferred Alternative to reclassify the smaller, 4.2 acre Alternative Area 1 from Low Intensity Use to Hamlet. Although there are no public sewer facilities in the Town, suitable soils and public water service allows Alternative Area 1 to support a higher intensity of development available in the Hamlet classification. Alternative Area 1 includes most of the developed portion of the area and keeps an area along Minerva Stream classified as Low Intensity Use. The FSEIS also contains a summary of the hearing, a copy of all comments received and responses to comments.