



RESOLUTION
ADOPTED BY THE ADIRONDACK PARK AGENCY
WITH RESPECT TO
THE CLASSIFICATION AND RECLASSIFICATION OF
LANDS, RESERVOIR BED AND WATERS IN THE VICINITY OF
LOWS LAKE, THE LOWS LAKE PRIMITIVE AREA AND
THE FIVE PONDS AND ROUND LAKE WILDERNESS AREAS

September 11, 2009

WHEREAS, the Adirondack Park State Land Master Plan adopted pursuant to Section 816 of the Adirondack Park Agency Act (Executive Law, Article 27) provides guidelines for classifying lands acquired within the Adirondack Park by the State of New York, and directs that once new lands have been acquired the Master Plan and map are to be amended to classify the newly acquired areas; and

WHEREAS, the Adirondack Park Agency and the Department of Environmental Conservation have consulted on the proposed classification and reclassification of the lands, lake bed and waters according to the guidelines and criteria of the Master Plan, a Memorandum of Understanding regarding the implementation of the Master Plan and the Programmatic Environmental Impact Statement regarding amendments to the Master Plan; and

WHEREAS, the Hitchins Pond and Lows Lake Primitive Areas are the beginning of access from the east to a wilderness canoe route leading from the Bog River at Lows lower dam into Lows Lake above Lows upper dam, across Lows Lake to its western shore in the Five Ponds Wilderness Area and on to the upper reaches of the Oswegatchie River; and

WHEREAS, the areas contain extensive wetlands adjacent to the Bog River, Hitchins Pond and Lows Lake with important wildlife habitat including nesting loons, eagle and osprey; and

WHEREAS, in 1985 the Governor and the Forest Preserve Centennial Committee recognized the importance of the 9,100-acre acquisitions in the Lows Lake, Bog River Flow area for its potential as a major link in an outstanding wilderness canoe route in the Adirondacks; and

WHEREAS, the State Land Master Plan directs the preservation of the wild character of this canoe route; and

WHEREAS, the Department of Environmental Conservation and the Agency have committed to move forward the classification process for the unclassified lands on the south shore of Lows Lake, the reclassification of the Lows Lake Primitive Area and the classification of the lake bed and waters of Lows Lake to Wilderness and Primitive area classifications and to add the proposed wilderness areas to the Give Ponds and Round Lake Wilderness Areas; and

WHEREAS, the Agency authorized staff to proceed with public hearings on the proposed classification and reclassification action at its May 15, 2009 meeting; and

WHEREAS, the Adirondack Park Agency held four public hearings in Wanakena, Long Lake, Albany and Ray Brook between July 13 and August 10, 2009 with a public comment period open until August 28, 2009; and

WHEREAS, the result is an action that involves four State land classification proposals totaling approximately 4,357 acres and four State land reclassifications totaling an estimated 6,470 acres with the entire proposal totaling approximately 10,827 acres; and

WHEREAS, the proposal will create a new Eastern Five Ponds Access Primitive Area combining the elements of the Lows Lake and Hitchins Pond Primitive Areas and the Five Ponds Wilderness Area and will include non-conforming facilities and private access rights on certain roads to in-holdings and on the waters of Lows Lake and Bog Lake; and

WHEREAS, this action will eliminate the Lows Lake, Hitchins Pond and Tomar Pond Primitive Areas from Section III, Area Descriptions, of the State Land Master Plan; and

WHEREAS, the private access rights of the shoreline owners on Lows Lake and Bog Lake will not be affected by this proposed action for the portions of the bed and waters to be classified as Wilderness; and

WHEREAS, a Negative Declaration has been filed pursuant to the State Environmental Quality Review Act and 6 NYCRR 617 and 618 with respect to the proposed classifications, reclassifications and amendments to the State Land Master Plan; and

WHEREAS, all classifications, reclassifications and amendments are consistent with the guidelines of the State Land Master Plan and the Final Programmatic Environmental Impact Statement - Guidelines for Amending the Adirondack Park State Land Master Plan filed in 1979;

NOW, THEREFORE, BE IT RESOLVED, that the Adirondack Park Agency recommends that the classifications and reclassifications described in Attachment A (Description of Action), Attachment B (Summary Table), Attachment C (Map Packet) and Attachment D (Revised Section III, Area Descriptions, of the Adirondack Park State Land Master Plan), be approved by the Governor; and

BE IT FINALLY RESOLVED, that the Agency Chairman is authorized to forward these recommendations to the Governor for his approval.

Ayes: R. Booth, E. Lowe (DEC), R. Morgiewicz (DOS),
C. Stiles (Chairman), J. Townsend, C. Walsh (DED)

Nays: A. Lussi, F. Mezzano, L. Ulrich, W. Thomas

Abstentions: None

Absent: C. Wray

Attachment A

Description of proposed State land classification and reclassification action related to the Five Ponds and Round Lake Wilderness Areas

Description of Action:

The action involves the proposed classification and reclassification of State lands and waters in the vicinity of Lows Lake and the Five Ponds Wilderness Area in St. Lawrence and Hamilton Counties within the Adirondack Park. The action involves four State land classification proposals totaling approximately 4,357.1 acres and four State land reclassifications totaling an estimated 6,470.1 acres. Total acreage involved in the proposal is approximately 10,827.2 acres. A summary table and map series outlines the scope of all the proposals within this classification package.

This action only involves the classification and reclassification of State lands according to the provisions of the Adirondack Park State Land Master Plan and related additions and revisions to the Area Descriptions for the areas to be classified. The action has been reviewed according to the guidelines and criteria of the Master Plan and the Programmatic Environmental Impact Statement and a Negative Declaration has been filed June 24, 2009. The proposed action does not authorize the development of new structures or improvements without prior, additional SEQRA assessment by the Department of Environmental Conservation and/or the Adirondack Park Agency.

At the April 2009 Agency meeting, the Board found the proposed Bog River Complex UMP amendment to be consistent with the Master Plan allowing continued limited commercial floatplane access by permit to Lows Lake until 2011. Such commercial floatplane operations will then be terminated as of December 31, 2011 in accordance with proposed DEC regulations. As part of the same action the Agency and the DEC committed to move forward the classification process for the unclassified lands on the south shore of Lows Lake, the reclassification of the Lows Lake Primitive Area and the classification of the lake bed and waters of Lows Lake

to a Wilderness classification, collectively adding these areas to the Five Ponds Wilderness.

The two agencies further committed to advance this proposal and obtained the Agency's authorization to proceed to public hearings at the Board's May 2009 meeting. The proposal addressed the classification action and Master Plan revisions intended to eliminate all public motorized uses on Lows Lake by December 31, 2011 and to incorporate the surrounding lands and waters in and around Lows Lake into an expanded Five Ponds Wilderness Area.

Staff has evaluated the alternatives presented in the public hearings and recommends the following series of individual classification and reclassification proposals as the preferred alternative. The proposals are described in a more detailed narrative below and in the adjoining maps and summary table. The components of the action include five basic parts:

- reclassification of a portion of the former Lows Lake Primitive area for inclusion in the Five Ponds Wilderness Areas;
- reclassification of a portion of the Hitchins Pond Primitive Areas to Wilderness for inclusion in the Round Lake Wilderness Areas;
- creation of a new "Eastern Five Ponds Access" Primitive Area;
- classification of newly acquired lands south of Lows Lake from Pending Classification to Wilderness and to be added to the Five Ponds Wilderness Area;
- classification of the western portion of the lake bed and waters of the Lows Lake to Wilderness classification and adding them to the Five Ponds Wilderness Area. This action also includes adding the lake bed and waters of Bog Lake to the Five Ponds Wilderness Area;
- classification of the eastern portion of the lake bed and waters of the Bog River and Lows Lake to the Eastern Five Ponds Access Primitive Area.

Changes to the area description for the proposed reclassification of the Lows Lake Primitive Areas:

This component of the proposed action involves the reclassification of portions of lands currently described as the Lows Lake Primitive Area with the exception of the 2.2 mile length access road providing access from the Upper Dam to the eastern boundary of the Boy Scout Parcel, the 1.6 mile road providing access to the Parker parcel from the western boundary of the Boy Scout property, and the 1.7 mile access road from Otter Brook Road to the Lake Marion parcel. The newly classified Wilderness lands will then be added to the Five Ponds Wilderness Area.

Changes to the area description for the proposed reclassification of the Hitchins Pond Primitive Areas:

This component of the proposed action involves the reclassification of portions of lands currently described as the Hitchins Pond Primitive Area to Wilderness. This includes the lands south of the Remsen-Lake Placid Travel Corridor. The newly classified Wilderness lands will then be added to the Round Lake Wilderness Area.

Proposed creation of a new "Eastern Five Ponds Access" Primitive Area:

This new Primitive Area consolidates portions of the Hitchins Pond Primitive Area, portions of the Lows Lake Primitive Area, and the non-conforming private access rights along the eastern edge of the expanded Five Ponds Wilderness Area. In addition, the proposed Eastern Five Ponds Access Primitive Areas includes the bed and waters of Lows Lake and Bog River east of the western end of Frying Pan Island and east to the upper dam. The area will contain lands south of the access road to the Boy Scouts and the Parker parcel, north of the Remsen-Lake Placid Travel Corridor and all the non-conforming structures and improvements previously located in the Lows Lake and Hitchins Pond Primitive Areas as well as a primitive corridor in the vicinity of Bog Lake which was created at the time of the 2005 State land classification action.

Specifically, the proposal incorporates several areas into one Primitive Area as follows:

- 1) lands bounded by the north by the Otter Brook Road. In addition, the northern boundary includes the 2.4 mile existing road from the Otter Brook Road to the Lows upper dam and the 2.2 mile road from the road to the upper dam providing deeded access to a large in-holding on the north shore of Lows Lake owned by the Boy Scouts. This 4.6 mile corridor is also included in the primitive area. The area is bounded on the south by the northern shores of Bog River and the Remsen-Lake Placid Travel Corridor and the west by the private lands. This classification does not include the beds under the waters of Hitchins Pond;
- 2) the Lows lower dam and the lands bounded by Horseshoe Lake Wild Forest on the north and east, south and west by the Round Lake Wilderness;
- 3) the 1.6 mile road from the western boundary of the Boy Scout property providing access to a small in-holding on Parker Island;
- 4) the 1.1 mile road providing deeded motorized access through the Bog Lake-Clear Pond tract to an in-holding in the Five Ponds Wilderness in the vicinity of Schley Pond;
- 5) the 1.7 mile access road from Otter Brook Road to an in-holding in the Lake Marian area, located in the northeastern quadrant of the Five Ponds Wilderness;
- 6) the 0.7 mile section of existing road originating at the upper dam and providing deeded access to an in-holding on the south shore of the Bog River currently known as the Sabattis Land Co. Tract;
- 7) the bed and waters of Lows Lake east of the western end of Frying Pan Island, which the Boy Scouts retain exclusive summer access and extending east to the upper dam;
- 8) three islands including Frying Pan Island, Gooseneck Island and Pole Island,

- 9) the riparian and deeded access rights exercised by the owners on the shoreline of Lows and Bog Lake.

Staff notes it is important to make the distinction between the essentially permanent and non-permanent nature of the different facilities within this proposed new Primitive Area. Specifically, the two dams and the access road to the upper dam will remain essentially permanent facilities as currently identified in the Master Plan. All of the other deeded road access components in this Primitive Area will be described as non-permanent in nature due to the potential of the in-holdings and access rights becoming acquired by the State at some future date. It is also important to reiterate the Master Plan statement that the acquisition of the in-holdings on the shore of Lows Lake or the access rights should be given the highest priority for acquisition by the State.

Proposed Wilderness classification of recently acquired lands south of Lows Lake:

This component of the proposed action involves the classification of two recently acquired parcels located to the south of Lows Lake. The lands are currently in the Pending Classification category and include DEC acquisitions AFP Hamilton 158.03A and AFP Hamilton 305C totaling an estimated 994.5 acres. The larger of the two parcels is situated in part on the south shore of the Lows Lake and includes a portion of the prominent esker defining the Lakes southern shoreline in this area. The second, smaller parcel is located to the north of Bog Lake and contains low hills interspersed with wetland areas. Staff recommends both parcels be classified as Wilderness and be added to the surrounding Five Ponds Wilderness.

Due to the acquisition of these two parcels, the former 1.8 mile Tomar Pond Primitive Area south of Lows Lake, which provided motorized access for an in-holding in the vicinity of Tomar Pond is no longer necessary. Staff recommends this area also be classified wilderness and added to the surrounding Five Ponds Wilderness Area.

Proposed classification of the lake bed and waters of Lows Lake and Bog Lake

The Master Plan recognizes that the waters of the Bog River and Lows Lake form an integral part of the Lows Lake - Bog River - Oswegatchie wilderness canoe route providing continuous water access to the western portion of the Five Ponds Wilderness Area. The significance of this rare opportunity in the Adirondack Park, and the northeast in general, is what prompted the State's initial commitment to acquire lands and manage this area for its outstanding qualities as a wilderness canoe route. The acquisition of the lands in this area was considered so important that it became a central focus of the Forest Preserve Centennial Celebration in 1985.

The Master Plan states the primary management goal for the area is the preservation of the wild character of the canoe route without motorboat or airplane usage and with only limited access by motor vehicles as noted. To secure the achievement of this goal the DEC and the APA have committed to advancing the classification of the bed and waters of Lows Lake west of the western end of Frying Pan Island, to Wilderness and to add these areas to the Five Ponds Wilderness Area.

This component also includes the lake bed and impounded waters of Lows Lake west of the western end of Frying Pan Island, with an estimated area of 1,960 acres.

The southern most boundary of the wilderness classification on Lows Lake will be proposed at the southern edge of a wetland complex associated with Lows Lake and at the entrance of the more uniform, narrower channel on the flow between Lows Lake and Bog Lake, see attached aerial photograph.

Three privately owned parcels are located on the shoreline of Lows Lake and include the Sabattis Land Company on the south shore with approximately 1.6 miles of undeveloped shoreline, The Boy Scout property on the north shore with an estimated 4.4 miles of largely undeveloped shoreline and a small parcel on the northwestern shoreline, the "Parker" property, with less than 0.1 mile or 480 feet of shoreline. The total length of shoreline of Lows Lake is estimated to be 51 miles with approximately 6.1 miles of this in private ownership.

In addition, this option would include the classification of the lake bed and waters of Bog Lake and add this

estimated 221 acre area to the Five Ponds Wilderness Area. The Lake has one undeveloped private parcel with approximately 1,130 feet of shoreline located on the Lake. The riparian rights of this owner would be included in the Eastern Five Ponds Access Primitive Area.

Attachment B
Revised Summary Table of the
2009 State Land Master Plan Classification/Reclassification
September 10, 2009

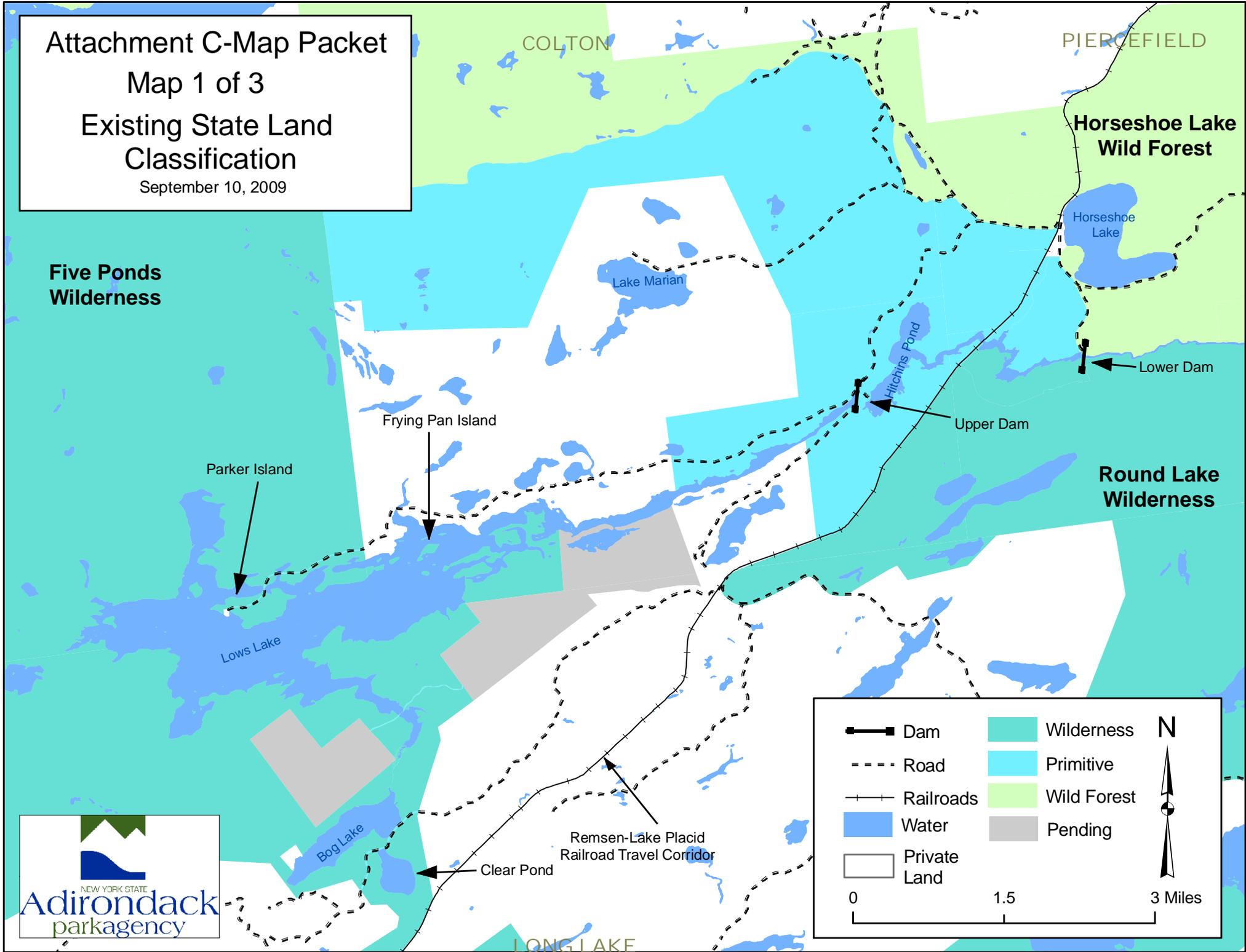
Proposed Classification	Acres	Proposal	Town	County	To be included in	Comments
AFP Hamilton 305 C (Robinwood Tract)	538.0	Wilderness	Long Lake	Hamilton	Five Ponds Wilderness Area	Recent Acquisition
AFP Hamilton 158.03 A (Pending Classification)	994.5	Wilderness	Colton, Long Lake	St. Lawrence, Hamilton	Five Ponds Wilderness Area	Recent Acquisition
Bed and waters of Lows Lake	2,603.4					
<i>Bed and waters in Primitive Area</i>	642.9	<i>Primitive</i>	<i>Piercefield, Colton, Long Lake</i>	<i>St. Lawrence, Hamilton</i>	<i>Eastern Five Ponds Access Primitive Area</i>	Bed and waters of Lows Lake
<i>Bed and waters in Wilderness Area</i>	1,960.5	<i>Wilderness</i>	<i>Clifton, Colton, Long Lake</i>	<i>St. Lawrence, Hamilton</i>	<i>Five Ponds Wilderness Area</i>	Bed and waters of Lows Lake
Bed and waters of Bog Lake	221.2	Wilderness	Long Lake	Hamilton	Five Ponds Wilderness Area	Addition of lake bed and water of Bog Lake to Five Ponds Wilderness
Total	4,357.1					
Proposed Reclassification	Acres	Proposal	Town	County	To be included in	Comments
Lows Lake Primitive Area	6,039.9	Wilderness	Colton	St. Lawrence	Five Ponds Wilderness Area	
Tomar Pond Primitive Corridor	6.7	Wilderness	Long Lake	Hamilton	Five Ponds Wilderness Area	1.1 miles existing corridor to be eliminated
Five Ponds Wilderness	37.2	Primitive	Colton	St. Lawrence	Eastern Five Ponds Access Primitive Area	Frying Pan, Pole and Gooseneck Islands
Hitchins Pond Primitive Area	386.3	Wilderness	Piercefield	St. Lawrence	Round Lake Wilderness Area	
Total	6,470.1					
Proposed Renaming of Existing Primitive Areas	Acres	Proposal	Town	County	To be included in	Comments
Hitchins Pond Primitive Area	1,649.3	Wilderness	Piercefield, Colton	St. Lawrence	Eastern Five Ponds Access Primitive Area	This includes lands bounded by the north by the Otter Brook Road. In addition, the northern boundary includes the 2.4 mile existing road from the Otter Brook Road to the Lows upper dam and the 2.2 mile road from the road to the upper dam providing deeded access to a large in-holding on the north shore of Lows Lake owned by the Boy Scouts. This 4.6 mile corridor is included in the primitive area. The area is bounded on the south by the northern shores of Bog River and the Remsen-Lake Placid Travel Corridor and the west by the private lands. This classification does not include the beds under the waters of Hitchins Pond.
Lows Lake Primitive Area	223.2	Primitive	Colton	St. Lawrence	Eastern Five Ponds Access Primitive Area	(Boy Scout) 2.2 mile road within existing primitive area from the road to the Upper Dam to eastern boundary of the Boy Scout Parcel and lands south of the road to the northern shore of Bog River to be retained as a primitive area
Lows Lake Primitive Area	10.4	Primitive	Colton	St. Lawrence	Eastern Five Ponds Access Primitive Area	(Lake Marian) 1.7 mile road within existing primitive area from Otter Brook Road to Lake Marian Parcel to be retained as a primitive area
Lows Lake Primitive Area	9.7	Primitive	Colton	St. Lawrence	Eastern Five Ponds Access Primitive Area	(Parker Island) 1.6 mile road within existing primitive area providing access to the Parker Island from the western boundary of the Boy Scout property to be retained as a primitive area
Hitchins Pond Primitive Area	1±	Primitive	Piercefield	St. Lawrence	Eastern Five Ponds Access Primitive Area	(Lower Dam) Area containing the Lower Dam to be retained within primitive area
Bog Lake/Clear Pond Primitive Corridor	6.7	Primitive	Long Lake	Hamilton	Eastern Five Ponds Access Primitive Area	(Schley Pond) 1.1 mile road within existing primitive area providing access to the Schley Pond Tract to be retained as a primitive area
Total	1,899.3					

Attachment C-Map Packet

Map 1 of 3

Existing State Land Classification

September 10, 2009



**Five Ponds
Wilderness**

Parker Island

Frying Pan Island

Lake Marian

Lows Lake

Bog Lake

Clear Pond

Remsen-Lake Placid
Railroad Travel Corridor

Hitches Pond

Upper Dam

Lower Dam

**Horseshoe Lake
Wild Forest**

Horseshoe
Lake

**Round Lake
Wilderness**

COLTON

PIERCEFIELD

LONG LAKE

Dam

Road

Railroads

Water

Private
Land

Wilderness

Primitive

Wild Forest

Pending

N

0 1.5 3 Miles



Attachment C-Map Packet

Map 2 of 3

Original Proposal

Public Hearing Authorization

May 15, 2009

COLTON

PIERCEFIELD

Horseshoe Lake Wild Forest

Horseshoe Lake

Lake Marian

Five Ponds Wilderness

Lower Dam

Frying Pan Island

Upper Dam

Round Lake Wilderness

Parker Island

Lows Lake

Bog Lake

Remsen-Lake Placid
Railroad Travel Corridor

Clear Pond

LONG LAKE

	Wilderness		Private Land
	Primitive		Proposed Addition to Five Ponds Wilderness
	Pending Classification		Proposed Addition to Round Lake Wilderness
	Wild Forest		

0 1 2 Miles



Attachment C-Map Packet

Map 3 of 3

Revised Proposal

Agency Staff Recommendation
September 10, 2009

COLTON

PIERCEFIELD

Horseshoe Lake Wild Forest

Five Ponds Wilderness

Round Lake Wilderness

Parker Island

Frying Pan Island

Lake Marian

Horseshoe Lake

Hitchins Pond

Lower Dam

Upper Dam

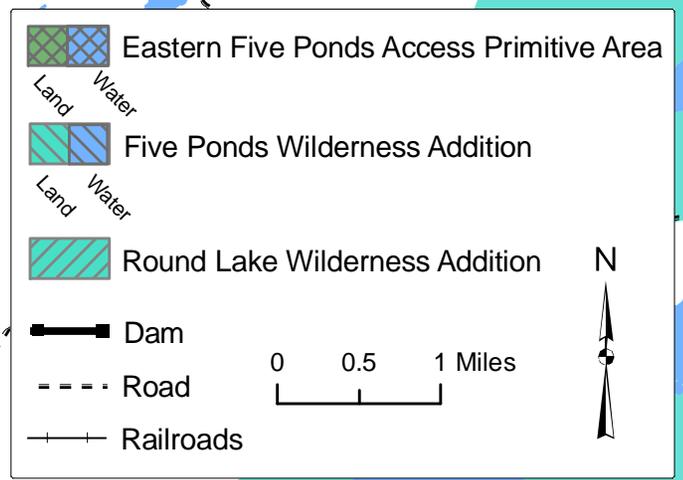
Lows Lake

Bog Lake

Remsen-Lake Placid
Railroad Travel Corridor

Clear Pond

LONG LAKE



Legend:

-  Eastern Five Ponds Access Primitive Area
-  Land
-  Water
-  Five Ponds Wilderness Addition
-  Land
-  Water
-  Round Lake Wilderness Addition
-  Dam
-  Road
-  Railroads

Scale: 0 0.5 1 Miles

North Arrow: N



Attachment D
Revisions to Section III
Area Descriptions
Adirondack Park State Land Master Plan

Staff Recommendations – September 10, 2009

EASTERN FIVE PONDS ACCESS (Proposed new area description in Master Plan)

This area is located in the Towns of Clifton, Colton and Piercefield, St. Lawrence County and in the Town of Long Lake, Hamilton County. It consists of six detached tracts on the eastern margin of the Five Ponds Wilderness Area. Included are two dams essential to preserving the Bog River-Lows Lake-Osewagatchie River wilderness canoe route and important wetland complexes associated with the Bog River Flow. The bed and waters of Lows Lake and Bog River east of the western end of Frying Pan Island are also included.

The first tract lies in the Towns of Piercefield and Colton, St. Lawrence County. It includes the Lows upper dam and the related access road to the upper dam. The lands are bounded by the north by the Otter Brook Road. In addition, the northern boundary includes the 2.4 mile existing road from the Otter Brook Road to the Lows upper dam and the 2.2 mile road from the road to the upper dam providing deeded access to a large in-holding on the north shore of Lows Lake owned by the Boy Scouts. This 4.6 mile corridor is included in the primitive area. The area is bounded on the south by the northern shores of Bog River and the Remsen-Lake Placid Travel Corridor and the west by the private lands.

The second tract lies in the Town of Piercefield, St. Lawrence County. It includes the Lows lower dam. The lands are bounded by Horseshoe Lake Wild Forest on the north and east, south and west by the Round Lake Wilderness.

The two areas described above are classified as primitive because of non-conforming uses and structures.

The two large dams, referred to as Lows upper dam and Lows lower dam, are essential to preserving the canoe route and important wetland habitat and should be maintained for that purpose indefinitely. Maintenance of the dams will require periodic use of motor vehicles and heavy equipment, such as bulldozers and cranes, which means that the existing road to the upper dam must also be maintained for administrative purposes related to dam inspection and repair.

The road to the upper dam will be gated at the eastern edge of the primitive area. The private owners of the inholding on the northern shore of Lows Lake will exercise their deeded motorized access rights until such time as that inholding is acquired by the State or access rights are extinguished. Should the inholding be acquired by the State it will become part of the Five Ponds Wilderness Area. The private owners of the inholding on the southern shore of Lows Lake will exercise their deeded motorized access rights until such time as that inholding is acquired by the State or access rights are extinguished. Should the inholding be acquired by the State it will become part of the Five Ponds Wilderness Area. Administrative access by motor vehicles by the State will be permitted as may be necessary for appropriate administration of the State lands in the area. After such private rights of access are extinguished, administrative access by motor vehicles will be limited to dam inspection and repair.

The third tract is a corridor 1.6 miles in length located in the Town of Clifton, St. Lawrence County providing access, (the legal nature of which is unclear) to a five-acre inholding to an area

known on the north shore of Lows Lake in the vicinity of the area know as “Parker Island”. This primitive corridor and the inholding are surrounded by the Five Ponds Wilderness Area. Should the inholding be acquired (which should be given the highest priority) or the access rights extinguished, the area will become part of the Five Ponds Wilderness Area.

The fourth tract is located in the Town of Long Lake, Hamilton County and consists of a private right-of-way following a road passing between Bog Lake and Clear Pond across lands added to the Five Ponds Wilderness Area in 2006. The road provides access to two large in-holdings within the Five Ponds Wilderness. One parcel is owned in fee by the State with a term-use easement in place to expire in 2029 and the second is a privately-owned, working-forest tract. Should this second parcel become acquired by the State, the road should be terminated at the northeastern end of the primitive corridor and the primitive area, together with both in-holdings, will become part of the Five Ponds Wilderness Area.

The fifth tract is a corridor 1.7 miles in length providing deeded access to a large private inholding surrounding Lake Marian located in the Town of Colton, St. Lawrence County. Should the inholding be acquired or the access rights extinguished, the area will become part of the Five Ponds Wilderness Area.

The sixth tract includes Frying Pan, Gooseneck and Pole Islands located in the Town of Colton, St. Lawrence County. Exclusive use rights to these islands during the months of June, July and August are retained by the private owners of the inholding on the northern shore of Lows Lake. Should the inholding be acquired by the State, the islands will become part of the Five Ponds Wilderness Area.

Eastern Five Ponds Access area statistics:

State Lands	to be determined - Acres
Bodies of Water	to be determined - Acres
Non-conforming Uses:	
Private Roads*	9.7 Miles
Dams*	2

FIVE PONDS (Proposed edits to area description)

This wilderness is located in the towns of Fine, Clifton, Colton and Piercefield in St. Lawrence County, the town of Webb in Herkimer County and the town of Long Lake in Hamilton County. The lands of this unit are bounded on the north by Cranberry Lake, a portion of the Oswegatchie River, the road leading to Inlet and private lands; on the northeast by the Cranberry Lake Wild Forest and by the southern edge of Otter Brook Road; on the southeast by the 2.4 mile road from the Otter Brook Road to the Lows upper dam and the 2.2 mile road from the road to the upper dam providing deeded access to a large in-holding on the north shore of Lows Lake owned by the Boy Scouts and private lands, on the south by private lands in the vicinity of Gull Lake, and the Stillwater Reservoir; on the southwest by the Pepperbox Wilderness and on the west by private lands and the Aldrich Pond Wild Forest. In the vicinity of Young's Road the wild forest and wilderness boundary is the Streeter Lake snowmobile trail.

Land south and east of this boundary will be classified wilderness upon acquisition of inholdings. The lake bed and waters of Lows Lake west of Frying Pan Island are also included.

In 1975 the Oswegatchie River was classified as a wild river by the Wild, Scenic and Recreational Rivers Act, and in 1977 was closed to motorboat use. The fire truck trail that once served High Falls from Wanakena was closed in 1976. Within the former Oswegatchie Primitive Area, approximately 7.2 miles of snowmobile trails were closed and two tent platforms were removed. This action made possible the reclassification of the Oswegatchie Primitive Area, 16,920 acres in size, to wilderness, an addition to the Five Ponds Area.

The Broadhead Gore was acquired by the state in 1976. This parcel was considered state land from about 1890 to 1947 when the state lost it in a lawsuit brought by the late Augustus Low. The gore, which contained original growth timber, was logged soon after the lawsuit and was then sold to the Onondaga Council of the Boy Scouts of America. Although the gore was only about 300 acres in size, it extended from Mud Lake westward a distance of about eight miles, coming to a dagger-like point in the heart of the wilderness. This acquisition offers significant additional protection to the Five Ponds Wilderness.

In 1979 the state purchased 15,850 acres in the towns of Webb and Long Lake, 8,635 acres of which became part of this wilderness upon acquisition. The remainder of this tract lies on the opposite side of the railroad and road leading to Partlow Lake and became the Lake Lila Primitive Area. In 2000, approximately 1,340 acres of the Lake Lila Primitive Area lying westerly of the railroad were added to the Five Ponds Wilderness Area. The state also accepted the gift of a conservation easement over 6,646 acres of land surrounding Nehasane Lake as well as fee interest subject to a 50-year estate over 3,664 acres in the vicinity of Gull Lake. This latter parcel will eventually become part of the Five Ponds Wilderness.

In 2000, approximately 13,220 acres of lands acquired in Watson's East Triangle and lands classified Wild Forest as part of the Aldrich Pond Wild Forest were classified Wilderness and added to the Five Ponds Wilderness. This area contains the Middle Branch of the Oswegatchie River, Brindle Pond, Grassy Pond and Upper South Pond. The area also contains an inholding on the north shore of Bear Pond, which, if acquired, should be added to this unit.

In 2005 1,100 acres of land acquired in the vicinity of Bog Lake and Clear Pond were classified wilderness and added to the Five Ponds Wilderness providing a more direct wilderness canoe route connection to Lows Lake from the Remsen-Lake Placid Travel Corridor and the waters of Lake Lila in the William C. Whitney Wilderness.

The terrain is low, rolling and interspersed with many small ponds. Swamp areas and small brooks are numerous. The forest cover varies from pole-size hardwoods in the sections that were heavily logged and burned more than forty years ago to virgin pine and spruce stands.

This is one of the few locations in the northeastern United States where stands of virgin timber can be found. When early logging was in progress and the Oswegatchie River carried the softwood logs downstream to the sawmills, it was found to be impractical to haul the huge logs by horse and oxen from the Five Ponds area out to the landing on Wolf Creek, so that section

was not logged. The old growth pine and red spruce stand on the esker between Big Five, Little Five and Big Shallow, Little Shallow and Washbowl ponds is an example of this virgin timber. The pure pine stand at Pine Ridge along the Oswegatchie is another well known spot where examples of original growth timber may be seen. However, portions of the Pine Ridge stand were completely blown down in the 1950 hurricane and the timber was salvaged by a logging contractor.

In addition to these spots, other points of interest to the hiker, camper and fisherman are: High Falls on the Oswegatchie River; Alder Bed Flow on the Middle Branch of the Oswegatchie River; Cat Mountain; "The Plains," which are very similar in soil and cover type to that of the Moose River Plains; and the numerous, clear, spring-fed ponds, most of which support brook trout. The Oswegatchie River was long considered the top brook trout stream in the state, with catches of three to four pound brook trout common during the summer months. This distinction was lost when perch were apparently introduced accidentally or otherwise into Cranberry Lake several years ago, with adverse impacts to the brook trout population. At the present time, the area is popular with hunters and fishermen who frequent the interior ponds.

The Oswegatchie is a fine canoeing stream and is used as such to reach interior wilderness points of interest. The river has received increasing use in recent years and care must be taken that such use does not result in resource degradation. The existing lean-tos on the river will be phased out and ultimately replaced by primitive tent sites.

The Five Ponds area is accessible to the public from the north and also from the south if one has a boat or canoe. The area can also be reached from the southwest via the Raven Lake primitive corridor, and from the east, by boat or canoe, via the newly acquired Bog River/ Low's Lake tract. The western boundary in Herkimer County is accessible from the Bear Pond Road in the Aldrich Pond Wild Forest.

The Mt. Electra observation tower was removed in September 1989, and this wilderness area now complies with wilderness standards.

In 2009, portions of the lands and waters of the former Lows Lake Primitive Area were reclassified to wilderness and added to the expanded Five Ponds Wilderness. The lake bed and waters of Lows Lake, an estimated 2,571 acres, were also classified as wilderness in order to achieve the primary management goal for the area by more effectively preserving the wild character of the canoe route without motorboat or airplane usage and with only limited access by motor vehicles as noted in the description of the Eastern Five Ponds Primitive Area. In light of the wilderness and primitive classification of lands surrounding Lows Lake and the Bog River, DEC will manage the waters as wilderness, precluding both public and administrative use of motor vehicles, motorboats and aircraft to the extent prohibited by the wilderness classification. Public float plane use will be eliminated December 31, 2011.

Five Ponds area statistics: (Note: all of these statistics are in the process of being updated)

State Lands	to be determined - Acres
Private Inholdings	to be determined - Acres

Bodies of Water (99)	to be determined - Acres
Elevation	
(minimum)	1,486 Feet
(maximum)	2,489 Feet
Foot Trails	to be determined - Miles
Lean-tos	14
Non-conforming Uses:	
Roads	1.5 Miles
Gravel Pit	1

LOWS LAKE (Proposed to be deleted from the Master Plan)

This area is located in the Town of Colton, St. Lawrence County. It is bounded on the east by the road to Lows upper dam and the upstream edge of the dam, on the south by Bog River Flow, and the west and north by private land.

This area is an integral part of the Lows Lake - Bog River - Oswegatchie wilderness canoe route, and continues the water access to the western portion of the Five Ponds Wilderness Area which begins in the Hitchins Pond Primitive Area immediately downstream. The area shares numerous important wildlife habitats with the Five Ponds to the west and the Hitchins Pond Primitive Area to the east. Preservation of the wild character of this canoe route without motorboat or airplane usage (and with only limited access by motor vehicles as noted below) is the primary management goal for this primitive area.

The area is classified as primitive in part because of its relatively small size but especially due to the impact of a large inholding of private land on the north shore, which separates the area from the Five Ponds Wilderness. A road providing deeded access to this inholding also runs through this primitive area. If this inholding should be acquired by the State (which should be given highest priority), the road will be closed, and the intervening area classified as wilderness, and this primitive area will then become part of the expanded Five Ponds Wilderness Area.

In addition there are two detached areas located in the Town of Colton, St. Lawrence County and the Town of Long Lake, Hamilton County consisting of private rights-of-way. The first is 1.6 miles in length and provides access (the legal nature of which is unclear) to a five-acre inholding on the north shore of Lows Lake. This primitive corridor and the inholding are surrounded by the Five Ponds Wilderness Area. Should the inholding be acquired (which should be given the highest priority) or the access rights extinguished, the area will become part of the Five Ponds Wilderness Area.

The second detached area is 1.3 miles in length and is a retained deeded right of access across lots 12 and 13, Township 37, Totten and Crossfield's Purchase to private lands north of Bog Lake. Should the private land served by this access be acquired or the deeded rights otherwise extinguished, the area will become part of the Five Ponds Wilderness Area.

Lows Lake area statistics:

State Lands	1,042 Acres
Water	61 Acres
Non-conforming Uses:	
Roads*	5.5 Miles

HITCHINS POND (Proposed to be deleted from the Master Plan)

This area lies in the Towns of Piercefield and Colton, St. Lawrence County. It includes Lows upper and lower dams and the intervening waters, and adjacent state lands to the southern edge of Otter Brook Road on the north, the western edge of the extension of NYS Route 421 to the Otter Brook Road on the east, the western edge of the road to Lows lower dam on the southeast, and to a depth of 1,000 feet from the Bog River and the railroad tracks, whichever is greater, to the south.

This area begins the access to a wilderness canoe route leading from the Bog River at Lows lower dam into Lows Lake above Lows upper dam and across Lows Lake to its western shore in the Five Ponds Wilderness Area. The route is connected by a carry to the upper reaches of the Oswegatchie River. The primitive area contains extensive wetlands adjacent to the Bog River and Hitchins Pond and important wildlife habitat, including nesting loons, and eagle and osprey habitat. Preservation of the wild character of this canoe route without motorboat or airplane usage (and with only limited access by motor vehicles as noted below) is the primary management goal for this primitive area.

The area is classified as primitive because of the essentially permanent nature of certain major non-conforming uses which preclude wilderness classification, including two large dams and the Remsen to Lake Placid Railroad line.

The two large dams, referred to as Lows upper dam and Lows lower dam, are of a scale and character incompatible with a wilderness designation. The dams are essential to preserving the canoe route and important wetland habitat and should be maintained for that purpose indefinitely. Maintenance of the dams will require periodic use of motor vehicles and heavy equipment, such as bulldozers and cranes, which means that the existing road to the upper dam must also be maintained for administrative purposes related to dam inspection and repair.

The road to the upper dam will be gated at the eastern edge of the primitive area. The owners of the large inholding lying between the Lows Lake Primitive Area and the Five Ponds Wilderness will be allowed to exercise their deeded access rights until such time as that inholding is acquired (see Lows Lake Primitive Area). While such private motor vehicle access continues, administrative access by motor vehicles by the State will be permitted as may be necessary for appropriate administration of the State lands in the area. After such private rights of access are extinguished, administrative access by motor vehicles will be limited to dam inspection and repair.

In addition to the dams and the road, the area is bisected by the Remsen to Lake Placid Railroad line which is currently not in use. This rail travel corridor, until permanently abandoned and the rails removed, would also preclude wilderness classification for this area even if dams were not there.

The area is, therefore, considered to be an essentially permanent primitive area unlikely to be reclassified as wilderness.

Hitchins Pond area statistics:

State Lands	2,022 Acres
Bodies of Water	182 Acres
Non-conforming Uses:	
Private Roads*	1.9 Miles
Railroad*	1.5 Miles
Dams*	2