

**COVER SHEET
and
NOTICE OF COMPLETION
of
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (FSEIS)
MAP AMENDMENT 2021-01 (Town of Warrensburg)**

NAME OF LEAD AGENCY AND PREPARER OF FSEIS:

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

PROJECT LOCATION:

Town of Warrensburg
Warren County

PROPOSED ACTION:

An amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Warrensburg, Warren County (Map Amendment 2021-01), pursuant to Section 805 (2) (c) (1) of the Adirondack Park Agency Act (Executive Law, Article 27), to reclassify approximately 21.9 acres from Low Intensity Use to Moderate Intensity Use, and the denial of a request to reclassify approximately 65.9 acres from Rural Use to Hamlet.

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DATE OF ACCEPTANCE OF FSEIS BY LEAD AGENCY:

March 10, 2022

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PROPOSED ACTION

The Town of Warrensburg has requested two amendments to the Official Adirondack Park Land Use and Development Plan Map (“requested map amendments”) pursuant to Section 805 (2) (c) (1) of the Adirondack Park Agency Act (Executive Law, Article 27). Area 1 is approximately 21.9 acres and currently classified as Low Intensity Use. Area 2 is approximately 65.9 acres in size and currently classified as Rural Use. The Town has requested that these two areas be reclassified as Hamlet. The Adirondack Park Agency (Agency or APA) proposes a Preferred Alternative to approve an alternative classification to the application for Area 1, by reclassifying the Area as Moderate Intensity Use, and to deny the application for Area 2.

PURPOSE, PUBLIC NEED AND BENEFITS

In their application, the Town states the availability of public water and sewer service, and proximity to existing Hamlet areas as the reason for the requested map amendments.

PROCEDURES UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

This Final Supplemental Environmental Impact Statement (FSEIS) analyzes the environmental impacts which may result from Agency approval of the preferred alternative and proposed map amendment. The Official Adirondack Park Land Use and Development Plan Map, identified in § 805(2)(a) of the APA Act, is the underlying framework of the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park. This FSEIS is a supplement to the Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan, adopted on August 1, 1979.

Pursuant to the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and APA Act §§ 805(2)(c)(1) and 805(2)(c)(2), the Agency published a Draft Supplemental Environmental Impact Statement (DSEIS) on December 16, 2021, accepted public comments until February 4, 2022, and held a combined public hearing on both the requested map amendment and the DSEIS on January 19, 2022.

The Agency did not receive comments from individuals or organizations in support of the requested map amendments and received written comments from five individuals or organizations opposed to the requested map amendments.

This FSEIS contains a summary of the hearing (Appendix F), all written comments received during the comment period (Appendix G), and written responses by Agency staff of all the substantive comments that were received at the hearing or in writing during the comment period (Appendix E). The Agency must now decide (a) whether to accept the FSEIS and (b) whether to approve the requested map amendments, deny the requested map amendments, or approve the Preferred Alternative.

Pursuant to SEQRA, the Agency must compare the relative impacts of potential land use and development based on the existing land use classification with those of the proposed land use classification and “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”

Standards for Agency Decision

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

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

- a) APA Act § 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;¹
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979 (FGEIS).

Section 805(2)(c)(1) of the APA Act provides in pertinent part:

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

Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmation vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.

¹ Part 583 and Appendix Q-8 are found on the agency website: [Adirondack Park Agency Laws, Regulations and Standards \(ny.gov\)](#).

Section 805(2)(c)(5) of the APA Act provides in pertinent part:

Before making any plan map amendment...the Agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred-one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural, resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development, amenability, and limitations of the land in question. The Agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

The statutory “purposes, policies and objectives” and the “character descriptions” for the land use areas established by § 805 of the APA Act are shown on the Official Map and set out in Appendix B.

APA Regulation § 583.2 outlines additional criteria:

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

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

The requested map amendments are examined in comparison to the statutory “purposes, policies, and objectives” and the “character descriptions” for the requested Hamlet classification, as well as in the context of the “land use area classification determinants,” using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies, and objectives for land use areas (Appendix B of this document) are established by section 805 of the APA Act and summarized below.

Resource Management areas (shown as green on the Map) are those lands where the need to protect, manage, and enhance forest, agricultural, recreational, and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture, and recreational activities, are found throughout these areas. Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats, or habitats of rare and endangered plant and animal species. Resource Management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well-designed sites. The overall intensity guideline for Resource Management is 15 principal buildings per square mile, or 42.7 acres per principal building.

Rural Use areas (yellow on the Map) are characterized by substantial acreages of one or more of the following: fairly-shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas, or key public lands. These areas are frequently remote from existing hamlet areas or are not readily accessible. Consequently, these areas are characterized by a low level of development that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park. Residential and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well-designed sites. The overall intensity guideline for Rural Use is 75 principal buildings per square mile, or 8.5 acres per principal building.

Low Intensity Use areas (orange on the Map) are areas that are readily accessible and in reasonable proximity to Hamlet. These areas are generally characterized by deep soils and moderate slopes, with no large acreages of critical biological importance. Where these areas are located near or adjacent to Hamlet, clustering development on the most developable portions of these areas makes possible a relatively high level of residential development and local services. It is anticipated that these areas will provide an orderly growth of housing development opportunities in the Park at an intensity level that will protect physical and biological resources. The overall intensity guideline for Low Intensity Use is 200 principal buildings per square mile, or 3.2 acres per principal building.

Moderate Intensity Use areas (red on the Map) are areas where the capability of natural resources and anticipated need for future development indicate that relatively intense development is possible, desirable, and suitable. These areas are located near or adjacent to Hamlets to provide for reasonable expansion and along highways and accessible shorelines where existing development has established the character of the

area. Moderate Intensity Use areas where relatively intense development does not exist are characterized by deep soils on moderate slopes and readily accessible to Hamlets. The overall intensity guideline for Moderate Intensity Use is 500 principal buildings per square mile, or 1.3 acres per principal building.

Hamlet areas (brown on the Map) range from large, varied communities that contain sizeable permanent, seasonal, and transient populations with a great diversity of residential, commercial, tourist, and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities. Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial, and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social, and professional needs of the park's permanent, seasonal, and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people. The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs. There are no overall intensity guidelines for Hamlet Areas.

ENVIRONMENTAL SETTING

Location

The requested map amendment areas are located in the Town of Warrensburg, in the southeastern portion of the Adirondack Park. Both areas are located adjacent to the existing Hamlet of Warrensburg. Figure 1 is a map showing the general location of the areas under consideration for this action.

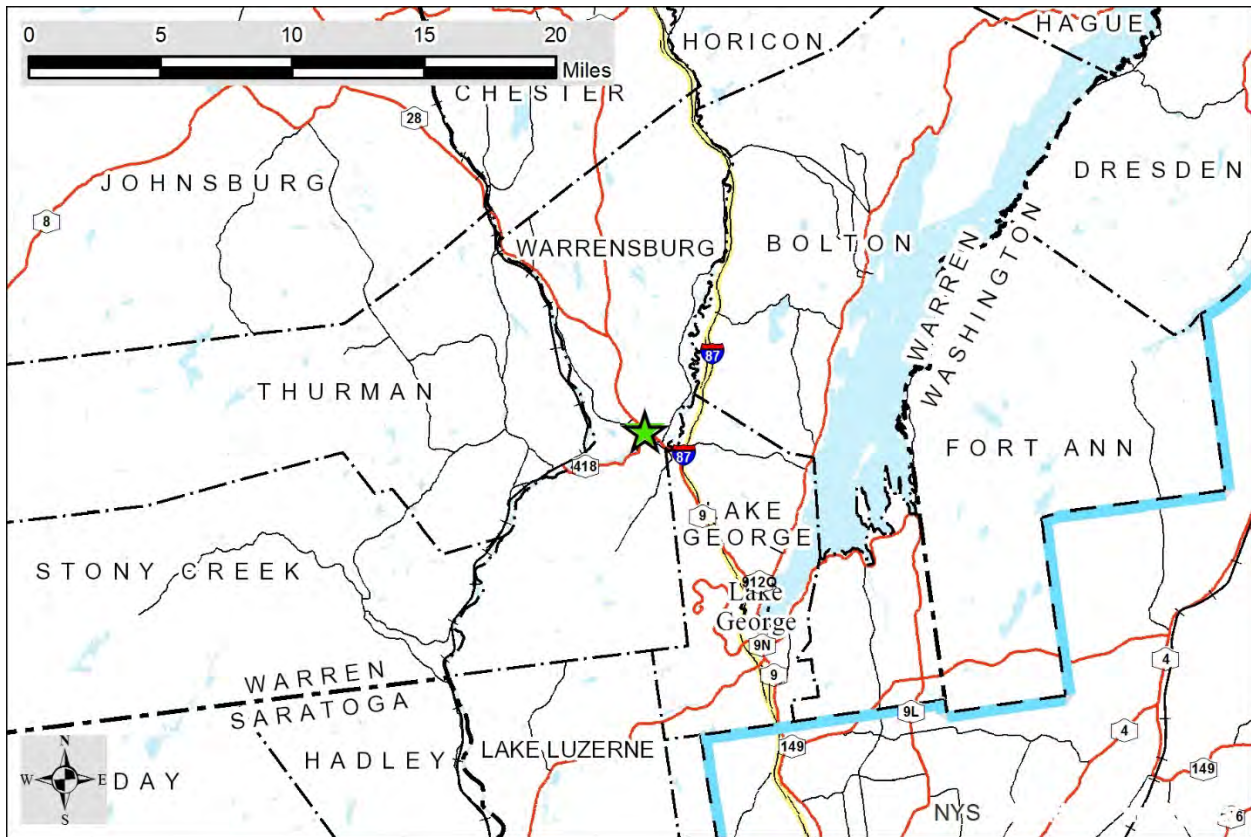


Figure 1. Map showing the general location of the requested map amendment areas.

Adirondack Park Land Use and Development Plan Map

The Town of Warrensburg is approximately 41,375 acres in size, including water bodies. Table 1 shows the how the land is currently classified pursuant to the Official Adirondack Park Land Use and Development Plan map.

Land Classification	Acreage
Hamlet	1,547
Moderate Intensity Use	690
Low Intensity	2,035
Rural Use	17,537
Resource Management	11,671
State Land	6,807
NYS State Conservation Easement ¹	1,864

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

¹ Approximately 1,864 acres of private lands in the Town of Warrensburg classified as Resource Management and Rural Use are under a New York State conservation easements.

Figure 2 is a map of the requested map amendment areas with the current Adirondack Park Land Use and Development Plan Map at a scale that illustrates the existing Hamlet of Warrensburg. Figure 3 is a map depicting the requested map amendment areas and the Adirondack Park Land Use and Development Plan Map at a smaller scale.

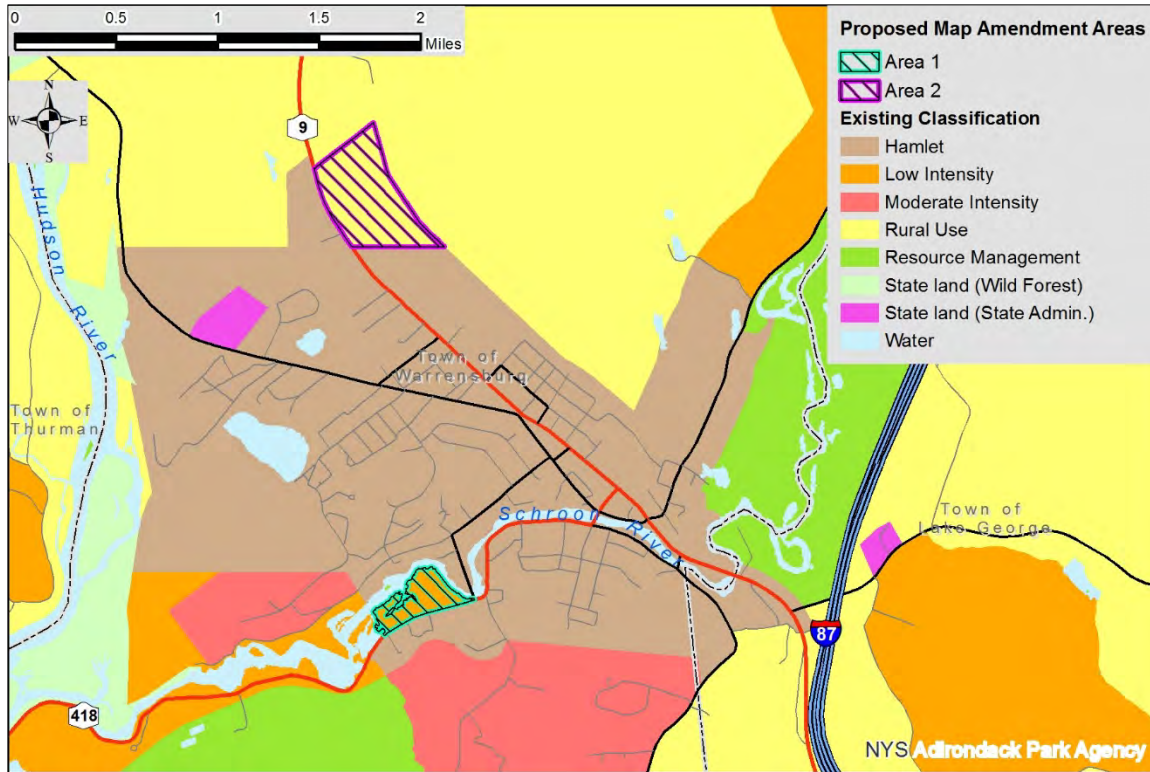


Figure 2. Map of the two requested map amendment areas and the current classifications on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

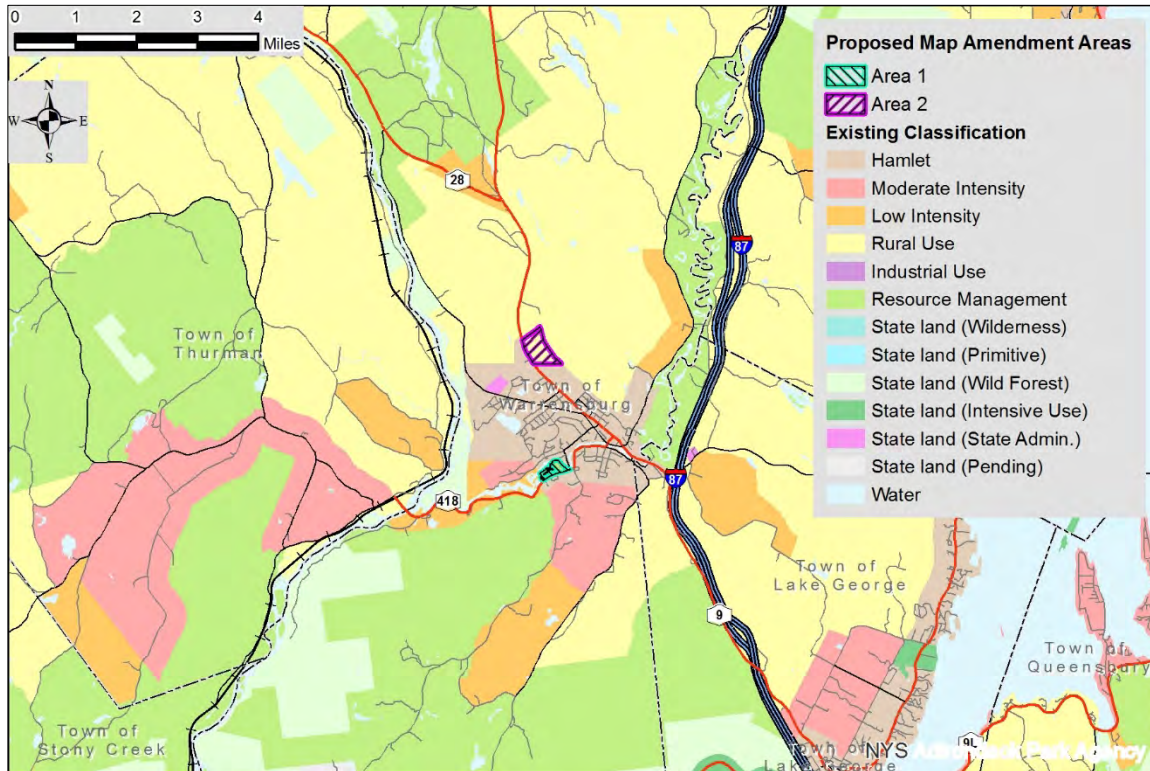


Figure 3. Map showing the two requested map amendment areas and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

Community Services

The Hamlet of Warrensburg is approximately 1,547 acres in size and is an existing growth center offering a variety of services and facilities.

The Town of Warrensburg has municipal sewer and water facilities that serve areas in and around the Hamlet of Warrensburg, including portions of both areas under consideration.

The wastewater treatment plant for the Warrensburg Sewer District is located west of Area 1 along NYS Rt 418. The plant has a permitted capacity of 0.25 million gallons per day (MGD), and in 2020 received an average flow of 0.1312 MGD. Figure 4 shows the location of sewer mains and the sewer district in the vicinity of the two requested map amendment areas.

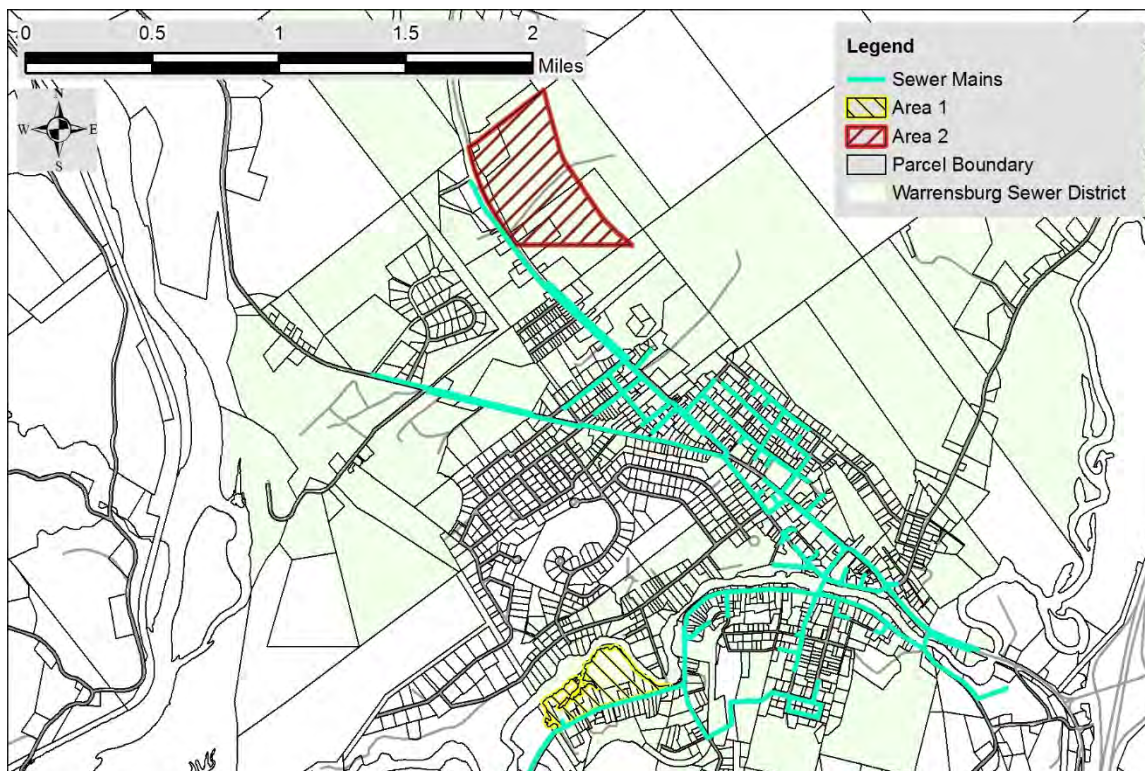


Figure 4. Map showing the proposed map amendment areas, sewer district and sewer mains.

The source of the Warrensburg Water District are multiple groundwater wells. Figure 5 shows the location of water mains and the water district in the vicinity of the two requested map amendment areas.

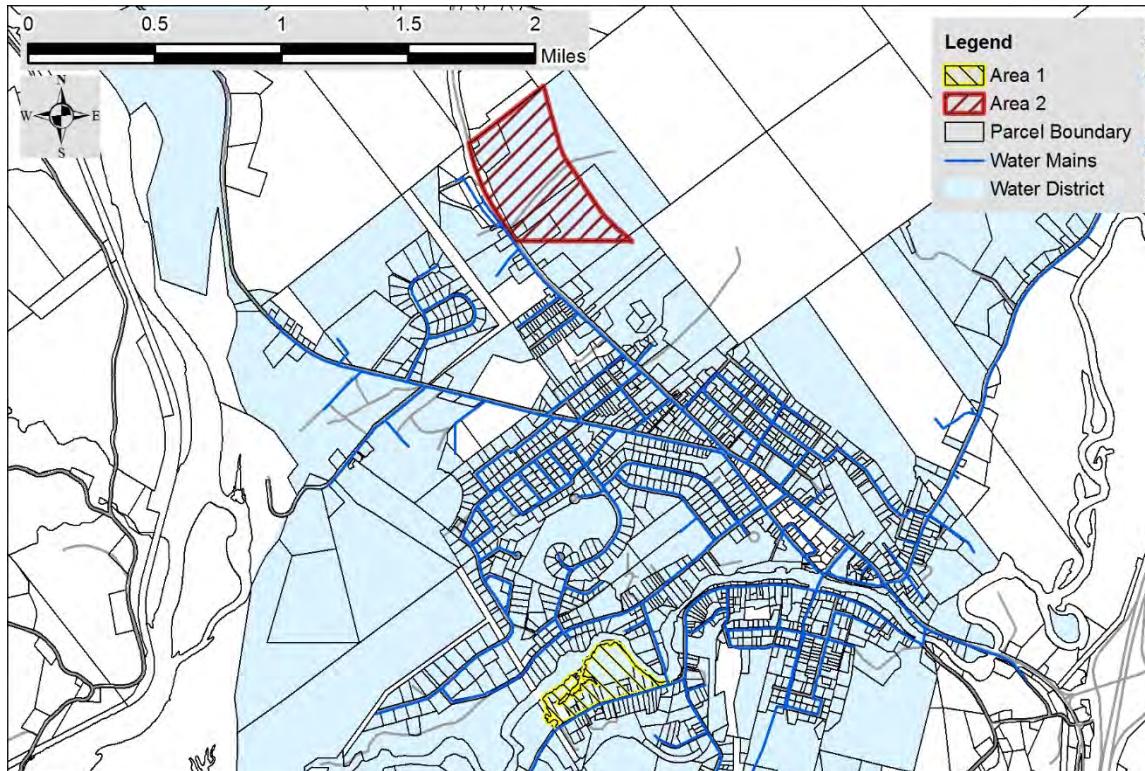


Figure 5. Map showing the requested map amendment areas, water district and water mains.

Fire services are furnished by the Warrensburg Volunteer Fire Department and rescue services are furnished by the Warrensburg Emergency Medical Services.

Police protection is available from the Warren County Sheriff's Department and the New York State Police. Both organizations have facilities approximately 11 miles away in Chestertown and approximately 14 miles away in Queensbury.

AREA 1

Description

Area 1 is currently classified as Low Intensity Use. It is bounded by the lands currently classified as Hamlet to the east and south and by the Schroon River to the north. The lands to the west are currently classified as Low Intensity Use and would remain so under this proposal. The lands on the north side of the river, on the opposite shore from

Area 1, are currently classified as Hamlet. Area 1 is part of an approximately 270-acre Low Intensity Use Area that includes lands on both sides of the Schroon River extending west from Area 1, downstream to its confluence with the Hudson River. Figure 6 is a map showing Area 1 and the current classification on the Adirondack Park Land Use and Development Plan Map.

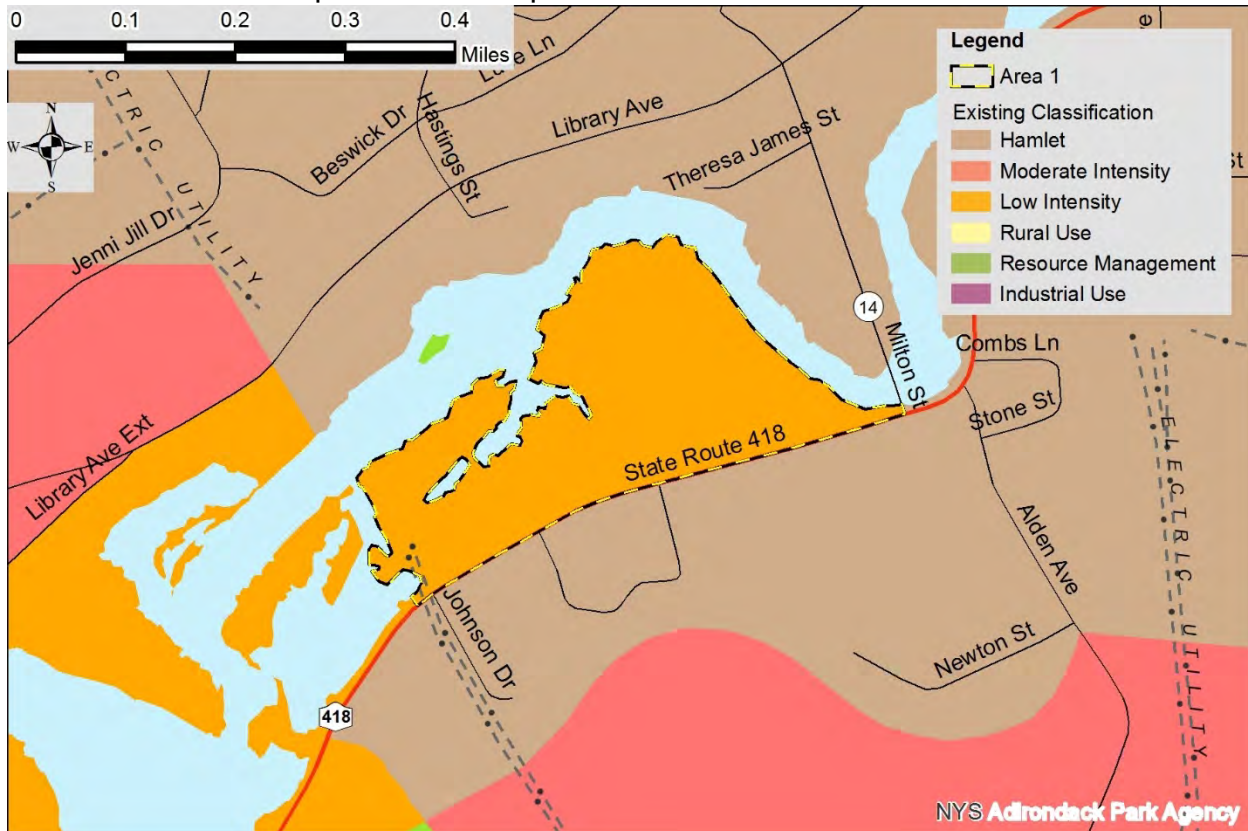


Figure 6. Map showing Area 1 and the current classification on the Adirondack Park Land Use and Development Plan Map.

Area 1 is approximately 21.9 acres in size and described as follows:

Beginning at a point at the intersection of the centerlines of NYS Rt 418 and Milton Street; thence in a westerly direction along the centerline of NYS Rt 418 for a distance of approximately 1,800 feet to a point on the centerline of an electric transmission line; thence in a northerly direction along the centerline of the transmission line to a point on the shoreline of the Schroon River; thence in a northeasterly direction along the shoreline of the River to a point at the centerline of Milton Street; thence in a southeasterly direction along the centerline of Milton Street to the point of beginning.

Existing Land Use and Development

Area 1 has approximately 1,800 feet of road frontage along NYS Rt 418, also called River Street, which is a hard-surfaced State-maintained highway. This section of highway is part of the 40-mile Dude Ranch Trail Scenic Byway. The New York State Department of Transportation estimates that the Annual Average Daily Traffic for this road was 2,647 vehicles in 2019. NYS Rt 418 intersects with NYS Rt 9, approximately one mile east of Area 1 at a point that is approximately one mile from access to Interstate 87. There are no public roads within Area 1, but the area has several paved and gravel driveways and parking lots for the existing development in this area. Figure 7 is a map showing the roads in the vicinity of Area 1.

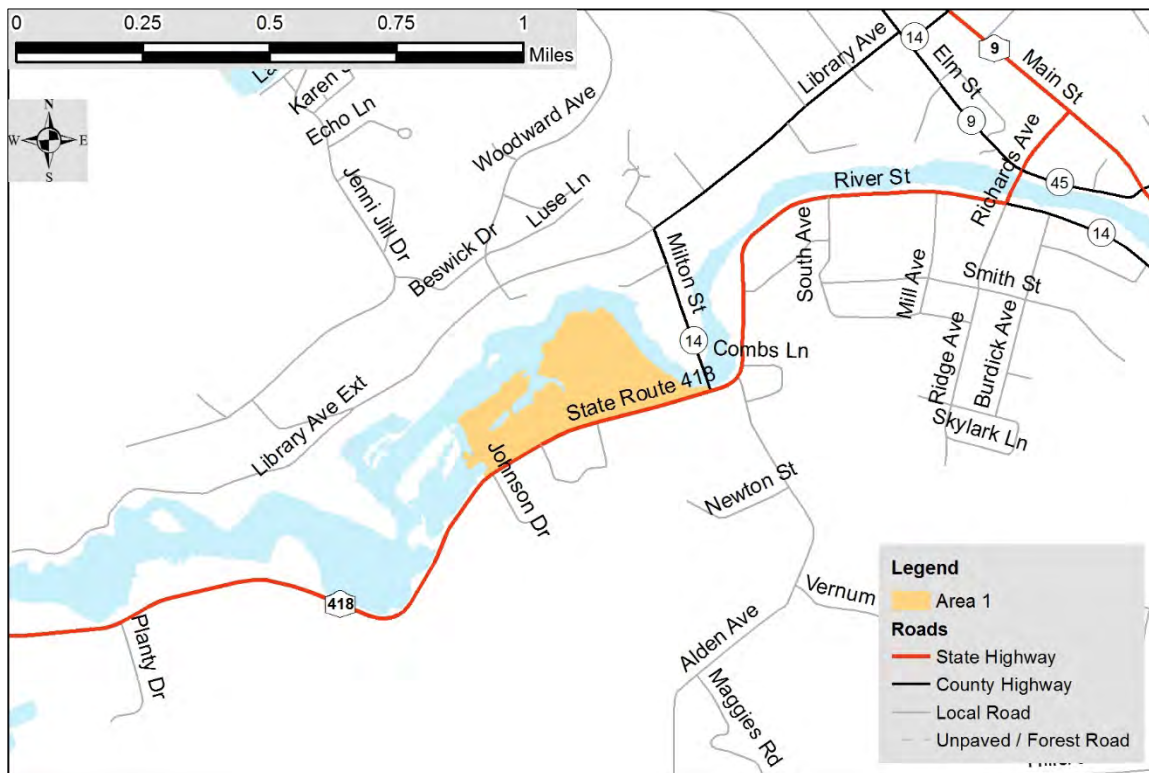


Figure 7. Map showing the roads in and around Area 1.

A sidewalk runs along the south side of NYS Rt 418 through this area. Public sewer and water mains are located along NYS Rt 418 and appear to serve all of the properties in this area. The sewer main located along Area 1 is a 15-inch gravity main, which flows to a pump station in the western end of Area 1 where it becomes a 10-inch forced main that flows west to the treatment plant. Figure 8 is a graphic showing Area 1 and the existing sewer district and locations of nearby sewer mains. Electric and telephone lines run along NYS Route 418. Both sides of this section of road have been intensely developed for over 100 years.

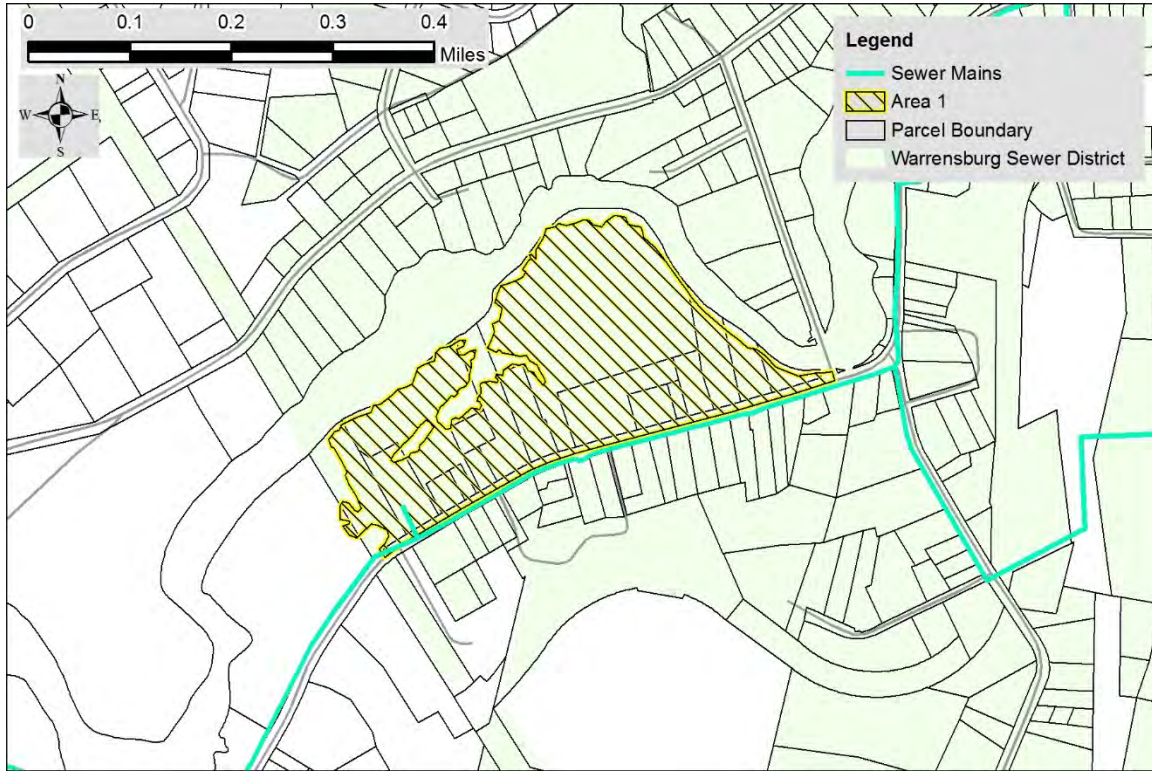


Figure 8. Sewer mains and sewer district in the vicinity of Area 1.

According to data obtained from Warren County as well as the New York State Office of Real Property Services (ORPS), the requested map amendment area consists of all or a portion of eleven residential parcels, two commercial parcels (an apartment and a bar), one community service parcel (a church), and three vacant parcels. Two of the three vacant parcels are owned by a utility company and contain an electric substation, transmission lines, and a sewer pump station. Figure 9 shows the existing land use in and around Area 1 according to the Warren County Office of Real Property Tax Service and ORPS. The map illustrates the approximate locations of existing structures in the vicinity. Table 2 contains a list of parcels within Area 1, the acreage of the parcels affected by the proposal, the total acreage of the parcels, and existing land uses according to County tax parcel data.

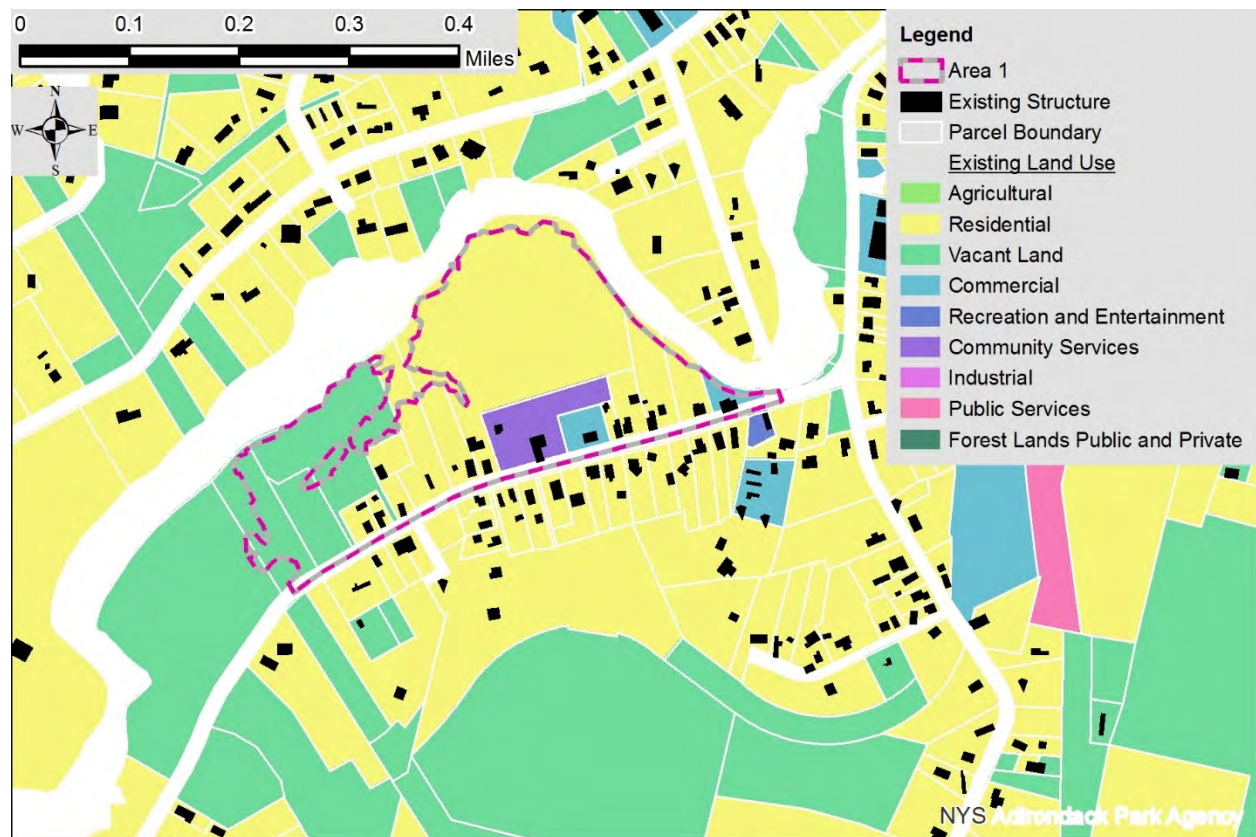


Figure 9. Map showing the existing land use according to the Warren County property tax map data for Area 1 and surrounding area.

Tax Map No.	Acres within Area 1	Total Parcel Acreage	Existing Land Use Category
210.20-5-34	0.4	0.4	Commercial
210.20-5-44	0.6	0.7	Residential
210.20-5-45	1.0	1.0	Residential
210.20-5-48	0.5	0.5	Residential
210.20-5-51	0.1	0.1	Residential
210.20-5-52	0.5	0.5	Commercial
210.20-5-56	1.7	1.7	Community Services
210.20-5-57.2	8.7	9.6	Residential
210.20-5-58	0.8	0.8	Residential
210.20-5-59	1.1	1.4	Residential
210.20-5-60	0.4	0.4	Residential
210.20-5-61	0.2	0.2	Residential
210.20-5-62	0.1	0.1	Residential
210.20-5-63	0.3	0.3	Residential
210.20-5-64	1.0	1.0	Vacant Land
210.20-5-65	3.0	3.3	Vacant Land
223.8-1-2	0.9	18.5	Vacant Land

Table 2. List of parcels within Area 1, acreage, and existing use according to County tax parcel data.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified three soil map units within Area 1. These soil map units are predominately comprised of Plainfield and Hinkley series, which together make up 87% of the area. Figure 10 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 3 is a list of the soil map units in Area 1, the acreage and percentages of each, and their expected suitability for on-site wastewater treatment systems.

Plainfield loamy sand, 3 to 8 percent slopes (Map Unit Symbol - PIB) makes up approximately 65% of Area 1. Approximately 75% of these soil map units consist of Plainfield soils, which are loamy till derived from sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Hinckley cobbly sandy loam, 3 to 8 percent slopes (Map Unit Symbol - HnB) makes up 22% of Area 1. Approximately 75% of these soil map units consist of Hinckley soils, which are sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is

moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

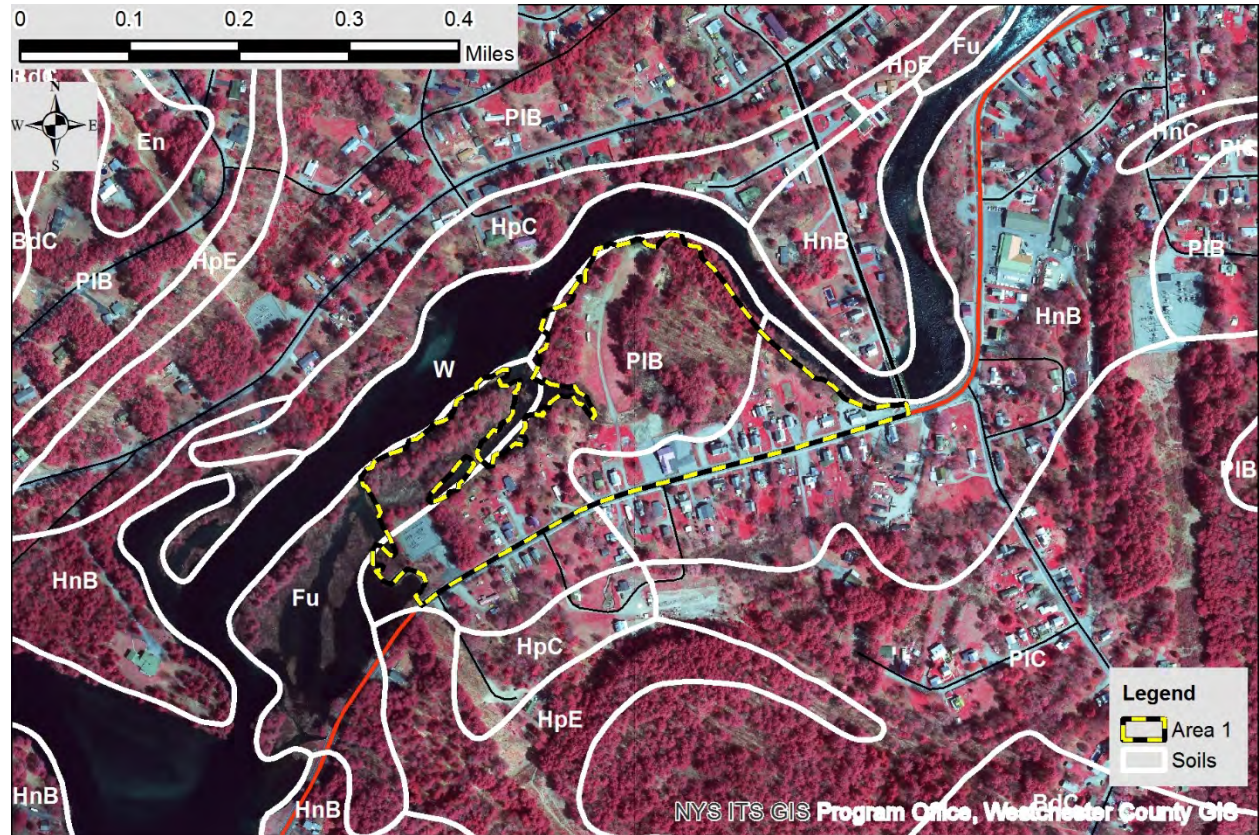


Figure 10. Map of Area 1 and Warren County Soil Survey data.

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Total Acres of in Requested Amendment Area	% of Area
PIB	Plainfield loamy sand, 3 to 8 percent slopes	few	14.9	65%
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	few	4.9	22%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	severe	3	13%

Table 3. Soils within Area 1.

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

Topography

The topography in Area 1 consists primarily of low to moderate slopes, with 98% of the area containing slopes of 15% or less. Generally, slopes under 15% can support relatively intense levels of development. Elevation in Area 1 ranges from approximately 644 feet to 676 feet above sea level, a gain of 32 feet. Figure 11 is a map showing the slopes in the area. Table 4 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

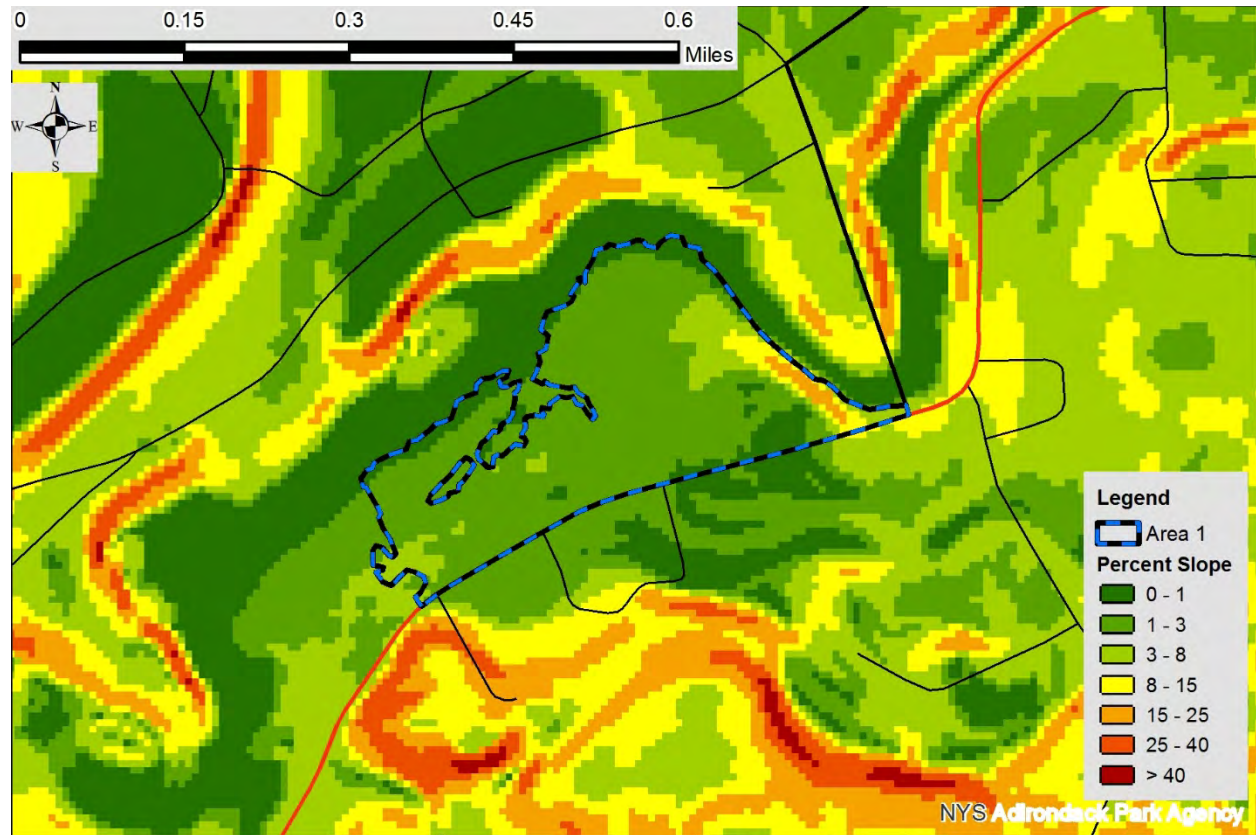


Figure 11. Slopes within Area 1.

Slope Range	Land Use Implications	Total Acres of in Requested Amendment Area	% of Area
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	21.7	98%
Steep Slopes (16-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	0.4	2%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be exorbitant because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	0	0%

Table 4. Slopes within Area 1

Water Resources

The major hydrological feature in Area 1 is the Schroon River, which forms the northern boundary of this area. The Schroon River is classified as a Recreational River pursuant to the Wild, Scenic and Recreational River Systems Act (WSSRS Act) and as a C(t) waterbody by the Department of Environmental Conservation which indicates that its best use is for fishing and that it may support a trout population. There appears to be no significant flood hazard in Area 1, with no significant areas within the 100-year flood zone. There is also an unnamed stream that flows north, crossing under River Street through a culvert, and into the river. Figure 12 is a map showing the location of the river, streams, flood zones, and Value 2 wetlands in the vicinity of Area 1. Figure 13 shows Area 1 being located above a mapped principal aquifer. This aquifer, which was mapped at a 1:250,000 scale, is located below a large portion of the existing Hamlet lands to the east and segments of the Hudson and Schroon Rivers.

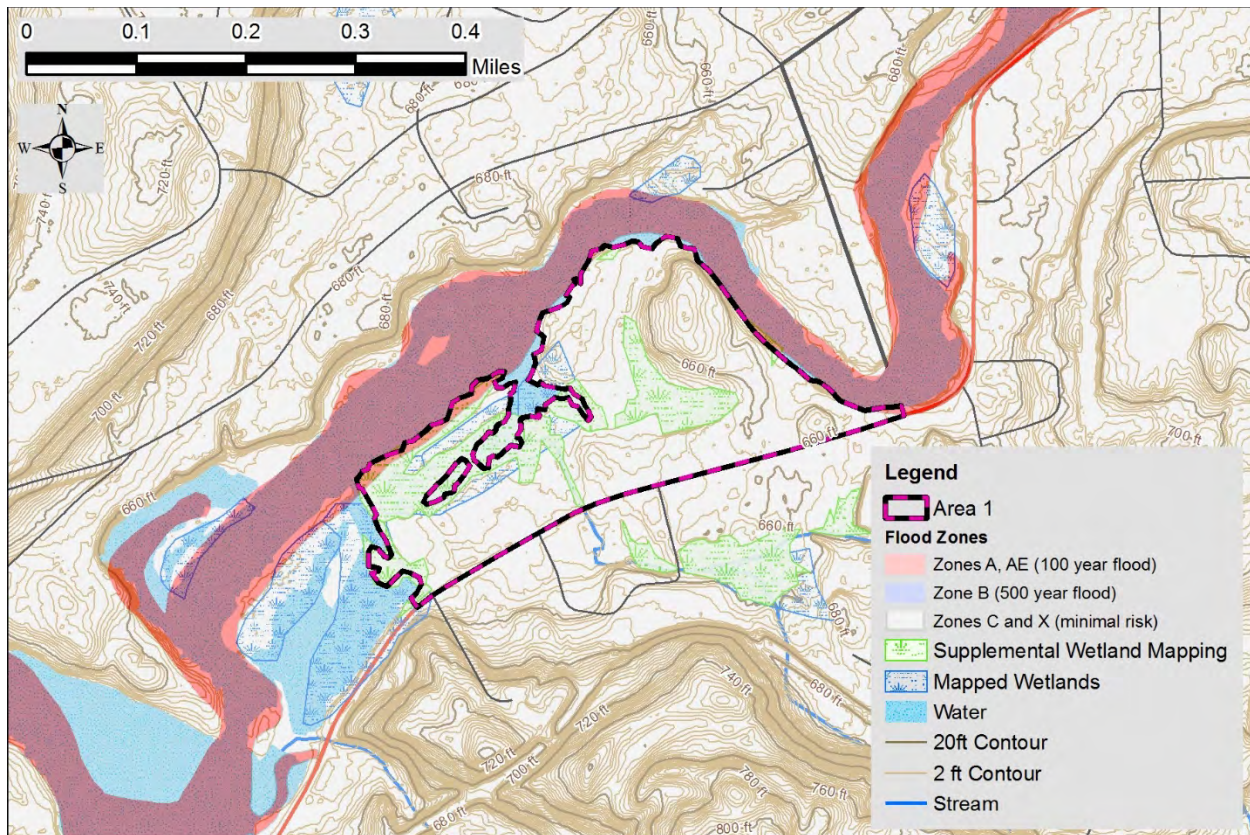


Figure 12. Map showing Area 1, topography, wetlands mapped by aerial imagery interpretations, and waterbodies.

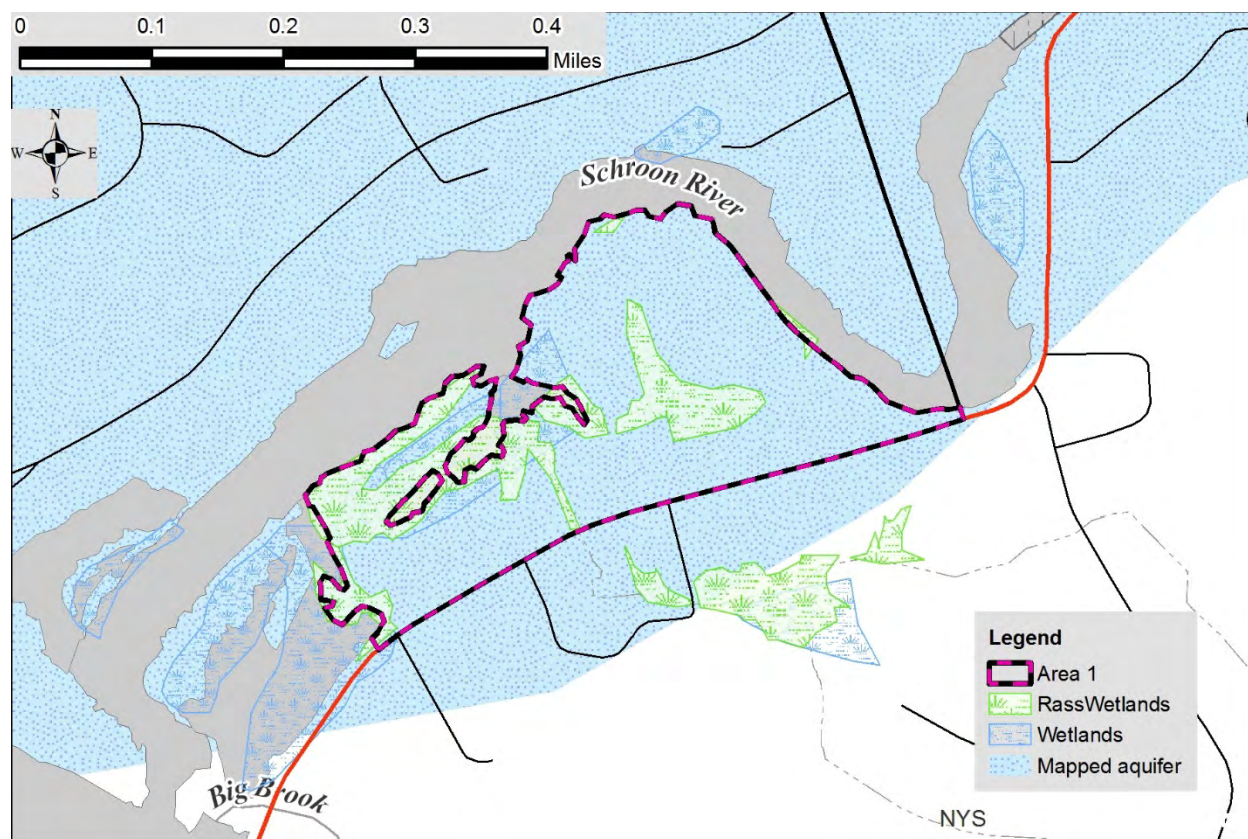


Figure 13. Map showing Area 1 and a mapped aquifer.

Wetlands

Interpretation of recent aerial imagery and high-resolution elevation data indicates that there are three distinct Value 2 wetlands in Area 1. The wetland areas total approximately 6.0 acres in size and are associated with the Schroon River and an unnamed stream. Figures 12 and 13 show the mapped wetlands in Area 1.

Critical Environmental Areas

The wetlands in Area 1 are statutory Critical Environmental Areas (CEAs) pursuant to the APA Agency Act. These are not Critical Environmental Areas pursuant to 6 NYCRR 617.14(g), which is a separate designation from CEAs under the APA Act, Executive Law § 810. Wetlands are a CEA in all land use area classifications.

Biological Resources

Approximately 40% of Area 1 consists of an urban-like landscape with residential and commercial uses with open maintained lawns, driveways, and parking lots. Approximately 35% of the area consists of wetlands and open water and approximately 25% of the area is forested.

There are no known instances of rare, threatened, or endangered species in Area 1.

Historic Resources

A portion of Area 1 is within the “Warrensburgh Historic District”. New York State Office of Parks, Recreation and Historic Preservation has reviewed the requested map amendment and concluded that it would not have a negative impact on the historical resources.

AREA 2

Description

Area 2 is currently classified as Rural Use and is bounded by Hamlet to the south and west. It is part of a Rural Use area that includes over 16,000 acres of the Town of Warrensburg, extending into the neighboring Towns of Bolton, Chestertown, Horicon, Johnsburg, and Thurmond. Figure 14 is a map showing Area 2 and the current classification on the Adirondack Park Land Use and Development Plan Map.

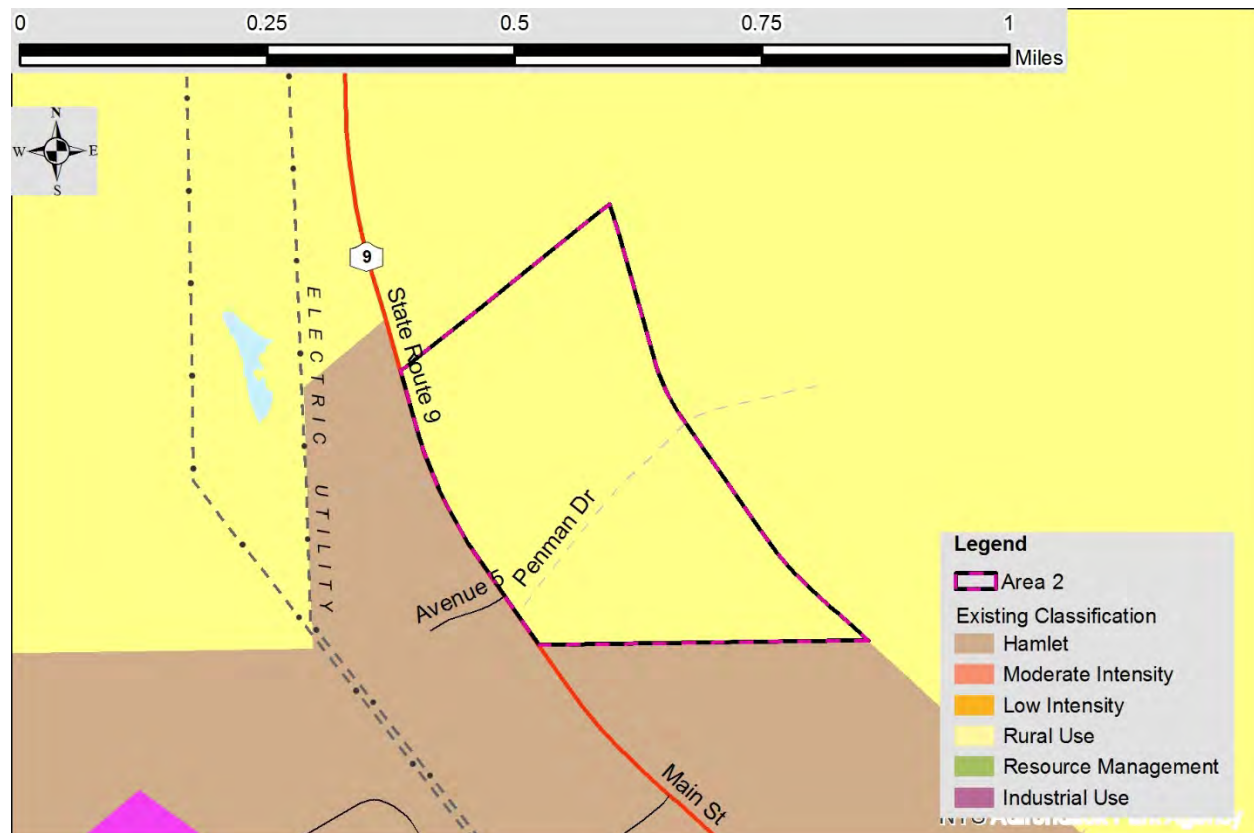


Figure 14. Map showing Area 2 and the current classification on the Adirondack Park Land Use and Development Plan Map.

Area 2 is approximately 65.9 acres in size and is described as follows:

Beginning at a point at the intersection of the centerline of NYS Rt 9 and the boundary between Lots 42 and 49 of Hyde Township; thence in a northwesterly direction along the line between Lots 42 and 49 to a point that is one-quarter mile from the centerline of NYS Rt 9; thence in a southeasterly direction along a one-quarter mile setback from the centerline of NYS Rt 9 to a point on the existing Hamlet boundary; thence in due east direction along the existing Hamlet boundary to a point on the centerline of NYS Rt 9; thence in a northeasterly direction along the centerline of NYS Rt 9 to the point of beginning.

Existing Land Use and Development

Area 2 has approximately 1,700 feet of road frontage along NYS Rt 9, a hard-surfaced, State-maintained highway. This section of highway is part of the 150-mile Central Adirondack Trail Scenic Byway. The New York State Department of Transportation estimated the Annual Average Daily Traffic for this road was 4,382 vehicles in 2019. Access to Interstate 87 is approximately 2 miles south of the area via NYS Rt 9. There are no public roads in the interior of Area 2, but there appears to be a private forest road through the center of the area. Figure 15 is a map showing the roads in the vicinity of Area 2.



Figure 15. Map showing the roads in and around Area 2.

Public water and sewer mains are located along the west side of NYS Rt. 9, terminating at the entrance road to the industrial park. It appears that there are no structures in Area 2 that are currently connected to the public sewer system. There are currently no other structures in Area 2 along these mains. Figure 16 is graphic showing Area 2 and the existing sewer district and locations of nearby sewer mains. Electric and telephone lines run along NYS Route 9.

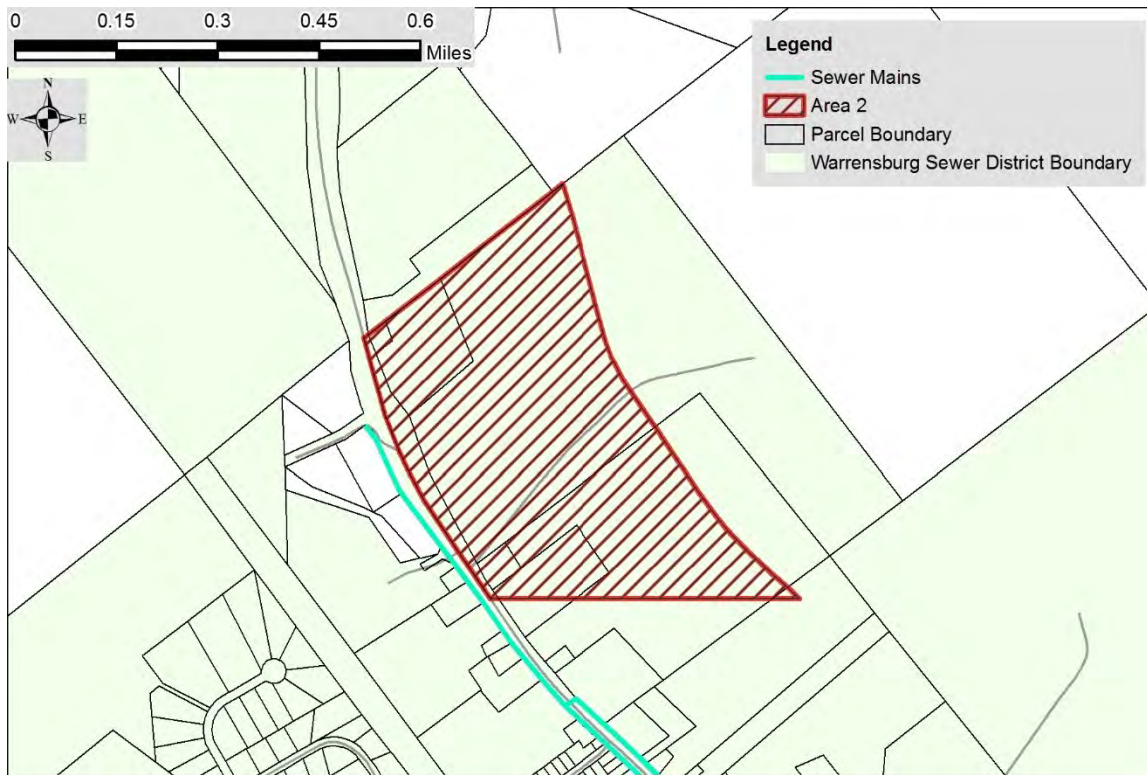


Figure 16. Sewer mains and sewer district in the vicinity of Area 1

Figure 17 shows the existing land use in and around Area 2 according to the Warren County Office of Real Property Tax Service and the New York State Office of Real Property Services (ORPS). According to data obtained from the County and ORPS, Area 2 consists of all or a portion of two commercial parcels, both motels, two residential parcels, two vacant parcels, and one private forest land parcel. Table 5 contains a list of parcels within Area 2, the acreage of each parcel within Area 2, the total acreage, and existing use according to County tax parcel data.

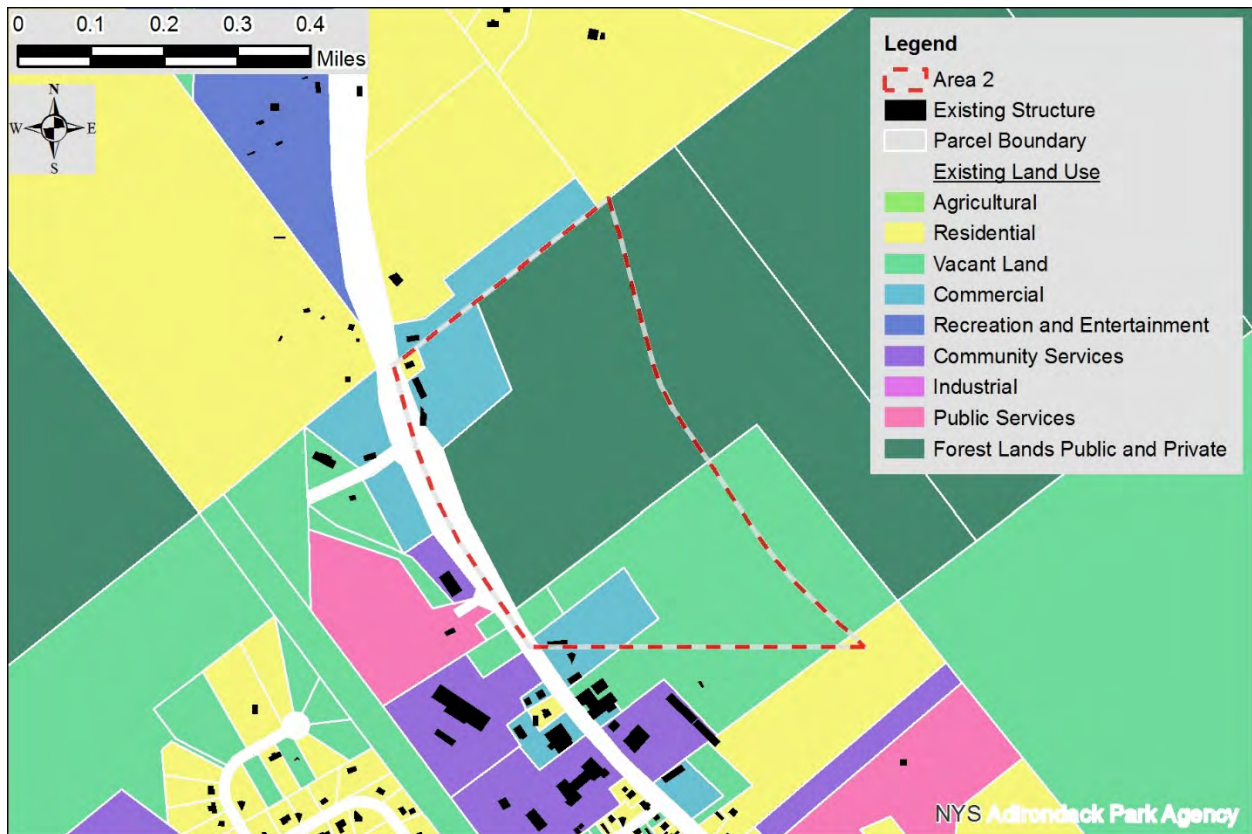


Figure 17. Map depicting the existing land use according to the Warren County property tax map data for Area 2 and surrounding area.

Tax Map No.	Acres within Area 2	Total Parcel Acreage	Existing Land Use Category
197.-1-26	31.8	73.0	Forest Lands Public and Private
197.-1-27	5.5	5.5	Commercial
197.-1-28	0.3	0.3	Residential
210.8-1-1	0.8	0.8	Vacant Land
210.8-1-2	3.4	4.5	Commercial
210.8-1-3	18.2	34.0	Vacant Land
210.8-1-9	0.1	13.7	Residential

Table 5. List of parcels within Area 2, acreage, and existing use according to County tax parcel data.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified six soil map units within Area 2. These soil map units are predominately comprised of Bice and Woodstock-Rock Outcrop, which together make up 97% of the area. Figure 18 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 6 is a list of the soil map units in Area 2, the acreage and percentages of each and their expected suitability for on-site wastewater treatment systems.

Bice very bouldery fine sandy loam, steep (Map Unit Symbol - BdE) and Bice very bouldery fine sandy loam, sloping (Map Unit Symbol - BdC) make up approximately 75% of Area 1. Approximately 75% of these soil map units consist of Bice soils, which are generally deep, well-drained soils found on hillsides and hill crests on uplands. Bice soils have a seasonal high water table at a depth of 6 feet or more. Bedrock is at a depth of 60 inches or more and the rate of water movement through the soil is moderate or moderately rapid. Approximately 30% of these map units contain other soils, some of which may be poorly drained, have a shallow depth to bedrock, or contain rock outcrops.

Woodstock-Rock outcrop complex, steep (Map Unit Symbol - WoE) and Woodstock-Rock outcrop complex, sloping (Map Unit Symbol - WoC) make up approximately 22% of Area 2. These map units consist of approximately 50-55% Woodstock soils and 20-30% rock outcrop, with inclusions of other soils. Woodstock soils are somewhat excessively drained. The Woodstock component of these soils is expected to have a depth to bedrock of 10-20 inches, and these map units can include large areas where the depth to bedrock is less than 10 inches. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Portions of Area 2 are served by public sewer or are readily accessible to the existing main, but some portions of Area 2 are distant from existing mains and new development may rely on on-site wastewater treatment systems. One of the most important natural

characteristics in determining the potential for development on land without access to public sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site septic effluent. Under the correct conditions, dry, well-drained soils, such as sand and gravel deposits, result in dry basements and properly functioning septic systems. Approximately 78% of Area 2 contains soils with adequate depth and drainage to support on-site wastewater treatment systems with few limitations.

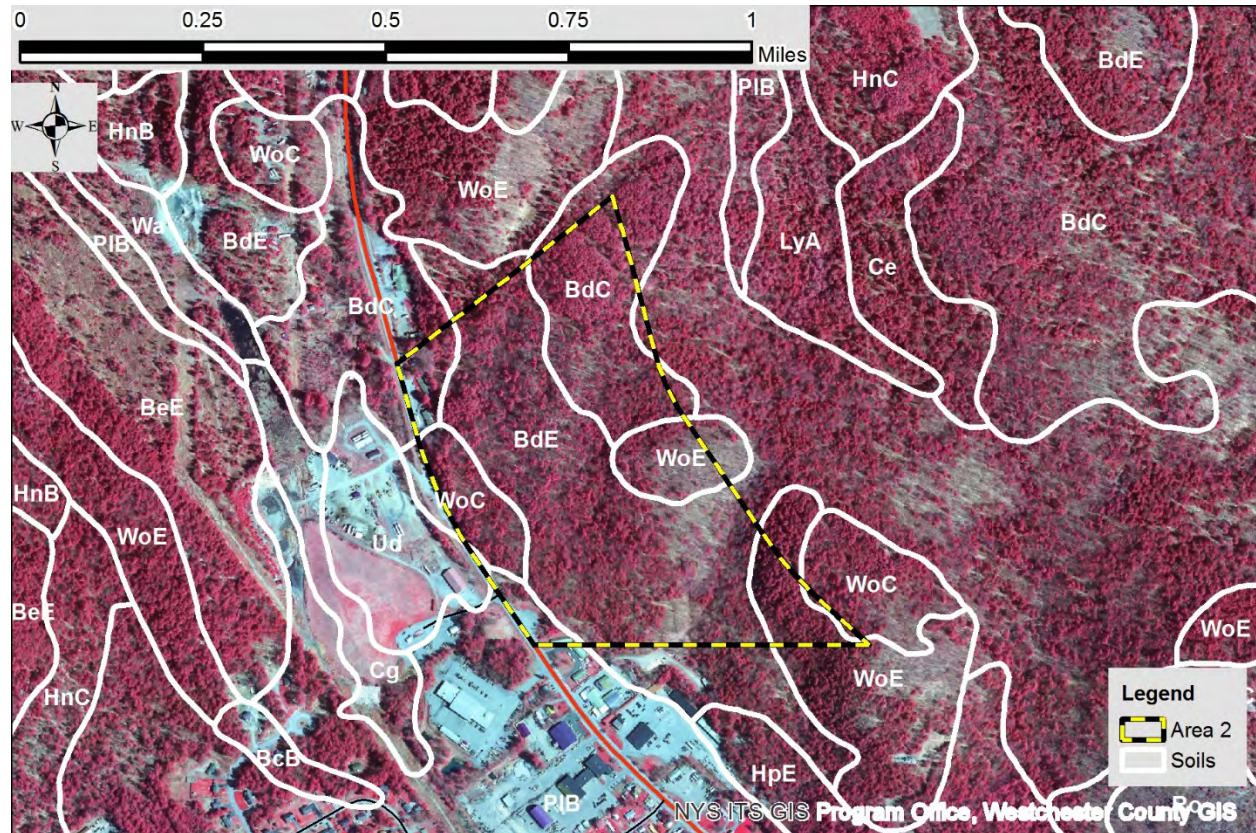


Figure 18. Map of Area 2 and Warren County Soil Survey data.

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Total Acres of in Requested Amendment Area	% of Area
BdE	Bice very bouldery fine sandy loam, steep	Few ¹	36.1	57%
BdC	Bice very bouldery fine sandy loam, sloping	Few	11.5	18%
WoE	Woodstock-Rock outcrop complex, steep	Severe	8.1	13%
WoC	Woodstock-Rock outcrop complex, sloping	Severe	5.8	9%
PIB	Plainfield loamy sand, 3 to 8 percent slopes	Few	1.6	3%
Ud	Udorthents, smoothed	Few	0.1	0%

Table 6. Soils within Area 2. ¹Expected limitations are based on soil characters including depth and drainage, not slope categories of the soil map unit.

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

Topography

Area 2 is generally west facing slopes at the toe of Hackensack Mountain. The topography in the area varies from low and moderate slopes to areas with severe slopes. Approximately 54% of the area contains slopes of 15% or less, which can generally support relatively intense level of development. Approximately 34% of the area contains slopes of 15-25%, which present environmental hazards relating to erosion, sewage disposal, siltation, and construction problems. Approximately 12% of the area contains slopes greater than 25%, which present serious environmental hazards relating to erosion and sewage disposal and should not be developed.

Elevation in Area 2 ranges from approximately 784 feet to 1,154 feet above sea level, a gain of 370 feet. Figure 19 is a map showing the slopes in the area. Table 7 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

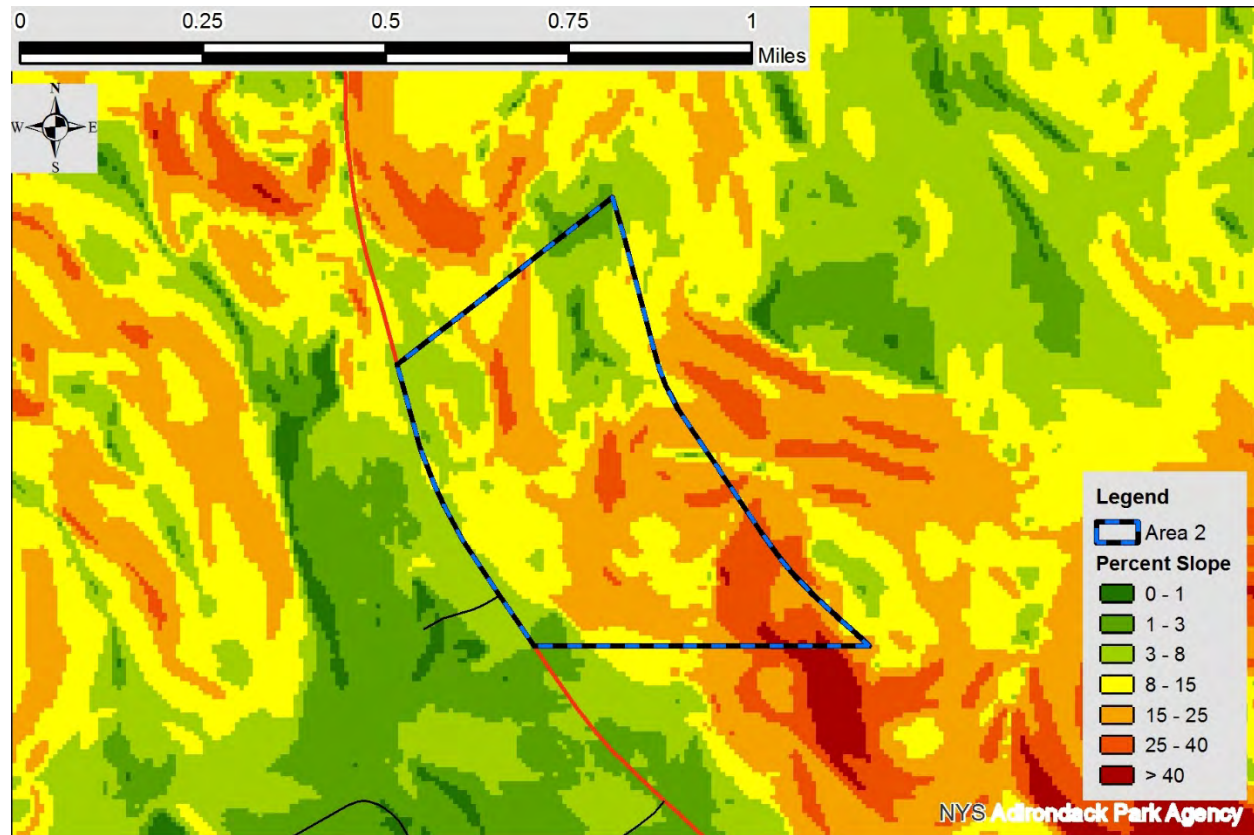


Figure 19. Slopes within Area 1.

Slope Range	Land Use Implications	Total Acres of in Requested Amendment Area	% of Area
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	35.9	54%
Steep Slopes (15-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	22.4	34%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be exorbitant because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	7.8	12%

Table 7. Slopes within Area 2.

Water Resources

There are no major hydrological features in Area 2. Figure 20 illustrates the topography, wetlands mapped by aerial imagery interpretations, and waterbodies in Area 2. Figure 21 shows Area 2 being located above a mapped principal aquifer. This aquifer, which was mapped at a 1:250,000 scale, is located below a large portion of the existing Hamlet lands to the south and segments of the Hudson and Schroon Rivers.

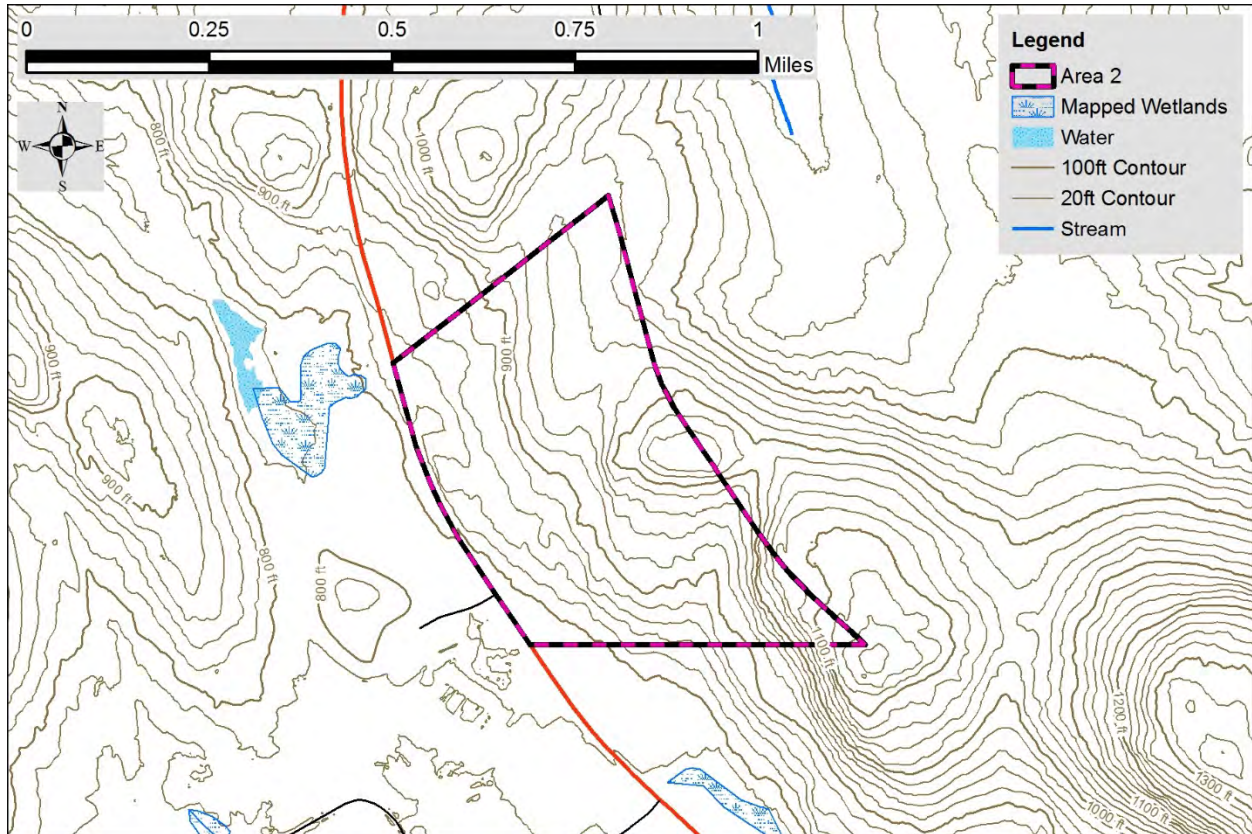


Figure 20. Map showing Area 2, topography, wetlands mapped by aerial imagery interpretations, and waterbodies.

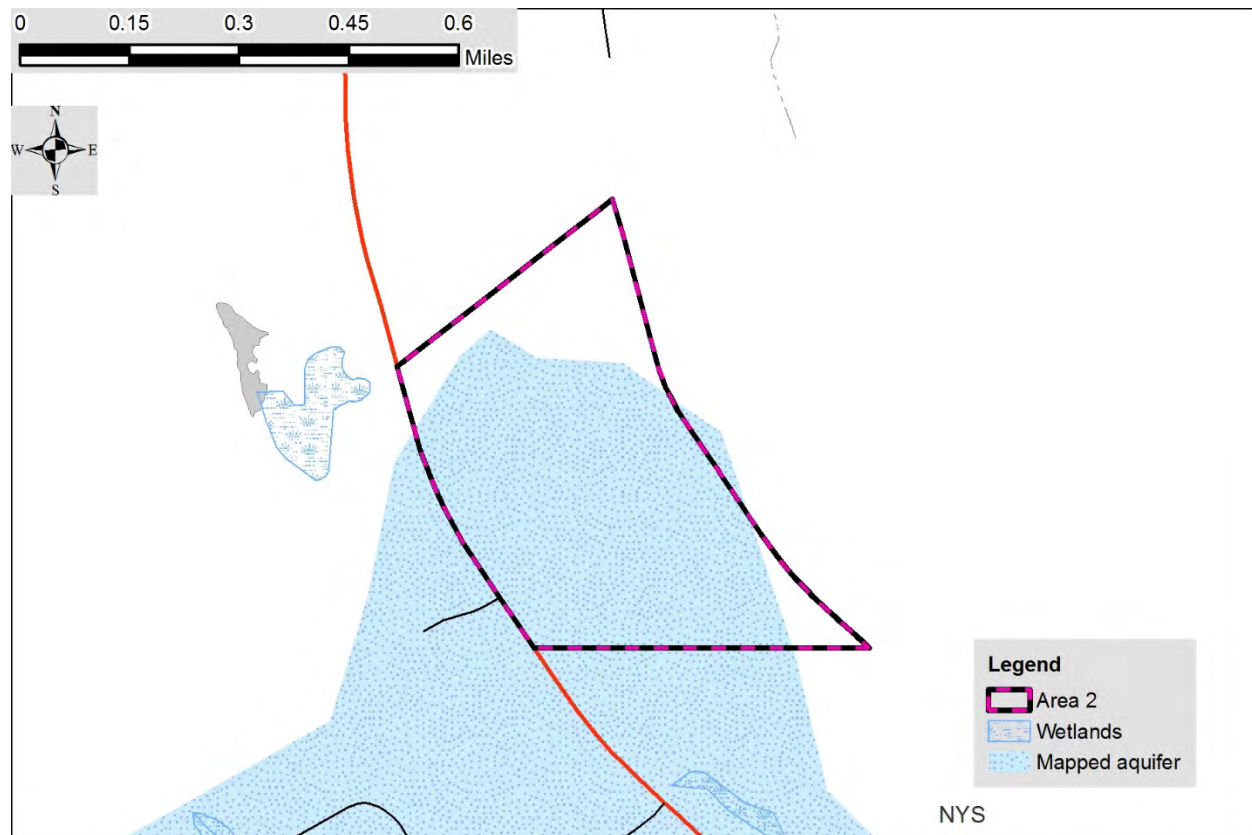


Figure 21. Map showing Area 1 and a mapped principal aquifer.

Wetlands

There are no mapped wetlands in Area 2. Figures 20 and 21 shows the mapped wetlands in the vicinity of Area 2.

Critical Environmental Areas

Lands classified as Rural Use within 150 feet of a State or Federal Highway is a statutory Critical Environmental Area (CEA) pursuant to the APA Agency Act. This is not a Critical Environmental Area pursuant to 6 NYCRR 617.14(g), which is a separate designation from CEAs under the APA Act, Executive Law § 810. There are no highway CEAs for areas classified as Hamlet, the requested classification. Therefore, if the amendment was approved, it would result in a loss of the highway CEA on the east side of Rt. 9.

Biological Resources

New York Natural Heritage Program mapped a large area on the north and east sides of the Hamlet of Warrensburg where Purple Rock-cress (*Boechera grahamii*) has historically been observed. This mapped area covers the majority of Area 2. In New York, Purple Rock-cress has been found primarily in open areas of calcareous rock,

rocky slopes and outcrops, sandy soil in clearings, and open forests. The State conservation status rank for this species is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York, due to rarity or other factors. It is not protected at the Federal level and has a global conservation status rank on G5, meaning it is globally secure and common in the world.

Approximately 94% of Area 2 is covered with mixed upland forest.

Population Trends

The population of the Town of Warrensburg was 3,959 in 2020, a decrease of 135 persons (3.3%) since 2010. Table 8 compares population growth of the Town of Warrensburg in both absolute and percentage terms as compared to the eight surrounding towns.

Town/Village	Year		Change from 2010-2020	
	2020	2010	Number	Percentage
Horicon	1,471	1,389	82	5.9%
Lake George	3,502	3,515	-13	-0.4%
Stony Creek	758	767	-9	-1.2%
Warrensburg	3,959	4,094	-135	-3.3%
Lake Luzerne	3,079	3,347	-268	-8.0%
Chester	3,086	3,355	-269	-8.0%
Thurman	1,095	1,219	-124	-10.2%
Johnsburg	2,143	2,395	-252	-10.5%
Bolton	2,012	2,326	-314	-13.5%

Table 8. Population Trends for Warrensburg and surrounding towns, ranked by rate of growth (Source: U.S. Census Bureau, 2020, 2010 Census)

POTENTIAL IMPACTS OF THE ACTION

Pursuant to SEQRA, the Agency must compare the relative impacts of potential land use and development based on the existing land use classification with the relative impacts of potential land use under the requested land use classification. The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”² Agency regulations further prevent the consideration of any local land use controls’ impacts on potential development. 9 NYCRR 583.2 (b). As such, in the review of any map amendment

² NYS Department of Environmental Conservation SEQR Handbook (4th edition 2020) at 177, accessed 12/2/2021 at: https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf.

request to Hamlet, the Agency must assume the potential impacts from the maximum intensity of development that could be undertaken without Agency regulatory review. However, under the SEQR regulations, this FSEIS “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.” 6 NYCRR § 617.9.

Hamlet areas do not have overall intensity guidelines and as such the amount and intensity of development can be high. Because the applicant is seeking the least restrictive land use classification, the Agency should at a minimum consider the maximum intensity of development allowable under the next least-restrictive land use classification, Moderate Intensity Use. Tables 9 and 10 below identify the maximum intensity of development under each Adirondack Park Land Use and Development Plan classification for Areas 1 and 2 respectively.

Maximum Allowable Density - Principal Buildings (PBs)				Area 1 Acreage:		21.9
	Acres per PB	Number of PBs	Single Family Dwellings (#)**	Commercial Use (S.F.)*	Hotel Rooms*	
Resource Management	42.7	1.000	1	11,000	10	
Rural Use	8.5	3.000	3	33,000	30	
Low Intensity Use	3.2	7.000	7	77,000	70	
Moderate Intensity Use	1.3	17.000	17	187,000	170	
Hamlet	Unlimited	Unlimited	Unlimited***	Unlimited***	Unlimited***	

Table 9: Maximum allowable density for Area 1 under different APLUDP classifications

*Requires an Agency Permit

**May Require an Agency Permit

***Projects over 100 Units Require an Agency Permit

Maximum Allowable Density - Principal Buildings (PBs)				Area 2 Acreage:		65.9
	Acres per PB	Number of PBs	Single Family Dwellings (#)**	Commercial Use (S.F.)*	Hotel Rooms*	
Resource Management	42.7	2.000	2	22,000	20	
Rural Use	8.5	8.000	8	88,000	80	
Low Intensity Use	3.2	21.000	21	231,000	210	
Moderate Intensity Use	1.3	51.000	51	561,000	510	
Hamlet	Unlimited	Unlimited	Unlimited***	Unlimited***	Unlimited***	

Table 10: Maximum allowable density for Area 2 under different APLUDP classifications

*Requires an Agency Permit

**May Require an Agency Permit

***Projects over 100 Units Require an Agency Permit

In Hamlet areas, an APA permit is only required for projects involving wetlands, development or subdivisions involving one hundred or more residential or hotel units, structures over forty feet in height (except agricultural use structures and residential antennas), airports, projects by agreement with the local government and authorized by local law, and projects involving a 25% increase of any of these uses or structures. APA Act § 810. Therefore, the range of allowable uses and development in Hamlet areas is extremely broad.

Adverse Environmental Impacts that Cannot be Avoided

Reclassification to a new land use area classification itself does not create environmental impacts. However, the development that could result may create impacts as outlined below. Amendments which permit more development may lead to increased adverse environmental effects. The resource's tolerance and value determine the significance of these impacts.

Growth-Inducing Aspects

Area 1

Area 1 is presently classified as Low Intensity Use on the Official Adirondack Park Land Use and Development Plan Map. As explained in the Standards for Agency Decision section, the statutory overall intensity guidelines for Low Intensity Use allows one principal building for every 3.2 acres and the guidelines for Moderate Intensity Use allow for one principal building for every 1.3 acres while there are no overall intensity guidelines for Hamlet, the requested classification. As noted in Table 9, the proposed reclassification to Moderate Intensity for Area 1 would allow a net increase of approximately ten potential principal buildings within the map amendment area.

If the requested map amendment to Hamlet for Area 1 were approved, different Agency regulations that affect development potential would apply. A change in land use classification to Hamlet would affect regulatory thresholds and the statutory minimum shoreline setbacks and lot widths as set out in Section 806 of the Act, which varies by classification (see Table 11 below and Appendix B). There would be no overall intensity guidelines. Potential development intensity would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the Wild Scenic and Recreational River Systems Act (WSSRS Act), and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

Table 11 summarizes the overall intensity guidelines, minimum shoreline lot widths, and minimum shoreline setback requirements for the current classification, requested classification, and the preferred alternative, recognizing that lands classified Low Intensity Use, Rural Use and Resource Management are also subject to regulations under the WSRRS Act while lands classified Hamlet and Moderate Intensity Use are not. The WSRRS Act regulations set out different minimum shoreline lot widths and minimum shoreline setbacks from those listed in Section 806 of the Act and prohibit uses that are not listed as compatible uses in Section 805 of the Act.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. The actual number of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the

Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

A change to Moderate Intensity Use will also reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50 feet. The potential growth inducing impacts of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet.

	Hamlet	Moderate Intensity Use	Low Intensity Use	Rural Use	Resource Management
Overall Intensity Guideline (Average Lot Size per Principal Building*)	No Overall Intensity Guidelines	1.3 acres	3.2 acres	8.5 acres	42.7 acres
Minimum Shoreline Lot Width	50 feet	100 feet	150 feet**	200 feet**	300 feet **
Minimum Shoreline Structure Setback*** (measured from Mean High Water)	50 feet	50 feet	150 feet**	150 feet**	150 feet**

Table 11. Summary of overall intensity guidelines, minimum shoreline lot widths and minimum shoreline setback regulation. *Section 802 (50)(e) of the APA Act provides that motel, hotel or similar tourist accommodation units or tourist cabins of less than 300 square feet constitute one-tenth of one principal building.
 ** Lands within Area 1 are adjacent to a Recreational River, and therefore would be subject to special regulations for lands classified as Low Intensity Use, Rural Use and Resource Management.
 *** Under APA Regulations, existing structures within shoreline setbacks require a variance to expand, with the exception of minor expansions which are less than 250 square feet in the rear of the structure or an upward expansion of less than 2 feet.

Area 2

Area 2 is presently classified as Rural Use on the Official Adirondack Park Land Use and Development Plan Map. As explained in the Standards for Agency Decision section, the statutory overall intensity guidelines for Rural Use areas allows one principal building for every 8.5 acres, while there are no overall intensity guidelines for Hamlet, the requested classification. Therefore, the requested map amendment for Area 2 would allow a net increase in potential principal buildings within the map amendment area.

If the requested map amendment for Area 2 were approved, different Agency regulations that affect development potential would apply. A change in land use classification to Hamlet would affect regulatory thresholds and eliminate the overall

intensity guidelines. Potential development would depend on constraints resulting from environmental factors as well as any local land use controls.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. There will be no increase in allowable density and no growth-inducing impact under the preferred alternative.

Impacts to Physical Resources

Impacts to physical resources include impacts to land, geological features, surface water and ground water. The FGEIS recognizes that amendments allowing a higher density of development or changes in the shoreline restrictions may result in impacts to these resources.

Area 1

The requested map amendment for Area 1, if granted, could lead to adverse impacts to surface water and groundwater quality, including impacts to the Schroon River. Development at intensities permitted by Hamlet could increase runoff and associated non-point source pollution of waterbodies and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention, and impervious surfaces. An increase in development of the areas could lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life. Additional development in Area 1 could also impact the wetlands' ability to store and dissipate floodwaters and protect the water quality of the Schroon River.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. The actual number of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

A change to Moderate Intensity Use will also reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50 feet. The impacts to physical resources of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet.

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves and/or impacts wetlands, is expected to prevent undue adverse impacts to the physical resources of Area 1.

Area 2

The requested map amendment for Area 2, if granted, could lead to adverse impacts to surface water and groundwater quality on lands and waters downstream of Area 2. Development at intensities permitted by Hamlet could increase runoff and associated non-point source pollution of waterbodies and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention, and impervious surfaces. An increase in development of the areas would lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Area 2 is within the municipal sewer district but is outside of the current sewer service area. Some portions of the area are distant from existing mains and new development may rely on on-site wastewater treatment systems. One of the most important natural characteristics in determining the potential for development of land without access to municipal sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site wastewater. Under the correct conditions, dry, well-drained soils, such as sand deposits, on appropriate slopes typically result in properly functioning septic systems. Soils with shallow depth to the water table or bedrock do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Approximately 44% of Area 2 is expected to have adequate soil and slope conditions to support on-site wastewater treatment systems.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impact on the physical resources in Area 2.

Impacts to Biological Resources

Impacts to biological resources include impacts to plants and animals. The FGEIS recognizes that amendments allowing a higher density of development, a change to the

compatible use list, or changes in the shoreline restrictions may result in impacts to fish and wildlife habitat or rare or endangered plant species.

Area 1

The requested map amendment for Area 1, if granted, could lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands and loss of habitat. Reclassification of Area 1 to Hamlet may result in the potential increase in development adjacent to Value 2 wetlands. An increase in development can lead to the degradation of habitat, particularly from the introduction and spread of invasive species, and the disruption of wildlife movement patterns. The pollution of surface waters can also degrade wildlife habitat.

Surface water resources could be affected by activities which tend to disturb and remove stabilizing vegetation resulting in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas, and increase flooding potential. As noted in the discussion of Impacts to Water Resources, stormwater runoff can lead to excessive nutrients causing biological change in waters which affect aquatic life.

A change to Moderate Intensity Use will reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50 feet. The potential impacts on the biological resources of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet, which has minimum shoreline lot width of 50 ft.

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves or impacts wetlands, is expected to prevent undue adverse impacts to the biological resources of Area 1. Additionally, because wetlands are situated between the Schroon River and the more developable lands on the property, it is expected that the Agency's wetlands jurisdiction will prevent encroachment of development toward the shoreline.

Area 2

The requested map amendment for Area 2, if granted, could lead to adverse impacts upon flora and fauna due to the loss of existing open space and natural vegetation and the introduction and spread of invasive species. Approximately 62 acres of Area 2 is forested. Large forested areas provide habitat to area-sensitive species and are more resilient to large-scale disturbances which maintain forest health over time.

Purple Rock-cress (*Boechnera grahamii*) has historically been observed in an area that covers the majority of Area 2. The State conservation status rank for Purple Rock-cress is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York. The species is not protected at the Federal level and has a global conservation status rank on G5, meaning it is globally secure and common in the world. Increased development in Area 2 may lead to the removal of this species from the area.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts to biological resources in Area 2.

Impacts on Community and Area Character

The proposed action could potentially create a demand for additional community services (e.g., schools, police and fire) by allowing for increased residential density and commercial or industrial development.

The character of an area is determined by the types and intensity of use, and physical setting. A map amendment to Hamlet can change the character on an area by eliminating the overall intensity guidelines and changing the shoreline restrictions and compatible uses list. Impacts may be positive when changes in land use area occur which better reflect the character of an area. Impacts may be undesirable when a change in land use permits development not in keeping with the character of an area.

Area 1

Area 1 is currently similar in character to much of the existing Hamlet area. Increasing the potential intensity of development to that allowed under the Hamlet classification is unlikely to result in significant alteration of the character of this area, despite the area being on a scenic byway.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. Because most of Area 1 is already developed to a similar character of a Moderate Intensity Use land use area, there are not expected to be adverse impacts to community and area character from the preferred alternative.

Area 2

Increasing the potential intensity of development to that allowed under the Hamlet classification could result in a significant alteration of the undeveloped character of Area 2 and extend sprawl development patterns along what is currently a highway CEA. If the area is intensely developed with a Hamlet classification, the development could be

inconsistent with the natural landscape currently existing in the area. The highway CEA would be eliminated if the area was reclassified as Hamlet.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application for Area 2 will have no impacts on the community and area character.

Impact on Transportation

The proposed action may result in a change to existing transportation systems.

The proposed actions may result in the construction of large paved parking areas, alter the present pattern of movement of people or goods, and extend sprawl development patterns outside the existing hamlet center leading to more vehicle miles travelled.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in the Area by approximately ten principal buildings. This limited change in allowable development is not expected to adversely impact transportation.

The preferred alternative for Area 2 is to deny the requested map amendment, retaining the Rural Use land use area classification. A denial of the application for Area 2 will have no impacts on transportation.

Impacts on Scenic Resources

Regarding scenic or aesthetic resources, the FGEIS provides the following guidance:

Changes in the permitted density at buildout may increase the visibility of buildings or associated uses in areas of scenic quality, including areas near vistas, travel corridors, or points of intensive public visitation. In addition to the impacts from an increased level of development, sensitive visual resources may be adversely impacted by changes in the shoreline restrictions, project review thresholds, and compatible uses list.

In any event the significance of the environmental impacts depend on the scenic resource's qualities and the degree to which the qualities are reduced or diminished by development. Unusual scenic resources are among the most sensitive and are of high importance to the economic base which is supported by tourism.

FGEIS at 23.

The requested map amendment areas are visible from publicly accessible vantage points, including two State highways that are both designated scenic byways. Area 1 is also visible from the Schroon River, which is a Recreational River. The magnitude of the impacts will depend on future development that would result from the requested action.

Both areas would be visible to motorists, including residents commuting to and from work and visitors engaged in recreation or tourism. The requested map amendments could conceivably result in a diminishment of the public enjoyment and appreciation of the scenic and aesthetic resources present.

Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park and the Land Use Classification Determinants note that “the allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.” 9 NYCRR Appendix Q-8.

Area 1

Eliminating the overall intensity guidelines and changing shoreline restrictions, project review thresholds, and the compatible uses list may increase the visibility of buildings or associated uses in areas of scenic quality of the NYS Rt 418 travel corridor, as well as the shoreline of the Schroon River.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. As much of Area 1 is already developed to a similar character of a Moderate Intensity Use land use area, particularly along the Rt 418 travel corridor, there are not expected to be adverse impacts to scenic resources from the preferred alternative.

Area 2

Potential unscreened development in the presently undeveloped sections of Area 2 along NYS Route 9 would be detrimental to the character of the park. The extension of sprawl development along the corridor may also erode the opportunity for a gateway of natural landscape into the Warrensburg hamlet from the North.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts to the scenic resources in Area 2.

Impact on Adjacent Properties – Noise, Odor and Light

SEQR regulations, in the Full EAF Part 2 form, require an identification of potential impacts from noise, odor, and light. 6 NYCRR §617.20, Appendix A.³

Both of the requested map amendments would result in the lands being classified as Hamlet, eliminating the overall intensity guidelines and changing regulatory thresholds for further review by the Adirondack Park Agency. The requested action may result in additional noise, including the possibility of blasting from mining or large-scale commercial construction within 1,500 feet of a residence. The predominant low levels of noise from existing undeveloped or residential areas could change dramatically if the action leads to an increase in commercial or industrial uses in these areas. Both fauna and nearby residential use could be affected by noise from commercial or industrial uses themselves and from additional traffic serving these uses.

The change in classification could result in routine odors for more than one hour per day. Potential sources of odors and air pollution could come from commercial or industrial uses, residential uses if wood is used as a heating source, or from an increase in traffic serving these uses.

The requested map amendments could result in an increase of light shining onto adjoining properties and an increase in sky-glow brighter than existing area conditions.

If the requested map amendments are approved and these areas are developed to their maximum allowable intensity, the requested map amendments may result in an increase in noise, odors, or outdoor lighting affecting adjacent properties.

Area 1

Area 1 is located between the Schroon River and State Highway 418, which is part of the Dude Ranch Trail Scenic Byway. The area is developed with residential and commercial buildings, an electric substation, transmission lines, and a sewer pump station. Adjacent properties on the other side of the state highway, across the river, and to the north are classified as Hamlet and are intensely developed. The lands immediately to the west are classified as Low Intensity Use and are undeveloped.

The residential, commercial and industrial uses presently in the area may emit light and sound. It is conceivable that additional land uses in Area 1 resulting from a Hamlet classification could create an increase in noise, odor and light. Those impacts could be experienced by adjacent landowners and the public using the state highway or the Schroon River, but the extent of those impacts cannot be precisely anticipated or determined.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, mineral

³ Accessed online at [6 NYCRR Part 617 - State Environmental Quality Review](#) on December 7, 2021.

extraction activities and other industrial uses as well as any projects involving wetlands. As such, adverse impacts to adjacent properties are not expected.

Area 2

Area 2 is located on a section of NYS Route 9 designated as the Central Adirondack Trail Scenic Byway. As described above, an average of 4,382 vehicles per day traveled past this area in 2019. Area 2 consists of all or a portion of two commercial parcels, both motels, two residential parcels, two vacant parcels, and one private forest land parcel. As described above, approximately 62 acres of Area 2 is forested.

Adjacent lands across State Highway 9 are classified as Hamlet and include a DOT facility, a transfer station, and an industrial park. Lands to the south on the same (east) side of Route 9 are classified as Hamlet and are developed with commercial and residential buildings. Lands to the north and east are classified Rural Use and are primarily forested and residential. Although there may already be noise, odors, and light from the existing uses in Area 2 and the surrounding area, the requested map amendment could result in an increase of those impacts on adjacent properties.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on the properties adjacent to Area 2.

Impact on Open Space and Recreation

The Adirondack Park Agency Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency. Open space resources may be related to visibility, especially as seen from vistas or travel corridors (roads, streams, lakes, or hiking trails).

Open space is frequently important for its own sake in areas where natural forces predominate. Moreover, natural area open space values are of greater importance when associated with special features such as free flowing streams or diverse wildlife habitats. These special features add to the unique character of an area, enhancing the contribution of that particular open space to the character of the Park.

Large open space areas are essential for the preservation of large wildlife species (including deer, bear, or currently extirpated species). These species require a large range area to survive without maintenance by man. High quality water resources are critical for the survival of trout, and related species are associated with very low levels of human occupancy and use within the watersheds. The concept of open space as a

resource characteristic worthy of protection is inherent in the scheme of channeling development away from Resource Management and Rural Use areas. In these areas, open space resources are protected by limiting the level of permitted development, and where development is allowed, by encouraging clustering of buildings to protect more sensitive areas.

If the maximum development was pursued under a Hamlet classification, it could result in significant changes to open space and an impairment of natural functions, or “ecosystem services,” provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat. Development could also result in the loss or diminution of future recreational resources.

Area 1

Reclassifying Area 1 as Hamlet could have an adverse impact on open space resources. The shoreline of the Schroon River has limited development and increased densities in proximity to the shoreline may have impacts related to habitat loss or degradation and visual impacts to a designated recreational river. The Town of Warrensburg is developing a boat hand-launch site and portage for canoes and kayaks on the Schroon River approximately one mile from this location, which may increase recreational use of the river in this area.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in the Area by approximately ten principal buildings. This limited change in allowable development is not expected to adversely impact open space and recreation. Additionally, the Agency’s jurisdiction over all new land use and development that involves or impacts wetlands will serve to control new development directly adjacent to the Schroon River.

Area 2

Reclassifying Area 2 as Hamlet could have a negative impact on open space resources. A large portion of Area 2 is currently undeveloped and much of the eastern side of Route 9 includes undeveloped forest with rock outcrops. Area 2’s large open space areas are important for large wildlife species which require a large range area to survive without maintenance by man.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on open space and recreational resources.

Impacts of the proposed action on the use and conservation of energy

Increasing the number of allowable principal buildings in the amendment areas would likely increase energy use in proportion to the number, type, and energy efficiency of principal buildings actually built.

Area 1

Area 1 already contains moderately-dense development patterns immediately adjacent to the Hamlet area. Further infill development within this area supports existing infrastructure patterns and may induce less new vehicle miles travelled (VMT) and associated transportation energy use than would occur if new development was sited in an undeveloped area.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in Area 1 by approximately ten principal buildings. This limited change in allowable development is not expected to significantly impact energy consumption.

Area 2

Area 2 is a linear extension of the Hamlet into a largely undeveloped area. New development in this area may extend strip development that encourages and induces more VMT than infill development in the Hamlet would and thus encourage further use of energy for transportation.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on the use and conservation of energy.

Impacts on Climate Change

SEQRA regulations require this DSEIS include “measures to avoid or reduce both an action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.” For most Hamlet land use area projects, the Agency lacks the regulatory authority to regulate and mitigate for new development's impacts on climate change as well as associated impacts.

Area 1

As noted above, Area 1 is an existing developed area immediately adjacent to the Hamlet land use area. Infill development within this area supports existing infrastructure patterns and may induce less new VMT and transportation energy use, along with the

associated greenhouse gas emissions (GHG), than would occur if new development took place in an undeveloped area. As noted above, erosion and sedimentation may increase flooding potential in Area 1, which could be exacerbated by the impacts of climate change.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in Area 1 by approximately ten principal buildings. This expansion of development rights is in an area that is already developed. As such, the preferred alternative is not expected to significantly impact climate change. Furthermore, by enabling development in an already developed area, this change may reduce greenhouse gas emissions that would otherwise be incurred if development was undertaken further from the Hamlet.

Area 2

In contrast to Area 1, Area 2 is a linear extension of the Hamlet into a primarily undeveloped area. New development in this area may extend strip development that encourages and induces more VMT and associated GHG emissions than infill development inside the existing Hamlet land use area would.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on climate change.

Impacts of the Proposed Action on Solid Waste Management

Area 1

An increase in the number of principal buildings (see Growth-Inducing Aspects) would lead to an increase in the amount of solid waste generated in Area 1. Solid waste reduction/reuse/recycling programs could lessen disposal impacts.

Area 2

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on Solid Waste Management.

Impacts of the Proposed Action on Historic Resources

For purposes of SEQRA, the environment is defined to include “objects of historic or aesthetic significance.” This FSEIS must address any relevant and significant impacts on historic resources.

Area 1

A portion of Area 1 is within the “Warrensburgh Historic District.” The New York State Office of Parks, Recreation and Historic Preservation has reviewed the requested map amendments and concluded that they would not have a negative impact on the District’s historic resources. Approval of the requested amendment would eliminate density restrictions for Area 1 and may make the demolition and replacement of existing structures with larger and more densely-developed buildings more economically feasible.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. The limited expansion of allowable principal buildings in the Area may reduce the economic incentive to demolish and replace structures in the Area.

Area 2

There were no listed or eligible historic resources identified in Area 2.

Irreversible and Irretrievable Commitments of Environmental Resources

Subdivision of land into smaller lots and the creation of individual building sites is a commitment of land resources. An amendment to a less restrictive classification may facilitate a further commitment of such resources over what is currently allowable. To the extent that development occurs as a result of a map amendment, the consequent loss of forest and open space resources, impacts to visual character, the elimination of one designated highway CEA, and potential degradation of water quality are the primary irreversible commitments of resources. These potential environmental impacts are described above and summarized below:

Area 1:

1. Degradation of water quality and ecological function of the Schroon River and its associated wetlands resulting from stormwater runoff, non-point source pollution, and erosion. Ecological function change could involve impacts to stormwater storage, nutrient cycling, and changes in habitat/species composition;
2. Impairment of wetland functions related to flood mitigation;
3. Impacts to wildlife habitat in and around wetlands;
4. Potential introduction of additional invasive species;
5. Increased visual impacts on the Schroon River, a designated Recreational River; and
6. Financial incentive to remove and replace structures in the Warrensburgh Historic District.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal

buildings allowed under the overall intensity guidelines from 7 to 17. The actual number of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

With the presence of deep, well-drained soils, the absence of steep slopes, and the availability of public sewer and water, it is likely that any additional development that would result from this change would not result in a significant irreversible or irretrievable commitments of environmental resources.

Additionally, the preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves or impacts wetlands, is expected to prevent undue adverse impacts to the Schroon River, Area 1's wetlands, wildlife, and flood mitigation.

Area 2:

1. Degradation and loss of habitat that is currently part of a large forested area;
2. Potential introduction of invasive species;
3. Reduction in undeveloped open space on the shoulder of Hackensack Mountain that could potentially be used for recreation in the future;
4. Substantial change to community character;
5. Loss of habitat for a rare species, the Purple Rock-creep;
6. The elimination of a highway CEA on the east side of Route 9;
7. Impacts to visual character of a State highway including the change in character from an undeveloped area to one of intense development;
8. Impacts to existing features including rock outcrops; and
9. Increase in sprawl development and associated greenhouse gas emissions.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will not result in an irreversible or irretrievable commitments of environmental resources.

MEASURES TO MITIGATE POTENTIAL ADVERSE ENVIRONMENTAL EFFECTS

Application of Statutory Criteria

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

- a) APA Act § 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979 (FGEIS).

The Potential Impacts of the Action section of this document evaluates in detail the potential consequences of the proposal as they relate to the APA Act and its associated regulations. The Land Use Area Classification Determinants enumerated in 9 NYCRR Appendix Q-8 note important site characteristics that determine the classification of land. The analyses below discuss relevant key determinants as they relate to each amendment Area.

Area 1

Area 1 is bound on the north by a designated recreational river and on the south by a scenic byway. The site is largely served by sewer and has intense development along the road corridor. Area 1 contains very few steep slopes and is in close proximity to existing communities, which are considerations that the Classification Determinants prescribe for “highly intense development.” Notably, the Classification Determinants do not specifically mention recreational rivers.

However, approximately 27% of Area 1 is covered in Value 2 wetlands, and to the extent that some of these wetlands contain grasses and have free interchange of water with the Schroon River, the Classification Determinants state that these areas should not be developed. However, under the APA Act and the Freshwater Wetlands Act, any new land use and development or subdivision involving wetlands requires an Agency permit, even with a Hamlet classification, which would be expected to avoid, minimize, and mitigate any impacts to wetlands. In addition, the WSRRS Act would require a permit for stream improvement structures or modification of or disturbance of the course, bed, or bank of the river, unless the activity requires a permit from DEC.

Area 2

Area 2 is a predominantly undeveloped area directly adjacent to the northern boundary of Warrensburg's hamlet and across the street from an existing hamlet area that was authorized by map amendment in 1996 (MA1996-06). Area 2 includes 1,700 feet of frontage on New York State Rt 9, a highway CEA and part of the Adirondack Trail Scenic Byway. Approximately 94% of the Area is covered by undeveloped upland forest and is part of a larger forest network. Approximately 46% of the site contains steep slopes and about 5% of the area contains rock outcroppings. Purple Rock-cress (*Boechera grahamii*) has historically been observed in an area that covers the majority of Area 2. The State conservation status rank for Purple Rock-cress is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York. The species is not protected at the Federal level and has a global conservation status rank of G5, meaning it is globally secure and common in the world. The Area is entirely located in a municipal sewer district and sewer mains run along most of the adjacent highway.

The Classification Determinants state that areas in close proximity to existing communities and those that are served by municipal sewer should be classified to allow highly intense development. However, the Classification Determinants also state that the "the allowable intensity of development should not be allowed to substantially alter the present character" of "undeveloped areas adjacent to and within sight of public highways." Additionally, the Determinants note that areas with unique physical features, such as outcroppings, should be developed at "extremely low intensities and in such a manner that the unique features are not altered." Finally, the Determinants note that areas containing rare plant communities should not be developed.

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

If Area 2 is classified as Hamlet, the Agency has limited authority to mitigate any impacts of that classification.

ALTERNATIVE ACTIONS

There are three categories of alternative actions that can be considered: no action, alternative regional boundaries, and alternative classifications.

Area 1

A. No Action

One alternative action for Area 1 is “no action,” or denial of the request. The Agency may determine that the current classification, Low Intensity Use, is appropriate for Area 1. A failure to approve any change would preserve the present pattern of regulatory control. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative regional boundaries

The redefinition of the requested Area 1 along alternative regional boundaries could be employed. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concerns. There are areas within Area 1 that pose severe limitations for development, including areas with a significant amount of wetlands. However, due to its small size and the configuration of the area, there are no alternative boundaries that would include the most suitable areas while excluding these wetlands.

C. Alternative classifications

Area 1 is currently classified as Low Intensity Use. The request is to reclassify the area as Hamlet. Moderate Intensity Use is an alternative intermediate classification that could be considered. There are no Moderate Intensity Use areas contiguous to Area 1, but the area is defined by regional boundaries and could possibly be reclassified as a separate Moderate Intensity Use area if it was determined that the area does not meet the criteria for Hamlet but does meet the criteria for Moderate Intensity Use. Impacts to the area would be limited by the density guidelines and shoreline restrictions shown above in Tables 9, 10 and 11 and APA permitting jurisdiction as set out in APA Act § 810 and shown on the Jurisdiction Summary Chart found at:

https://www.apa.ny.gov/Documents/Laws_Regs/HotalingTable.htm.

Preferred Alternative

The Preferred Alternative for Area 1 is to reclassify the area as Moderate Intensity Use. After review of the existing character of the area and land use area classification determinants, the Agency finds that the area does not meet the character description,

purpose, policies and objectives for Hamlet, but does meet the character description, purpose, policies and objectives for Moderate Intensity Use.

Moderate Intensity Use areas are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable. Although Area 1 contains a significant amount of wetlands, the presence of deep, well-drained soils, the availability public sewer and water services, and the lack of significant steep slopes has allowed relatively intense develop to occur in this area. The reclassification of Area 1 as Moderate Intensity Use recognizes the existing development which is primarily residential and currently exceeds the overall intensity guidelines for Low Intensity Use. Area 1 further meets the character description of Moderate Intensity Use by being located on a developed section of state highway adjacent to the existing Hamlet area.

Reclassification of Area 1 to Moderate Intensity Use will continue to provide for development opportunities in an area that can support further development without significantly harming physical or biological resources. This area will provide for a modest amount of residential expansion in an area where public services, including sewer and water, are available.

Area 2

A. No Action

One alternative action for Area 2 is “no action,” or denial of the requested map amendment. The Agency may determine that the current classification, Rural Use, is appropriate for Area 2. A failure to approve any change would preserve the present pattern of regulatory control. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative regional boundaries

The redefinition of the proposed Area 2 along alternative regional boundaries could be employed. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concerns. There are areas within Area 2 that pose severe limitations for development due to steep slopes and shallow soils, however these are not in locations where an alternative geographic configuration would be advantageous. However, due to the size of Area 2, there are several alternative boundaries that could be used.

One example of an alternative regional boundary that could be employed would be to use a one-quarter mile setback from the boundary between Lots 42 and 49 of Hyde Township, which is the northern boundary of Area 2. In this alternative, Alternative Area 2a, is approximately 24.1 acres in size and shown in Figure 22. While Alternative Area

2a does not avoid steep slopes, it does avoid some of the areas of shallow soils and rock outcrop, including those visible from NYS Rt 9. It also excludes the existing development in the northern portion of Area 2, and the much of the undeveloped portions of Area 2 that are visible from the road. This alternative would largely preserve the existing highway CEA on the east side of Rt 9 and reduce visual impacts along a state highway.

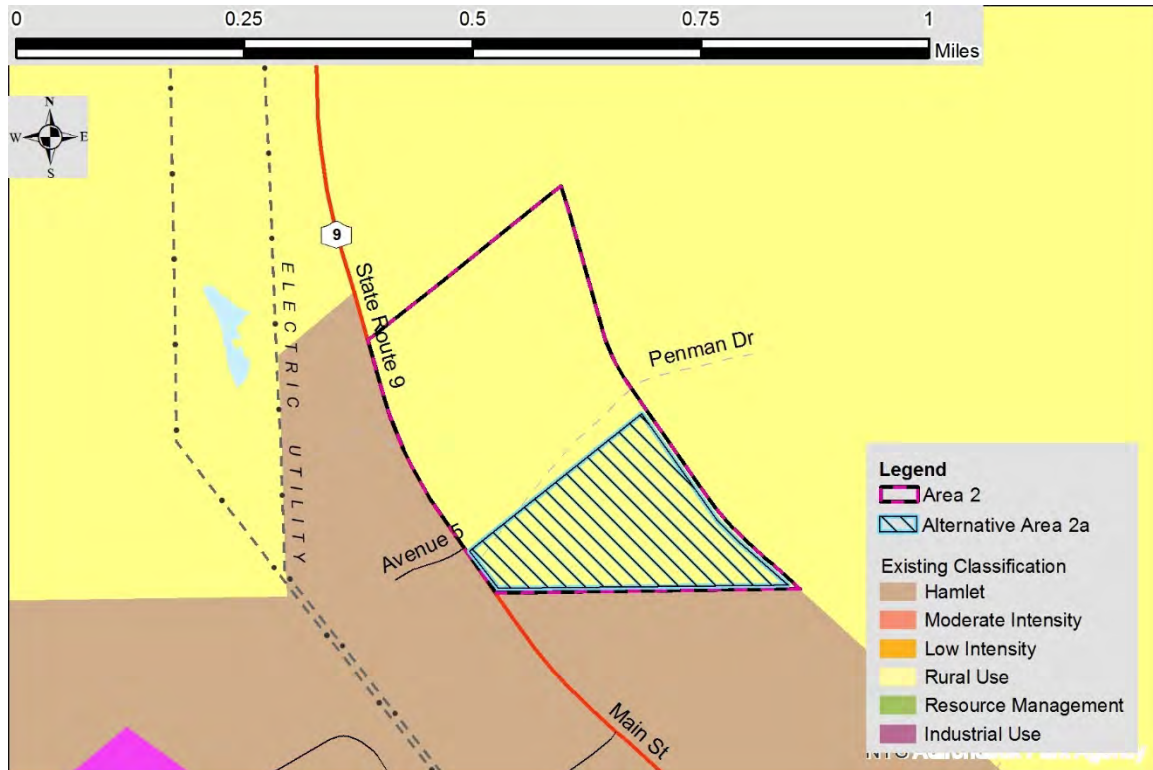


Figure 22. Map showing Alternate Area 2a, which is one potential alternative that uses alternative regional boundaries. .

Other potential alternative regional boundaries include reducing the size of Area 2 or Alternative Area 2a by using a one-tenth mile (528 feet) setback from NYS Rt 9, instead of a one-quarter mile (1,320 feet) setback. Using a smaller setback from the road as an alternative boundary could increase strip development by encouraging development along the highway without increasing the potential density for future back lot development further from the road.

C. Alternative classifications

Area 2 is currently classified as Rural Use. The proposal is to reclassify the area as Hamlet, so Low Intensity Use and Moderate Intensity Use are alternative intermediate classifications that could be considered for this area. There are no Low Intensity Use or Moderate Intensity Use areas contiguous to Area 2, but the area is defined by regional boundaries and could possibly be reclassified as a separate Low Intensity Use or

Moderate Intensity Use area if it was determined that the area does not meet the criteria for Hamlet but does meet the criteria for one of these intermediate classifications. Impacts to the area would be limited by the density guidelines shown above in Tables 9, 10 and 11 and APA permitting jurisdiction as set out in APA Act § 810 and shown on the Jurisdiction Summary Chart found at:

https://www.apa.ny.gov/Documents/Laws_Regs/HotalingTable.htm.

Preferred Alternative

The preferred alternative for Area 2 is to deny the application for map amendment. As a result, Area 2 will remain classified as Rural Use.

In order to approve the requested map amendment, the Agency must find that the area is consistent with the character description and purposes, policies and objectives of the Hamlet land use area classification. Section 805(3)(c) of the APA Act provides that the building intensities of Hamlet areas will allow a high and desirable level of public and institutional services to be economically feasible. The significant acreage of steep slopes and shallow depth to bedrock within Area 2 would make it difficult to achieve building intensities at a high level without risk of significant undesirable impacts to the environment.

The APA Act also states that because Hamlet areas are concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the Park's open space areas. The existing development within Area 2 is at a much lower intensity than what is allowed under its current classification, and despite being located within the public sewer district and with public sewer mains nearby, no development with Area 2 has connected to this system which does not indicate a demand for or viability of development in this area.

Alternative Area 2a was not the preferred alternative because it also contains significant areas of steep slopes and shallow soils, which would make it difficult to achieve building intensities at a high level in this this area without risk of significant undesirable impacts to the environment.

Major Changes Made to the DSEIS

- The Proposed Action section was changed to include information about the preferred alternatives.
- The Procedures Under SEQRA section was changed to include updated information about the DSEIS, FSEIS, Public Hearing, and comment period.
- A Preferred Alternative section was added.
- A Summary and Response to Public Comment section was added (Appendix E)
- A Public Hearing Summary was added (Appendix F)
- Written Comments received were added (Appendix G)

Studies, Reports and Other Data Sources

- New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
- Soil Survey for Warren County
- United States Geological Survey Topographic map (7.5' series; scale 1:24,000)
- Air Photo Inventory, Adirondack Park Agency
- New York Natural Heritage Database
- NYS Office of Real Property Services
- Warren County GIS Data: Digital Tax Parcel Data, Warrensburg Sewer Districts, and Flood Zones
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- Adirondack Park State Land Master Plan
- New York State Parks, Recreation and Historic Preservation National Register Internet Application
- NYS DEC Environmental Mapper
- NYS DOT Traffic Data Viewer
- Large Intact Forest Block GIS data, Wildlife Conservation Society
- Town of Warrensburg Waterfront Revitalization Strategy & Comprehensive Plan

APPENDIX A

.....MAP AMENDMENT APPLICATION



Adirondack Park Agency

MA No. _____
(to be completed by Agency)

RECEIVED
ADIRONDACK PARK AGENCY

MAR - 8 2021

APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP

Pursuant to Section 805 (2), Adirondack Park Agency Act
Article 27, New York State Executive Law

INTRODUCTION

Private lands within the Adirondack Park are classified into six different land use areas by the Adirondack Park Land Use and Development Plan. These land use areas (Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use) are shown on the Official Adirondack Park Land Use and Development Plan Map.

Section 805 of the Adirondack Park Agency Act and Part 583 of Agency regulations set forth criteria and procedures for amendment of the Official Map. In general, except for "Technical" amendment, the Agency must find the amendment reflective of the legislative findings and purposes of the Adirondack Park Agency Act, and consistent with the Adirondack Park Land Use and Development Plan, and the statutory character description and statement of purposes, policies and objectives of the land use area to which amendment is sought. The Agency is required to consider the natural resources and open space qualities of the land in question, as well as public, economic and other land use factors and any comprehensive master plan prepared by the town or village as may reflect the relative development amenability of those lands. The Agency must also amend the Map using the same type of "regional scale" boundaries (railroads, streams, Great Lot lines, etc.) used in its original preparation; it cannot amend the Map to make extremely small-scale amendment. A copy of the relevant parts of Section 805 of the Adirondack Park Agency Act is attached.

The Agency also refers to the "land use area determinants" used in making the original map, as presented in Appendix A-8 of the Agency regulations, and any newer data as has become available since the Map was made.

The Agency amendment process is one which encourages public involvement in a number of ways. At the time an application is received, notification is sent to representatives of affected local governments requesting their advice and comments. Public hearings, held prior to the change taking effect, are usually required; when a date is set for a hearing, notification is sent to adjoining and affected landowners, local and regional government officials and any other person who asks to receive notice. In virtually all instances, a Draft Environmental Impact Statement is prepared and circulated pursuant to the State Environmental Quality Review Act. Comments or statements, which need to be related to the statutory determinants for map amendment, received from these people and/or the applicant, either prior to or at the public hearing, constitute part of the information the Agency will use to determine whether or not to make the map amendment.

Map amendments may be initiated by a local government, individual landowner or both acting concurrently.

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

1. LEGISLATIVE BODY OF LOCAL GOVERNMENT

Supervisor or Mayor Kevin Geraghty

Address 3797 Main Street

Warrensburg, MO 64085

Telephone 518 623-9511

Cell Phone _____

2. APPLICANT'S REPRESENTATIVE

Name _____

Address _____

Telephone _____

Cell Phone _____

3. SECTION 583.1(c) OF THE AGENCY'S RULES AND REGULATIONS REQUIRES THAT THE REQUEST SHALL BE MADE BY RESOLUTION OF THE LEGISLATIVE BODY AND A CERTIFIED COPY SUBMITTED TO THE AGENCY

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

PART C (to be filled out by all applicants)

1. GENERAL DESCRIPTION OF LAND

A. Town Warrensburg

County Warren

Village _____

B. What is the size of the parcel to be considered? 118.17 acres (Route 9) 13.77 (Route 418)

C. Current Land Use area classification(s) Rte 418 Low Intensity, Route 9 - Rural

D. Requested classification(s) Hamlet

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

3. A. Tax Map Description (See attached list)

Map(Section) _____

Block _____

Parcel(s) _____

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

Yes _____ No

If yes, number and date of permit _____

Date of non-jurisdictional letter _____

Map Amendment number _____

Enforcement File Number _____

Request for amendments must be accompanied by maps of a sufficient scale to allow the Agency to identify the boundaries of the requested amendment area. Copies of the Tax Map(s) delineating the area will suffice.

4. **SPECIFIC INFORMATION MUST BE PROVIDED IF APPLICABLE**

A. Public infrastructure¹

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

B. Public Service

Attach a map delineating

1. Nearest fire department
2. Nearest public schools
3. Nearest police (local or State)
4. Public road network within two mile radius

C. Existing Development

Attach a copy of the current Tax Map(s) within a one-half mile radius of the parcel(s) being proposed for reclassification. Note on this map(s) the location and type of existing development on each lot.

D. Soils Information

Attach a map delineating the current available U.S. Department of Agriculture Natural Resource Conservation Service soils mapping and accompanying soils unit forms for the area(s) proposed for reclassification. See your county Soil and Water Conservation District Office (SWCD) or Cornell Cooperative Extension Agent for this information.

E. Topography and Water Resources

Attached appropriate United States Geological Survey or New York State Department of Transportation 7.5 Minute Series (1:24,000 scale) Topographic map for the area(s) proposed for reclassification.

F. Flood Hazard

Attach a map delineating the current Federal Emergency Management Agency (F.E.M.A.) identified flood hazard zone for the area(s) proposed for reclassification. This can be obtained from the County SWCD office or the Cornell Cooperative Extension Agent.

G. Agriculture District

Attach a map showing any active or proposed agriculture distinct involving all or portion of the parcel(s) proposed for reclassification. See your Cornell Cooperative Extension Agent office for this information.

H. Wetlands

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

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

PART D JUSTIFICATION

Based upon the specific information in the previous section, state why the lands involved more accurately reflect the character description and the purposes, policies and objectives (as set forth in Section 805 of the Adirondack Park Agency Act attached hereto) of the requested classification. Please use additional sheet(s) if necessary.

Applicant's signature W. B. Magel

Applicant's Representative signature (if applicable) _____

Local Municipality Town of Warrensburg

Title Supervisor
(if necessary)

Date 3/2/2021

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

SECTION 805. ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN

§ 805(2)

- c. The Agency may make the following amendments to the plan map in the following manner:
- (1) Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.
 - (2) Any amendment to reclassify land from any land use area to any other land use area or areas for which a greater intensity of development is allowed under the overall intensity guidelines if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmative vote of two-thirds of its members, on its own initiative.
 - (3) Any amendment to reclassify land from any land use area to any other land use area or areas, if the reclassification effects a comprehensive review and evaluation of the plan map, at the request of the legislative body of a local government which has (a) completed and submitted to the agency a current and comprehensive inventory and analysis of the natural resource, open space, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within its entire jurisdiction, and (b) formally adapted after public hearing a comprehensive master plan prepared pursuant to section two hundred seventy-two-a of the town law or section 7-722 of the village law, after public hearing thereon and upon an affirmative vote of a majority of its members. If the agency grants the amendment request in part, it shall not enter or file the amendment or amendments for a period of sixty days thereafter, during which time the legislative body of the local government may withdraw its request.
 - (4) Any amendment to clarify the boundaries of the land use areas as shown on the plan map, to correct any errors on the map or effect other technical changes on the map, upon an affirmative vote of a majority of its members and without a public hearing thereon, unless the agency determines that a public hearing is appropriate, on its own motion or at the request of the legislative body of a local government or at the request of any owner of record of the land involved.
 - (5) Before making any plan map amendment, except pursuant to subparagraph four of this paragraph, the agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural resources, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or

village law, as may reflect the relative development amenability and limitations of the land in question. The agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

- d. The agency may, after consultation with the Adirondack park local government review board, recommend to the governor and legislature any other amendments to the plan map after public hearing thereon and upon an affirmative vote of a majority of its members.
- e. Upon receipt of a request to amend the plan map or upon determining to amend the map on its own initiative, the agency shall provide notice of receipt of the request or notice of the determination and a brief description of the amendment requested or contemplated to the Adirondack park local government review board, the chairman of the county planning agency, if any, the chairman of the appropriate regional planning board, and to the chief elected officer, clerk and planning board chairman, if any, of the local government wherein the land is located, and shall invite their comments.
- f. The public hearings required or authorized in this subdivision shall be held by the agency in each local government wherein such land is located after not less than fifteen days notice thereof by publication at least once in a newspaper of general circulation in such local government or local governments, by conspicuous posting of the land involved, and by individual notice served by certified mail upon each owner of such land to the extent discernible from the lasted completed tax assessment roll and by mail upon the Adirondack park local government review board, the persons named in paragraph e of this subdivision, and the clerk of any local government within five hundred feet of the land involved.
- g. The agency shall act upon requests for amendments to the plan map within one hundred twenty days of receipt of a request in such form and manner as it shall prescribe; provided, however, that in the case of requests concerning which it determines to hold a public hearing, it shall, within ninety day of receipt of the request, schedule the hearing and shall act within sixty days of the close of the hearing. In the case of a request received when snow cover or ground conditions prevent such field investigations as is necessary to act with respect to the request, or in the case of a request or series of related requests exceeding five hundred acres, the time periods herein provided shall be extended an additional ninety days or until adequate field inspection is possible, whichever is the lesser period. Any of the time periods specified in this paragraph may be waived or extended for good cause by written request of the applicant and consent of the agency or by written request of the agency and consent by the applicant.

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

Hamlet areas

- (1) Character description. Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient

populations with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

(2) Purposes, policies and objectives. Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service, and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

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

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

Moderate intensity use areas

(1) Character description. Moderate Intensity Use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area.

Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets.

(2) Purposes, policies and objectives. Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

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

Low intensity use areas

(1) Character description. Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas, normally within reasonable proximity to a hamlet, where the physical and biological resources are fairly tolerant and can withstand development at an intensity somewhat lower than found in hamlets and moderate intensity use areas. While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreages of critical biological importance. Where these areas are adjacent to or near hamlet, clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

(2) Purposes, policies and objectives. The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market. In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

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

Rural use areas

(1) Character description. Rural use areas, delineated in yellow on the plan map, are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

(2) Purposes, policies and objectives. The basic purpose and objective of rural use areas is to provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of the open spaces that are essential and basic to the unique character of the park. Another objective of rural use areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. This will provide for further diversity in residential and related development opportunities in the park.

(3) Guideline for overall intensity of development. The overall intensity of development for land located in any rural use area should not exceed approximately seventy-five principal buildings per square mile.

Resource management areas

(1) Character description. Resource management areas, delineated in green on the plan map, are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas.

Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species.

Other resource management areas include extensive tracts under active forest management that are vital to the wood using industry and necessary to insure its raw material needs.

Important and viable agricultural areas are included in resource management areas, with many farms exhibiting a high level of capital investment for agricultural buildings and equipment. These agricultural areas are of considerable economic importance to segments of the park and provide for a type of open space which is compatible with the park's character.

(2) Purposes, policies and objectives. The basic purposes and objectives of resource management areas are to protect the delicate physical and biological resources, encourage proper and economic management of forest, agricultural and recreational resources and preserve the open spaces that are essential and basic to the unique character of the park. Another objective of these areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefits derived from a park atmosphere along these corridors.

Finally, resource management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites.

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

Industrial use areas

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

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

from its character. Land uses that might conflict with existing or potential industrial or mineral extraction uses are discouraged in industrial use areas.

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

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

HAMLET

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

MODERATE INTENSITY USE

Primary uses in moderate intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases

15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

LOW INTENSITY USE

Primary uses in low intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Private roads
11. Cemeteries
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports

16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Waste disposal areas
23. Junkyards
24. Major public utility uses
25. Industrial uses

RURAL USE

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in rural use areas:

1. Multiple family dwellings
2. Mobile home courts
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Marinas, boat yards and boat launching sites
9. Golf courses
10. Campgrounds
11. Group camps
12. Ski centers
13. Commercial seaplane bases
14. Commercial or private airports

15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Waste disposal areas
22. Junkyards
23. Major public utility uses
24. Industrial Uses

RESOURCE MANAGEMENT

Primary uses in Resource Management areas:

1. Agricultural uses
2. Agricultural use structures
3. Open space recreation uses
4. Forestry uses
5. Forestry use structures
6. Game preserves and private parks
7. Private roads
8. Private sand and gravel extractions
9. Public utility uses
10. Hunting and fishing cabins and hunting and fishing and other private club structures involving less than five hundred square feet of floor space
11. Accessory uses and structures to any use classified as a compatible use

Secondary uses in resource management areas:

1. Single family dwellings
2. Individual mobile homes
3. Hunting and fishing cabins and hunting and fishing and other private club structures involving five hundred square feet or more of floor space
4. Campgrounds
5. Group camps
6. Ski centers and related tourist accommodations
7. Agricultural service uses
8. Sawmills, chipping mills, pallet mills and similar wood using facilities
9. Commercial sand and gravel extractions
10. Mineral extractions
11. Mineral extraction structures
12. Watershed management and flood control projects
13. Sewage treatment plants
14. Major public utility uses
15. Municipal roads
16. Golf courses

INDUSTRIAL USE

Primary uses in industrial use areas:

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

Secondary uses in industrial use areas:

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

**Route 418 (River St.) Properties
Within Area of Proposed Expansion**

210.20-5-34
Robert Neuweiler
222 River Street
Warrensburg, NY 12885

210.20-5-48
Gary & Priscilla Eddy
236 River Street
Warrensburg, NY 12885

210.20-5-56
Free Methodist Church
250 River Street
Warrensburg, NY 12885

210.20-5-59
MSRY, LLC
920 High Street
Athol, NY 12810

210.20-5-65
Nancy Telfer
272 River Street
Warrensburg, NY 12885

210.20-5-64
Niagara Mohawk Power Corp.
Real Estate Tax Dept. D-G
300 Erie Blvd. West
Syracuse, NY 13202

210.20-5-44
Louann Springer
226 River Street
Warrensburg, NY 12885

210.20-5-51
William & Krystal Olden
238 River Street
Warrensburg, NY 12885

210.20-5-57.2
William & Nicole Oehler
14 County Home Bridge Road
Warrensburg, NY 12885

210.20-5-60
Nancy Telfer
272 River Street
Warrensburg, NY 12885

210.20-5-62
Michael & Sheila Mender
274 River Street
Warrensburg, NY 12885

210.2-5-45
Duane Gillingham
232 River Street
Warrensburg, NY 12885

210.20-5-52
A & D Adirondack Mgt. Corp.
P. O. Box 191
West Islip, NY 11795

210.20-5-58
Ellen Millington
264 River Street
Warrensburg, NY 12885

210.20-5-61
Michael & Sheila Mender
274 River Street
Warrensburg, NY 12885

210.20-5-63
Ruth McNeill
276 River Street
Warrensburg, NY 12885

**Route 9 (Main St.) Properties
Within Area of Proposed Expansion**

210.8-1-3
4036 Main Street, LLC
4036 Main Street
Warrensburg, NY 12885

210.8-1-2
Warrensburg Inn & Suites
4046 Main Street
Warrensburg, NY 12885

210.8-1-1
Jean & McClane Hadden
18 Milton Street
Warrensburg, NY 12885

197.-1-26
4036 Main Street, LLC
4036 Main Street
Warrensburg, NY 12885

197.-1-27
Farrah Bhatti
2865 Route 9
Malta, NY 12020

197.-1-28
Alice Fitzgerald
5043 207th Street
Bayside, NY 11364

**Route 9 (Main St) Properties That
Abut Area of Proposed Expansion**

197.-1-29
George Horwath, Lisa Russell
& Kimberly Finnochio
5 Pine Grove Avenue
Lake George, NY 12845

197.-1-25
Mountain Escape, LLC
803 Kirbytown Road
Middletown, NY 10940

**Route 418 (River St) Properties That
Abut Area of Proposed Expansion**

210.20-3-29
Town of Warrensburg
3797 Main Street
Warrensburg, NY 12885

TOWN OF WARRENSBURG

"Queen Village of the Adirondacks"

3797 MAIN STREET

WARRENSBURG, NEW YORK 12885-1628

WWW.WARRENSBURGNY.US

TEL (518) 623-9214

FAX (518) 623-3258

JIM.HULL@TOWNOFWARRENSBURG.NET

JAMES S. HULL

CODE ENFORCEMENT OFFICER

Properties that abut the northern main street expansion.

197.-1-29 George Howard

197.-1-25 Mountain escape LLC

210.8-1-3 4036 main Street LLC

210.8-1-2 Warrensburg Inn and Suites Inc.

TOTAL LAND in Northern Main Street Expansion more or less
118.17

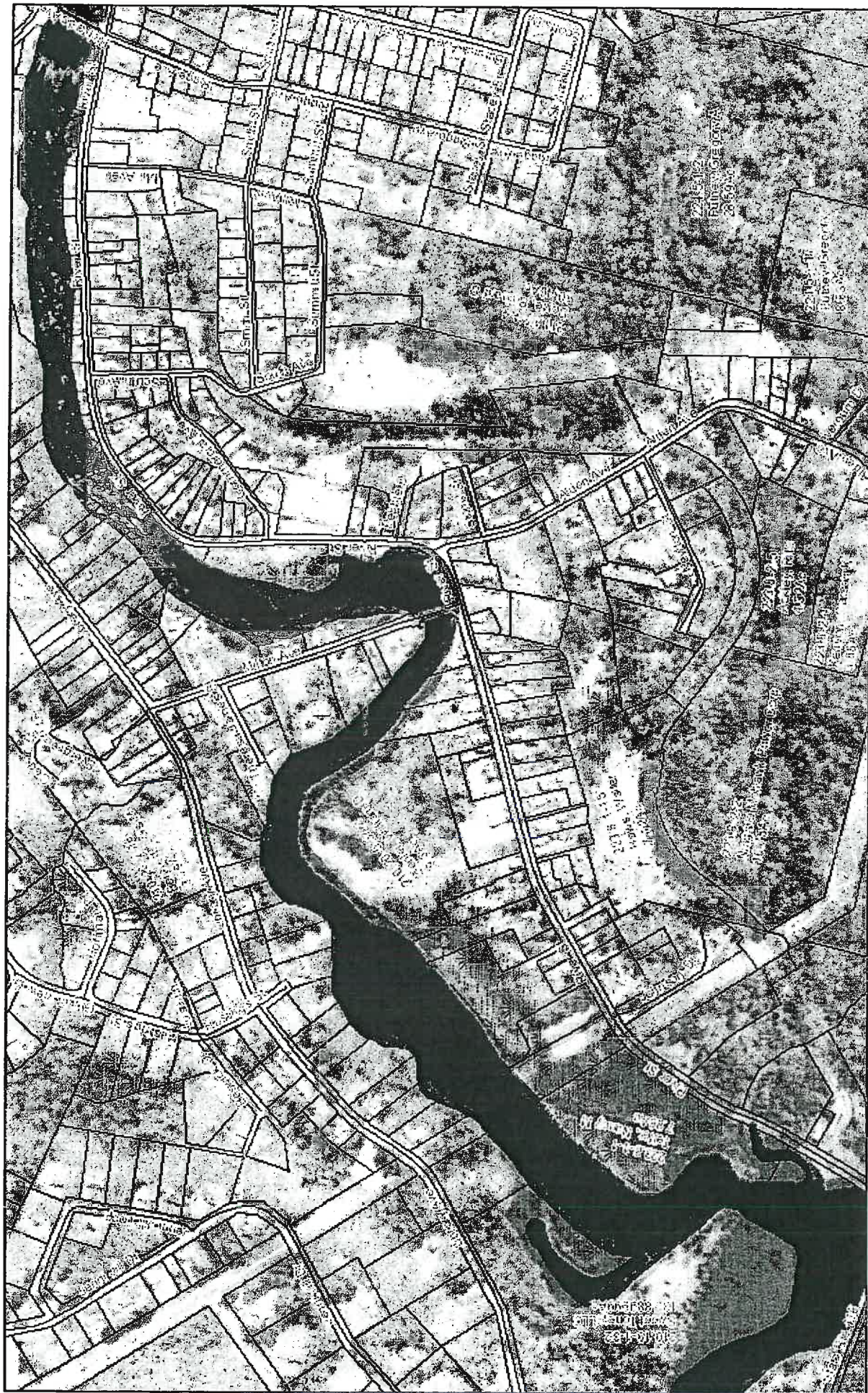
Properties that Abut The River Street expansion

210.20-3-29 Town of Warrensburg

210.20-5-64 Niagara Mohawk Power Corp.

State Route 418

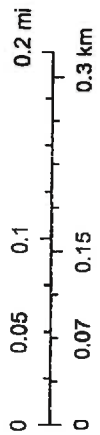
TOTAL LAND in River street expansion more or less
13.77 Acres



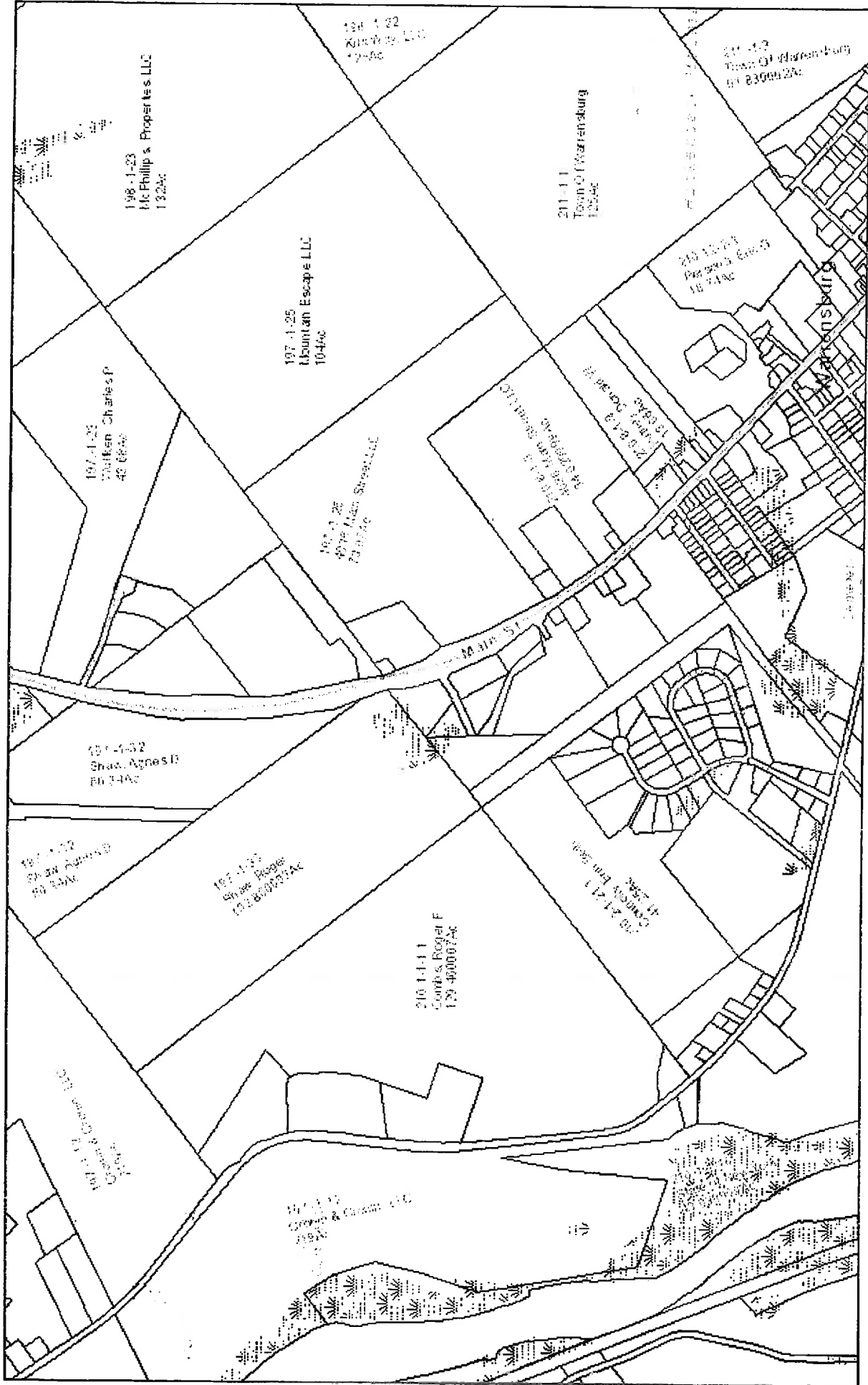
January 12, 2021

- Roads
- ▭ Parcels
- ▭ Town Boundaries
- ☁ APA Wetlands
- ▭ Flood Zones
 - ▭ Zones A, AE (100 year flood)
 - ▭ Zone B (500 year flood)
 - ▭ Zones C and X (minimal risk)

1:9,028



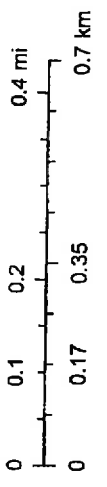
NYS ITS GIS Program Office, Westchester County GIS



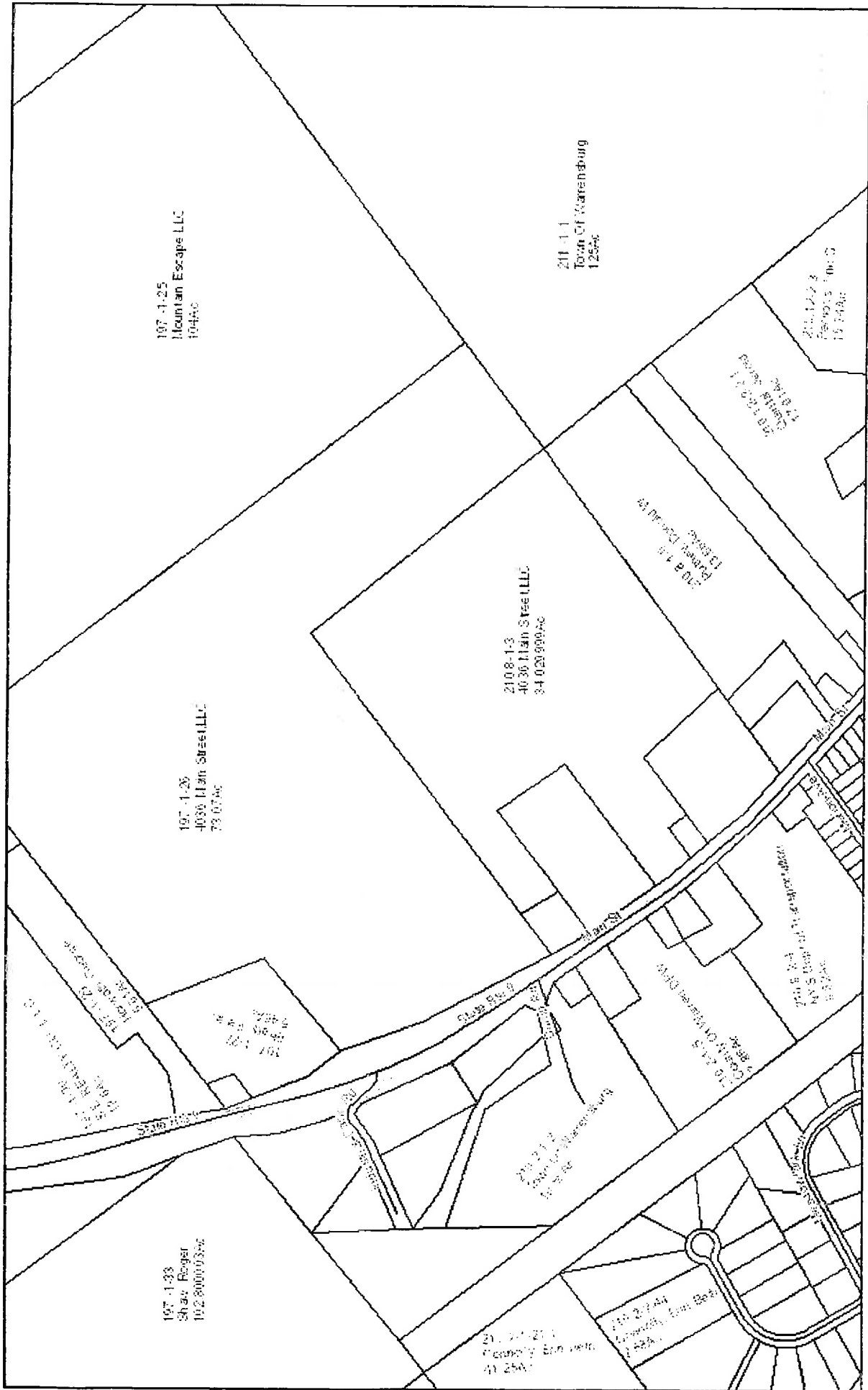
January 12, 2021

- Parcels
- APA Wetlands
- Town Boundaries

1:18,056



Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/WASA,



January 12, 2021

— Roads

□ Town Boundaries

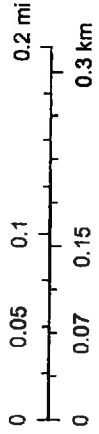
Zone B (500 year flood)

□ Parcels Flood Zones




Zones C and X (minimal risk)

□ Zones A, AE (100 year flood)

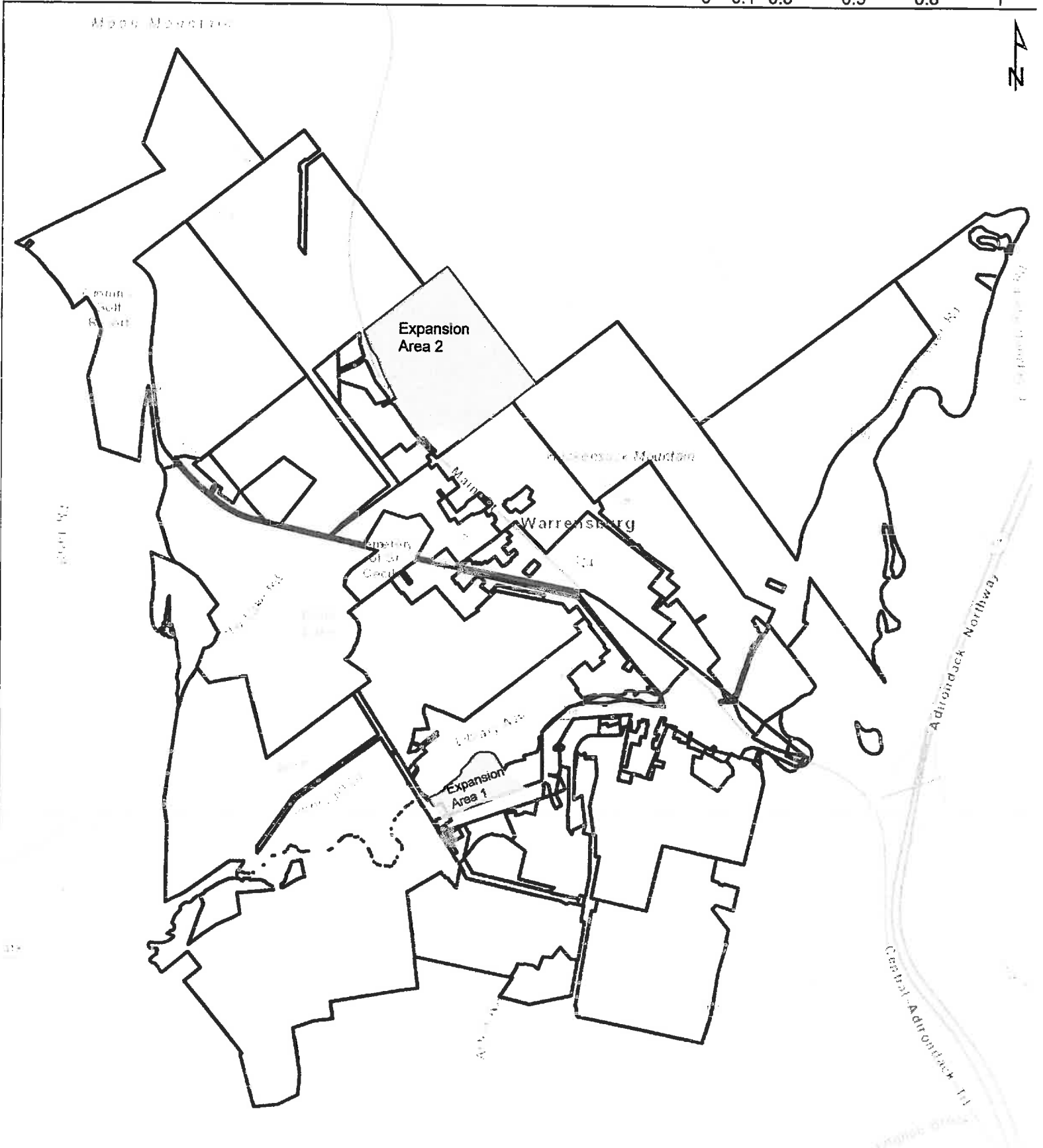
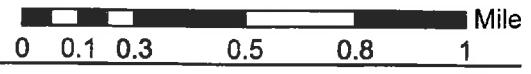
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Proposed Hamlet Expansion

-  Proposed Hamlet Expansion
-  Sewer District
-  Water District

Public Infrastructure - Map 1

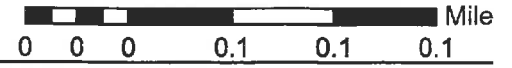


Town of Warrensburg

Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 1 - Sewer

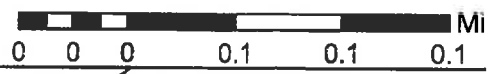
- Proposed Hamlet Expansion 10 inch
- Proposed Expansion Parcels 8 inch
- Sewer Mains 15 inch
- 6 inch
- 4 inch
- 3 inch
- 2 inch
- unknown



Town of Warrensburg

Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 1 - Water



















Proposed Hamlet Expansion	12 inch	4 inch	1 1/4 inch
Proposed Expansion Parcels	12 inch	4 inch	1 inch
Water Mains	10 inch	3 inch	3/4 inch
18 inch	8 inch	2 inch	1/2 inch
16 inch	6 inch	1 1/2 inch	unknown

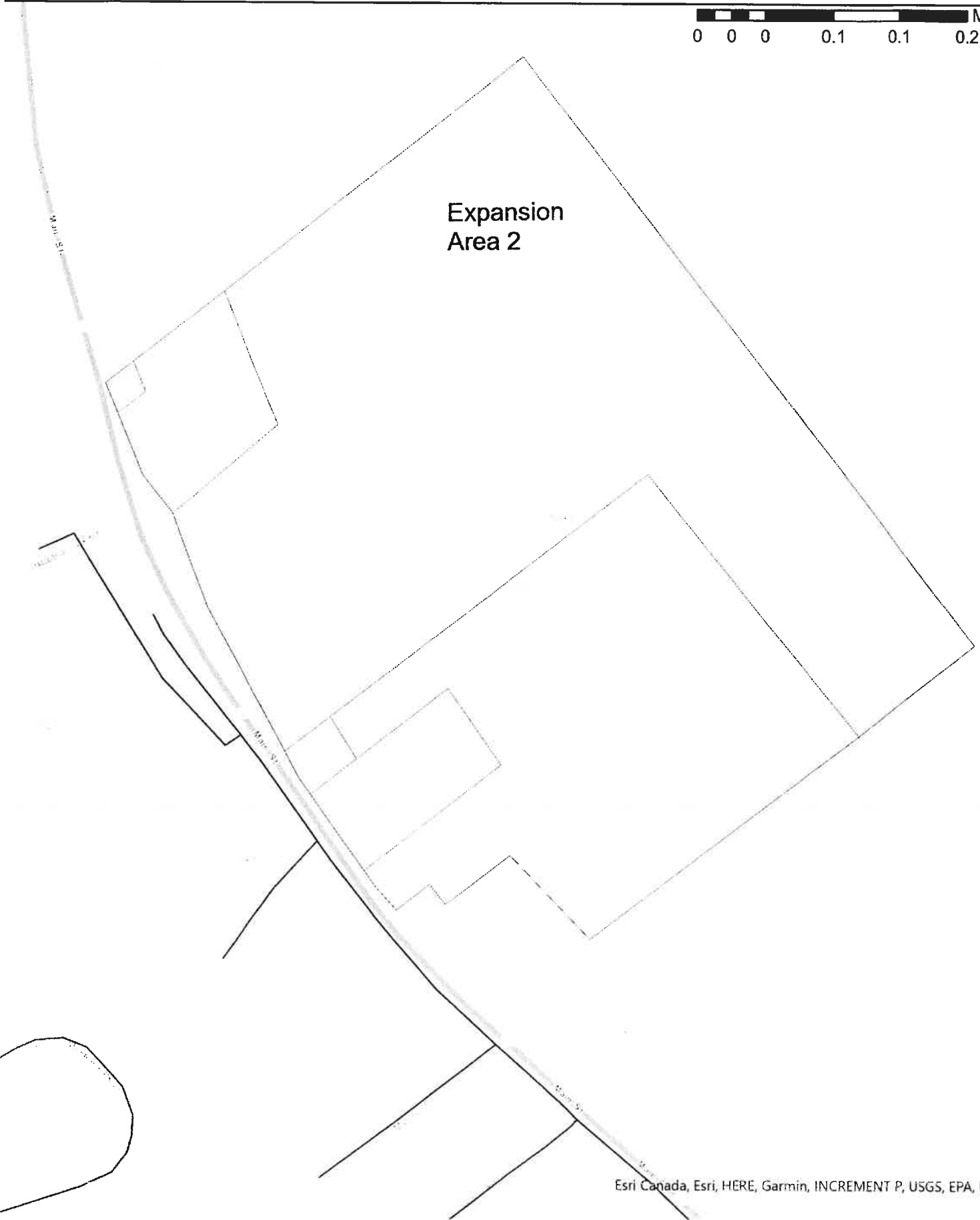

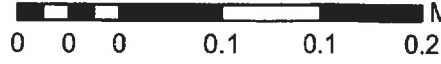
Town of Warrensburg

Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 2

 Proposed Expansion Parcels	 10 inch	 1 1/2 inc
 18 inch	 8 inch	 1 1/4 inc
 16 inch	 6 inch	 1 inch
 12 inch	 4 inch	 3/4 inc
	 4 inch	 1/2 inc
	 3 inch	 unknown

0 0 0 0.1 0.1 0.2 Miles



Proposed Hamlet Expansion

Public Service




- Schools
- Police Stations
- Fire Stations





- Two mile radius of hamlet expansion
- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- Federal
- State

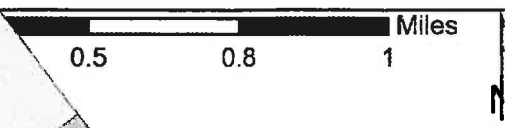
- County
- Town
- Private

Town of Warrensburg Proposed Hamlet Expansion

Existing Development

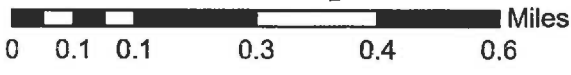
 Half mile radius of hamlet expansion
APA Land Classification
 Residential
 Vacant Land

 Recreation and Entertainment
 Community Services
 Industrial
 Public Services
 Wild, forested, conservation lands and public parks



Town of Warrensburg Proposed Hamlet Expansion

Soils Information



- Proposed Hamlet Expansion
- Inceptisols
- Spodosols
- Entisols
- Histosols
- Bodies of Water
- No Soil

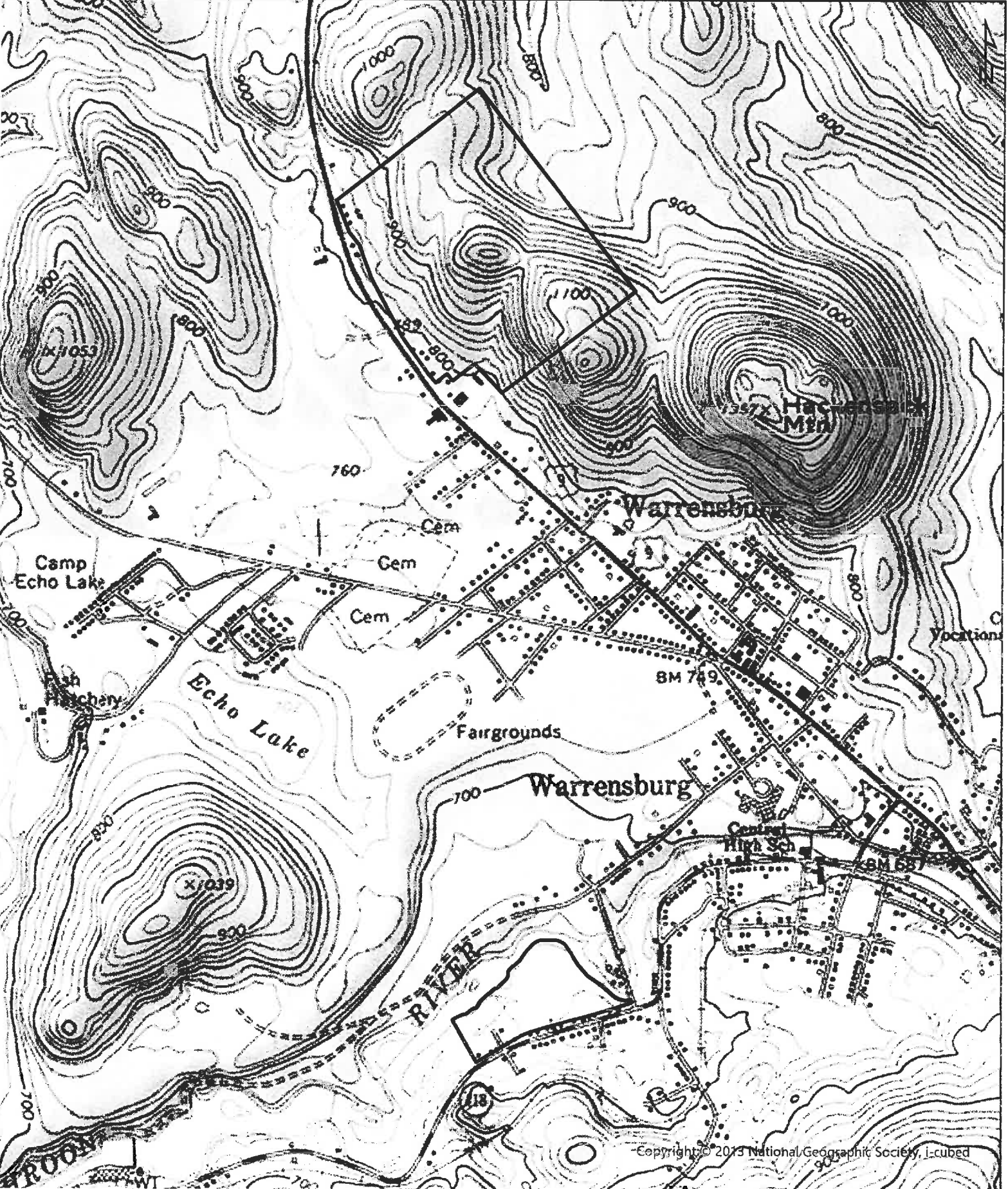
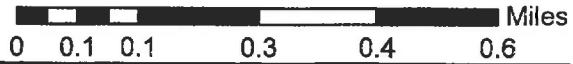
data source: NRCS SSURGO



Town of Warrensburg Proposed Hamlet Expansion

 Proposed Hamlet Expansion

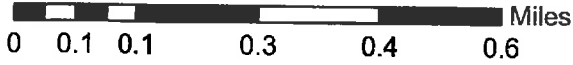
Topography and Water Resources



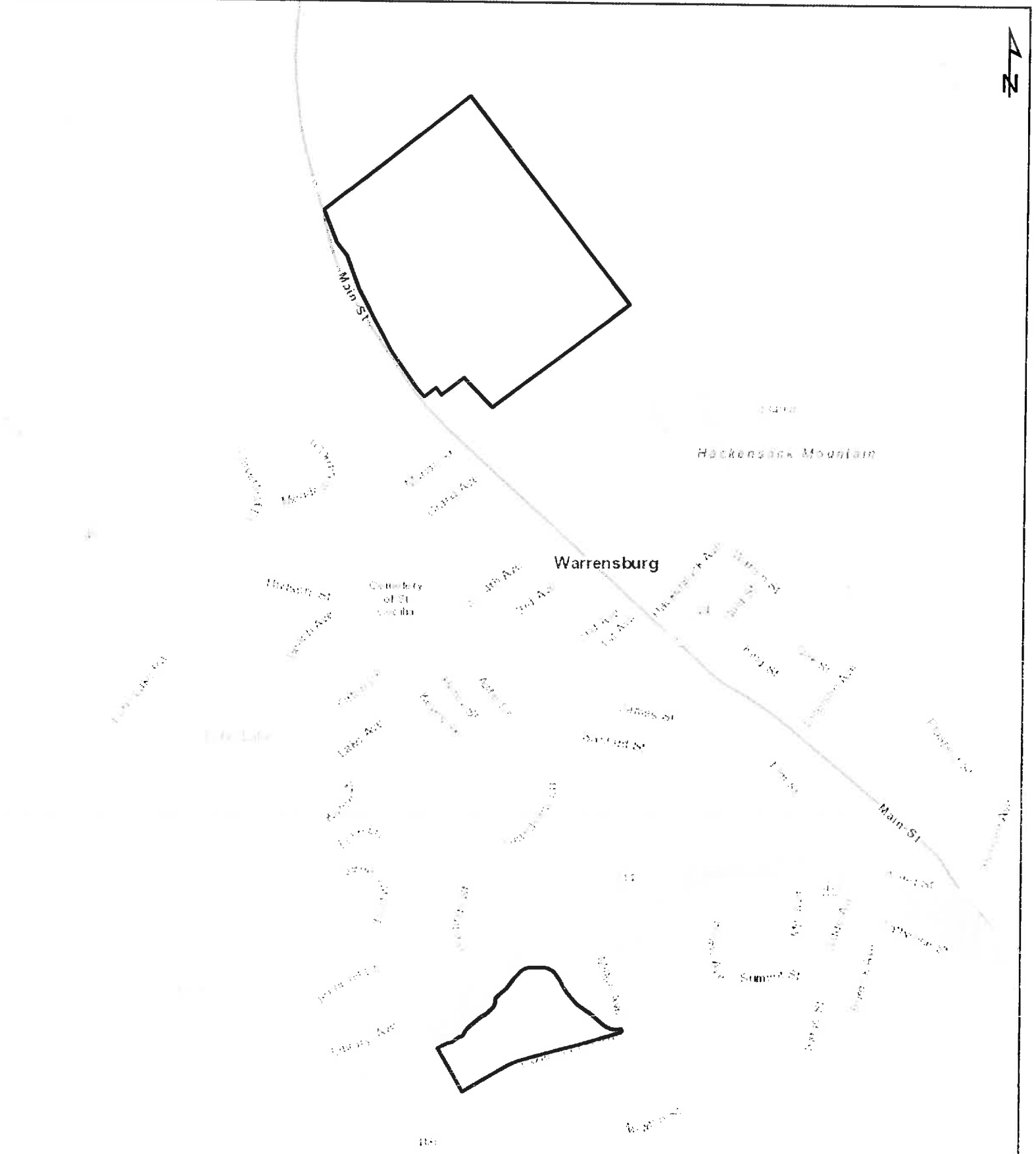
Proposed Hamlet Expansion

Proposed Hamlet Expansion
Zones A, AE (100 year flood)

Flood Hazard

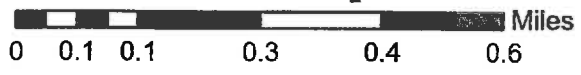


data source: FEMA FIRM

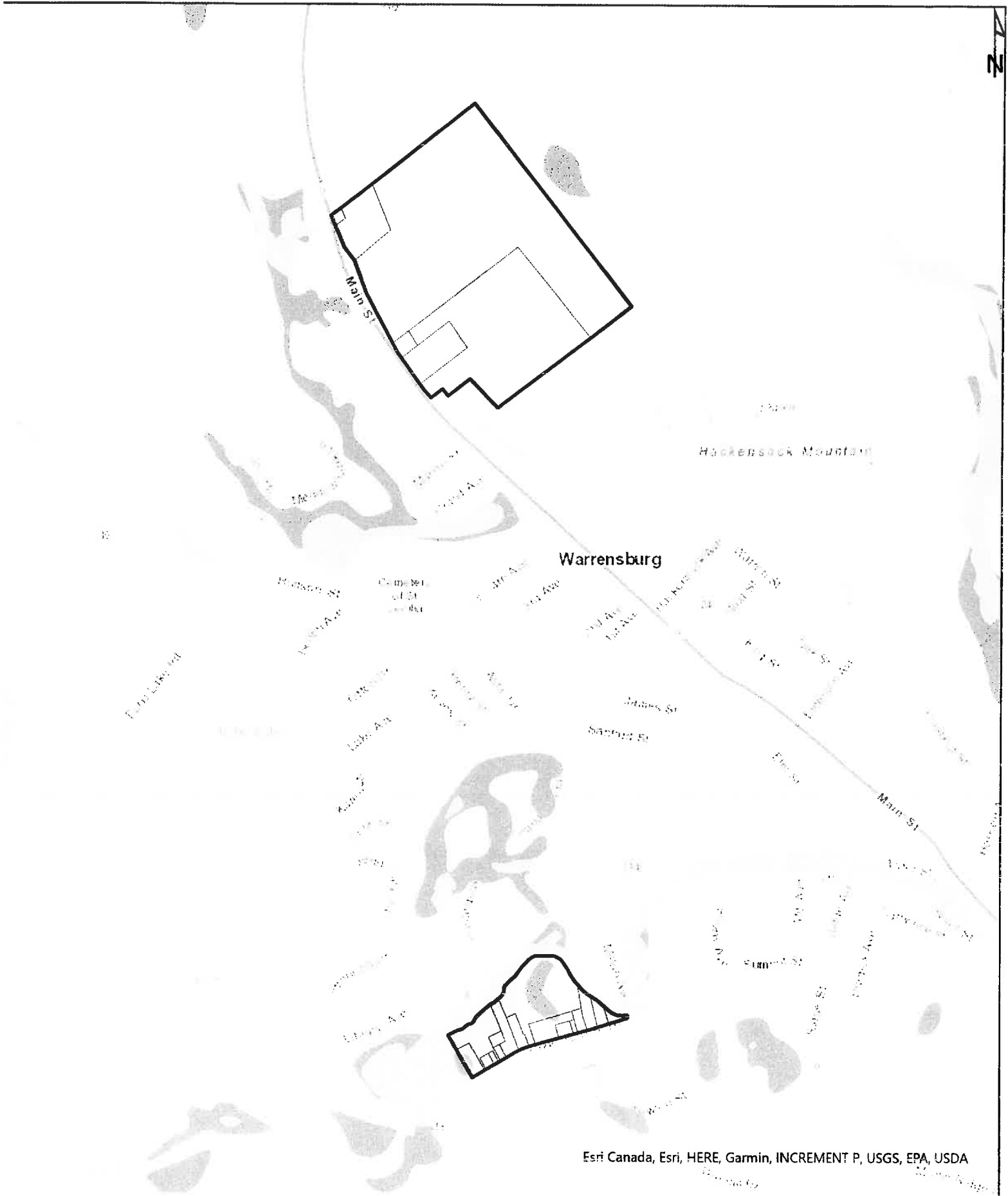


Town of Warrensburg Proposed Hamlet Expansion

Wetlands



- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- APA Wetlands
- Cover Type
- Regulatory



TOWN OF WARRENSBURG
"Queen Village of the Adirondacks"

3797 MAIN STREET
WARRENSBURG, NEW YORK 12885-1628
WWW.WARRENSBURGNY.US
TEL (518) 623-9214
FAX (518) 623-3258
JIM.HULL@TOWNOFWARRENSBURG.NET

JAMES S. HULL
CODE ENFORCEMENT OFFICER

LOT NUMBERS PROPOSED RIVER STREET HAMLET EXPANSION
RIVER STREET:

210.20-5-34
210.20-5-44
210.20-5-45
210.20-5-48
210.50-5-51
210.20-5-52
210.20-5-56
210.20-5-57.2
210.20-5-58
210.20-5-59
210.20-5-60
210.20-5-61
210.20-5-65
210.20-5-62
210.20-5-63
210.20-5-64

MAIN STREET:

210.8-1-3
210.8-1-2
210.8-1-1
197.-1-26
197.1-27
197.-1-28

Proposed Amendments to the Adirondack Park Land Use and Development Plan Map

September 10, 2019



Area 2: Rural Use to Hamlet
65.9 +/- acres

Area 1: Low Intensity Use to Hamlet
21.9 +/- acres

Legend

	Proposed Map Amendment Area
	Hamlet
	Moderate Intensity
	Low Intensity
	Rural Use
	Resource Management
	Industrial Use
	Wilderness
	Canoe Area
	Primitive Area
	Wild Forest
	Intensive Use
	Historic
	State Administrative
	Pending Classification
	Water

TOWN OF WARRENSBURG
"Queen Village of the Adirondacks"

3797 MAIN STREET
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FAX (518) 623-3258
JIM.HULL@TOWNOFWARRENSBURG.NET

JAMES S. HULL
CODE ENFORCEMENT OFFICER

Properties that abut the northern main street expansion.

197.-1-29 George Howard

197.-1-25 Mountain escape LLC

210.8-1-3 4036 main Street LLC

210.8-1-2 Warrensburg Inn and Suites Inc.

TOTAL LAND in Northern Main Street Expansion more or less
118.17

Properties that Abut The River Street expansion

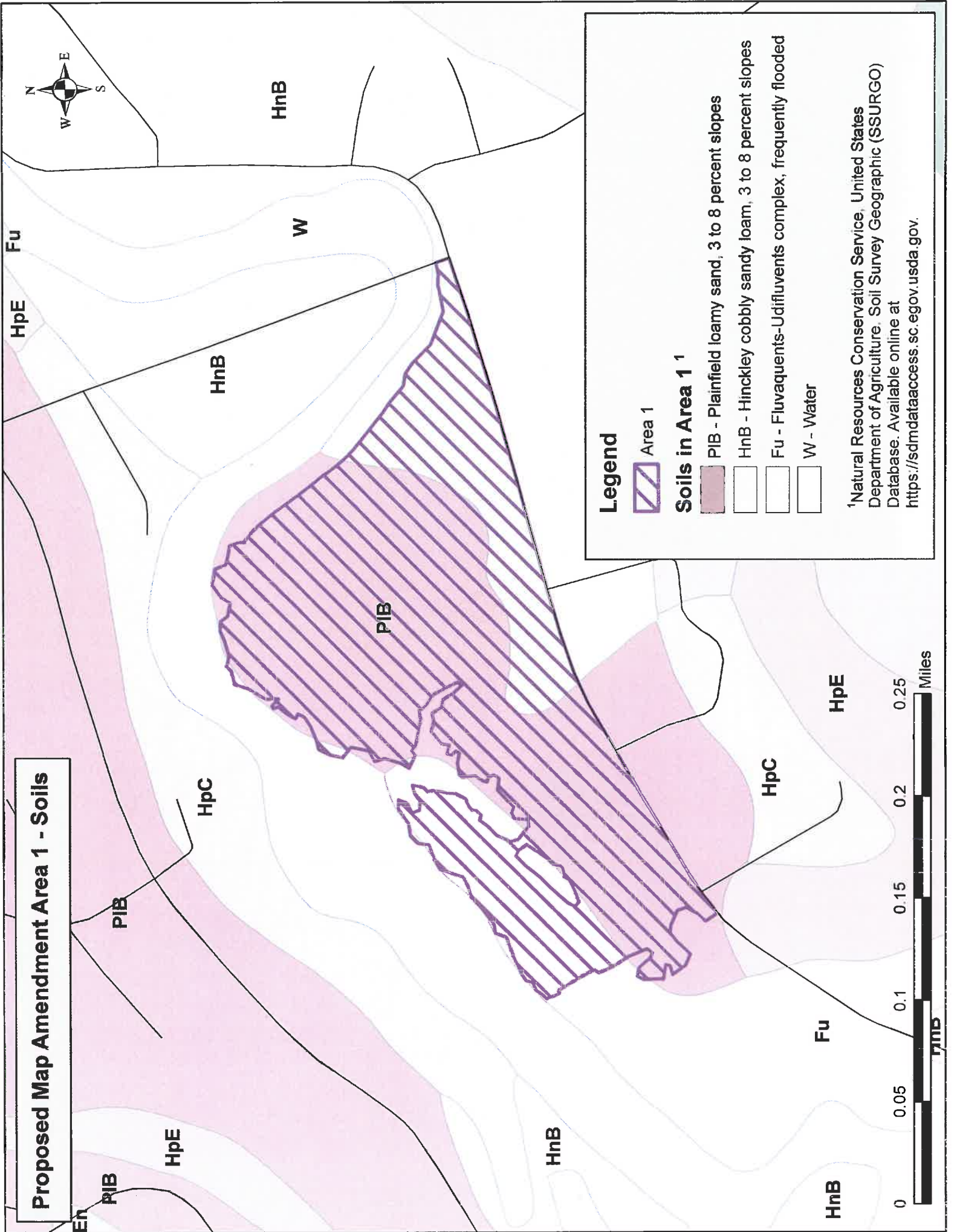
210.20-3-29 Town of Warrensburg

210.20-5-64 Niagara Mohawk Power Corp.

State Route 418

TOTAL LAND in River street expansion more or less
13.77 Acres





Proposed Map Amendment Area 1 - Soils



Legend

 Area 1

Soils in Area 1¹

-  PIB - Plainfield loamy sand, 3 to 8 percent slopes
-  HnB - Hinckley cobbly sandy loam, 3 to 8 percent slopes
-  Fu - Fluvaquents-Udfluvents complex, frequently flooded
-  W - Water

¹Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdataaccess.sc.egov.usda.gov>.







Proposed Map Amendment Area 2 - Soils

Legend



Area 2

Soils in Area 2¹

-  BdC - Bice very bouldery fine sandy loam, sloping
-  BdE - Bice very bouldery fine sandy loam, steep
-  PIB - Plainfield loamy sand, 3 to 8 percent slopes
-  Ud - Udorthents, smoothed
-  WoC - Woodstock-Rock outcrop complex, sloping
-  WoE - Woodstock-Rock outcrop complex, steep

¹Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.



Miles

0.5

0.4

0.3

0.2

0.1

0

HpE

WoC

WoE

WoE

BdC

BdE

WoC

PIB

Ud

Cg

PIB₀

Name: Bice very bouldery fine sandy loam, sloping

Symbol: BdC

Kind: Consociation

Dominant

drainage class: Well drained

Wettest drainage

class: Well drained

Description: The Bice component makes up 75 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Soil Survey Geographic (SSURGO) Database. -Short Descriptions

Name: Bice very bouldery fine sandy loam, steep

Symbol: BdE

Kind: Consociation

Dominant

drainage class: Well drained

Wettest drainage

class: Well drained

Description: The Bice component makes up 75 percent of the map unit. Slopes are 25 to 35 percent. This component is on hills, ridges, till plains. The parent material consists of loamy till derived mainly from granite and gneiss with variable components of sandstone and shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Name: Fluvaquents-Udifuvents complex, frequently flooded

Symbol: Fu

Kind: Complex

Dominant

drainage class: Very poorly drained

Wettest drainage

class: Very poorly drained

Description: The Fluvaquents component makes up 45 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains. The parent material consists of alluvium with highly variable texture. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

The Udifuvents component makes up 30 percent of the map unit. Slopes are 0 to 5 percent. This component is on flood plains. The parent material consists of alluvium with a wide range of texture. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 36 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Name: Hinckley cobbly sandy loam, 3 to 8 percent slopes

Symbol: HnB

Kind: Consociation

Dominant

drainage class: Excessively drained

Wettest drainage

class: Excessively drained

Description: The Hinckley component makes up 75 percent of the map unit. Slopes are 3 to 8 percent. This component is on deltas, outwash plains, terraces. The parent material consists of sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 50 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Soil Survey Geographic (SSURGO) Database. -Short Descriptions

Name: Plainfield loamy sand, 3 to 8 percent slopes

Symbol: PIB

Kind: Consociation

Dominant drainage class: Excessively drained

Wettest drainage class: Excessively drained

Description: The Plainfield component makes up 75 percent of the map unit. Slopes are 3 to 8 percent. This component is on deltas, outwash plains, terraces. The parent material consists of sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4s. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.

Name: Woodstock-Rock outcrop complex, steep

Symbol: WoE

Kind: Complex

*Dominant
drainage class:* Well drained

*Wettest drainage
class:* Well drained

Description: Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

The Woodstock component makes up 50 percent of the map unit. Slopes are 25 to 35 percent. This component is on hills, ridges. The parent material consists of loamy till derived mainly from crystalline rock. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Name: Woodstock-Rock outcrop complex, sloping

Symbol: WoC

Kind: Complex

*Dominant
drainage class:* Well drained

*Wettest drainage
class:* Well drained

Description: Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

The Woodstock component makes up 55 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills, ridges. The parent material consists of loamy till derived mainly from crystalline rock. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Name: Udorthents, smoothed

Symbol: Ud

Kind: Consociation

Dominant

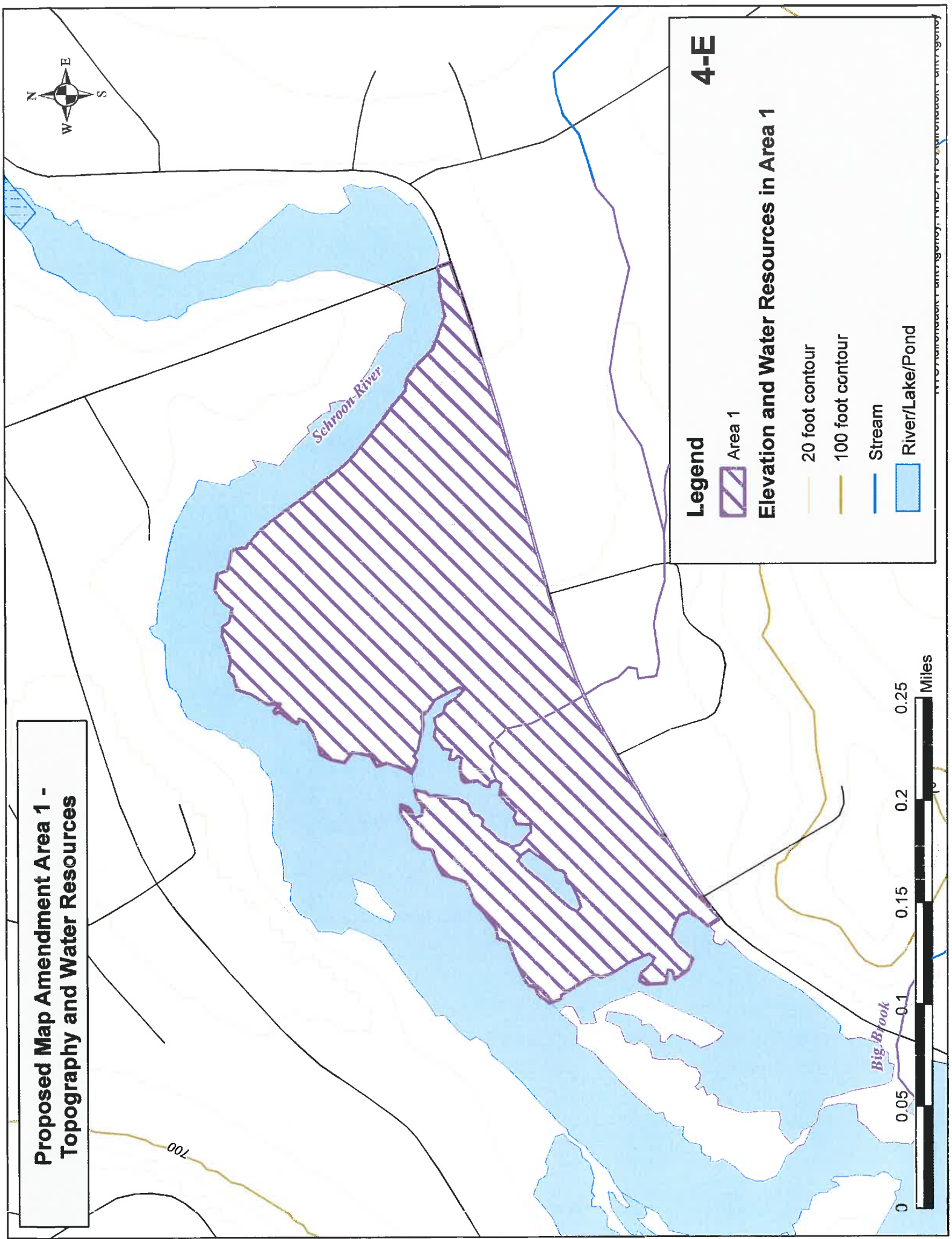
drainage class: Well drained

Wettest drainage

class: Well drained

Description: The Udorthents component makes up 70 percent of the map unit. Slopes are 0 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 54 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

**Proposed Map Amendment Area 1 -
Topography and Water Resources**



Legend

- Area 1
- 20 foot contour
- 100 foot contour
- Stream
- River/Lake/Pond

4-E

Elevation and Water Resources in Area 1



Proposed Map Amendment Area 2 - Topography and Water Resources

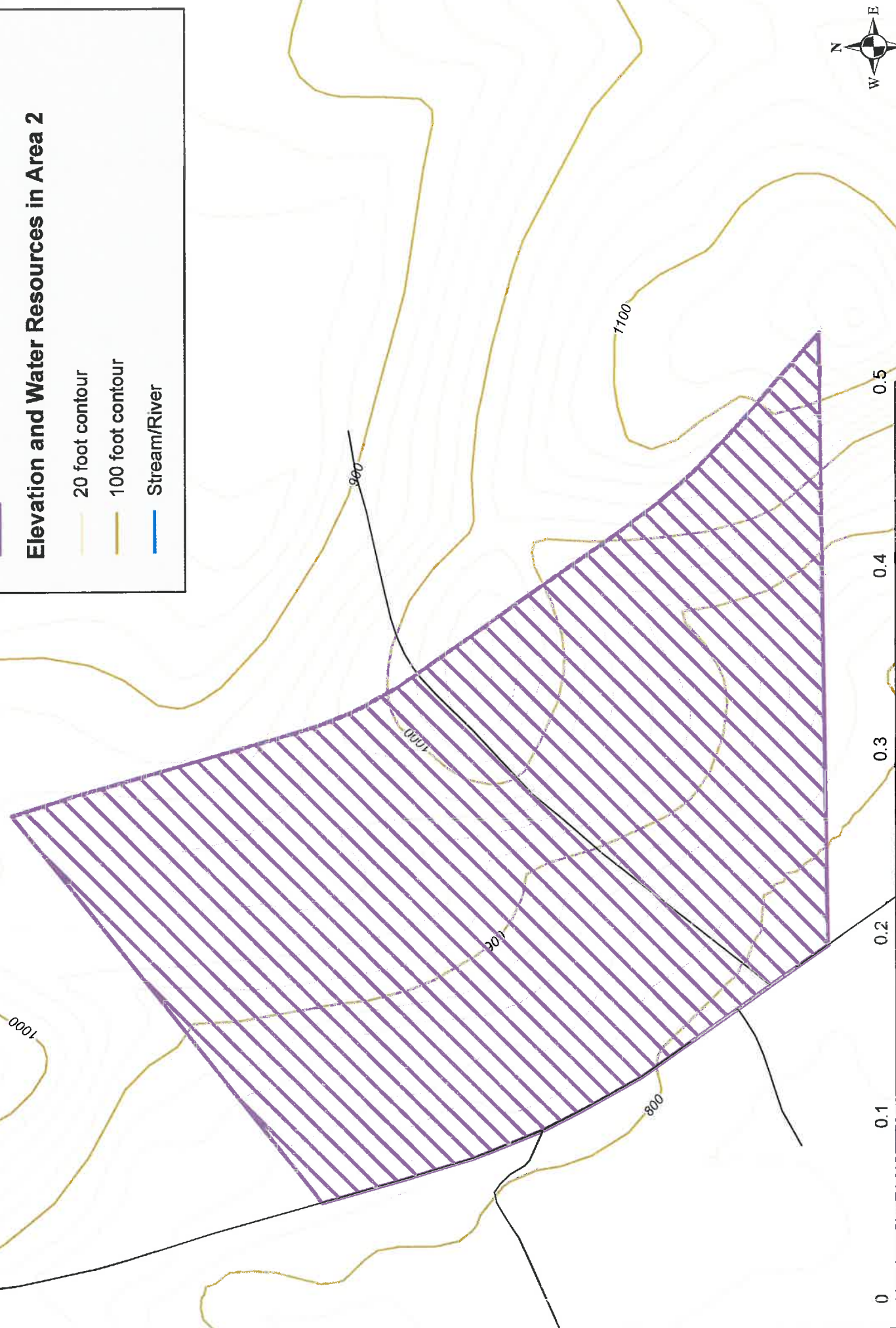
Legend



Area 2

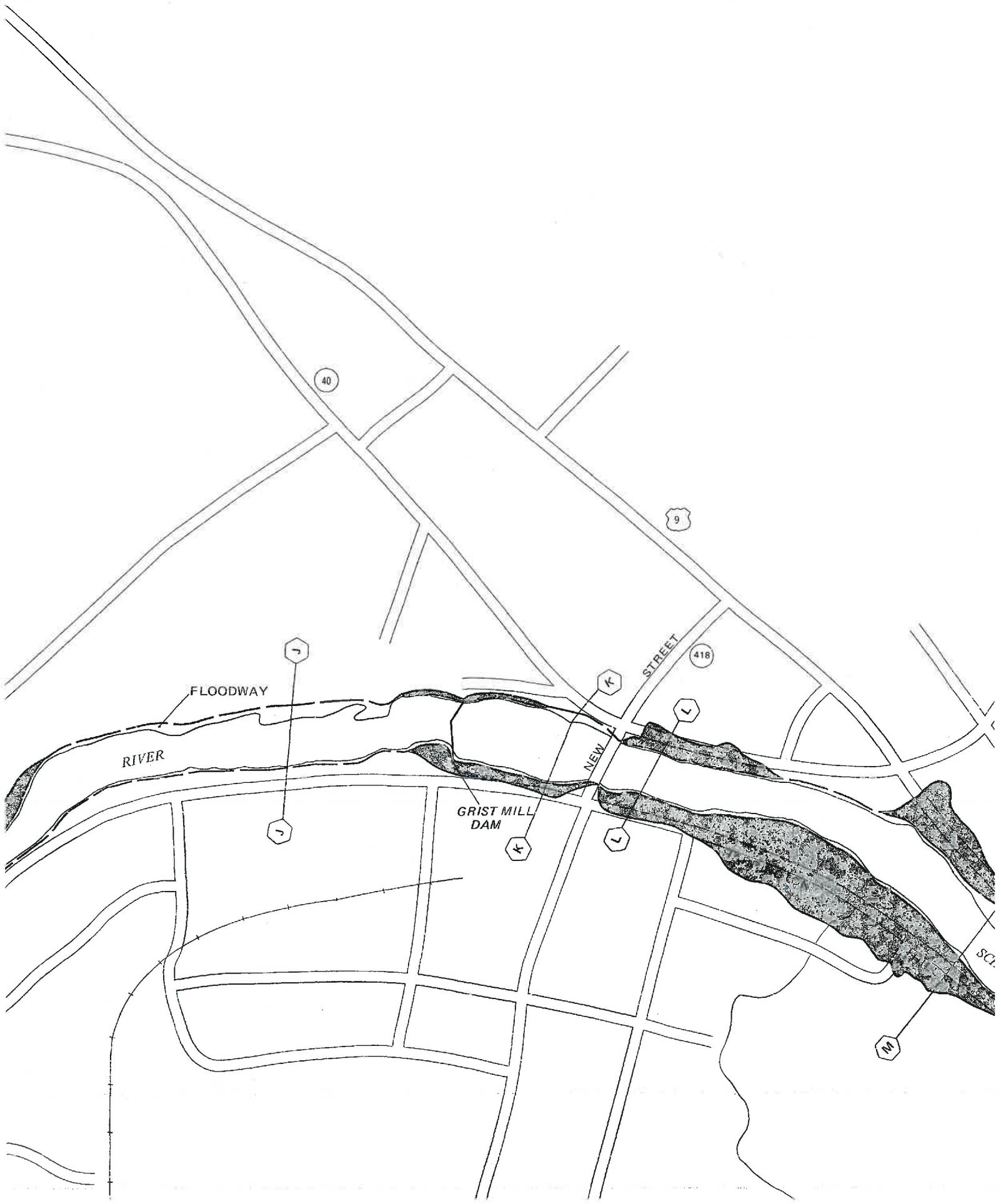
Elevation and Water Resources in Area 2

- 20 foot contour
- 100 foot contour
- Stream/River



0 0.1 0.2 0.3 0.4 0.5 Miles

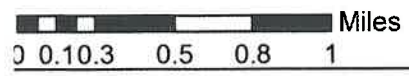
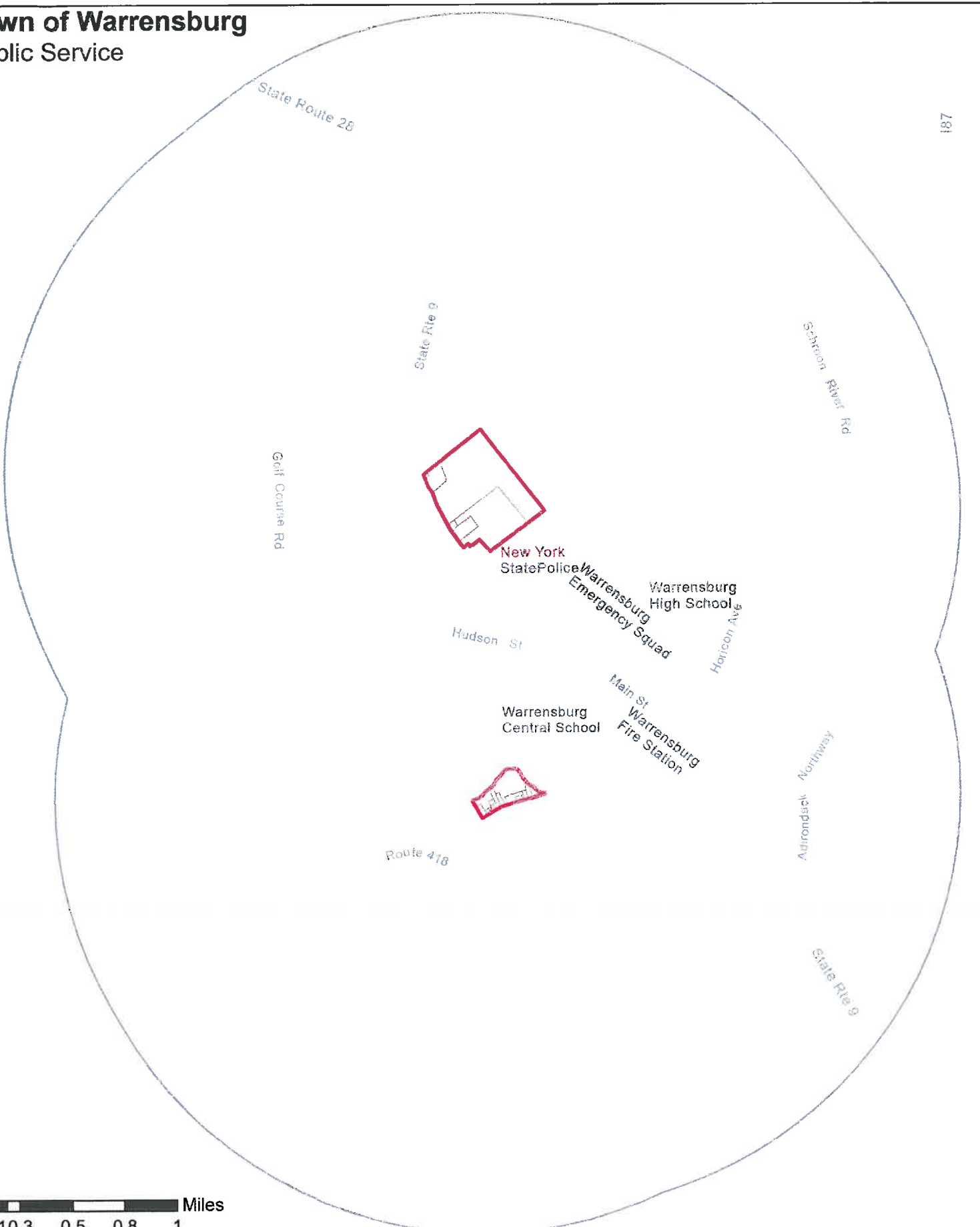




Proposed Hamlet Expansion

Town of Warrensburg
Public Service

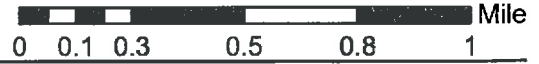
2-17



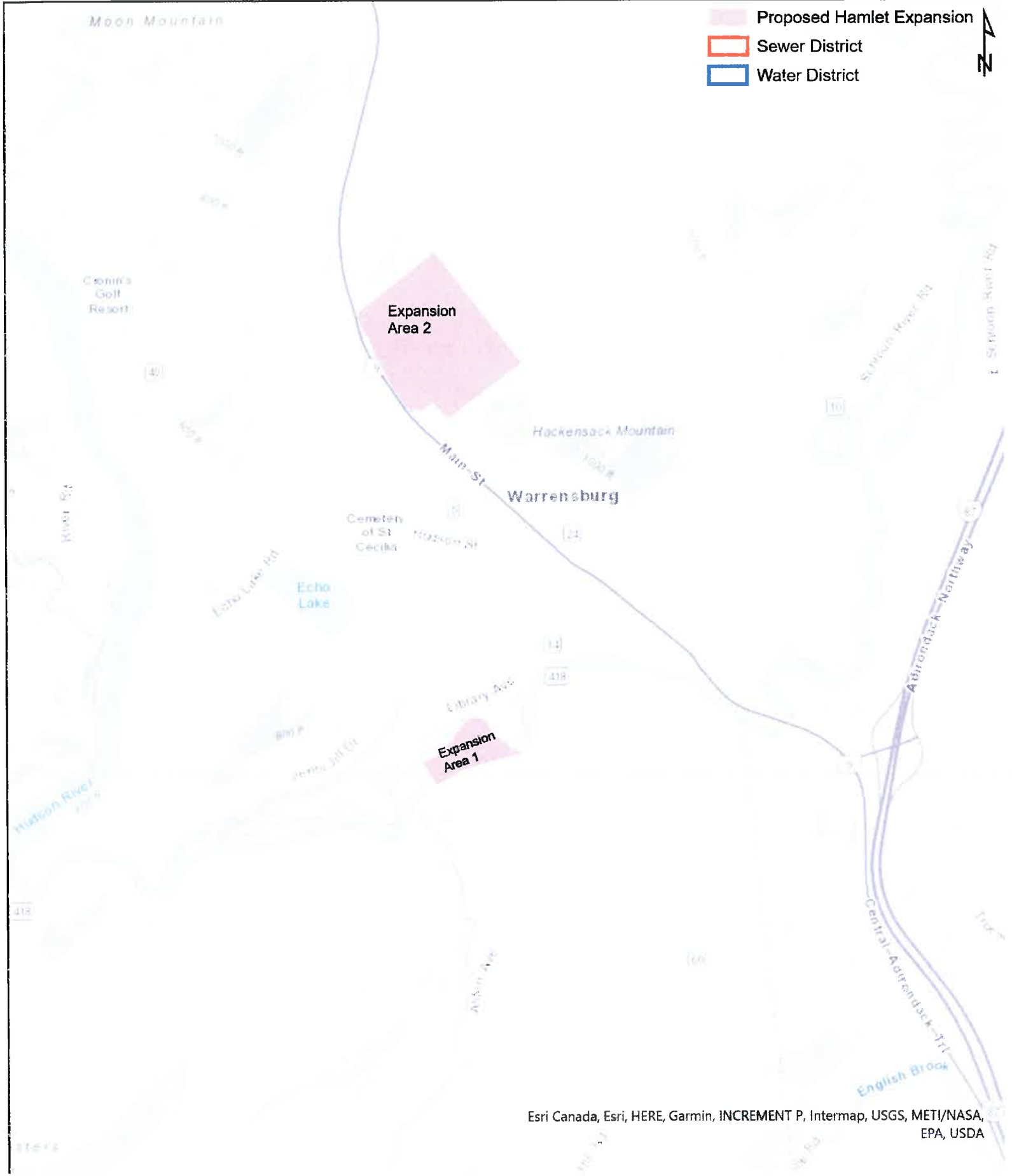
- | | | |
|-----------------|-------------------------------------|---------|
| Schools | Two mile radius of hamlet expansion | Roads |
| Police Stations | Proposed Hamlet Expansion | Federal |
| Fire Stations | Proposed Expansion Parcels | State |
| | | County |
| | | Town |
| | | Private |

Proposed Hamlet Expansion

Public Infrastructure - Map 1

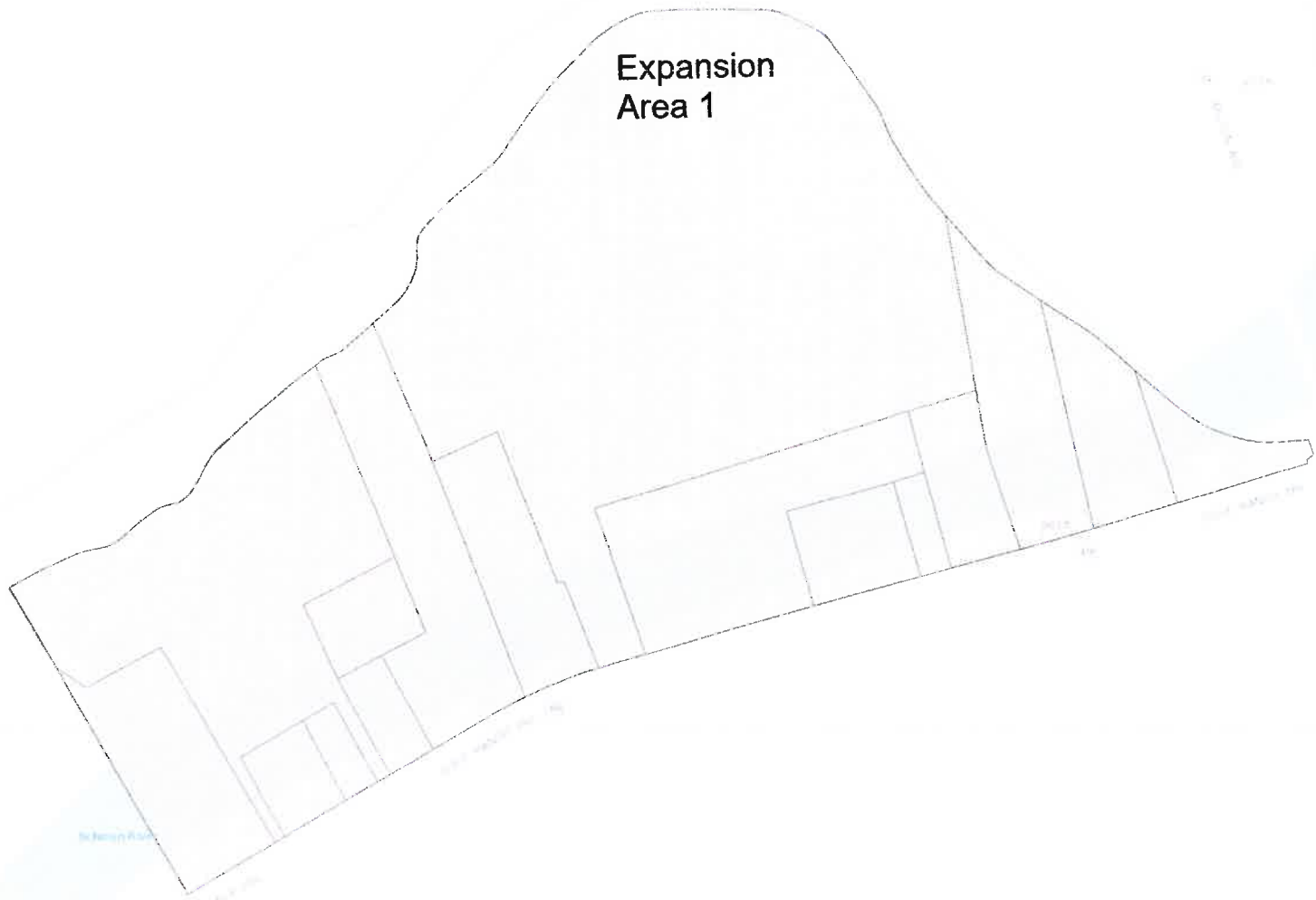
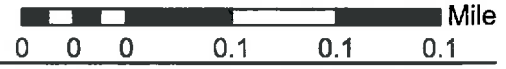


- Proposed Hamlet Expansion
- Sewer District
- Water District



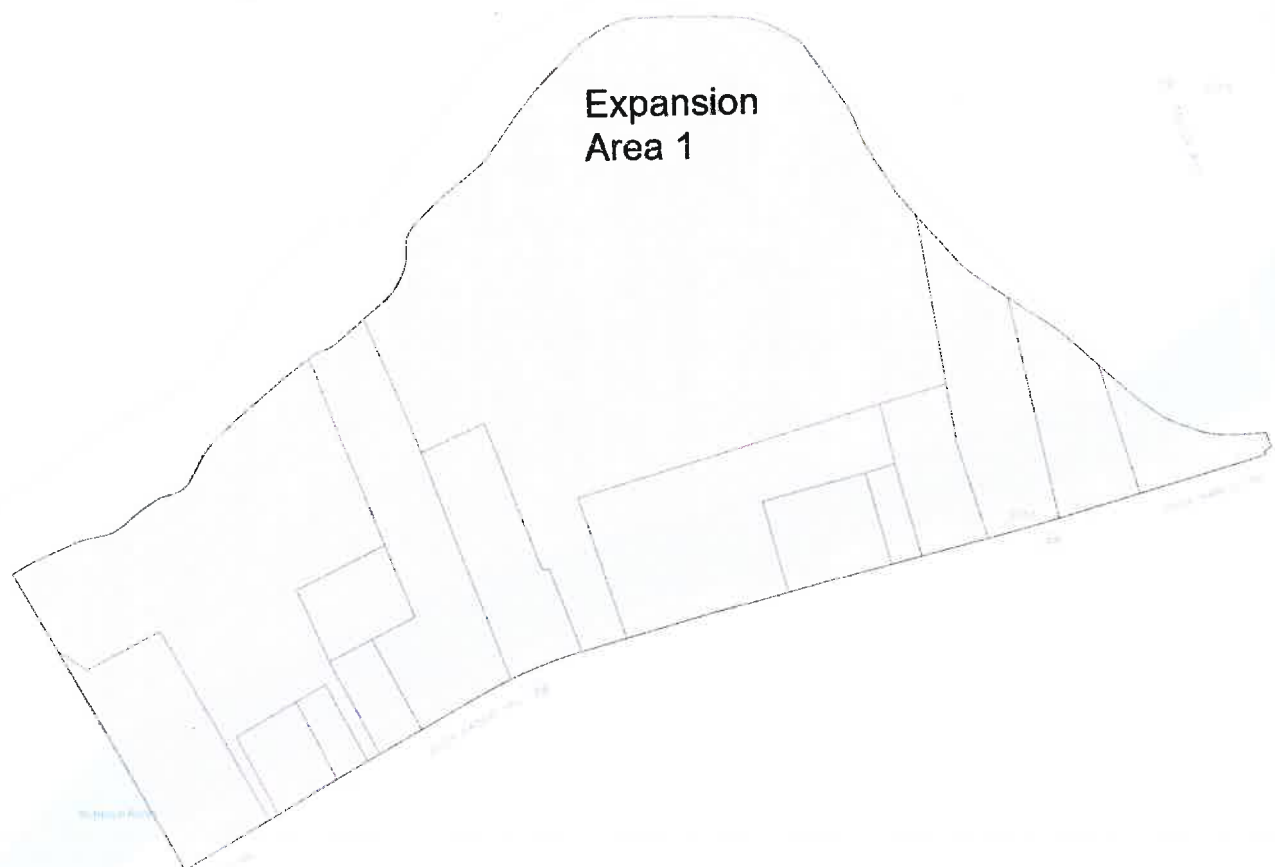
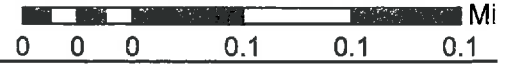
Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 1 - Sewer

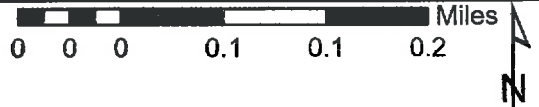


Proposed Hamlet Expansion

Public Infrastructure - Expansion Area 1 - Water



Town of Warrensburg
Proposed Hamlet Expansion
 Public Infrastructure - Expansion Area 2

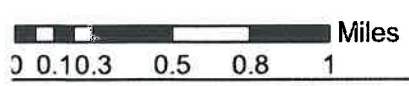
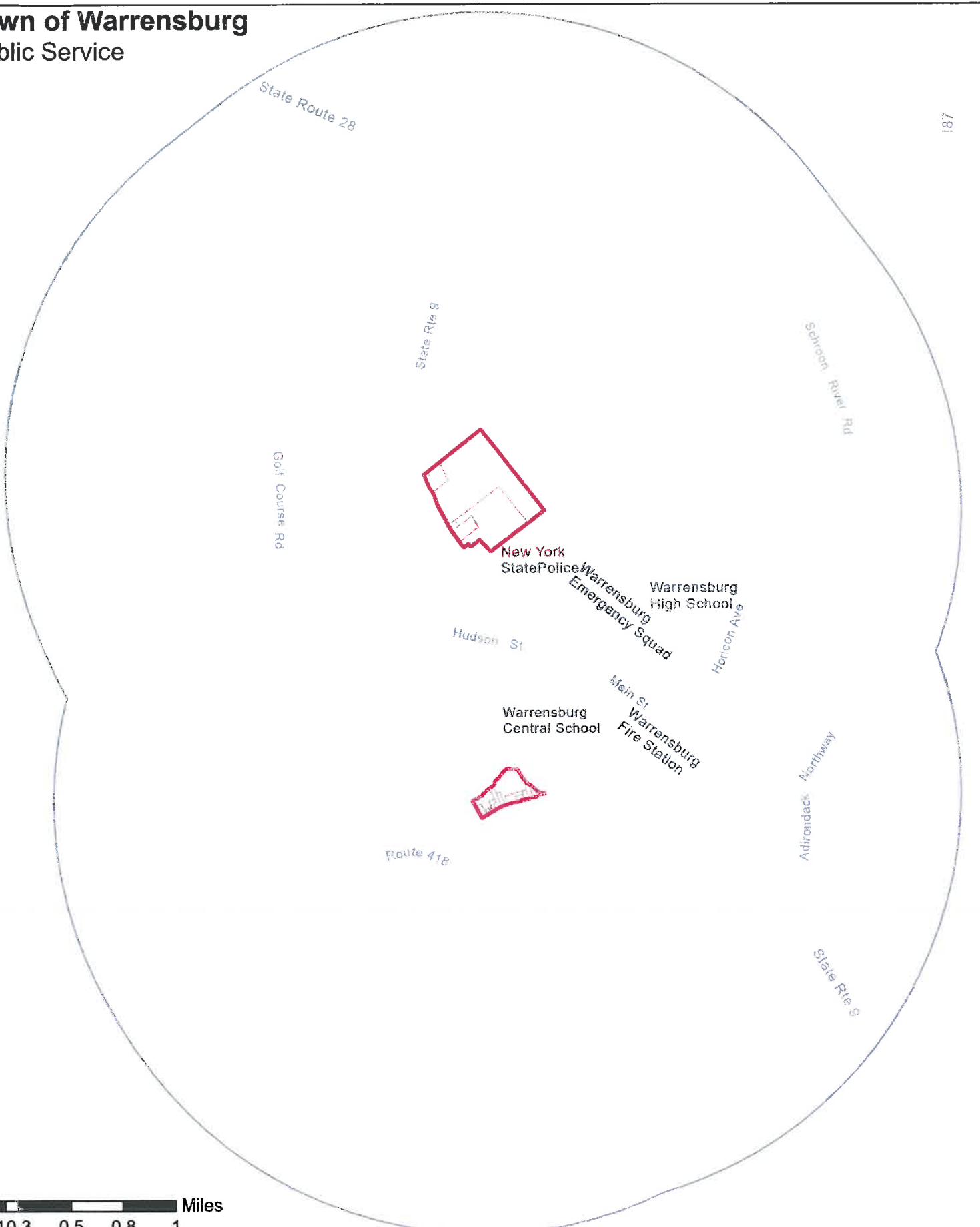


Expansion Area 2

- | | | |
|----------------------------|---------|------------|
| Proposed Hamlet Expansion | 12 inch | 2 inch |
| Proposed Expansion Parcels | 10 inch | 1 1/2 inch |
| Water Mains | 8 inch | 1 1/4 inch |
| 18 inch | 6 inch | 1 inch |
| 16 inch | 4 inch | 3/4 inch |
| 12 inch | 4 inch | 1/2 inch |
| | 3 inch | unknown |

Proposed Hamlet Expansion

Town of Warrensburg
Public Service





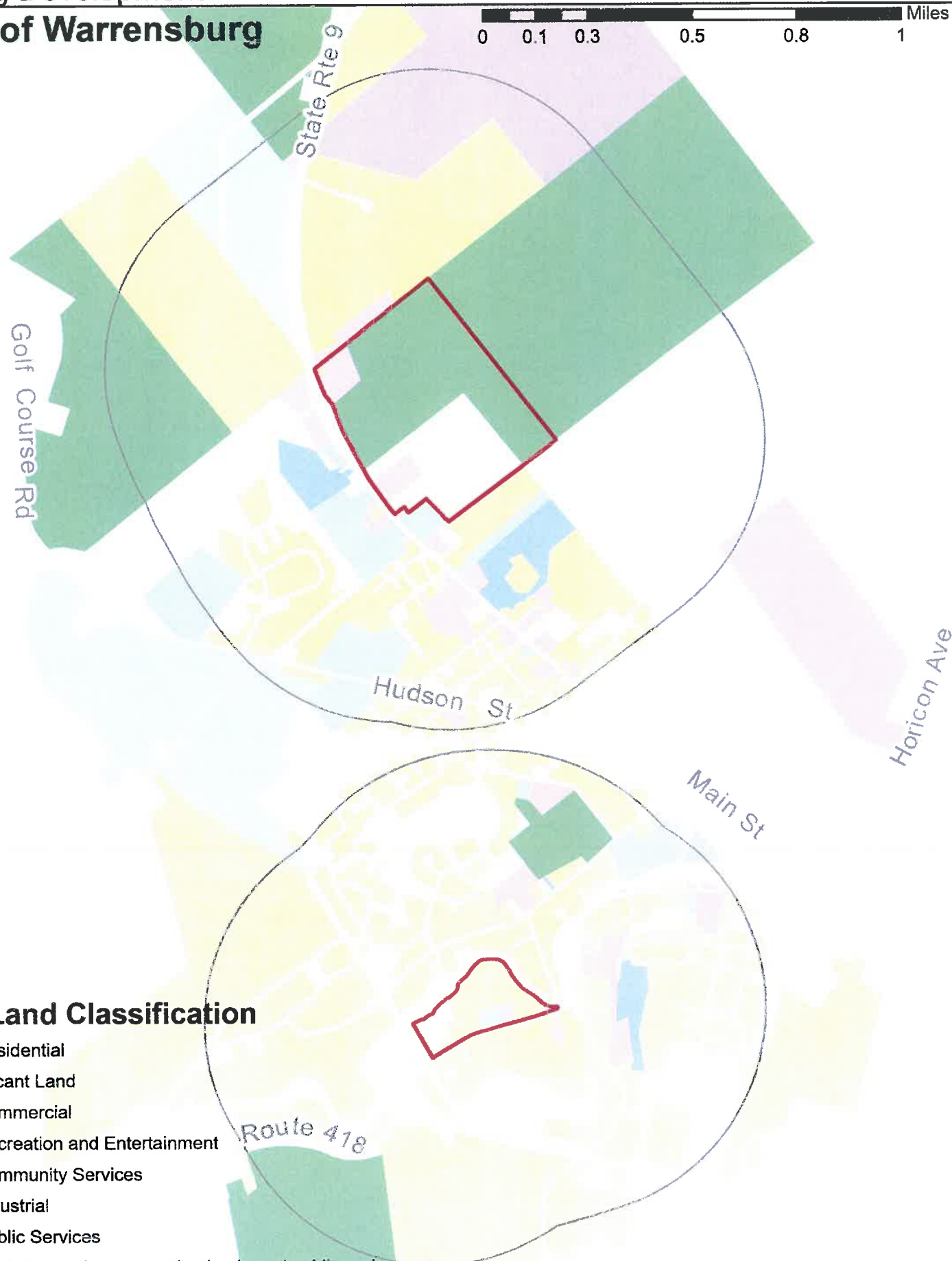
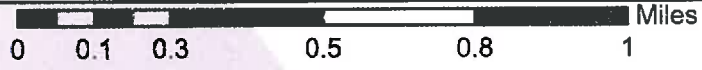
- | | | | |
|-----------------|-------------------------------------|---------|---------|
| Schools | Two mile radius of hamlet expansion | Federal | County |
| Police Stations | Proposed Hamlet Expansion | State | Town |
| Fire Stations | Proposed Expansion Parcels | | Private |

Proposed Hamlet Expansion


Existing Development

Town of Warrensburg

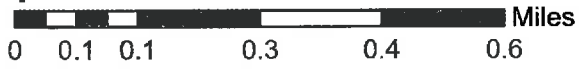
-  Proposed Hamlet Expansion
-  Half mile radius of hamlet expansion



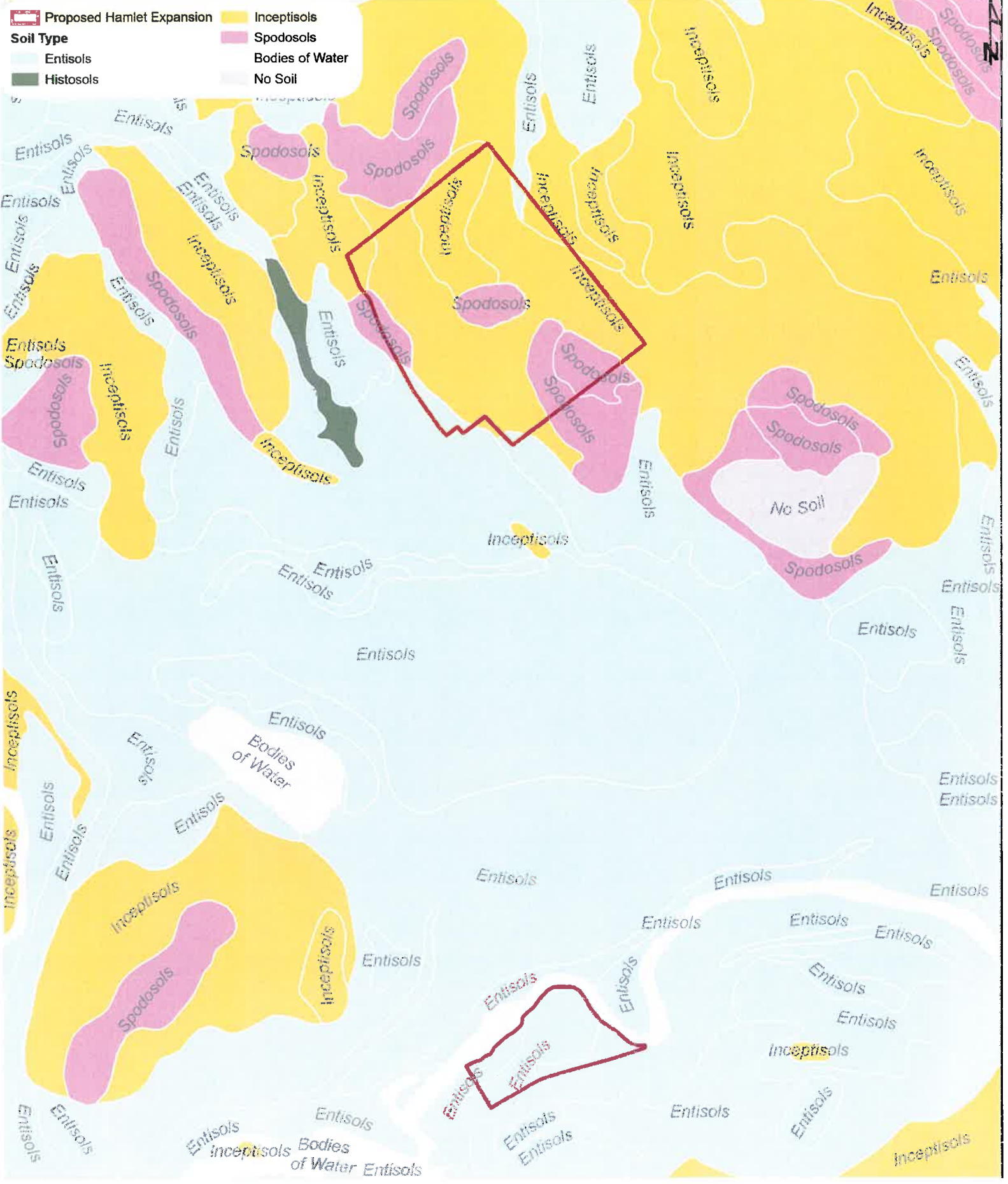
APA Land Classification

-  Residential
-  Vacant Land
-  Commercial
-  Recreation and Entertainment
-  Community Services
-  Industrial
-  Public Services
-  Wild, forested, conservation lands and public parks

Town of Warrensburg Proposed Hamlet Expansion Soils Information

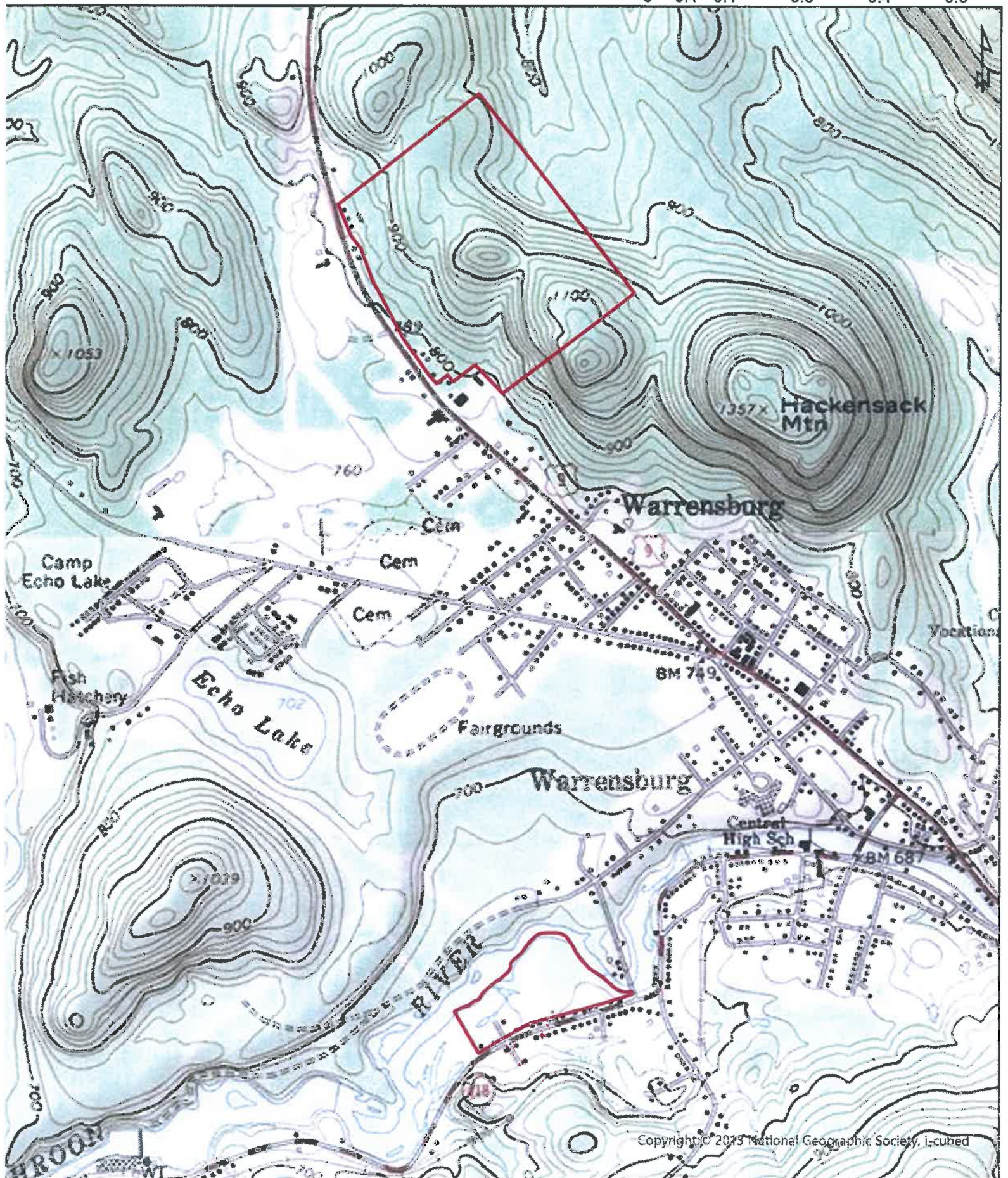
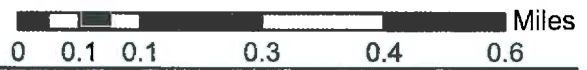


data source: NRCS SSURGO



Town of Warrensburg Proposed Hamlet Expansion Topography and Water Resources



Proposed Hamlet Expansion

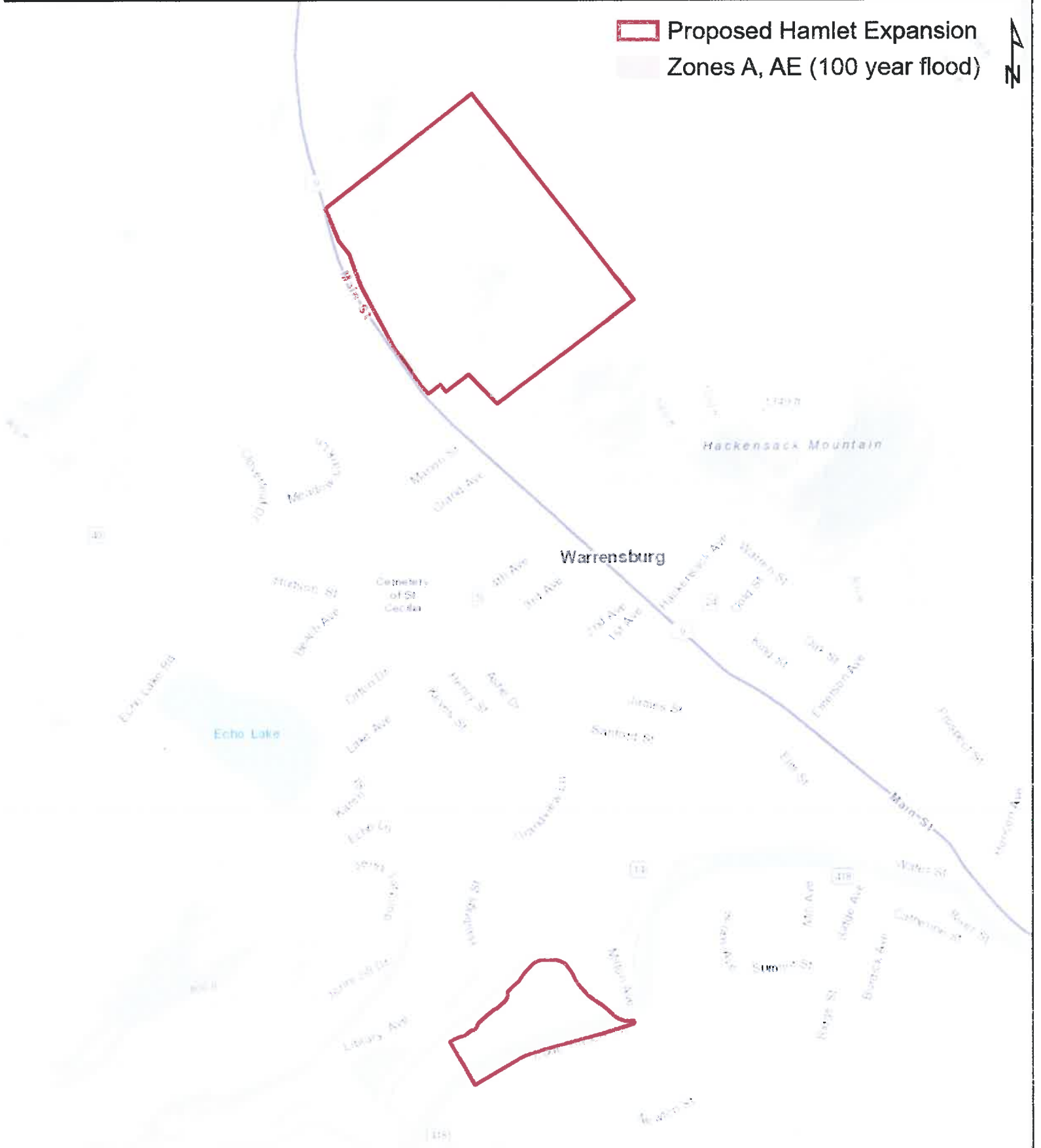


Proposed Hamlet Expansion

Flood Hazard 0 0.1 0.1 0.3 0.4 0.6 Miles

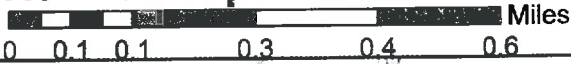
data source: FEMA FIRM

-  Proposed Hamlet Expansion
-  Zones A, AE (100 year flood)



Town of Warrensburg Proposed Hamlet Expansion

Wetlands



- Proposed Hamlet Expansion
- Proposed Expansion Parcels
- APA Wetlands**
- Cover Type
- Regulatory



TOWN OF WARRENSBURG

HAMLET EXPANSION

RESOLUTION #141-19

Introduced by: Councilperson Alexander

Seconded by: Councilperson Rounds

WHEREAS, the Town Board of Warrensburg held a Special Meeting Workshop with a presentation and several discussions with APA representatives present on expanding the Hamlet area of the Town of Warrensburg;

WHEREAS, Town Water and Town Sewer already services the area of expansion;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approves the sending of an application to APA for approval of expansion of the Town Hamlet Area.

DULY ADOPTED SEPTEMBER 10, 2019 BY THE FOLLOWING VOTES:

AYES: (5) Geraghty, Winslow, Baker-Marcella, Rounds, Alexander

NAYS: (0) None

PART D JUSTIFICATION

Based upon the specific information in the previous section, state why the lands involved more accurately reflect the character description and the purposes, policies and objectives (as set forth in Section 805 of the Adirondack Park Agency Act attached hereto) of the requested classification. Please use additional sheet(s) if necessary.

Applicant's signature W B Myles

Applicant's Representative signature (if applicable) _____

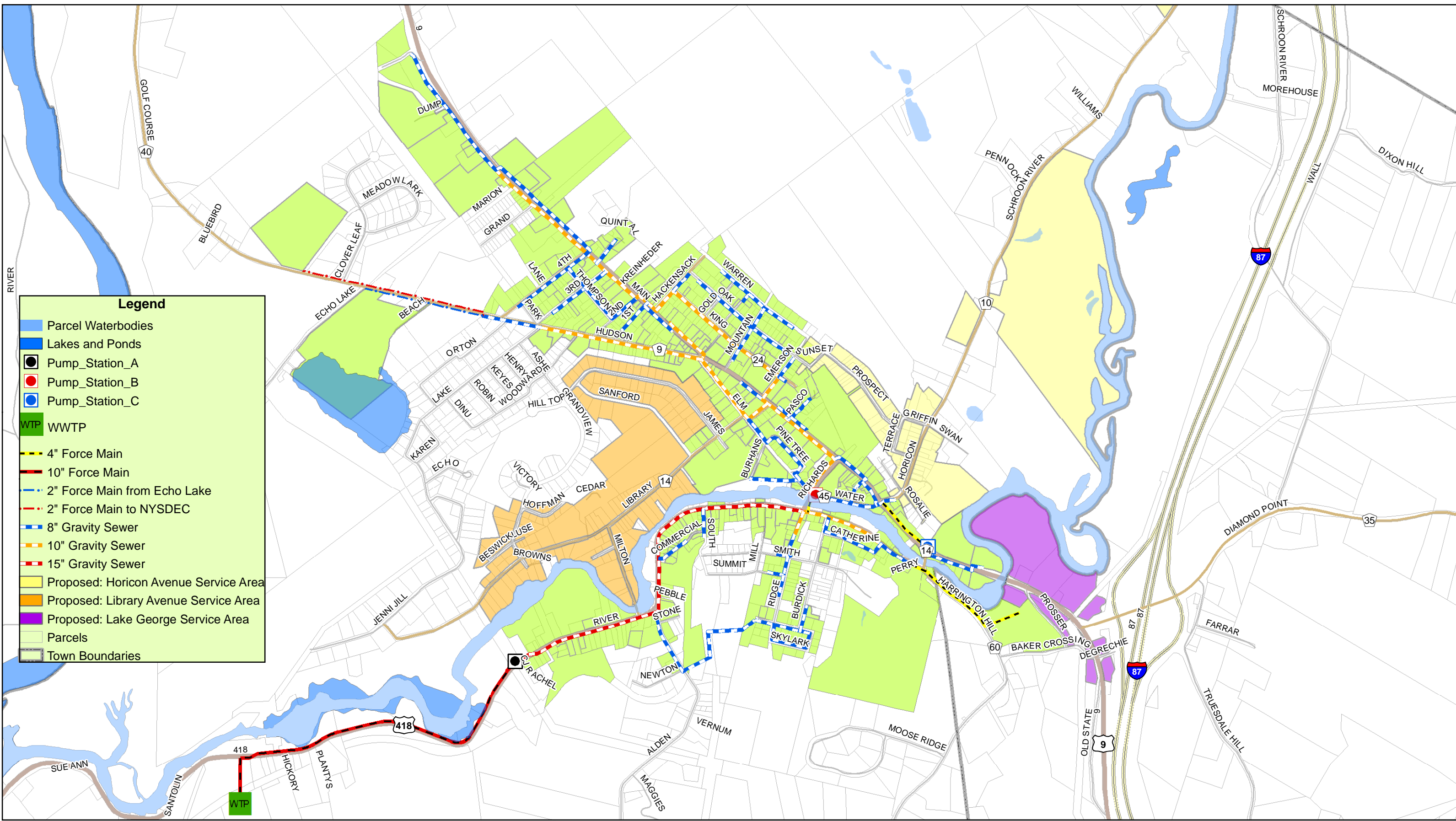
Local Municipality Town of Warrensburg

Title Supervisor
(if necessary)

Date 3/2/2021

JUSTIFICATION:

These parcels of land are within the public sewer and water, serviced within the Town of Warrensburg. These parcels are directly next to lands within the hamlet of Warrensburg.



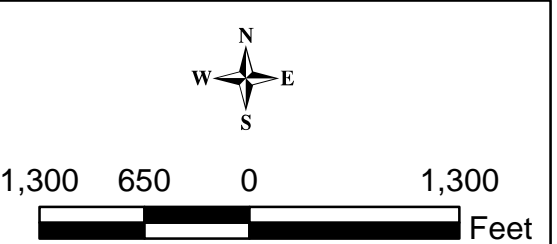
- Legend**
- Parcel Waterbodies
 - Lakes and Ponds
 - Pump_Station_A
 - Pump_Station_B
 - Pump_Station_C
 - WTP WWTP
 - 4" Force Main
 - 10" Force Main
 - 2" Force Main from Echo Lake
 - 2" Force Main to NYSDEC
 - 8" Gravity Sewer
 - 10" Gravity Sewer
 - 15" Gravity Sewer
 - Proposed: Horicon Avenue Service Area
 - Proposed: Library Avenue Service Area
 - Proposed: Lake George Service Area
 - Parcels
 - Town Boundaries

This map was generated by the Warrensburg Planning & Zoning Department using ArcMap. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map.

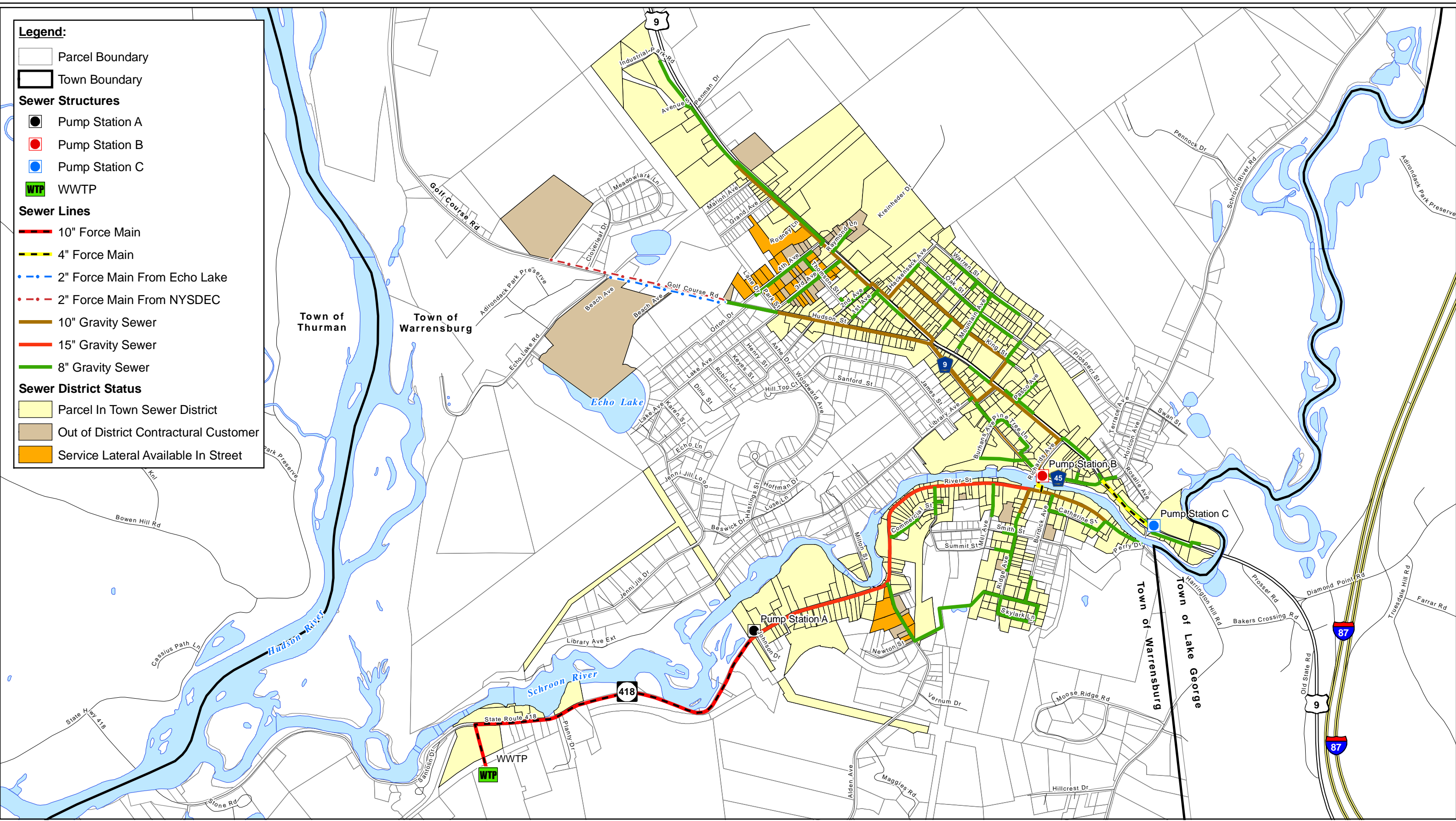
Town of Warrensburg
 Department of Planning & Zoning

 3797 Main Street
 Warrensburg, NY 12885
 (518) 623-9214

Town of Warrensburg Warren County, New York
 Strategic Plan for Wastewater Treatment Plant Upgrade
 Sewer District Map



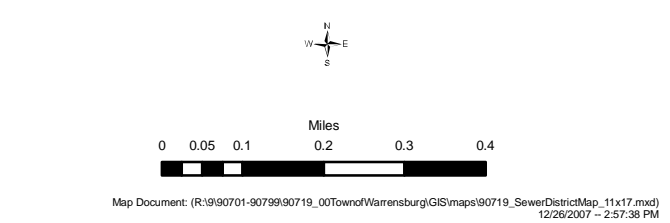
Drawn: Chris Belden
 Date: 10/31/2014
 Scale: 1:14,264



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTS CO., P.C.

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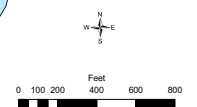
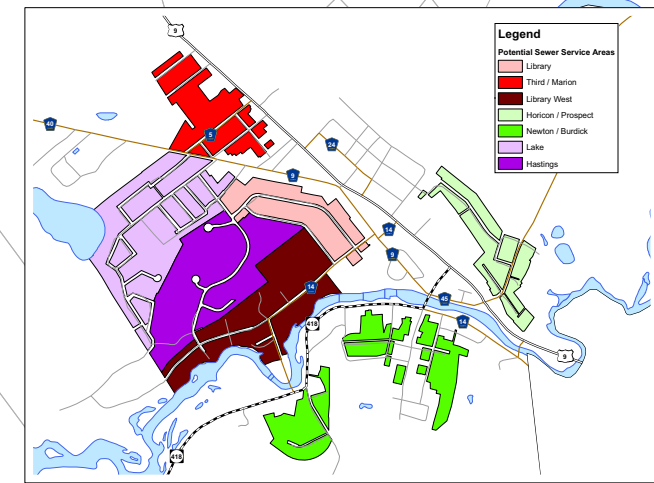
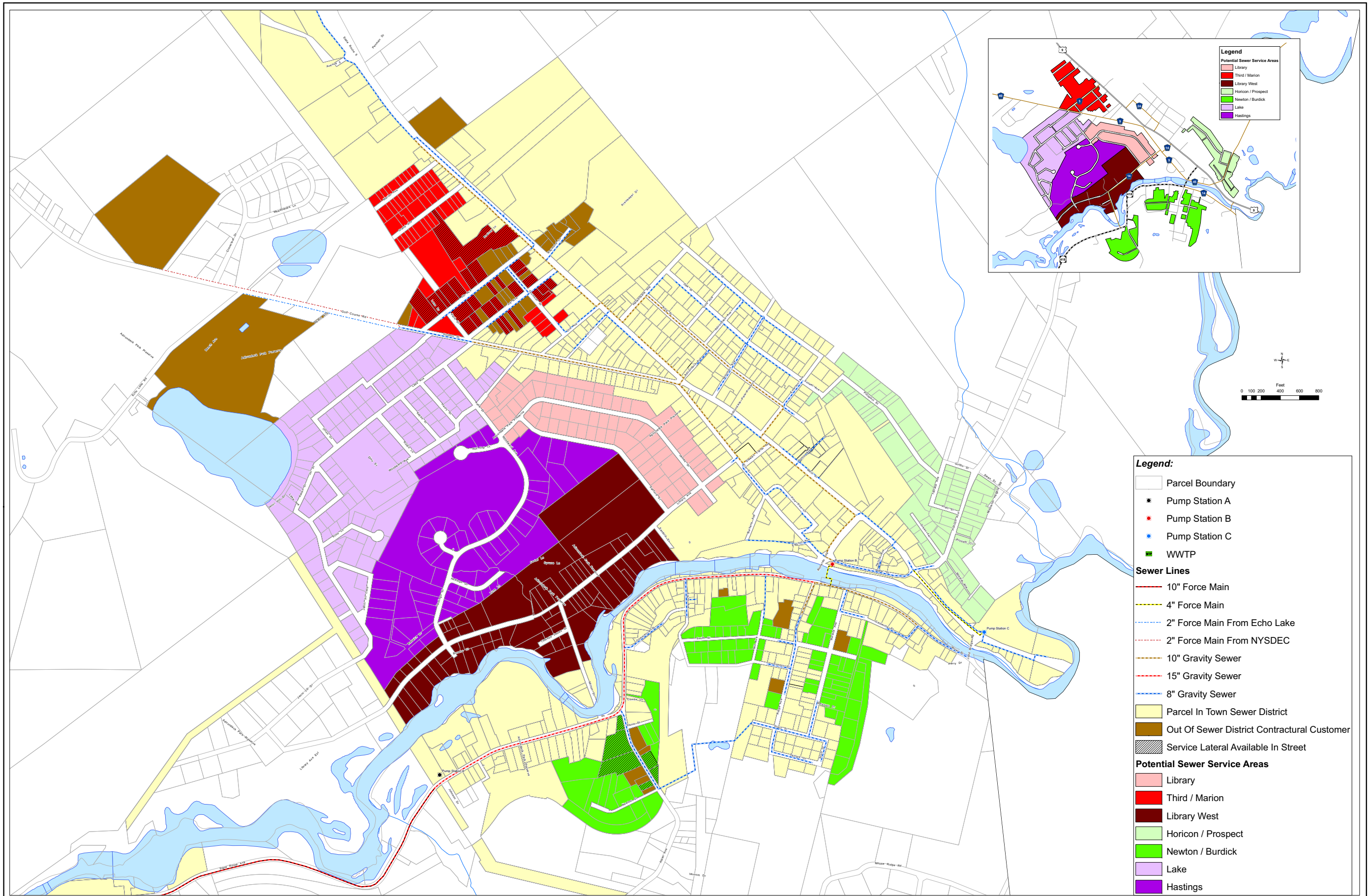


Strategic Plan for Infrastructure Development

Sewer District Map

Town of Warrensburg
Warren County, New York

Drawn:	CLC
Date:	12/26/2007
Scale:	1:15,000
Project:	90719.00
Figure:	2



Legend:

- Parcel Boundary
- Pump Station A
- Pump Station B
- Pump Station C
- WWTP

Sewer Lines

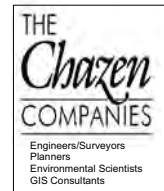
- 10" Force Main
- 4" Force Main
- 2" Force Main From Echo Lake
- 2" Force Main From NYSDEC
- 10" Gravity Sewer
- 15" Gravity Sewer
- 8" Gravity Sewer

Parcel Status

- Parcel In Town Sewer District
- Out Of Sewer District Contractual Customer
- Service Lateral Available In Street

Potential Sewer Service Areas

- Library
- Third / Marion
- Library West
- Horicon / Prospect
- Newton / Burdick
- Lake
- Hastings



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Map Document: (R:\90701-90719\90719_00\TownOfWarrenburg\GIS\Map\90719_PotentialSewerServiceArea-ExistingSewerDist_2408.mxd)
2/21/2008 - 11:26:35 AM

Warrensburg Infrastructure Development

**Existing Sewer District and
Potential Sewer Service Areas**

Town of Warrensburg
Warren County, New York

Drawn:	CLC
Date:	02/21/2008
Scale:	1:3,600
Project:	90719.00
Figure:	

APPENDIX B

LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST

LAND USE AREA DESCRIPTIONS -- PURPOSES, POLICIES AND OBJECTIVES -- SHORELINE LOT WIDTHS AND SETBACKS – COMPATIBLE USE LIST

HAMLET

Character description: Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient population with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

Purposes, policies and objectives: Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service, and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

Guidelines for overall intensity of development: No overall intensity guideline is applicable to hamlet areas.

Minimum shoreline lot widths and building setbacks are 50 feet, and, in general, any subdivision involving 100 or more lots is subject to agency review.

MODERATE INTENSITY USE

Character description: Moderate Intensity Use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area. Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets

Purposes, policies and objectives: Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

Guidelines for overall intensity of development: The overall intensity of development for land located in any Moderate Intensity Use area should not exceed approximately 500 principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 100 and 50 feet respectively, and, in general, any subdivision involving 15 or more lots is subject to agency review.

LOW INTENSITY USE

Character description: Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas, normally within reasonable proximity to a hamlet, where the physical and biological resources are fairly tolerant and can withstand development at intensity somewhat lower than found in hamlets and moderate intensity use areas. While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreages of critical biological importance. Where these areas are adjacent to or near hamlet, clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

Purposes, policies and objectives: The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market. In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

Guidelines for overall intensity of development: The overall intensity of development for land located in any low intensity use area should not exceed approximately two hundred principal buildings per square mile

Minimum shoreline lot widths and building setbacks are 125 and 75 feet respectively, and, in general, any subdivision involving 10 or more lots is subject to agency permit requirements.

RURAL USE

Character description: Rural use areas, delineated in yellow on the plan map, are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural

resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

Purposes, policies and objectives: The basic purpose and objective of rural use areas is to provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of the open spaces that are essential and basic to the unique character of the park. Another objective of rural use areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. This will provide for further diversity in residential and related development opportunities in the park.

Guideline for overall intensity of development: The overall intensity of development for land located in any rural use area should not exceed approximately seventy-five principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 150 and 75 feet respectively, and, in general, any subdivision involving 5 or more lots is subject to agency review.

RESOURCE MANAGEMENT AREAS

Character description: Resource management areas, delineated in green on the plan map, are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas.

Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species.

Other resource management areas include extensive tracts under active forest management that are vital to the wood using industry and necessary to insure its raw material needs.

Important and viable agricultural areas are included in resource management areas, with many farms exhibiting a high level of capital investment for agricultural buildings and equipment. These agricultural areas are of considerable economic importance to segments of the park and provide for a type of open space which is compatible with the park's character.

Purposes, policies and objectives: The basic purposes and objectives of resource management areas are to protect the delicate physical and biological resources, encourage proper and economic management of forest, agricultural and recreational resources and preserve the open spaces that are essential and basic to the unique character of the park. Another objective of these areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefits derived from a park atmosphere along these corridors.

Finally, resource management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites.

Guidelines for overall intensity of development: The overall intensity of development for land located in any resource management area should not exceed approximately

Minimum shoreline lot widths and building setbacks are 200 and 100 feet respectively, and, in general, any subdivision is subject to agency review.

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

HAMLET

All land uses and development are considered compatible with the character, purposed and objectives of Hamlet areas.

MODERATE INTENSITY USE

Primary uses in moderate intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects

21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

LOW INTENSITY USE

Primary uses in low intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Junkyards
24. Major public utility uses
25. Industrial uses

RURAL USE

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes

3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in rural use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Marinas, boat yards and boat launching sites
9. Golf courses
10. Campgrounds
11. Group camps
12. Ski centers
13. Commercial seaplane bases
14. Commercial or private airports
15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Major public utility uses
22. Junkyards
23. Major public utility uses
24. Industrial uses

RESOURCE MANAGEMENT

Primary uses in resource management areas:

1. Agricultural uses.
2. Agricultural use structures.
3. Open space recreation uses.
4. Forestry uses.
5. Forestry use structures.
6. Game preserves and private parks.
7. Private roads.
8. Private sand and gravel extractions.
9. Public utility uses.

APPENDIX C

LAND USE AREA CLASSIFICATION DETERMINANTS

LAND USE AREA CLASSIFICATION DETERMINANTS

(From Appendix Q-8 of APA Rules & Regulations)

Many criteria and determinants are used in land use planning. Some are common to any planning process. Others vary with the area for which the plan is to be prepared. The needs of inhabitants, the region, and of society define those determinants that receive primary emphasis.

The determinants used in preparing this Land Use and Development Plan were chosen to identify those areas in the park best suited for development. The determinants fall into the following basic categories: (1) natural resources, (2) existing land use patterns, and (3) public considerations. The determinants found within these three categories help identify areas where similar standards are necessary if development is to provide positive values to both the park and the community in which it is located. Furthermore, they identify areas where the potential costs of development to the developer, the community, the prospective purchaser and the environment are so great that serious consideration should be given to alternative uses.

The natural resource determinants identify those areas that are physically most capable of sustaining development without significant adverse impact. Such determinants as soils, topography, water, vegetation and wildlife have been inventoried and analyzed to assure the protection of the basic elements of the park. Existing land uses must also be carefully considered in the planning process, particularly because they are important determinants of the park's present and future character. These determinants identify the historic patterns of the park's growth and indicate the types of growth that have been and are presently viable. Future development contemplated under the plan must also be considered in light of its relation to existing development.

The Legislature has found that there is a State interest in the preservation of the Adirondack Park, and therefore a variety of public consideration determinants have been analyzed in the preparation of this plan. In general, public consideration determinants help identify areas that must be protected in order to preserve the essential open space character of the park. These areas may be considered important from a public standpoint for such reasons as their location near important State lands or their present use in an open space condition. Additionally, there may be a substantial State interest in preserving certain critical public considerations.

The following determinants were used in the land area classification process. The land use implications paragraph is a general indication of the manner in which these determinants were utilized in preparing the plan:

A. DETERMINANT: SOIL

1. Characteristic: Poorly drained or seasonally wet soils.

Description: Soil with a high-water content or seasonal high-water table less than 1 . feet from the surface.

Land use implications: On-site sewage disposal systems will not function adequately and may pollute groundwater supplies. There may also be a problem of flooded basements, backed-up toilets, broken pavements, cracked walls and similar situations. These problems may lead to community health hazards, environmental problems, inconvenience and economic hardship. Severe development limitations exist in those areas that contain a high proportion of poorly drained or seasonally wet soils. Such areas are capable of sustaining development at only a very low level of intensity.

2. Characteristic: Moderately drained soils.

Description: Soils with a seasonal high-water table 1 . to 4 feet below the surface.

Land use implications: A potential for septic system failure or groundwater pollution exists. The New York State Department of Health recommends that the bottom of a septic system tile field be 18 to 30 inches below the soil surface at final grade, with a minimum depth of two feet between the bottom of the tile field and the water table. Special precautions must also be taken to avoid washouts where deep road cuts are necessary. An occasional problem for roads, streets and parking lots on this soil is the ■washboard• effect caused by frost heaving. Although these soils can tolerate a higher level of development than can poorly drained soils, moderate development limitations still exist.

3. Characteristic: Well-drained soils.

Description: Soils with a depth to the seasonal high-water table of more than four feet.

Land use implications: Areas containing well-drained soils present only slight development limitations. Generally, this type of soil can adequately filter the effluent from septic tank systems and poses few other construction problems.

4. Characteristic: Low permeability soils.

Description: Soils with a permeability rate of less than one inch per hour.

Land use implications: Soils with low permeability characteristics present severe development problems. On-site sewage disposal systems may overflow, causing pollution of surface water. Street, road and parking lot surfaces heave, and building walls and foundations tend to crack. Sanitary landfills may cause acute problems when located on soils with these characteristics.

5. Characteristic: Moderately permeable soils.

Description: Soils with a permeability rate of one inch per 30 to 60 minutes.

Land use implications: Problems experienced in soils with this characteristic are similar to, but slightly less severe than, problems experienced with soils of low permeability. In general, adequately designed and engineered septic systems, roads and structures help solve the problems that these soils can cause, but these alternatives tend to be expensive. Areas containing a high percentage of these soils should not be developed at a high level of intensity.

6. Characteristic: Permeable soils.

Description: Soils with a permeability rate of more than one inch per 30 minutes.

Land use implications: Generally, these soils present only slight development limitations, and they can handle a relatively intense level of development. However, excessive permeability may create a potential for the pollution and contamination of groundwater and nearby uncased wells if on-site sewage disposal systems are employed.

7. Characteristic: Shallow depth to bedrock.

Description: Soils with a depth to bedrock of less than one and 1/2 feet.

Land use implications: These soils present severe development constraints. Massive excavation costs are necessary to do even minimal development. On-site sewage disposal systems are not possible under these conditions, as soil depths are not sufficient to provide adequate filtration of effluent. Community sewage systems can only be installed at a prohibitive cost. Shallow soils also present substantial road and building construction problems. These soils should not be developed.

8. Characteristic: Moderate depth to bedrock.

Description: Soils with a depth to bedrock of 1 1/2 to 4 feet.

Land use implications: These soils present moderate development limitations. On-site sewage disposal problems can arise with effluent flowing directly over the bedrock into nearby drainages or groundwater supplies. The more shallow portions of these soils result in increased excavation costs. Intense development should not occur in these areas.

9. Characteristic: Deep soils.

Description: Soils with a depth to bedrock of more than four feet.

Land use implications: Relatively intense development can occur on these soils.

10. Characteristic: Extremely stony soils.

Description: Soils with over 35 percent coarse fragments less than three inches in diameter.

Land use implications: These soils present development problems. Excavation for such purposes as on-site sewage disposal systems, homesites with basements, and streets and roads is costly and difficult. Soils with this description affect the rate at which water moves into and through the soil. The difficulty of establishing a good vegetative ground cover can cause erosion problems. Generally, intense development should be avoided on soils of this nature.

11. Characteristic: Viable agricultural soils.

Description: Soils classified by the New York State Cooperative Extension as Class I and Class II agricultural soils.

Land use implications: Class I and Class II soils constitute a valuable natural resource. While the physical characteristics of these soils will often permit development, their agricultural values should be retained. Consequently, class I and class II soil types found within the Adirondack Park should be used primarily for agricultural purposes.

B. DETERMINANT: TOPOGRAPHY

1. Characteristic: Severe slopes.

Description: Areas with slopes of over 25 percent.

Land use implications: These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.

2. Characteristic: Steep slopes.

Description: Areas with slopes of 16 to 25 percent.

Land use implications: These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.

3. Characteristic: Low and moderate slopes.

Description: Areas with slopes of not greater than 15 percent.

Land use implications: Such slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.

4. Characteristic: Unique physical features.

Description: Gorges, waterfalls, formations and outcroppings of geological interest.

Land use implications: These features represent scarce educational, aesthetic and scientific resources. Construction can seriously alter their value as such, particularly where it mars the landscape or the formations themselves. Consequently, these areas should be developed only at extremely low intensities and in such a manner that the unique features are not altered.

5. Characteristic: High elevations.

Description: Areas above 2,500 feet.

Land use implications: These areas should ordinarily not be developed. They are extremely fragile and critical watershed storage and retention areas that can be significantly harmed by even a very low level of development intensity.

C. DETERMINANT: WATER

1. Characteristic: Floodplains.

Description: Periodically flooded land adjacent to a water body.

Land use implications: These areas should not be developed. Periodic flooding threatens the safety of residents and the destruction of structures. Development that would destroy the shoreline vegetation would result in serious erosion during flood stages. Onsite sewage disposal systems will not function properly and will pollute both surface and ground waters.

2. Characteristic: Wild and scenic rivers.

Description: Lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation.

Land use implications: The New York State Legislature has found that these lands constitute a unique and valuable public resource. Consequently, these lands should not be developed in order to protect the rare resources of free flowing waters with essentially primitive shorelines.

3. Characteristic: Marshes.

Description: Wetlands where there is found a grass-like vegetative cover and a free interchange of waters with adjacent bodies of water.

Land use implications: These areas present severe development limitations. Continual flooding makes on-site sewage disposal impossible and construction expensive. The filling of these areas will destroy the most productive ecosystem in the park and will lower their water retention capacity. Therefore, these areas should not be developed.

D. DETERMINANT: FRAGILE ECOSYSTEM

1. Characteristic: Bogs.

Description: Sphagnum, heath or muskeg vegetation overlaid with water and containing rare plant and animal communities that are often of important scientific value.

Land use implications: These areas should not be developed. They are sensitive areas whose delicate ecological balance is easily upset by any change in water level or the addition of any pollutants.

2. Characteristic: Alpine and subalpine life zones.

Description: Areas generally above 4,300 feet exhibiting tundra-like communities.

Land use implications: These areas should not be developed. The vegetative matter in these areas cannot withstand any form of compaction or development. These communities are extremely scarce in the park.

3. Characteristic: Ecotones.

Description: Areas of abrupt change from one ecosystem to another, giving rise to extraordinary plant and animal diversity and productivity.

Land use implications: These areas should be developed only at a low level of intensity. Development at higher intensities would modify the vegetative cover and would drastically reduce the diversity of wildlife vital to the Adirondack character. These limited areas serve as the production hub for surrounding areas.

E. DETERMINANT: VEGETATION

1. Characteristic: Virgin forests.

Description: Old-growth natural forests on highly productive sites, including those natural areas identified by the Society of American Foresters.

Land use implications: These areas deserve protection and should, therefore, be developed only at a low level of intensity. Intense development of these areas would destroy illustrative site types, including vestiges of primitive Adirondack conditions deemed important from both scientific and aesthetic standpoints.

2. Characteristic: Rare plants.

Description: Areas containing rare plant communities, including those identified by the State Museum and Science Services.

Land use implications: These areas should not be developed. Development, even at a very low level of intensity, would modify the habitat of these plants and thereby cause their possible extinction in New York State.

F. DETERMINANT: WILDLIFE

1. Characteristic: Rare and endangered species habitats.

Description: Habitats of species of wildlife threatened with extinction either in New York State or nationwide.

Land use implications: These areas should not be developed. Development at even a low level of intensity would modify the habitats of these species and thereby cause their possible extinction in New York State or nationwide. These small areas are often the survival link for entire species.

2. Characteristic: Key wildlife habitats.

Description: Important deer wintering yards, waterfowl production areas and bodies of water containing native strains of trout.

Land use implications: These areas can sustain only a very limited level of development intensity without having a significant adverse affect on the wildlife. Development at greater intensities would alter the habitats, thus making them unsuitable for continued use by wildlife. Development also increases the vulnerability of these critical areas.

G. DETERMINANT: PARK CHARACTER

1. Characteristic: Vistas.

Description: Area viewed from the 40 Adirondack Park vistas identified in the State Land Master Plan.

Land use implications: The intensity of development should vary with the distance from the vista with the purpose of protecting the open-space character of the scene. Development within one-quarter mile of the vista will have a substantial visual impact on this character and should be avoided. Between one-quarter mile and five miles, a low intensity of development will not damage the open-space appearance, whereas intense development would. Relatively intense development beyond five miles will not damage the scene so long as it does not consist of large clusters of buildings or industrial uses.

2. Characteristic: Travel corridors.

Description: Presently undeveloped areas adjacent to and within sight of public highways.

Land use implications: Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park. The allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.

3. Characteristic: Proximity to State land.

(a) (1) Description: Areas within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas.

(2) Land use implications: Intense development of these areas would threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designation. Consequently, these lands should be developed at only a very low level of intensity.

(b) (1) Description: Inholding surrounded by wilderness, primitive or canoe areas.

(2) Land use implications: Development at more than a very minimal level of intensity should not be allowed. The development of such parcels would compromise the integrity of the most fragile classifications of land under the Adirondack Park State Land Master Plan.

(c) (1) Description: Inholdings of less than 1,000 acres surrounded by wild forest lands and inaccessible by two-wheel-drive vehicles.

(2) Land use implications: These areas should not be developed at more than a very low level of intensity. Intense development of these areas would constitute a hazard to the quality of the surrounding wild forest lands.

4. Characteristic: Proximity to services.

(a) (1) Description: Areas that are remote from existing communities and services.

(2) Land use implications: Intense development of these areas would be detrimental to open-space character of the park. Development of such remote areas is also generally costly in terms of services provided by local government. Consequently, a low level of development should be permitted.

(b) (1) Description: Areas that are readily accessible to existing communities.

(2) Land use implications: These areas can sustain a high level of development intensity. Local government services can be efficiently and economically provided in such areas. Development here will generally be of positive economic value to a community.

5. Characteristic: Historic sites.

Description: Sites of historic significance from a local, park or national standpoint.

Land use implications: Any development of the site itself or its immediate environs, except restoration, would destroy the site's historical and educational values.

H. DETERMINANT: PUBLIC FACILITY

1. Characteristic: Public sewer systems.

Description: Areas served by a public sewer system.

Land use implications: Development may occur in these areas in spite of certain resource limitations that have been overcome by public sewer systems. Consequently, these areas can often be used for highly intensive development.

2. Characteristic: Proposed public sewer systems.

Description: Areas identified in a county comprehensive sewerage study where public sewer systems are considered feasible.

Land use implications: Encouraging relatively intense development in these areas will often provide the necessary impetus to establish the proposed systems. These systems will overcome certain health hazards and associated environmental problems that would otherwise be considered limiting.

I. DETERMINANT: EXISTING LAND USE

1. Characteristic: Urbanized.

(a) (1) Description: A large, varied and concentrated community with a diversity of housing and services.

(2) Land use implications: Generally, these areas have the facilities and potential to develop as major growth and service centers.

(b) (1) Description: A small, concentrated community.

(2) Land use implications: Generally, these areas have the potential to develop as growth centers.

2. Characteristic: Residential.

Description: Areas of primarily residential development.

Land use implications: The primary use of these areas should continue to be residential in nature.

3. Characteristic: Forest management.

Description: Large tracts, primarily of northern hardwood or spruce-fir forests, under active forest management.

Land use implications: These areas should be developed at only a minimal level of intensity. They constitute a unique natural resource. The supply of these species of trees, which are uncommon in such quantities elsewhere in the State, is important to insure a continuing supply of saw-logs and fiber for the economically vital wood-using industry of the region.

4. Characteristic: Agricultural lands.

(a) (1) Description: Areas under intensive agricultural management in which there is evidence of continuing capital investment for buildings and new equipment.

(2) Land use implications: These areas are an important resource within the Adirondack Park. These areas are of economic importance in some areas of the park. Consequently, these areas should only be developed at a very minimal level of intensity.

(b) (1) Description: Areas containing less viable agricultural activities frequently interspersed with other types of land uses.

(2) Land use implications: These areas are important to the open-space character of the park and also contain pockets of important agricultural soils. Consequently, they should be utilized for a low level of development intensity.

5. Characteristic: Industrial uses.

(a) (1) Description: Areas containing large-scale economically important industrial activities, located outside of centralized communities.

(2) Land use implications: These areas have been intensively used and are important to the economy of the Adirondack Park. They should remain in active industrial use.

(b) (1) Description: Proposed industrial sites identified by the State Development of Commerce or regional or local planning agencies.

(2) Land use implications: Because they are potentially important to the economy of the Adirondack Park, industrial uses should be encouraged in these areas.

APPENDIX D
PUBLIC HEARING NOTICE



**Adirondack
Park Agency**

KATHY HOCHUL
Governor

TERRY MARTINO
Executive Director

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

Map Amendment 2021-01

NOTICE: PUBLIC HEARING ON PROPOSED MAP AMENDMENTS, #2021-01, TO OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN pursuant to APA Act § 805, requested by Town of Warrensburg to reclassify two areas from their current classification to Hamlet. Area 1 is approximately 21.9 acres of Low Intensity Use lands in an area between NYS Rt 418 and the Schroon River, west of Milton Street. Area 2 is approximately 65.9 acres of Rural Use lands on the east side of NYS Rt 9, north of the existing Hamlet of Warrensburg.

A Draft Supplemental Environmental Impact Statement and Notice of Completion are available at

https://www.apa.ny.gov/about_agency/mapamendments/MA202101DSEIS.pdf

Hearing by videoconference on **January 19, 2022 at 11:00am** on web:

<https://tinyurl.com/APA-MA2021-01>; and on phone: 1-518-549-0500; Access Code: 2333 551 0092.

Interpretation or transcription services will be made available to persons who are hearing impaired at no charge upon reasonable e-mailed request.

Further details are available from and any comments can be submitted to Matthew Kendall, EPS, APA, e-mail at mapamendment_comments@apa.ny.gov or voicemail at (518)891-4050 by **February 4, 2022**.

Additional information available at www.apa.ny.gov.

APA MAP AMENDMENT 2021-01
APPLICATION OF TOWN OF WARRENSBURG
FINAL ENVIRONMENTAL IMPACT STATEMENT

APPENDIX E

**SUMMARY OF PUBLIC COMMENTS AND
RESPONSES**

Comment:

- On behalf of Adirondack Wild, we find the proposed map amendments in Warrensburg, both proposed to be reclassified Hamlet, problematic in terms of the APA Act. The likely adverse environmental impacts of reclassification, thereby ending the overall intensity guidelines in both areas, are significant. Both areas are presently part of a regional mapping plan consistent with and supportive of the present land use classifications of Low Intensity Use and Rural Use, respectively. The regional nature of the APA's Land Use and Development Plan is retained by the current classifications. The overall characteristics, purpose, policies and objectives of Hamlet are not met in either area. Through its comprehensive planning, Town has not well justified their reclassification to Hamlet.

Response:

The preferred alternative is to reclassify Area 1 as Moderate Intensity Use, which reflects the existing level of development and physical resources in the area. With the presence of deep, well-drained soils, shallow slopes and availability of public sewer, this area should be able to support a relatively high level of development without significant environmental impacts.

The preferred alternative for Area 2 is to deny the request, retaining the current Rural Use classification.

Comments:

- There is a mention of flood risk on the river which would affect my property. How serious or likely is this possibility?

Response:

The Federal Emergency Management Agency (FEMA) produces flood risk mapping that shows a 100-year flood hazard risk zone along this section of the Schroon River, including a small upland area along the banks on both sides of the river. A 100-year flood is a flood event that has one-percent chance of being equaled or exceeded in any given year. A digitized version of this risk zone mapping is depicted on Figure 12 and the flood hazard mapping is discussed in the Area 1 - Water Resources section of the FSEIS. The Agency's jurisdiction over all new land use and development that involves or impacts wetlands, is expected to prevent undue adverse impacts to wetlands from any new development in Area 1.

Comments:

- It appears from the material provided that 2 houses can be built on the property directly across the river from my house. Does this change if the hamlet is now in charge of the property?

Response:

The number of principal buildings that can be built in an area pursuant to the APA Act is determined by the overall intensity guidelines of the land use area classification. There are no overall intensity guidelines in Hamlet areas. Reclassifying this area from Low Intensity Use to Moderate Intensity Use would change the overall intensity guidelines from 200 principal buildings per square mile to 500 principal buildings per square mile, or an average of 3.2 acres per principal building to 1.3 acres per principal building.

Potential development intensity would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the Wild Scenic and Recreational River Systems Act (WSSRS Act), and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors. See the Growth-Inducing Impact section on page 37 of the FSEIS for the discussion of factor that influence building potential.

Comments:

- Why does the town want to include area 1 in the hamlet since the parcel across from me seems to be the only one that is large enough to develop?
- I am extremely concerned about the development and how it will affect our lives. Especially since there is no disclosure about future plans.
- Was a private development proposal involved?
- What was the impetus was for the proposed?
- How does a map amendment request like this gets started?

Response:

Section 805(2)(c) of the APA Act provides a process for the legislative body of a local government or landowner to request a map amendment. In their application, the Town states the availability of public water and sewer service, and proximity to existing Hamlet areas as the reason for the requested map amendments.

The Agency's decision is based on an examination of the existing characteristics of the area and cannot consider private land development proposals as relevant in its deliberation on a map amendment request (9 NYCRR §583.2(b)).

Comment:

- The Schroon River is a designated Recreational River that is well used by the community for fishing, kayaking, canoeing. There are a lot of birds here, including blue heron nests. A change to hamlet could result in the removal of vegetation and increased noise from traffic on NYS Rt 418, building hotels or other commercial businesses.

Response:

The preferred alternative is to reclassify Area 1 as Moderate Intensity Use, which reflects with the existing level of development and physical resources in the area. The change relaxes but maintains overall intensity guidelines that will limit the total number of principal buildings that would be allowed in the area.

The preferred alternative also retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves and/or impacts wetlands, is expected to prevent undue adverse impacts to the physical resources of Area 1.

Comment:

- Would the APA then have no say in what occurs on this section of the Schroon River?

Response:

The Adirondack Park Agency has jurisdiction in all land use area classifications, including the requested classification of Hamlet. Whether a project is reviewed by the Agency depends on many factors. A summary of the Agency's review authority by land use area classification can be found here:

https://www.apa.ny.gov/Documents/Laws_Regs/HotalingTable.htm

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities, as well as over all new land use and development that involves and/or impacts wetlands.

Comment:

- In Area 1, now classified Low Intensity along the Schroon River (21.9 acres), one-third of which is classified wetlands (Type 2) within the river's floodplain, there could be significant environmental impacts to the river's quality and floodplain environments by allowing a virtually unlimited density and type of new development. 25% of the area is also forested today. Thus, over half of the area is either forest or wetland. Moreover, there is an identified aquifer under the entire area proposed for reclassification. Strictly from a resource perspective, this is not an area can or should withstand the unlimited density and variety of new development that Hamlet classification would permit. Moreover, from a regional planning perspective, the area is classified Low Intensity Use as part of and contiguous to a much larger 270-acre LIU area on both sides of the Schroon River. The APA Map correctly extends the LIU classification to this section of the river to account for the presence of sensitive natural resources associated with the undeveloped Schroon River floodplain at this location. The characteristics, purposes, policies and objectives of Hamlet are not present here. The present classification should not be altered.

Response:

The preferred alternative is to reclassify Area 1 as Moderate Intensity Use, which is reflects the existing level of development and physical resources in the area. With the presence of deep, well-drained soils, shallow slopes and availability of public sewer, this area should be able to support moderate levels of development without significant environmental impacts.

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities, as well as over all new land use and development that involves and/or impacts wetlands.

Comments:

- I remember reading in the Adirondack Explorer that one of these parcels of land had a rare plant on it. A place where a rare plant is found shouldn't be reclassified as a hamlet because it would cause the rare plant to die.

Response:

Area 2 is within an area where Purple Rock-ress (*Boechera grahamii*), a vulnerable plant, has historically been observed. The preferred alternative is to deny the requested map amendment for Area 2, retaining the existing Rural Use classification.

Comments:

- Over the years, I have had many family members and friends as guests. All have enjoyed their taste of country life and have become repeat visitors to the Adirondacks and have enhanced the local economy.

What I love about the Adirondacks is that the area remains “Forever Wild.” In the Adirondack Park, residents and visitors are never far from its forests and mountains. I feel Warrensburg will lose something of its appeal if the town is allowed to expand the hamlet beyond its present boundaries.

Route 9 is the main route visitors take to reach Route 28, which leads deeper into the western part of the park and higher into the Adirondacks. Increased development along Route 9 will destroy the character of the route and will make people less likely to see Warrensburg as an attractive destination within the park and more likely to see it as just a town to be passed through on the way to prettier and wilder places. Already the western side of Route 9 going north from the bandstand, which is part of the hamlet, has the industrial park and the town landfill, neither of which is a scenic part of the self-styled “Queen Village of the Adirondacks.” With this change in zoning, an additional portion of the eastern side of the roadway would also be made less beautiful. At present there are trees and rocky outcroppings, which would be sad to lose.

The water and sewer lines do not extend past the town landfill, which means any substantial development in this area would require additional (and probably expensive) infrastructure.

I hope that the change in zoning will not be approved, or at least that it will be scaled back in scope.

Response:

The preferred alternative is to deny the requested map amendment for Area 2, retaining the existing Rural Use classification.

Comments:

- Area 2 being developed isn't likely to help the town in any meaningful way. People like Warrensburg for the fact that it isn't overdeveloped, and what Warrensburg needs more investment in is the main parts of town on Route 9. These are the places where there is revenue to be made from both tourists and local business, but so much of it is underutilized and needs more attractions, businesses, and infrastructure. The areas around the town are valuable for being woods where people can hike and actually feel like they're in the Adirondacks.

Don't let Warrensburg become another boring overdeveloped strip mall tourist town. Spend these funds working on improving what already have as opposed to trying to expand/fundamentally change the far reaches of the town.

Response:

The preferred alternative is to deny the requested map amendment for Area 2, retaining the existing Rural Use classification.

Comment:

- In area 2, now classified Rural Use along Route 9 (65.9 acres), virtually the entire area is heavily forested today. Half of the area has slopes of 15-25 percent or greater, where intensive development authorized by a Hamlet reclassification poses significant risks and adverse impacts. There are vulnerable plant species occurring here associated with the great extent of rock outcrop. The visual and aesthetic character of this area is entirely consistent with the Rural Use classification. If reclassified to Hamlet this section of Rt. 9 would lose its present Critical Environmental Area classification and its rural character. In addition, the 65.9 acres of Rural Use are part of a large, 16000-acre block of Rural Use extending into several other towns. The regional nature of the Land Use and Development Plan is retained through the present Rural Use classification. The area is properly classified Rural Use and ought not to be changed. The Town of Warrensburg has not presented strong comprehensive planning reasons and justifications for the proposed change to Hamlet, nor does the area possess the characteristics, or meet the purposes, policies and objectives of Hamlet. In terms of an alternative reclassification of a portion of the 65.9 acres in order to avoid some of the sensitive topography and resources, we are not persuaded that this would satisfy the criteria for a land use map change or the regional nature of the Land Use and Development Plan.

Response:

The preferred alternative is to deny the requested map amendment for Area 2, retaining the existing Rural Use classification.

APA MAP AMENDMENT 2021-01
APPLICATION OF TOWN OF WARRENSBURG
FINAL ENVIRONMENTAL IMPACT STATEMENT

APPENDIX F PUBLIC HEARING SUMMARY

On January 19, 2022 the Adirondack Park Agency conducted a public hearing on Map Amendment 2021-01. The hearing was held remotely via Webex video/telephone conference. The hearing was recorded and is available on the Agency's website and here:

http://nysapa.granicus.com/MediaPlayer.php?view_id=2&clip_id=580

During the hearing, APA staff member Matthew Kendall gave an overview of the requested map amendments, map amendment process and DSEIS. Afterwards, public in attendance were given an opportunity to make comment for the record. Below is a summary of each comment that was made during this hearing.

Bill Fitzgerald - Bill Fitzgerald asked if the presentation was available in written form. Matthew Kendall stated that a video recording of the hearing would be available on the Agency's website after the hearing. Bill Fitzgerald then asked what the impetus was for the proposed, and whether there was a private development proposal involved. Matthew Kendall responded by explaining that the Agency was reviewing an application by the Town and soliciting comments which will be responded to in the FSEIS, and suggested that the participants contact the Town of Warrensburg if they wished to know more about the reasons the Town requested the changes.

Bernadine Hoffman - Bernadine Hoffman said that she understands that the Agency cannot consider a private development proposal and that she believes this proposal is the Town's vision of economic development. Bernadine calculated that the size of Area 1 minus the wetlands leaves 16 acres to be developed, 8 of those 16 are directly across the river from Bernadine's home. She said she understands that the overall intensity guidelines for Low Intensity Use, if developed today, would allow 7 homes in Area 1. Bernadine said what is scary to her about the proposal is that Hamlet has no density restrictions. Bernadine stated that the Schroon River is a designated Recreational River that is well used by the community for fishing, kayaking, canoeing. Bernadine said, having personally kayaked every inch of this part of the river, that there are a lot of birds here, including blue heron nests. Bernadine said it was disappointing to know that this

can turn into knocking everything down, opening all of these woods up to sound and noise of the traffic on NYS Rt 418, building hotels or other commercial businesses. Bernadine then asked if she was correct about the math and staff responded by said that it appeared to be a correct estimate. Bernadine then stated that a member of the zoning board was a landowner in Area 1 and wondered whether he was the reason the Town was requesting the map amendment, and acknowledged understanding that staff could not answer the question.

Sharron Long - Sharron Long asked why names of the public who were attending the hearing not showing up on the Webex window. NYS ITS staff member Robert Kreider responded by explaining they are not visible to the public for privacy reasons but staff can see them. Sharron asked for Matthew Kendall and Robert Kreider's titles. Staff answered with Environmental Program Specialist, and Information Technology Specialist, respectively. Sharron asked how a map amendment request like this gets started and who at the town she should ask for more information. Matthew Kendall responded by explaining that the Town Board had passed a resolution requesting these changes. Sharron asked staff to confirm that Kevin Geraghty was the Town Supervisor, which staff did. Sharron asked how the presentation would be available after the hearing and Matthew Kendall explained that a video and audio recording of the presentation would be posted to the Agency website within a few days of the hearing, and a PDF of the presentation and DSEIS were available on the APA website.

**APA MAP AMENDMENT 2021-01
APPLICATION OF TOWN OF WARRENSBURG
FINAL ENVIRONMENTAL IMPACT STATEMENT**

**APPENDIX G
WRITTEN COMMENTS**

Kendall, Matthew S (APA)

From: Bernadine Hoffman <imagineny123@gmail.com>
Sent: Tuesday, January 18, 2022 1:31 PM
To: MapAmendment_comments@apa.ny.gov
Subject: Re: comments for Matthew Kendall on Warrensburg map amendment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Thank you for your response. I am extremely concerned about the development and how it will affect our lives. Especially since there is no disclosure about future plans.

On Tue, Jan 18, 2022 at 1:12 PM MapAmendment_comments@apa.ny.gov <MapAmendment_comments@apa.ny.gov> wrote:

Thank you for contacting the NYS Adirondack Park Agency. Your comment will be included in the file and considered during the review of this map amendment request.

-----Original Message-----

From: Bernadine Hoffman <imagineny123@gmail.com>
Sent: Thursday, January 13, 2022 8:12 PM
To: MapAmendment_comments@apa.ny.gov
Subject: comments for Matthew Kendall on Warrensburg map amendment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I have read the material on proposed amendment 2020-01. Not being a real estate or environmental attorney, I have a few concerns I trust you can address.

1. It appears from the material provided that 2 houses can be built on the property directly across the river from my house. Does this change if the hamlet is now in charge of the property? Would the APA then have no say in what occurs on this section of the Schroon river?
2. There is a mention of flood risk on the river which would affect my property. How serious or likely is this possibility?
3. Why does the town want to include area 1 in the hamlet since the parcel across from me seems to be the only one that is large enough to develop?

I would greatly appreciate any information you can provide in answer to my concerns. Thank you.

Concerned landowner,

Bernadine Hoffman

Kendall, Matthew S (APA)

From: gailaldous@msn.com
Sent: Tuesday, February 1, 2022 1:37 AM
To: MapAmendment_comments@apa.ny.gov
Cc: gailaldous@msn.com
Subject: APA Project MA2021-01 Public Comments

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source. If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPComments@apa.ny.gov. Please copy "MA2021-01, Gail Aldous, gailaldous@msn.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Gail Aldous
Email from: gailaldous@msn.com
Address:
Re: Agency Project MA2021-01, Town of Warrensburg

My Comments:

I remember reading in the Adirondack Explorer that one of these parcels of land had a rare plant on it. A place where a rare plant is found shouldn't be reclassified as a hamlet because it would cause the rare plant to die.

Kendall, Matthew S (APA)

From: alicefitzg@yahoo.com
Sent: Thursday, February 3, 2022 8:11 PM
To: MapAmendment_comments@apa.ny.gov
Cc: alicefitzg@yahoo.com
Subject: APA Project MA2021-01 Public Comments

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source. If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPCComments@apa.ny.gov. Please copy "MA2021-01, Alice Fitzgerald, alicefitzg@yahoo.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Alice Fitzgerald
Email from: alicefitzg@yahoo.com
Address: 50-43 207 ST OAKLAND GARDENS NY 11364
Re: Agency Project MA2021-01, Town of Warrensburg

My Comments:

My name is Alice Fitzgerald and I am the owner of the one-family house at 4124 State Route 9. I inherited the house from my father, Irwin Jonas, who inherited from his father, Paul Jonas, so as you can see my roots in the Adirondacks run deep. I have spent nearly every summer for the past 62 years in that house.

Over the years, I have had many family members and friends as guests. All have enjoyed their taste of country life and have become repeat visitors to the Adirondacks and have enhanced the local economy.

What I love about the Adirondacks is that the area remains "Forever Wild." In the Adirondack Park, residents and visitors are never far from its forests and mountains. I feel Warrensburg will lose something of its appeal if the town is allowed to expand the hamlet beyond its present boundaries.

Route 9 is the main route visitors take to reach Route 28, which leads deeper into the western part of the park and higher into the Adirondacks. Increased development along Route 9 will destroy the character of the route and will make people less likely to see Warrensburg as an attractive destination within the park and more likely to see it as just a town to be passed through on the way to prettier and wilder places. Already the western side of Route 9 going north from the bandstand, which is part of the hamlet, has the industrial park and the town landfill, neither of which is a scenic part of the self-

styled “Queen Village of the Adirondacks.” With this change in zoning, an additional portion of the eastern side of the roadway would also be made less beautiful. At present there are trees and rocky outcroppings, which would be sad to lose.

The water and sewer lines do not extend past the town landfill, which means any substantial development in this area would require additional (and probably expensive) infrastructure.

I hope that the change in zoning will not be approved, or at least that it will be scaled back in scope.

Kendall, Matthew S (APA)

From: paul.thomas.fitzgerald@gmail.com
Sent: Friday, February 4, 2022 2:54 PM
To: MapAmendment_comments@apa.ny.gov
Cc: paul.thomas.fitzgerald@gmail.com
Subject: APA Project MA2021-01 Public Comments

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source. If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to RPCComments@apa.ny.gov. Please copy "MA2021-01, Paul Fitzgerald, paul.thomas.fitzgerald@gmail.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Paul Fitzgerald
Email from: paul.thomas.fitzgerald@gmail.com
Address:
Re: Agency Project MA2021-01, Town of Warrensburg

My Comments:

This area of Warrensburg being developed isn't likely to help the town in any meaningful way. People like Warrensburg for the fact that it isn't overdeveloped, and what Warrensburg needs more investment in is the main parts of town on Route 9. These are the places where there is revenue to be made from both tourists and local business, but so much of it is underutilized and needs more attractions, businesses, and infrastructure. The areas around the town are valuable for being woods where people can hike and actually feel like they're in the Adirondacks. Don't let Warrensburg become another boring overdeveloped strip mall tourist town. Spend these funds working on improving what already have as opposed to trying to expand/fundamentally change the far reaches of the town.



Feb. 4 , 2022

Matt Kendall
NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

Re. Town of Warrensburg Proposed Land Use Map Changes

Dear Mr. Kendall,

On behalf of Adirondack Wild, we find the proposed map amendments in Warrensburg, both proposed to be reclassified Hamlet, problematic in terms of the APA Act. The likely adverse environmental impacts of reclassification, thereby ending the overall intensity guidelines in both areas, are significant. Both areas are presently part of a regional mapping plan consistent with and supportive of the present land use classifications of Low Intensity Use and Rural Use, respectively. The regional nature of the APA's Land Use and Development Plan is retained by the current classifications. The overall characteristics, purpose, policies and objectives of Hamlet are not met in either area. Through its comprehensive planning, Town has not well justified their reclassification to Hamlet.

In Area 1 now classified Low Intensity along the Schroon River (21.9 acres), one-third of which is classified wetlands (Type 2) within the river's floodplain, there could be significant environmental impacts to the river's quality and floodplain environments by allowing a virtually unlimited density and type of new development. 25% of the area is also forested today. Thus, over half of the area is either forest or wetland. Moreover, there is an identified aquifer under the entire area proposed for reclassification. Strictly from a resource perspective, this is not an area can or should withstand the unlimited density and variety of new development that Hamlet classification would permit. Moreover, from a regional planning perspective, the area is classified Low Intensity Use as part of and contiguous to a much larger 270-acre LIU area on both sides of the Schroon River. The APA Map correctly extends the LIU classification to this section of the river to account for the presence of sensitive natural resources associated with the undeveloped Schroon River floodplain at this location. The characteristics, purposes, policies and objectives of Hamlet are not present here. The present classification should not be altered.

In area 2, now classified Rural Use along Route 9 (65.9 acres), virtually the entire area is heavily forested today. Half of the area has slopes of 15-25 percent or greater, where intensive development authorized by a Hamlet reclassification poses significant risks and adverse impacts. There are vulnerable plant species occurring here associated with the great extent of rock outcrop. The visual and aesthetic

character of this area is entirely consistent with the Rural Use classification. If reclassified to Hamlet this section of Rt. 9 would lose its present Critical Environmental Area classification and its rural character. In addition, the 65.9 acres of Rural Use are part of a large, 16000-acre block of Rural Use extending into several other towns. The regional nature of the Land Use and Development Plan is retained through the present Rural Use classification. The area is properly classified Rural Use and ought not to be changed. The Town of Warrensburg has not presented strong comprehensive planning reasons and justifications for the proposed change to Hamlet, nor does the area possess the characteristics, or meet the purposes, policies and objectives of Hamlet.

In terms of an alternative reclassification of a portion of the 65.9 acres in order to avoid some of the sensitive topography and resources, we are not persuaded that this would satisfy the criteria for a land use map change or the regional nature of the Land Use and Development Plan.

Thank you for considering our comments and concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gibson".

David Gibson, Managing Partner
Adirondack Wild: Friends of the Forest Preserve

P.O. Box 9247. Niskayuna. NY 12309
518-469-4081
www.adirondackwild.org

APPENDIX H

.....*FSEIS FILE LIST*

MA2021-01 FSEIS File List

Kevin B. Geraghty
Town of Warrensburg Supervisor
3797 Main ST
Warrensburg, NY 12885

Pamela Lloyd
Town of Warrensburg Clerk
3797 Main ST
Warrensburg, NY 12885

Sharon Sutphin
Town of Warrensburg Planning Board
3797 Main ST
Warrensburg, NY 12885
Robert Regan

Gerald Delaney Sr.
LGRB Executive Director (Clinton County)
326 Downs Road
Cadyville, NY 12918

Beth Gilles
Lake Champlain - Lake George Regional Planning Board
P.O. Box 765
1 Lower Amherst Street
Lake George, NY 12845

Pamela J. Vogel
Warren County Clerk
1340 State Route 9
Lake George, NY 12845-9803

Wayne LaMothe
Warren County Planner/Director
1340 State Route 9
Lake George, NY 12845-9803

**APA MAP AMENDMENT 2021-01
APPLICATION OF TOWN OF WARRENSBURG
FINAL ENVIRONMENTAL IMPACT STATEMENT**

APPENDIX I

FSEIS Comparison

(redline showing changes from DSEIS to FSEIS)

COVER SHEET
and
NOTICE OF COMPLETION
of

~~DRAFT~~FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
(~~DSEIS~~FSEIS)
MAP AMENDMENT 2021-01 (Town of Warrensburg)

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

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

PROJECT LOCATION:

Town of Warrensburg
Warren County

PROPOSED ACTION:

~~Application for two Amendments~~An amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Warrensburg, Warren County (Map Amendment 2021-01), pursuant to Section 805 (2) (c) (1) of the Adirondack Park Agency Act (Executive Law, Article 27). ~~Area 1 is), to reclassify~~ approximately 21.9 acres ~~and currently classified as from~~ Low Intensity Use. ~~Area 2 is to Moderate Intensity Use, and the denial of a request to reclassify~~ approximately 65.9 acres ~~in size and currently classified as from~~ Rural Use. ~~The Town has requested that these two areas be reclassified as to~~ Hamlet.

AGENCY CONTACT FOR INFORMATION AND/OR COPIES OF ~~DSEIS~~FSEIS:

Matthew Kendall
Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977 (518) 891-4050

~~DATE OF PUBLIC HEARING ON PROPOSED MAP AMENDMENT:~~

January 19, 2022

DATE OF ACCEPTANCE OF ~~DSEIS~~FSEIS BY LEAD AGENCY:

December 16, 2021

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

~~February 4,~~
~~March~~ , 2022

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PROPOSED ACTION

The Town of Warrensburg has requested two amendments to the Official Adirondack Park Land Use and Development Plan Map ("requested map amendments") pursuant to Section 805 (2) (c) (1) of the Adirondack Park Agency Act (Executive Law, Article 27). Area 1 is approximately 21.9 acres and currently classified as Low Intensity Use. Area 2 is approximately 65.9 acres in size and currently classified as Rural Use. The Town has requested that these two areas be reclassified as Hamlet. The Adirondack Park Agency (Agency or APA) proposes a Preferred Alternative to approve an alternative classification to the application for Area 1, by reclassifying the Area as Moderate Intensity Use, and to deny the application for Area 2.

PURPOSE, PUBLIC NEED AND BENEFITS

In their application, the Town states the availability of public water and sewer service, and proximity to existing Hamlet areas as the reason for the proposed changes requested map amendments.

PROCEDURES UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

This Draft/Final Supplemental Environmental Impact Statement (DSEIS/FSEIS) analyzes the environmental impacts which may result from Agency approval of these the preferred alternative and proposed map amendments amendment. The Official Adirondack Park Land Use and Development Plan Map ~~(the Map),~~ identified in § 805(2)(a) of the APA Act, is the underlying framework of the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park. This DSEIS/FSEIS is a supplement to the Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan, adopted on August 1, 1979.

Pursuant to the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and APA Act §§ 805(2)(c)(1) and 805(2)(c)(2), the Agency has prepared/published this a Draft Supplemental Environmental Impact Statement (DSEIS, and will accept) on December 16, 2021, accepted public comments until February 4, 2022, and hold/held a combined public hearing on both the proposed/requested map amendment and the DSEIS, and incorporate all public on January 19, 2022. comments into a Final Supplemental Environmental Impact Statement (FSEIS). The

FSEIS will include

The Agency did not receive comments from individuals or organizations in support of the requested map amendments and received written comments from five individuals or organizations opposed to the requested map amendments.

This FSEIS contains a summary of the hearing ~~summary, public comments, and the written analysis~~(Appendix F), all written comments received during the comment period (Appendix G), and written responses by Agency staff: of all the substantive comments that were received at the hearing or in writing during the comment period (Appendix E). The Agency must ~~then~~now decide (a) whether to accept the FSEIS and (b) whether to approve the requested map ~~amendment requests~~amendments, deny the ~~requests~~requested map amendments, or approve ~~alternatives. The Agency will issue a separate decision for each requested amendment.~~ the Preferred Alternative.

Pursuant to SEQRA, the Agency must compare the relative impacts of potential land use and development based on the existing land use classification with those of the proposed land use classification and “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”

Standards for Agency Decision

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

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

- a) APA Act § 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;¹
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979 (FGEIS).

Section 805(2)(c)(1) of the APA Act provides in pertinent part:

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

¹ Part 583 and Appendix Q-8 are found on the agency website: [Adirondack Park Agency Laws, Regulations and Standards \(ny.gov\)](#).

Any amendment to reclassify land from any land use area to any other land use area or areas, if the land involved is less than twenty-five hundred acres, after public hearing thereon and upon an affirmation vote of two-thirds of its members, at the request of any owner of record of the land involved or at the request of the legislative body of a local government.

Section 805(2)(c)(5) of the APA Act provides in pertinent part:

Before making any plan map amendment...the Agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred-one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural, resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development, amenability, and limitations of the land in question. The Agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

The statutory “purposes, policies and objectives” and the “character descriptions” for the land use areas established by § 805 of the APA Act are shown on the Official Map and set out in Appendix B.

APA Regulation § 583.2 outlines additional criteria:

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

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

The requested map amendments are examined in comparison to the statutory “purposes, policies, and objectives” and the “character descriptions” for the ~~proposed~~requested Hamlet classification, as well as in the context of the “land use area classification determinants,” using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies, and objectives for land use areas (Appendix B of this document) are established by section 805 of the APA Act and summarized below.

Resource Management areas (shown as green on the Map) are those lands where the need to protect, manage, and enhance forest, agricultural, recreational, and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture, and recreational activities, are found throughout these areas. Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats, or habitats of rare and endangered plant and animal species. Resource Management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well-designed sites. The overall intensity guideline for Resource Management is 15 principal buildings per square mile, or 42.7 acres per principal building.

Rural Use areas (yellow on the Map) are characterized by substantial acreages of one or more of the following: fairly-shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas, or key public lands. These areas are frequently remote from existing hamlet areas or are not readily accessible. Consequently, these areas are characterized by a low level of development that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park. Residential and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well-designed sites. The overall intensity guideline for Rural Use is 75 principal buildings per square mile, or 8.5 acres per principal building.

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

Low Intensity Use is 200 principal buildings per square mile, or 3.2 acres per principal building.

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

Hamlet areas (brown on the Map) range from large, varied communities that contain sizeable permanent, seasonal, and transient populations with a great diversity of residential, commercial, tourist, and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities. Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial, and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social, and professional needs of the park's permanent, seasonal, and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people. The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs. There are no overall intensity guidelines for Hamlet Areas.

ENVIRONMENTAL SETTING

Location

The requested map amendment areas are located in the Town of Warrensburg, in the southeastern portion of the Adirondack Park. Both areas are located adjacent to the existing Hamlet of Warrensburg. Figure 1 is a map showing the general location of the areas under consideration for this action.

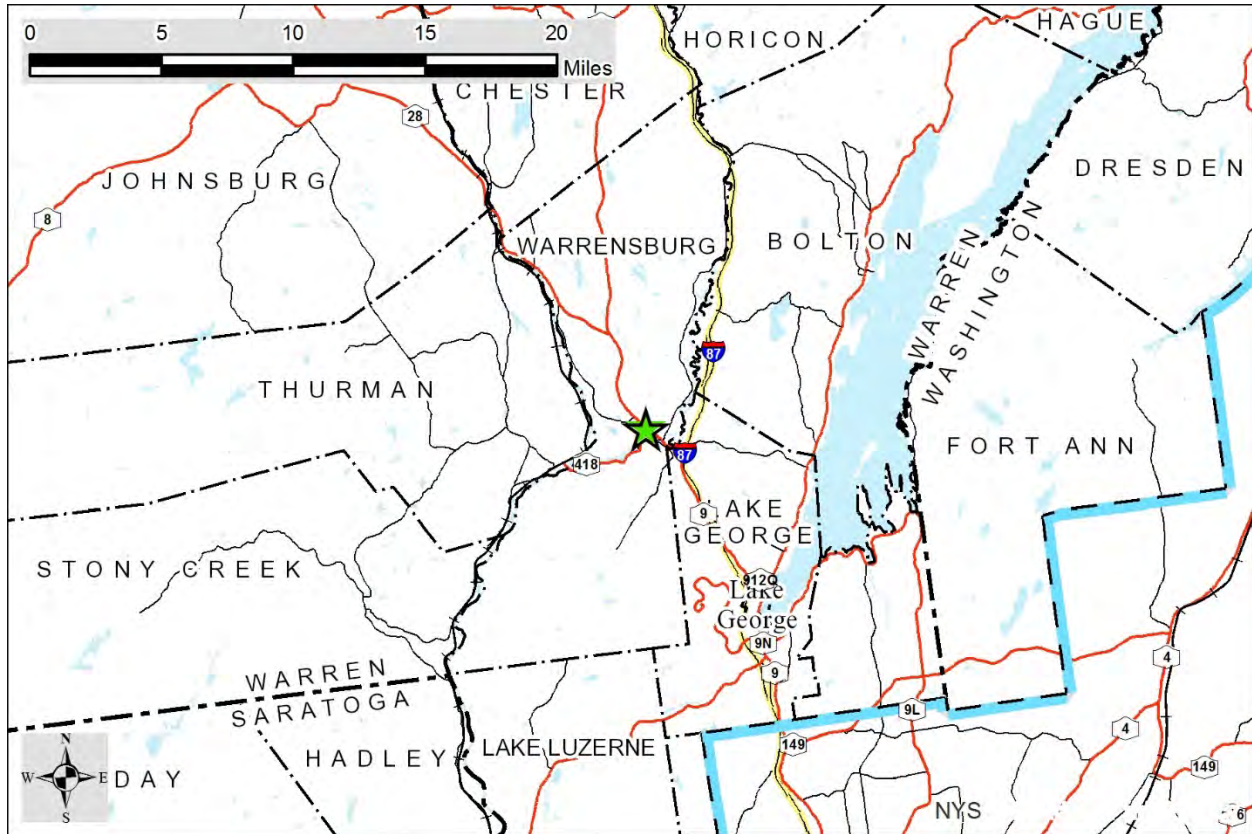


Figure 1. Map showing the general location of the proposed requested map amendment areas.

Adirondack Park Land Use and Development Plan Map

The Town of Warrensburg is approximately 41,375 acres in size, including water bodies. Table 1 shows the how the land is currently classified pursuant to the Official Adirondack Park Land Use and Development Plan map.

Land Classification	Acreage
Hamlet	1,547
Moderate Intensity Use	690
Low Intensity	2,035
Rural Use	17,537
Resource Management	11,671
State Land	6,807
NYS State Conservation Easement ¹	1,864

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

¹ Approximately 1,864 acres of private lands in the Town of Warrensburg classified as Resource Management and Rural Use are under a New York State conservation easements.

Figure 2 is a map of the ~~proposed~~requested map amendment areas with the current Adirondack Park Land Use and Development Plan Map at a scale that illustrates the existing Hamlet of Warrensburg. ~~Figures~~Figure 3 is a map depicting the ~~proposed~~requested map amendment areas and the Adirondack Park Land Use and Development Plan Map at a smaller scale.

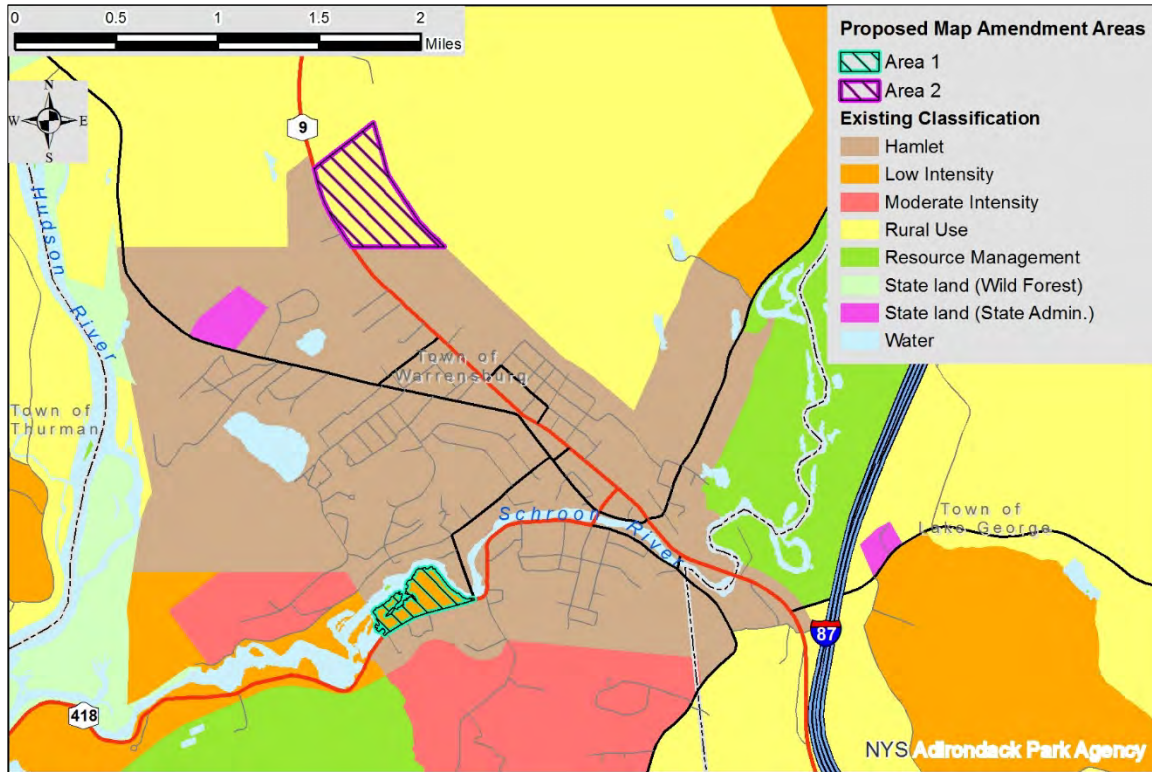


Figure 2. Map of the two ~~proposed~~ requested map amendment areas and the current classifications on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

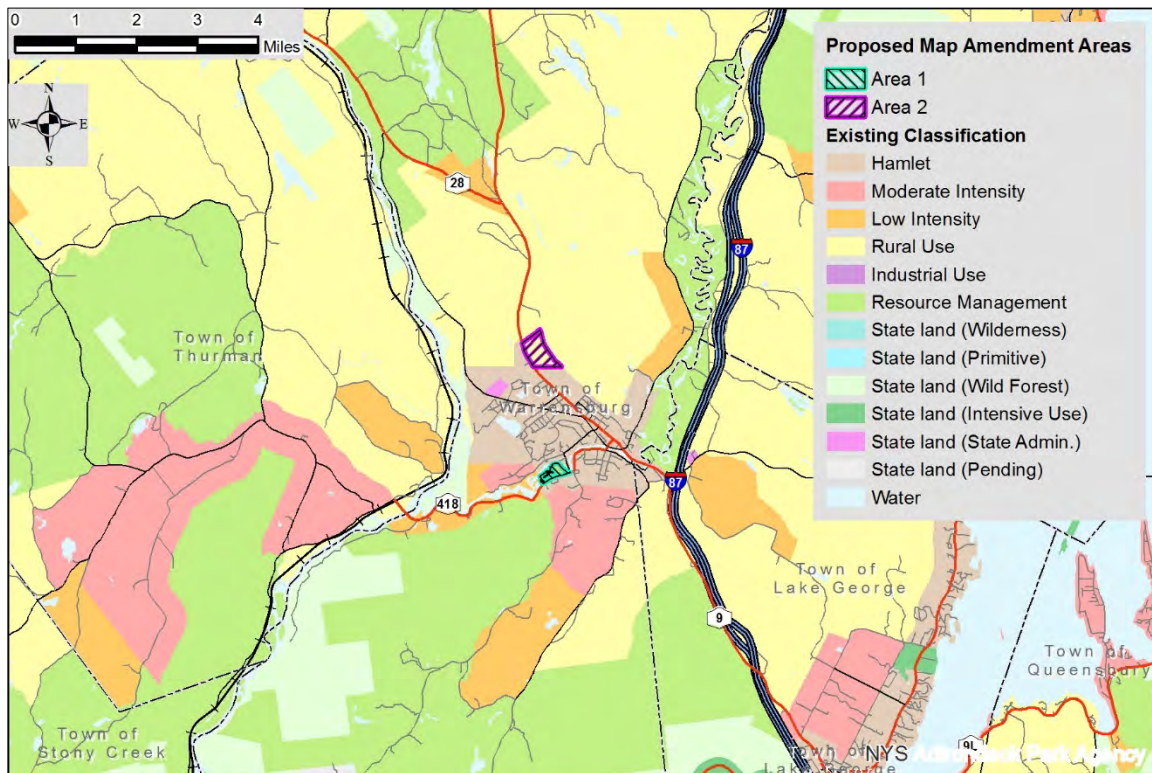


Figure 3. Map showing the two proposed requested map amendment areas and the current classification on the Adirondack Park Land Use and Development Plan Map and State Land Master Plan.

Community Services

The Hamlet of Warrensburg is approximately 1,547 acres in size and is an existing growth center offering a variety of services and facilities.

The Town of Warrensburg has municipal sewer and water facilities that serve areas in and around the Hamlet of Warrensburg, including portions of both areas under consideration.

The wastewater treatment plant for the Warrensburg Sewer District is located west of Area 1 along NYS Rt 418. The plant has a permitted capacity of 0.25 million gallons per day (MGD), and in 2020 received an average flow of 0.1312 MGD. Figure 4 shows the location of sewer mains and the sewer district in the vicinity of the two proposed requested map amendment areas.

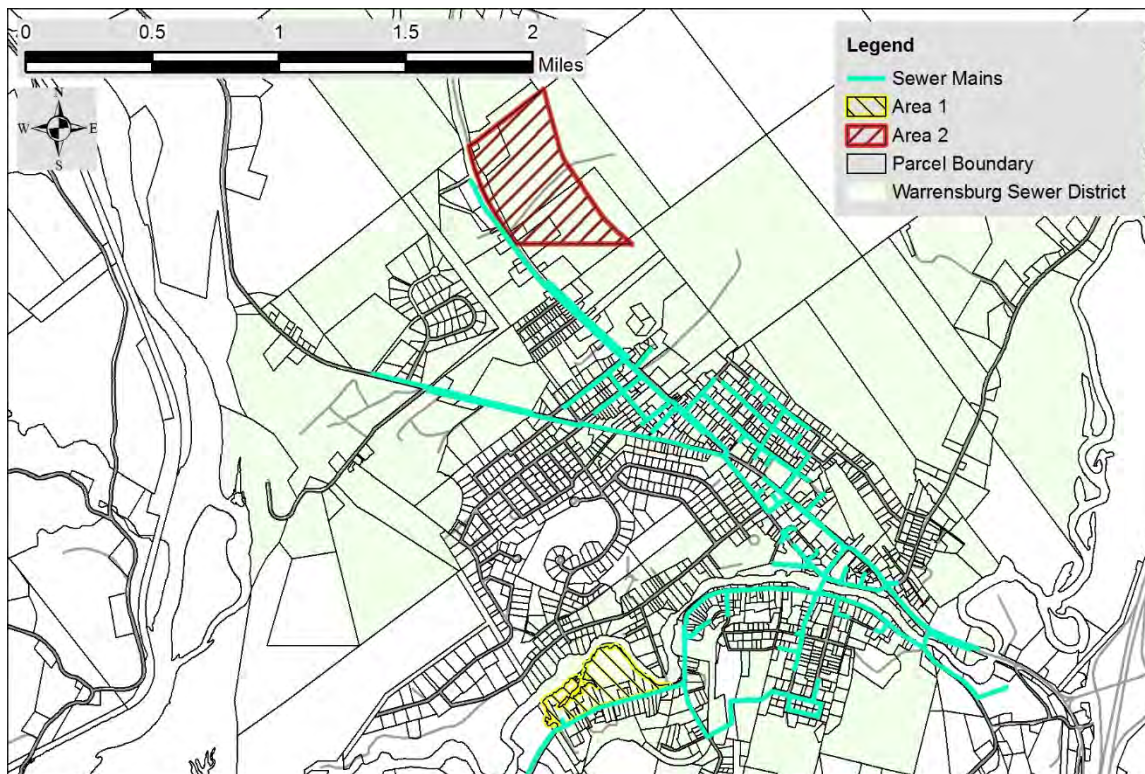


Figure 4. Map showing the proposed map amendment areas, sewer district and sewer mains.

The source of the Warrensburg Water District are multiple groundwater wells. Figure 5 shows the location of water mains and the water district in the vicinity of the two proposed requested map amendment areas.

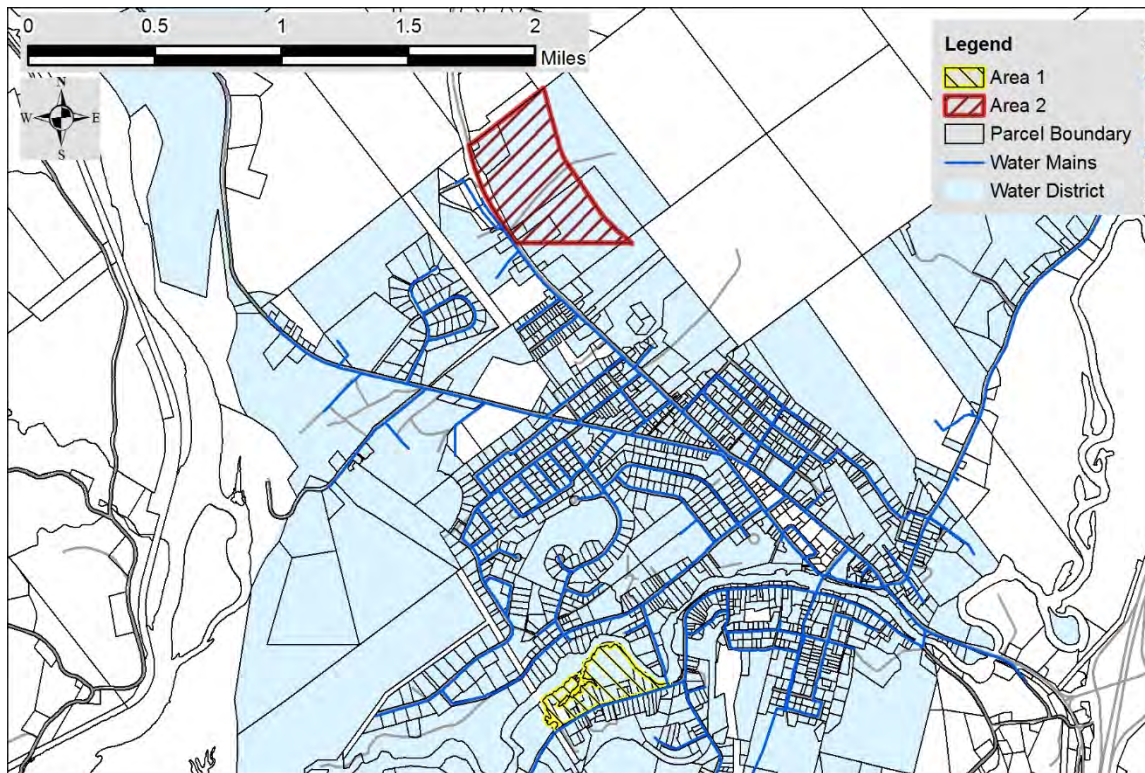


Figure 5. Map showing the proposed requested map amendment areas, water district and water mains.

Fire services are furnished by the Warrensburg Volunteer Fire Department and rescue services are furnished by the Warrensburg Emergency Medical Services.

Police protection is available from the Warren County Sheriff's Department and the New York State Police. Both organizations have facilities approximately 11 miles away in Chestertown and approximately 14 miles away in Queensbury.

AREA 1

Description

Area 1 is currently classified as Low Intensity Use. It is bounded by the lands currently classified as Hamlet to the east and south and by the Schroon River to the north. The lands to the west are currently classified as Low Intensity Use and would remain so under this proposal. The lands on the north side of the river, on the opposite shore from

Area 1, are currently classified as Hamlet. Area 1 is part of an approximately 270-acre Low Intensity Use Area that includes lands on both sides of the Schroon River extending west from Area 1, downstream to its confluence with the Hudson River. Figure 6 is a map showing Area 1 and the current classification on the Adirondack Park Land Use and Development Plan Map.

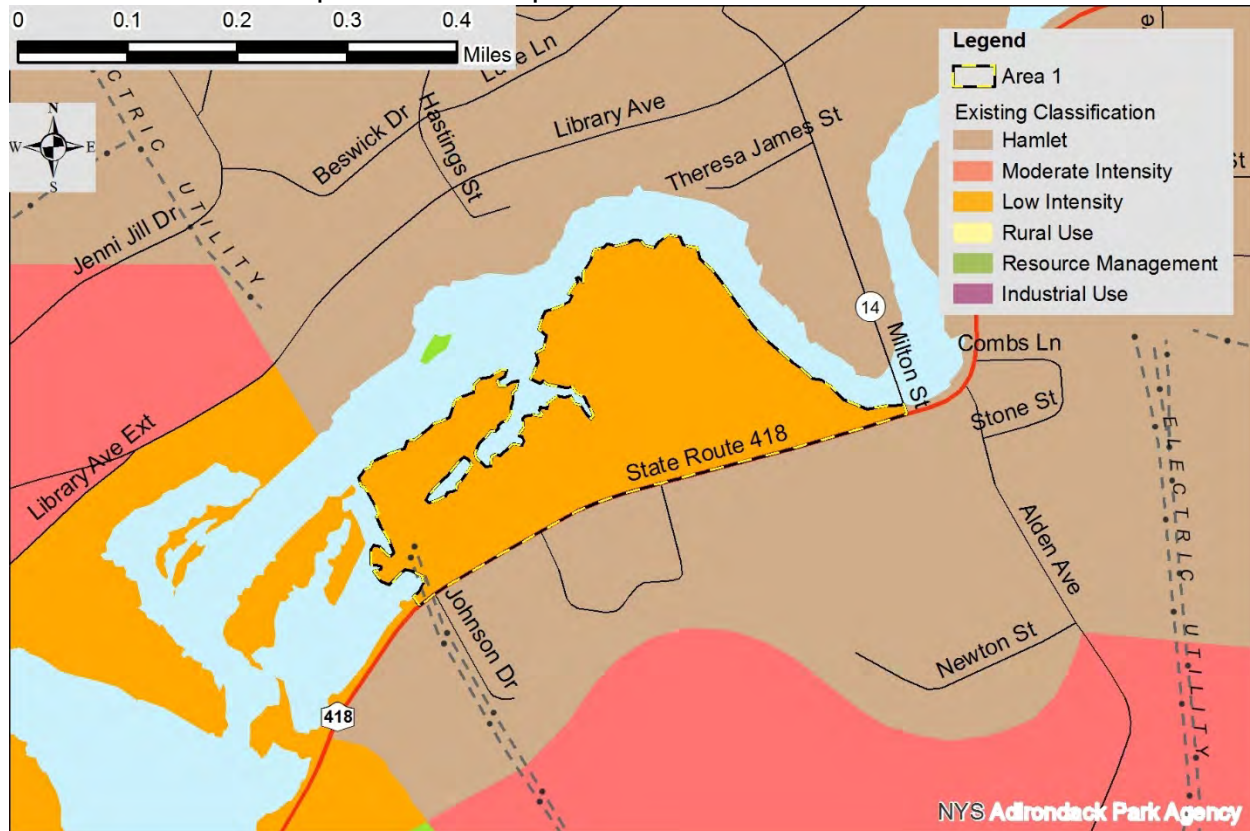


Figure 6. Map showing Area 1 and the current classification on the Adirondack Park Land Use and Development Plan Map.

Area 1 is approximately 21.9 acres in size and described as follows:

Beginning at a point at the intersection of the centerlines of NYS Rt 418 and Milton Street; thence in a westerly direction along the centerline of NYS Rt 418 for a distance of approximately 1,800 feet to a point on the centerline of an electric transmission line; thence in a northerly direction along the centerline of the transmission line to a point on the shoreline of the Schroon River; thence in a northeasterly direction along the shoreline of the River to a point at the centerline of Milton Street; thence in a southeasterly direction along the centerline of Milton Street to the point of beginning.

Existing Land Use and Development

Area 1 has approximately 1,800 feet of road frontage along NYS Rt 418, also called River Street, which is a hard-surfaced State-maintained highway. This section of highway is part of the 40-mile Dude Ranch Trail Scenic Byway. The New York State Department of Transportation estimates that the Annual Average Daily Traffic for this road was 2,647 vehicles in 2019. NYS Rt 418 intersects with NYS Rt 9, approximately one mile east of Area 1 at a point that is approximately one mile from access to Interstate 87. There are no public roads within Area 1, but the area has several paved and gravel driveways and parking lots for the existing development in this area. Figure 7 is a map showing the roads in the vicinity of Area 1.

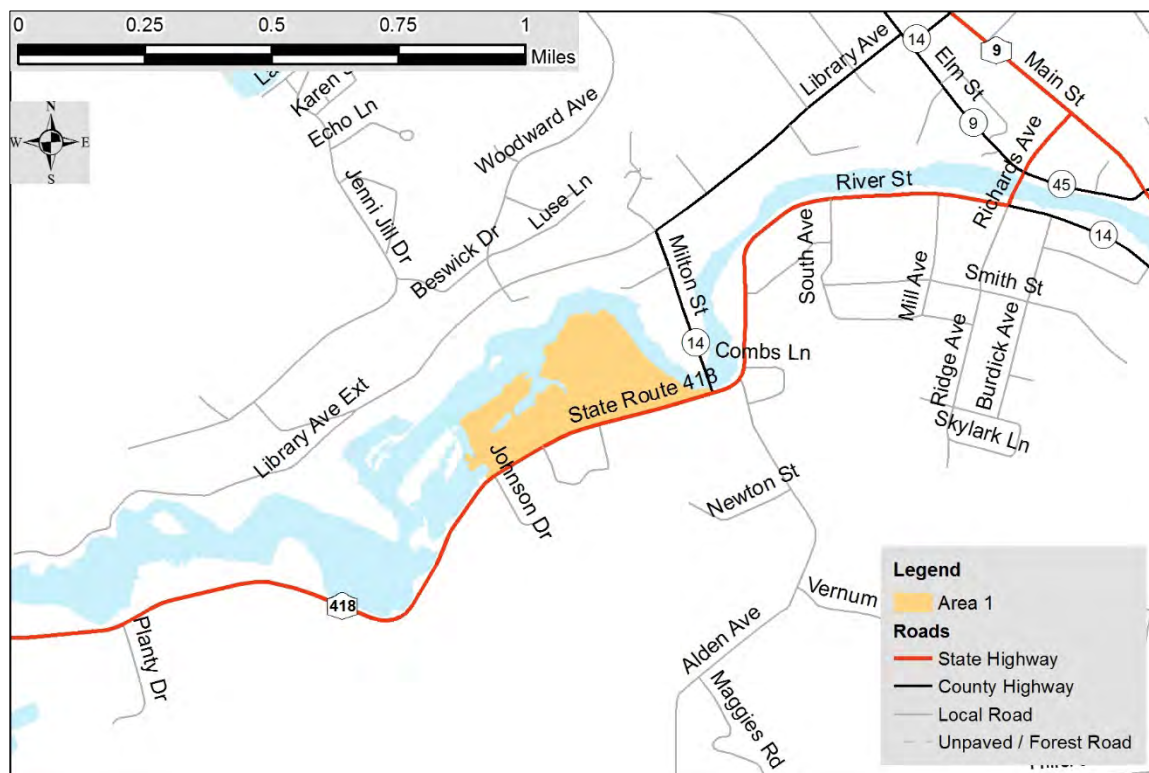


Figure 7. Map showing the roads in and around Area 1.

A sidewalk runs along the south side of NYS Rt 418 through this area. Public sewer and water mains are located along NYS Rt 418 and appear to serve all of the properties in this area. The sewer main located along Area 1 is a 15-inch gravity main, which flows to a pump station in the western end of Area 1 where it becomes a 10-inch forced main that flows west to the treatment plant. Figure 8 is a graphic showing Area 1 and the existing sewer district and locations of nearby sewer mains. Electric and telephone lines run along NYS Route 418. Both sides of this section of road have been intensely developed for over 100 years.

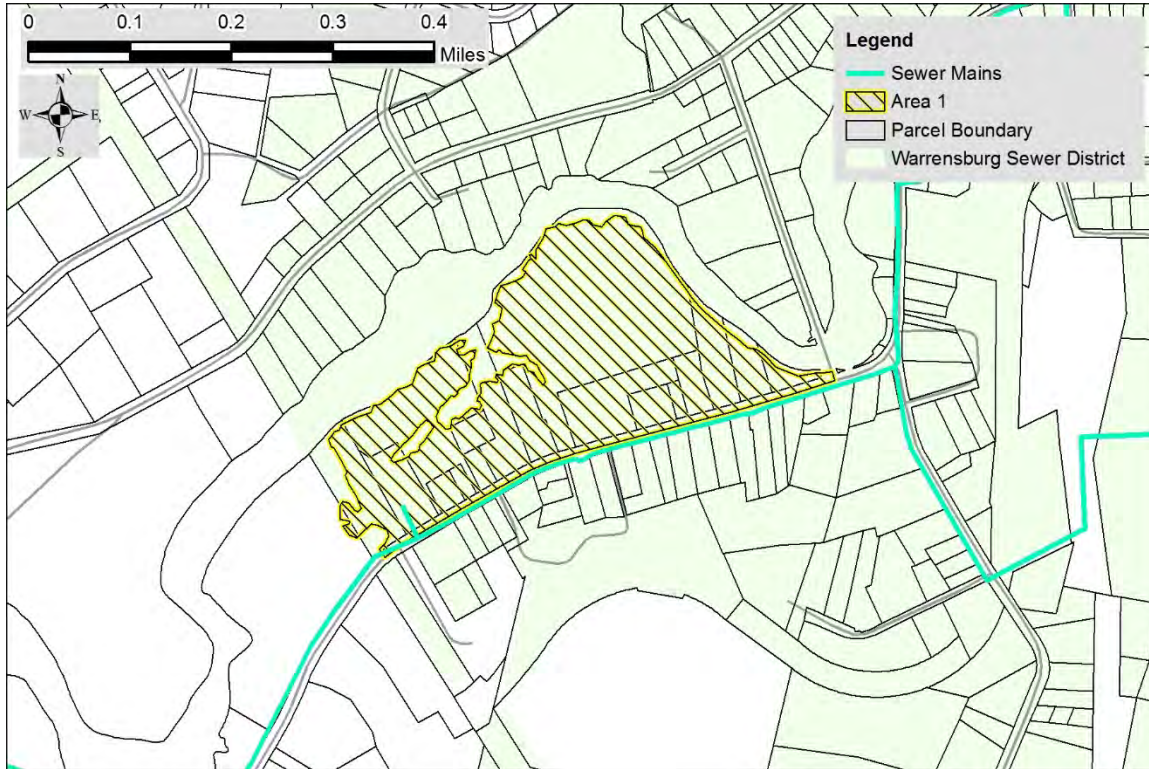


Figure 8. Sewer mains and sewer district in the vicinity of Area 1.

According to data obtained from Warren County as well as the New York State Office of Real Property Services (ORPS), the requested map amendment area consists of all or a portion of eleven residential parcels, two commercial parcels (an apartment and a bar), one community service parcel (a church), and three vacant parcels. Two of the three vacant parcels are owned by a utility company and contain an electric substation, transmission lines, and a sewer pump station. Figure 9 shows the existing land use in and around Area 1 according to the Warren County Office of Real Property Tax Service and ORPS. The map illustrates the approximate locations of existing structures in the vicinity. Table 2 contains a list of parcels within Area 1, the acreage of the parcels affected by the proposal, the total acreage of the parcels, and existing land uses according to County tax parcel data.

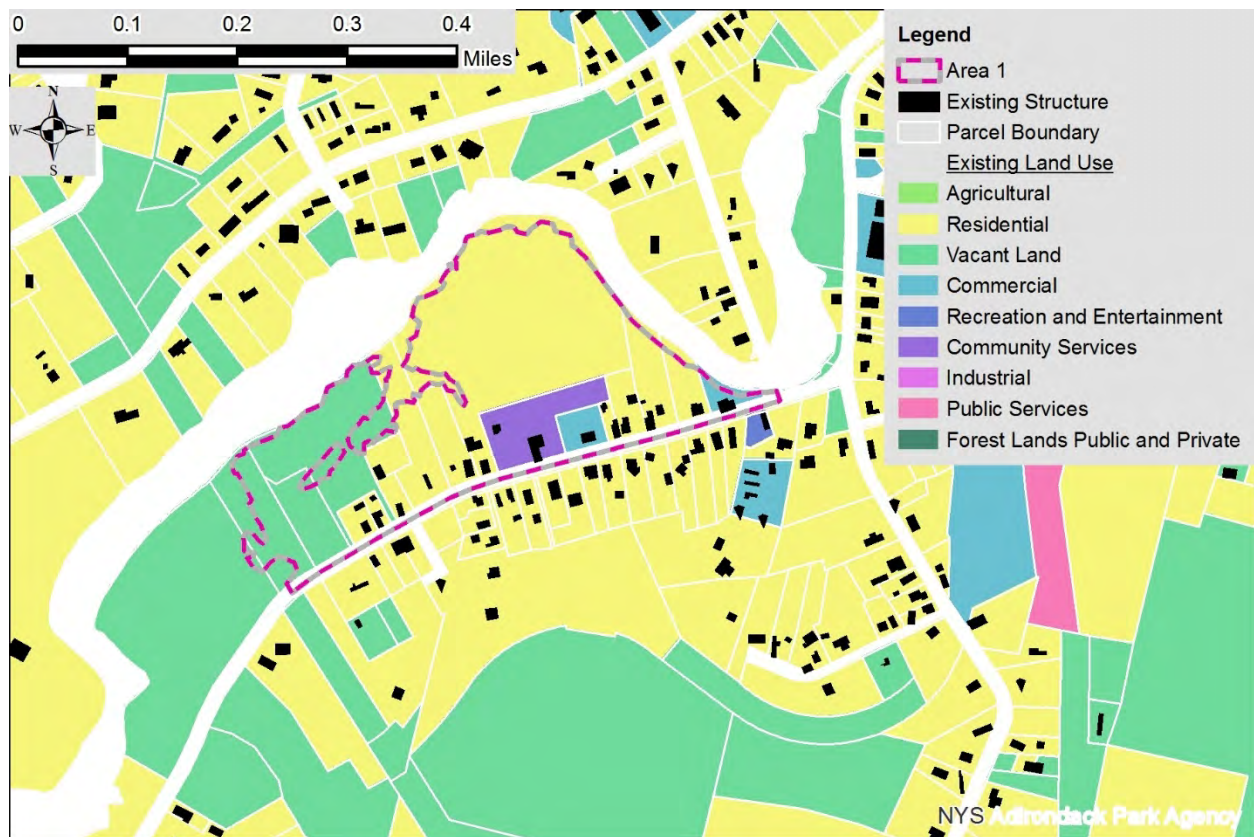


Figure 9. Map showing the existing land use according to the Warren County property tax map data for Area 1 and surrounding area.

Tax Map No.	Acres within Area 1	Total Parcel Acreage	Existing Land Use Category
210.20-5-34	0.4	0.4	Commercial
210.20-5-44	0.6	0.7	Residential
210.20-5-45	1.0	1.0	Residential
210.20-5-48	0.5	0.5	Residential
210.20-5-51	0.1	0.1	Residential
210.20-5-52	0.5	0.5	Commercial
210.20-5-56	1.7	1.7	Community Services
210.20-5-57.2	8.7	9.6	Residential
210.20-5-58	0.8	0.8	Residential
210.20-5-59	1.1	1.4	Residential
210.20-5-60	0.4	0.4	Residential
210.20-5-61	0.2	0.2	Residential
210.20-5-62	0.1	0.1	Residential
210.20-5-63	0.3	0.3	Residential
210.20-5-64	1.0	1.0	Vacant Land
210.20-5-65	3.0	3.3	Vacant Land
223.8-1-2	0.9	18.5	Vacant Land

Table 2. List of parcels within Area 1, acreage, and existing use according to County tax parcel data.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified three soil map units within Area 1. These soil map units are predominately comprised of Plainfield and Hinkley series, which together make up 87% of the area. Figure 10 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 3 is a list of the soil map units in Area 1, the acreage and percentages of each, and their expected suitability for on-site wastewater treatment systems.

Plainfield loamy sand, 3 to 8 percent slopes (Map Unit Symbol - PIB) makes up approximately 65% of Area 1. Approximately 75% of these soil map units consist of Plainfield soils, which are loamy till derived from sandy glaciofluvial or deltaic deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Hinckley cobbly sandy loam, 3 to 8 percent slopes (Map Unit Symbol - HnB) makes up 22% of Area 1. Approximately 75% of these soil map units consist of Hinckley soils, which are sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is

moderately high. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

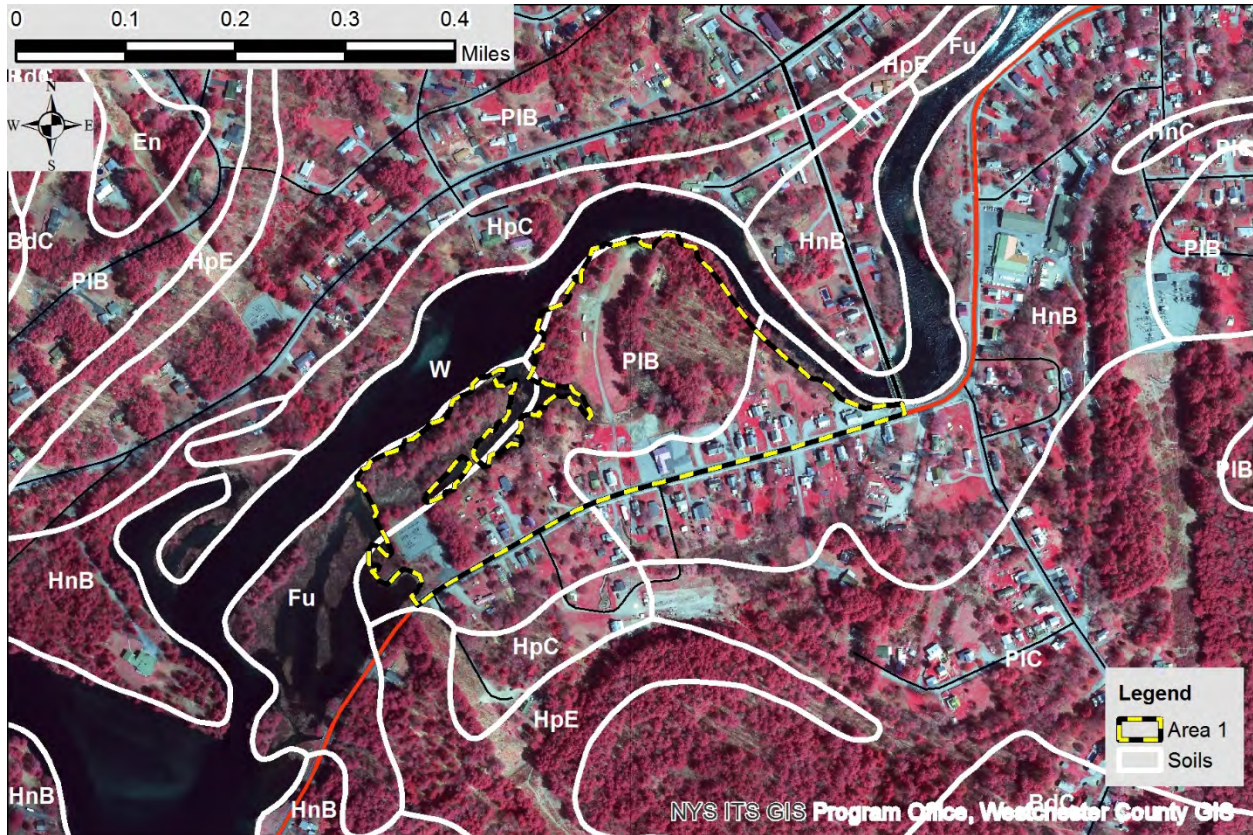


Figure 10. Map of Area 1 and Warren County Soil Survey data.

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Total Acres of in Proposed Requested Amendment Area	% of Area
PIB	Plainfield loamy sand, 3 to 8 percent slopes	few	14.9	65%
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	few	4.9	22%
Fu	Fluvaquents-Udifluvents complex, frequently flooded	severe	3	13%

Table 3. Soils within Area 1.

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

Topography

The topography in Area 1 consists primarily of low to moderate slopes, with 98% of the area containing slopes of 15% or less. Generally, slopes under 15% can support relatively intense levels of development. Elevation in Area 1 ranges from approximately 644 feet to 676 feet above sea level, a gain of 32 feet. Figure 11 is a map showing the slopes in the area. Table 4 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

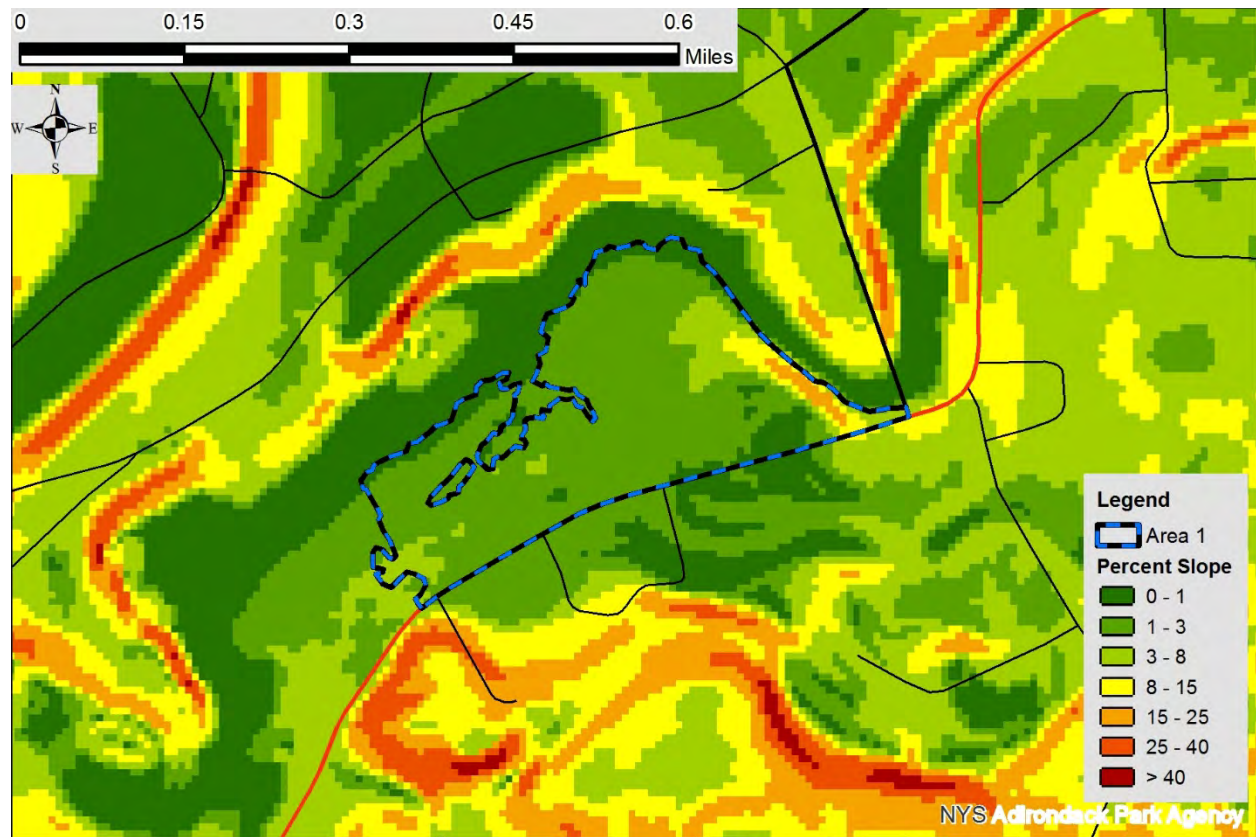


Figure 11. Slopes within Area 1.

Slope Range	Land Use Implications	Total Acres of in	
		Proposed Amendment	Requested Area
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	21.7	98%
Steep Slopes (16-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	0.4	2%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be exorbitant because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	0	0%

Table 4. Slopes within Area 1

Water Resources

The major hydrological feature in Area 1 is the Schroon River, which forms the northern boundary of this area. The Schroon River is classified as a Recreational River pursuant to the Wild, Scenic and Recreational River Systems Act (WSSRS Act) and as a C(t) waterbody by the Department of Environmental Conservation which indicates that its best use is for fishing and that it may support a trout population. There appears to be no significant flood hazard in Area 1, with no significant areas within the 100-year flood zone. There is also an unnamed stream that flows north, crossing under River Street through a culvert, and into the river. Figure 12 is a map showing the location of the river, streams, flood zones, and Value 2 wetlands in the vicinity of Area 1. Figure 13 shows Area 1 being located above a mapped principal aquifer. This aquifer, which was mapped at a 1:250,000 scale, is located below a large portion of the existing Hamlet lands to the east and segments of the Hudson and Schroon Rivers.

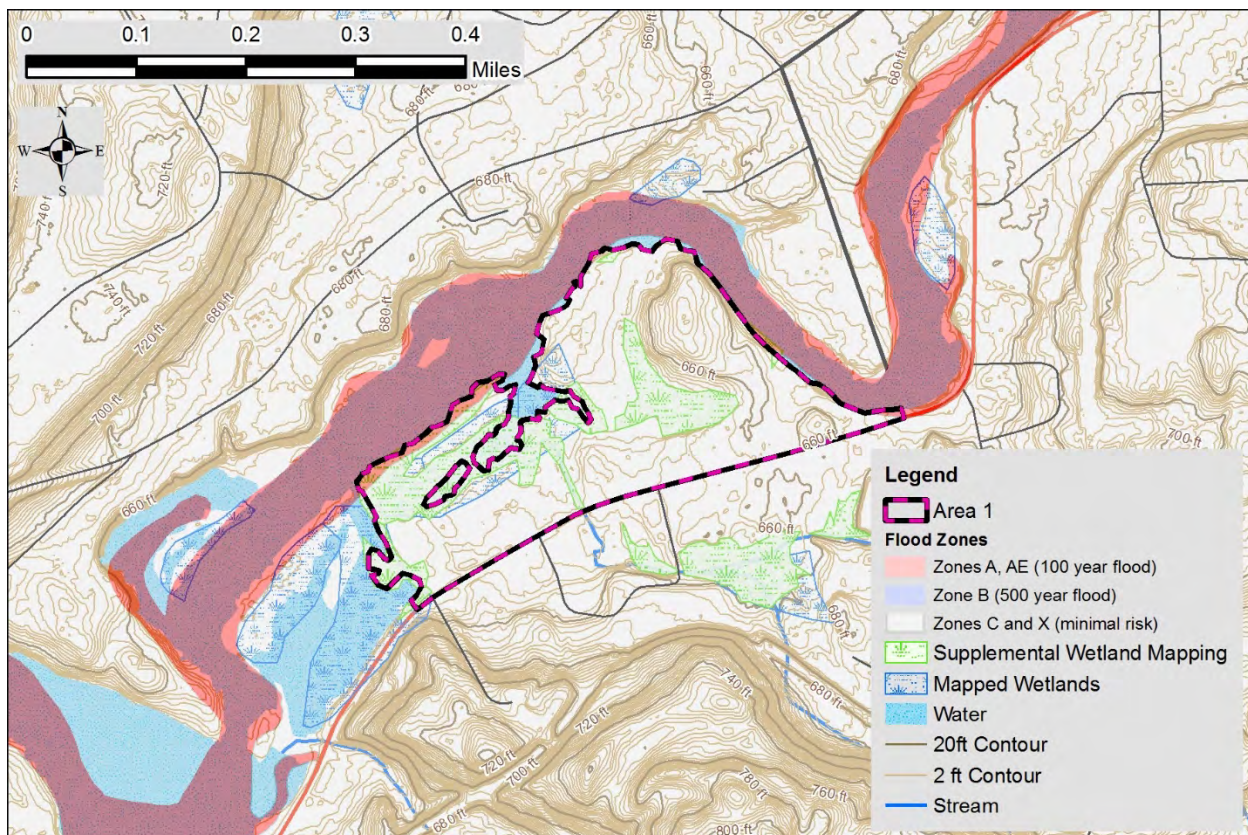


Figure 12. Map showing Area 1, topography, wetlands mapped by aerial imagery interpretations, and waterbodies.

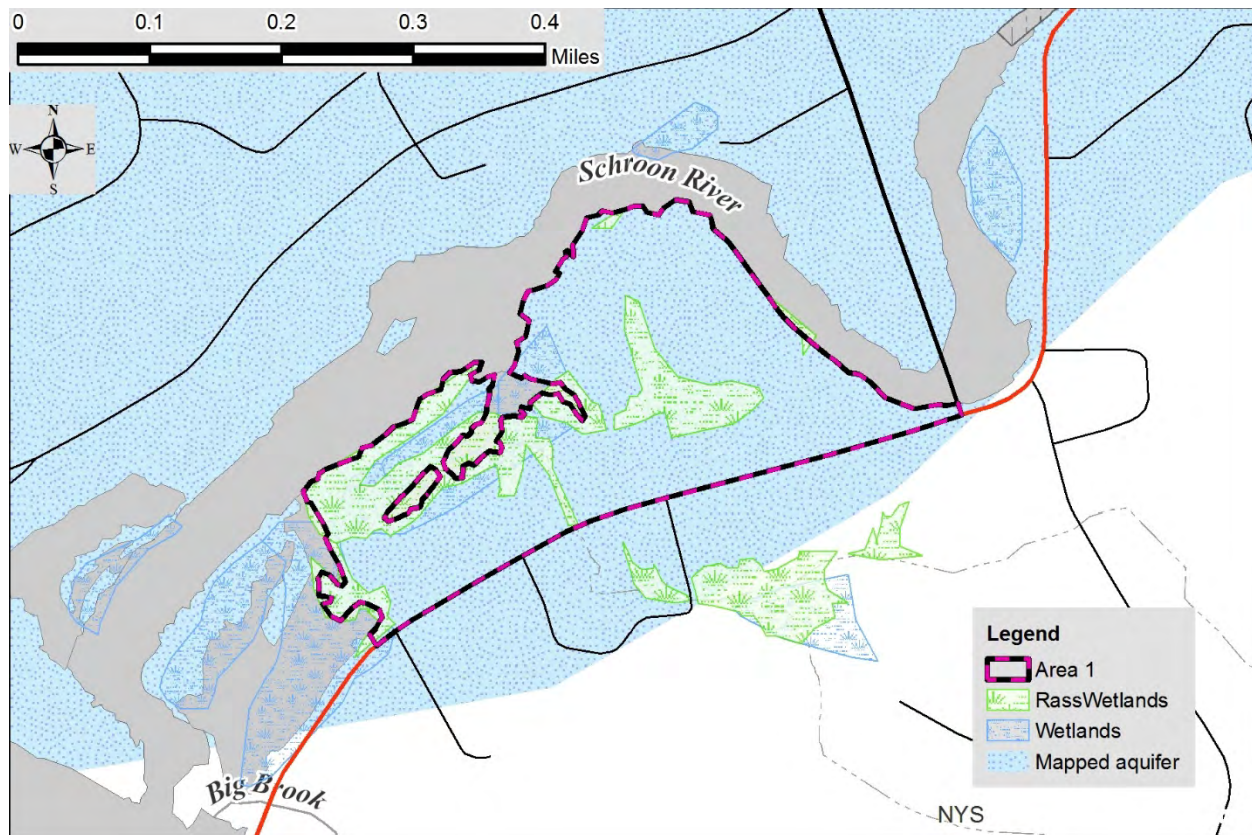


Figure 13. Map showing Area 1 and a mapped aquifer.

Wetlands

Interpretation of recent aerial imagery and high-resolution elevation data indicates that there are three distinct Value 2 wetlands in Area 1. The wetland areas total approximately 6.0 acres in size and are associated with the Schroon River and an unnamed stream. Figures 12 and 13 show the mapped wetlands in Area 1.

Critical Environmental Areas

The wetlands in Area 1 are statutory Critical Environmental Areas (CEAs) pursuant to the APA Agency Act. These are not Critical Environmental Areas pursuant to 6 NYCRR 617.14(g), which is a separate designation from CEAs under the APA Act, Executive Law § 810. Wetlands are a CEA in all land use area classifications.

Biological Resources

Approximately 40% of Area 1 consists of an urban-like landscape with residential and commercial uses with open maintained lawns, driveways, and parking lots. Approximately 35% of the area consists of wetlands and open water and approximately 25% of the area is forested.

There are no known instances of rare, threatened, or endangered species in Area 1.

Historic Resources

A portion of Area 1 is within the “Warrensburgh Historic District”. New York State Office of Parks, Recreation and Historic Preservation has reviewed the proposed requested map amendment and concluded that it would not have a negative impact on the historical resources.

AREA 2

Description

Area 2 is currently classified as Rural Use and is bounded by Hamlet to the south and west. It is part of a Rural Use area that includes over 16,000 acres of the Town of Warrensburg, extending into the neighboring Towns of Bolton, Chestertown, Horicon, Johnsborg, and Thurmond. Figure 14 is a map showing Area 2 and the current classification on the Adirondack Park Land Use and Development Plan Map.

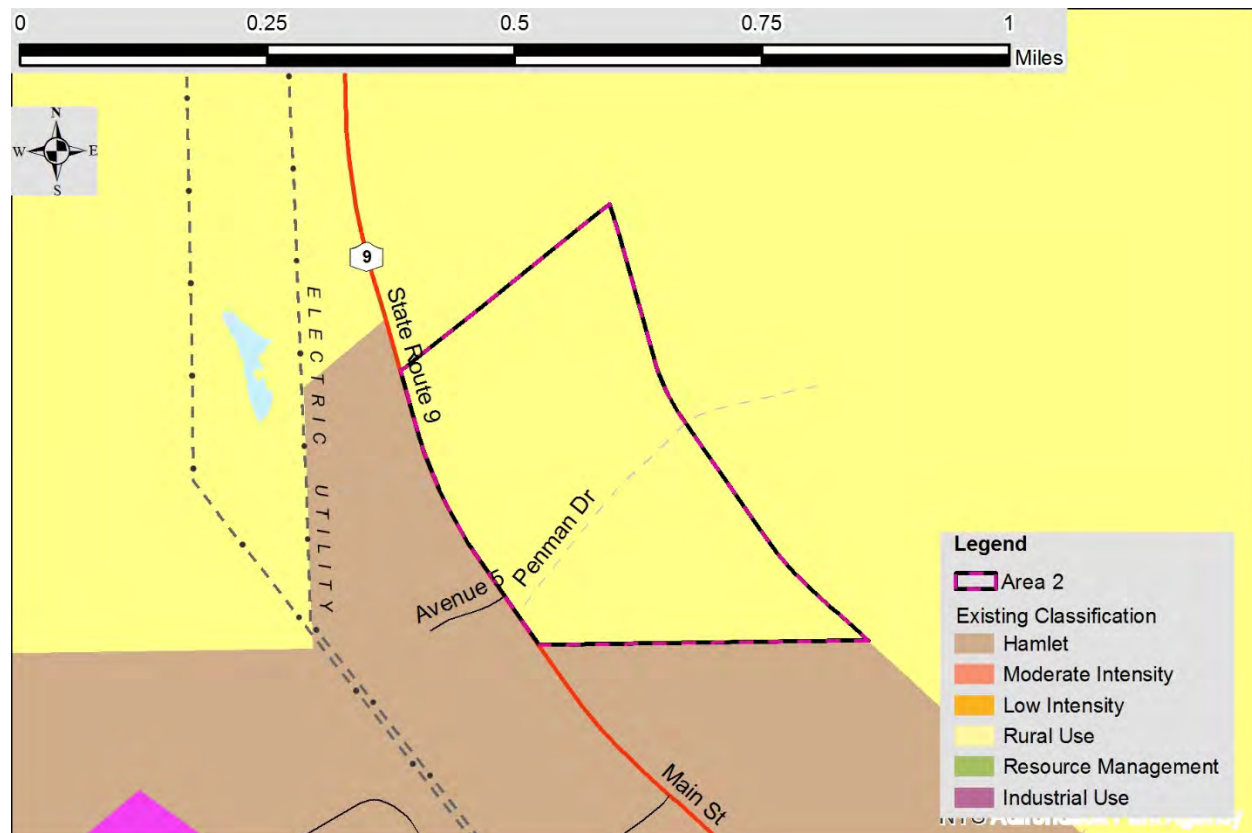


Figure 14. Map showing Area 2 and the current classification on the Adirondack Park Land Use and Development Plan Map.

Area 2 is approximately 65.9 acres in size and is described as follows:

Beginning at a point at the intersection of the centerline of NYS Rt 9 and the boundary between Lots 42 and 49 of Hyde Township; thence in a northwesterly direction along the line between Lots 42 and 49 to a point that is one-quarter mile from the centerline of NYS Rt 9; thence in a southeasterly direction along a one-quarter mile setback from the centerline of NYS Rt 9 to a point on the existing Hamlet boundary; thence in due east direction along the existing Hamlet boundary to a point on the centerline of NYS Rt 9; thence in a northeasterly direction along the centerline of NYS Rt 9 to the point of beginning.

Existing Land Use and Development

Area 2 has approximately 1,700 feet of road frontage along NYS Rt 9, a hard-surfaced, State-maintained highway. This section of highway is part of the 150-mile Central Adirondack Trail Scenic Byway. The New York State Department of Transportation estimated the Annual Average Daily Traffic for this road was 4,382 vehicles in 2019. Access to Interstate 87 is approximately 2 miles south of the area via NYS Rt 9. There are no public roads in the interior of Area 2, but there appears to be a private forest road through the center of the area. Figure 15 is a map showing the roads in the vicinity of Area 2.



Figure 15. Map showing the roads in and around Area 2.

Public water and sewer mains are located along the west side of NYS Rt. 9, terminating at the entrance road to the industrial park. It appears that there are no structures in Area 2 that are currently connected to the public sewer system. There are currently no other structures in Area 2 along these mains. Figure 16 is graphic showing Area 2 and the existing sewer district and locations of nearby sewer mains. Electric and telephone lines run along NYS Route 9.

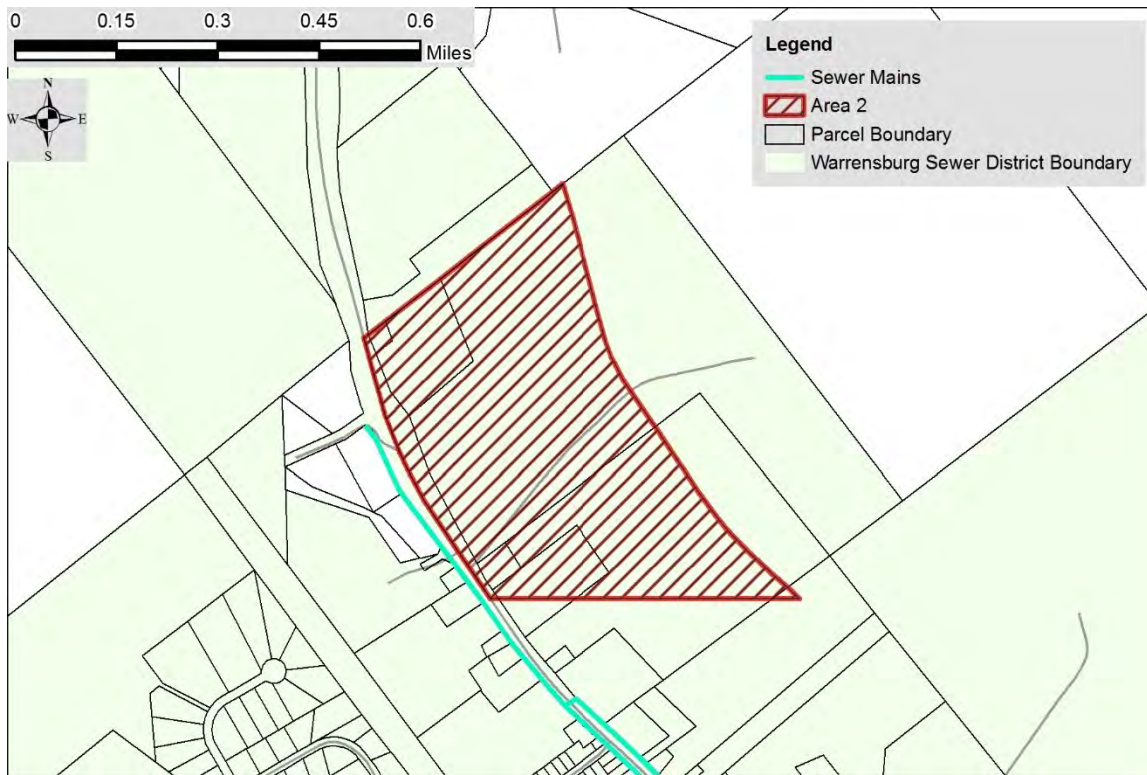


Figure 16. Sewer mains and sewer district in the vicinity of Area 1

Figure 17 shows the existing land use in and around Area 2 according to the Warren County Office of Real Property Tax Service and the New York State Office of Real Property Services (ORPS). According to data obtained from the County and ORPS, Area 2 consists of all or a portion of two commercial parcels, both motels, two residential parcels, two vacant parcels, and one private forest land parcel. Table 5 contains a list of parcels within Area 2, the acreage of each parcel within ~~the proposed~~ Area 2, the total acreage, and existing use according to County tax parcel data.

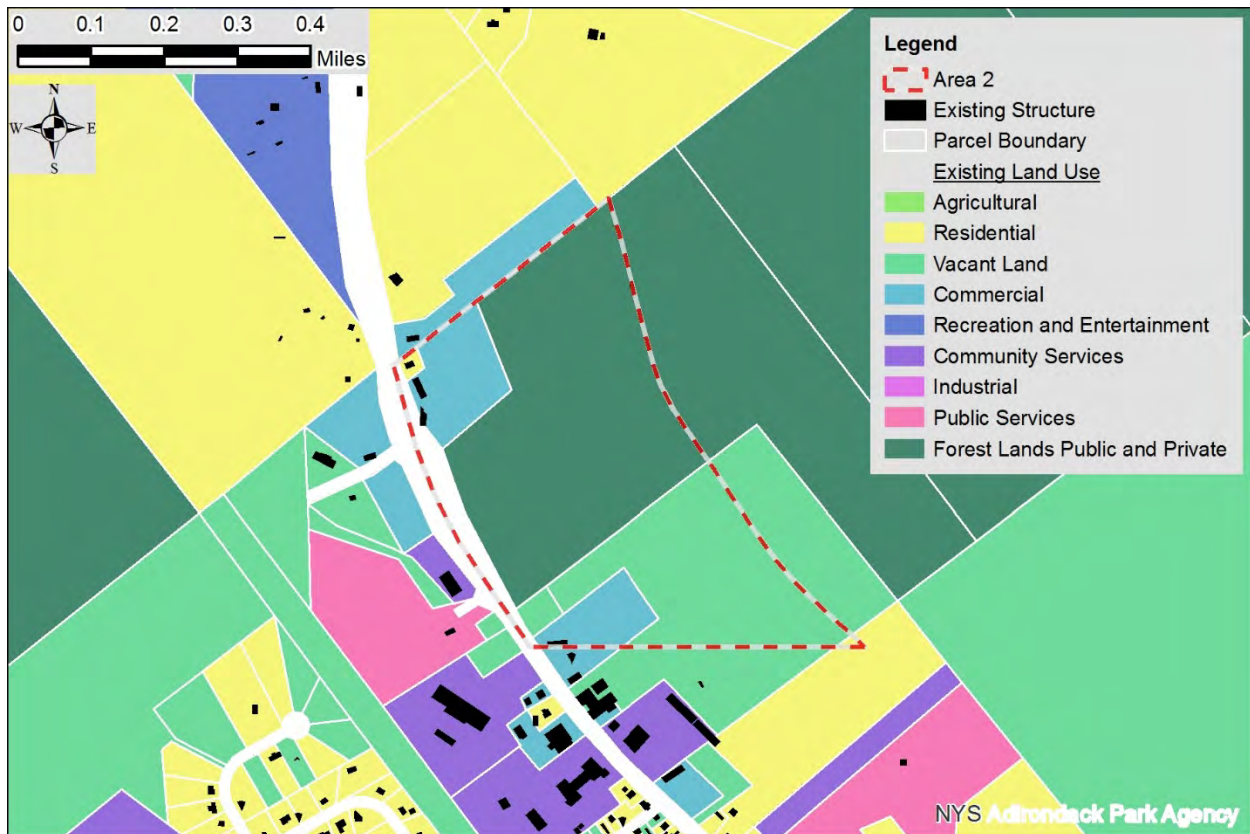


Figure 17. Map depicting the existing land use according to the Warren County property tax map data for Area 2 and surrounding area.

Tax Map No.	Acres within Area 2	Total Parcel Acreage	Existing Land Use Category
197.-1-26	31.8	73.0	Forest Lands Public and Private
197.-1-27	5.5	5.5	Commercial
197.-1-28	0.3	0.3	Residential
210.8-1-1	0.8	0.8	Vacant Land
210.8-1-2	3.4	4.5	Commercial
210.8-1-3	18.2	34.0	Vacant Land
210.8-1-9	0.1	13.7	Residential

Table 5. List of parcels within Area 2, acreage, and existing use according to County tax parcel data.

Soils

The United States Department of Agriculture, Natural Resource Conservation Service (NRCS), in its Soils Survey for Warren County, has identified six soil map units within Area 2. These soil map units are predominately comprised of Bice and Woodstock-Rock Outcrop, which together make up 97% of the area. Figure 18 is a map showing the soil map data from the Soil Survey of Warren County, New York. Table 6 is a list of the soil map units in Area 2, the acreage and percentages of each and their expected suitability for on-site wastewater treatment systems.

Bice very bouldery fine sandy loam, steep (Map Unit Symbol - BdE) and Bice very bouldery fine sandy loam, sloping (Map Unit Symbol - BdC) make up approximately 75% of Area 1. Approximately 75% of these soil map units consist of Bice soils, which are generally deep, well-drained soils found on hillsides and hill crests on uplands. Bice soils have a seasonal high water table at a depth of 6 feet or more. Bedrock is at a depth of 60 inches or more and the rate of water movement through the soil is moderate or moderately rapid. Approximately 30% of these map units contain other soils, some of which may be poorly drained, have a shallow depth to bedrock, or contain rock outcrops.

Woodstock-Rock outcrop complex, steep (Map Unit Symbol - WoE) and Woodstock-Rock outcrop complex, sloping (Map Unit Symbol - WoC) make up approximately 22% of Area 2. These map units consist of approximately 50-55% Woodstock soils and 20-30% rock outcrop, with inclusions of other soils. Woodstock soils are somewhat excessively drained. The Woodstock component of these soils is expected to have a depth to bedrock of 10-20 inches, and these map units can include large areas where the depth to bedrock is less than 10 inches. This soil is not flooded or ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Portions of Area 2 are served by public sewer or are readily accessible to the existing main, but some portions of Area 2 are distant from existing mains and new development may rely on on-site wastewater treatment systems. One of the most important natural

characteristics in determining the potential for development on land without access to public sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site septic effluent. Under the correct conditions, dry, well-drained soils, such as sand and gravel deposits, result in dry basements and properly functioning septic systems. Approximately 78% of Area 2 contains soils with adequate depth and drainage to support on-site wastewater treatment systems with few limitations.

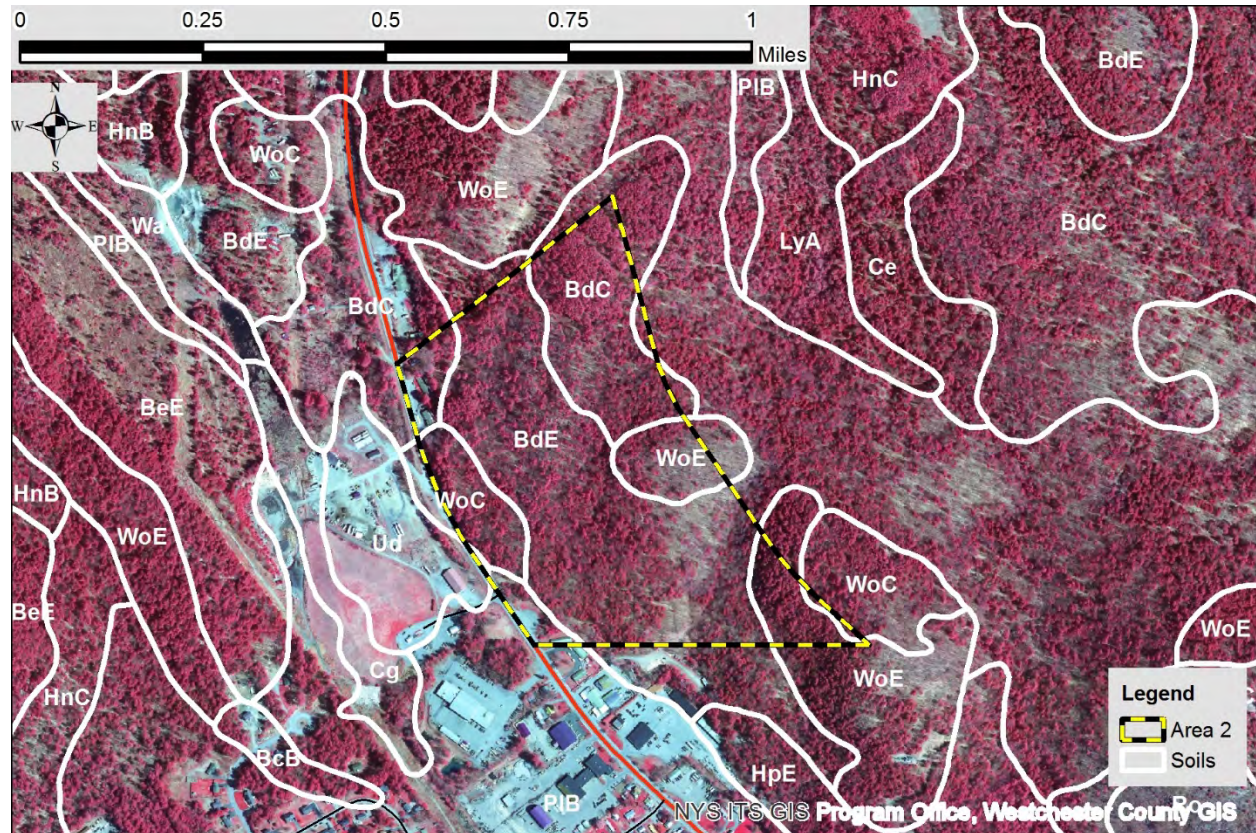


Figure 18. Map of Area 2 and Warren County Soil Survey data.

Map Unit Symbol	Soil Map Unit Name	Expected Limitations for on-site wastewater treatment	Total Acres of in		% of Area
			Proposed Amendment Area	Requested Area	
BdE	Bice very bouldery fine sandy loam, steep	Few ¹	36.1		57%
BdC	Bice very bouldery fine sandy loam, sloping	Few	11.5		18%
WoE	Woodstock-Rock outcrop complex, steep	Severe	8.1		13%
WoC	Woodstock-Rock outcrop complex, sloping	Severe	5.8		9%
PIB	Plainfield loamy sand, 3 to 8 percent slopes	Few	1.6		3%
Ud	Udorthents, smoothed	Few	0.1		0%

Table 6. Soils within Area 2. ¹Expected limitations are based on soil characters including depth and drainage, not slope categories of the soil map unit.

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

Topography

Area 2 is generally west facing slopes at the toe of Hackensack ~~mountain~~ Mountain. The topography in the area varies from low and moderate slopes to areas with severe slopes. Approximately 54% of the area contains slopes of 15% or less, which can generally support relatively intense level of development. Approximately 34% of the area contains slopes of 15-25%, which present environmental hazards relating to erosion, sewage disposal, siltation, and construction problems. Approximately 12% of the area contains slopes greater than 25%, which present serious environmental hazards relating to erosion and sewage disposal and should not be developed.

Elevation in Area 2 ranges from approximately 784 feet to 1,154 feet above sea level, a gain of 370 feet. Figure 19 is a map showing the slopes in the area. Table 7 shows the acreage and percentages of each slope category with a description of the limitations posed by each slope category and implications for land use and development.

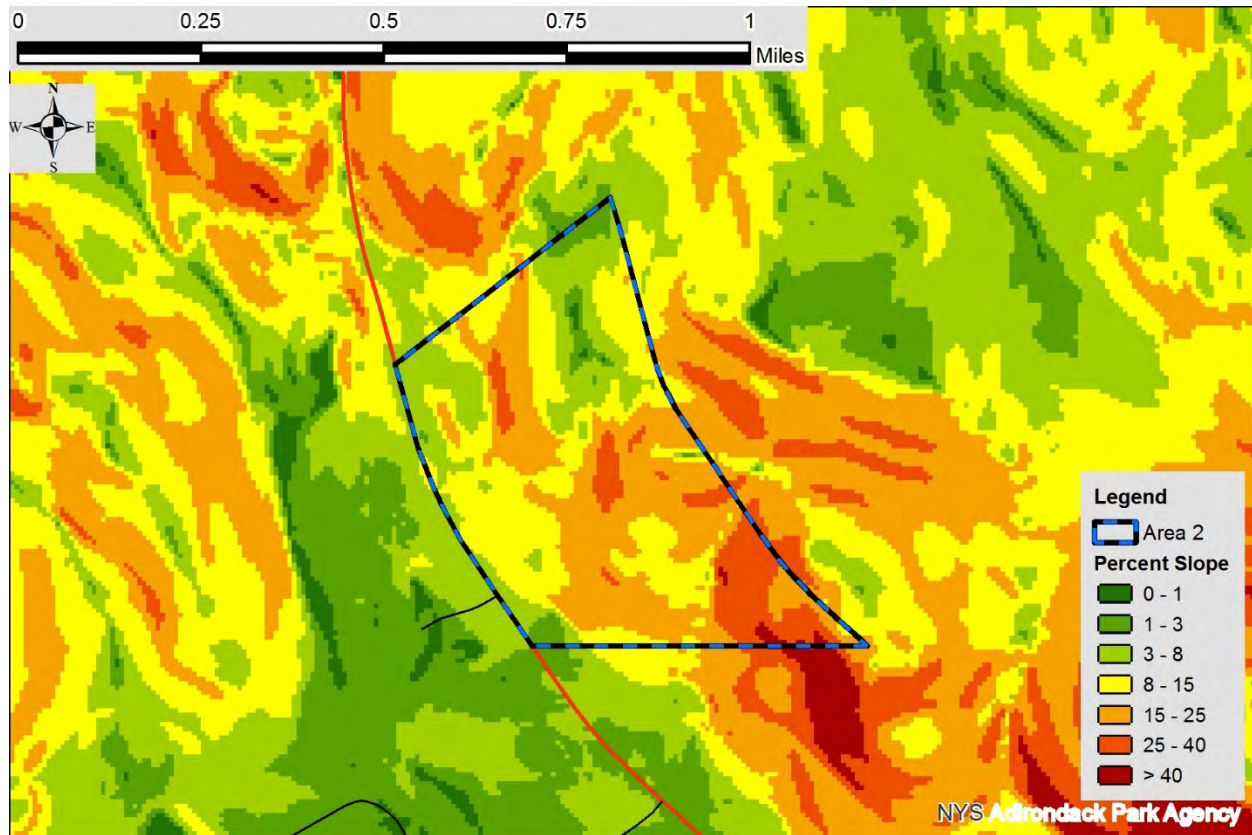


Figure 19. Slopes within Area 1.

Slope Range	Land Use Implications	Total Acres of in	
		Proposed Amendment	Requested Area
Low/Moderate Slopes (0-15%)	These slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.	35.9	54%
Steep Slopes (15-25%)	These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.	22.4	34%
Severe Slopes (25%+)	These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be exorbitant because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.	7.8	12%

Table 7. Slopes within Area 2.

Water Resources

There are no major hydrological features in Area 2. Figure 20 illustrates the topography, wetlands mapped by aerial imagery interpretations, and waterbodies in Area 2. Figure 21 shows Area 2 being located above a mapped principal aquifer. This aquifer, which was mapped at a 1:250,000 scale, is located below a large portion of the existing Hamlet lands to the south and segments of the Hudson and Schroon Rivers.

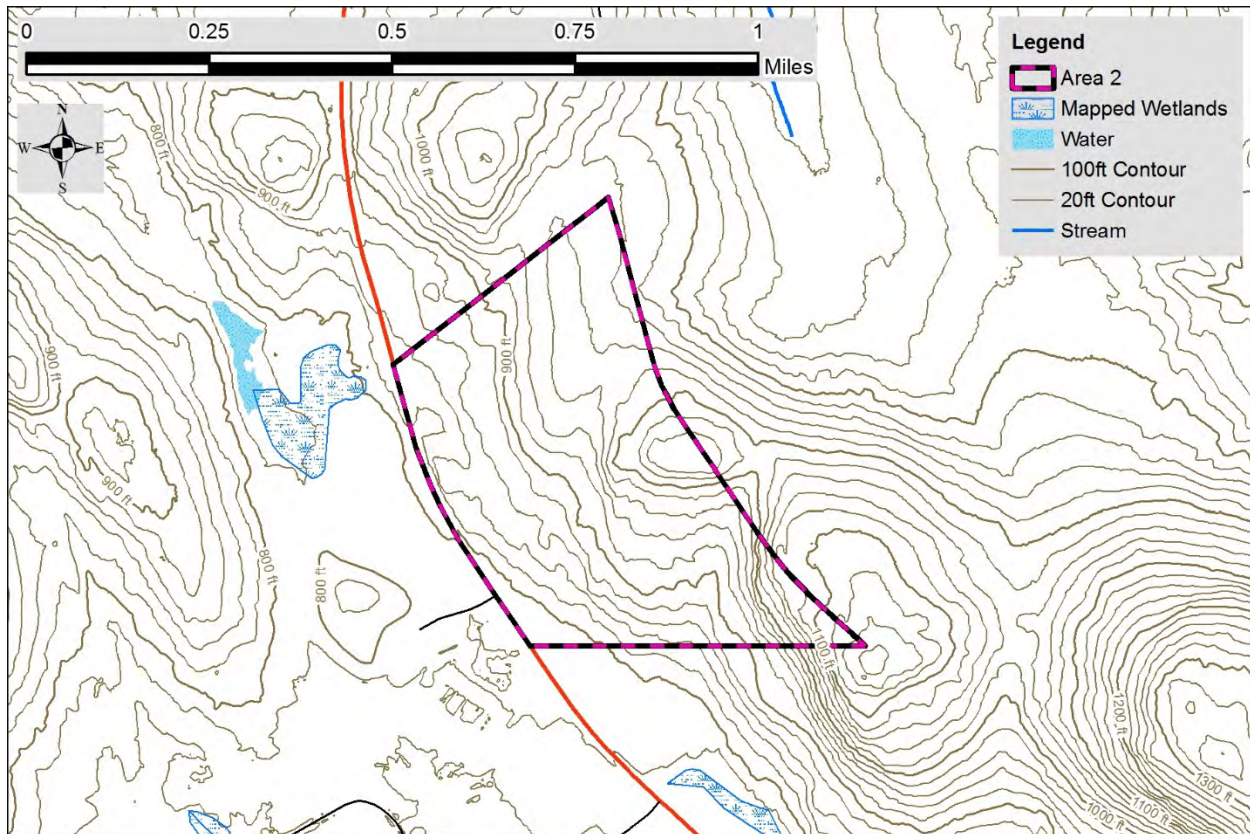


Figure 20. Map showing Area 2, topography, wetlands mapped by aerial imagery interpretations, and waterbodies.

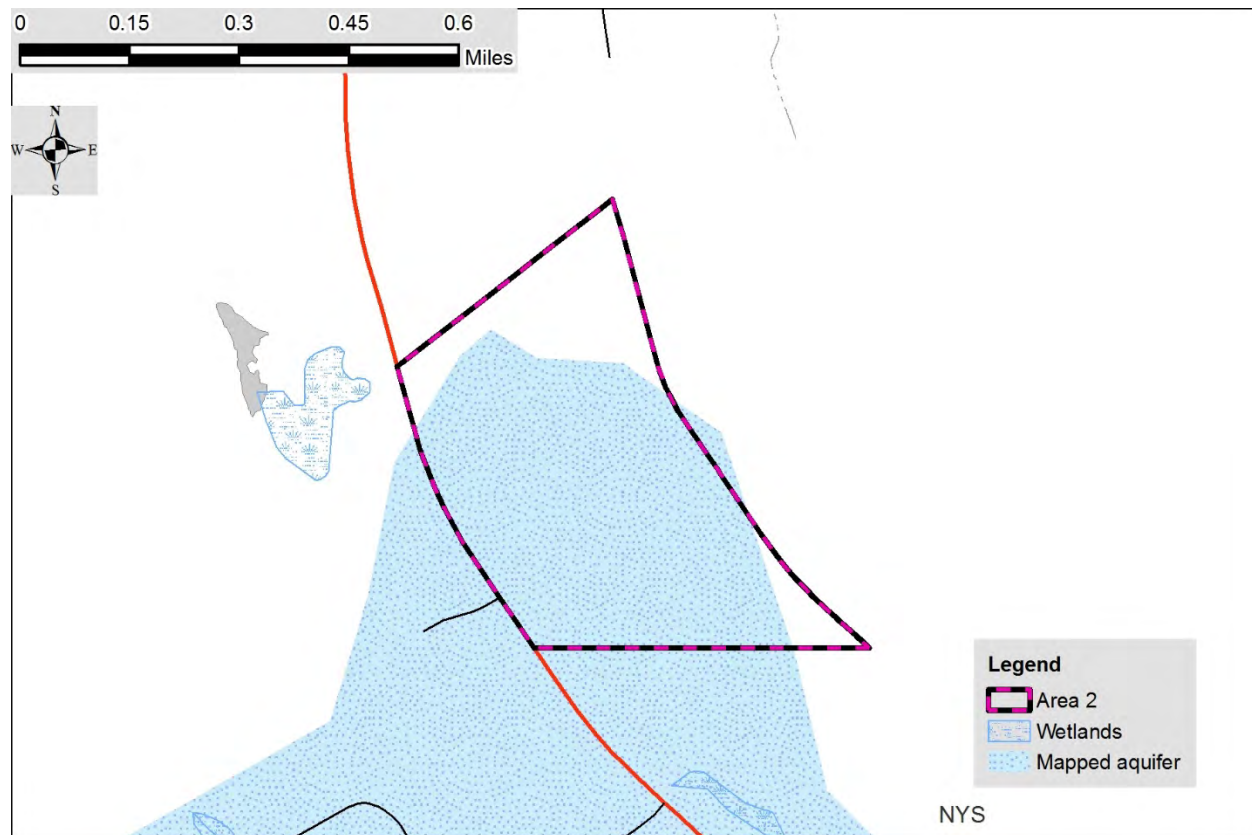


Figure 21. Map showing Area 1 and a mapped principal aquifer.

Wetlands

There are no mapped wetlands in Area 2. Figures 20 and 21 shows the mapped wetlands in the vicinity of Area 2.

Critical Environmental Areas

Lands classified as Rural Use within 150 feet of a State or Federal Highway is a statutory Critical Environmental Area (CEA) pursuant to the APA Agency Act. This is not a Critical Environmental Area pursuant to 6 NYCRR 617.14(g), which is a separate designation from CEAs under the APA Act, Executive Law § 810. There are no highway CEAs for areas classified as Hamlet, the proposed requested classification. Therefore, if the amendment was approved, it would result in a loss of the highway CEA on the east side of Rt. 9.

Biological Resources

New York Natural Heritage Program mapped a large area on the north and east sides of the Hamlet of Warrensburg where Purple Rock-cress (*Boechera grahamii*) has historically been observed. This mapped area covers the majority of Area 2. In New York, Purple Rock-cress has been found primarily in open areas of calcareous rock,

rocky slopes and outcrops, sandy soil in clearings, and open forests. The State conservation status rank for this species is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York, due to rarity or other factors. It is not protected at the Federal level and has a global conservation status rank on G5, meaning it is globally secure and common in the world.

Approximately 94% of Area 2 is covered with mixed upland forest.

Population Trends

The population of the Town of Warrensburg was 3,959 in 2020, a decrease of 135 persons (3.3%) since 2010. Table 8 compares population growth of the Town of Warrensburg in both absolute and percentage terms as compared to the eight surrounding towns.

Town/Village	Year		Change from 2010-2020	
	2020	2010	Number	Percentage
Horicon	1,471	1,389	82	5.9%
Lake George	3,502	3,515	-13	-0.4%
Stony Creek	758	767	-9	-1.2%
Warrensburg	3,959	4,094	-135	-3.3%
Lake Luzerne	3,079	3,347	-268	-8.0%
Chester	3,086	3,355	-269	-8.0%
Thurman	1,095	1,219	-124	-10.2%
Johnsburg	2,143	2,395	-252	-10.5%
Bolton	2,012	2,326	-314	-13.5%

Table 8. Population Trends for Warrensburg and surrounding towns, ranked by rate of growth (Source: U.S. Census Bureau, 2020, 2010 Census)

POTENTIAL IMPACTS OF THE ACTION

Pursuant to SEQRA, the Agency must compare the relative impacts of potential land use and development based on the existing land use classification with the relative impacts of potential land use under the ~~proposed~~requested land use classification. The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”²² Agency regulations further prevent the consideration of any local land use controls’ impacts on potential development. 9 NYCRR 583.2 (b). As such, in the review of ~~the~~ any map amendment

²² NYS Department of Environmental Conservation SEQR Handbook (4th edition 2020) at 177, accessed 12/2/2021 at: https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf.

request to Hamlet, the Agency must assume the potential impacts from the maximum intensity of development that could be undertaken without Agency regulatory review. However, under the SEQR regulations, this DSEIS/FSEIS “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.” 6 NYCRR § 617.9.

Hamlet areas do not have overall intensity guidelines and as such the amount and intensity of development can be high. Because the applicant is seeking the least restrictive land use classification, the Agency should at a minimum consider the maximum intensity of development allowable under the next least-restrictive land use classification, Moderate Intensity Use. Tables 9 and 10 below identify the maximum intensity of development under each Adirondack Park Land Use and Development Plan classification for Areas 1 and 2 respectively.

Maximum Allowable Density - Principal Buildings (PBs)				Area 1 Acreage:		21.9
	Acres per PB	Number of PBs	Single Family Dwellings (#)**	Commercial Use (S.F.)*	Hotel Rooms*	
Resource Management	42.7	1.000	1	11,000	10	
Rural Use	8.5	3.000	3	33,000	30	
Low Intensity Use	3.2	7.000	7	77,000	70	
Moderate Intensity Use	1.3	17.000	17	187,000	170	
Hamlet	Unlimited	Unlimited	Unlimited***	Unlimited***	Unlimited***	

Table 9: Maximum allowable density for Area 1 under different APLUDP classifications

*Requires an Agency Permit

**May Require an Agency Permit

***Projects over 100 Units Require an Agency Permit

Maximum Allowable Density - Principal Buildings (PBs)				Area 2 Acreage:		65.9
	Acres per PB	Number of PBs	Single Family Dwellings (#)**	Commercial Use (S.F.)*	Hotel Rooms*	
Resource Management	42.7	2.000	2	22,000	20	
Rural Use	8.5	8.000	8	88,000	80	
Low Intensity Use	3.2	21.000	21	231,000	210	
Moderate Intensity Use	1.3	51.000	51	561,000	510	
Hamlet	Unlimited	Unlimited	Unlimited***	Unlimited***	Unlimited***	

Table 10: Maximum allowable density for Area 2 under different APLUDP classifications

*Requires an Agency Permit

**May Require an Agency Permit

***Projects over 100 Units Require an Agency Permit

In Hamlet areas, an APA permit is only required for projects involving wetlands, development or subdivisions involving one hundred or more residential or hotel units, structures over forty feet in height (except agricultural use structures and residential antennas), airports, projects by agreement with the local government and authorized by local law, and projects involving a 25% increase of any of these uses or structures. APA Act § 810. Therefore, the range of allowable uses and development in Hamlet areas is extremely broad.

Adverse Environmental Impacts that Cannot be Avoided

Reclassification to a new land use area classification itself does not create environmental impacts. However, the development that could result may create impacts as outlined below. Amendments which permit more development may lead to increased adverse environmental effects. The resource's tolerance and value determine the significance of these impacts.

Growth-Inducing Aspects

Area 1

Area 1 is presently classified as Low Intensity Use on the Official Adirondack Park Land Use and Development Plan Map. As explained in the Standards for Agency Decision section, the statutory “overall intensity guidelines” for Low Intensity Use allows one principal building for every 3.2 acres and the guidelines for Moderate Intensity Use allow for one principal building for every 1.3 acres while there are no overall intensity guidelines for Hamlet, the proposed requested classification. Therefore As noted in Table 9, the proposed amendment reclassification to Moderate Intensity for Area 1 would allow a net increase in of approximately ten potential principal buildings within the map amendment area.

If the requested map amendment to Hamlet for Area 1 were approved, different Agency regulations that affect development potential would apply. A change in land use classification to Hamlet would affect regulatory thresholds and the statutory minimum shoreline setbacks and lot widths as set out in Section 806 of the Act, which varies by classification (see Table 11 below and Appendix B). There would be no overall intensity guidelines. Potential development intensity would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the Wild Scenic and Recreational River Systems Act (WSSRS Act), and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

Table 11 summarizes the overall intensity guidelines, minimum shoreline lot widths, and minimum shoreline setback requirements for the current classification, proposed requested classification, and all intermediate classifications the preferred alternative, recognizing that lands classified Low Intensity Use, Rural Use and Resource Management are also subject to regulations under the WSRRS Act while lands classified Hamlet and Moderate Intensity Use are not. The WSRRS Act regulations set out different minimum shoreline lot widths and minimum shoreline setbacks from those listed in Section 806 of the Act and prohibit uses that are not listed as compatible uses in Section 805 of the Act.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. The actual number

of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

A change to Moderate Intensity Use will also reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50 feet. The potential growth inducing impacts of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet.

	Hamlet	Moderate Intensity Use	Low Intensity Use	Rural Use	Resource Management
Overall Intensity Guideline (Average Lot Size per Principal Building*)	No Overall Intensity Guidelines	1.3 acres	3.2 acres	8.5 acres	42.7 acres
Minimum Shoreline Lot Width	50 feet	100 feet	150 feet**	200 feet**	300 feet **
Minimum Shoreline Structure Setback*** (measured from Mean High Water)	50 feet	50 feet	150 feet**	150 feet**	150 feet**

Table 11. Summary of overall intensity guidelines, minimum shoreline lot widths and minimum shoreline setback regulation. *Section 802 (50)(e) of the APA Act provides that motel, hotel or similar tourist accommodation units or tourist cabins of less than 300 square feet constitute one-tenth of one principal building.

** Lands within Area 1 are adjacent to a Recreational River, and therefore would be subject to special regulations for lands classified as Low Intensity Use, Rural Use and Resource Management.

*** Under APA Regulations, existing structures within shoreline setbacks require a variance to expand, with the exception of minor expansions which are less than 250 square feet in the rear of the structure or an upward expansion of less than 2 feet.

Area 2

Area 2 is presently classified as Rural Use on the Official Adirondack Park Land Use and Development Plan Map. As explained in the Standards for Agency Decision section, the statutory overall intensity guidelines for Rural Use areas allows one principal building for every 8.5 acres, while there are no overall intensity guidelines for Hamlet, the proposed requested classification. Therefore, the proposed requested map amendment for Area 2 would allow a net increase in potential principal buildings within the map amendment area.

If the requested map amendment for Area 2 were approved, different Agency regulations that affect development potential would apply. A change in land use

classification to Hamlet would affect regulatory thresholds and eliminate the overall intensity guidelines. Potential development would depend on ~~and~~ constraints resulting from environmental factors as well as any local land use controls.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. There will be no increase in allowable density and no growth-inducing impact under the preferred alternative.

Impacts to Physical Resources

Impacts to physical resources include impacts to land, geological features, surface water and ground water. The FGEIS recognizes that amendments allowing a higher density of development or changes in the shoreline restrictions may result in impacts to these resources.

Area 1

The requested map amendment for Area 1, if granted, could lead to adverse impacts to surface water and groundwater quality, including impacts to the Schroon River. Development at intensities permitted by Hamlet could increase runoff and associated non-point source pollution of waterbodies and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention, and impervious surfaces. An increase in development of the areas ~~would~~could lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life. Additional development in Area 1 could also impact the wetlands' ability to store and dissipate floodwaters and protect the water quality of the Schroon River.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. The actual number of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

A change to Moderate Intensity Use will also reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50

feet. The impacts to physical resources of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet.

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves and/or impacts wetlands, is expected to prevent undue adverse impacts to the physical resources of Area 1.

Area 2

The requested map amendment for Area 2, if granted, could lead to adverse impacts to surface water and groundwater quality on lands and waters downstream of Area 2. Development at intensities permitted by Hamlet could increase runoff and associated non-point source pollution of waterbodies and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention, and impervious surfaces. An increase in development of the areas would lead to an increase in surface runoff to the landscape and nearby wetlands due to the elimination of vegetative cover and the placement of man-made impervious surfaces. Stormwater discharge may introduce substances into waters resulting in increased nutrient levels and contamination of these waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life.

Area 2 is within the municipal sewer district but is outside of the current sewer service area. Some portions of the area are distant from existing mains and new development may rely on on-site wastewater treatment systems. One of the most important natural characteristics in determining the potential for development of land without access to municipal sewer treatment facilities are the types and depths of soils and their ability to accommodate construction and effectively treat on-site wastewater. Under the correct conditions, dry, well-drained soils, such as sand deposits, on appropriate slopes typically result in properly functioning septic systems. Soils with shallow depth to the water table or bedrock do not have adequate depth to effectively treat septic effluent and can cause pollution to groundwater and/or nearby surface water. Approximately 44% of Area 2 is expected to have adequate soil and slope conditions to support on-site wastewater treatment systems.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impact on the physical resources in Area 2.

Impacts to Biological Resources

Impacts to biological resources include impacts to plants and animals. The FGEIS recognizes that amendments allowing a higher density of development, a change to the compatible use list, or changes in the shoreline restrictions may result in impacts to fish and wildlife habitat or rare or endangered plant species.

Area 1

The requested map amendment for Area 1, if granted, could lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands and loss of habitat. Reclassification of Area 1 to Hamlet may result in the potential increase in development adjacent to Value 2 wetlands. An increase in development can lead to the degradation of habitat, particularly from the introduction and spread of invasive species, and the disruption of wildlife movement patterns. The pollution of surface waters can also degrade wildlife habitat.

Surface water resources could be affected by activities which tend to disturb and remove stabilizing vegetation resulting in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas, and increase flooding potential. As noted in the discussion of Impacts to Water Resources, stormwater runoff can lead to excessive nutrients causing biological change in waters which affect aquatic life.

A change to Moderate Intensity Use will reduce the minimum shoreline lot width from 150 feet to 100 feet, and minimum shoreline structure setback from 150 feet to 50 feet. The potential impacts on the biological resources of an amendment to Moderate Intensity Use would be less than the requested classification of Hamlet, which has minimum shoreline lot width of 50 ft.

The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves or impacts wetlands, is expected to prevent undue adverse impacts to the biological resources of Area 1. Additionally, because wetlands are situated between the Schroon River and the more developable lands on the property, it is expected that the Agency's wetlands jurisdiction will prevent encroachment of development toward the shoreline.

Area 2

The requested map amendment for Area 2, if granted, could lead to adverse impacts upon flora and fauna due to the loss of existing open space and natural vegetation and the introduction and spread of invasive species. Approximately 62 acres of Area 2 is forested. Large forested areas provide habitat to area-sensitive species and are more resilient to large-scale disturbances which maintain forest health over time.

Purple Rock-cress (*Boechera grahamii*) has historically been observed in an area that covers the majority of Area 2. The State conservation status rank for Purple Rock-cress is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York. The species is not protected at the Federal level and has a global conservation status rank on G5, meaning it is globally secure and common in the world. Increased development in Area 2 may lead to the removal of this species from the area.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts to biological resources in Area 2.

Impacts on Community and Area Character

The proposed action could potentially create a demand for additional community services (e.g., schools, police and fire) by allowing for increased residential density and commercial or industrial development.

The character of an area is determined by the types and intensity of use, and physical setting. A map amendment to Hamlet can change the character on an area by eliminating the overall intensity guidelines and changing the shoreline restrictions and compatible uses list. Impacts may be positive when changes in land use area occur which better reflect the character of an area. Impacts may be undesirable when a change in land use ~~by~~ permits development not in keeping with the character of an area.

Area 1

Area 1 is currently similar in character to much of the existing Hamlet area. Increasing the potential intensity of development to that allowed under the Hamlet classification is unlikely to result in significant alteration of the character of this area, despite the area being on a scenic byway.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal buildings allowed under the overall intensity guidelines from 7 to 17. Because most of Area 1 is already developed to a similar character of a Moderate Intensity Use land use area, there are not expected to be adverse impacts to community and area character from the preferred alternative.

Area 2

Increasing the potential intensity of development to that allowed under the Hamlet classification could result in a significant alteration of the undeveloped character of Area 2 and extend sprawl development patterns along what is currently a highway CEA. If

the area is intensely developed with a Hamlet classification, the development could be inconsistent with the natural landscape currently existing in the area. The highway CEA would be eliminated if the area was reclassified as Hamlet.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application for Area 2 will have no impacts on the community and area character.

Impact on Transportation

The proposed action may result in a change to existing transportation systems.

The proposed actions may result in the construction of large paved parking areas, alter the present pattern of movement of people or goods, and extend sprawl development patterns outside the existing hamlet center leading to more vehicle miles travelled.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in the Area by approximately ten principal buildings. This limited change in allowable development is not expected to adversely impact transportation.

The preferred alternative for Area 2 is to deny the requested map amendment, retaining the Rural Use land use area classification. A denial of the application for Area 2 will have no impacts on transportation.

Impacts on Scenic Resources

Regarding scenic or aesthetic resources, the FGEIS provides the following guidance:

Changes in the permitted density at buildout may increase the visibility of buildings or associated uses in areas of scenic quality, including areas near vistas, travel corridors, or points of intensive public visitation. In addition to the impacts from an increased level of development, sensitive visual resources may be adversely impacted by changes in the shoreline restrictions, project review thresholds, and compatible uses list.

In any event the significance of the environmental impacts depend on the scenic resource's qualities and the degree to which the qualities are reduced or diminished by development. Unusual scenic resources are among the most sensitive and are of high importance to the economic base which is supported by tourism.

FGEIS at 23.

The proposed requested map amendment areas are visible from publicly accessible vantage points, including two State highways that are both designated scenic byways. Area 1 is also visible from the Schroon River, which is a Recreational River. The magnitude of the impacts will depend on future development that would result from the proposed requested action.

Both areas would be visible to motorists, including residents commuting to and from work and visitors engaged in recreation or tourism. The proposed action requested map amendments could conceivably result in a diminishment of the public enjoyment and appreciation of the scenic and aesthetic resources present.

Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park and the Land Use Classification Determinants note that “the allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.” 9 NYCRR Appendix Q-8.

Area 1

Eliminating the overall intensity guidelines and changing shoreline restrictions, project review thresholds, and the compatible uses list may increase the visibility of buildings or associated uses in areas of scenic quality of the NYS Rt 418 travel corridor, as well as the shoreline of the Schroon River.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. As much of Area 1 is already developed to a similar character of a Moderate Intensity Use land use area, particularly along the Rt 418 travel corridor, there are not expected to be adverse impacts to scenic resources from the preferred alternative.

Area 2

Potential unscreened development in the presently undeveloped sections of Area 2 along NYS Route 9 would be detrimental to the character of the park. The extension of sprawl development along the corridor may also erode the opportunity for a gateway of natural landscape into the Warrensburg hamlet from the North.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts to the scenic resources in Area 2.

Impact on Adjacent Properties – Noise, Odor and Light

SEQR regulations, in the Full EAF Part 2 form, require an identification of potential impacts from noise, odor, and light. 6 NYCRR §617.20, Appendix A.³

Both of the ~~proposed~~requested map amendments would result in the lands being classified as Hamlet, eliminating the overall intensity guidelines and changing regulatory thresholds for further review by the Adirondack Park Agency. The ~~proposed~~requested action may result in additional noise, including the possibility of blasting from mining or large-scale commercial construction within 1,500 feet of a residence. The predominant low levels of noise from existing undeveloped or residential areas could change dramatically if the action leads to an increase in commercial or industrial uses in these areas. Both fauna and nearby residential use could be affected by noise from commercial or industrial uses themselves and from additional traffic serving these uses.

The change in classification could result in routine odors for more than one hour per day. Potential sources of odors and air pollution could come from commercial or industrial uses, residential uses if wood is used as a heating source, or from an increase in traffic serving these uses.

The ~~proposed~~requested map amendments could result in an increase of light shining onto adjoining properties and an increase in sky-glow brighter than existing area conditions.

If the requested map amendments are approved and these areas are developed to their maximum allowable intensity, the ~~proposed action~~requested map amendments may result in an increase in noise, odors, or outdoor lighting affecting adjacent properties.

Area 1

Area 1 is located between the Schroon River and State Highway 418, which is part of the Dude Ranch Trail Scenic Byway. The area is developed with residential and commercial buildings, an electric substation, transmission lines, and a sewer pump station. Adjacent properties on the other side of the state highway, across the river, and to the north are classified as Hamlet and are intensely developed. The lands immediately to the west are classified as Low Intensity Use and are undeveloped.

The residential, commercial and industrial uses presently in the area may emit light and sound. It is conceivable that additional land uses in Area 1 resulting from a Hamlet classification could create an increase in noise, odor and light. Those impacts could be experienced by adjacent landowners and the public using the state highway or the Schroon River, but the extent of those impacts cannot be precisely anticipated or determined.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. The preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, mineral

³ Accessed online at [6 NYCRR Part 617 - State Environmental Quality Review](#) on December 7, 2021.

extraction activities and other industrial uses as well as any projects involving wetlands. As such, adverse impacts to adjacent properties are not expected.

Area 2

Area 2 is located on a section of NYS Route 9 designated as the Central Adirondack Trail Scenic Byway. As described above, an average of 4,382 vehicles per day traveled past this area in 2019. Area 2 consists of all or a portion of two commercial parcels, both motels, two residential parcels, two vacant parcels, and one private forest land parcel. As described above, approximately 62 acres of Area 2 is forested.

Adjacent lands across State Highway 9 are classified as Hamlet and include a DOT facility, a transfer station, and an industrial park. Lands to the south on the same (east) side of Route 9 are classified as Hamlet and are developed with commercial and residential buildings. Lands to the north and east are classified Rural Use and are primarily forested and residential. Although there may already be noise, odors, and light from the existing uses in Area 2 and the surrounding area, the requested map amendment could result in an increase of those impacts on adjacent properties.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on the properties adjacent to Area 2.

Impact on Open Space and Recreation

The Adirondack Park Agency Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency. Open space resources may be related to visibility, especially as seen from vistas or travel corridors (roads, streams, lakes, or hiking trails).

Open space is frequently important for its own sake in areas where natural forces predominate. Moreover, natural area open space values are of greater importance when associated with special features such as free flowing streams or diverse wildlife habitats. These special features add to the unique character of an area, enhancing the contribution of that particular open space to the character of the Park.

Large open space areas are essential for the preservation of large wildlife species (including deer, bear, or currently extirpated species). These species require a large range area to survive without maintenance by man. High quality water resources are critical for the survival of trout, and related species are associated with very low levels of human occupancy and use within the watersheds. The concept of open space as a

resource characteristic worthy of protection is inherent in the scheme of channeling development away from Resource Management and Rural Use areas. In these areas, open space resources are protected by limiting the level of permitted development, and where development is allowed, by encouraging clustering of buildings to protect more sensitive areas.

If the maximum development was pursued under a Hamlet classification, it could result in significant changes to open space and an impairment of natural functions, or “ecosystem services,” provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat. Development could also result in the loss or diminution of future recreational resources.

Area 1

Reclassifying Area 1 as Hamlet could have an adverse impact on open space resources. The shoreline of the Schroon River has limited development and increased densities in proximity to the shoreline may have impacts related to habitat loss or degradation and visual impacts to a designated recreational river. The Town of Warrensburg is developing a boat hand-launch site and portage for canoes and kayaks on the Schroon River approximately one mile from this location, which may increase recreational use of the river in this area.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in the Area by approximately ten principal buildings. This limited change in allowable development is not expected to adversely impact open space and recreation. Additionally, the Agency’s jurisdiction over all new land use and development that involves or impacts wetlands will serve to control new development directly adjacent to the Schroon River.

Area 2

Reclassifying Area 2 as Hamlet could have a negative impact on open space resources. A large portion of Area 2 is currently undeveloped and much of the eastern side of Route 9 includes undeveloped forest with rock outcrops. Area 2’s large open space areas are important for large wildlife species which require a large range area to survive without maintenance by man.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on open space and recreational resources.

Impacts of the proposed action on the use and conservation of energy

Increasing the number of allowable principal buildings in the amendment areas would likely increase energy use in proportion to the number, type, and energy efficiency of principal buildings actually built.

Area 1

Area 1 already contains moderately-dense development patterns immediately adjacent to the Hamlet area. Further infill development within this area supports existing infrastructure patterns and may induce less new vehicle miles travelled (VMT) and associated transportation energy use than would occur if new development was sited in an undeveloped area.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in Area 1 by approximately ten principal buildings. This limited change in allowable development is not expected to significantly impact energy consumption.

Area 2

Area 2 is a linear extension of the Hamlet into a largely undeveloped area. New development in this area may extend strip development that encourages and induces more VMT than infill development in the Hamlet would and thus encourage further use of energy for transportation.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on the use and conservation of energy.

Impacts on Climate Change

SEQRA regulations require this DSEIS include “measures to avoid or reduce both an action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.” For most Hamlet land use area projects, the Agency lacks the regulatory authority to regulate and mitigate for new development's impacts on climate change as well as associated impacts.

Area 1

As noted above, Area 1 is an existing developed area immediately adjacent to the Hamlet land use area. Infill development within this area supports existing infrastructure patterns and may induce less new VMT and transportation energy use, along with the

associated greenhouse gas emissions (GHG), than would occur if new development took place in an undeveloped area. As noted above, erosion and sedimentation may increase flooding potential in Area 1, which could be exacerbated by the impacts of climate change.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use which would increase the total principal buildings allowable in Area 1 by approximately ten principal buildings. This expansion of development rights is in an area that is already developed. As such, the preferred alternative is not expected to significantly impact climate change. Furthermore, by enabling development in an already developed area, this change may reduce greenhouse gas emissions that would otherwise be incurred if development was undertaken further from the Hamlet.

Area 2

In contrast to Area 1, Area 2 is a linear extension of the Hamlet into a primarily undeveloped area. New development in this area may extend strip development that encourages and induces more VMT and associated GHG emissions than infill development inside the existing Hamlet land use area would.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on climate change.

Impacts of the Proposed Action on Solid Waste Management

Area 1

An increase in the number of principal buildings (see Growth-Inducing Aspects) would lead to an increase in the amount of solid waste generated ~~from both areas in Area 1.~~ Solid waste reduction/reuse/recycling programs could lessen disposal impacts.

Area 2

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will have no impacts on Solid Waste Management.

Impacts of the Proposed Action on Historic Resources

For purposes of SEQRA, the environment is defined to include “objects of historic or aesthetic significance.” This **DSEIS/FSEIS** must address any relevant and significant impacts on historic resources.

Area 1

A portion of Area 1 is within the “Warrensburgh Historic District.” The New York State Office of Parks, Recreation and Historic Preservation has reviewed the ~~proposed~~requested map ~~amendment~~amendments and concluded that ~~it~~they would not have a negative impact on the ~~historical~~District’s historic resources. Approval of the requested amendment would eliminate density restrictions for ~~the~~ Area 1 and may make the demolition and replacement of existing structures with larger and more densely-developed buildings more economically feasible.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. The limited expansion of allowable principal buildings in the Area may reduce the economic incentive to demolish and replace structures in the Area.

Area 2

There were no listed or eligible historic resources identified in Area 2.

Irreversible and Irretrievable Commitments of Environmental Resources

Subdivision of land into smaller lots and the creation of individual building sites is a commitment of land resources. An amendment to a less restrictive classification may facilitate a further commitment of such resources over what is currently allowable. To the extent that development occurs as a result of a map amendment, the consequent loss of forest and open space resources, impacts to visual character, the elimination of one designated highway CEA, and potential degradation of water quality are the primary irreversible commitments of resources. These potential environmental impacts are described above and summarized below:

Area 1:

1. Degradation of water quality and ecological function of the Schroon River and its associated wetlands resulting from stormwater runoff, non-point source pollution, and erosion. Ecological function change could involve impacts to stormwater storage, nutrient cycling, and changes in habitat/species composition;
2. Impairment of wetland functions related to flood mitigation;
3. Impacts to wildlife habitat in and around wetlands;
4. Potential introduction of additional invasive species;
5. Increased visual impacts on the Schroon River, a designated Recreational River; and
6. Financial incentive to remove and replace structures in the Warrensburgh Historic District.

The preferred alternative for Area 1 is to reclassify the area as Moderate Intensity Use. This map amendment would increase the mathematical total number of principal

buildings allowed under the overall intensity guidelines from 7 to 17. The actual number of principal buildings would be determined by several additional factors including property history, whether an Agency permit is required pursuant to Section 810 of the Act, the WSSRS Act, and the Freshwater Wetlands Act, as well as constraints resulting from environmental factors.

With the presence of deep, well-drained soils, the absence of steep slopes, and the availability of public sewer and water, it is likely that any additional development that would result from this change would not result in a significant irreversible or irretrievable commitments of environmental resources.

Additionally, the preferred alternative retains Agency jurisdiction over many types of projects including commercial uses, tourist accommodations, tourist attractions, and mineral extraction activities. This retained jurisdiction, combined with the Agency's jurisdiction over all new land use and development that involves or impacts wetlands, is expected to prevent undue adverse impacts to the Schroon River, Area 1's wetlands, wildlife, and flood mitigation.

Area 2:

1. Degradation and loss of habitat that is currently part of a large forested area;
2. Potential introduction of invasive species;
3. Reduction in undeveloped open space on the shoulder of Hackensack Mountain that could potentially be used for recreation in the future;
4. Substantial change to community character;
5. Loss of habitat for a rare species, the Purple Rock-creep;
6. The elimination of a highway CEA on the east side of Route 9;
7. Impacts to visual character of a State highway including the change in character from an undeveloped area to one of intense development;
8. Impacts to existing features including rock outcrops; and
9. Increase in sprawl development and associated greenhouse gas emissions.

The preferred alternative is to deny the requested map amendment for Area 2, retaining the Rural Use land use area classification. A denial of the application will not result in an irreversible or irretrievable commitments of environmental resources.

MEASURES TO MITIGATE POTENTIAL ADVERSE ENVIRONMENTAL EFFECTS

Application of Statutory Criteria

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

- a) APA Act § 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979 (FGEIS).

The Potential Impacts of the Action section of this document evaluates in detail the potential consequences of the proposal as they relate to the APA Act and its associated regulations. The Land Use Area Classification Determinants enumerated in 9 NYCRR Appendix Q-8 note important site characteristics that determine the classification of land. The analyses below discuss relevant key determinants as they relate to each amendment Area.

Area 1

Area 1 is bound on the north by a designated recreational river and on the south by a scenic byway. The site is largely served by sewer and has intense development along the road corridor. Area 1 contains very few steep slopes and is in close proximity to existing communities, which are considerations that the Classification Determinants prescribe for “highly intense development.” Notably, the Classification Determinants do not specifically mention recreational rivers.

However, approximately 27% of Area 1 is covered in Value 2 wetlands, and to the extent that some of these wetlands contain grasses and have free interchange of water with the Schroon River, the Classification Determinants state that these areas should not be developed. However, under the APA Act and the Freshwater Wetlands Act, any new land use and development or subdivision involving wetlands requires an Agency permit, even with a Hamlet classification, which would be expected to avoid, minimize, and mitigate any impacts to wetlands. In addition, the WSRRS Act would require a permit for stream improvement structures or modification of or disturbance of the course, bed, or bank of the river, unless the activity requires a permit from DEC.

Area 2

Area 2 is a predominantly undeveloped area directly adjacent to the northern boundary of Warrensburg's hamlet and across the street from an existing hamlet area that was authorized by map amendment in 1996 (MA1996-06). Area 2 includes 1,700 feet of frontage on New York State Rt 9, a highway CEA and part of the Adirondack Trail Scenic Byway. Approximately 94% of the Area is covered by undeveloped upland forest and is part of a larger forest network. Approximately 46% of the site contains steep slopes and about 5% of the area contains rock outcroppings. Purple Rock-cress (*Boechera grahamii*) has historically been observed in an area that covers the majority of Area 2. The State conservation status rank for Purple Rock-cress is S2S3, meaning it is considered very vulnerable, or vulnerable, to disappearing from New York. The species is not protected at the Federal level and has a global conservation status rank ~~encl~~ G5, meaning it is globally secure and common in the world. The Area is entirely located in a municipal sewer district and sewer mains run along most of the adjacent highway.

The Classification Determinants state that areas in close proximity to existing communities and those that are served by municipal sewer should be classified to allow highly intense development. However, the Classification Determinants also state that the "the allowable intensity of development should not be allowed to substantially alter the present character" of "undeveloped areas adjacent to and within sight of public highways." Additionally, the Determinants note that areas with unique physical features, such as outcroppings, should be developed at "extremely low intensities and in such a manner that the unique features are not altered." Finally, the Determinants note that areas containing rare plant communities should not be developed.

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

If Area 2 is classified as Hamlet, the Agency has limited authority to mitigate any impacts of that classification.

ALTERNATIVE ACTIONS

There are three categories of alternative actions that can be considered: no action, alternative regional boundaries, and alternative classifications. ~~The Agency will issue a separate decision for each of the two areas under consideration.~~

Area 1

A. No Action

One alternative action for Area 1 is “no action,” or denial of the request. The Agency may determine that the current classification, Low Intensity Use, is appropriate for Area 1. A failure to approve any change would preserve the present pattern of regulatory control. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative regional boundaries

The redefinition of the ~~proposed~~requested Area 1 along alternative regional boundaries could be employed. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concerns. There are areas within Area 1 that pose severe limitations for development, including areas with a significant amount of wetlands. However, due to its small size and the configuration of the area, there are no alternative boundaries that would include the most suitable areas while excluding these wetlands.

C. Alternative classifications

Area 1 is currently classified as Low Intensity Use. The ~~proposal~~request is to reclassify the area as Hamlet. Moderate Intensity Use is an alternative intermediate classification that could be considered. There are no Moderate Intensity Use areas contiguous to Area 1, but the area is defined by regional boundaries and could possibly be reclassified as a separate Moderate Intensity Use area if it was determined that the area does not meet the criteria for Hamlet but does meet the criteria for Moderate Intensity Use. Impacts to the area would be limited by the density guidelines and shoreline restrictions shown above in Tables 9, 10 and 11 and APA permitting jurisdiction as set out in APA Act § 810 and shown on the Jurisdiction Summary Chart found at: https://www.apa.ny.gov/Documents/Laws_Regs/HotalingTable.htm.

Preferred Alternative

The Preferred Alternative for Area 1 is to reclassify the area as Moderate Intensity Use. After review of the existing character of the area and land use area classification

determinants, the Agency finds that the area does not meet the character description, purpose, policies and objectives for Hamlet, but does meet the character description, purpose, policies and objectives for Moderate Intensity Use.

Moderate Intensity Use areas are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable. Although Area 1 contains a significant amount of wetlands, the presence of deep, well-drained soils, the availability public sewer and water services, and the lack of significant steep slopes has allowed relatively intense develop to occur in this area. The reclassification of Area 1 as Moderate Intensity Use recognizes the existing development which is primarily residential and currently exceeds the overall intensity guidelines for Low Intensity Use. Area 1 further meets the character description of Moderate Intensity Use by being located on a developed section of state highway adjacent to the existing Hamlet area.

Reclassification of Area 1 to Moderate Intensity Use will continue to provide for development opportunities in an area that can support further development without significantly harming physical or biological resources. This area will provide for a modest amount of residential expansion in an area where public services, including sewer and water, are available.

Area 2

A. No Action

One alternative action for Area 2 is “no action,” or denial of the ~~request~~requested map amendment. The Agency may determine that the current classification, Rural Use, is appropriate for Area 2. A failure to approve any change would preserve the present pattern of regulatory control. There would be no adverse or beneficial site changes in the reasonably foreseeable future.

B. Alternative regional boundaries

The redefinition of the proposed Area 2 along alternative regional boundaries could be employed. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concerns. There are areas within Area 2 that pose severe limitations for development due to steep slopes and shallow soils, however these are not in locations where an alternative geographic configuration would be advantageous. However, due to the size of Area 2, there are several alternative boundaries that could be used.

One example of an alternative regional boundary that could be employed would be to use a one-quarter mile setback from the boundary between Lots 42 and 49 of Hyde Township, which is the northern boundary of Area 2. In this alternative, Alternative Area

2a, is approximately 24.1 acres in size and shown in Figure 22. While Alternative Area 2a does not avoid steep slopes, it does avoid some of the areas of shallow soils and rock outcrop, including those visible from NYS Rt 9. It also excludes the existing development in the northern portion of Area 2, and the much of the undeveloped portions of Area 2 that are visible from the road. This alternative would largely preserve the existing highway CEA on the east side of Rt 9 and reduce visual impacts along a state highway.

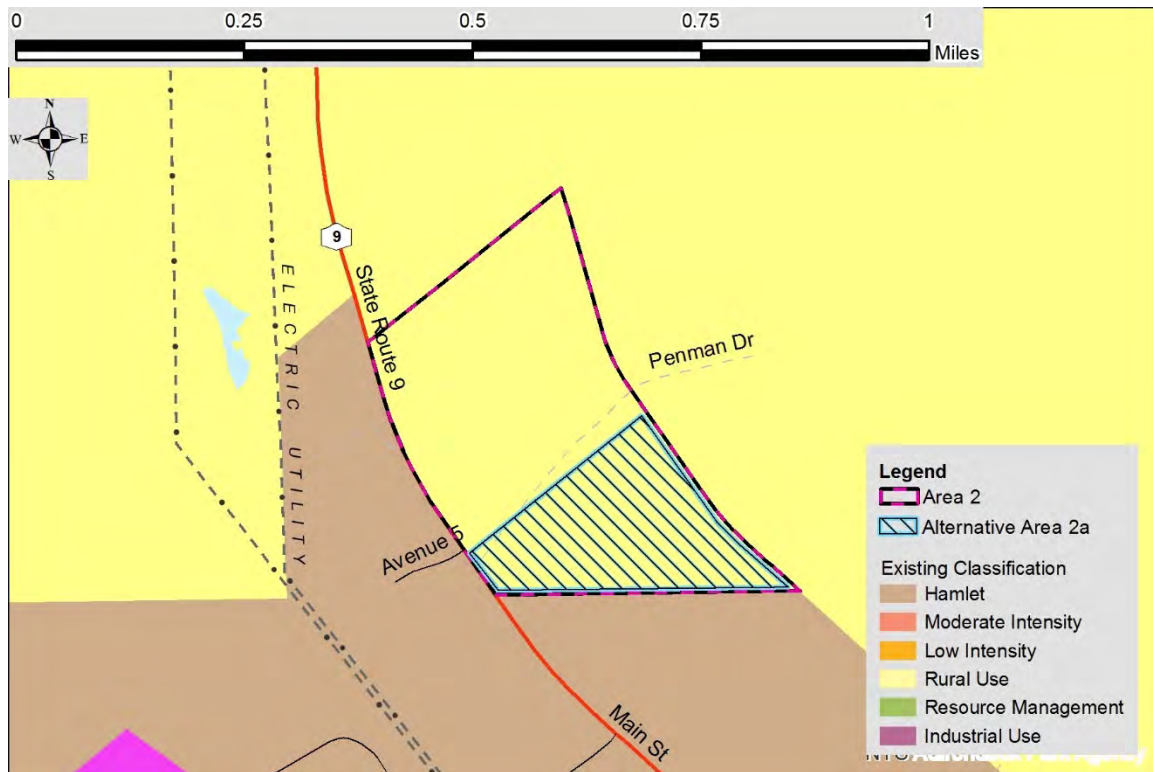


Figure 22. Map showing Alternate Area 2a, which is one potential alternative that uses alternative regional boundaries. .

Other potential alternative regional boundaries include reducing the size of Area 2 or Alternative Area 2a by using a one-tenth mile (528 feet) setback from NYS Rt 9, instead of a one-quarter mile (1,320 feet) setback. Using a smaller setback from the road as an alternative boundary could increase strip development by encouraging development along the highway without increasing the potential density for future back lot development further from the road.

C. Alternative classifications

Area 2 is currently classified as Rural Use. The proposal is to reclassify the area as Hamlet, so Low Intensity Use and Moderate Intensity Use are alternative intermediate classifications that could be considered for this area. There are no Low Intensity Use or Moderate Intensity Use areas contiguous to Area 2, but the area is defined by regional

boundaries and could possibly be reclassified as a separate Low Intensity Use or Moderate Intensity Use area if it was determined that the area does not meet the criteria for Hamlet but does meet the criteria for one of these intermediate classifications. Impacts to the area would be limited by the density guidelines shown above in Tables 9, 10 and 11 and APA permitting jurisdiction as set out in APA Act § 810 and shown on the Jurisdiction Summary Chart found at:

https://www.apa.ny.gov/Documents/Laws_Regs/HotalingTable.htm.

Preferred Alternative

The preferred alternative for Area 2 is to deny the application for map amendment. As a result, Area 2 will remain classified as Rural Use.

In order to approve the requested map amendment, the Agency must find that the area is consistent with the character description and purposes, policies and objectives of the Hamlet land use area classification. Section 805(3)(c) of the APA Act provides that the building intensities of Hamlet areas will allow a high and desirable level of public and institutional services to be economically feasible. The significant acreage of steep slopes and shallow depth to bedrock within Area 2 would make it difficult to achieve building intensities at a high level without risk of significant undesirable impacts to the environment.

The APA Act also states that because Hamlet areas are concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the Park's open space areas. The existing development within Area 2 is at a much lower intensity than what is allowed under its current classification, and despite being located within the public sewer district and with public sewer mains nearby, no development with Area 2 has connected to this system which does not indicate a demand for or viability of development in this area.

Alternative Area 2a was not the preferred alternative because it also contains significant areas of steep slopes and shallow soils, which would make it difficult to achieve building intensities at a high level in this this area without risk of significant undesirable impacts to the environment.

Major Changes Made to the DSEIS

- The Proposed Action section was changed to include information about the preferred alternatives.
- The Procedures Under SEQRA section was changed to include updated information about the DSEIS, FSEIS, Public Hearing, and comment period.
- A Preferred Alternative section was added.
- A Summary and Response to Public Comment section was added (Appendix E)
- A Public Hearing Summary was added (Appendix F)
- Written Comments received were added (Appendix G)

Studies, Reports and Other Data Sources

- New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
- Soil Survey for Warren County
- United States Geological Survey Topographic map (7.5' series; scale 1:24,000)
- Air Photo Inventory, Adirondack Park Agency
- New York Natural Heritage Database
- NYS Office of Real Property Services
- Warren County GIS Data: Digital Tax Parcel Data, Warrensburg Sewer Districts, and Flood Zones
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- Adirondack Park State Land Master Plan
- New York State Parks, Recreation and Historic Preservation National Register Internet Application
- NYS DEC Environmental Mapper
- NYS DOT Traffic Data Viewer
- Large Intact Forest Block GIS data, Wildlife Conservation Society
- Town of Warrensburg Waterfront Revitalization Strategy & Comprehensive Plan