

COVER SHEET
and
NOTICE OF COMPLETION
of
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)
MA 2014-02 (Putnam)

NAME OF LEAD AGENCY AND PREPARER OF DSEIS:

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

PROJECT LOCATION:

Town of Moriah
Essex County

PROPOSED ACTION:

Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Moriah, Essex County (Map Amendment 2014-02) to reclassify approximately 20 acres of land pursuant to the Adirondack Park Agency Act, Section 805 (2)(c)(1) and Section 805 (2)(c)(2), from Resource Management to Moderate Intensity Use.

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DATE OF ACCEPTANCE OF DSEIS BY LEAD AGENCY:

DATE

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EXECUTIVE SUMMARY

MA 2014-02

SUMMARY OF PROPOSED ACTION

On August 15, 2014, the Adirondack Park Agency received a completed application from a private landowner for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Official Map) in the Town of Moriah. The applicant is requesting that a parcel of land, approximately 12.5 acres in size, the *Requested Map Amendment Area*, be reclassified from its current classification of Resource Management to Moderate Intensity Use.

The Requested Map Amendment Area is not defined by “regional boundaries” as required by Section 805 (2) (c) (5) of the Adirondack Park Agency Act and described in the Agency’s Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979). Boundaries were expanded, using regional boundaries, to include the entire Requested Map Amendment Area and nearby lands that are similar in character. This *Proposed Map Amendment Area* is approximately 20 acres in size. Figure 1 contains a map showing the general location of the Proposed Map Amendment Area.

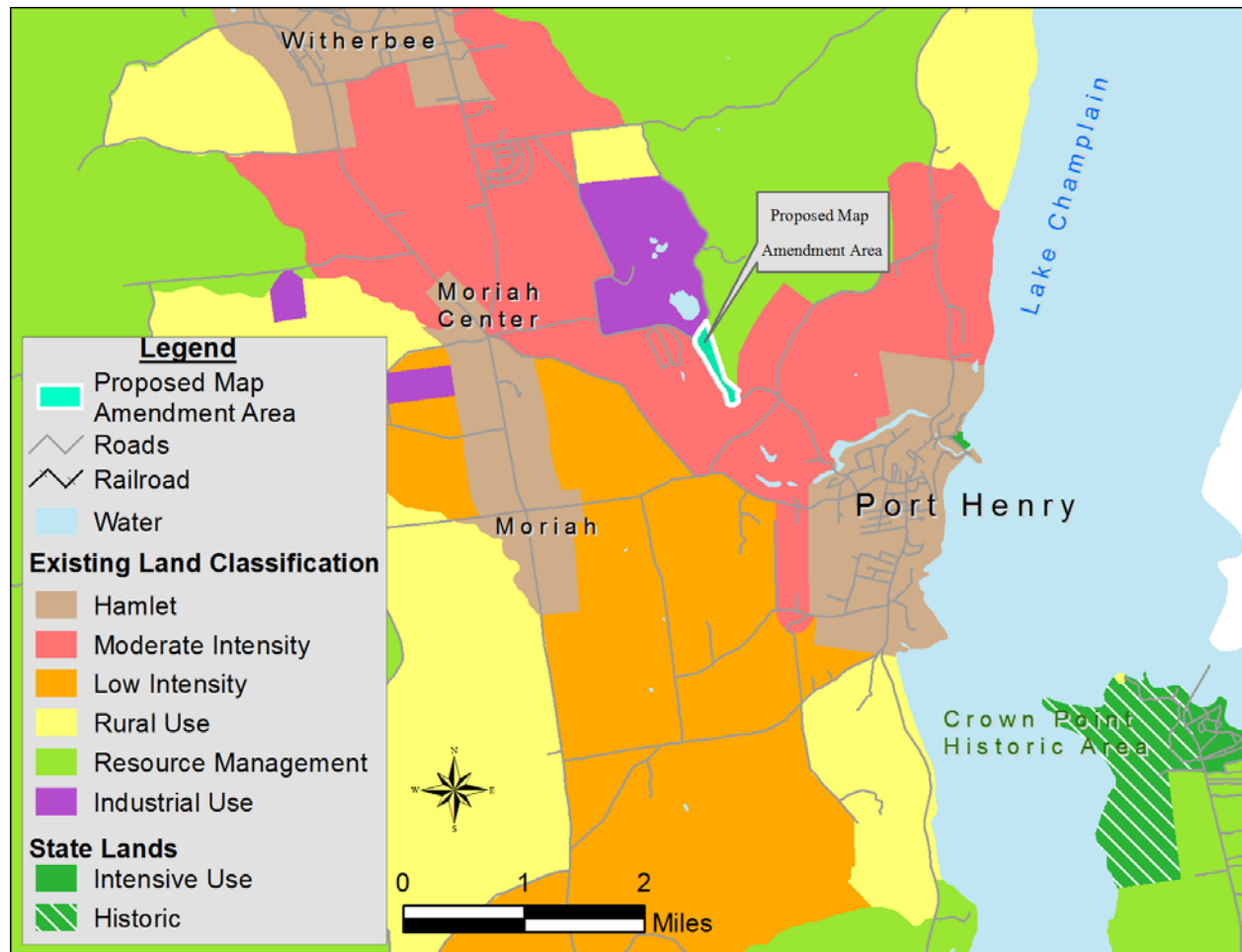


Figure 1. A map showing the general location of the Proposed Map Amendment Area.

SUMMARY OF ENVIRONMENTAL IMPACTS

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

The major consequence of a change to a less restrictive classification is a potential increase in development intensity due to the relaxation of the “overall intensity guidelines”. The overall intensity guidelines allow 15 “principal buildings” (single family residences or their legal equivalent under the Adirondack Park Agency Act) per square mile (42.7 acres average lot size) in lands classified as Resource Management while Moderate Intensity Use allows 500 principal buildings per square mile (1.3 acre average lot size).

A change in classification could also change the type of development that can occur by changing the compatible uses associated with the land classification. For example, commercial uses are not compatible with Resource Management, but are compatible with the other classifications. Appendix C contains a complete list of compatible uses for each classification.

Potential environmental impacts include:

- 1) Decrease in Water Quality: Water quality can be negatively impacted due to on-site wastewater disposal discharge, stormwater runoff and erosion. Approximately 81% of the Proposed Map Amendment Area contains soils that can pose limitations for on-site septic systems due to excessive rate of fluid movement through these soils which can limit the proper treatment of effluent from septic systems. The poorly treated effluent can pollute groundwater and surface water in the area near the absorption field

Development at intensities permitted by Moderate Intensity Use could increase runoff and associated non-point source pollution of streams 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 area 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.

Surface water resources could also be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased soil erosion and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.

- 2) Adverse impacts to flora and fauna

The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above, can also degrade wildlife habitat.

The maps and discussions of soils, topography, hydrology and biological considerations that follow show the relative size of the Proposed Map Amendment that is subject to these environmental issues.

SUMMARY OF PROCEDURES UNDER SEQRA

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

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

SUMMARY OF STANDARDS FOR AGENCY DECISION

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

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

- a) Adirondack Park Agency Act (Executive Law, Article 27) Section 805
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979.

Section 805 (2) (c) (1) of the Adirondack Park Agency Act provides in pertinent part:

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

Any amendment to reclassify land from any land use area to any other land use area or areas, if the 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) (2) of the Adirondack Park Agency Act provides in pertinent part:

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

Any amendment to reclassify land from any land use area to any other land use area or areas 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.

Section 805 (2) (c) (5) of the Adirondack Park Agency Act provides:

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

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

APA Rules & Regulations Section 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 resources characteristics, existing development characteristics and public considerations and lay out land use implications for these characteristics.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

MA 2014-02 (Town of Moriah)

PROPOSED ACTION

On August 15, 2014 the Adirondack Park Agency received a completed application from Larry Putnam, a landowner in the Town of Moriah, to reclassify an area on the Official Adirondack Park Land Use and Development Plan Map totaling approximately 12.5 acres. The 12.5 acre *Requested Map Amendment Area* is presently classified as Resource Management on the Official Adirondack Park Land Use and Development Plan Map. The applicant is requesting that the area be reclassified as Moderate Intensity Use. The application for this map amendment is attached hereto as Appendix A.

Section 805 (2) (c) (5) of the Adirondack Park Agency Act and the Agency's Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979) requires that a map amendment be regional in scale and follow "regional boundaries" such as roads, streams, municipal boundaries, Great Lot boundaries or standard setbacks from these boundaries. The Requested Map Amendment Area is a portion of a parcel owned by the applicant and does not conform to regional boundary criteria; therefore the area was expanded by Agency staff to include adjacent Resource Management lands of similar character. This expanded area, the *Proposed Map Amendment Area*, uses the centerlines of Switchback Road on the west and south, a one-quarter mile setback from the centerline of Elk Inn Road on the southeast, the centerline of an electric transmission line on the east and the centerline of Cheney Road on the north.

Figure 2 shows the Requested Map Amendment Area and the Proposed Map Amendment Area. The Proposed Map Amendment Area is approximately 20 acres in size and described as follows:

Beginning at a point at the intersection of the centerlines of Cheney Road and the centerline of the National Grid electric transmission line; thence in a southwesterly direction along the centerline of Cheney Road for a distance of approximately 800 feet to the intersection with Switchback Road; thence continuing in a southerly direction along the centerline of Switchback Road to a point one-quarter mile from the centerline of Elk Inn Road; thence in a northeasterly direction along a one-quarter mile setback from Elk Inn Road to a point on the centerline of said electric transmission line; thence northerly along the centerline of the electric transmission line to the point of beginning;

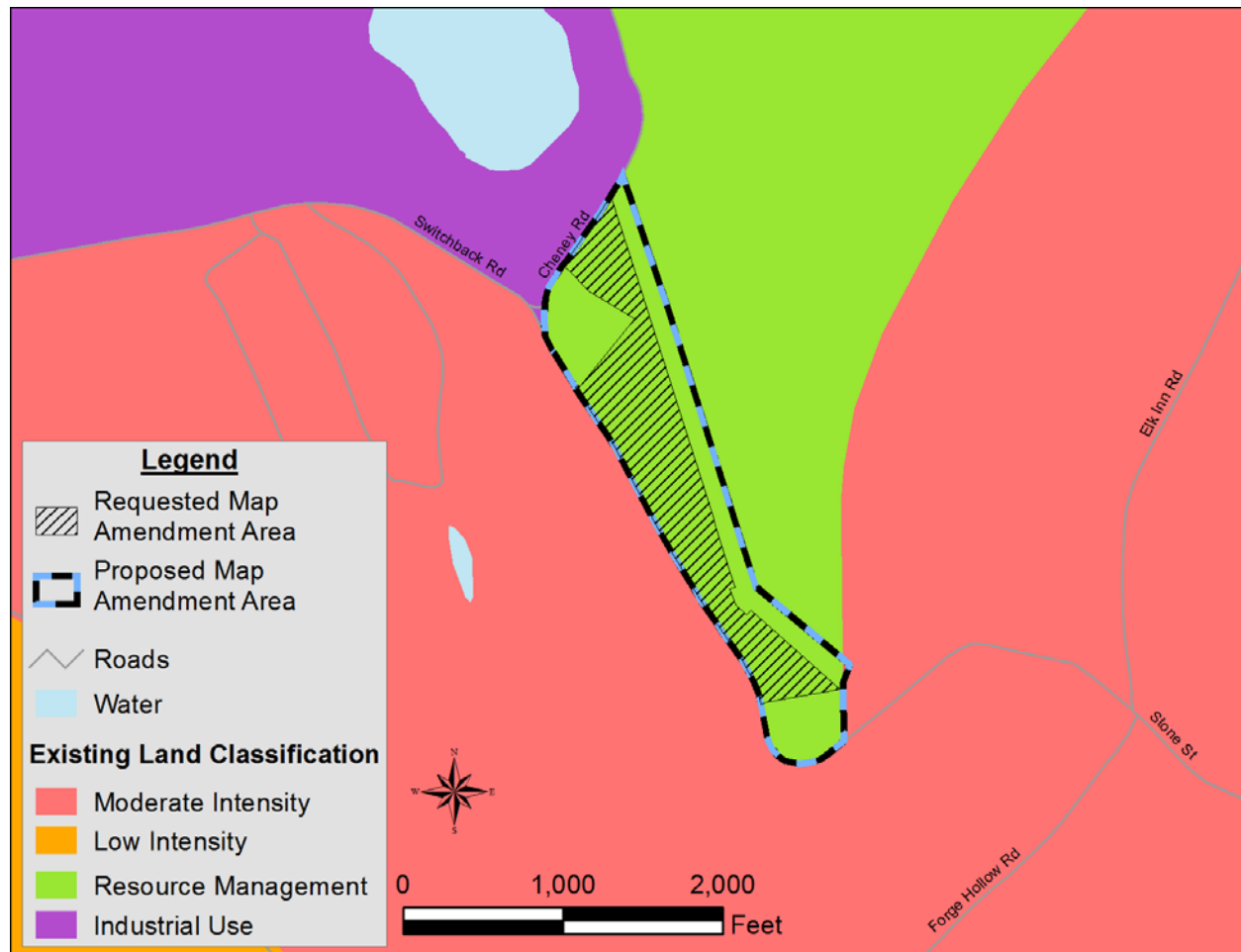


Figure 2. The Requested Map Amendment Area has been expanded to conform to regional boundary criteria.

The Proposed Map Amendment Area conforms to regional boundary criteria and therefore can be examined in comparison to the statutory “purposes, policies and objectives” and the “character descriptions” for the proposed Moderate Intensity Use classification, using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies and objectives for land use areas are established by Section 805 of the Adirondack Park Agency Act (Appendix B of this document) and summarized below.

Resource Management areas (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.

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

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ENVIRONMENTAL SETTING

Adirondack Park Land Use and Development Plan Map

The Proposed Map Amendment Area is part of an approximately 50,000 acre Resource Management land use area that extends throughout the Town of Moriah and beyond into the Towns of Crown Point, Elizabethtown and Westport. The Proposed Map Amendment Area is bound by Moderate Intensity Use to the west, south and southeast, Resource Management to the east and Industrial Use to the north. Figure 3 show the general area of the proposed map amendment on the Adirondack Park Land Use and Development Plan map.

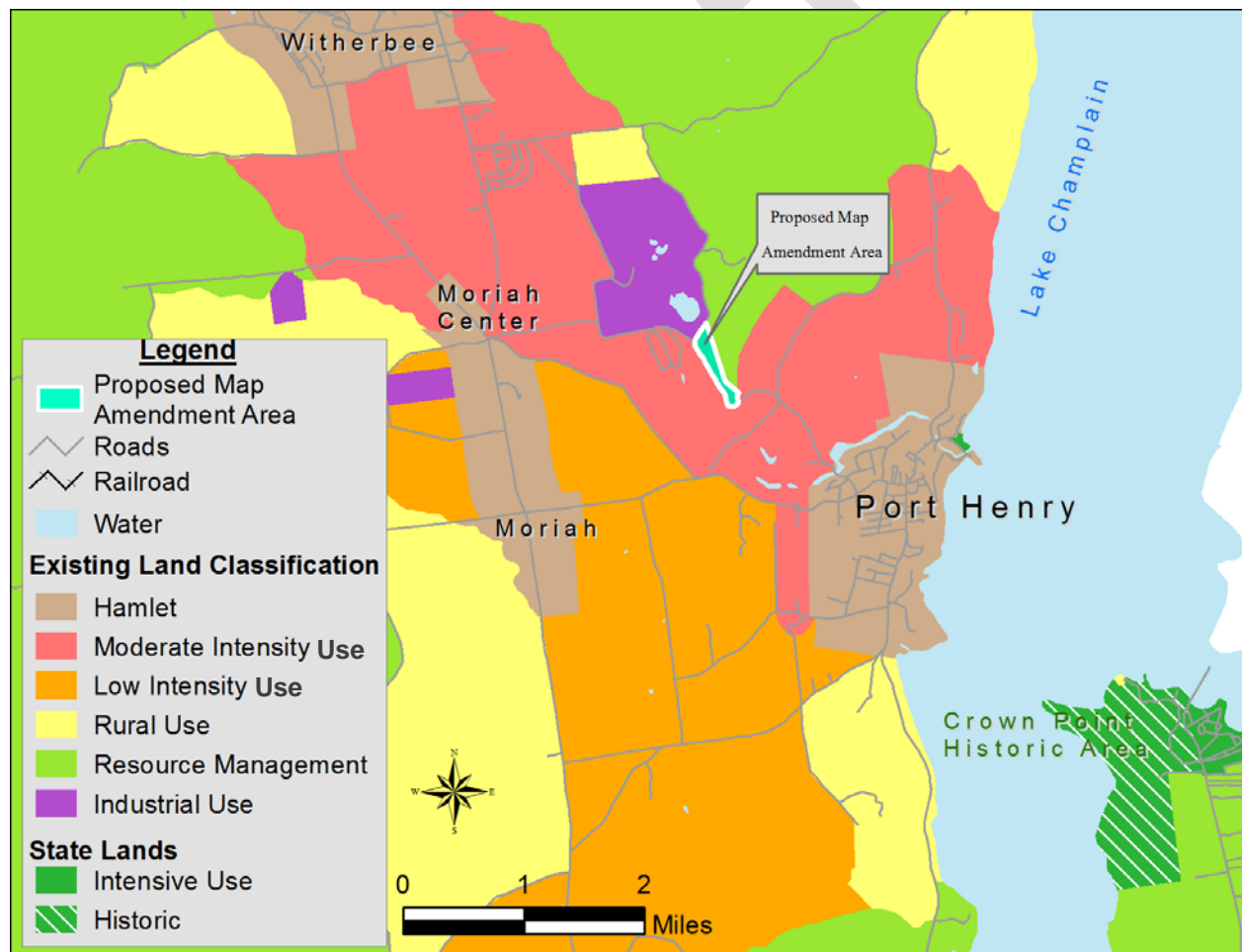


Figure 3. The Proposed Map Amendment Area shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

The Proposed Map Amendment Area is serviced by Switchback Road, a hard-surfaced Town road which forms the western boundary of the Proposed Map Amendment Area, and Cheney Road, a hard-surfaced Town road which forms the northern boundary of the Proposed Map Amendment Area.

The Village of Port Henry, the nearest center for goods and services, lies approximately 1 mile south of the subject area via Switchback Road and Stone Street.

Public water, electric and telephone services are available to all of the parcels within the Proposed Map Amendment Area. The public water system was expanded to the area in 2011 when the Town of Moriah’s Water District #4 was created. Public sewer service is not available to the Proposed Map Amendment Area.

According to data obtained from Essex County Office of Real Property Tax Service and the NYS Office of Real Property Services (ORPS), the Proposed Map Amendment Area contains all or a portion of 6 parcels of land. Table 1 lists the parcels within the Proposed Map Amendment Area.

Tax Parcel ID	All or Portion of Parcel	Approx. Acres within Proposed Map Amendment Area	Property Classification
97.13-2-1.100	Portion	12.5 ac	Residential (Rural with Acreage)
97.9-1-10.000	All	0.64 ac	Residential (Mobile Home)
97.9-1-13.000	All	1.76 ac	Residential (Single Family , Year-Round)
97.13-2-2.000	All	1.0 ac	Residential (Vacant)
97.13-2-6.00	Portion	1.0 ac	Residential (Single Family , Year-Round)
97.13-2-4.000	Portion	3.1 ac	Public Service (Electric & Gas)

Table 1. List of Parcels within the Proposed Map Amendment Area

Figure 4 shows the existing land use according to Essex County Office of Real Property Tax Service and OPRS.

Fire and rescue services are furnished by the Moriah Fire Department; police protection is available from Essex County Sheriff Department, Located in Lewis, and the New York State Police, located in Crown Point and Lewis.

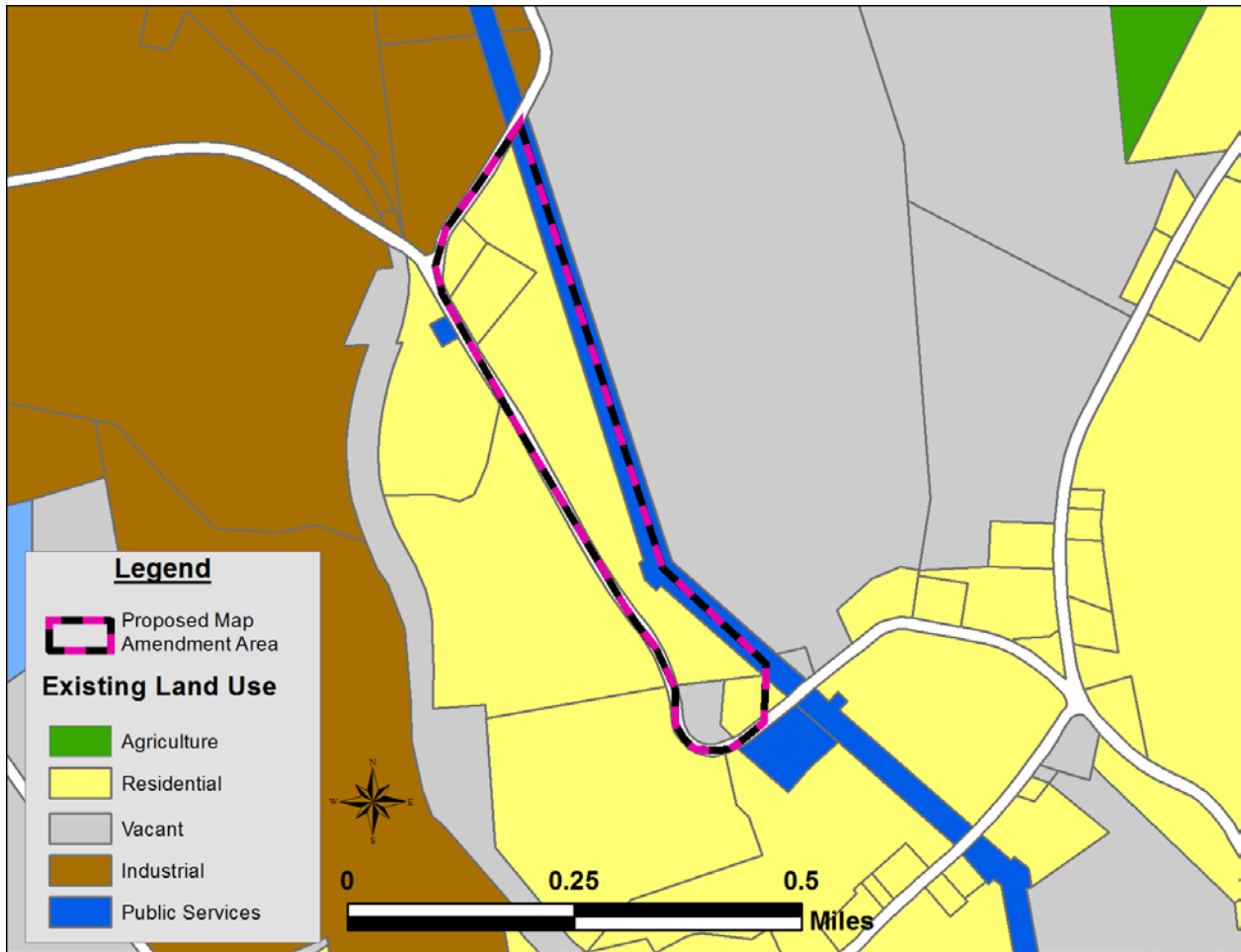


Figure 4. Existing land use in and adjacent to Proposed Map Amendment Area. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified three soils types in the Proposed Map Amendment Area: **Champlain loamy sand, 8 to 15 percent slopes.** (41%), **Champlain loamy sand, 3 to 8 percent slopes.** (40%), and **Pyrities fine sandy loam,** (19%). Figure 5 is a map showing the detailed soils mapping.

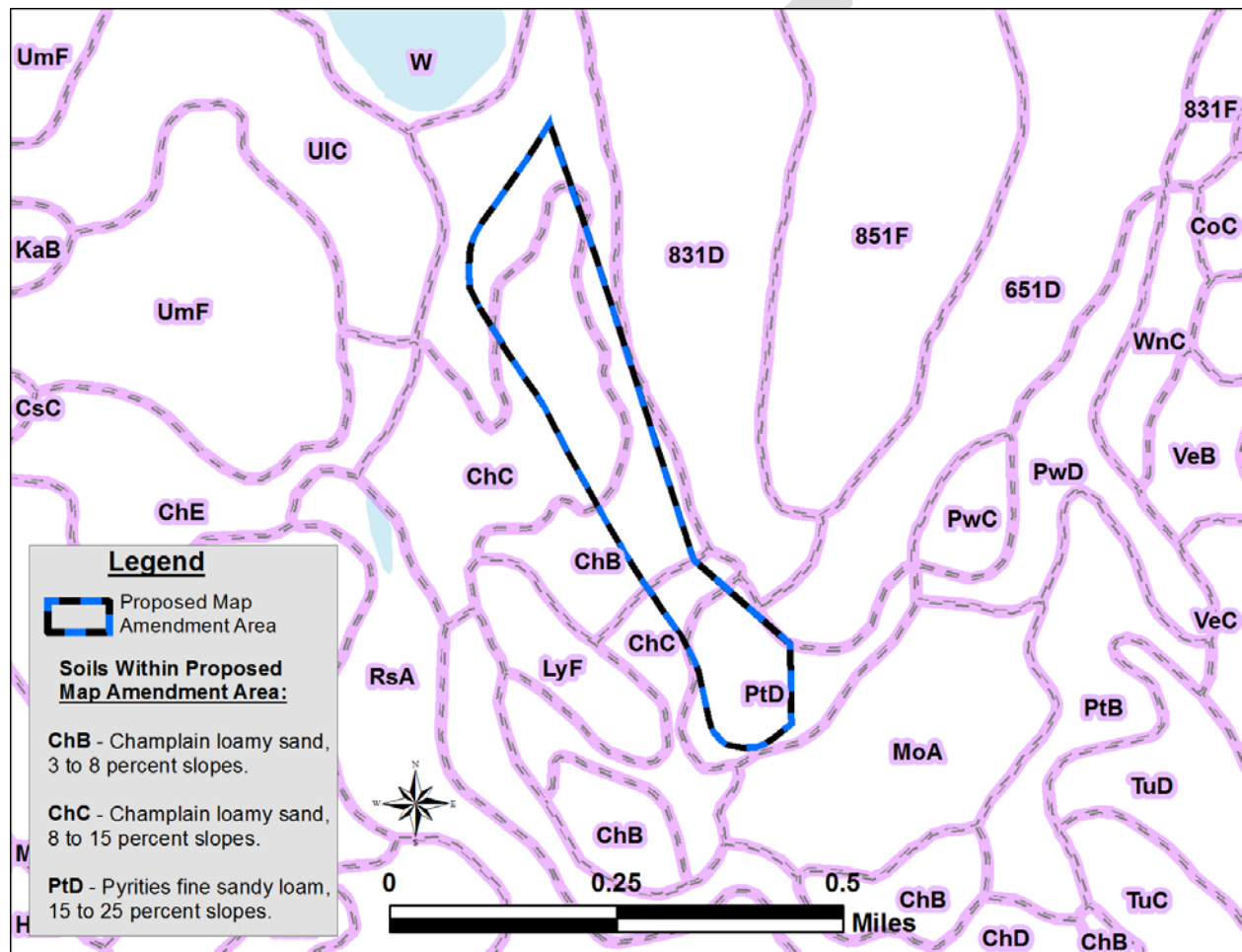


Figure 5. Soil Survey of Essex County detailed soil delineation in the Proposed Map Amendment Area. (Source NRCS)

Champlain loamy sand, 3 to 8 percent slopes. This soil is sandy, very deep, gently sloping, and somewhat excessively drained. Depth to a root restrictive layer is greater than 60 inches. There is no zone of water saturation within a depth of 72 inches.

Champlain loamy sand, 8 to 15 percent slopes. This soil is sandy, very deep, strongly sloping, and somewhat excessively drained. Depth to a root restrictive layer is greater than 60 inches. There is no zone of water saturation within a depth of 72 inches.

Pyrities fine sandy loam, 15 to 25 percent slopes. This soil is loamy, very deep, moderately steep, and well drained. Depth to a root restrictive layer is greater than 60 inches. There is no zone of water saturation within a depth of 72 inches.

Slope categories for each soil type above are the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within the Proposed Map Amendment Area. Please refer to the discussion of topography below for more detailed information on slopes.

Topography

The Proposed Map Amendment Area sits at the base of Burn's Mountain, which has an elevation of 961 feet. The topography of the area ranges from generally flat to gently sloping. Slopes ranging from 0 to 3% comprise approximately 60% of the Proposed Map Amendment Area. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 28% of the Proposed Map Amendment Area. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 11% of the Proposed Map Amendment Area. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 1% of the Proposed Map Amendment Area. Slopes in this range pose moderate-to-severe limitations for development which can be overcome, but at an expense to the developer, adjoining property owners, the local community and the environment. There does not appear to be slopes over 25% in the Proposed Map Amendment Area. Figure 6 shows the slopes in and around the Proposed Map Amendment Area.

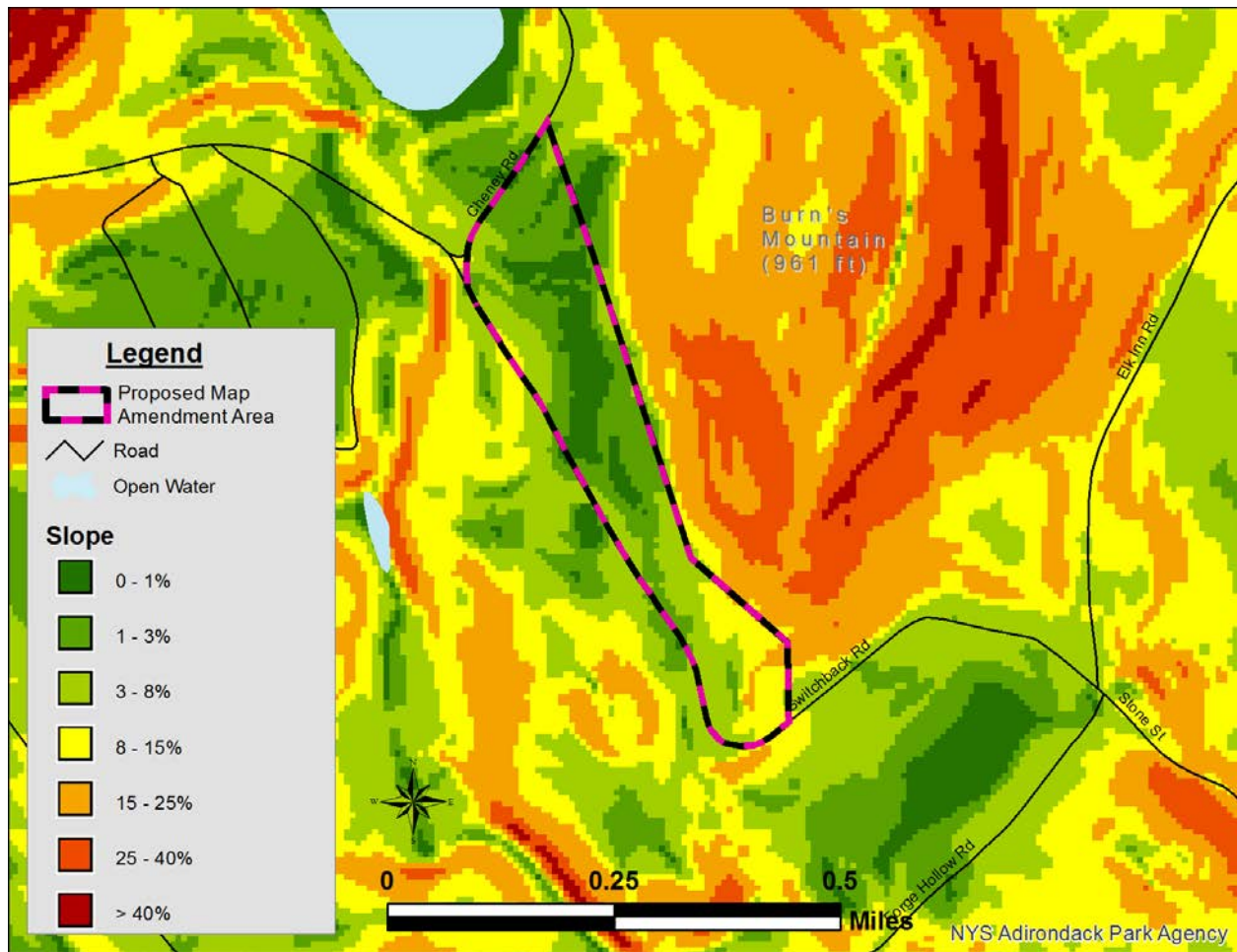


Figure 6. Slopes in the Proposed Map Amendment Area, and Alternatives 1 and 2. (Source 10M DEM)

Elevations

The elevation in the Proposed Map Amendment Area ranges from approximately 580 feet to approximately 620 feet in elevation.

Wetlands

Figure 7 shows the approximate locations of wetlands in the Proposed Map Amendment Area. According to aerial photograph interpretation, there are approximately 2.7 acres of wetlands within the Proposed Map Amendment Area. This wetland is associated with an unnamed stream.

Hydrology

The primary hydrologic feature in Proposed Map Amendment Area is an unnamed stream that originates on the west side of Burn's Mountain and flows through the wetland in the Proposed Map Amendment Area. This unnamed stream is a tributary to Mill Brook, which flows into

Lake Champlain approximately three miles downstream. NYS Department of Environmental Conservation has classified this unnamed stream as a Class D surface water, which indicates that its best usage is fishing, but the waters will not support fish propagation due to such natural conditions as intermittency of flow, water conditions.

The western portion of the Proposed Map Amendment Area is located above an aquifer.

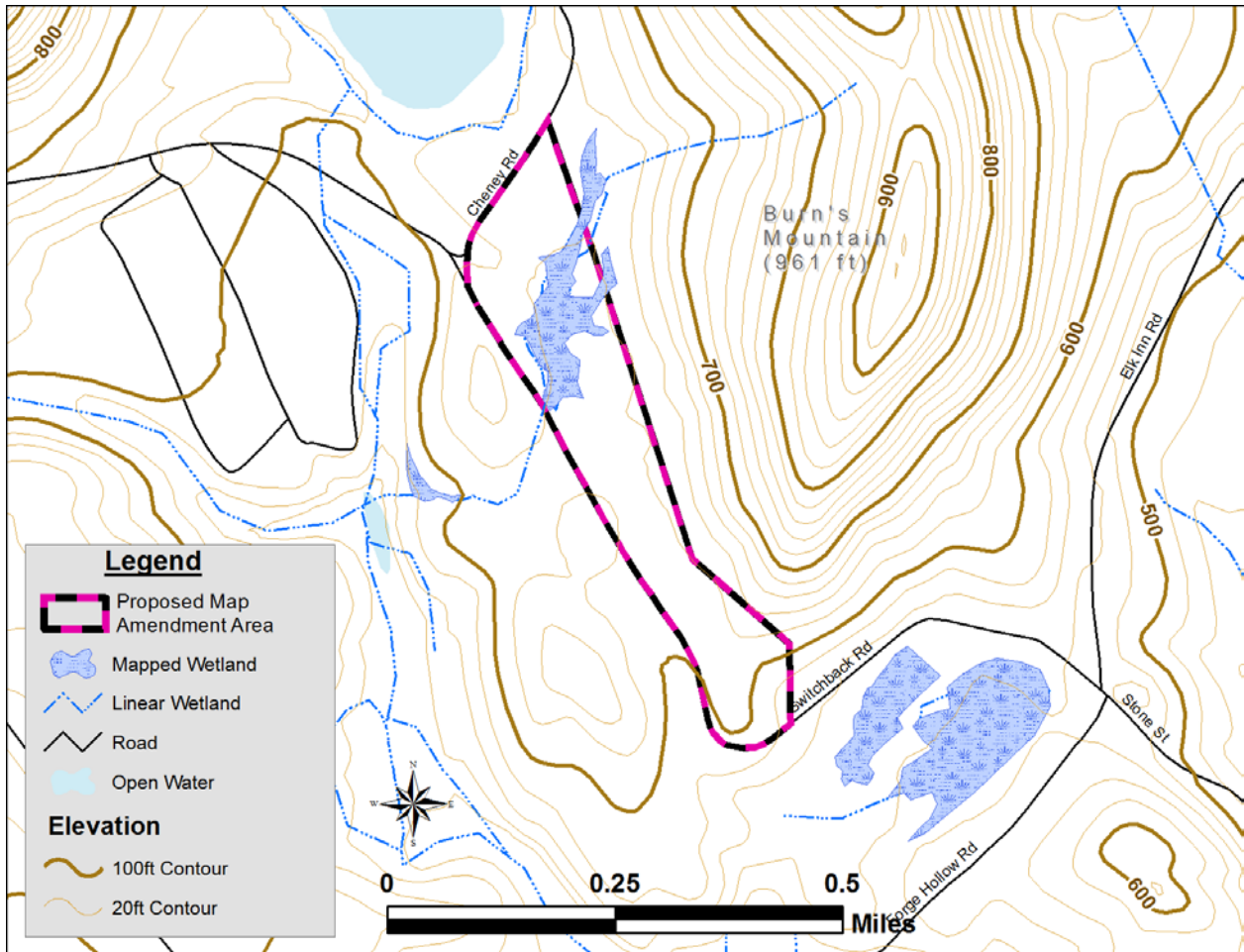


Figure 7. Topography and wetlands within and adjacent to Proposed Map Amendment Area (source: APA Geographic Information System data)

Visual Considerations

The *Proposed Map Amendment Area* is visible from Switchback Road and Cheney Road, but is not visible from any major travel corridors, classified rivers or designated scenic vistas.

Biological Considerations

There are no known occurrences of rare, threatened or endangers species or key wildlife habitats in the Proposed Map Amendment Area.

Critical Environmental Area

The 2.7 acres of wetlands within the Proposed Map Amendment Area are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act. There are no other CEA's within the Proposed Map Amendment Area.

ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION

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

- A. On-site Sewage Disposal Discharge and Leaching: Approximately 81% of the Proposed Map Amendment Area contain soils that can pose limitations for on-site septic systems due to excessive rate of fluid movement through these soils which can limit the proper treatment of effluent from septic systems. The poorly treated effluent can pollute ground water in the area near the absorption field
- B. Developed Area Storm Water Runoff: Development at intensities permitted by Moderate Intensity Use could increase runoff and associated non-point source pollution of streams 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 area 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.
- C. Erosion and Sedimentation: Surface water resources could be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.

- D. Adverse impacts to flora and fauna: The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands subject to Agency jurisdiction under the Adirondack Park Agency Act and the New York State Freshwater Wetlands Act. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above can also degrade wildlife habitat.
- E. Economic Gain to the Local Community: Subdivision and improvement of undeveloped lands adds to the local tax base. The net benefit of new development depends on the exact nature of the development that occurs and its additions to local tax and business revenues when compared to increased cost associated with solid waste disposal, schools and other community services.
- F. Demand on Other Community Facilities: Residential, commercial or industrial development may require public services from both local and neighboring governments. Increased development would increase the demand for public services that both local and neighboring governments, as well as the private sector, must provide. Some of the services most affected by increased commercial and/or residential development are: solid waste disposal, public water, public school systems, roads and road maintenance (snow removal, traffic control, repair, etc.), police, fire and ambulance service. An increased in demand may reduce costs by spreading the costs of these services to more individuals.
- G. Effect on Existing Residential Development in and Adjacent to the Map Amendment Area: Land uses in and adjacent to these areas are primarily residential. The change in the map, which would allow a greater density of development, could change the existing character of the area.
- H. Effect on Noise Quality: The predominant low levels of noise from existing undeveloped areas or predominantly residential areas could change dramatically with commercial or industrial uses. Both fauna and nearby residential use could be affected by noise from traffic serving an industrial, commercial or residential use, the activity itself and/or associated or subordinate uses.
- I. Effect on Air Quality: The predominant determination of air quality in the area is wind speed and direction and the presence and activity of upwind pollution sources. The change in classification from Resource Management to Moderate Intensity Use will not create any actual or potential sources of air pollution. However, since many existing dwellings rely on wood as a primary or secondary heat source, an increase in development may result in a minor increase in the amount of wood smoke. Localized impacts would also result from any increase in traffic serving commercial and residential development.

ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED

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

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Potential environmental impacts are outlined above. To the extent that development occurs as a result of the map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources.

MITIGATION MEASURES

The only means of mitigating impacts is the exclusion of locations within the area most affected or impacted by the reclassification. Therefore, the discussion of alternatives in this DSEIS becomes necessarily a discussion of mitigation.

GROWTH-INDUCING ASPECTS

The area is presently classified Resource Management on the Official Adirondack Park Land Use and Development Plan Map. As stated above, the statutory “overall intensity guidelines” for Resource Management allows one principal building for every 42.7 acres; and for Moderate Intensity Use, one principal building for every 1.3 acres. Therefore the proposed amendment would allow a potential net increase in principal buildings within the map amendment area. (See Land Area and Population, for the current land use area acreage and census information for the Town of Moriah)

USE AND CONSERVATION OF ENERGY

Increasing the number of allowable principal buildings in the amendment area will potentially increase energy use in proportion to the number, type and energy efficiency of principal buildings actually built.

SOLID WASTE

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

HISTORIC IMPACTS

The Proposed Map Amendment Area is located within an archeological sensitive area. The proposed map amendment will not cause any change in the quality of “registered”, “eligible” or “inventoried” property for the purposes of implementing Section 14.09 of the New York State Historic Preservation act of 1980.

ALTERNATIVE ACTIONS

There are three categories of alternatives addressed by this document:

A. No action

One alternative action is “no action” or denial of the request. A failure to approve any change would preserve the present pattern of regulatory control.

B. Alternative regional boundaries

Due to the small size of Proposed Map Amendment Area, no alternative configurations were considered.

C. Intermediate classification

The land under review for this map amendment proposal is classified as Resource Management, the most restrictive classification. The request is to reclassify this area as Moderate Intensity Use. There are two intermediate classifications that can be considered: Rural Use and Low Intensity Use. However, a reclassification of only the Proposed Map Amendment Area to one of the intermediate classifications would consistent with the regional scale and approach that is required by Section (2)(c)(5).

POTENTIAL DEVELOPMENT

If a map amendment is approved, different Agency regulations that affect development potential would apply. A change in land use classification will affect regulatory thresholds related to overall intensity guidelines and compatible uses as set forth in Section 805 of the Act. Potential for development criteria would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the number of lawfully pre-existing lots and structures and development privileges for such pre-existing lots based on Section 811 of the Act, and constraints resulting from environmental factors.

The overall intensity guidelines allows one “principal buildings” (single family residences or their legal equivalent under the Adirondack Park Agency Act) per 42.7 acres (average lot size) in lands classified as Resource Management while lands classified as Moderate Intensity Use allows a 1.3 acre average lot size.

LAND AREA AND POPULATION TRENDS

The Town of Moriah is approximately 45,650 acres in size, including water bodies, and is classified on the Official Adirondack Park Land Use and Development Plan map as follows:

Land Classification	Acreage
Hamlet	1,353
Moderate Intensity	3,574
Low Intensity	5,016
Rural Use	5,862
Resource Management	20,154
Industrial Use	435
State Land	5,470

Table 2. Approximate acreage of land use classifications in the Town of Moriah

Population Growth Trends: The population of the Town of Moriah was 4,821 in 2012, a decrease of 58 persons (1%) since 2000. The table below compares population growth of the Town of Moriah in both absolute and percentage terms as compared to the Village of Port Henry and the four towns that surround Moriah.

Population of Moriah and Surrounding Towns
(ranked by rate of growth)

Town/Village	Year			Change from 1990-2010	
	2012	2010	2000	Number	Percentage
Port Henry	1,309	1,194	1,152	157	14%
Westport	1,479	1,321	1,362	117	9%
Moriah	4,821	4,798	4,879	-58	-1%
Crown Point	2,064	2,024	2,119	-55	-3%
Elizabethtown	1,184	1,163	1,315	-131	-10%
North Hudson	157	240	266	-109	-41%

Table 3. Population Trends (Source: U.S. Census Bureau, 2010, 2000 Census, 2012 Census Estimate)

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 Essex 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
- Essex County Digital Tax Parcel Data
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- New York State Parks, Recreation and Historic Preservation National Register Internet Application

THIS PRINTED DRAFT OF THE DSEIS ONLY CONTAINS JUSTIFICATION
SECTION OF APPLICATION. PLEASE REFER TO THE CD VERSION FOR
THE FULL APPENDICES

APPENDICES

- A. APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK
LAND USE AND DEVELOPMENT**
- B. LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST**
- C. LAND USE AREA CLASSIFICATION DETERMINANTS**
- D. PUBLIC HEARING NOTICE**
- E. DSEIS FILE LIST**

DRAFT

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.

We feel this property would better reflect Moderate Intensity use rather than the current Resource Management to provide for development opportunities. In comparison to the remainder of our property on the adjacent side of Switchback Road the soils and Slopes of the 12.5 acres are within like boundaries and slope percentages. The addition of Water District #4 providing town treated water and a new water line running along this property to Cheney Road in 2012 make it more desirable for residential use. This change would also be beneficial to the town and school district in regards to tax revenue.

Applicant's signature

Larry E. Putnam

Applicant's Representative signature
(if necessary)

Angela Firik-Putnam

Local Municipality
(if necessary)

Title
(if necessary)

Owner

Date

6/27/14