APA MAP AMENDMENT 2019-01
APPLICATION OF TOWN OF LAKE LUZERNE
FINAL ENVIRONMENTAL IMPACT STATEMENT

Appendix A - Application

Appendix B - Land Use Area Descriptions, Setback and Compatible Use List

Appendix C - Land Use Area Classification Determinants

Appendix D - Public Hearing Notice

Appendix E - Public Hearing Summary

Appendix F - Written Comments

Appendix G - Summary of Public Comments and Response

Appendix H - Comments Received After Comment Period

Appendix I - FSEIS File List

Appendix J – FSEIS Comparison (redline showing changes from DSEIS to FSEIS)

APPENDIX A

MAP AMENDMENT APPLICATION

Town of Lake Luzerne
539 Lake Avenue
Lake Luzerne, NY 12846

October 21, 2019

Matthew Kendall
Environmental Program Specialist
(Natural Resources)
NYS Adirondack Park Agency
PO Box 99
1133 NYS Route 86
Ray Brook, NY 12977

Dear Mr Kendall,

Attached please find a proposal to amend the Official Adirondack Park Land Use and Development Map in the area of Hidden Valley Road in the Town of Lake Luzerne, NY.

The area described is basically an extension of the "moderate intensity" land use which follows along a ¼ mile setback along Hidden Valley Road then simply ends. This proposal would extend that setback the rest of the way along Hidden Valley Road until it meets with NY Route 9N.

We appreciate the guidance which we have received from the Agency as we have been developing this proposal. We look forward to continuing working with you to reach a satisfactory outcome to our proposal.

Very truly yours,

Eugene Merlino

Gene Merlino
Lake Luzerne Town Supervisor

TOWN OF LAKE LUZERNE
RESOLUTION 93 OF 2019

A RESOLUTION SUPPORTING AN APPLICATION FOR AN AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP.
WHEREAS, IT HAS COME TO THE ATTENTION OF THE TOWN BOARD THAT THE TOWN OF LAKE LUZERNE WOULD BENEFIT ECONOMICALLY IF THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP WERE TO BE AMENDED SUCH THAT CERTAIN PARCELS OF LAND COULD BE UTILIZED IN A MORE BENEFICIAL MANNER; AND

WHEREAS, SUCH PARCELS, DESIGNATED AS TAX MAP NUMBERS 286.-1-18, 286.-1-30, 286.-1-31.2, 286.-1-33, 286.-1-34, 286.-1-35, 286.-1-36, 286.1-37, 286.-1.38 AND 286.-1-39 ARE CURRENTLY CLASSIFIED ON THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP AS LOW INTENSITY; AND

WHEREAS, IT WOULD BE ECONOMICALLY BENEFICIAL TO THE TOWN IF THE ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP WERE TO BE AMENDED SUCH THAT THE AFORESAID PARCELS WOULD BE CLASSIFIED ON SUCH MAP AS MODERATE INTENSITY; AND

WHEREAS, AN APPLICATION BY THE TOWN OF LAKE LUZERNE FOR SUCH AN AMENDMENT HAS BEEN PREPARED AND IS BEING SUBMITTED TO THE ADIRONDACK PARK AGENCY; AND

WHEREAS, THE TOWN BOARD OF THE TOWN OF LAKE LUZERNE SUPPORTS THE APPROVAL BY THE ADIRONDACK PARK AGENCY OF SUCH APPLICATION.

NOW THEREFORE BE IT RESOLVED THAT THE TOWN BOARD OF THE TOWN OF LAKE LUZERNE HEREBY REQUESTS THAT SUCH AMENDMENT BE APPROVED.

WHEREUPON, THE RESOLUTION WAS PUT TO A VOTE, RECORDED AS FOLLOWS:
AYES 3, NAYES 0, ABSTENTIONS 0

SO APPROVED

Cynthia Sherwood
TOWN CLERK, TOWN OF LAKE LUZERNE

DATED: OCTOBER 21, 2019

MA No. _____
(to be completed by Agency)

ADIRONDACK PARK AGENCY
RAY BROOK, NEW YORK 12977
(518) 891-4050

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 C (to be filled out by all applicants)

1. **GENERAL DESCRIPTION OF LAND**

A. Town Lake Luzerne

County Warren

Village _____

B. What is the size of the parcel to be considered? 104.1 acres

Yellow (Rural Use) Current Land Use area classification(s)

Red (Moderate Use) Requested classification(s)

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

No known history

3. A. **Tax Map Description**

Map(Section) 286

Block 1

Parcel(s) 39, 38, 37, 36, 35, 34, 33, 32, 31.2, 30, 18

B. **Has this property been a part of any previous agency permit, letter of non-jurisdiction, map amendment or enforcement action?**
Yes _____ No X

If yes, number and date of permit _____

Date of non-jurisdictional letter _____

Map Amendment number _____

Enforcement File Number _____

EITHER PART A OR PART B MUST BE FILLED IN; BOTH ARE FILLED IN ONLY IF THE OWNER OF RECORD OF THE LAND INVOLVED AND THE LEGISLATIVE BODY OF THE LOCAL GOVERNMENT APPLY TOGETHER.

PART A (to be filled out only by a landowner requesting a change in the Official Map)

1. **OWNER OF RECORD**

   Name

   _____

   Address

   _____

   _____

   _____

   _____

   Telephone

   _____ _____

   Cell Phone

   _____ _____

2. **APPLICANT'S REP**

   Name

   _____ _____

   Address

   _____ _____

   _____ _____

   _____ _____

   _____

   Telephone

   _____

   Cell Phone

   _____

3. **THE LANDOWNER MUST SUBMIT THE INSTRUMENT OF TITLE (USUALLY A DEED)**

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

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

1. **LEGISLATIVE BODY OF LOCAL GOVERNMENT**

Supervisor

Gene Merlino

Address

Town of Lake Luzerne
Lake Avenue
Lake Luzerne, NY 12846

518-696-2711 Town Office
518-361-2404 Cell Phone

2. **APPLICANT'S REPRESENTITIVE**

Name

Robert Regan, Esq

Address

81 Grant Ave
Glens Falls, NY 12801

518-321-6071

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**

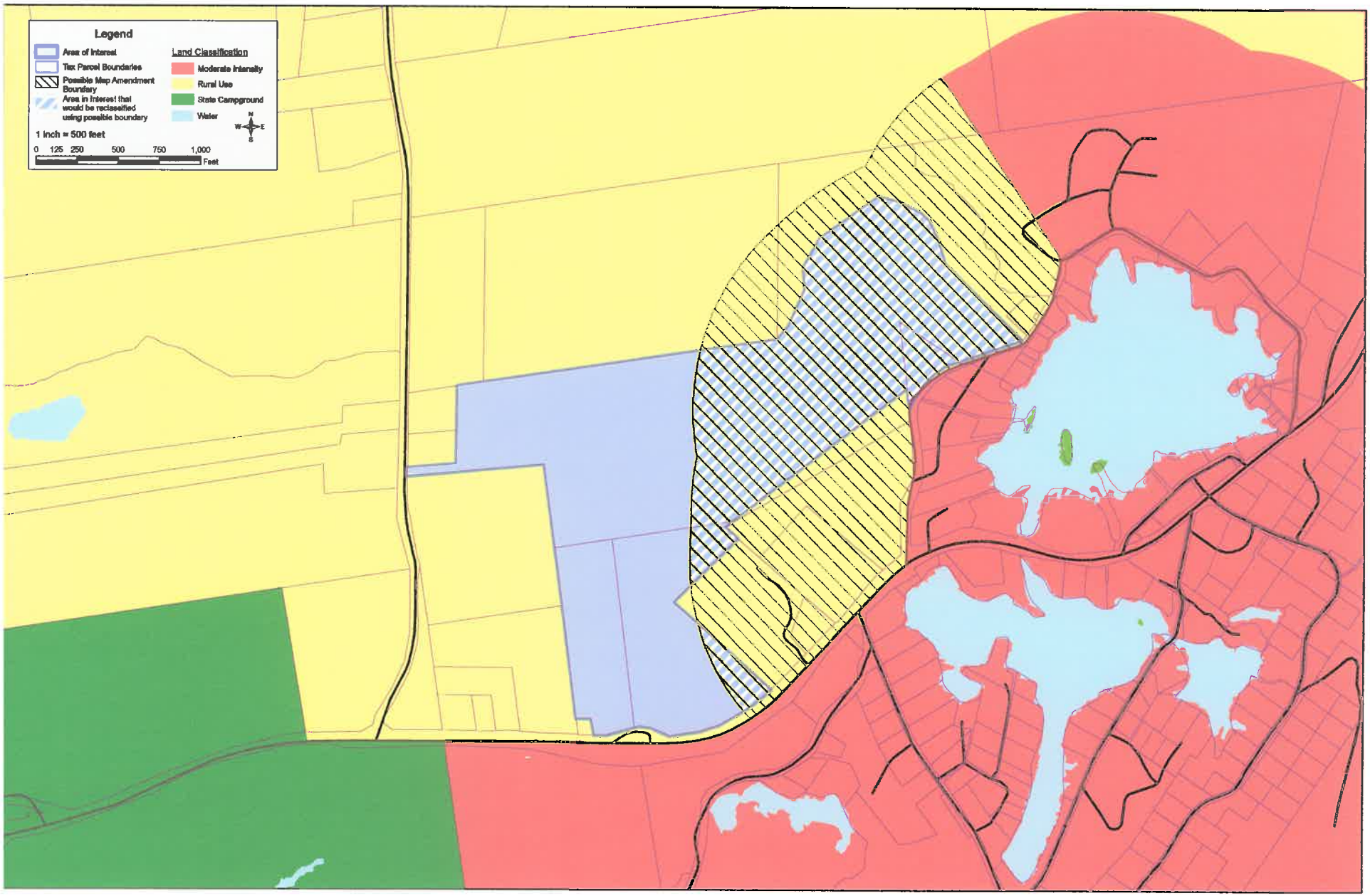
Part B.4. Landowner List:

Within Reclassification Area:

286.-1-37 C R Wood Foundation, PO Box 511, Lake George, NY 12846
286.-1-38 Hidden Valley Road LLC, 77 Hidden Valley Rd, Lake Luzerne, NY 12846
NOTE: a small (approx ¼ acre) parcel on this side of Hidden Valley Rd belongs to Flanagan on the opposite side of the road.
286.-1-18 Thomas Reed, 10 Forest Lake Rd, Lake Luzerne, NY 12846
286.-1-30 "
286.-1-36 "
286,-1-35 Richard & Ruth Pavone, 836 riverside, dr, Fairfield, CT 06824
286.-1-34 Eric Hammel, 1289 Lake Ave, Lake Luzerne, NY 12846
286.-1-33 Francis & Sharon Hurley, 1275 Lake Ave, Lake Luzerne, NY 12846
286.-1-32 Michelle & James Finamore, 1263 Lake Ave, Lake Luzerne, NY 12846
286.-1-31.2 Magliato Realty LLC, 85 Perkinsville Rd, Highland, NY 12528

Nearby Reclassification Area:

286.15-1-28 Gorman Ruggiero, 1070 Washington Ave, Wycombe, PA 18980
268.11-1-8 1256 Lake Ave LLC, 3210 Lakeshore Dr, Lake George, NY 12845
286.11-1-7 Town of Lake Luzerne
286.11-1-27 Neil Rotman, 1280 Lake Ave, Lake Luzerne, NY 12846
286.11-1-26 "
286.11-1-25 Daniel J Slovak, 1312 Lake Ave, Lake Luzerne, NY 12846
286.11-1-17 Sandra & Frederick Sayyeau, 12 Pine Top Dr, Lake Luzerne, NY 12846
286.11-1-16 Gertrude Van Name, 1 Hidden Valley Rd, Lake Luzerne, NY 12846.
286.11-1-15 Shawn Penrose, 44 Wall St-4th floor, New York, NY 10005
286.11-1-14 Michael Mattiace, 316 Oak St, So Hempstead, NY 11550
286.11-1-12 Walter & Seija Frederickson, 164 Thornycraft Ave, Staten Island,NY 10312
286.11-1-11 McCullough Trustees, 38 Ridgewood Dr, Lake Luzerne, NY 12846
286.11-1-9 John & Ellen Lyons, 1 Wilda Lane, Waltwick, NJ 07463
286.7-1-4 Sandra Rose Ebare, 64 Hidden Valley Rd, Lake Luzerne, NY 12846
286.7-1-2 Barbara Moeller Trust, 78 Hidden Valley Rd, Lake Luzerne, NY 12846
286.7-1-1 Edward & Arlene Flanagan, 401 Ballston Rd, Scotia, NY 12302


Legend
Area of Interest
Tax Parcel Boundaries
Possible Map Amendment Boundary
Area in Interest that would be reclassified using possible boundary
Land Classification
Moderate Intensity
Rural Use
State Campground
Water
N
W
E
S
1 inch = 500 feet
0 125 250 500 750 1,000
Feet

AREA BEING REQUESTED FOR RECLASSIFICATION, FROM THE LATEST COMPLETED TAX ASSIGNMENT ROLL

19-146 October 16, 2019

Suggested description of lands to be rezoned for rural use to moderate intensity.

All that certain piece of parcel of land situate, lying and being in the Town of Lake Luzerne, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point marking the center line intersection of NYS Rte. 9N and Hidden Valley Road; thence running in a southwesterly direction along the center line of Rte. 9N, 1320.00 feet to a point; thence running in a northerly and easterly direction to and through the lands of tax parcels 286-1-30, 286-1-31.2, 286-1-18, 286-1-14, 286-1-37, and 286-1-12, and at all points 1320.00 feet westerly of the center line of Hidden Valley Road, a distance of 4556.00 feet more or less to a point in the westerly bounds of the existing moderate intensity use zone; thence running in a southeasterly direction along the existing westerly bounds of the moderate intensity use zone, a distance of 1320.00 feet to a point in the center line of Hidden Valley Road; thence running in a southerly and westerly direction along the center line of Hidden Valley Road, 2322.00 feet more or less to the place and point of beginning, containing 104.1 acres of land to be the same more or less.

Bearings in the above description refer to grid North.

SUBJECT to easements of record.

Van Dusen & Steves
Land Surveyors
NYS Lic. # 50135

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.

Map provided by Warren County Real Property staff

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.

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

SECTION 4 – A.P.A. Application for Amendment

A. Public Infrastructure: There are no public water or sewer lines in this area

B. Public Service: Map created by Warren County GIS shows all points of interestw

C. Existing Development: Tax Maps created by Warren County Real Property maps staff

D. Soils Information: Map and soils descriptions provided by Dean L Moore, Sr, District Technician, Warren County Soil & Water Conservation District, 394 Schroon River Road, Warrensburg, NY 12885. There are 14 pages (many 2 sided) describing 9 soil descriptions.

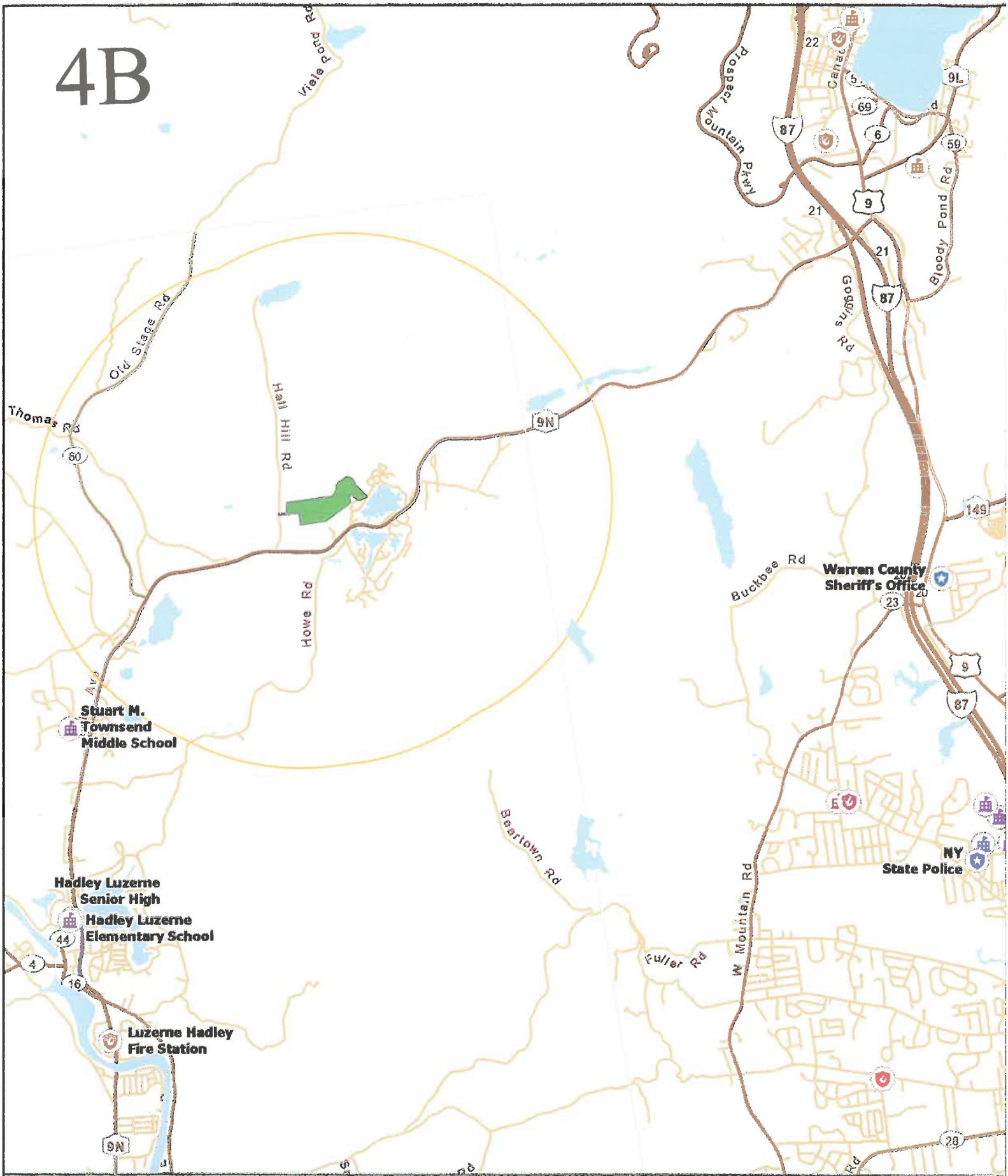
E. Topography and Water Resources: Map provided by Dean Moore (as above)

F. Flood Hazard: Map provided by Jim Lieberum CPESC, District Manager & County Hazard Mitigation, Warren County Soil & Water Conservation District, 394 Schroon River Road, Warrensburg, NY 12885

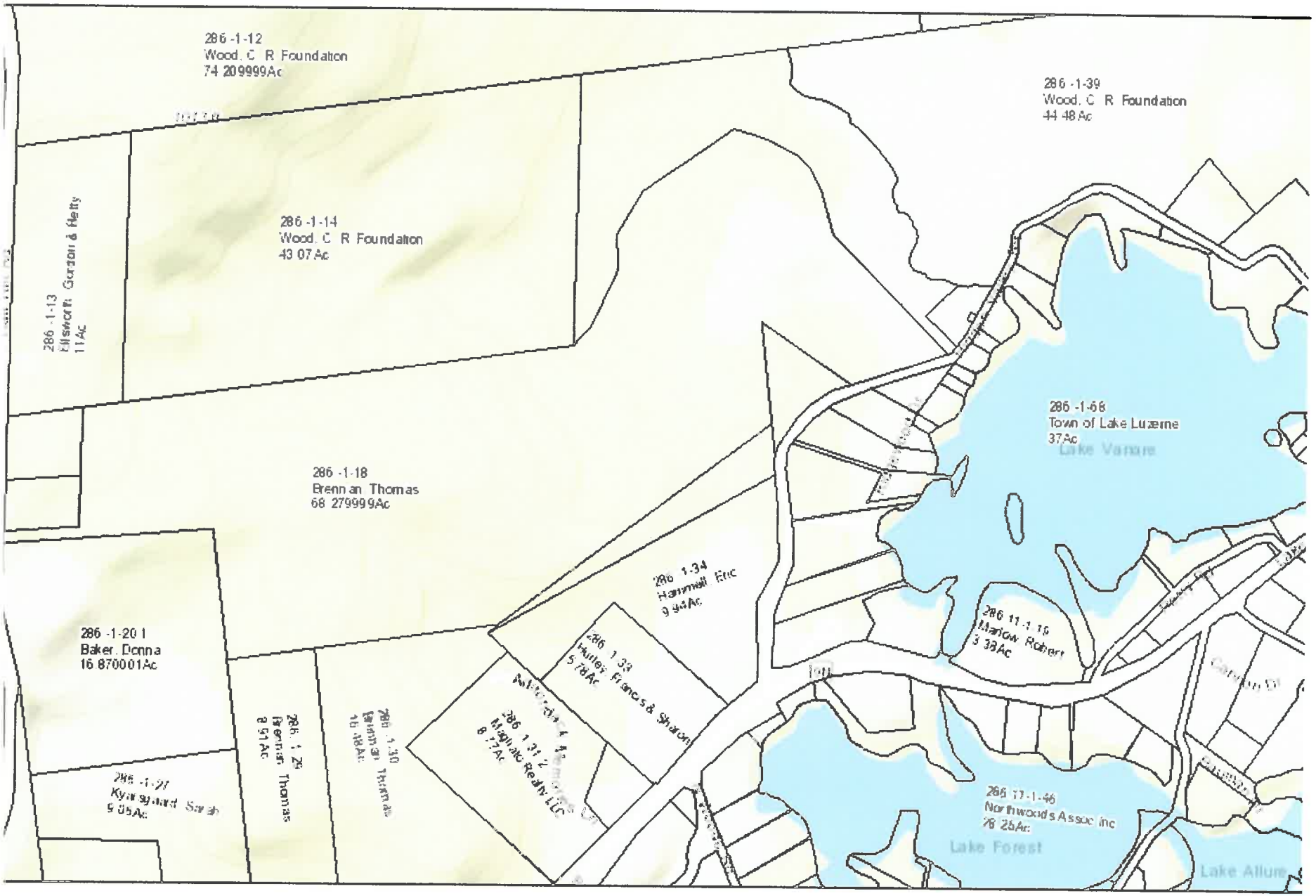
G. Agriculture District: There is no agricultural district. Listing of NY Agricultural Districts provided by Dr James Seeley, Executive Director, Cornell Cooperative Extension Warren County, 377 Schroon River Road, Warrensburg, NY 12885.

H. Wetlands: Map provided by Jim Lieberum (as above)

4B


Viele Pond Rd
Prospect Mountain Pkwy
Canal St
22
9L
69
87
6
59
Bloody Pond Rd
21
9
Goggins Rd
Old Stage Rd
Thomas Rd
60
Hall Hill Rd
9N
Howe Rd
149
Buckbee Rd
Warren County Sheriff's Office
23
20
Stuart M. Townsend Middle School
Beartown Rd
W Mountain Rd
NY State Police
Hadley Luzerne Senior High
Hadley Luzerne Elementary School
44
4
16
Fuller Rd
Luzerne Hadley Fire Station
28
N
Police Stations
Schools
Parcel 286.-1-18
286.-1-18
1" = 1 mile
Fire Stations
Two Mile Buffer
Town Boundary
prepared by Warren County GIS
September 2019

4C



October 20, 2019

1:9,028

0 0.05 0.1 0.

0 0.07 0.15 0.3 k

4D

Soil Map—Warren County, New York
(Lake Luzerne Amendment)

Map Scale: 1:5,810 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 10, 2015—Mar 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdC	Bice very bouldery fine sandy loam, sloping	40.8	34.8%
BdE	Bice very bouldery fine sandy loam, steep	9.5	8.1%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	18.7	16.0%
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	2.3	2.0%
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	5.0	4.2%
HpC	Hinckley-Plainfield complex, sloping	13.0	11.0%
HpE	Hinckley-Plainfield complex, steep	10.7	9.1%
Wa	Wareham loamy sand	11.6	9.9%
WoE	Woodstock-Rock outcrop complex, steep	5.8	4.9%
Totals for Area of Interest		117.3	100.0%

Warren County, New York

BdC—Bice very bouldery fine sandy loam, sloping

Map Unit Setting

National map unit symbol: 9xw2
Elevation: 800 to 1,800 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bice and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bice

Setting

Landform: Ridges, hills, till plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from granite and gneiss with variable components of sandstone and shale

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
H2 - 2 to 5 inches: fine sandy loam
H3 - 5 to 24 inches: fine sandy loam
H4 - 24 to 60 inches: fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Schroon
Percent of map unit: 5 percent
Hydric soil rating: No

Lyme
Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Stowe
Percent of map unit: 4 percent
Hydric soil rating: No

Woodstock
Percent of map unit: 4 percent
Hydric soil rating: No

Plainfield
Percent of map unit: 4 percent
Hydric soil rating: No

Hinckley
Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils
Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 16, Sep 24, 2016

Warren County, New York

BdE—Bice very bouldery fine sandy loam, steep

Map Unit Setting

National map unit symbol: 9xw3
Elevation: 800 to 1,800 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bice and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bice

Setting

Landform: Ridges, hills, till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from granite and gneiss with variable components of sandstone and shale

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
H2 - 2 to 5 inches: fine sandy loam
H3 - 5 to 24 inches: fine sandy loam
H4 - 24 to 60 inches: fine sandy loam

Properties and qualities

Slope: 25 to 35 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Schroon
Percent of map unit: 5 percent
Hydric soil rating: No

Lyme
Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Stowe
Percent of map unit: 4 percent
Hydric soil rating: No

Woodstock
Percent of map unit: 4 percent
Hydric soil rating: No

Plainfield
Percent of map unit: 4 percent
Hydric soil rating: No

Hinckley
Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils
Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 16, Sep 24, 2016

Warren County, New York

ChB—Charlton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wh0n
Elevation: 0 to 1,440 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Sutton

Percent of map unit: 8 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester

Percent of map unit: 1 percent
Landform: Drainageways, depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Chatfield

Percent of map unit: 1 percent
Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HnB—Hinckley cobbly sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9xwv
Elevation: 0 to 1,000 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H2 - 1 to 5 inches: cobbly sandy loam
H3 - 5 to 28 inches: very gravelly loamy sand
H4 - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile
Percent of map unit: 5 percent
Hydric soil rating: No

Palms
Percent of map unit: 5 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

Wareham
Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils
Percent of map unit: 3 percent

Wareham
Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Pits, sand, gravel
Percent of map unit: 2 percent
Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HnC—Hinckley cobbly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9xww
Elevation: 0 to 1,000 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Terraces, deltas, outwash plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H2 - 1 to 5 inches: cobbly sandy loam
H3 - 5 to 28 inches: very gravelly loamy sand
H4 - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile
Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel
Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils
Percent of map unit: 5 percent

Wareham
Percent of map unit: 3 percent
Hydric soil rating: No

Wareham
Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HpC—Hinckley-Plainfield complex, sloping

Map Unit Setting

National map unit symbol: 9xwy
Elevation: 0 to 1,150 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 45 percent
Plainfield and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H2 - 1 to 5 inches: cobbly sandy loam
H3 - 5 to 28 inches: very gravelly loamy sand
H4 - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

Description of Plainfield

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 11 inches: loamy sand
H2 - 11 to 26 inches: sand
H3 - 26 to 60 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: Yes

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Wareham

Percent of map unit: 2 percent
Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

Warren County, New York

HpE—Hinckley-Plainfield complex, steep

Map Unit Setting

National map unit symbol: 9xwz
Elevation: 0 to 1,150 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 45 percent
Plainfield and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits derived principally from granite, gneiss, and schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H2 - 1 to 5 inches: cobbly sandy loam
H3 - 5 to 28 inches: very gravelly loamy sand
H4 - 28 to 64 inches: stratified very gravelly sand

Properties and qualities

Slope: 25 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Description of Plainfield

Setting

Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 11 inches: loamy sand
H2 - 11 to 26 inches: sand
H3 - 26 to 60 inches: sand

Properties and qualities

Slope: 25 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Castile

Percent of map unit: 5 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand, gravel

Percent of map unit: 5 percent
Hydric soil rating: No

Wareham

Percent of map unit: 3 percent
Hydric soil rating: No

Wareham

Percent of map unit: 2 percent
Landform: Depressions

Warren County, New York

Wa—Wareham loamy sand

Map Unit Setting

National map unit symbol: 9xyc
Elevation: 100 to 1,000 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Wareham, poorly drained, and similar soils: 50 percent
Wareham, somewhat poorly drained, and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wareham, Poorly Drained

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

H1 - 0 to 8 inches: loamy sand
H2 - 8 to 18 inches: loamy fine sand
H3 - 18 to 32 inches: loamy sand
H4 - 32 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Wareham, Somewhat Poorly Drained

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile

H1 - 0 to 8 inches: loamy sand
H2 - 8 to 18 inches: loamy fine sand
H3 - 18 to 32 inches: loamy sand
H4 - 32 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Hydric soil rating: No

Minor Components

Massena

Percent of map unit: 4 percent
Hydric soil rating: No

Raynham

Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

Elnora

Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils

Percent of map unit: 3 percent
Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 17, Oct 8, 2017

Warren County, New York

WoE—Woodstock-Rock outcrop complex, steep

Map Unit Setting

National map unit symbol: 9xyg
Elevation: 10 to 2,500 feet
Mean annual precipitation: 37 to 50 inches
Mean annual air temperature: 41 to 48 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Woodstock and similar soils: 50 percent
Rock outcrop: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodstock

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from crystalline rock

Typical profile

H1 - 0 to 2 inches: fine sandy loam
H2 - 2 to 18 inches: fine sandy loam
H3 - 18 to 22 inches: bedrock

Properties and qualities

Slope: 25 to 35 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Rock Outcrop

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Depth to restrictive feature: 0 inches to lithic bedrock

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Minor Components

Marlow

Percent of map unit: 3 percent

Hydric soil rating: No

Stowe

Percent of map unit: 3 percent

Hydric soil rating: No

Hermon

Percent of map unit: 3 percent

Hydric soil rating: No

Bice

Percent of map unit: 3 percent

Hydric soil rating: No

Schroon

Percent of map unit: 2 percent

Hydric soil rating: No

Peru

Percent of map unit: 2 percent

Hydric soil rating: No

Lyme

Percent of map unit: 2 percent

Landform: Depressions

Hydric soil rating: Yes

Unnamed soils

Percent of map unit: 2 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York

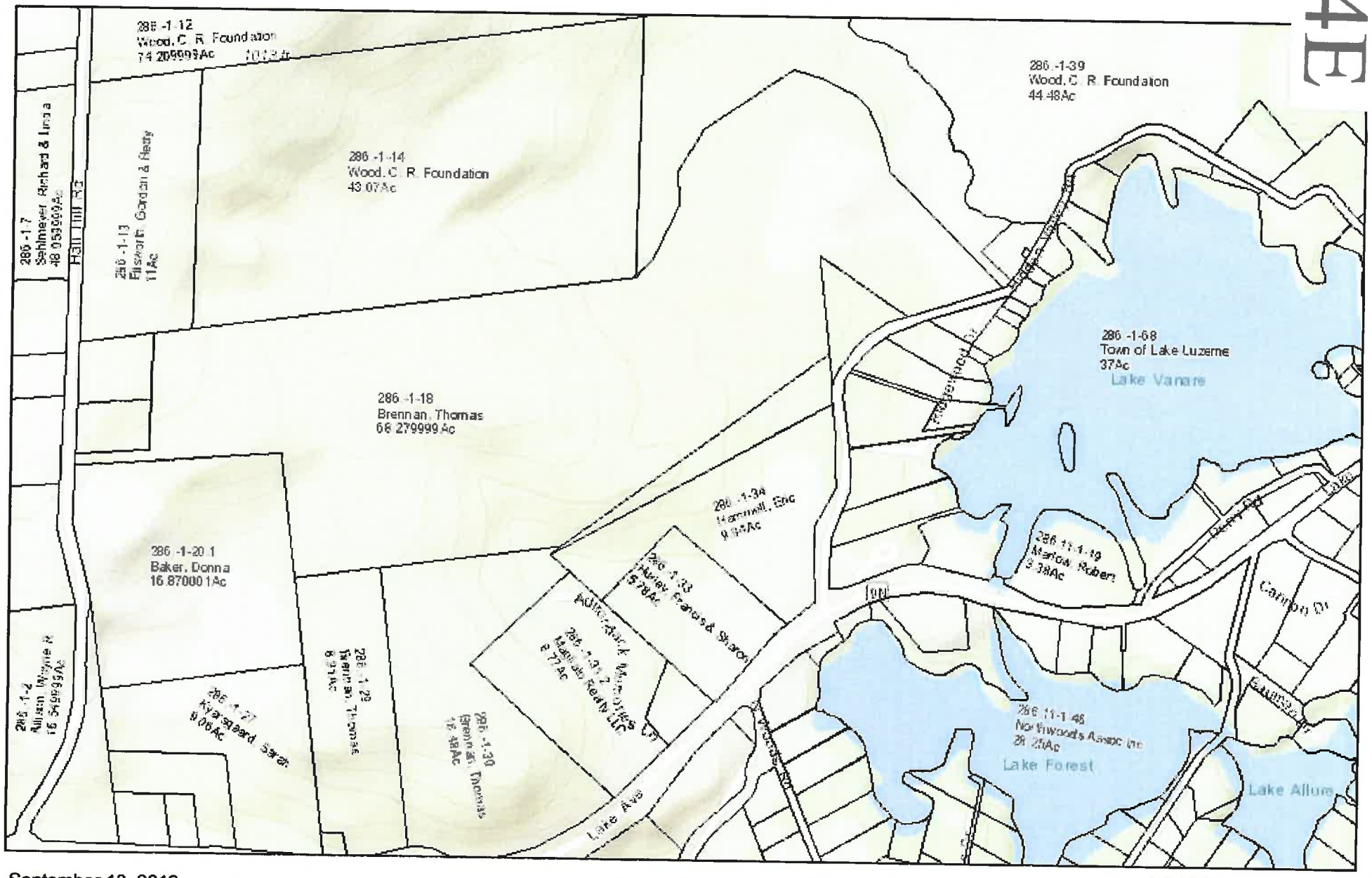
Survey Area Data: Version 17, Oct 8, 2017

Hydric soil rating: No

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 18, Sep 3, 2018

4E



September 18, 2019

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Legend

- Area of Interest
- Tax Parcel Boundaries
- 2ft elevation contour
- Mapped Wetland

Percent Slope

- 0 - 1
- 1 - 3
- 3 - 8
- 8 - 15
- 15 - 25
- 25 - 40
- > 40

N
W E
S

1 inch = 400 feet

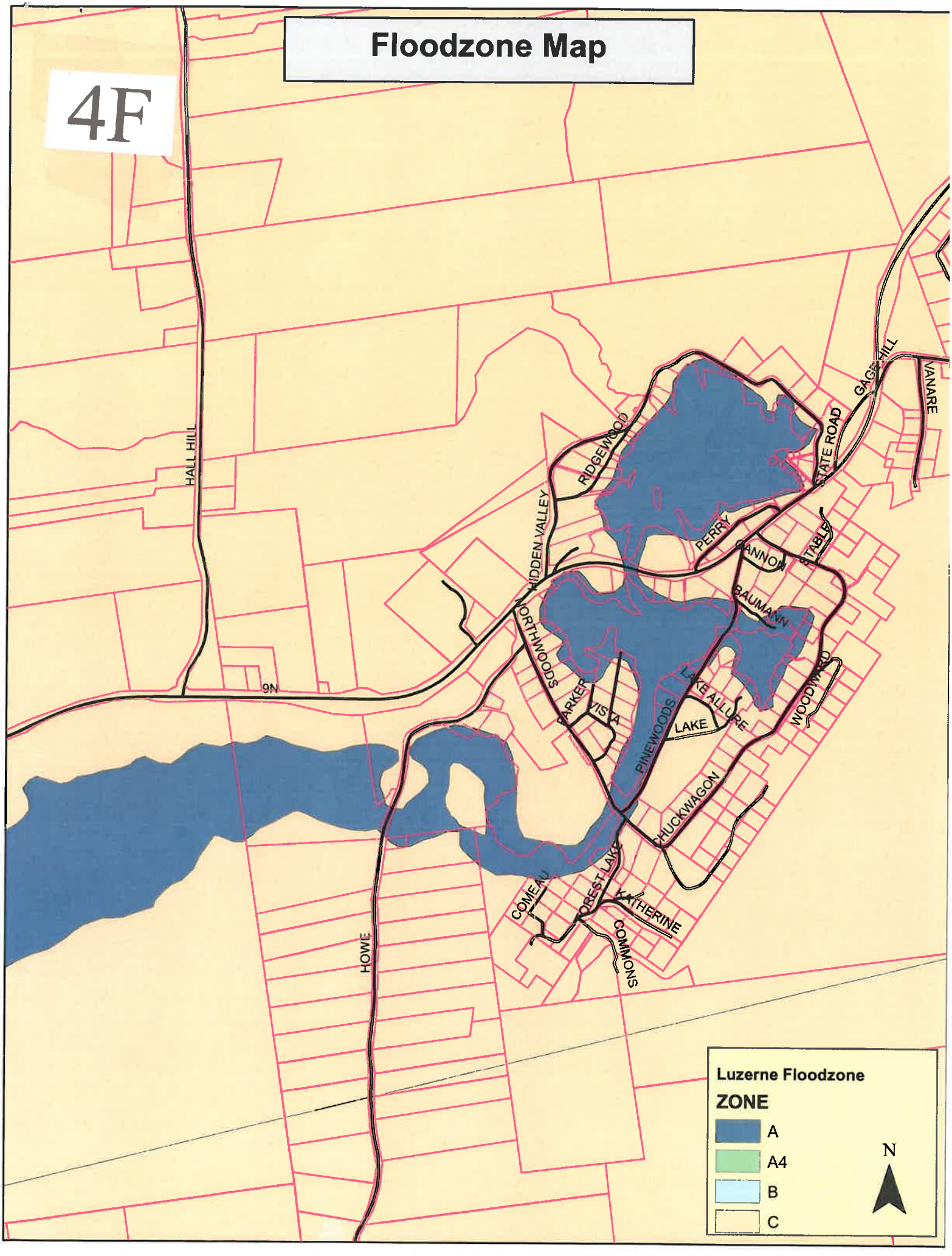
0 125 250 500 750 1,000 Feet

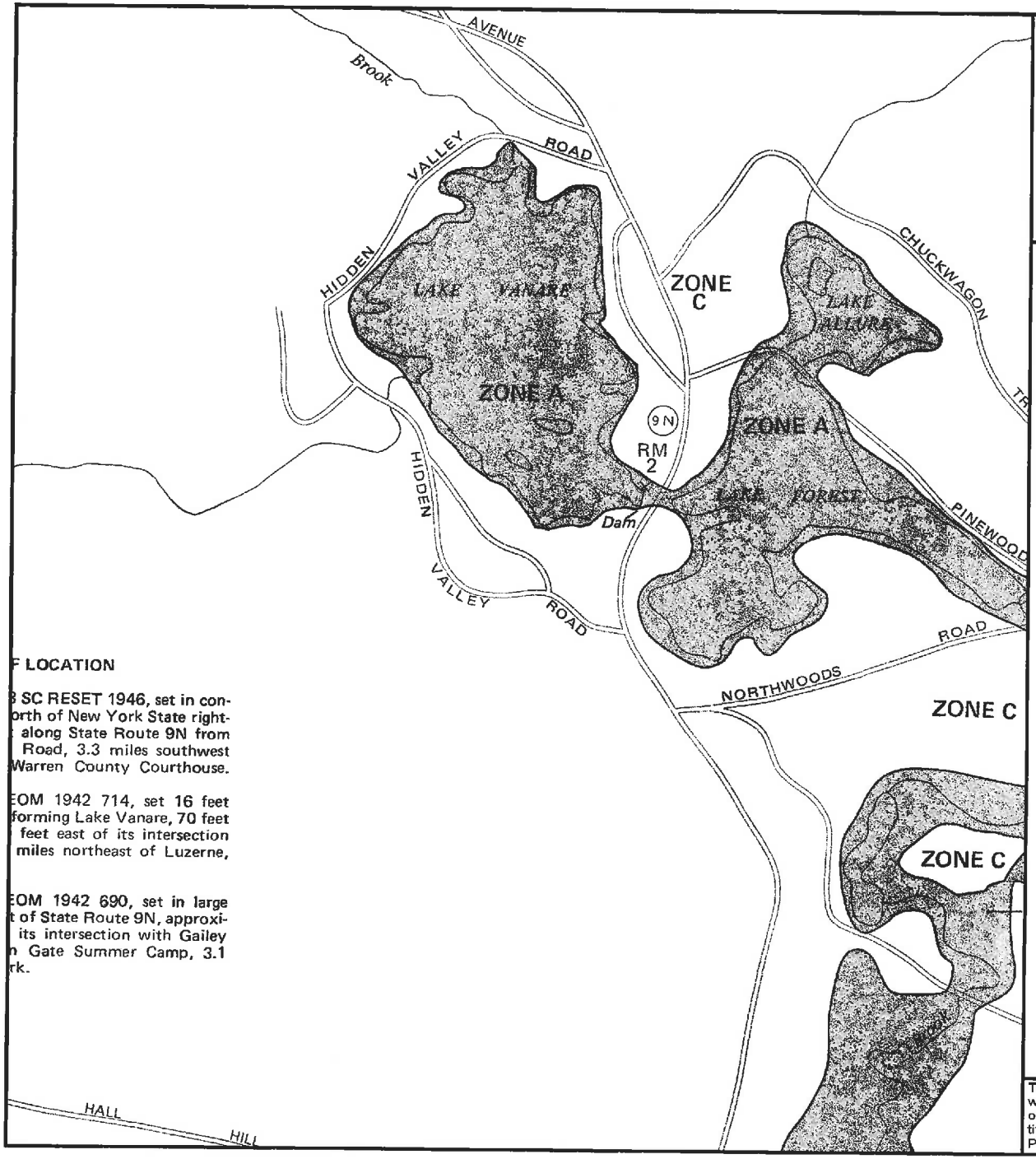
N
W E
S

NYS Adirondack Park Agency

Floodzone Map

4F





F LOCATION

3 SC RESET 1946, set in con-
orth of New York State right-
along State Route 9N from
Road, 3.3 miles southwest
Warren County Courthouse.

EOM 1942 714, set 16 feet
forming Lake Vanare, 70 feet
feet east of its intersection
miles northeast of Luzerne,

EOM 1942 690, set in large
t of State Route 9N, approxi-
its intersection with Gailey
n Gate Summer Camp, 3.1
rk.

APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
LAKE LUZERNE,
NEW YORK
WARREN COUNTY

PANEL 5 OF 30

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
360878 0005 B

EFFECTIVE DATE:
MAY 1, 1984

Federal Emergency Management Agency

4G

Find a Farmers' Market

How Do I ?

Consumer Information

Agricultural Promotion and Protection

Regulation

Agency Divisions

Contact Us

State Fair

News and Publications

Agricultural Districts

Select County

Click on a New York State county to view its County Office

Local Agricultural District Contact Information and County Agricultural District Map Data

The State Legislature enacted the New York Agricultural Districts law, Article 25-AA of the Agriculture & Markets Law PDF, in 1971 to protect and promote the availability of land for farming purposes. Subsequent amendments have broadened its scope and protections for farmers. The law provides for a locally initiated mechanism at the county level in the creation, modification and approval of Agricultural Districts. Accordingly, counties manage the preliminary stages of creation or modification of an Agricultural District. Thereafter, the Commissioner of Agriculture and Markets certifies that a district meets the purpose and intent of the Agricultural District Law after the county submits a resolution approving or modifying a district.

Farmers interested in adding land or removing land from a locally approved, state certified Agricultural District should start by contacting their county planning representative. A list of contacts working on Agricultural District reviews is provided below along with an Agricultural District master map-link for each county.

Review of existing Agricultural District reviews are conducted every eight years from the anniversary date of district formation. During this eight year review period (Section 303-a) parcels may be added or removed from the district. In periods between these 8-year review processes, new viable agricultural lands may be added to an existing Agricultural District during the county-designated an annual, open enrollment period (Section 303-b).

The NYS Department of Agriculture and Markets partners with the Institute for Resource Information Sciences (IRIS) at Cornell University to actively maintain and update geospatial map data. Cornell University's Geospatial Information Repository (CUGIR) provides open and free access to geospatial data and metadata for New York State, as well as federal agencies with special emphasis on natural features relevant to agriculture, ecology, natural resources, and human-environment interactions. Subjects such as landforms and topography, soils, hydrology, environmental hazards, agricultural activities, wildlife and natural resource management are appropriate for inclusion in the CUGIR catalog. To access the CUGIR library, and to obtain KML, SHP and/or PDF versions of the Agricultural District maps, visit http://cugir.mannlib.cornell.edu/index.jsp.

County Designated 30 Day Open Enrollment Period to Add Land into an Agricultural District per Section 303b of the Agricultural District Law

Agricultural Districts	Contact Information	Designated Open Enrollment Period	District Files
Albany County	Laura DeGaetano, Sr. Natural Resource Planner Albany County Office of Natural Resource Conservation 112 State Street, Room 800 Albany, NY 12207 Tel: (518) 447-5670 Fax: (518) 447-5652 Laura.DeGaetano@albanycountyny.gov	February 1 – February 28	CUGIR Mapping Data
Allegany County	Scott Torrey, Exec. Director Allegany County SWCD 5390 County Rt. 48, Lot A Belmont, NY 14813 (585) 268-5840 scott.torrey@alleganycyswcd.org	October 1 – October 31	CUGIR Mapping Data
Broome County	Laura Biasillo CCE of Broome County Farm-Home & 4-H Center 840 Front Street Binghamton, NY 13905 (607) 584-5007 lw257@cornell.edu	December 1 – December 31	CUGIR Mapping Data
Cattaraugus County	Paul R. Bishop, Sr. Planner Cattaraugus County Dept. of Econ. Dev., Planning & Tourism 303 Court Street Little Valley, NY 14755	January 1 – January 31	CUGIR Mapping Data

Land & Water Resources

- Farmer Benefits & Protections - Agricultural District Program
  - Agricultural Assessments
  - Local Agricultural District Information
  - Notices of Intent, Condemnation Projects affecting Farmland & Avoiding Adverse Impacts to Agriculture
  - Guidelines and Information Regarding Section 305-a & 305-b of Restrictive Laws
    - Orders Issued Pursuant to §305-a
    - Agricultural Data Statement information pursuant to AD Section 305-b
  - Sound Agricultural Practices
    - Sound Agricultural Practices Opinions
- Farmland Protection Program Overview
  - Farmland Protection Planning Grants
  - Farmland Protection Implementation Grants
  - Land Trust Grants

CUGIR Mapping Data

	(716) 938-2310 prbishop@cattco.org		
Cayuga County	Kari Terwilliger Cayuga Co. Dept. of Planning and Economic Development 160 Genesee Street Auburn, NY 13021 (315) 253-1485 kterwilliger@cayugacounty.us	March 1 – March 31	CUGIR Mapping Data
Chautauqua County	Melissa A. Keller, Planner Chautauqua County Division of Planning and Community Development 2 South Portage Street Westfield, NY 14787 (716) 753-4066 kellerm@co.chautauqua.ny.us	January 2 – January 31	CUGIR Mapping Data
Chemung County	Scott Shaw, Planner Chemung County Planning Department 400 East Church St - PO Box 588 Elmira, NY 14902-0588 (607) 737-5510 SShaw@co.chemung.ny.us	November 1 – November 30	CUGIR Mapping Data
Chenango County	Corey Katusha, Planner Chenango County Planning & Development County Office Building 5 Court Street Norwich, NY 13815 (607) 337-1640 ckatusha@co.chenango.ny.us	February 1 – March 1	CUGIR Mapping Data
Clinton County	Rodney Brown, Director Clinton County Planning Department County Government Center 137 Margaret Street, Suite 124 Plattsburgh, NY 12901 (518) 565-4711 rodney.brown@clintoncountygov.com	June 1 – June 30	CUGIR Mapping Data
Columbia County	Patrice O. Perry, Sr. Planner Columbia County Planning and Economic Dev. Dept. 401 State Street Hudson, NY 12534 (518) 828-3375 patrice.perry@columbiacountyny.com	October 1 – October 31	CUGIR Mapping Data
Cortland County	Daniel S. Dineen, Director Cortland County Planning Department 37 Church Street Cortland, NY 13045-5590 (607) 753-5043 ddineen@cortland-co.org	November 1 – November 30	CUGIR Mapping Data
Delaware County	Kent Manuel Delaware County Planning Board PO Box 367 Delhi, NY 13753 (607) 746-2944 kent.manuel@co.delaware.ny.us	April 1 – April 30	CUGIR Mapping Data
Dutchess County	Eoin Wrafter Commissioner of Dutchess County 27 High Street Poughkeepsie, NY 12601 (845) 486-3600 ewrafter@dutchessny.gov	April 15 – May 14	CUGIR Mapping Data
Erie County	Elias Reden, Planner Erie County Environment and Planning 95 Franklin Street - Room 1062 Buffalo, NY 14202 (716) 858-1911 elias.reden@erie.gov	September 1 – September 30	CUGIR Mapping Data
Essex County	Carly Summers CCE of Essex County 3 Sisco Street, P.O. Box 388 Westport, NY 12993 (518) 962-4810 x-409 cfs82@cornell.edu	October 20 – November 19	CUGIR Mapping Data
Franklin County	Chasity Miller, District Manager Franklin County SWCD 151 Finney Blvd. Malone, NY 12953 (518) 483-4051 ext. 5 cmiller@fcswcd.org	June 1 – June 30	CUGIR Mapping Data
Fulton County	Sean Geraghty Fulton County Planning Department Ft. Johnstown Building 1 East Montgomery Street Johnstown, NY 12095 (518) 736-5560 planning@co.fulton.ny.us	March 1 – March 31	CUGIR Mapping Data

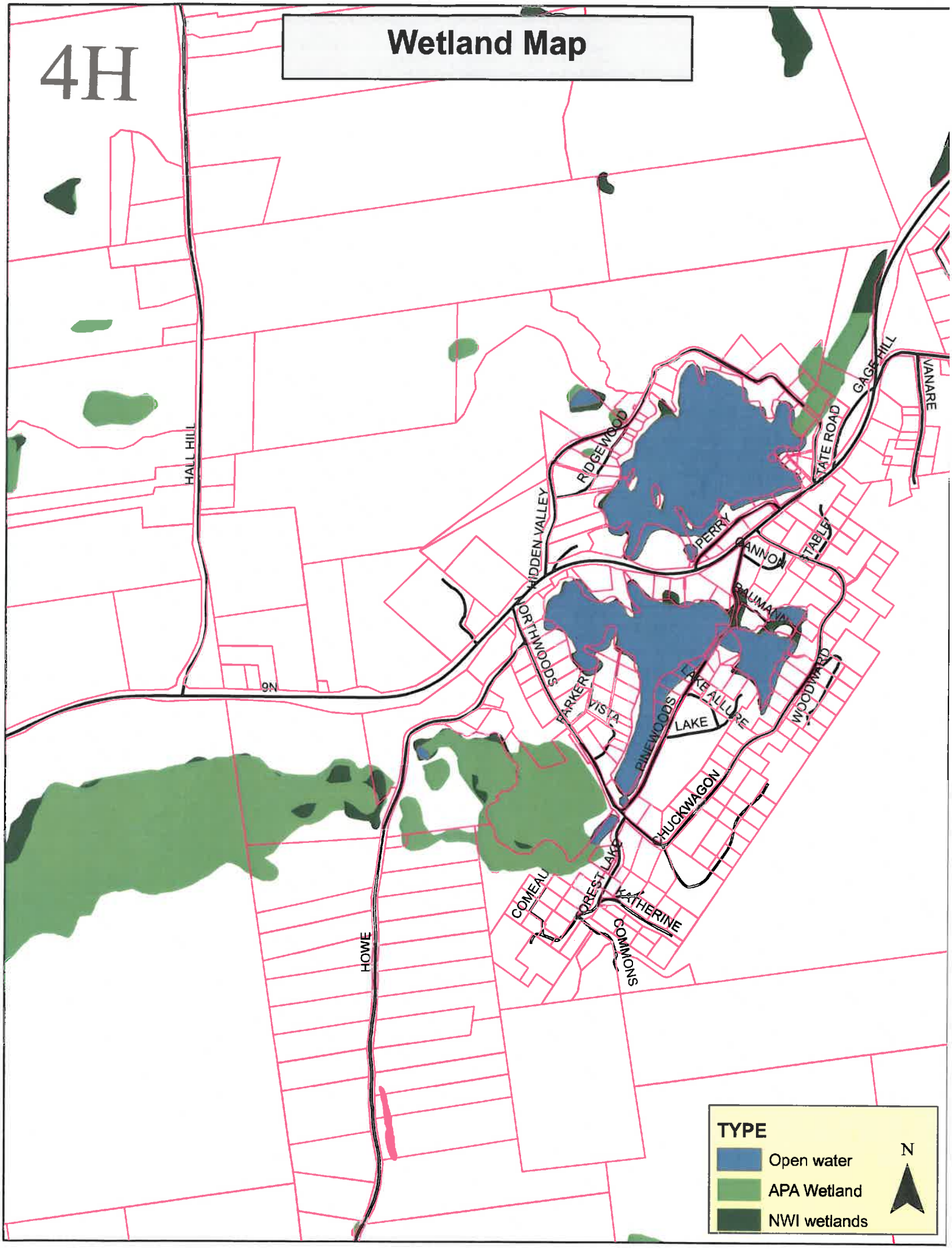
Genesee County	Derik Kane, Sr. Planner Genesee County Dept. of Planning 3837 West Main Street Batavia, NY 14020 (585) 344-2580 x-5470 Derik.Kane@co.genesee.ny.us	January 25 – February 24	CUGIR Mapping Data
Greene County	Richard Schiafo Principal Planner Greene County Department of Economic Development, Tourism and Planning 411 Main Street, Suite 419 Catskill, NY 12414 Phone: 518-719-3289 Fax: 518-719-3785 rschiafo@discovergreene.com	September 1 – September 30	CUGIR Mapping Data
Herkimer County	Guy Sassaman Oneida County Dept. of Planning Union Station 321 Main Street Utica, NY 13501 (315) 798-5710 gsassaman@ocgov.net	January 1 – January 30	CUGIR Mapping Data
Jefferson County	Michael J. Bourcy, Sr. Planner Jefferson County Dept. of Planning 175 Arsenal Street Watertown, NY 13601 (315) 785-3144 mbourcy@co.jefferson.ny.us	June 1 – June 30	CUGIR Mapping Data
Lewis County	Frank Pace, Director Lewis County Planning Board Courthouse 7660 State Street Lowville, NY 13367 (315) 376-5422 frankpace@lewiscounty.ny.gov	November 15 – December 14	CUGIR Mapping Data
Livingston County	Mary Underhill Livingston County Planning Dept. 6 Court Street, Room 305 Geneseo, NY 14454-1043 (585) 243-7550 munderhill@co.livingston.ny.us	September 1 – September 30	CUGIR Mapping Data
Madison County	Scott Ingmire, Director Madison County Planning Department County Office Bldg., PO Box 606, North Ct. Street Wampsville, NY 13163 (315) 366-2377 scott.ingmire@madisoncounty.ny.gov	October 1 – October 30	CUGIR Mapping Data
Monroe County	Robin Finnerty Monroe Co. Dept. of Planning & Development 8100 City Place, 50 West Main Street Rochester, NY 14614 (585) 753-2037 rfinnerty@monroecounty.gov	February 27 - March 29	CUGIR Mapping Data
Montgomery County	Montgomery County Planning & Economic Development 9 Park Street, PO Box 1500 Fonda, NY 12068 (518) 853-8394	September 1 – September 30	CUGIR Mapping Data
Niagara County	Cathy Lovejoy Maloney CCE of Niagara County Farm and Home Center 4487 Lake Avenue Lockport, NY 14094 (716) 433-8839 x-234 clm84@cornell.edu	June 1 – June 30	CUGIR Mapping Data
Oneida County	Guy Sassaman Oneida County Dept. of Planning County Office Building 800 Park Avenue Utica, NY 13501 (315) 798-5710 gsassaman@ocgov.net	January 1 – January 31	CUGIR Mapping Data
Onondaga County	Donald M. Jordan, Jr., Director Syracuse/Onondaga County Planning Agency John H. Mulroy Civic Center 421 Montgomery Street, 11th Floor Syracuse, NY 13202 (315) 435-2611 donjordan@ongov.net	January 1 – January 31	CUGIR Mapping Data
Ontario County	Maria Rudzinski, Senior Planner Ontario County Planning & Development 20 Ontario Street Canandaigua, NY 14424 (585) 396-4416 maria.rudzinski@co.ontario.ny.us	November 1 – November 30	CUGIR Mapping Data

Orange County	Jennifer MacLeod, Planner Orange County Planning and Economic Dev. 124 Main Street Goshen, NY 10924 (845) 615-3840 jmacleod@orangecountygov.com	March 1 – March 31	CUGIR Mapping Data
Orleans County	James Bensley, AICP, Director Orleans County Planning & Development 14016 Route 31, West Albion, NY 14016 (585) 589-3189 jbensley@orleansny.com	June 1 – June 30	CUGIR Mapping Data
Oswego County	David Turner, Director Oswego County Dept. of Community Development, Tourism and Planning 46 East Bridge Street Oswego, NY 13126 (315) 349-8292 dturner@oswegocounty.com	January 2 – January 31	CUGIR Mapping Data
Otsego County	Erik Scrivener, Senior Planner Otsego County Planning Dept. Madison Office Building County Route 33W Cooperstown, NY 13326 (607) 547-4225 scrivenere@otsegocounty.com	January 1 – January 31	CUGIR Mapping Data
Putnam County	Lauri Taylor, District Manager Putnam County SWCD 841 Fair Street Carmel, NY 10512 (845) 878-7918 lauri.taylor@putnamcountyny.gov	April 5 – May 5	CUGIR Mapping Data
Rensselaer County	Linda von der Heide, Principal Planner Rensselaer County Bureau of Economic Development and Planning 1700 - 7th Avenue Troy, NY 12180 (518) 270-2914 lvonderheide@rensco.com	September 1 – September 30	CUGIR Mapping Data
Saratoga County	Allison Hargrave, Planner Saratoga County Planning Board 50 West High Street Ballston Spa, NY 12020 (518) 884-4705 ahargrave@saratogacountyny.gov	October 1 – October 31	CUGIR Mapping Data
Schenectady County	Stephen Feeney Schenectady County Department of Economic Dev. & Planning Schaffer Heights 107 Nott Terrace, Suite 303 Schenectady, NY 12308 (518) 386-2225 x-226 steve.feeney@schenectadycounty.com	December 1 – December 31	CUGIR Mapping Data
Schoharie County	Zachary Thompson Schoharie County Planning & Development Agency PO Box 396 Schoharie, NY 12157 (518) 295-8770 zacharythompson@co.schoharie.ny.us	January 30 – February 28	CUGIR Mapping Data
Schuyler County	Kristin Vanhorn, AICP, Director Schuyler County Planning Dept 105 Ninth Street, Unit # 39 Watkins Glen, NY 14891 (607) 535-8211 kvanhorn@co.schuyler.ny.us	January 15 – February 15	CUGIR Mapping Data
Seneca County	Harriet Haynes, Planner Seneca County Dept of Planning & Development 1 DiPronio Drive Waterloo, NY 13165-1681 (315) 539-1730 hhaynes@co.seneca.ny.us	March 1 – March 31	CUGIR Mapping Data
Steuben County	Amy Dlugos, Planning Director Steuben County Planning Department 3 East Pulteney Square Bath, NY 14810 (607) 776-9631 x-2268 amy@co.steuben.ny.us	February 15 – March 17	CUGIR Mapping Data
St. Lawrence County	Matilda Larson, Planner St. Lawrence County Planning Department 48 Court Street Canton, NY 13617 (315) 379-2292 mlarson@stlawco.org	March 1 – March 30	CUGIR Mapping Data
Suffolk County	Andrew Amallawa Suffolk County Division of Planning	March 1 – March 30	CUGIR Mapping Data

	Environment H. Lee Dennison Building PO Box 6100 Hauppauge, NY 11788-0099 (631) 853-4853 andrew.amakawa@suffolkcountyny.gov		
Sullivan County	Freda Eisenberg, Commissioner County of Sullivan Division of Planning and Env. Mg't County Government Center PO Box 5012 Monticello, NY 12701 (845) 807-0527 freda.eisenberg@co.sullivan.ny.us	April 1 – April 30	CUGIR Mapping Data
Tioga County	Elaine Jardine, Director Tioga Co. Dept. of Economic Development & Planning 56 Main Street Owego, NY 13827 (607) 687-8257 jardinee@co.tioga.ny.us	January 1 – January 31	CUGIR Mapping Data
Tompkins County	Monika Roth, Ag. Issue Leader CCE of Tompkins 615 Willow Avenue Itheca, NY 14850 (607) 272-2292 mr55@cornell.edu	February 1 – February 28	CUGIR Mapping Data
Ulster County	Burt Samuelson, AICP, Sr. Planner Ulster County Planning Dept. 244 Fair Street - Box 1800 Kingston, NY 12402 (845) 339-2490, Fax: (845) 340-3429 bsam@co.ulster.ny.us	March 1 – March 30	CUGIR Mapping Data
Washington County	Heather Weller, GIS Specialist CCE of Washington County County Office Building Annex 415 Lower Main Street Hudson Falls, NY 12839 (518) 746-2560 hweller@co.washington.ny.us www.counties.cce.cornell.edu/Washington	December 1 – December 31	CUGIR Mapping Data
Wayne County	Ora Rothfuss, III Agricultural Development Specialist Wayne County Planning 9 Pearl Street Lyons, NY 14489 (315) 946-7692 orothfuss@co.wayne.ny.us	January 1 – January 31	CUGIR Mapping Data
Westchester County	David Kvinge, Dir. of Env. Planning Westchester County Planning Department 148 Martine Avenue, 4th Floor Michaelian Office Building White Plains, NY 10601 (914) 995-4400 dsk2@westchestergov.com	March 1 - March 31	CUGIR Mapping Data
Wyoming County	Jake Kelly, District Technician Wyoming County SWCD 36 Center Street Warsaw, NY 14569 (585) 786-3675 x-3 jacobkelly@frontier.com	December 1 – December 31	CUGIR Mapping Data
Yates County	Colby Petersen Yates County Soil and Water Conservation District. 417 Liberty Street, Suite 1034 Penn Yan, NY 14527 (315) 536-5188 colby@ycsoilwater.com	November 1 – November 30	CUGIR Mapping Data

4H

Wetland Map



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.

The lands involved reflect the same characteristics as the Moderate Intensity lands immediately adjoining them on Hidden Valley Road. Extending the Moderate Intensity designation from where it currently ends is fitting as it would include two recreational/commercial businesses already within the proposed change. The neighboring Moderate Intensity property to the north is the Double H Ranch and properties on the other side of Hidden Valley Road are all already in the Moderate Intensity area. This change makes the corridor more uniform and would be in line with already current usage. The further development possible would improve the economics for the Town of Lake Luzerne and would be environmentally compatible with the Moderate Intensity lands usage nearby.

Applicant's signature

Applicant's Representative signature
(if necessary)

Local Municipality
(if necessary)

Title

(if necessary)

Date

PROCEDUERS 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 sues
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

PREPARED BY:
WARREN COUNTY REAL PROPERTY SERVICES
LAKE GEORGE, NEW YORK

THIS DOCUMENT PREPARED FOR TAX PURPOSES ONLY

REVISION TABLE

DATE	MADE BY	CHANGES OR ADDITIONS
3/9/2017	R. DIXON	286.00-1-20.2 MERGED INTO 286.00-1-20.1 (BY OWNERS REQUEST DATED 3/8/17) AND DELETED FROM TAX MAP.
11/14/2016	R. DIXON	PARCEL 286.00-1-81 REVISED TO CONFORM WITH THE CURRENT FILED SURVEY OF RECORD FOR ERIE.
8/17/2016	R. DIXON	PORTION OF 286.00-1-9 SPLIT (BY DEED BOOK 5390 PAGE 184) AND MERGED INTO PARCEL 285.00-2-56.111
7/22/2015	R. DIXON	PARCEL 286.00-1-22 SPLIT (BAKER SUBDIVISION) NOW 286.00-1-20.1 PARCEL 286.00-1-20.2 CREATED.
3/9/2015	R. DIXON	286.00-1-22 MERGED INTO 286.00-1-20 (BY ASSESSORS REQUEST DATED 2/27/15) AND DELETED FROM TAX MAP.
1/6/2014	R. DIXON	PORTION OF 286.00-1-4 & 5 SPLIT (BY DEED BOOK 4503 PAGE 192) AND MERGED INTO PARCEL 286.00-1-3
1/6/2014	R. DIXON	PORTION OF 286.00-1-5 SPLIT (BY DEED BOOK 4503 PAGE 196) AND MERGED INTO PARCEL 286.00-1-4
1/6/2014	R. DIXON	PORTION OF 286.00-1-5 SPLIT (BY DEED BOOK 4503 PAGE 200) AND MERGED INTO PARCEL 286.00-1-4
1/6/2014	R. DIXON	PARCEL 286.00-1-9 REVISED TO CONFORM WITH THE CURRENT DEED OF RECORD.

SPECIAL DISTRICTS

SCHOOL: 523201 Hadley-Luzerne

PROPERTY LINE		TOWN LINE	
ORIGINAL LOT LINE		VILLAGE LINE	
RAILROAD		BLOCK LIMIT	
STREAM OR DITCH		GREAT LOT LINE	
ROAD OR RAILWAY BNDY		SCHOOL DISTRICT LINE	
COUNTY LINE			

LEGEND

FIRE DISTRICT LINE	
DENOTES COMMON OWNER	
TAX MAP BLOCK NUMBER	76
TAX MAP PARCEL NUMBER	76.00-1-11
FILED PLAN LOT NUMBER	(14)
GREAT LOT NUMBER	9
CALCULATED ACREAGE	76 (C)
DEED ACREAGE	178 A
SCALED DIMENSION	225 (S)
DEED DIMENSION	173.2

NORTH
COORDINATES BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM EASTERN ZONE NAD 83

SHEET INDEX

274.00	275.00	275.00
285.00		287.00
292.00	293.00	294.00

TAX MAP
TOWN OF LAKE LUZERNE
WARREN COUNTY, NEW YORK
0 200 400 800 Feet
scale: 1 inch = 400 feet

286.00

DATE PRINTED: Apr 04, 2019

Lands Of
C.R. Wood Foundation

Lands Of
C.R. Wood Foundation

Lands Of
C.R. Wood Foundation

Lands Of
C.R. Wood Foundation

Moderate Intensity Zone

1320'

4556'±

2522'±

1320'

4535818± Sq. Feet
104.1± Acres

Lands Of
77 Hidden Valley Road, LLC

Lands Of
Edward Flanagan

Lands Of
Thomas Reed

Lands Of
Richard Pavone

Lands Of
Thomas Reed

Lands Of
Eric Hammell

Lands Of
Francis Hurley

Lands Of
Magliato Realty LLC

Lands Of
Michele Georgi

Lands Of
Thomas Reed

LAKE VANARE

FOREST

LAKE

LAKE ALLURE

HIDDEN VALLEY ROAD

HIDDEN VALLEY ROAD

CHUCKWAGON TRAIL

PERRY ROAD

FINCHFIELD ROAD

NORTHWOODS ROAD

HOWE ROAD

HILL ROAD

HALL ROAD

GRID

9N

286.-1-

286.-1-

NO.	DATE	DESCRIPTION

Map made for

Thomas Reed

Town of Lake Luzerne, Warren County, New York

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

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Van Dusen & Steves
Land Surveyors
169 Haviland Road Queensbury, New York 12804
(518) 792-8474 New York Lic. No. 50135

Date: OCTOBER 16, 2019

Scale 1"=200'

S-1

SHEET 1 OF 1

D-2434

DWG. NO. 19146-REZONE