

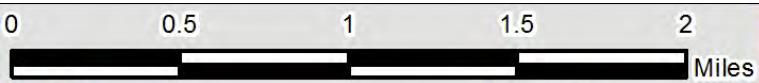


**Adirondack  
Park Agency**

# **Map Amendment 2021-01**

**Town of Warrensburg**

**March 10, 2022**

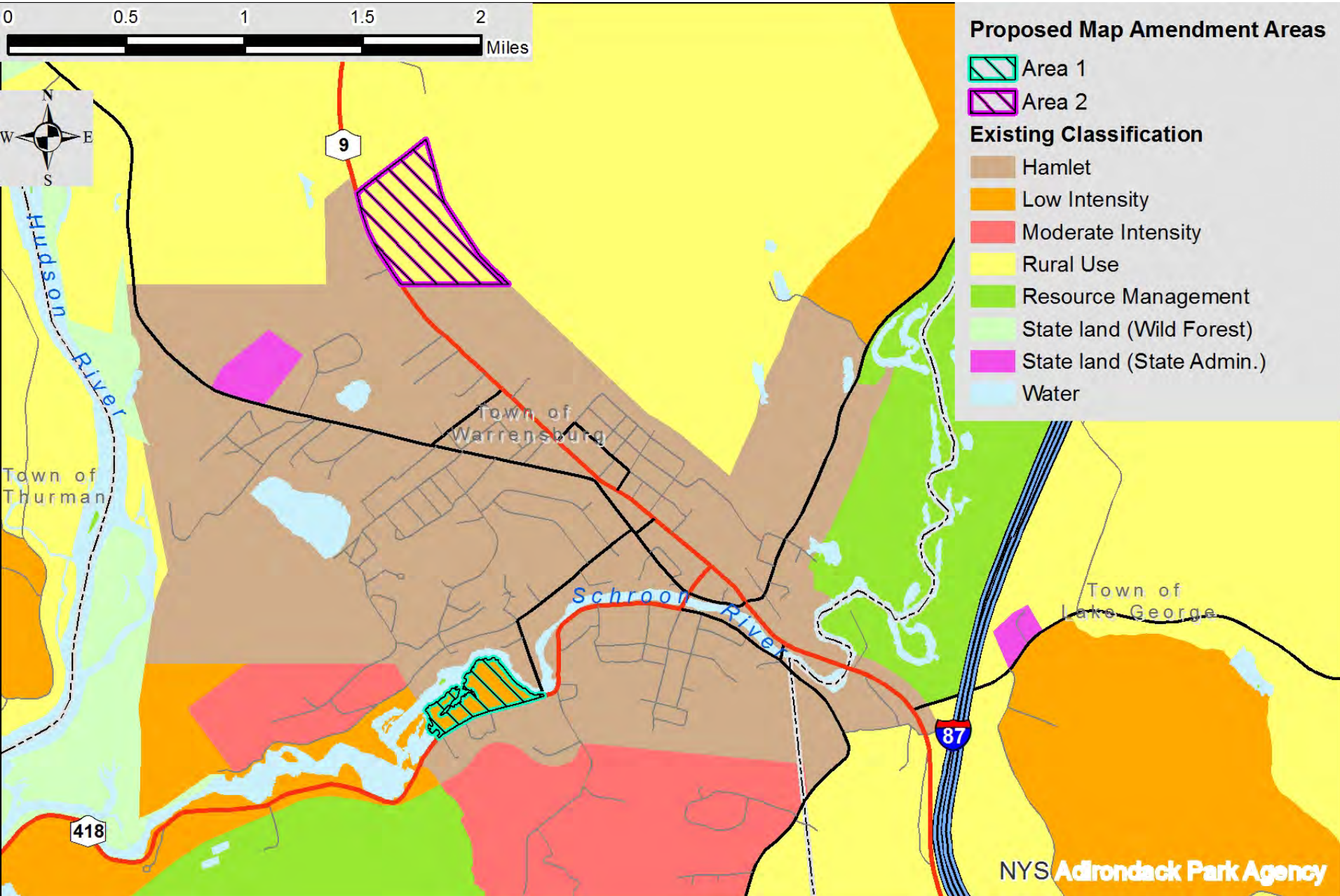


**Proposed Map Amendment Areas**

- Area 1
- Area 2

**Existing Classification**

- Hamlet
- Low Intensity
- Moderate Intensity
- Rural Use
- Resource Management
- State land (Wild Forest)
- State land (State Admin.)
- Water



# Summary of Map Amendment Process

- Draft Supplemental Environmental Impact Statement
- Public comment period
- Public hearing
- **Agency prepares Final Supplemental Environmental Impact Statement**
- Decision Issued

# Standards for Agency Decision

- §805 of APA Act
- Part 583 of APA Rules and Regulations
- Land Use Area Classification Determinants (Appendix Q-8)
- Final Generic Environmental Impact Statements (1979)

# Standards for Agency Decision

## §805 (2)(c)(5) of APA

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Hamlet)
- Existing natural resources, open space, public, economic and other land use factors
- 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
- Shall be consistent with the regional nature of the land use and development plan.



## Hamlet Areas

...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.

# Land Use Classification Determinants

- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

# Final Generic Environmental Impact Statement

## The Process of Amending the Adirondack Park Private Land Use and Development Plan

- The burden of proof rests with the applicant.
- Boundaries do not necessarily precisely define changes in land-based resource characteristics.
- Recognition of open space resource.




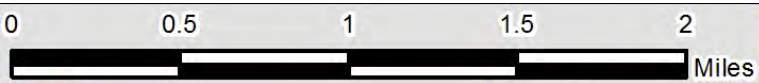
# SEQRA and Agency Review

- The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts.”
- However, under SEQRA regulations, the Agency “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.”
- Agency regulations prevent the consideration of any local land use controls’ impacts on potential development.

# SEQRA and Agency Review (Cont'd)

- Hamlet areas do not have overall intensity guidelines.
- Because the applicant is seeking the least restrictive land use classification, the Agency should at a minimum consider the maximum intensity of development allowable under the next least-restrictive land use classification, Moderate Intensity Use.

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

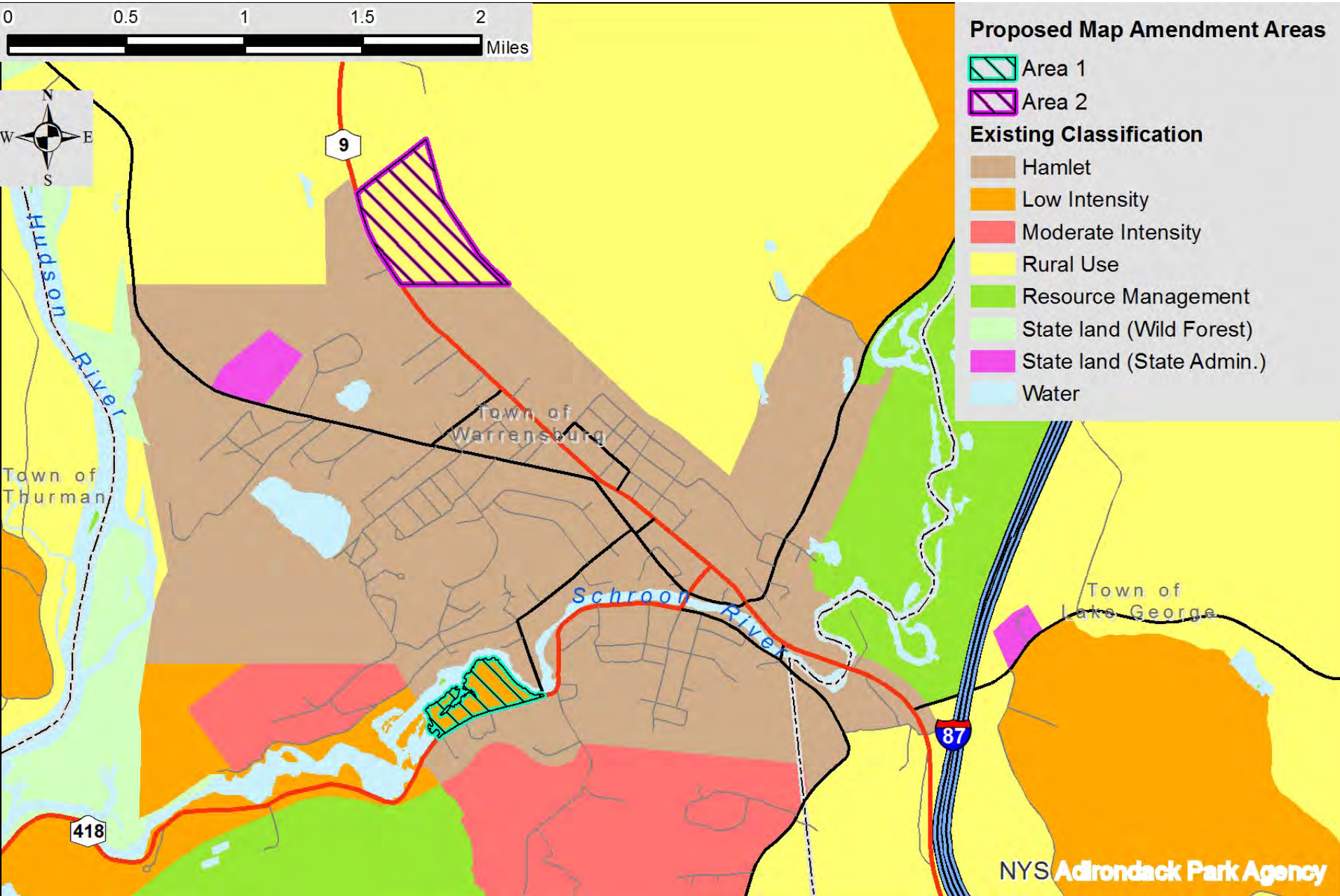


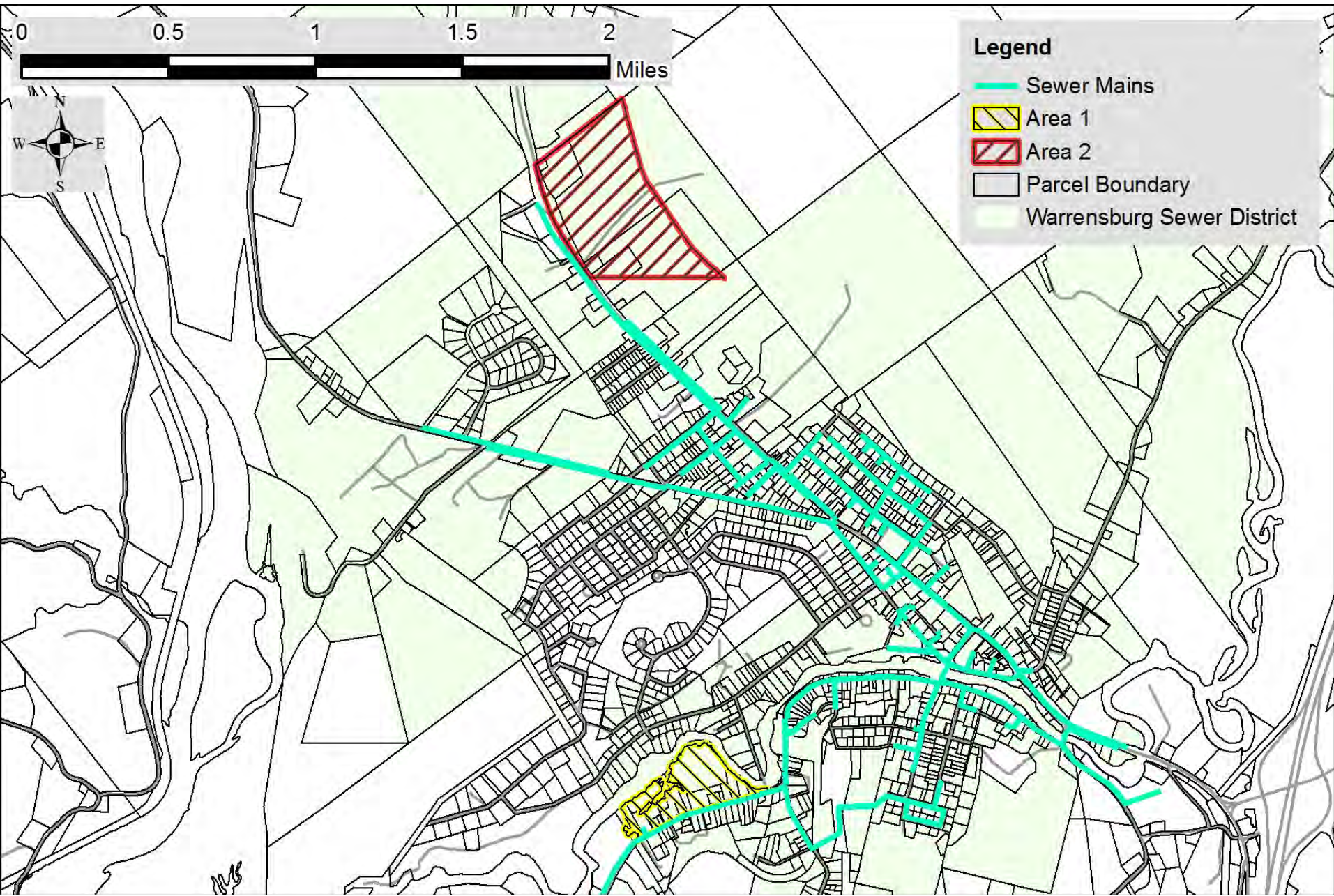
**Proposed Map Amendment Areas**

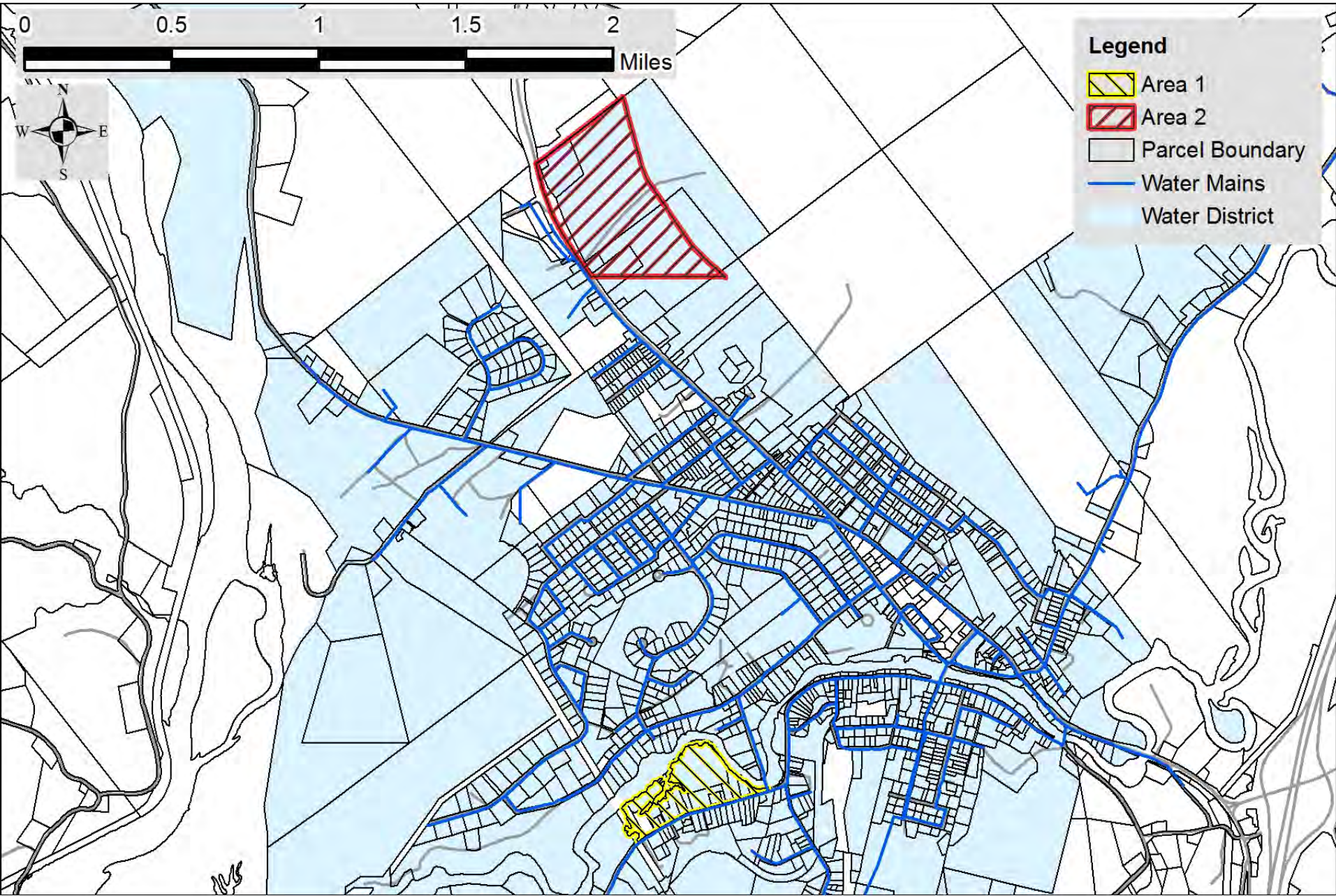
- Area 1
- Area 2

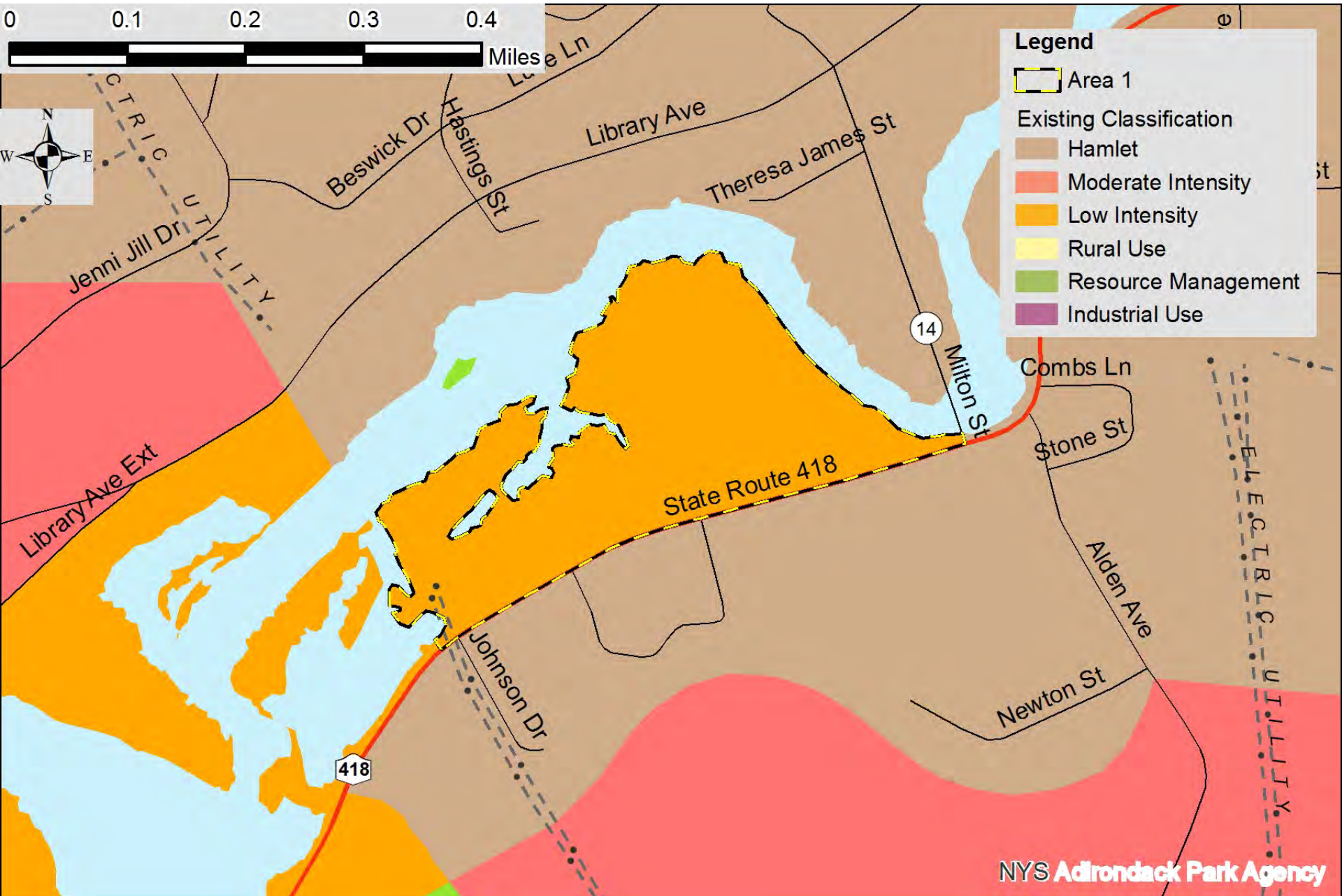
**Existing Classification**

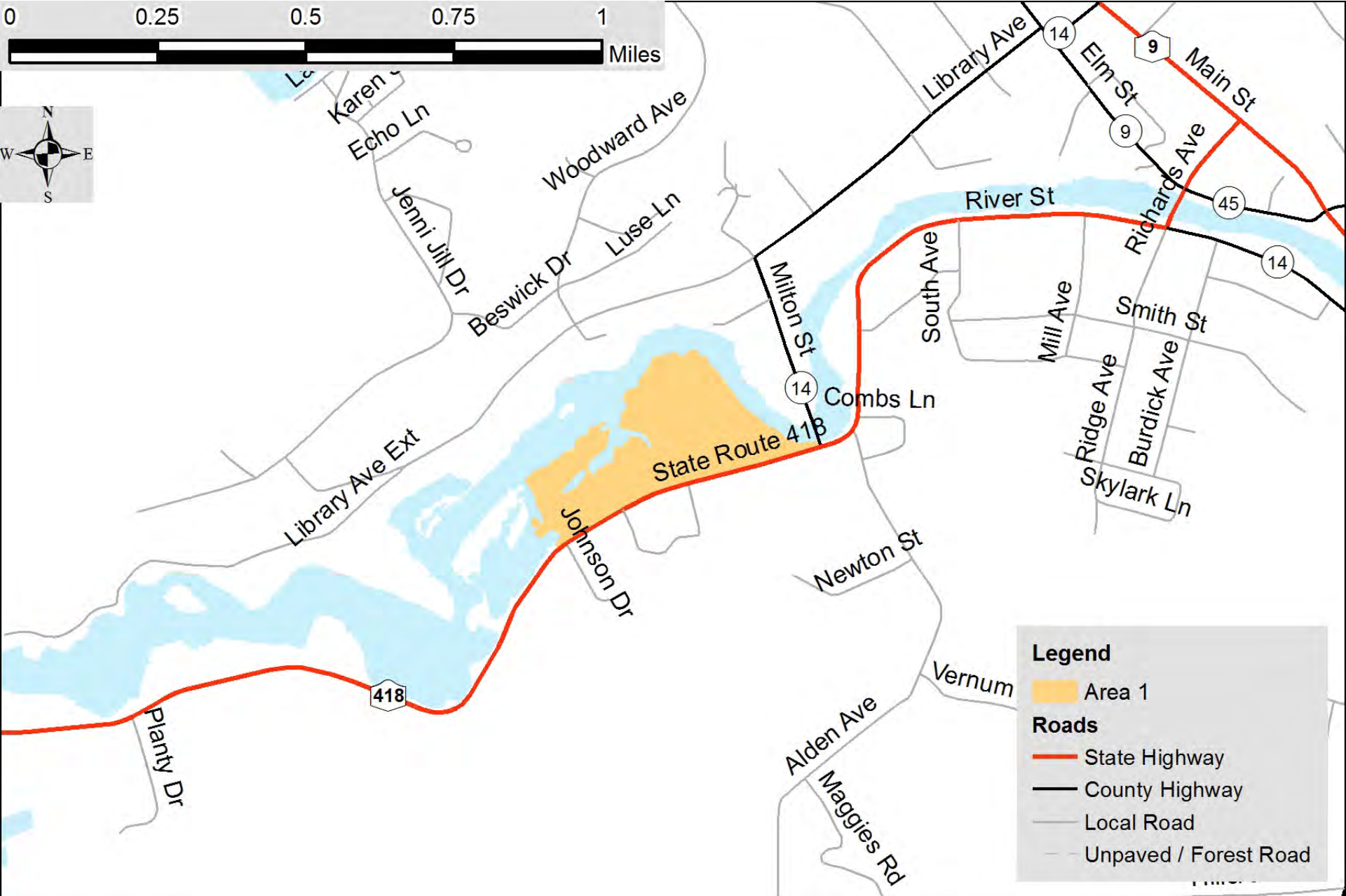
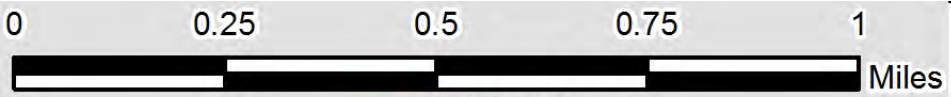
- Hamlet
- Low Intensity
- Moderate Intensity
- Rural Use
- Resource Management
- State land (Wild Forest)
- State land (State Admin.)
- Water





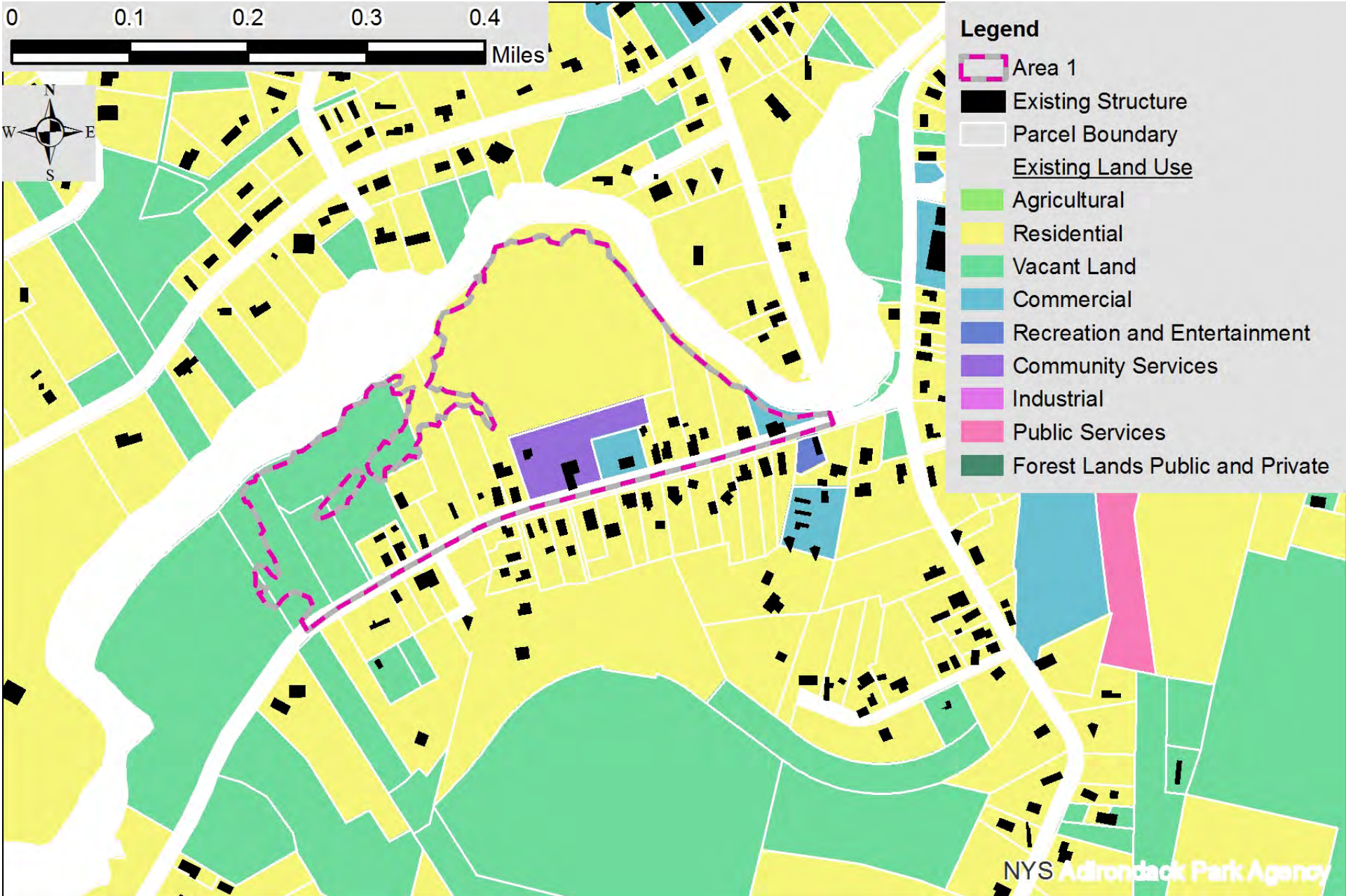




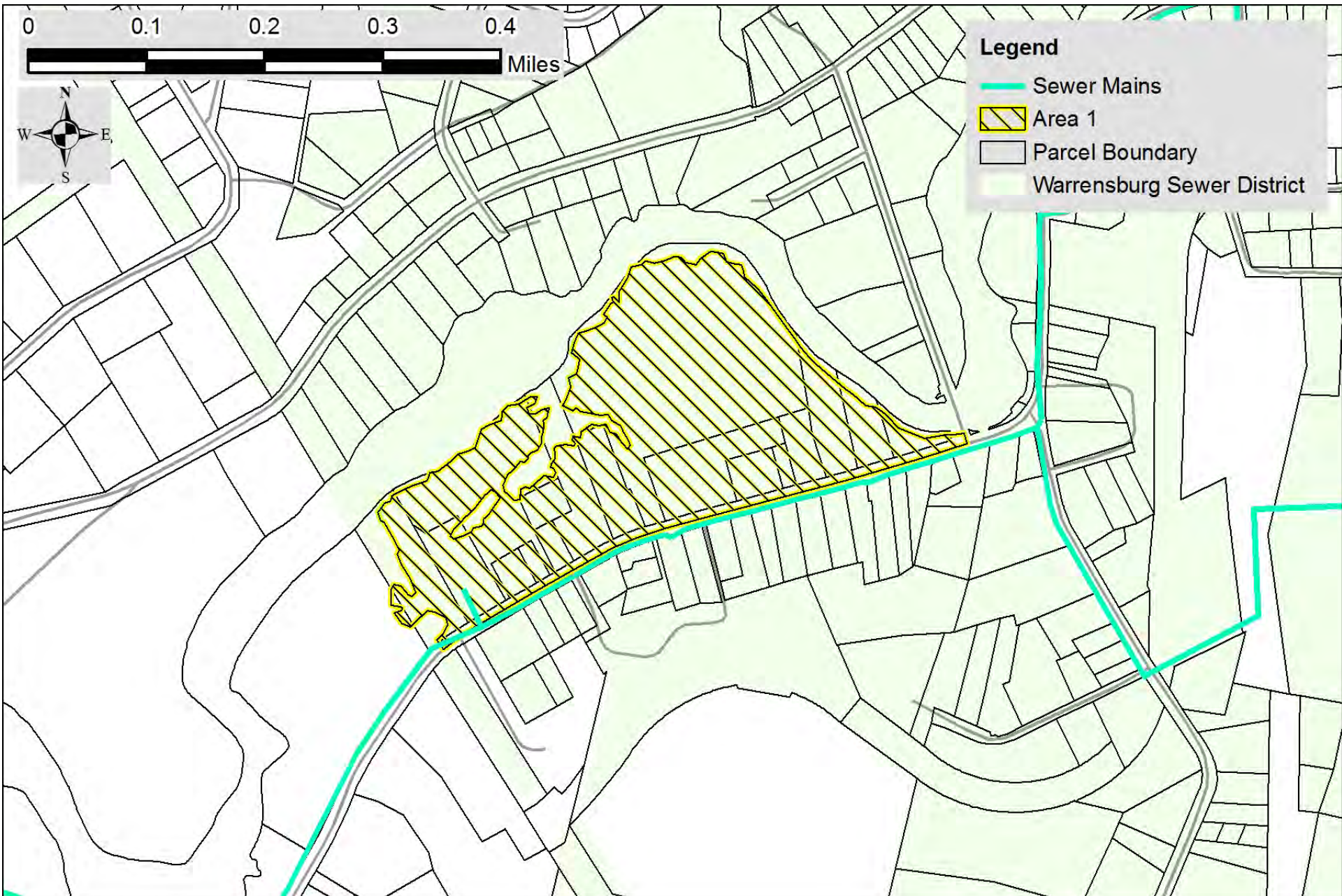


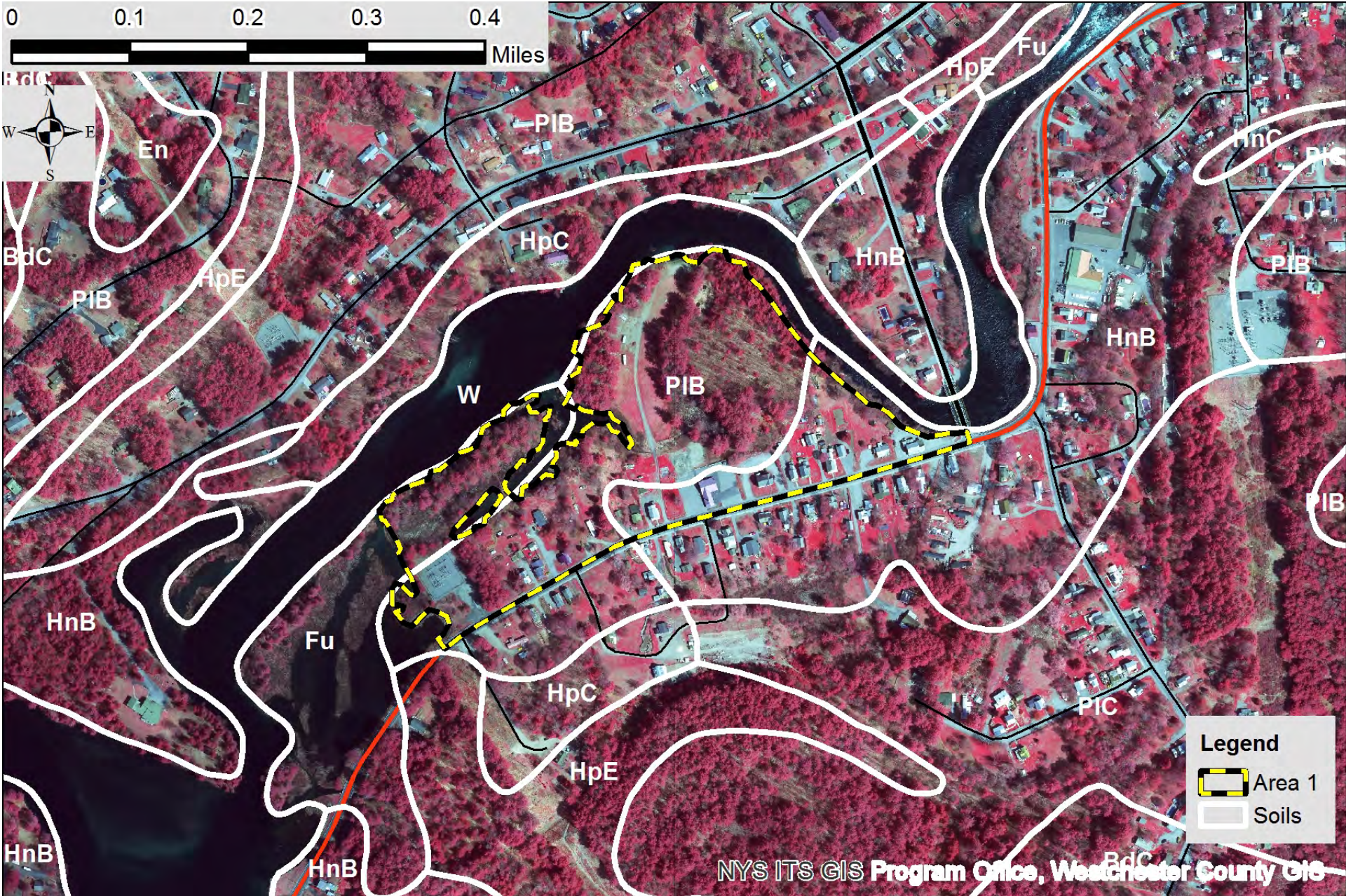
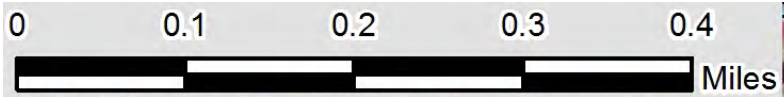
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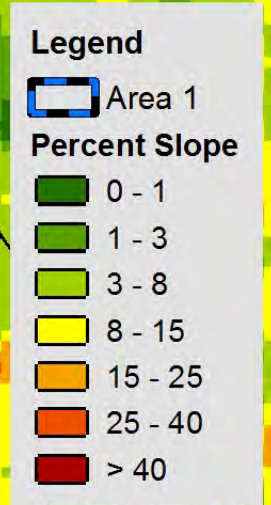
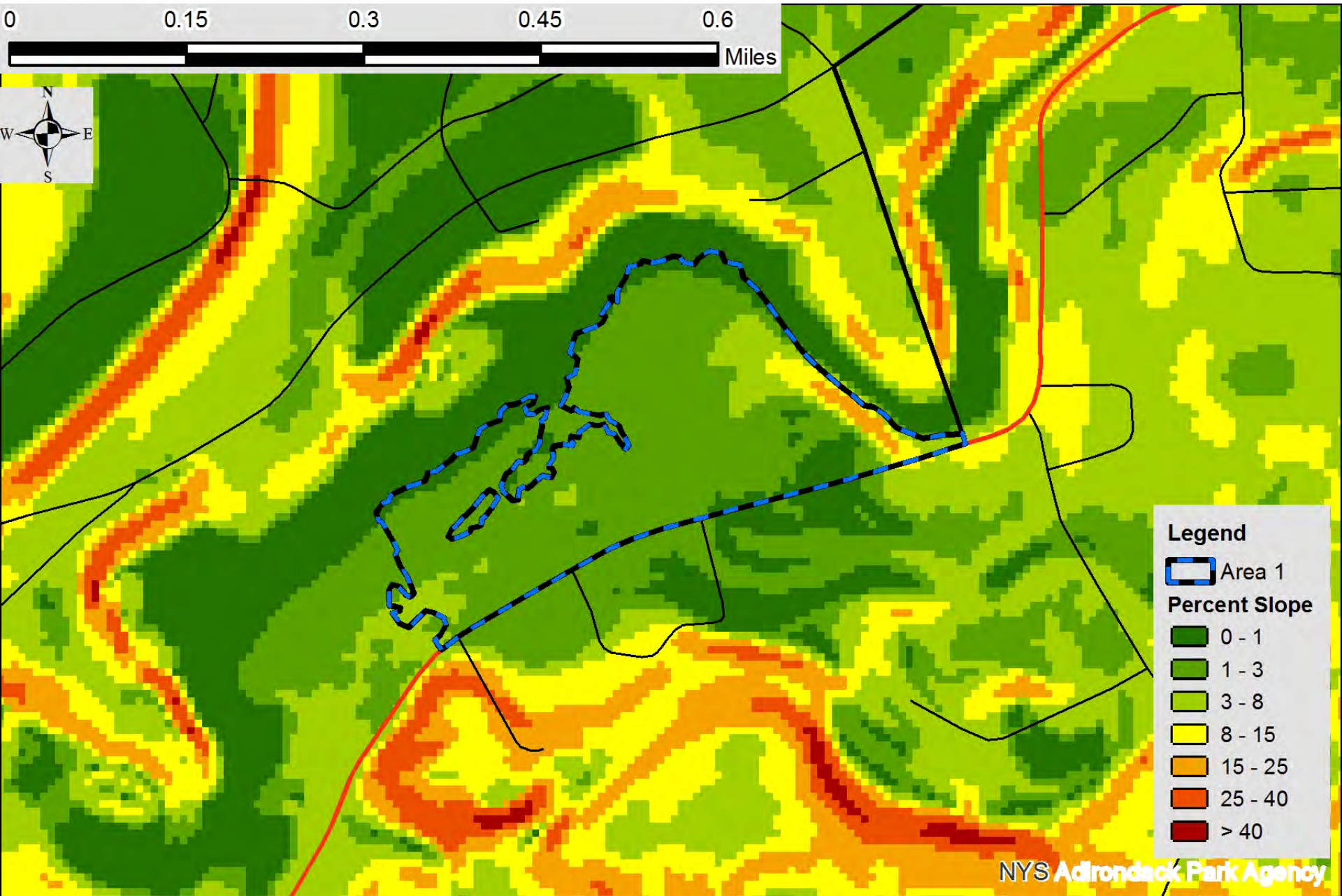
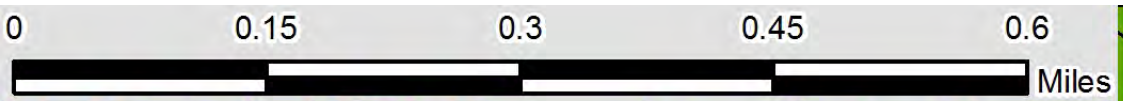
- Area 1
- Roads**
- State Highway
- County Highway
- Local Road
- Unpaved / Forest Road

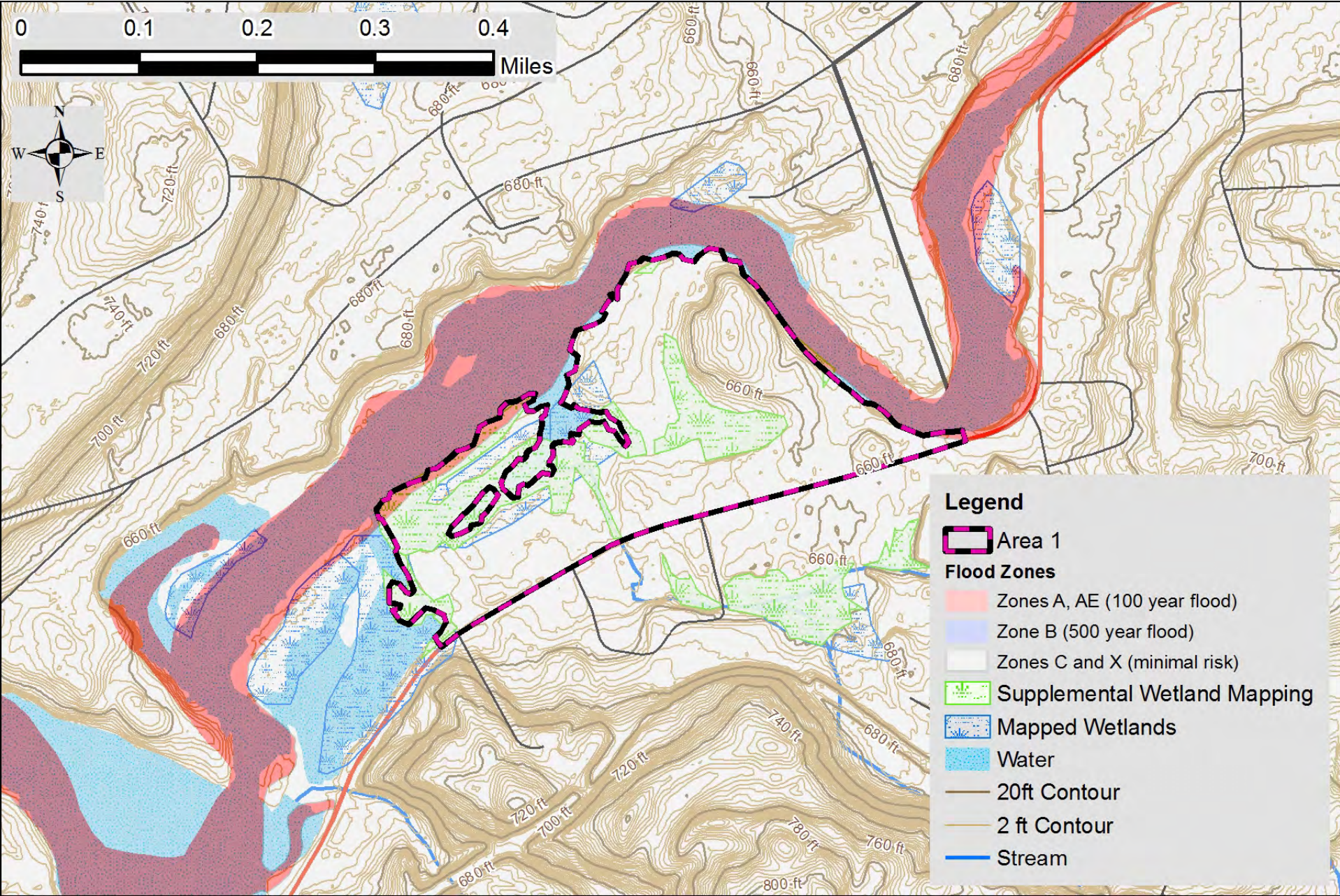


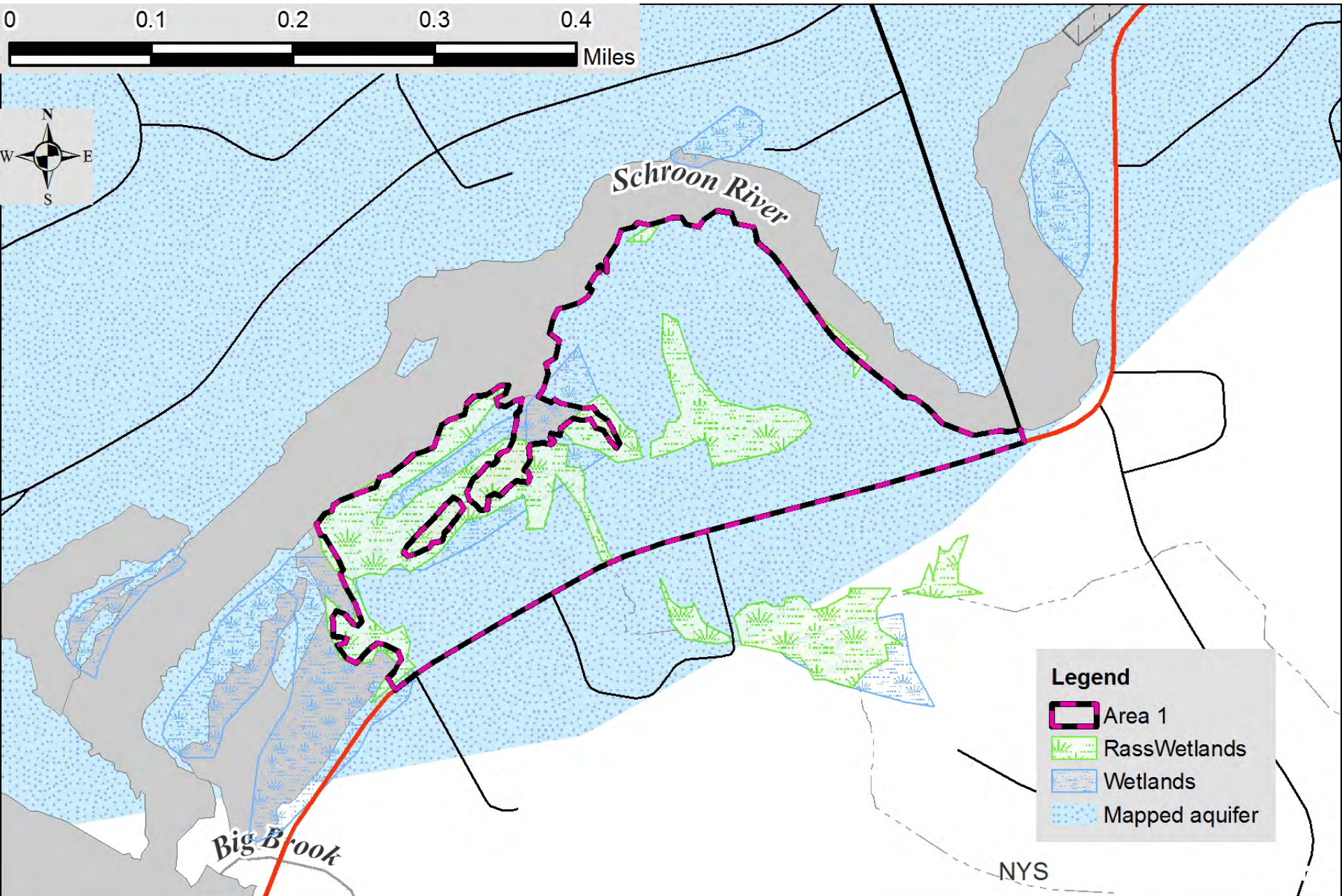
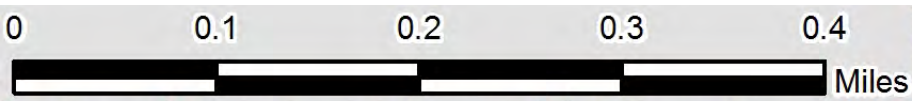






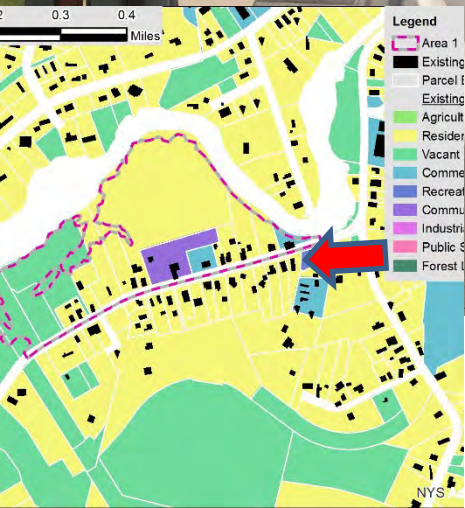






**Legend**

- Area 1
- RassWetlands
- Wetlands
- Mapped aquifer















# SEQR Potential Adverse Impacts Summary

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

# Land Use Area Classification Determinants Analysis

## Considerations for More Intense Development

1. Served by sewer
2. “Urbanized”
3. Low slopes
4. Proximity to existing community and services

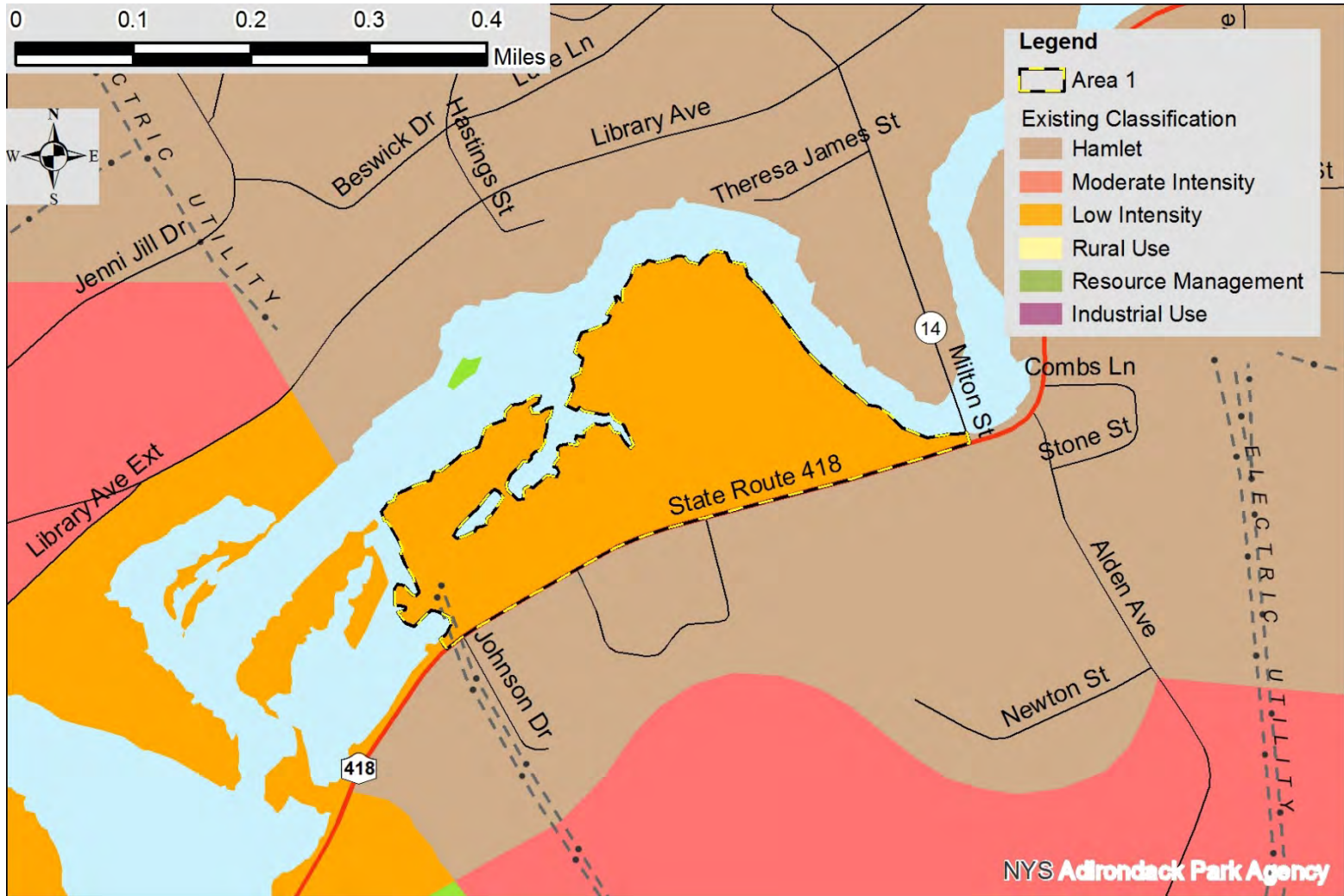
## Considerations for Less Intense Development

1. Wetlands

# Alternative Actions

1. No Action
2. Alternative Regional Boundaries
3. Alternative Classifications

# Preferred Alternative



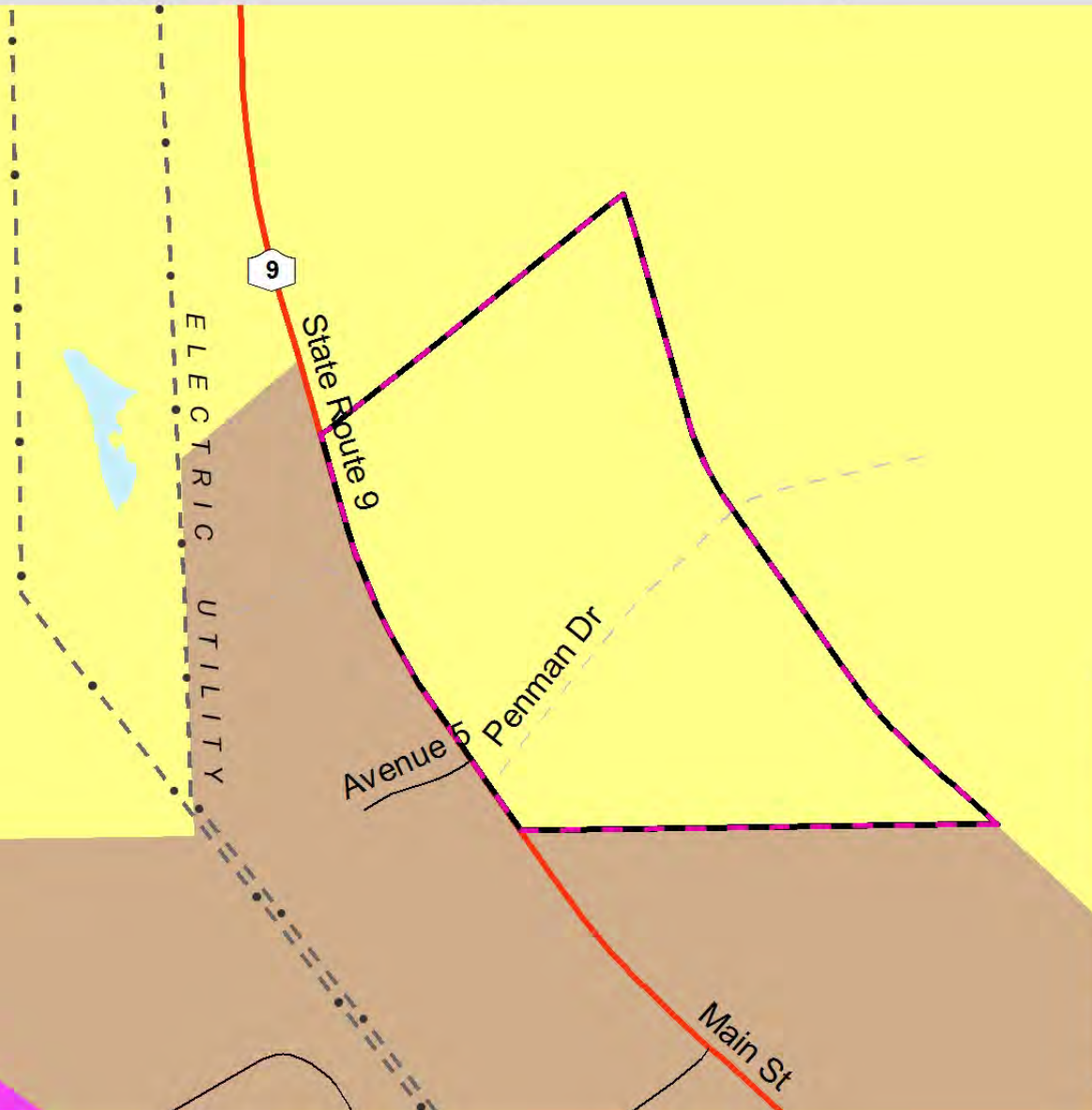
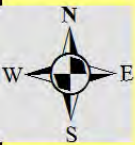
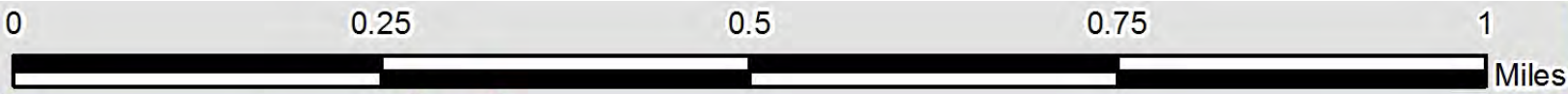
NYS Adirondack Park Agency

# SEQRA and Agency Review - Area 2

- The SEQR Handbook notes that the Agency “should consider the most intensive uses allowable under the proposed (change) to judge potential impacts” but “should address only those potential significant adverse environmental impacts that can be reasonably anticipated.”

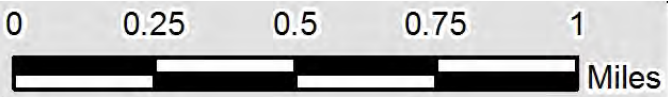
Maximum Allowable Density - Principal Buildings (PBs)				Area 2 Acreage:	
	Acres per PB	Number of PBs	Single Family Dwellings (#)	Commercial Use (S.F.)	Hotel Rooms
Resource Management	42.7	2	2	22,000	20
Rural Use	8.5	8	8	88,000	80
Low Intensity Use	3.2	21	21	231,000	210
Moderate Intensity Use	1.3	51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





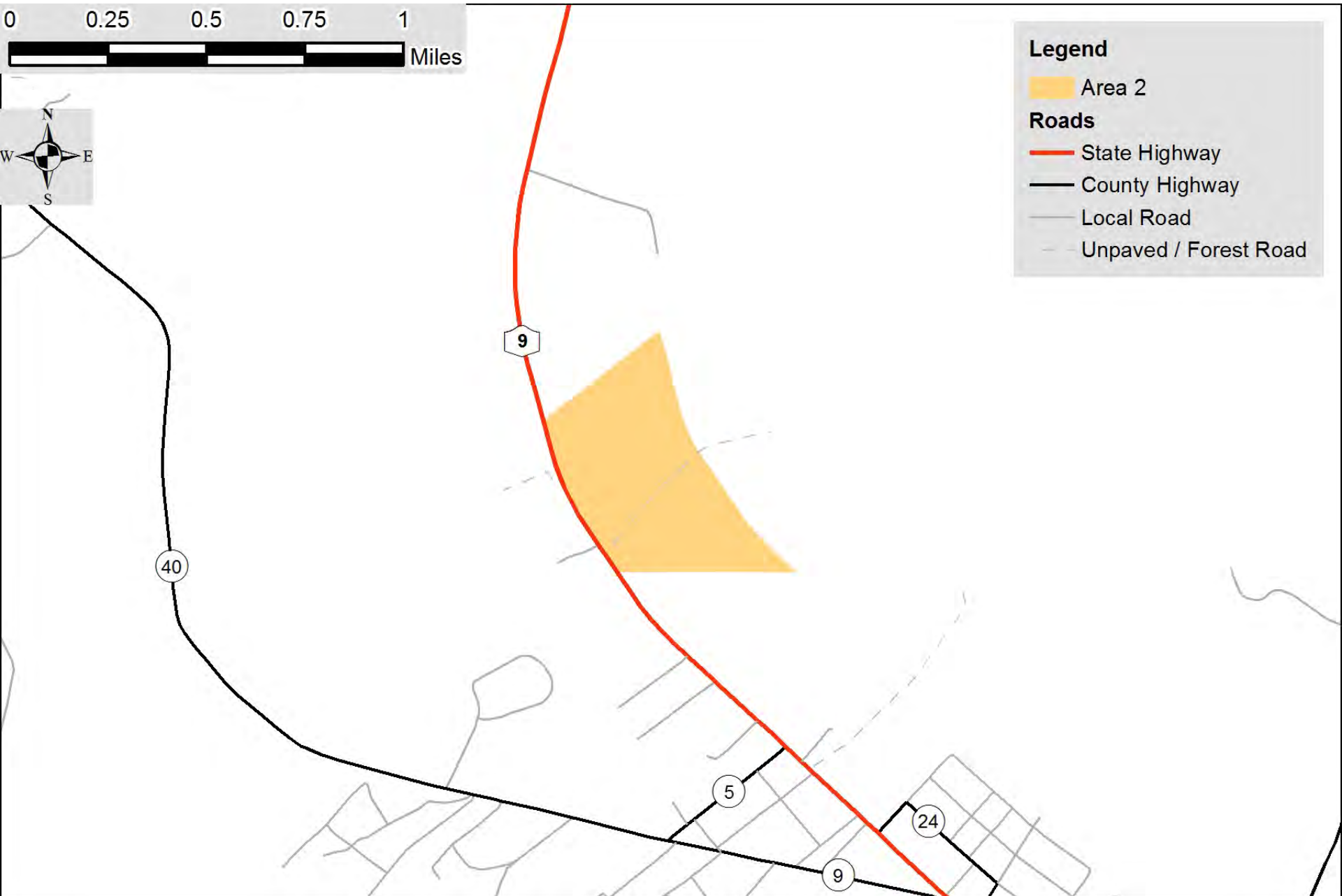
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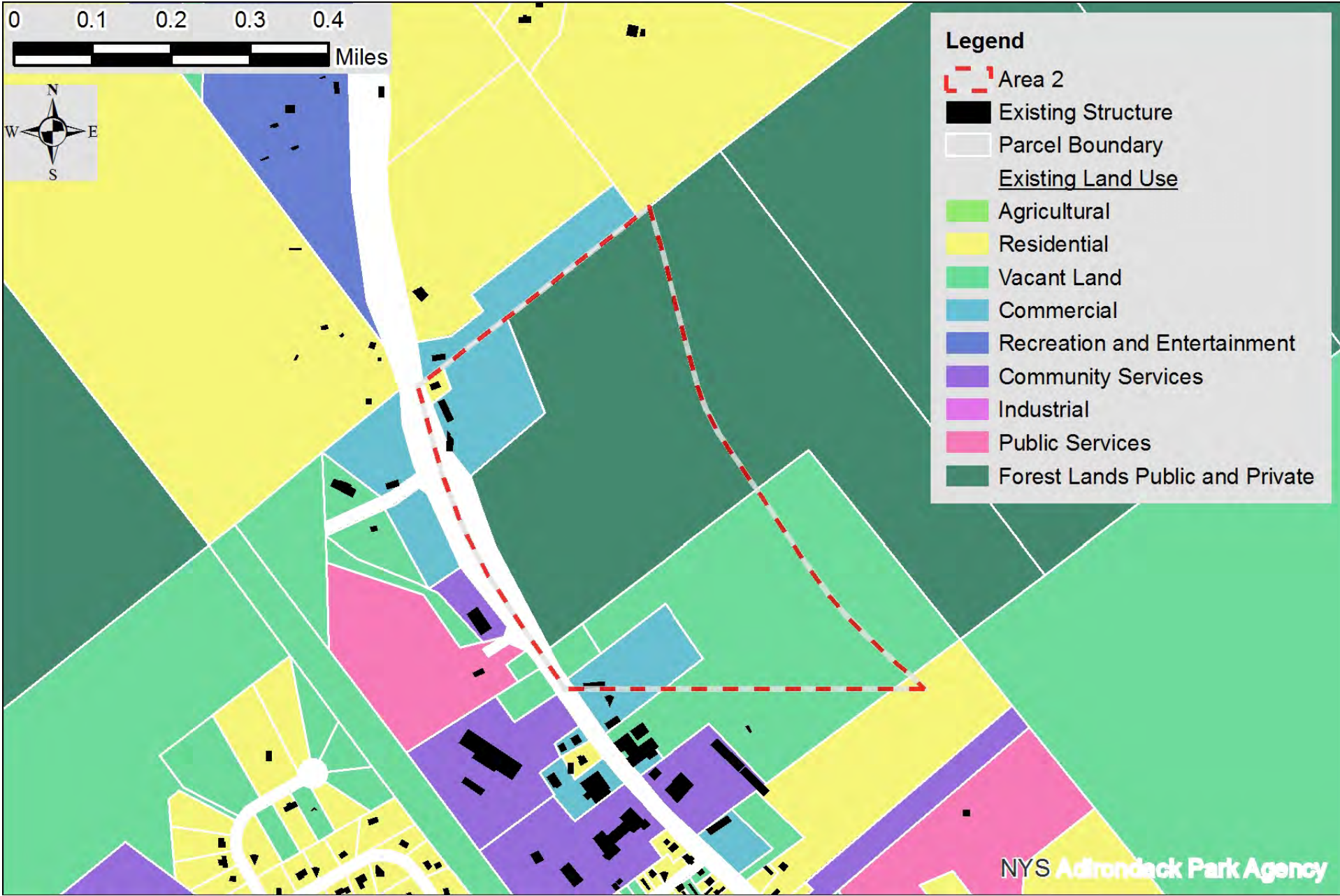
- Area 2
- Existing Classification
  - Hamlet
  - Moderate Intensity
  - Low Intensity
  - Rural Use
  - Resource Management
  - Industrial Use

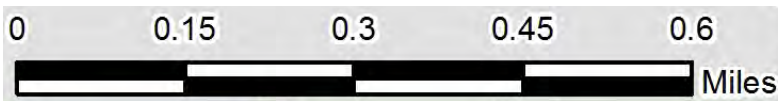


**Legend**





- Area 2
- Roads**
  - State Highway
  - County Highway
  - Local Road
  - Unpaved / Forest Road

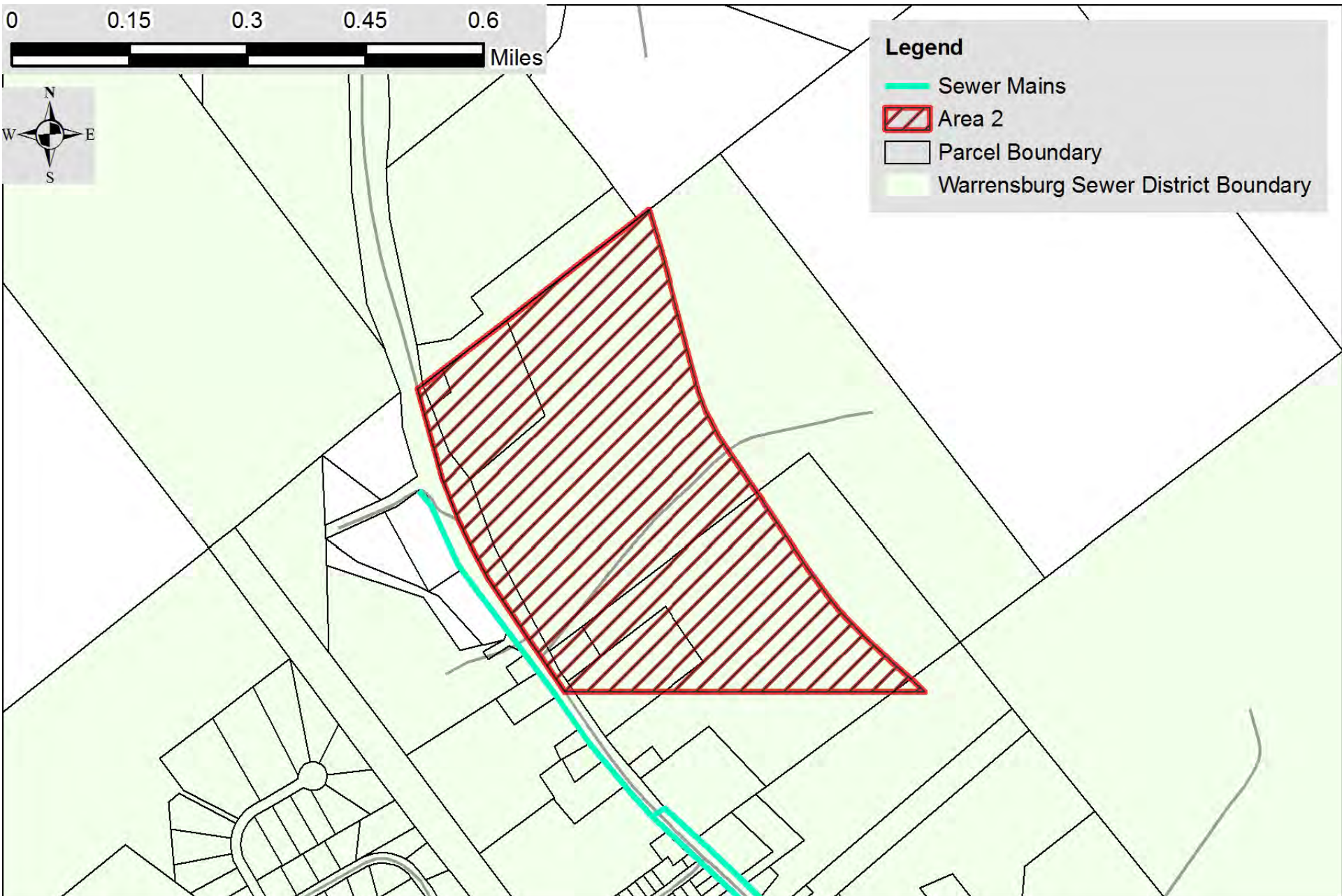


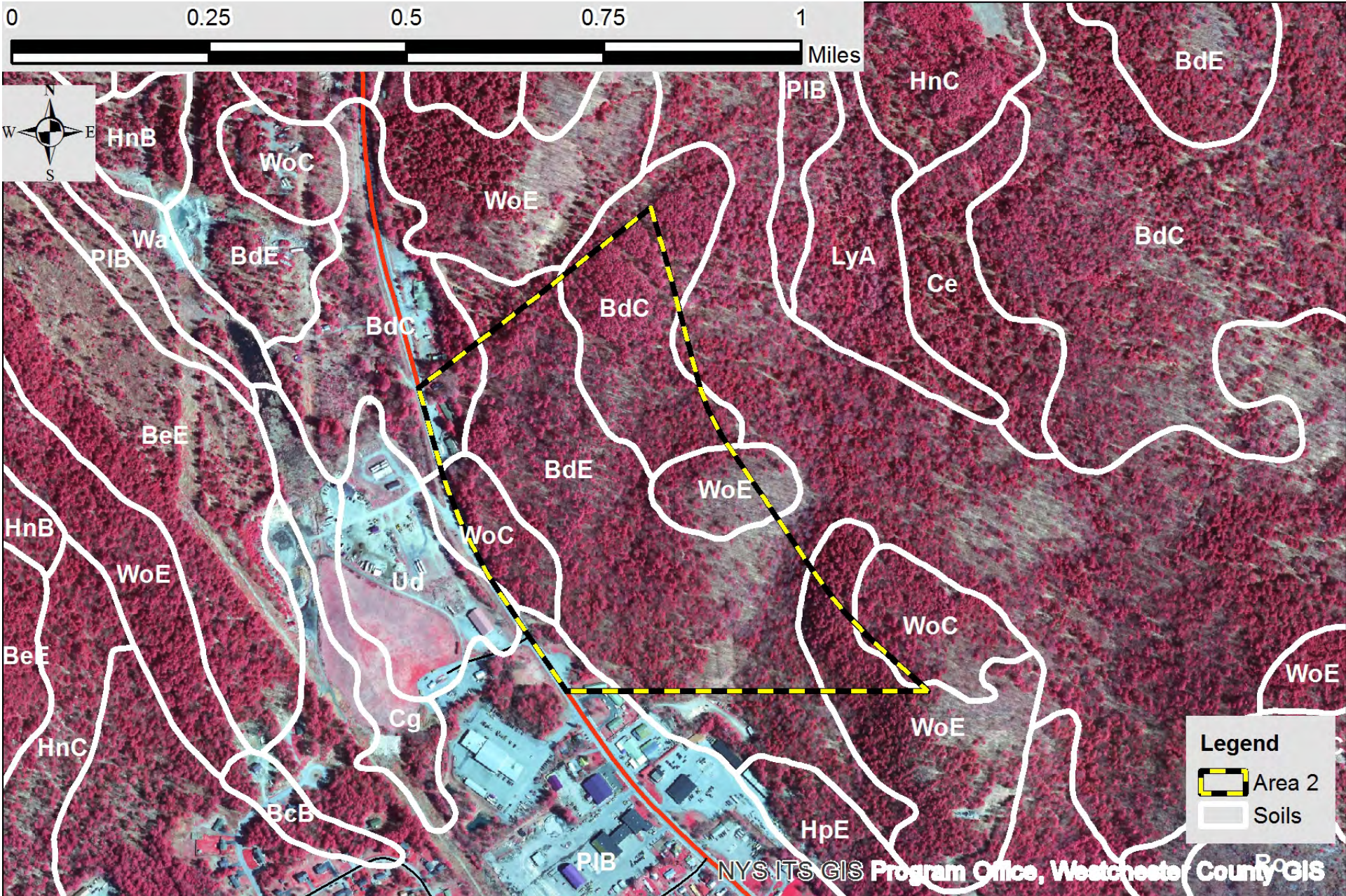
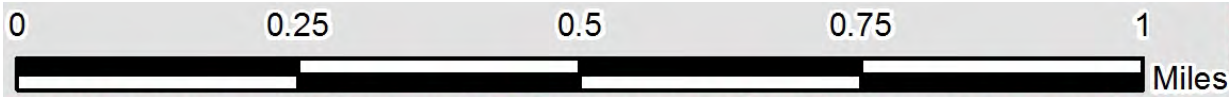






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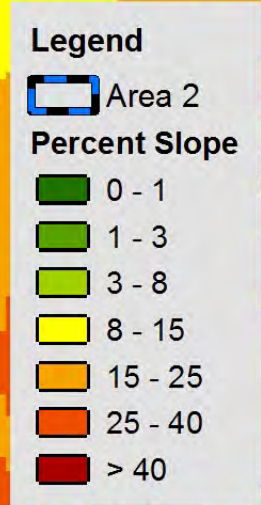
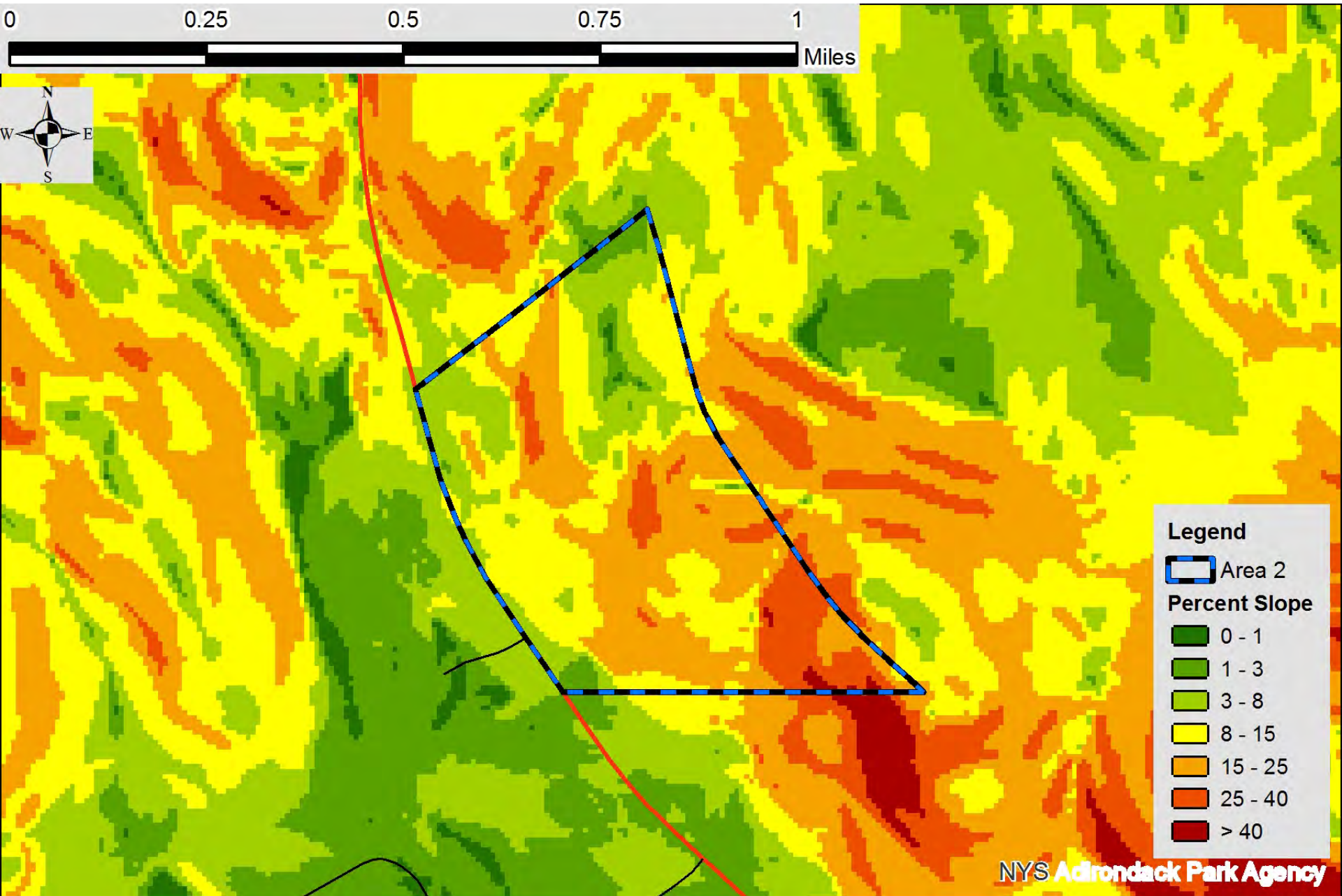
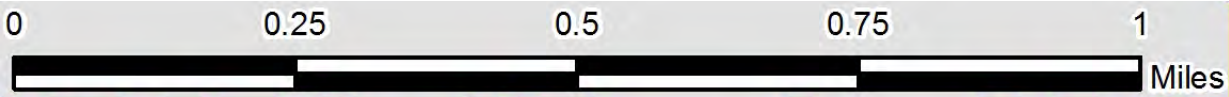
-  Sewer Mains
-  Area 2
-  Parcel Boundary
-  Warrensburg Sewer District Boundary

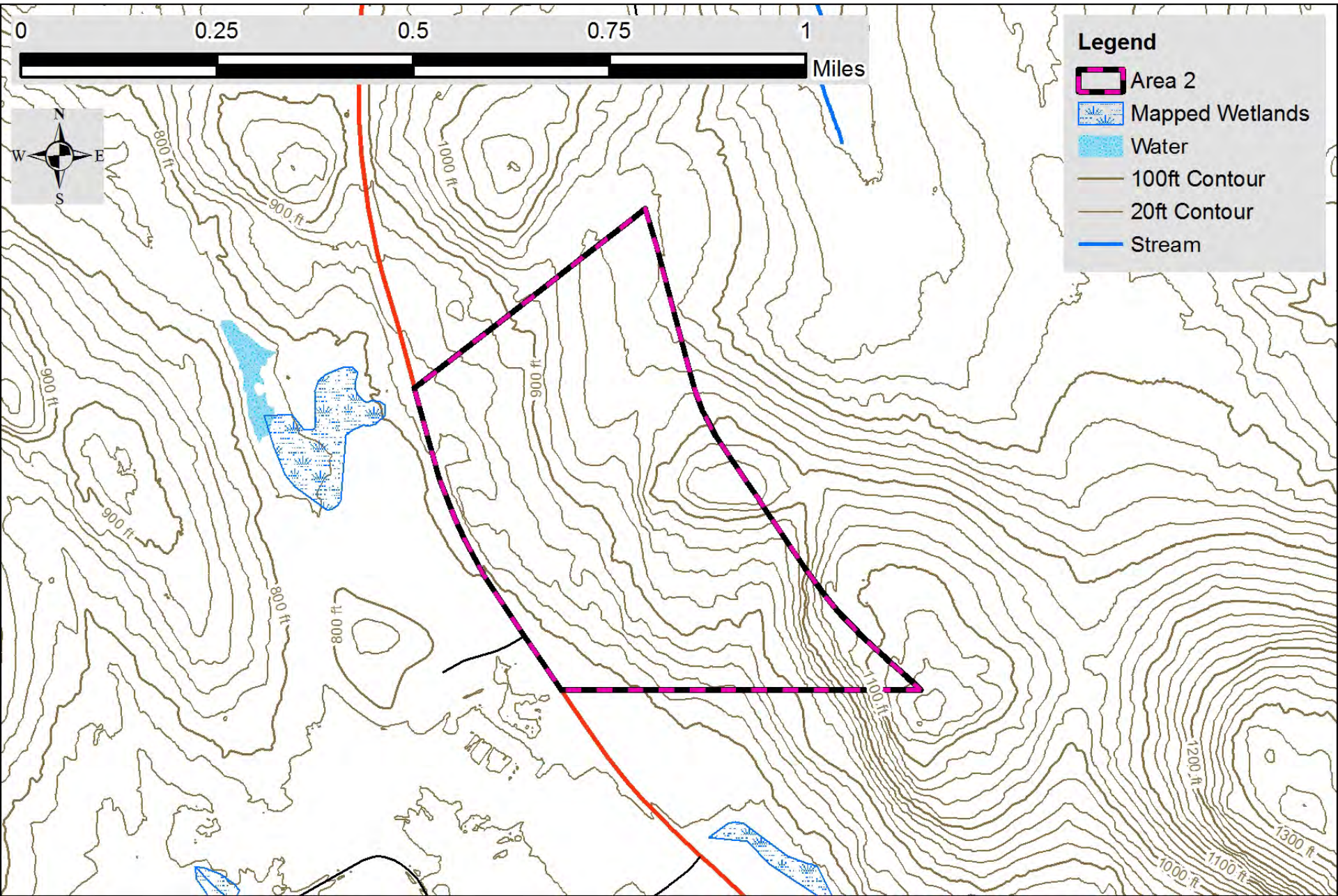


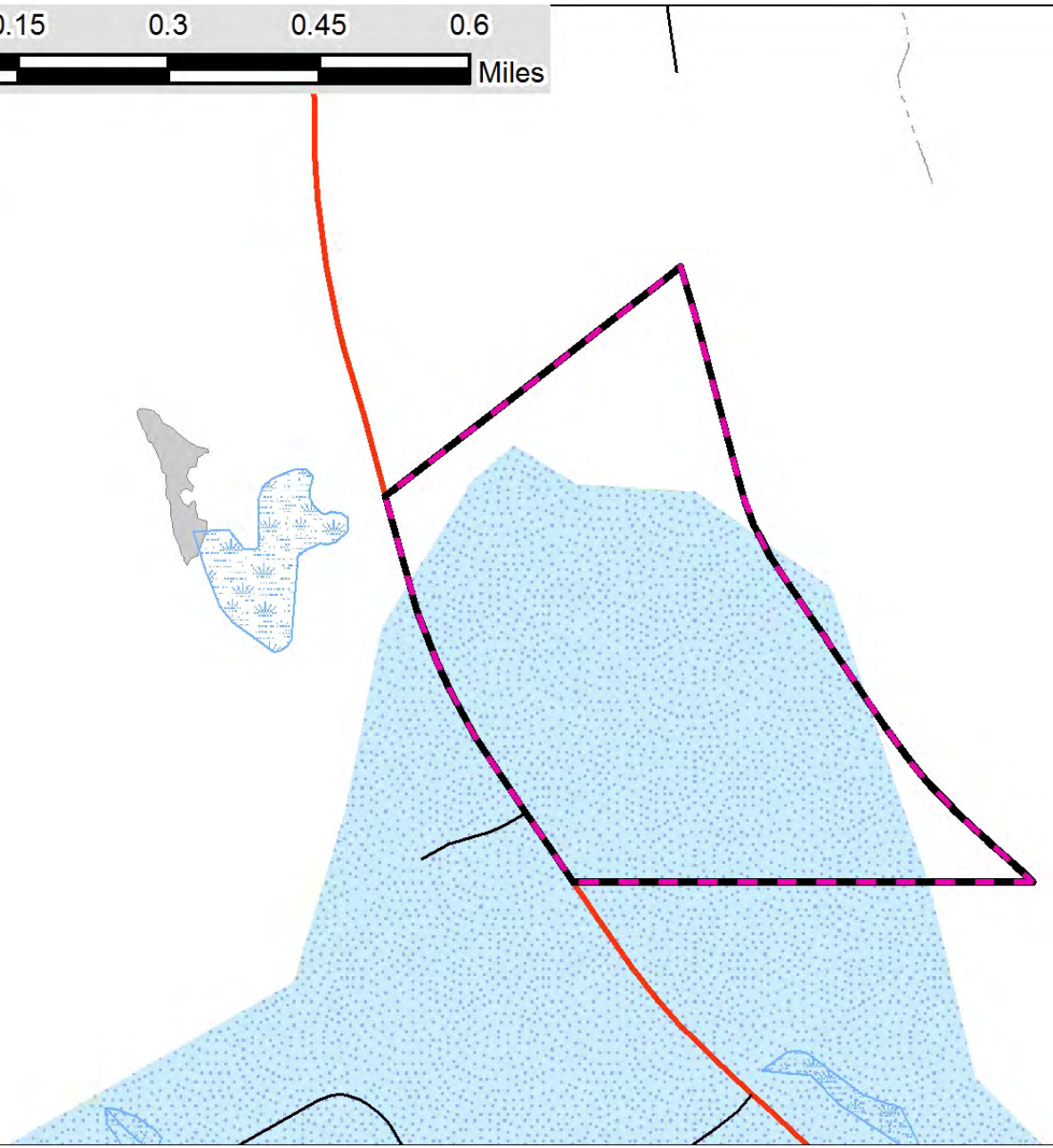
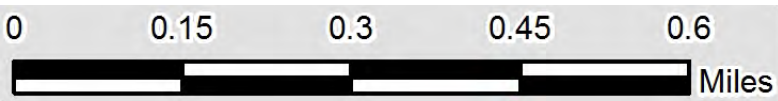


**Legend**

-  Area 2
-  Soils





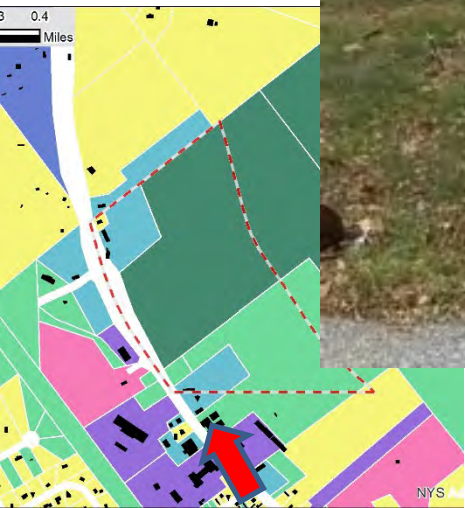


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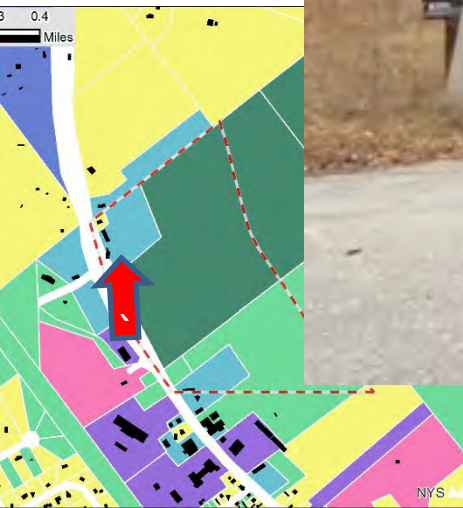
-  Area 2
-  Wetlands
-  Mapped aquifer

NYS











# SEQR Potential Adverse Impacts Summary

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

# Land Use Area Classification Determinants Analysis

## Considerations for More Intense Development

1. Proximity to existing community and services

## Considerations for Less Intense Development

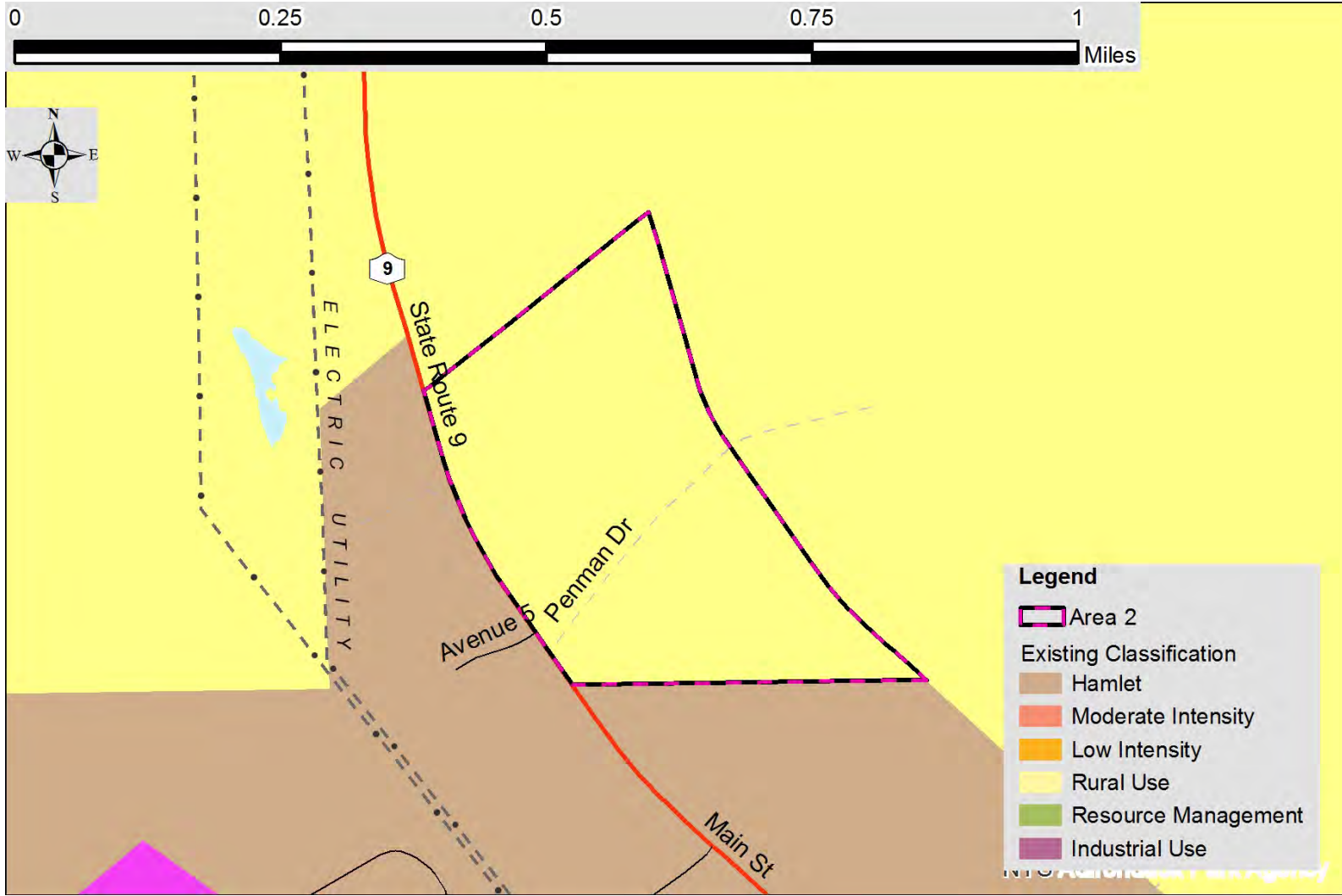
1. Undeveloped area along a public highway
2. Unique features including rock outcroppings
3. Rare plant community



# Alternative Actions

1. No Action
2. Alternative Regional Boundaries
3. Alternative Classifications

# Preferred Alternative





# Summary of Procedures

- Draft Supplemental Environmental Impact Statement
- Public comment period
- Public hearing
- **Agency prepares Final Supplemental Environmental Impact Statement**
- Decision Issued