



**Adirondack
Park Agency**

NY 789 Tarbell Hill, LLC

P2022-0266

February 8, 2023

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Previously Approved Project
- Proposed Project
- Visual Analysis
- Public Comment & Review by Others
- Staff Recommendation
- Questions

Jurisdiction

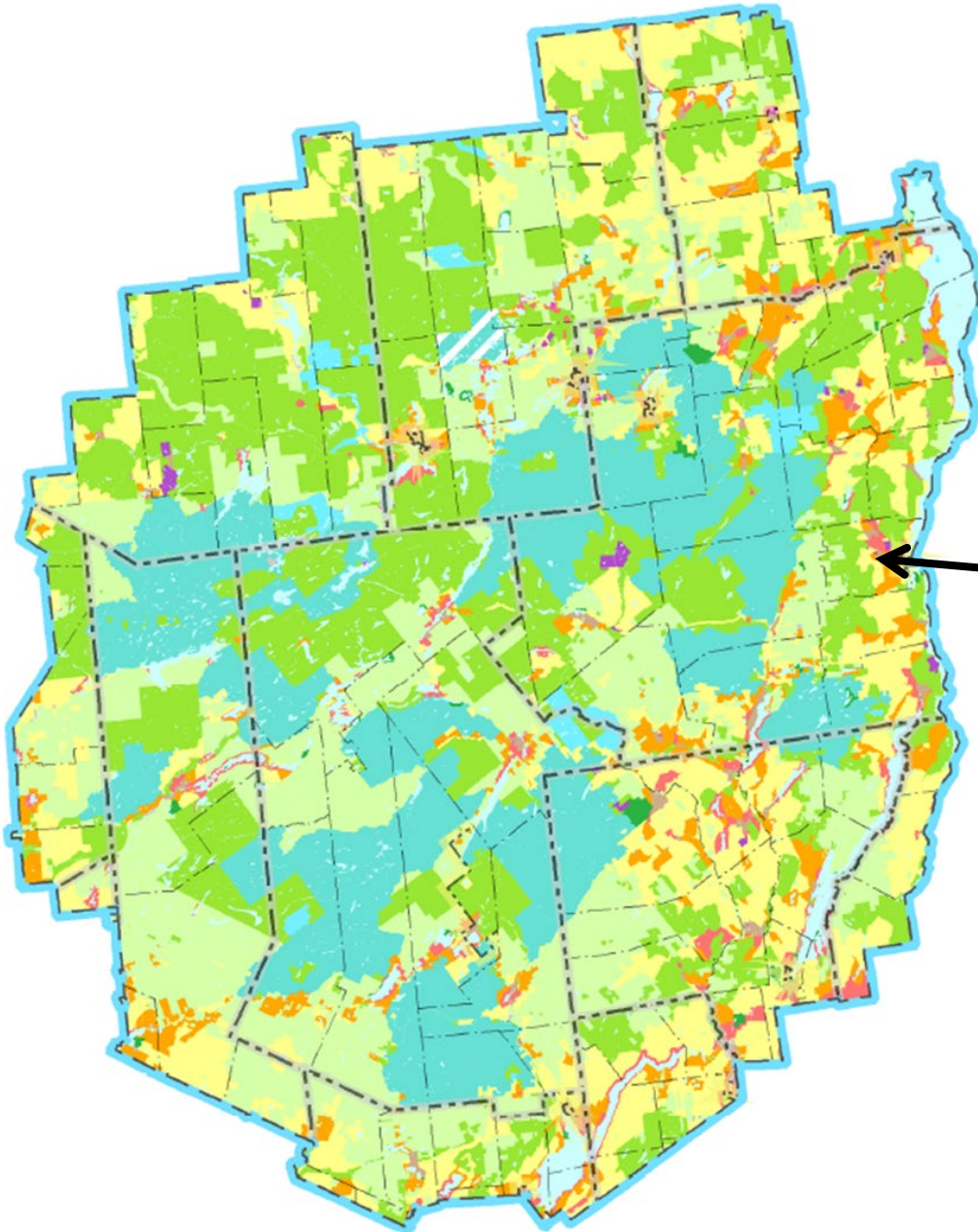
- APA Act § 809 and 810(1)(c)(17)
 - Class A Regional Project
 - Major Public Utility
 - Solar Generating Facility
 - Low Intensity Use

- Regulated Wetland Activity –
9 NYCRR Part 578
 - Subdivision by lease
involving wetlands

Conclusions of Law

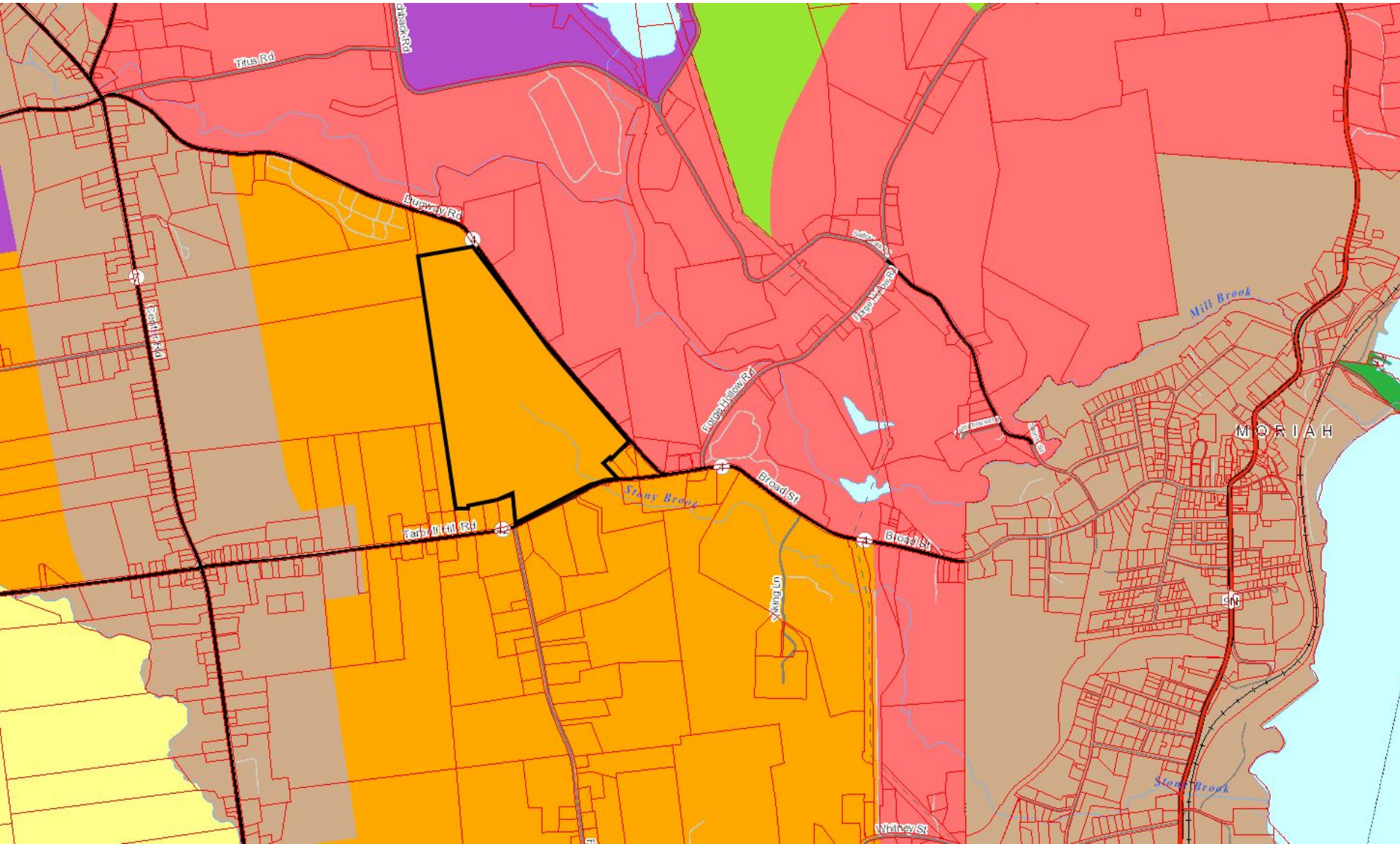
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

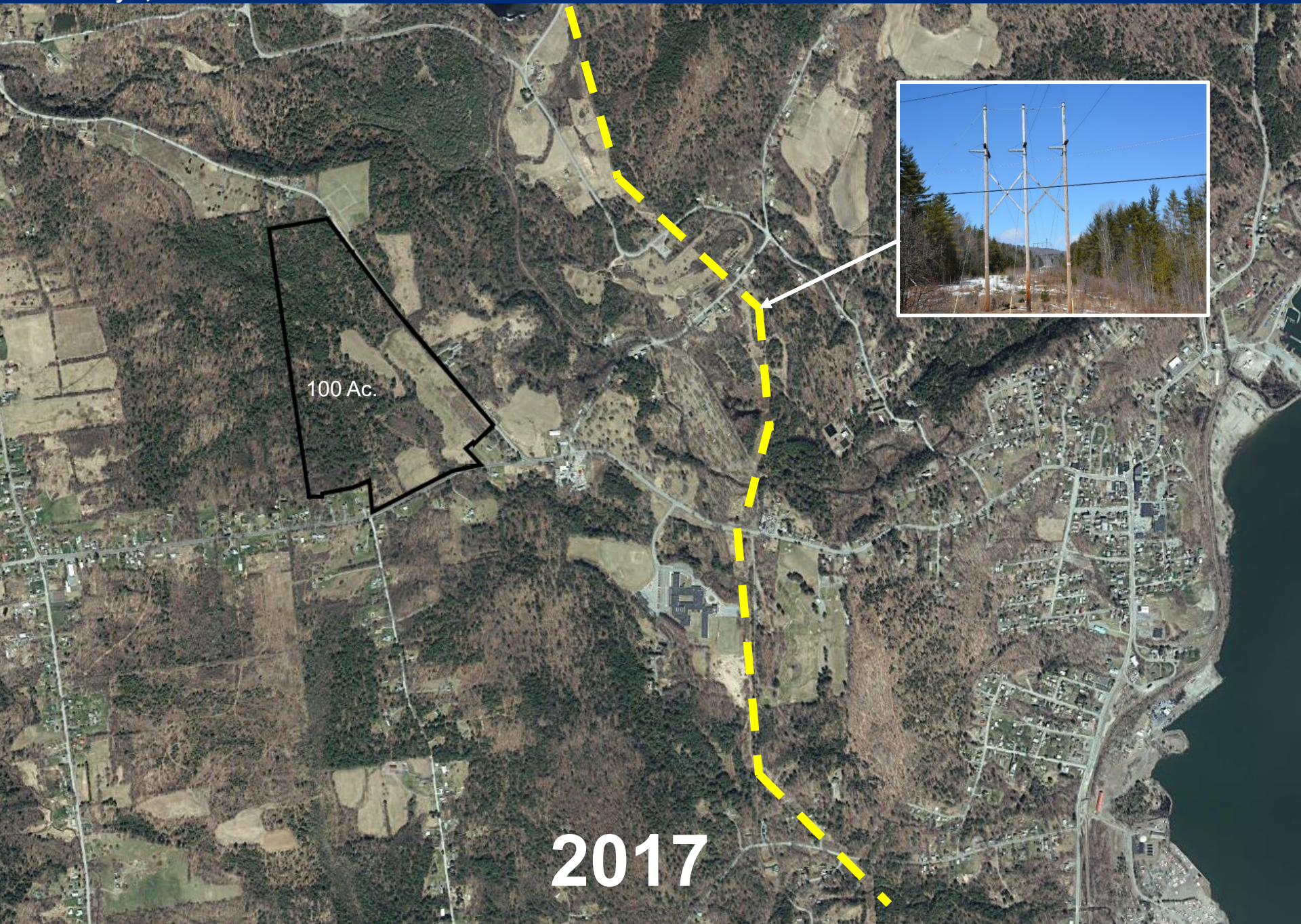
Project Location



Project Location

Town of Moriah
Essex County

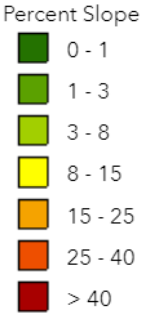




100 Ac.

2017

Existing Conditions

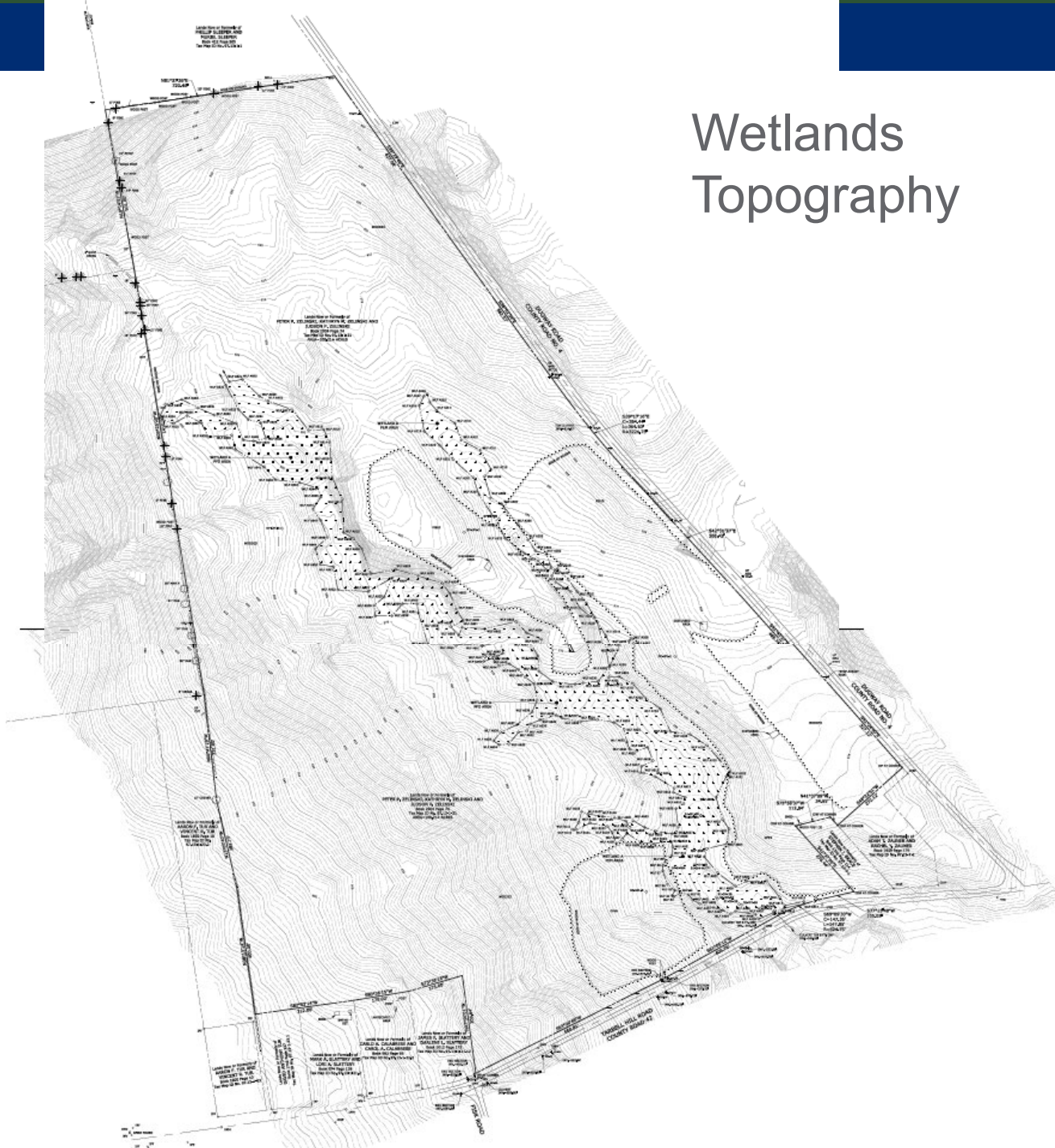


2022

Google Earth

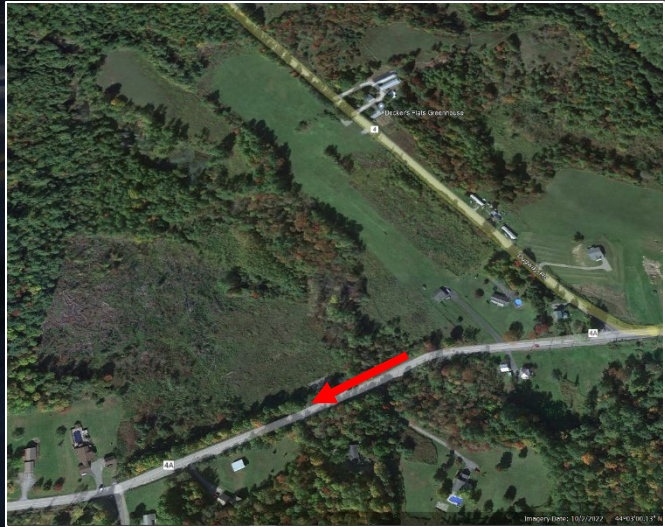
Imagery Date: 10/2/2022 44°03'00.13" N 73°29'20.51" W elev 557 ft eye alt 3413 ft

Wetlands Topography





01.27.2023 11:30



01.27.2023 11:13



01.27.2023 11:13



01.27.2023 11:16



01.27.2023 11:00



01.27.2023 11:06



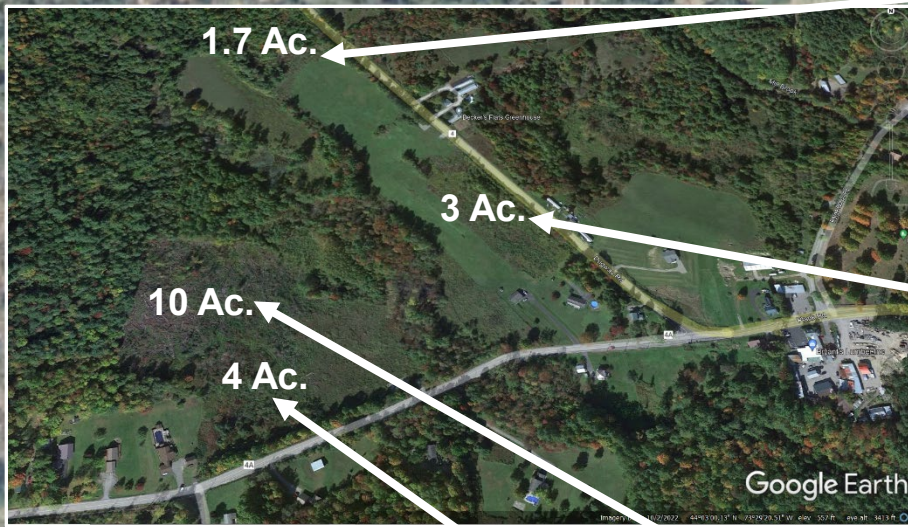
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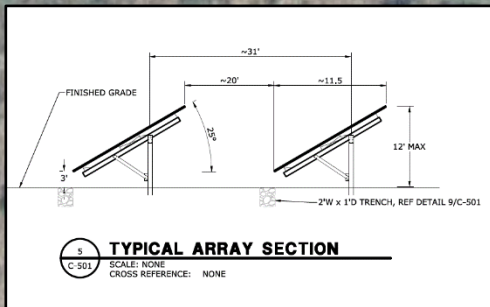
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Previously Approved Project

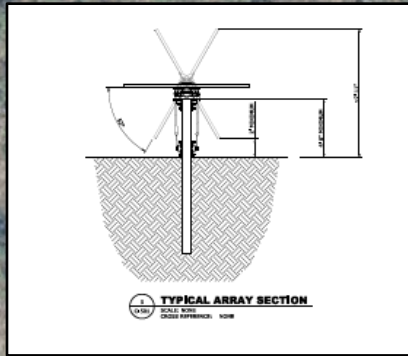
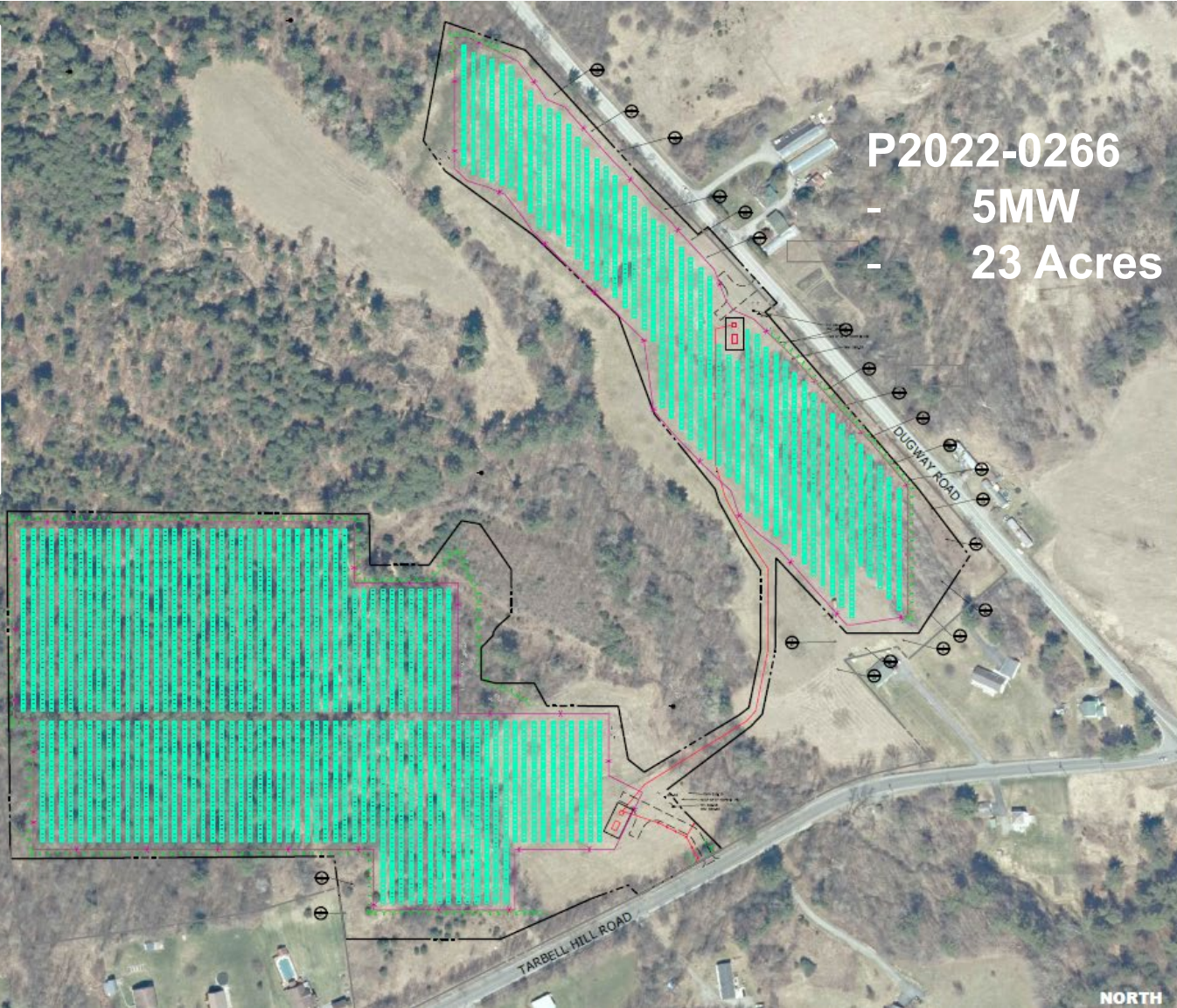
P2021-0033
- 5MW
- 18 Acres



Approximately 18.7 Ac.



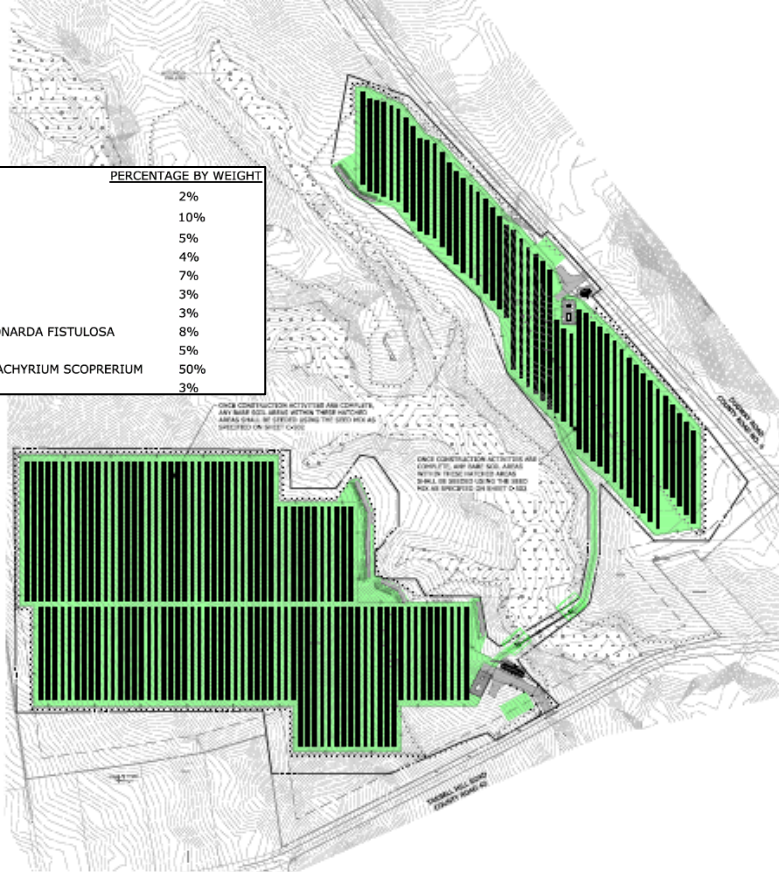
Proposed Project



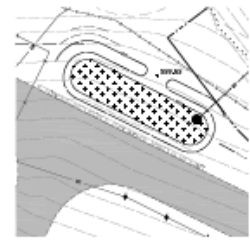
ABBREVIATION	CITY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
WS	W	WHITE SPRUCE	PICEA BLANCA	6'-8'	20' O.C.
ER	21	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5'-6'	20' O.C.
TL	W	TAMARACK	LARIX LARicina	5'-6'	20' O.C.
CA	W	ALTERNATE-LEAVED DOGWOOD	CORNUS ALTERNIFOLIA	2'-8"	10' O.C.
BC	28	BAYBERRY	MYRTILLA CAROLINENSIS	2'-8"	10' O.C.
NB	28	NANNYBERRY	VERONICA LINTNERI	2'-8"	10' O.C.

SPECIES	PERCENTAGE BY WEIGHT
PRAIRIE DROPSEED - SPOROBOLUS HETEROLEPIS	2%
TALL WHITE BEARDTONGUE - PENSTEMON DIGITALIS	10%
CANADIAN ANEMONE, PA ECOTYPE - ANEMONE CANADENSIS	5%
BLUEFLAG - IRIS VERSICOLOR	4%
COMMON MILKWEED - ASCLEPIAS SYRIACA	7%
SWAMP MILKWEED, PA ECOTYPE - ASCLEPIAS INCARNATA	3%
GREAT BLUE LOBELIA, PA ECOTYPE - LOBELIA SIPHILTICA	3%
WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE - MONARDA FISTULOSA	8%
SMOOTH BLUE ASTER, NY ECOTYPE - ASTER IAEVIS	5%
LITTLE BLUESTEM, ALBANY PINE BUSH-NY ECOTYPE - SCHIZACHYRIUM SCOPRERIUM	50%
BOTTLEBRUSH GRASS, PA ECOTYPE - ELYMUS HYSTRIX	3%

COMMON NAME
WHITE SPRUCE
EASTERN RED CEDAR
TAMARACK
ALTERNATE-LEAVED DOGWOOD
BAYBERRY
NANNYBERRY



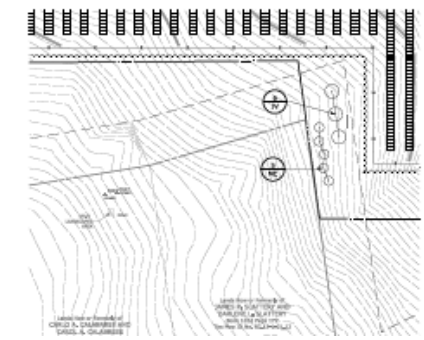
2 SEEDING AND FINAL STABILIZATION PLAN
SCALE: NONE
DATE: 02/08/23



1 BIORETENTION BASIN 1
SCALE: NONE
DATE: 02/08/23

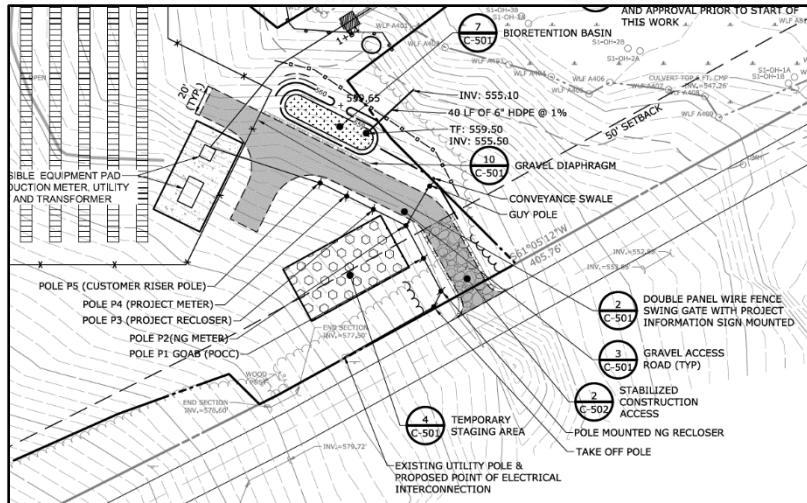
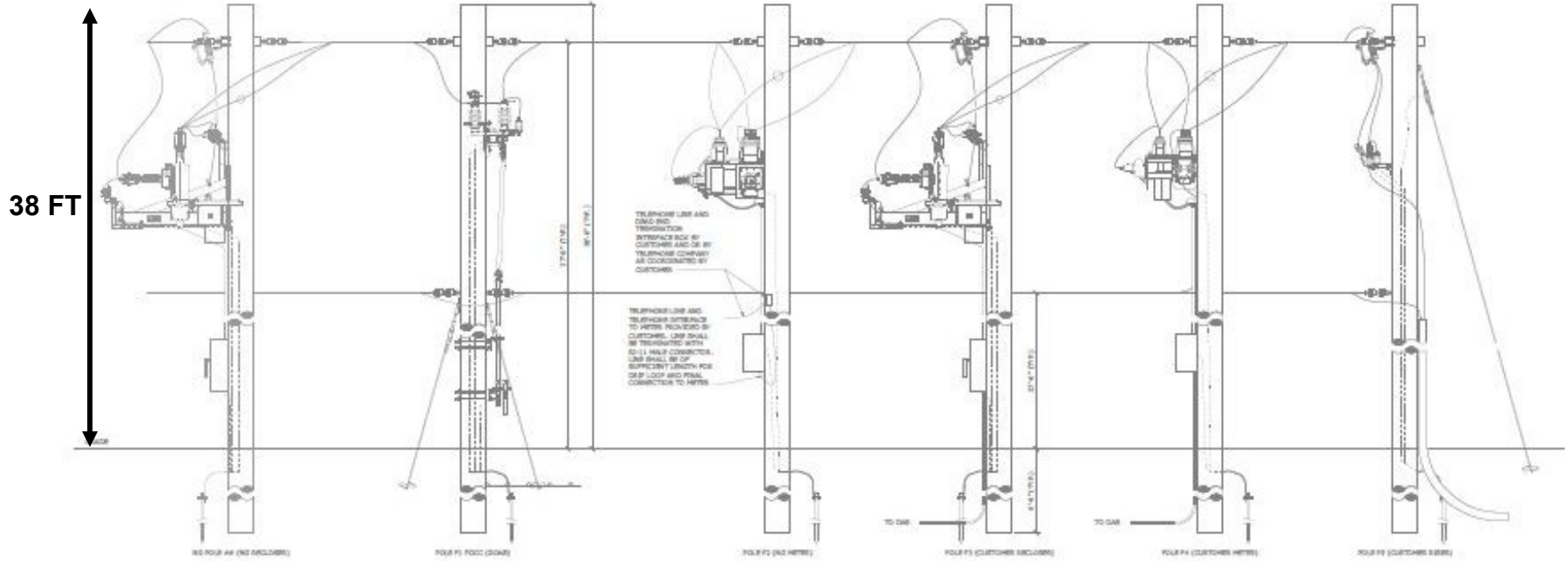


1 BIORETENTION BASIN 2
SCALE: NONE
DATE: 02/08/23

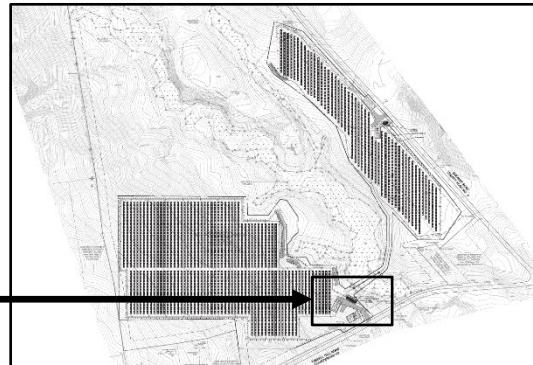


Checked and Approved by:
CAROL A. CALAMARIE, P.E.
DATE: 02/08/23

Six Utility Poles – Tarbell Hill Road



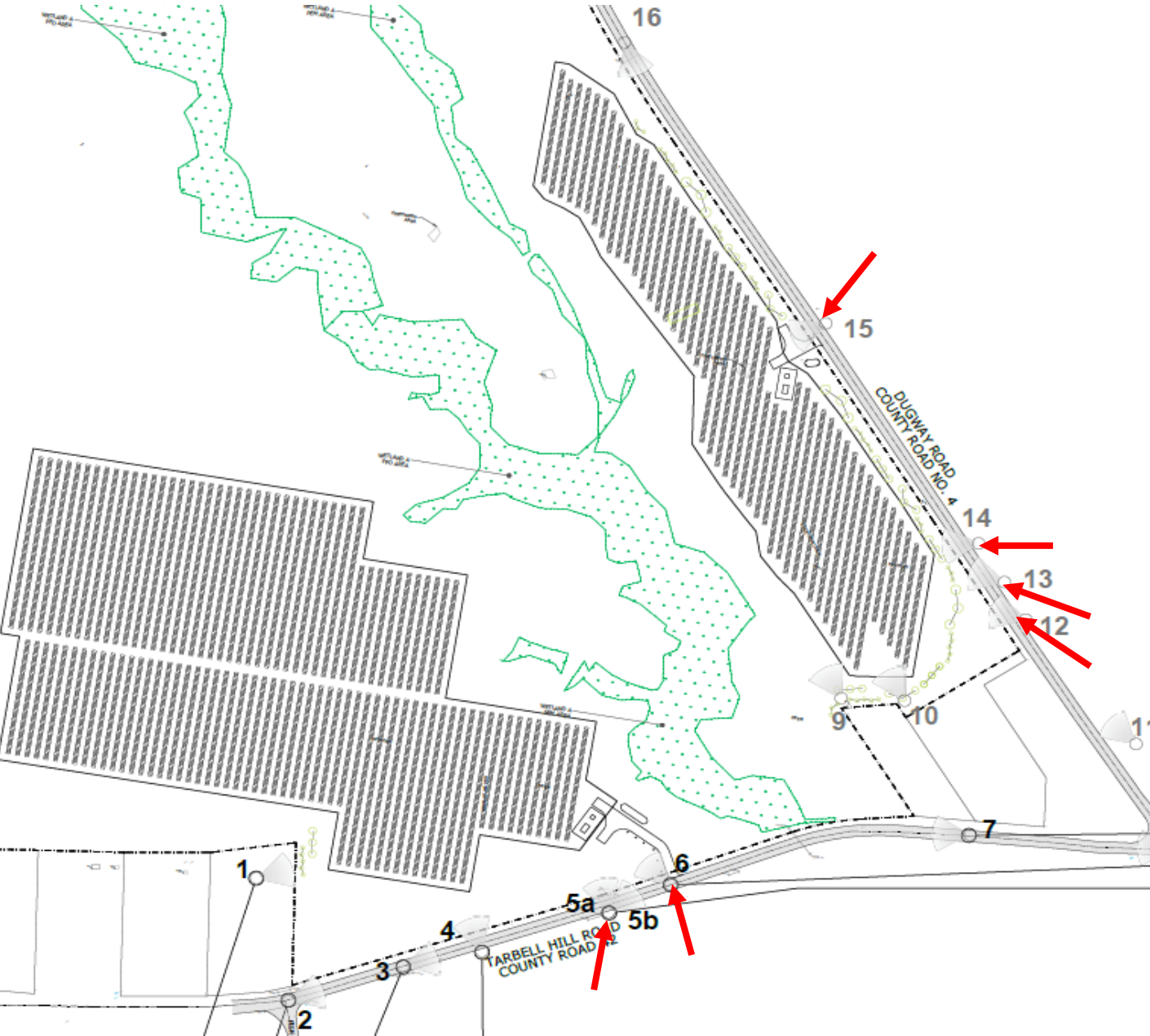
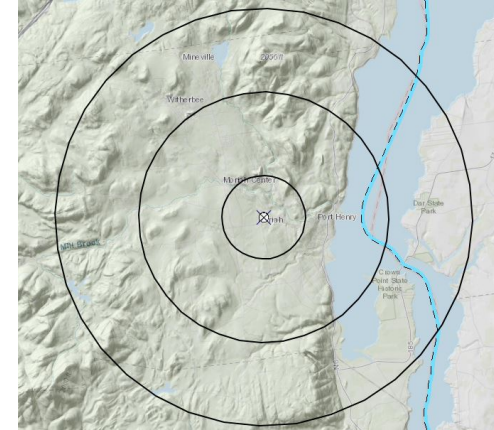
POLE INTERCONNECTION DETAIL





Visual Analysis

Photo Locations



- 1, 3, & 5 miles
- 16 within 1 mile
- 6 simulations

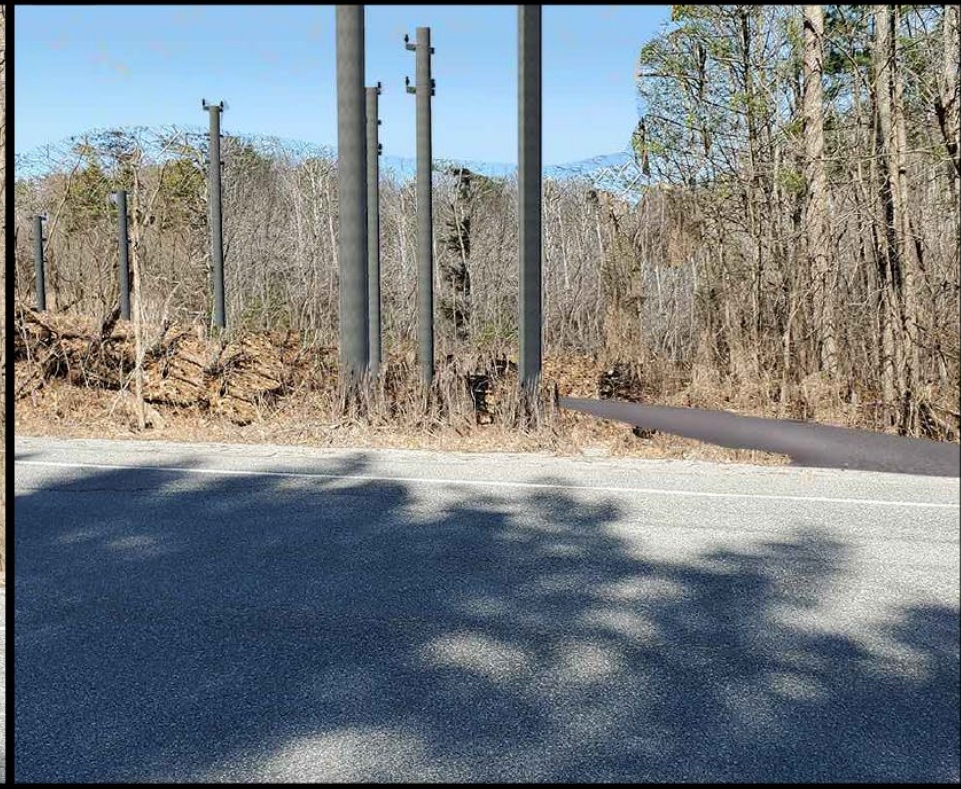
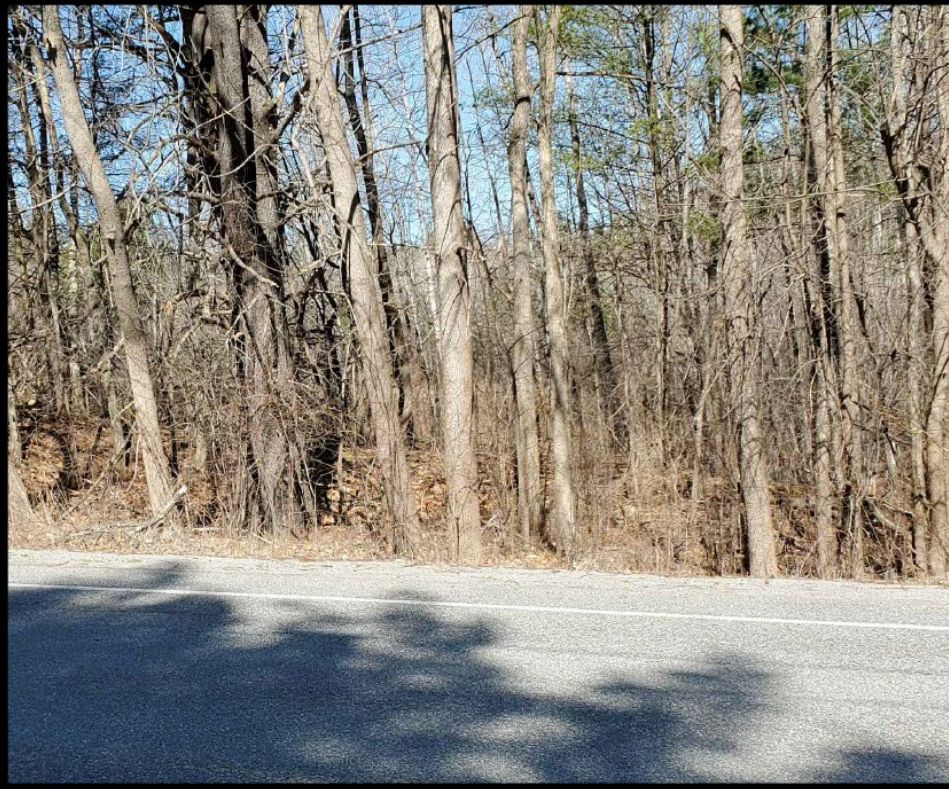


LOCATION 5a - EXISTING



PROPOSED - POST DEVELOPMENT





LOCATION 6 - EXISTING

PROPOSED - POST DEVELOPMENT





LOCATION 12 - EXISTING



PROPOSED - POST DEVELOPMENT



PROPOSED - 10 YEARS POST DEVELOPMENT



LOCATION 13 - EXISTING



PROPOSED - POST DEVELOPMENT



PROPOSED - 10 YEARS POST DEVELOPMENT





LOCATION 14 - EXISTING



PROPOSED - POST DEVELOPMENT



PROPOSED - 10 YEARS POST DEVELOPMENT



LOCATION 15 - *EXISTING*



PROPOSED - POST DEVELOPMENT



Public Comment and Review by Others

Public Comment

- Public Notice
 - Public Notice Form
 - Environmental Notice Bulletin
 - Agency Website

- Comment Letters
 - Project Location

Review by Others

- Town of Moriah
 - No Local Land Use Controls
 - Building Permit

- NYS Department of Environmental Conservation
 - SWPPP
 - Northern Long Eared Bat

- US Fish and Wildlife
 - No Incidental Take Permit Necessary

- NYS Office of Parks, Recreation and Historic Preservation
 - No Impact to Historic Resources

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of the land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Lease Subdivision
- Construction Location & Dimensions of Development
- Lighting, Signage and Utilities Connection
- Cutting, Planting, Vegetation Removal and Management
- Wetland Protection
- Invasive Species Control
- Stormwater Management and Erosion Control
- Documentation of Construction
- Discontinuance of Use



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