



Proposed APA Permitted Harvest Plan – Northway Forests LLC

Project # 101-JacksonSummit-045

Tract: Jackson Summit Tract, Town of Mayfield, New York

409 Acres

Prepared by:

Bill Van Gorp, CF
District Forester
LandVest – Forest Resources
February 2026

Property Description:

The Northway Forests, LLC property is comprised of 4 blocks - High Peaks, Indian Lake, Lake George and Sacandaga. Within the blocks are 48 separate tracts in six counties – Fulton, Saratoga, Washington, Warren, Hamilton and Essex, and 25 towns in New York State.

New York State holds a conservation easement on the section of the property associated with this proposal. NYSDEC staff monitor the implementation of the easement’s objectives of ensuring sustainable forestry, conserving natural resources and protecting environmental and scenic values, limiting land uses and development, and providing opportunities for a mix of public and private recreational uses. Northway Forests is certified to the standards of two third party certification bodies.

Timber Description:

Size: This project area consists of 409 acres of northern hardwood and mixedwood stands located around Bernhart Mountain and Lymus Vly in the Town of Mayfield, Fulton County, New York.

Harvest History: The land was previously held by Upper Hudson Woodlands, an investment group who purchased it from The Nature Conservancy after the sale of the former Finch Paper LLC lands in 2006. Exact descriptions of the past silviculture used are not available, but records show Upper Hudson Woodlands harvested on the eastern side of Elphee Creek in 2012 and not any further into the tract. There does not appear to have been any harvesting done in the last 40 years by Finch Paper, the former landowners. Finch Paper (formerly Finch Pruyn and Co.) had acquired the tract in at least 3 purchases between 1951 and 1968 according to the deed.

The majority of the Finch purchases were from McLaughlin Forestry Company, so it appears the property has been under some type of active forest management for at least the last 75 years.

Integration with previous harvests: The stands in this proposal are all well stocked with trees that are approximately 70 to 100 years old. Management during the last 40 or so years does not indicate the removal of large proportions of the overstory at any time. This has resulted in an understory that lacks good stocking of desirable regeneration and an overstory that is beginning to decline. This proposed harvest will address the lack of regeneration and harvest most of the declining overstory, giving viable commercial trees a chance to continue propagating, growing and adding value as part of the owner’s ‘working forest’ objectives.

Recent Timber Cruise Data: A recent inventory of the stands estimated trees per acre, overstory basal areas, stand volumes and amounts of advanced regeneration by species. Information from the timber cruise has been summarized in two separate ‘stand’ areas divided east and west by Lymus Vly Outlet. A total of 116 overstory variable radius plots were measured in the two areas and fixed area sub-plots used to estimate amounts of advanced regeneration.

Both areas have fully stocked overstories that would fall between the A and B lines on stocking guides. Beech dominates the advanced regeneration in both areas. The inventory information is summarized in tables 1 through 4 below.

Tables 1 and 2 Summary of overstory trees >5” for each inventory group

Inventory Area 1

Species	Trees/Ac	BA/Ac	Percent BA/ac
East. hemlock	55.3	39.1	28%
Sugar maple	45.7	29.3	21%
American beech	59.5	28.6	21%
Red maple	17.4	22.3	16%
Yellow birch	17.1	12.9	9%
Red spruce	3.3	2.1	2%
Striped maple	10.5	2.1	2%
Black cherry	0.4	1.0	1%
White ash	0.2	0.7	1%
Black ash	0.1	0.3	0%
Total	209.6	138.5	100%

Inventory Area 2

Species	TPA	BA/Ac	Percent BA/ac
American beech	58.7	27.0	22%
Sugar maple	34.2	24.3	20%
Red maple	24.8	21.5	18%
Yellow birch	27.1	18.6	15%
East. hemlock	16.7	13.2	11%
Black cherry	7.6	7.7	6%
Red spruce	6.2	3.0	3%
Northern red oak	1.7	2.8	2%
Black ash	0.4	0.8	1%
Striped maple	4.3	0.8	1%
White ash	0.3	0.6	1%
	181.9	120.4	100%

Tables 3 and 4. Summary of advanced regeneration, trees 1" to 4" DBH

Area 1

Advanced Regen 1" to 4" DBH

Species	TPA	% of Total
American Beech	464	81%
East. Hemlock	36	6%
Striped Maple	36	6%
Yellow Birch	27	5%
Sugar Maple	9	2%
Grand Total	573	100%

Area 2

Advanced Regen 1" to 4" DBH

Species	Total	% of Total
American Beech	184	48%
Yellow Birch	97	25%
Striped Maple	70	18%
East. Hemlock	16	4%
Red Spruce	11	3%
Red Maple	5	1%
Grand Total	384	100%

Proposed Management Description:

Proposed Buffering Protocols:

Intermittent and Non-mapped Streams: There are several unclassified small streams that run through the project area. Perennial streams will be protected with a no-cut buffer of 50 feet on each side of the stream channel. Intermittent streams, vernal pools and other wet areas will be protected with a no-cut buffer 25 feet on each side. All riparian buffers will be delineated using orange 'streamside management zone' ribbon. These no-cut buffers will provide uncut corridors of reserve areas to help meet the legacy tree and reserve criteria of the landowner's certification program. When crossing the streams, specific locations will be discussed and identified on the ground with the contractor so minimal damage and erosion take place. Crossings will be installed in a manner that allows water to flow but prevents sediment and debris from entering the stream. Devices used to cross these streams will include wood bridge panels (primarily for perennial streams), temporary metal culverts, or tree poles with natural brush cover matting. After the harvest is complete, all temporary crossings will be removed to allow the streams to return to their natural condition.

Mapped Streams: There are 2 classified trout streams within or next to the boundary of the project site. These streams will be protected with 100-foot no-cut buffers from each side of the mean high-water mark as per the NYS DEC conservation easement for this property. No machinery will enter, and no tree removal will take place within these buffers, so there is no harvesting impact within 100 feet of the mean high-water mark of these streams.

Wetlands: There are several mapped freshwater forested/shrub wetlands within the harvest area. Some of these wetlands are already inside existing 100-foot no-cut buffers from the NYS DEC conservation easement on the property. Wetlands in the National Wetlands Inventory that are not within the current 100-foot no-cut buffers will also be protected with a 100-foot no-cut buffer.

Vernal pools: Vernal pool areas will be identified during layout and protected with a 25' no-cut buffer on all sides.

Deer Wintering Areas: There are no deer yards identified in this harvest area.

Natural Heritage Program: No significant natural communities, rare plants or animals, or high conservation value forests have been identified inside this harvest area using Natural Heritage data and the NYS DEC Environmental Resource Mapper.

Historic Sites/Structures: There are no recorded historic sites, structures, or archeological sensitive areas located within the project area.

Roads: There are no public roads adjacent to the proposed low density shelterwood/seed tree harvest.

Silvicultural Objectives for Northway Forests LLC:

1. Growth of quality merchantable timber.
2. Regeneration of desirable commercial species.
3. Canopy closure/full regeneration within 10 to 15 years in regeneration treatments.
4. Maintenance and improvements to structural complexity, snags/standing dead trees and woody debris on the forest floor to maintain ecosystem diversity and function.
5. Maintaining water quality before, during and after harvesting operations.

Proposed Treatment:

Forest Health Background: Regenerating hardwood stands has proven difficult in the central Adirondacks. The past few decades have seen multiple factors combine and interact in a way that reduces the diversity, vigor, and quality of the current stand. These factors include, but are not limited to beech bark disease, deer browsing, shifting climatic patterns, increased severe weather frequency, pollution/acid deposition, ice storms, native and non-native insect outbreaks and past harvesting strategies. The result is often a stand with undesirable regeneration and declining overstory vigor as the stand ages. Traditional shelterwood establishments retaining basal areas around 30 to 50 sq. ft. per acre of dominant and codominant trees have largely failed in much of the Adirondack region unless untenable investments in chemical herbicide applications are made to prevent American beech from dominating the regeneration and reducing future stand diversity. Recently beech leaf disease has been found in these stands adding more uncertainty into future regeneration of trees here. Reports from regions just south of here suggest there will be significant mortality of under and overstory beech within 4-5 years of the disease's first presence. A different approach is needed to meet all the silvicultural objectives listed above.

Treatment Description: To meet the objectives listed above, a seed tree harvest treatment will be used. The semantics of seed trees and low density shelterwoods can easily be debated by foresters, for this treatment I've chosen to call it a seed tree since

the landowners have no intention of coming back to remove the residual overstory trees in the next 10 to 20 years. The trees left will hasten canopy closure in the newly regenerating stand by providing a seed source and maintain some structural diversity in the stand. There is a good chance that many of the residual 'seed trees' will eventually turn into snags and woody debris that are part of a healthy forest ecosystem. With beech leaf disease present in the stands harvesting should take place in the next 2 years if at all possible, to begin regenerating the stand ahead of the disease and minimize the loss of harvestable overstory volume.

Since the treatment chosen for this site requires heavy cutting that will leave a residual stand with stocking of stems >6 inches DBH in the 5 to 15 sq. ft. basal area per acre range over large acreages, an APA clearcutting permit will need to be approved for this prescription. This treatment area is marked 'STC' on the harvest map.

Ideal overstory 'seed trees' will be those that have crowns that suggest they are vigorous enough to produce viable seeds and continue growing in the post-harvest stand for 5 to 15 years. Yellow birch, maples, and red spruce will be the first choices for seed trees, some hemlock and occasional white pine should be left as well. Snag (standing dead) and den trees will also be left wherever it is safe enough for the logging contractor to work around them. Any other stem larger than 1 inch DBH should be removed wherever it is operationally possible.

Layout of the Treatment: Leave trees will be marked with tree marking paint or prescribed with a system that the feller buncher operator can easily understand and implement. GPS coordinates and georeferenced maps of the harvest area will be available to the logging contractor to help communicate the spatial aspects of the harvest. The success of this prescription is largely dependent on communication with the logging contractor to identify and implement the appropriate prescription on the ground.

Expected Results: While conditions will be created that give the stands a better chance to regenerate a variety of northern hardwood and softwood species, I expect that American beech will still be a significant component of the future stand due to its current abundance in the stand and the decision not to reduce it chemically at this point. American beech has a prolific root system on many parts of this site and will reproduce above ground stems easily from root succors. Harvesting during the growing season will help reduce the vigor of beech root systems. Setting the beech back to the same height as other regenerating species by cutting, crushing, or dragging hitches of wood over it wherever possible should also help. Regeneration success should be

monitored over the next five years. Under planting or seeding the stand with native species adapted to the site should be considered if natural regeneration is insufficient.

Closeout and Monitoring Protocols:

- Post harvest inspections will be completed and documented upon completion of the harvest. One year and five year post-harvest inspections will monitor the effectiveness of the treatment and any closeout/BMP work completed as part of the harvest.
- Regeneration success should be monitored over the next five years. Under planting or seeding the stand with native species adapted to the site should be considered if natural regeneration is insufficient.
- Upon completion of this operation, a detailed post-harvest memo will be submitted to the APA for final review.

Aesthetics/Visibility: Because of the remoteness of the site, the project area is mostly concealed and not visible from any public roads. The site may be visible to the public from the distant summits of nearby mountains.

Harvest Methods: Mechanized harvesting equipment will be used to meet the goals of this prescription. Tracked feller bunchers with a hot saw will be the most efficient way to remove large quantities of low and mid-grade wood. Medium to large size grapple skidders (30 to 40 tons vehicle weight) will bring wood to one of the centralized logging decks where it will be delimbed and slashed into merchantable lengths. Existing skid trails and old access roads within the project area will be used for skidding when practical, but may be relocated to prevent excessive soil compaction and rutting. Tractor trailers capable of hauling 40 tons of wood will transport logs and pulp to a concentration yard in Chestertown or Finch Paper in Glens Falls.

Sedimentation and Erosion Controls:

The operability of the project area is very good with topography that is gently sloping at the base with some areas of moderately steep slopes on Bernhart Mountain. Soils are well or moderately well drained and suitable for summer/fall harvesting.

Jackson Summit Road is a gravel logging road that accesses the site from Tolmantown Road (town highway). No public motor vehicle use is permitted on Jackson Summit Road. Significant upgrades to the road will be required to complete this harvest. NYS BMP guidelines for culvert and bridge sizing and drainage of roads will be met or exceeded in all road work.

NYS Best Management Practices for Water Quality will be followed at all times while conducting any work within the project area. This includes the handling and storage of fuel and hazardous materials and the appropriate response to spill remediation. All roads and skid trails will be closed out with the appropriate drainages and waterbars upon completion of the harvest. Rutting and channelization that leads to erosion problems will be addressed before the harvest is closed out. All landings will be left clean and free of debris and unused logging equipment when done.

Pesticide/Herbicide Use: No pesticide or herbicide use is being proposed on this site.

Invasive Species:

No invasive species have been identified on this tract currently. In the event that unforeseen circumstances such as catastrophic insect pest or invasive plant species dictate the use of pesticides, such application will occur only upon written notification of the Grantee (NYSDEC) under the terms of the Conservation Easement. Any application will be performed under the most favorable environmental conditions, will use the narrowest spectrum and minimum effective rate necessary to achieve management objectives, will not utilize any chemicals on FSC's list of highly hazardous pesticides, and will be subject to careful monitoring.

Implementation Schedule:

1. Inventory of stands: Spring 2025
2. Planning/Permitting Process: Winter/Spring 2026
3. Road construction: Summer 2025 through 2026
4. Anticipated harvesting: Summer 2026 - 2027
5. Closeout work on roads and trails: Fall 2026 - 2027
6. Monitoring of post-harvest conditions: Fall 2026 through 2031

From: Van Gorp, William <wvangorp@landvest.com>
Sent: Tuesday, June 9, 2026 3:22 PM
To: Ziemann, Aaron C (APA) <Aaron.Ziemann@apa.ny.gov>
Subject: Re: P2026-0041Mayfield Timber Harvest

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Aaron,

Thanks for the call today. As we discussed on the phone, I will change the prescription to put 100 foot buffers on any vernal pools we find during harvest layout for this permit.

Bill

Bill Van Gorp, CF
District Forester
Landvest
518-502-3839

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