



August 3rd, 2022

Mr. John M. Burth
Environmental Program Specialist 3 (EPS3)
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

APA Project No.: 2021-0248

Type of Project: Large-scale Subdivision

Location of Project: Town of Jay, Essex County

Land Use Area: Low Intensity Use and Hamlet

Tax Map Nos.: 17.2-1-4, 17.2-1-5.1 & 17.2-1-20.111

Thank you for your response to our permit application for subdivision and development of the above- referenced property. We received your Notice of Incomplete Permit Application and have engaged several environmental and design professionals to assist us in the process of completing the additional information and studies, as well as professionally prepared plans for all aspects of the proposed development.

This project and its components have been under design for a while. This wasn't created overnight. We have taken great care in understanding the topography of the land, the setbacks, buffer zones, etc, along with rules and regulation set up by the APA and having had brief discussions with the local agencies to get to this point.

The SE Group has taken great efforts in doing so, with over 60 years of experience in the public and private sector; both nationally and worldwide.

This design was created from a strategic survey, aerial shots of the site throughout the seasons and over several years. We have taken multiple walks of the property, witnessing ever changing environment and taking into account the critical areas we need to work around and protect; while also understanding the density availability to maximize master plan and development's potential.

Engineering Ventures has over 75 years' experience, collectively, in the northeast; and specializing in civil, structural and environmental engineering. They took on the task and performed primary studies of soils samples and worked closely together with SE Group, investigated the crucial areas- such as the river, buffer zones, elevations; looking for any potential conflicts and anticipating the challenges for the water and sewer, storm water runoff.

You are now seeing the results from the research and verification process of both of these teams, in an effort to confirm that the proposed development can be implemented. But by no means is this a complete design. We are aware that there is still a site plan approval needed to move forward.

We hope that these materials will adequately depict the important resources and features on the project site and provide adequate information to allow for conceptual design analysis by Agency staff.

Below and attached is the additional information requested – We believe this original concept plan achieves the goals of the project and the permitting requirements and we look forward to working with the APA to continue the process.

If further details or clarification are required, kindly advise us at your earliest convenience.

Sincerely,

Eric Stackman
Project Sponsor
PO Box 402422
Miami Beach, FL 33141

Cc: Environmental Program Specialist 2 (EPS2) **Devan Korn**
by e-mail to devan.korn@apa.ny.gov

Robbe Baer, Town of Jay Code Enforcement Officer

APA Permitting map Summary Table

Category	Topic	Map/Exhibit Key
	Concept Site Plan	Map 00 Concept Site Plan
Item 1.A	Base Map	Map 01 Existing Conditions: Site Survey Map 02 Existing Conditions: Base Map
Item 1.B	Soils	Map 03 Soils Map
Item 1.C	Slopes	Map 04 Slope Map
Item 1.D	Streams, ponds	Map 05 Hydrological Features
	Wetlands	Map 06 Wetlands Map
	Wild/Scenic/Recreational River Corridors	Map 05 Hydrological Features
	100-year flood plain	Map 07 Flood Hazards Map
	Unique Geologic Features	Map 13 Rare Plants and Animals
	Significant wildlife habitats	Map 10 Forest Blocks Map Map 11 Unique Natural Communities and Critical Habitat Map 12 Unique Natural Communities
	Designated Archaeological Areas	Map 08 Archaeological Resources Map
	Areas of the site visible from public viewing locations	Map 09 Public Areas Visibility Map
	Aquifer or aquifer recharge areas	Map 05 Hydrological Features
Item #2	Habitat for threatened, endangered, and special concern animals	Map 13 Rare Plants and Animals
	Habitat for rare, threatened, endangered, or vulnerable plants.	Map 13 Rare Plants and Animals Map 11 Unique Natural Communities and Habitat
	Unique Natural Communities	Map 12 Unique Natural Communities
Item #3: Bird Breeding	Breeding Bird Species	Map 14 Breeding Bird Atlas Blocks
Additional Factors: Critical Environmental Areas	Elevation of 2,500' or more	Map 01 Existing Conditions: Site Survey Map 02 Existing Conditions: Base Map
	Within 1/8 mi of state wilderness areas	Map 09 Public Areas Visibility Map
	Within 150' of state or federal ROW	Map 09 Public Areas Visibility Map



LEGEND

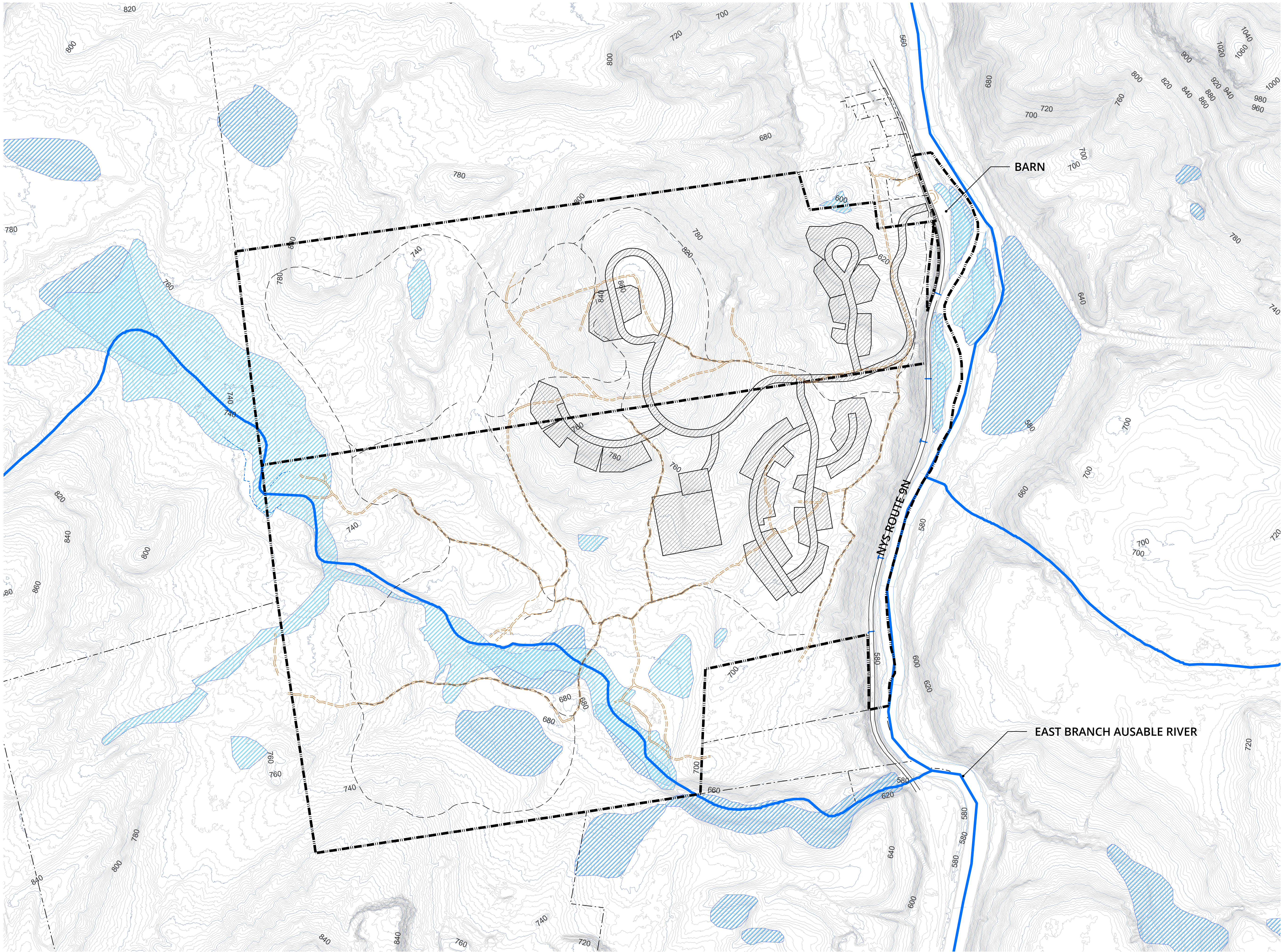
- PROJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- 10' CONTOURS
- STREAMS AND RIVERS
- WETLANDS

N

SCALE (ft)

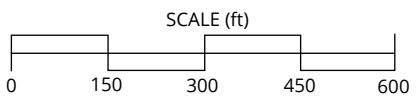
0 150 300 450 600

Source: APA Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



LEGEND

- PROJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- 2' CONTOURS
- 20' CONTOURS
- STREAMS AND RIVERS
- WETLANDS (NWI)
- WETLANDS (APA)



Source: APA Wetlands; NWI Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 1.A Base Map

Map 01 Existing Conditions: Site Survey + Map 02 Existing Conditions: Base Map

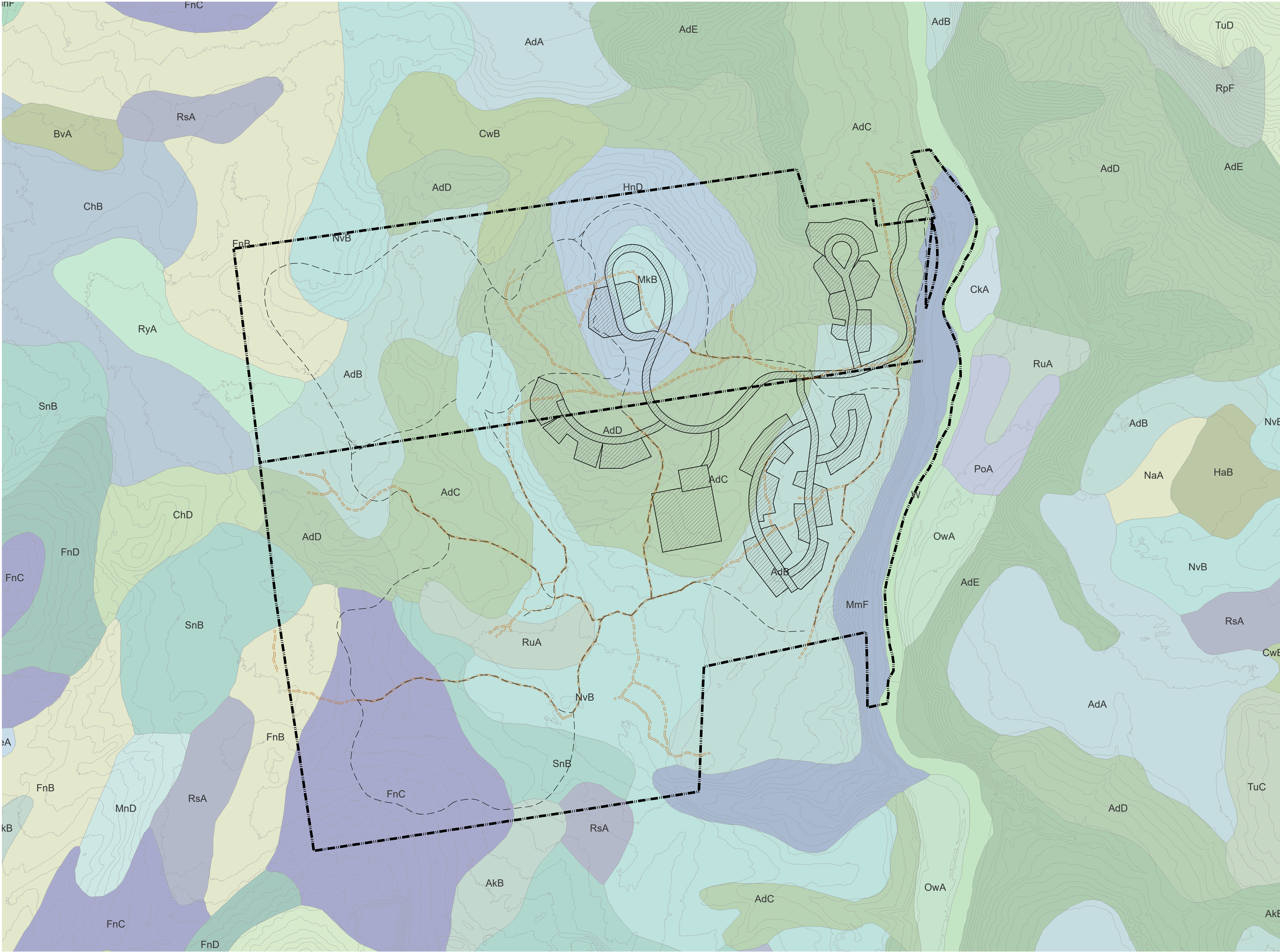
The property consists of two parcels located in the Town of Jay/Hamlet of Au Sable Forks, less than one mile south of the Town of Au Sable Forks. It is accessed using New York State Route 9N and an existing right-of-way that follows an old logging road within the property (refer to Existing Conditions - Site Survey).

To further clarify the information on these two maps; please note that Map 01 is the original survey from RMS (see comment on Map 01. Map 02 is an updated site survey compiled by SE Group that pulls information from multiple sources - as noted. The later is more accurate in terms of topography.

The property is largely undeveloped; however, it contains a small network of unimproved private routes, which were originally constructed as logging roads. Adjacent properties to the north and south include privately developed homes. The Ausable River and New York State Route 9n boarder the property to the east, and the area to the west is an undeveloped forested area. Given the proximity of existing development within the Town of Au Sable Forks, including private residences on adjacent properties to the north and south, implementation of the proposed subdivision is anticipated to expand upon and provide connectivity between existing developed areas.

The total acreage of both parcels equals 385 acres. The total number of units or lots equals 120. (The total acreage to calculate density is derived from all land area on the parcel – including wetlands, etc...).

b. The technical minimum lot area for Low Intensity Use is 120,000 square feet involving less than 10 lots – would not require a permit. In the case of this project, it is most likely we will need a permit due to the number of lots and Critical Environmental Areas (see below). Therefore, there is no minimum lot area – rather an overall density. The property is located in the Low Intensity Use under the Land Use Area Classification per the Adirondack Park Land Use and Development Plan (APLUDP). The Low Intensity Use allows (200) buildings per square mile which equates to 1 unit per 3.2 acres. All proposed new land use and development are listed as compatible uses for low intensity use areas under Section 805(3) of the APA Act pursuant to an Agency permit.



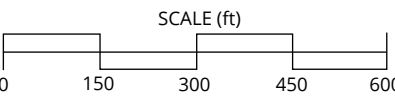
LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS

USDA SOILS

Map Unit Symbol	Map Unit Name
AdB **	Adams loamy sand, 3 to 8 percent slopes
AdC	Adams loamy sand, 8 to 15 percent slopes
AdD	Adams loamy sand, 15 to 25 percent slopes
AdE	Adams loamy sand, 25 to 45 percent slopes
AkB	Adirondack fine sandy loam, 3 to 8 percent slopes, very bouldery
CwB **	Croghan fine sand, 3 to 8 percent slopes
FnB	Fernlake loamy fine sand, 3 to 8 percent slopes, very bouldery
FnC	Fernlake loamy fine sand, 8 to 15 percent slopes, very bouldery
HnD	Hermion gravelly loamy sand, 15 to 35 percent slopes, very bouldery
MkB	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery
MnF	Monadnock-Tunbridge complex, 35 to 60 percent slopes, rocky, very bouldery
NvB *	Nicholville silt loam, 3 to 8 percent slopes
RsA *	Roundabout silt loam, 0 to 3 percent slopes
RyA **	Rumney-Burnt Vly complex, 0 to 3 percent slopes
SnB	Sunapee fine sandy loam, 3 to 8 percent slopes, very bouldery
W	Water

**Farmland of Statewide Importance
*Prime Farmland



Source: SSURGO Soils - 2013. U.S. Department of Agriculture, Natural Resources Conservation Service; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

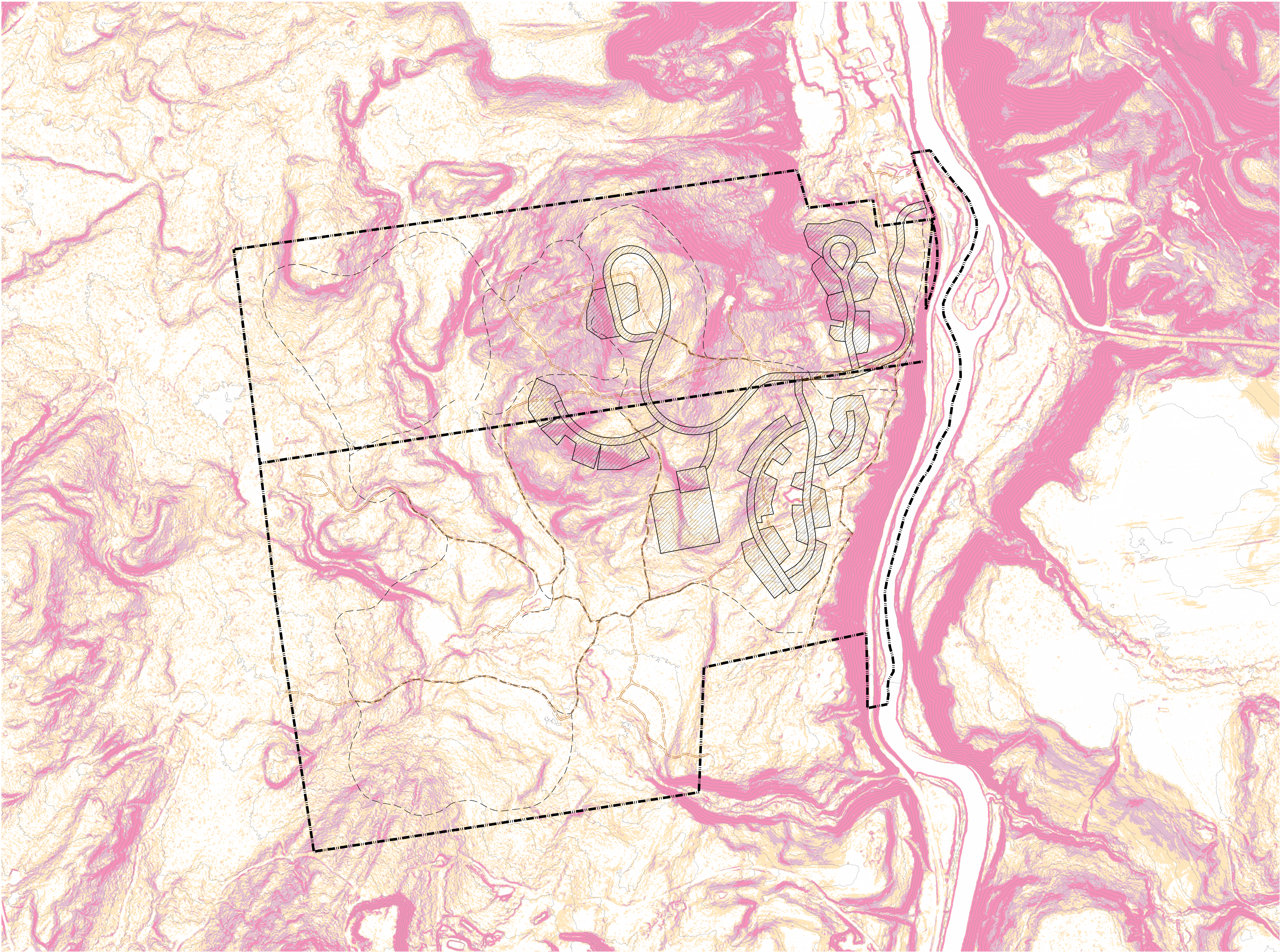
Item 1.B Soils Map 03

A desktop review of soil resources within the property boundary was completed using GIS data from Natural Resources Conservation Service (refer to Soils Map). Soil map units within the property area are listed in Table 1. Implementation of the proposed project would result in approximately 10.8 acres of ground disturbance on soils considered Farmland of Statewide Importance. A soil erosion plan would be implemented to reduce impacts to soil resources to the greatest extent feasible.

Soil Map Units and Disturbance

Map Unit	Soil Types	Farmland Distinction	Acres of Ground Disturbance
AdB	Adams loamy sand, 3 to 8 percent slopes	Farmland of Statewide Importance	10.9
AdC	Adams loamy sand, 8 to 15 percent slopes	NA	9.8
AdD	Adams loamy sand, 15 to 25 percent slopes	NA	8.3
AdE	Adams loamy sand, 25 to 45 percent slopes	NA	.1
AkB	Adirondack fine sandy loam, 3 to 8 percent slopes, very bouldery	NA	0
CwB	Croghan fine sand, 3 to 8 percent slopes	Farmland of Statewide Importance	0
FnB	Fernlake loamy fine sand, 3 to 8 percent slopes, very bouldery	NA	0
FnC	Fernlake loamy fine sand, 8 to 15 percent slopes, very bouldery	NA	0
HnD	Hermon gravelly loamy sand, 15 to 35 percent slopes, very bouldery;	NA	2.4
MkB	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery	NA	1.6
NvB	Nicholville silt loam, 3 to 8 percent slopes	Prime Farmland	0
RsA	Roundabout silt loam, 0 to 3 percent slopes	Prime Farmland	0
RyA	Rumney-Burnt Vly complex, 0 to 3 percent slopes	Farmland of Statewide Importance	0
SnB	Sunapee fine sandy loam, 3 to 8 percent slopes, very bouldery	NA	0

Source: SSURGO Soils - 2013. U.S. Department of Agriculture, Natural Resources Conservation Service



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- 8-15% MODERATE SLOPES
- 15-25% STEEP SLOPES - LIMITED DEVELOPMENT
- 25%+ SEVERE SLOPES - NO DEVELOPMENT

N

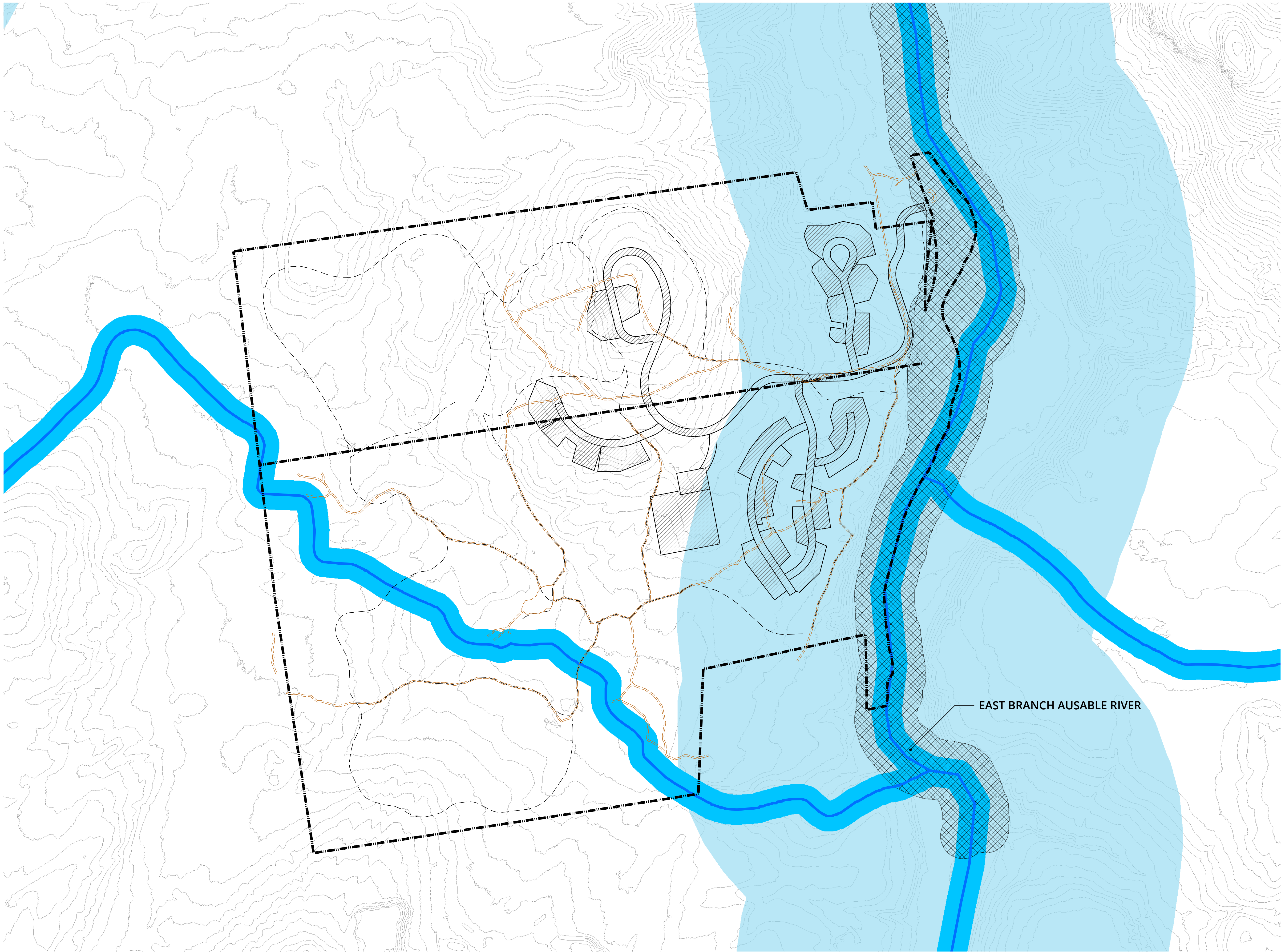
SCALE (ft)

0 150 300 450 600

Source: USGS 1 m DEM 2014, analysis generated by SE Group 2022; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 1.C Slopes Map 04

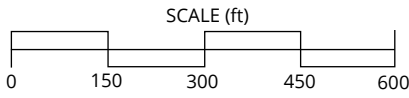
A topography and slope analysis within the property boundary was completed using Light Detection and Ranging (LiDAR) data provided by the United States Geological Survey (USGS). The property contains varied topography with moderate (8-15% grade), steep (15-25% grade), and severe (>25% grade) slopes (refer to Development Overlay – Slope Map). Steep and severe slopes are primarily located in the northeast corner of the project area and along the bank of the Ausable River to the east. Planned development projects have been situated to avoid steep and severe slopes to the greatest extent feasible. Approximately 7.89 acres of ground disturbance would occur on steep slopes and approximately 3.65 acres would occur on severe slopes. Additional site planning will be conducted to relocate all ground disturbing activities outside of areas with severe slopes. Prior to implementation, site grading plans would be developed along all roads and facilities to reduce impacts to soil resources to the greatest extent feasible.



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- STREAMS AND RIVERS
- 100' STREAM BUFFER
- DESIGNATED RIVER AREA - RECREATIONAL RIVER
- 150' BUFFER RECREATIONAL RIVER
- LAKES AND PONDS*
- AQUIFERS AND AQUIFER RECHARGE AREAS*

*NOT VISIBLE IN MAP EXTENT



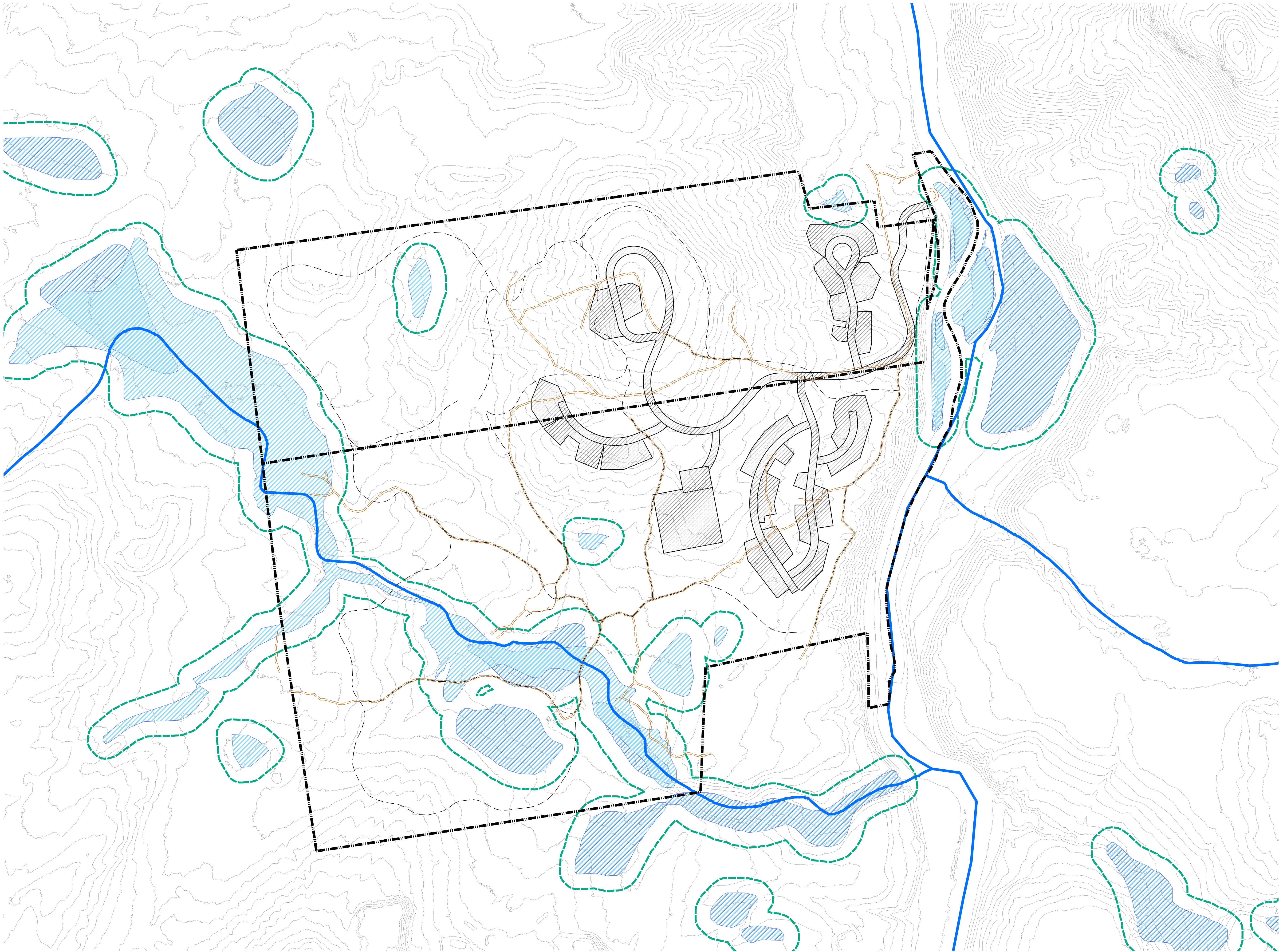
Source: National Hydrograph Dataset - USGS; APA Designated River Areas; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 1.D Hydrological Features Map 05 Streams, Ponds

A desktop review of hydrological resources within the property boundary was completed using GIS data from the USGS. The property overlaps portions of the Ausable River and the East Branch of the Ausable River (refer to Hydrological Features Map). Site surveys may be required to identify the mean high water mark of streams and to identify the location of intermittent and ephemeral drainages that may also be present within the property boundary. Planned development projects have been situated to minimize ground disturbance activities within a 100-foot buffer of identified streams. Site grading plans, including drainage control features and mitigation measures, would be developed along all roads and facilities to avoid sedimentation and/or siltation into waterbodies and wetlands to the greatest extent feasible. Through the use of drainage control features and mitigation measures, the proposed project is not anticipated to impact hydrological resources within the property.

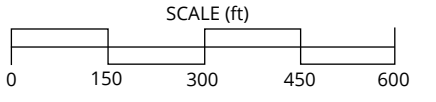
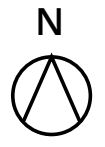
There are currently no new stream crossings included in the proposed development project; however, should intermittent or ephemeral drainages be identified that require crossing, culverts would be engineered to maintain existing drainage patterns. One of the existing unimproved private routes crosses the East Branch of the Ausable River and associated wetlands in the southern portion of the property. Under proposed conditions, the crossing would provide access to recreational uses on the western side of the property. Engineer plans, including a small bridge and drainage control features, would be prepared to modify the existing stream crossing. This would improve hydrological conditions in the area by reducing sedimentation and/or siltation and maintaining the natural flow conditions into the river.

Additionally, portions of the proposed development are located within the Ausable River Designated River Area – Recreational River, which overlaps the eastern portion of the property. Project components located within this area include proposed roads, homes, and facilities. No new structures would be constructed within 150 feet of the mean high water mark of the Ausable River. Subdivisions are allowed within Recreational River corridors pursuant to an Agency permit. All proposed new land use and development are listed as compatible uses for low-intensity use areas under Section 805(3) of the APA Act pursuant to an Agency permit.



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- STREAMS AND RIVERS
- NYS REGULATORY WETLANDS
- NWI WETLANDS
- 100' WETLAND BUFFER



Source: National Hydrograph Dataset - USGS; Freshwater Regulatory Wetlands - NYSDEC; National Wetlands Inventory; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

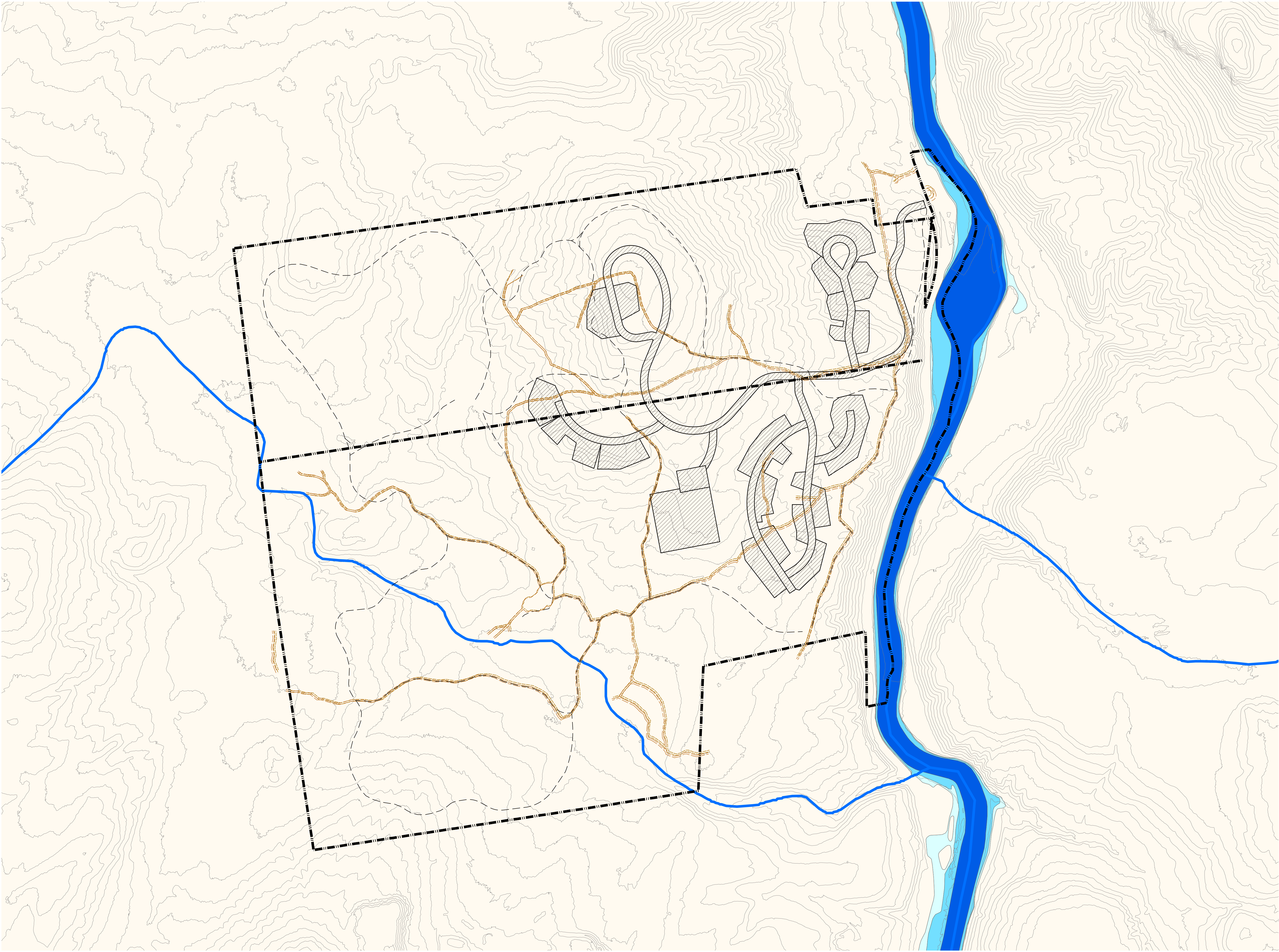
Item 1.D Wetlands Map 06

A desktop review of wetlands within the property boundary was completed using GIS data from the Adirondack Park Agency and the National Wetland Inventory. The data identifies potential wetland areas along the Ausable River and the East Branch of the Ausable River (Refer to Wetland Map and Wetland Covertypes Map). One additional wetland area is identified in the northwest corner of the property. Site surveys may be required to delineate wetland boundaries within the area. The following wetland cover types were identified within the property boundary: Forested Broad-leaved Deciduous, Forested Needle-leaved Evergreen, Forested Dead, and Scrub Shrub Broad-leaf Deciduous. Planned development projects have been situated outside of wetlands to avoid or minimize wetland impacts. Approximately one tenth acre of ground disturbance would occur in a wetland buffer located in the northeast corner of the project area. Site grading plans, including drainage control features and mitigation measures, would be developed along all roads and facilities to avoid sedimentation and/or siltation into waterbodies and wetlands to the greatest extent feasible. Through the use of drainage control features and mitigation measures, the proposed development project is not anticipated to impact wetland resources within the property.

As previously mentioned, one of the existing unimproved private routes crosses the East Branch of the Ausable River and associated wetlands in the southern portion of the property. The wetlands have been impacted by past logging activities and further modified by beaver dams along the river. Engineer plans prepared to improve the stream crossing would include a boardwalk over wetland areas, as well as drainage control features and mitigation measures to improve wetland conditions in the area. The boardwalk structure would be supported with helical piers and would be used for pedestrian access only.

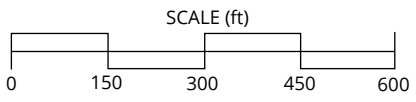
Wild/Scenic/Recreational River Corridors

There are no Wild River Corridors or Scenic River Corridors within or adjacent to the property; therefore, the proposed project would not impact these resources. Refer to response #4 above for a discussion of Recreation River Corridors.



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- STREAMS AND RIVERS
- FLOOD HAZARD ZONE AE - FLOODWAY
- FLOOD HAZARD ZONE AE
- FLOOD HAZARD ZONE X - 0.2% ANNUAL CHANCE OF FLOOD
- FLOOD HAZARD ZONE X - AREA OF MINIMAL FLOOD HAZARD

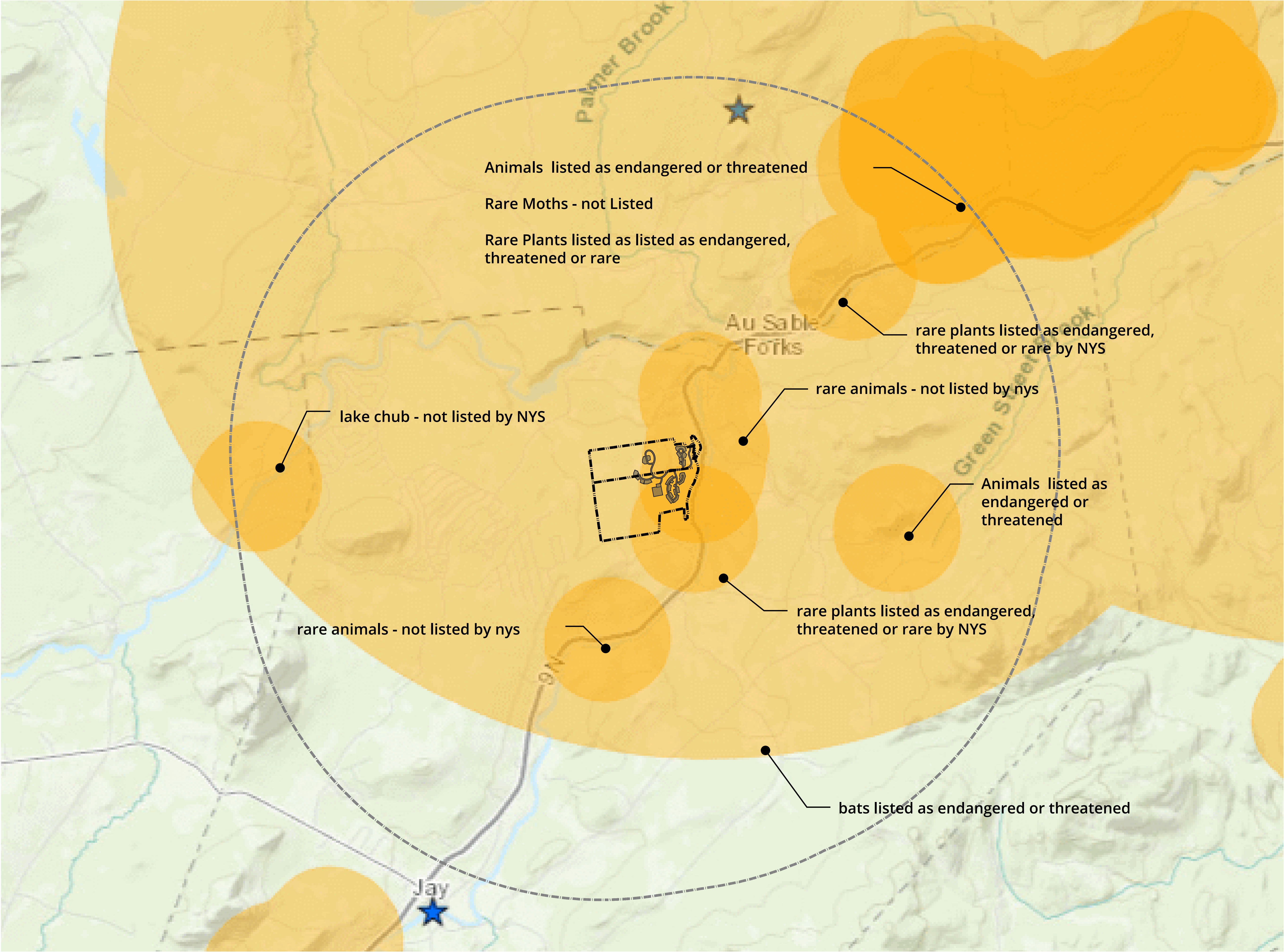


Source: FEMA NFHL; National Hydrograph Dataset - USGS; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 1.D 100-year floodplain

Map 07 Flood Hazards Map

A desktop review of floodplains within the property boundary was completed using the Federal Emergency Management Agency National Flood Hazard Layer data (refer to Flood Hazards Map). The property primarily consists of Flood Hazard Zone X – Area of Minimal Flood Hazard; however, the riparian corridor along the Ausable River contains Flood Hazard Zone AE – Floodway, Flood Hazard Zone AE, and Flood Hazard Zone X – 0.2% Annual Chance of Flood. Planned development projects have been situated within areas of Flood Hazard Zone X – Area of Minimal Flood Hazard, to avoid and minimize the risk of flood hazards, to protect the storage and dissipation abilities of floodplains, and to avoid changing base flood elevation. Therefore, the proposed project is not anticipated to impact floodplain resources.



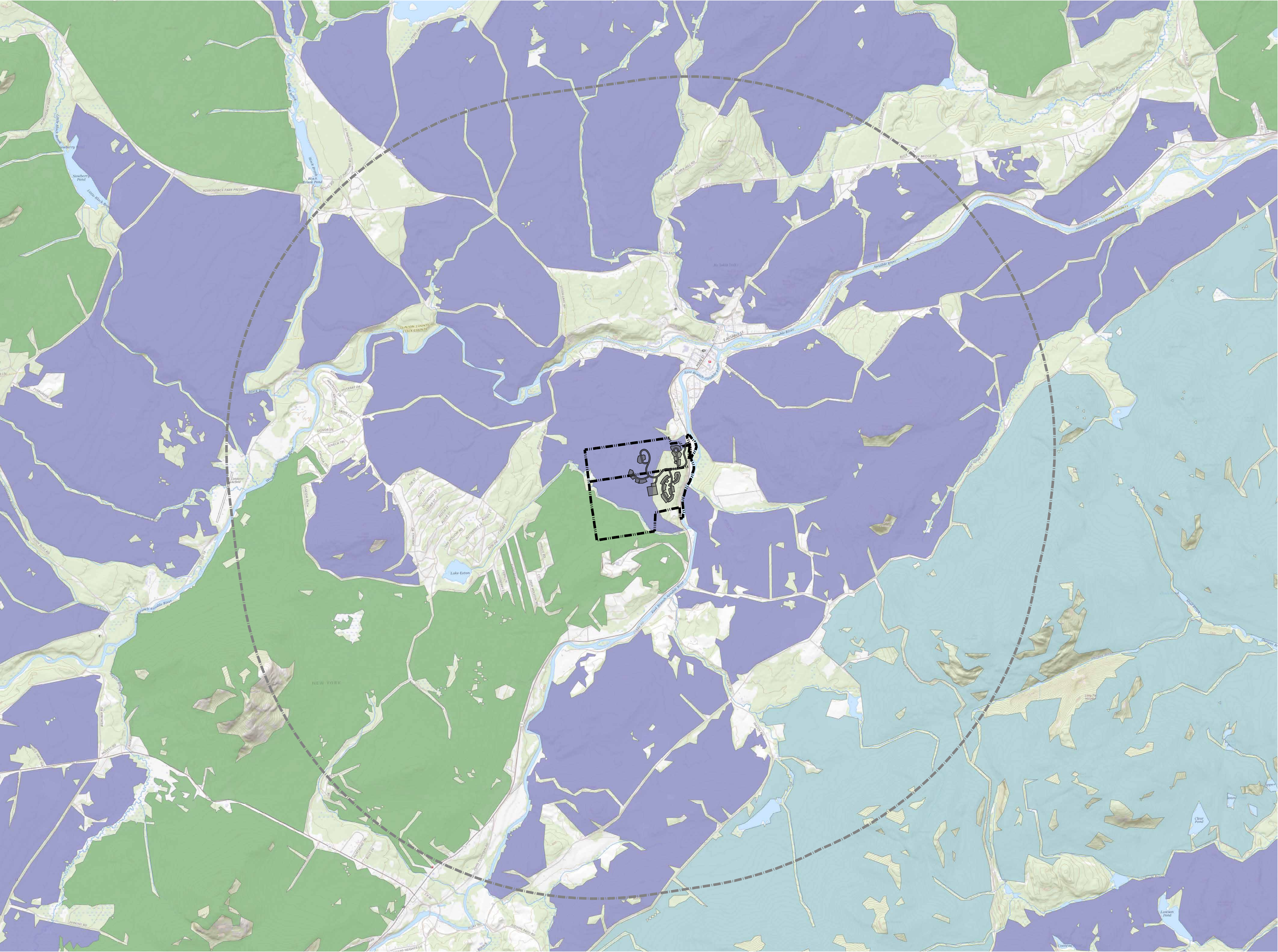
LEGEND

- PROJECT PARCEL BOUNDARY
- 3 MILE BUFFER
- PROPOSED DEVELOPMENT IMPACT AREAS
- RARE PLANTS AND ANIMALS
- UNIQUE GEOLOGICAL FEATURES

Source: Environmental Resource Mapper, NYSDEC

Item 1.D Unique Geologic Features Map 13 Rare Plants and Animals


A desktop review of unique geologic features was prepared using the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper. No Unique Geologic Features were identified within the property boundary (refer to Rare Plants and Animals Map). Therefore, the proposed project is not anticipated to impact unique geological features.




LEGEND



PROJECT PARCEL BOUNDARY



3 MILE PROJECT BUFFER




PROPOSED DEVELOPMENT IMPACT AREAS



LOCALLY IMPORTANT FOREST BLOCKS



REGIONALLY IMPORTANT FOREST BLOCKS



STEPPING STONES

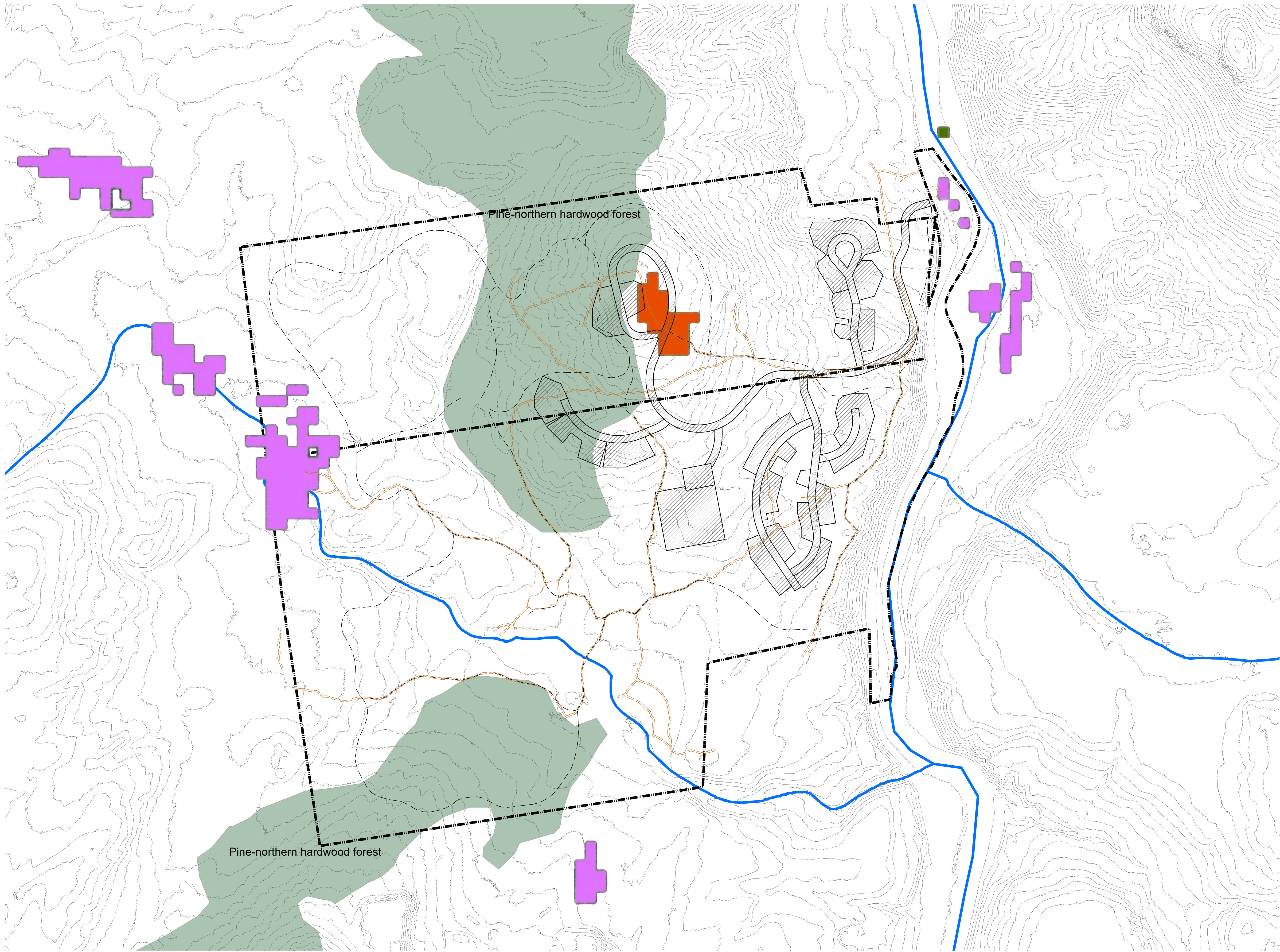


N



SCALE (ft)
0 1,000 2,000 3,000 4,000

Source: NACLL, USGS National Map 2021; Parcel boundaries from survey completed by RMS.



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS

SIGNIFICANT NATURAL COMMUNITIES

- HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE

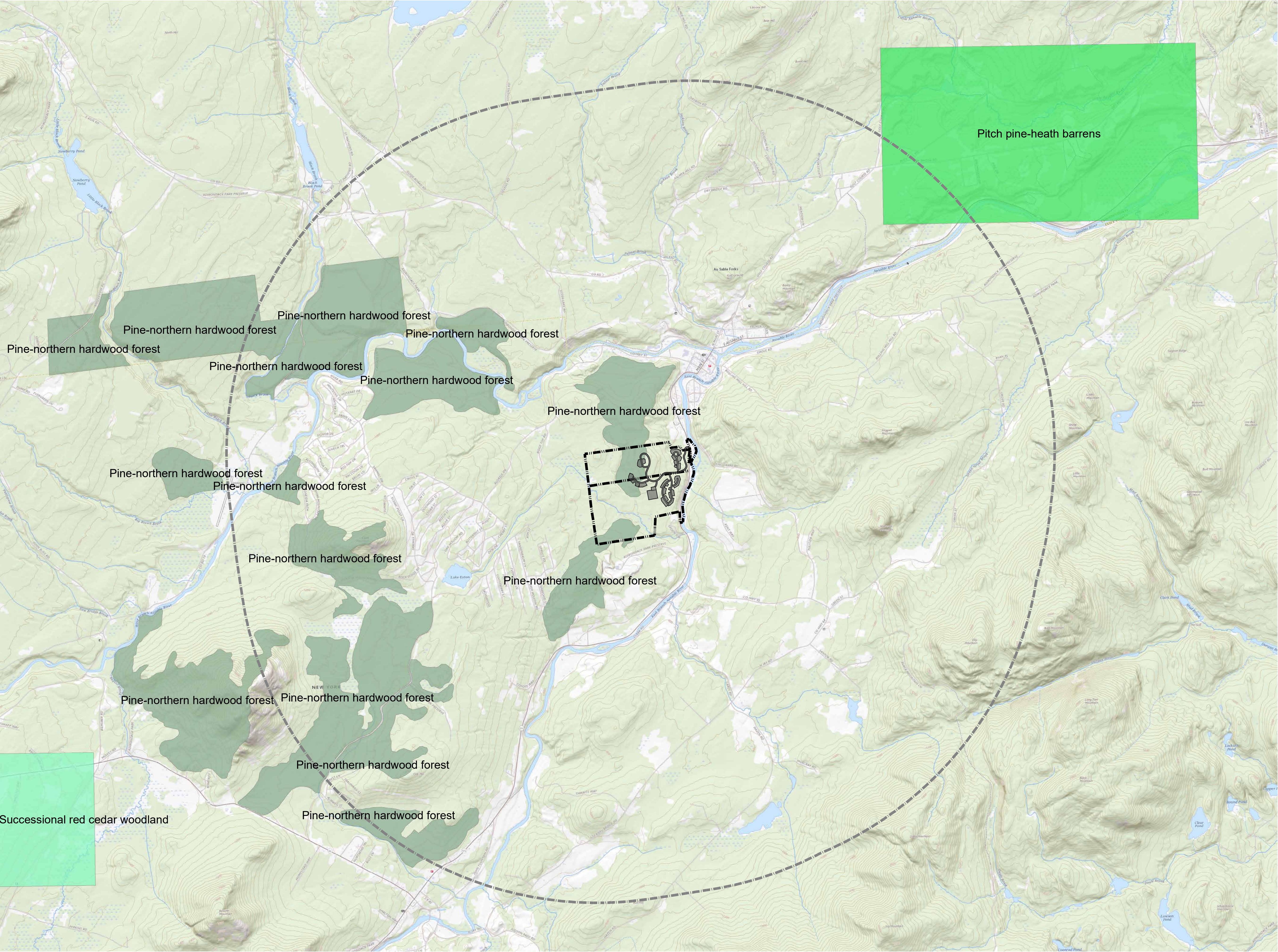
SIGNIFICANT HABITATS

- CENTRAL OAK-PINE
- NORTHERN SWAMP
- NORTHEASTERN FLOODPLAIN FOREST

N

SCALE (ft)

Source: NYSDEC Natural Heritage Communities 2021; NACLL Significant Habitats; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



LEGEND

PROJECT PARCEL BOUNDARY

3 MILE BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

HIGH QUALITY OCCURRENCE OF RARE COMMUNITY TYPE

HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE

HIGH QUALITY OCCURRENCE

N

SCALE (ft)

01,0002,0003,0004,000

Source: NYSDEC Natural Heritage Communities 2021; USGS National Map 2021

STACKMAN PROPERTY | UNIQUE NATURAL COMMUNITIES

MAP - 12

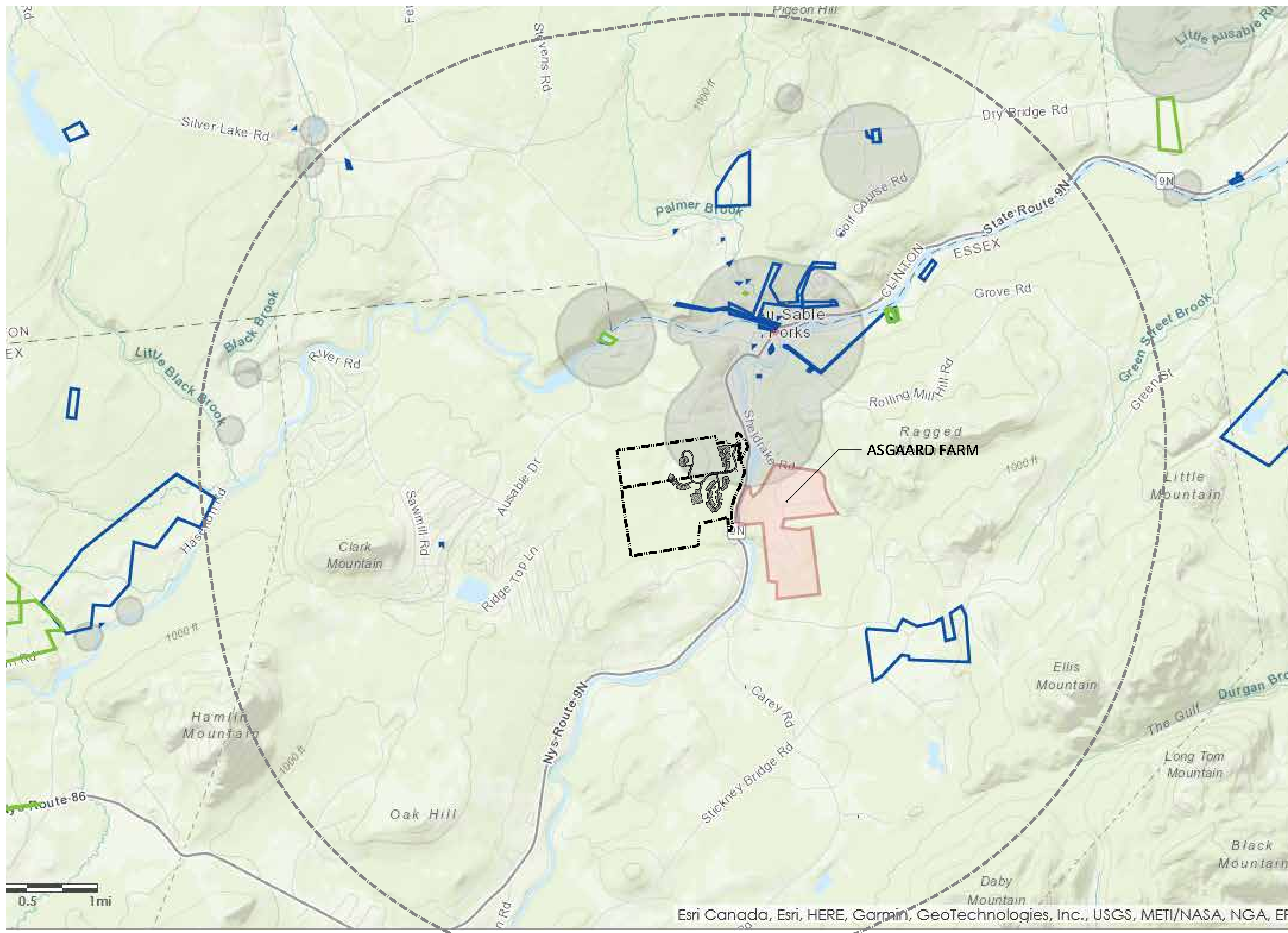
SE GROUP

MAY 2022

Item 1.D Significant wildlife habitats - Map 10 Forest Blocks Map; Map 11 Unique Natural Communities & Habitat; Map 12 Unique Natural Communities

A desktop review of significant wildlife habitats and significant natural communities was prepared using the North Atlantic Landscape Conservation Cooperative (NALCC) Land Use Planning Tools for Municipalities in New York (refer to Unique and Natural Communities and Critical Habitat Map). The property contains two significant wildlife habitats, Central Oak-Pine and Northern Swamp. The Central Oak-Pine Forest is located in the north central portion of the property and Northern Swamp is located along the western boundary of the property. The Central Oak-Pine Forest is approximately 3 acres in size and the Northern Swamp is approximately 7 acres. Planned development projects have been situated outside the Northern Swamp area; however, the proposed road used to access the club house would be located within the Central Oak-Pine Forest. Construction of the road would require approximately 0.5 acres of tree removal within the Central Oak-Pine Forest.

Additionally, the property contains one significant natural community, Pine-Northern Hardwood Forest. Pine-Northern Hardwood Forest within the property boundary is considered a high quality occurrence of an uncommon community type, and occurs in two separate areas. The forests are very large, moderately diverse communities with relatively large, intact, putative old growth cores, in a moderately intact landscape. One community is located in the northcentral portion of the project area and the other is located in the southwest corner of the project area. The community in the northcentral portion of the project area is approximately 274 acres in size and the community to the southwest is approximately 179 acres. Planned development projects have been situated outside the community to the southwest; however, the club house, road segments, and houses would be located within the community in the northcentral portion of the property. Construction of these projects would require approximately 4.4 acres of tree removal, a 1.6 percent reduction of the overall community. The proposed tree removal would occur along the edge of the forest and would not fragment the forested area. The proposed tree removal would result in a minor reduction of Pine-Northern Hardwood Forest when compared to the overall acreage in the area.



LEGEND

PROJECT PARCEL BOUNDARY

3 MILE BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

SURVEY ARCHAEOLOGY AREAS

ARCHAEOLOGICAL SENSITIVE AREAS*

NATIONAL REGISTER BUILDING SITES

CONSULTATION PROJECTS

*This layer represents buffer areas around recorded archaeological resources. Note that locations outside of the buffer areas may also be archaeologically sensitive.

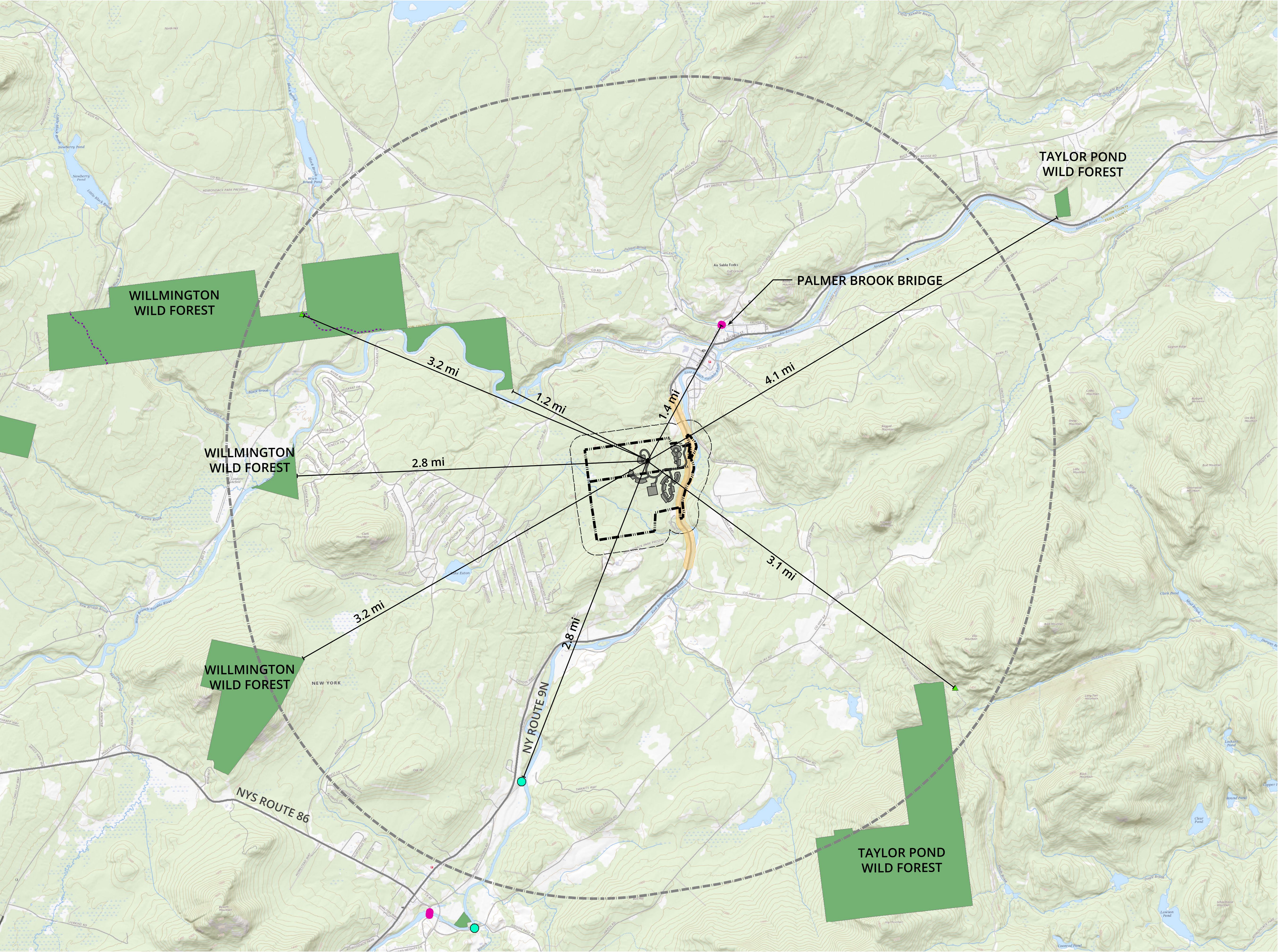
N

SCALE (ft)
0 1,000 2,000 3,000 4,000

Source: Cultural Resource Information System; Parcel boundaries from survey completed by RMS.

Item 1.D Designated Archaeological Areas Map 08 Archaeological Resources Map

A desktop review of archaeological resources was prepared using GIS data from the Cultural Resources Information System. No archaeological sites were identified within the property boundary; however, the northeastern corner of the property overlaps an archaeological sensitive area (refer to Archaeological Resources Map). The archaeological sensitive area is a buffer around recorded archaeological resources within the Town of Au Sable Forks. Locations within and outside the buffer may also be archeologically sensitive; however, no archaeological resources have been identified at this time. Portions of the planned development are located within the archaeological sensitive area; however, as there are no known archaeological sites, the proposed project is not anticipated to impact archaeological resources. If archaeological resources are discovered in the property, additional measures would be employed such that the resources are not impacted. Additionally, one National Register Building Site, the Ashgaard Farm, is located adjacent to the project area.



LEGEND

PROJECT PARCEL BOUNDARY

1/8 MILE PARCEL BUFFER

3 MILE PARCEL BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

PUBLIC ROADS

150' BUFFER STATE ROAD

NATIONAL REGISTER HISTORIC BUILDINGS

DEC LANDS

DEC POINTS OF INTEREST

DEC PUBLIC FISHING POINTS

DEC TRAILS

N

SCALE (ft)

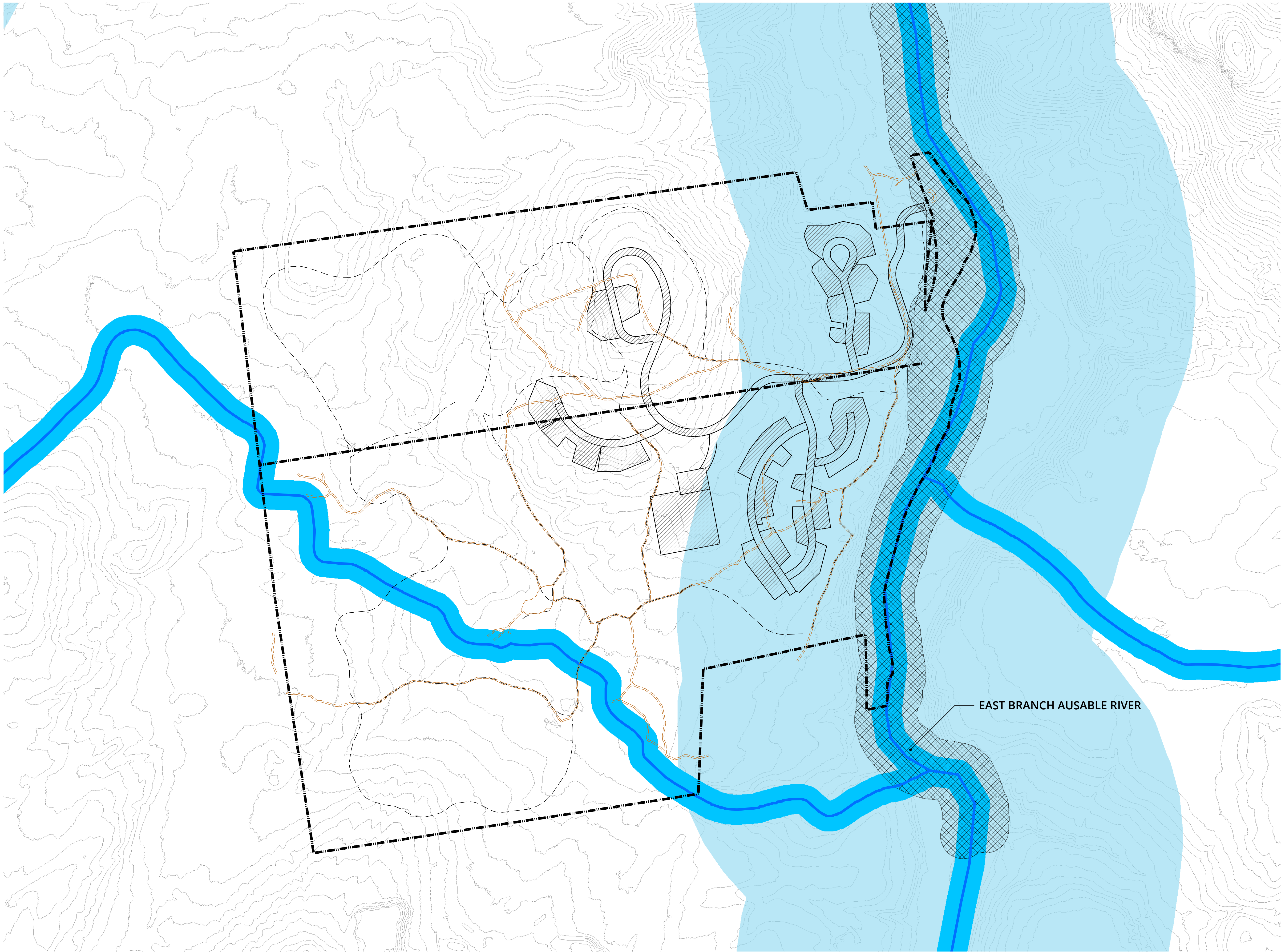
01,0002,0003,0004,000

Source: NYSDEC, NYSHPO, USGS National Map 2021; Parcel boundaries from survey completed by RMS.

Item 1.D Areas of the site visible from public viewing locations

Map 09 Public Areas Visibility Maps - Additional Factors Site Elevations & Sections

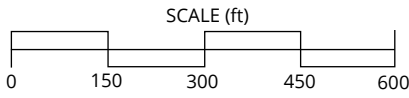
A visual impact analysis was prepared to determine whether the property is visible from any public viewing locations (refer to Public Areas Visibility Map). The property is located adjacent to two public viewing locations, New York State Route 9N and the Ausable River corridor. Most of the property contains potential bare earth visibility; however, given the presence of dense forest stands, bare earth in these areas is not currently visible. While project development would result in tree removal in several areas, vegetative screening would be maintained as feasible in order to minimize or avoid visual impacts. Furthermore, the proposed development projects would be designed in harmony with both the existing character of the area and the natural landscape. Therefore, the proposed project is not anticipated to impact public viewing locations.



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- STREAMS AND RIVERS
- 100' STREAM BUFFER
- DESIGNATED RIVER AREA - RECREATIONAL RIVER
- 150' BUFFER RECREATIONAL RIVER
- LAKES AND PONDS*
- AQUIFERS AND AQUIFER RECHARGE AREAS*

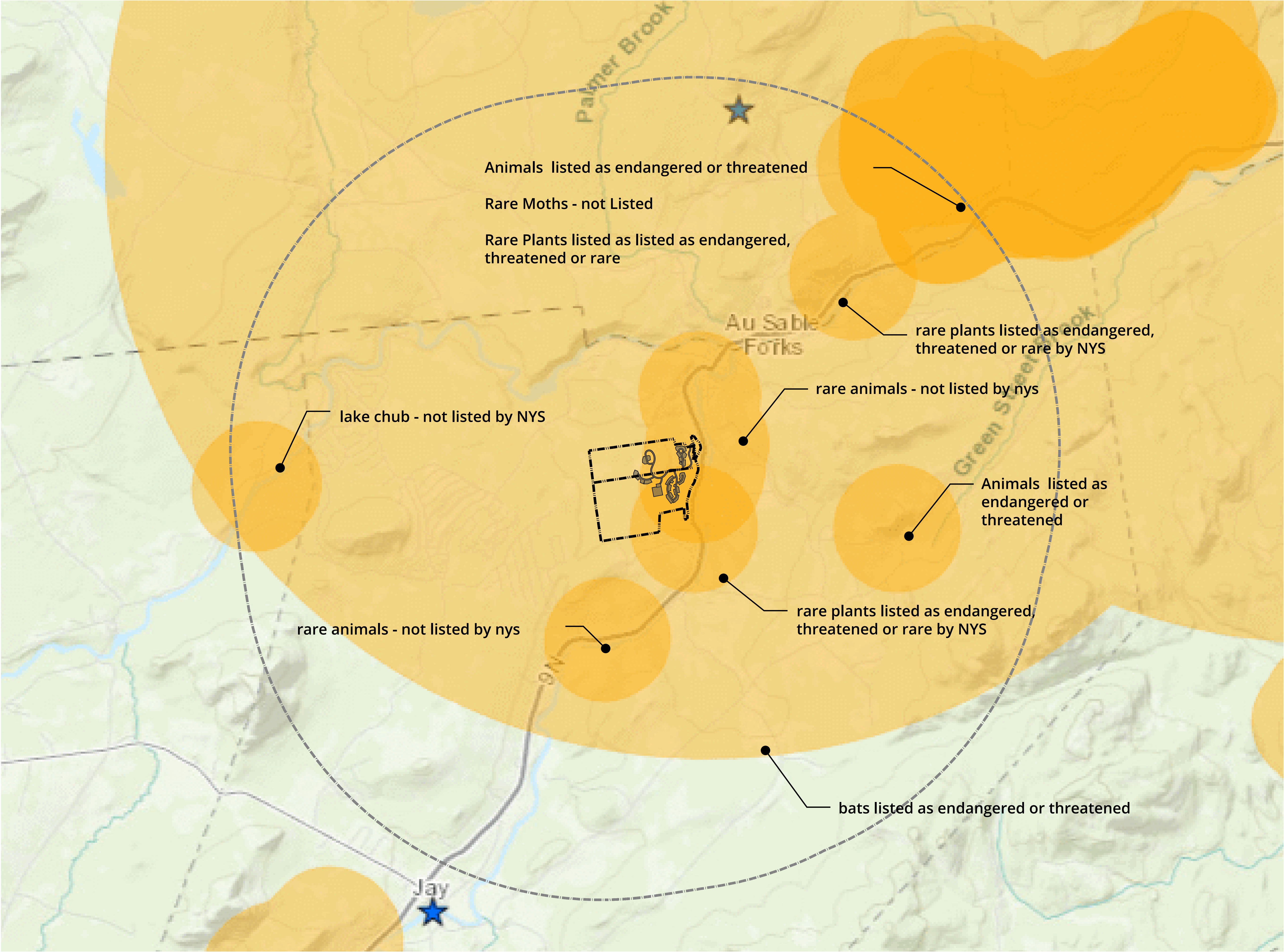
*NOT VISIBLE IN MAP EXTENT



Source: National Hydrograph Dataset - USGS; APA Designated River Areas; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Aquifer or aquifer recharge areas

A desktop review of hydrological resources within the property boundary was completed using GIS data from the USGS. There were no aquifers or aquifer recharge areas identified within the property boundary; therefore, the proposed project is not anticipated to impact aquifers or aquifer recharge areas.



LEGEND

PROJECT PARCEL BOUNDARY

3 MILE BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

RARE PLANTS AND ANIMALS

UNIQUE GEOLOGICAL FEATURES

N

0

1,000

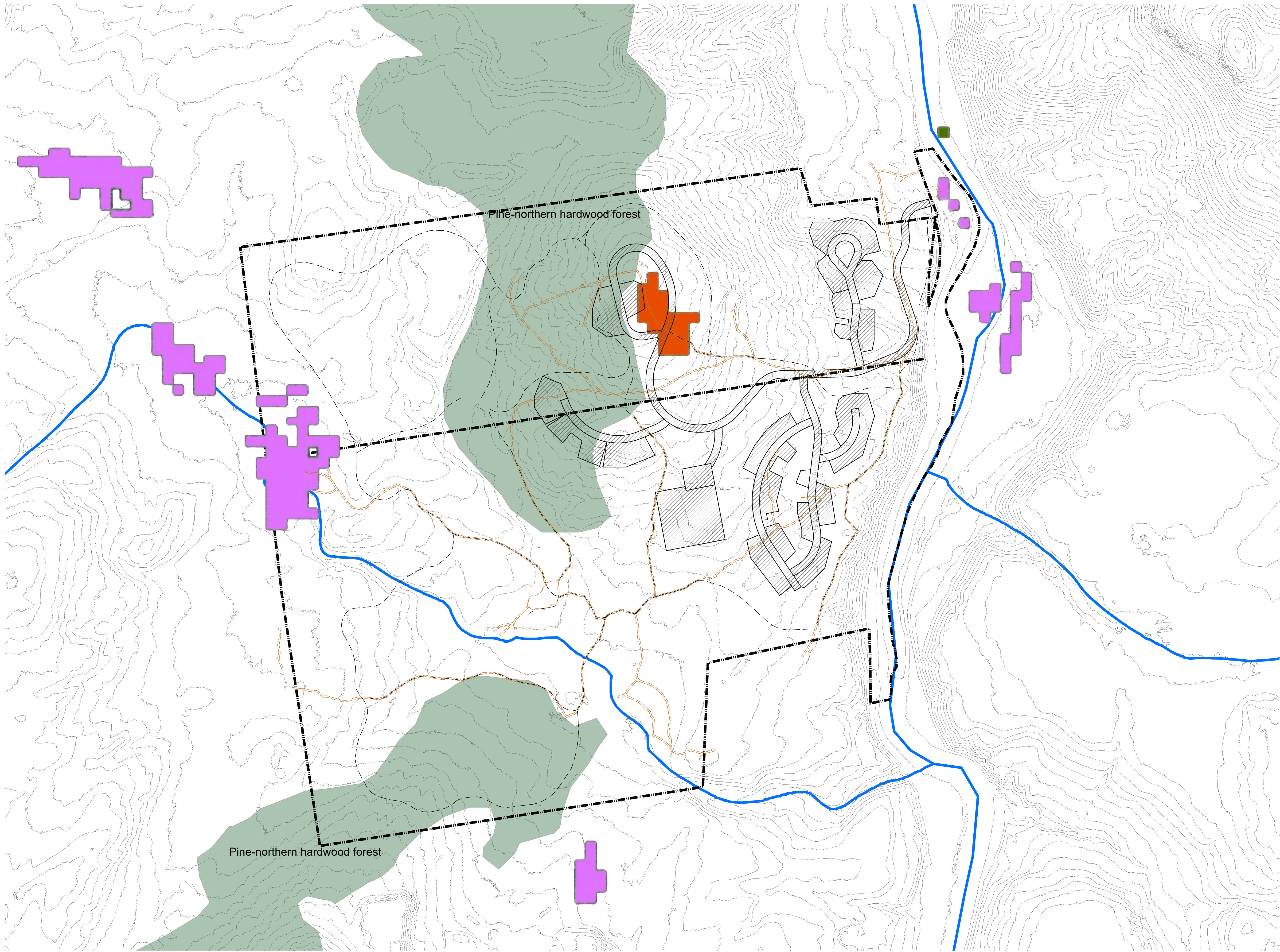
2,000

3,000

4,000

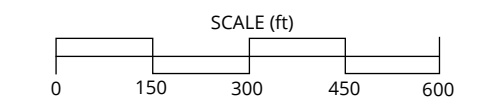
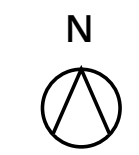
SCALE (ft)

Source: Environmental Resource Mapper, NYSDEC



LEGEND

- PROJECT PARCEL BOUNDARY
- 10' CONTOURS
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- SIGNIFICANT NATURAL COMMUNITIES
 - HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE
- SIGNIFICANT HABITATS
 - CENTRAL OAK-PINE
 - NORTHERN SWAMP
 - NORTHEASTERN FLOODPLAIN FOREST



Source: NYSDEC Natural Heritage Communities 2021; NACLL Significant Habitats; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 2 Habitat for threatened, endangered, and special concern animals

Map 13 Rare Plants and Animals

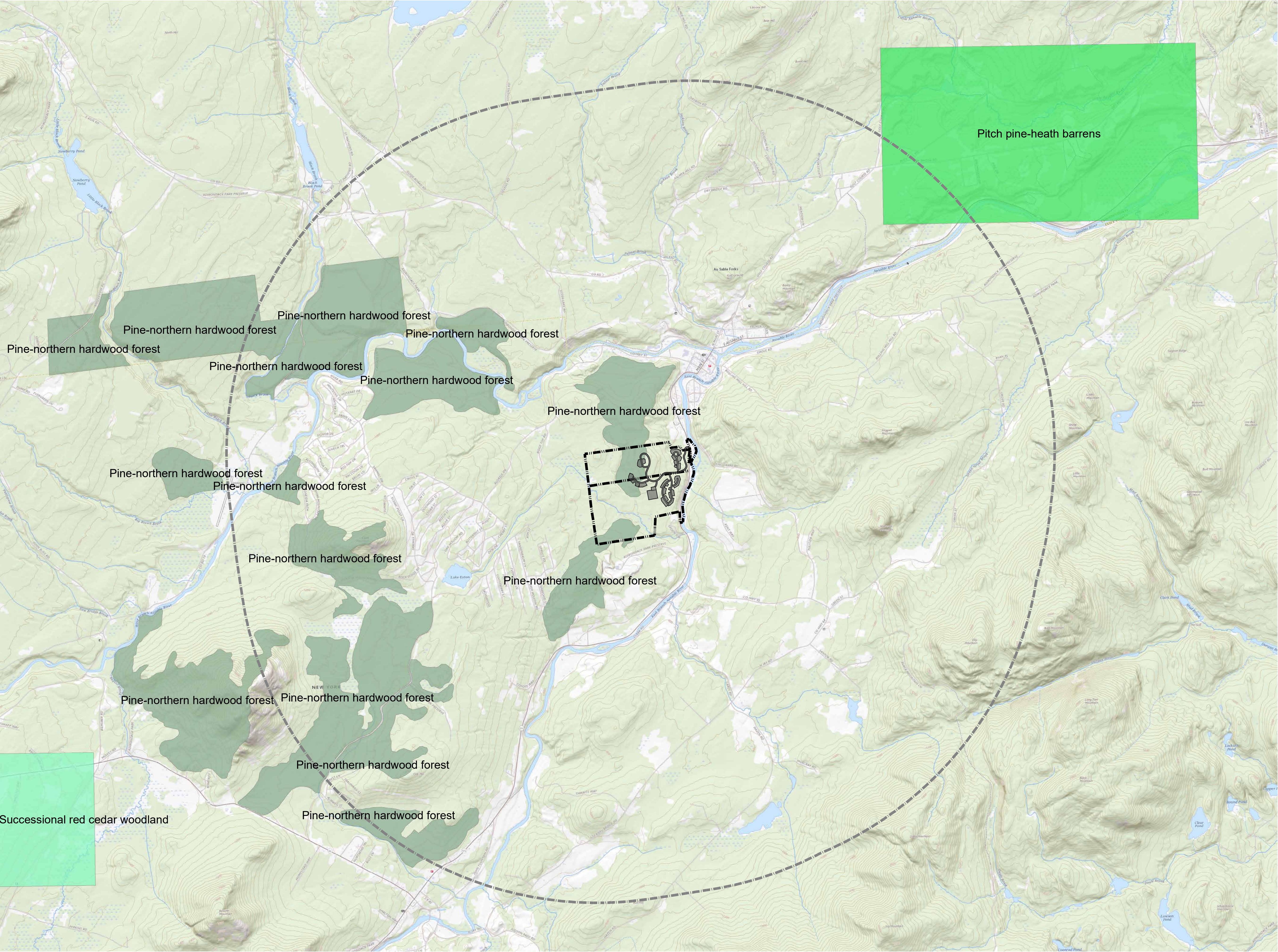
A New York Natural Heritage Program Report was prepared to determine whether there are any reported occurrences of threatened, endangered, and special-concern animals within or adjacent to the property. One federal and New York state threatened species was documented, the Northern Long-eared Bat (*Myotis septentrionalis*). The species has been documented within 2.5 miles of the project area. Another location is documented within 4.75 miles. Individual animals may travel 5 miles from documented locations. The species roosts in pine and hardwood live trees and snags in cavities and under loose bark. Provision of mature tree snags and cavity trees provide roosting habitat if individuals do occur within the property boundary. The main impact of concern is the cutting or removal of potential roost trees used by the species. In order to avoid impacting roosting bats, tree clearing would be completed during the winter months (November – March).

Additionally, one species of conservation concern has been documented adjacent to the project area, the Appalachian Tiger Beetle (*Cicindela ancocisconensis*). While this species is not listed federally or by New York State as threatened or endangered, it is imperiled in New York State and globally uncommon.

Habitat for rare, threatened, endangered, or vulnerable plants

Map 11 Unique Natural Communities and Habitat

A New York Natural Heritage Program Report was prepared to determine whether there are any reported occurrences of rare, threatened, endangered, or exploitably vulnerable plants within or adjacent to the project area. One New York State threatened species was documented, the Meadow Horsetail (*Equisetum pratense*). The species was documented within a quarter mile of the southeast section of the project area in August 2016. The plants were located along a slope down to a small creek in a successional northern hardwood forest.



LEGEND

PROJECT PARCEL BOUNDARY

3 MILE BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

HIGH QUALITY OCCURRENCE OF RARE COMMUNITY TYPE

HIGH QUALITY OCCURRENCE OF UNCOMMON COMMUNITY TYPE

HIGH QUALITY OCCURRENCE

N

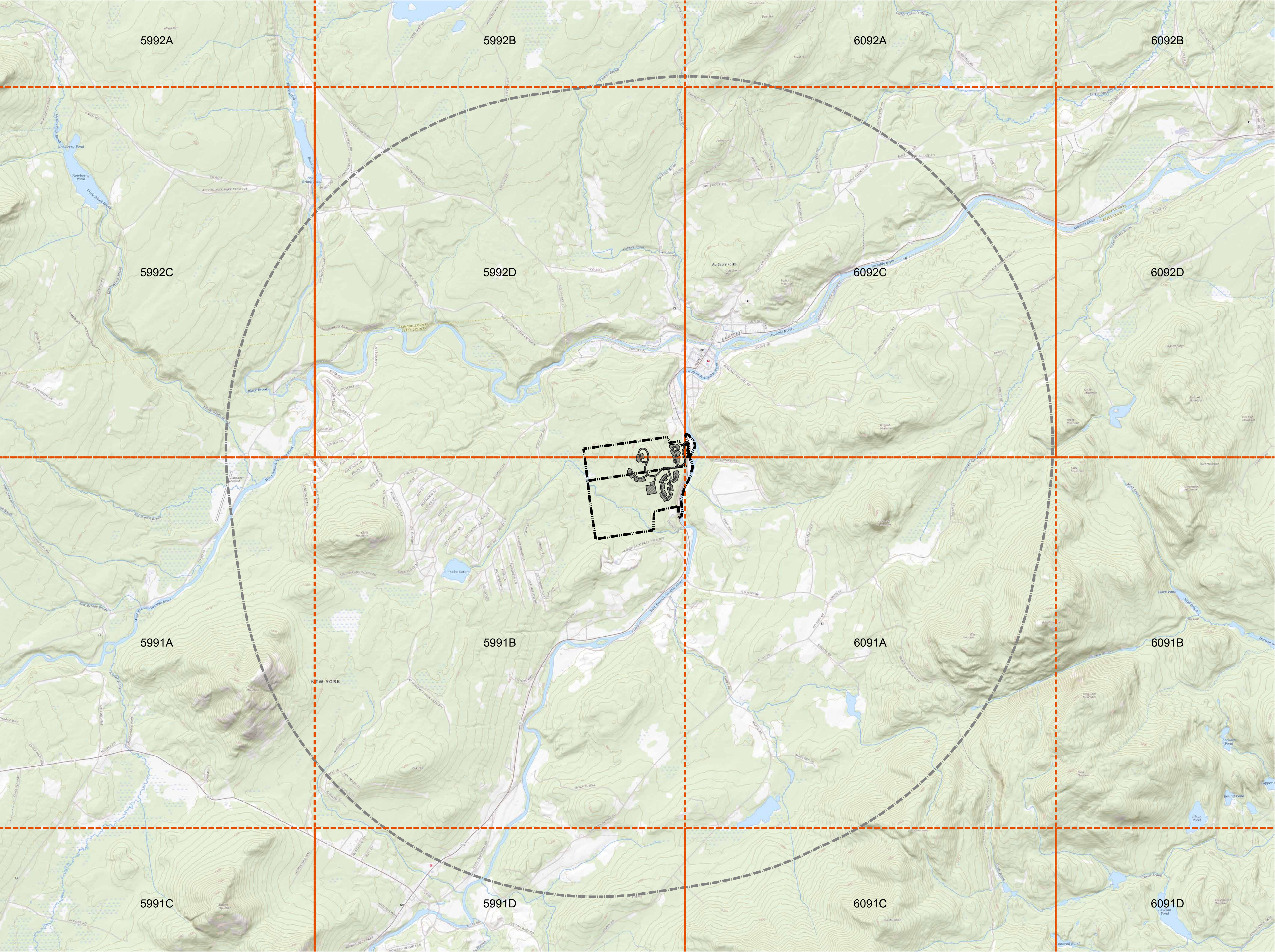
SCALE (ft)

01,0002,0003,0004,000

Source: NYSDEC Natural Heritage Communities 2021; USGS National Map 2021

Item 2 Unique Natural Communities Map 12

A New York Natural Heritage Program Report was prepared to determine whether there are any unique natural communities within or adjacent to the project area. The project area was determined to contain a Pine-Northern Hardwood Forest. Refer to response #9 for a discussion of Pine-Northern Hardwood Forest.



LEGEND

PROJECT PARCEL BOUNDARY

3 MILE BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

BREEDING BIRD ATLAS BLOCKS

N

01000200030004000

SCALE (ft)

Source: 2000-2005 New York State Breeding Bird Atlas; USGS National Map 2021

Item 3 Breeding Bird Species Map 14 Breeding Bird Atlas Blocks

The New York Breeding Bird Atlas is a statewide inventory of all birds breeding in the state. The state is divided into approximately 9-square-mile blocks in which volunteers record all bird species occupying the area and document evidence of breeding activity. The project area is located within four blocks: 5991A, 5991B, 6091A, and 9062C (refer to Breeding Bird Atlas Blocks Map). Approximately 350 acres of the project area is located within blocks 5991A and 5991B. The remaining around 12 acres of the project, primarily including the Route 9N ROW area is located within blocks 6091A and 9062C.

Recordings of a bird within a block suggest that the species occupies habitat within the 9- square- mile block area; however, it does not necessarily mean that the project area contains habitat for the species or that the species is present. Field observation would be required to confirm the presence or absence of each species.

The following 95 breeding bird species have been recorded in blocks 5991A and 5991B:

Alder Flycatcher (*Empidonax alnorum*), American bittern (*Botaurus lentiginosus*), American Crow (*Corvus brachyrhynchos*), American Goldfinch (*Carduelis tristis*), American Kestrel (*Falco sparverius*), American Redstart (*Setophaga ruticilla*), American Robin (*Turdus migratorius*), Baltimore Oriole (*Icterus galbula*), Barn Swallow (*Hirundo rustica*), Barred Owl (*Strix varia*), Belted Kingfisher (*Megaceryle alcyon*), Black-and-white Warbler (*Mniotilta varia*), Blackburnian Warbler (*Dendroica fusca*), Black-capped Chickadee (*Poecile atricapillus*), Black-throated Blue Warbler (*Dendroica caerulescens*), Black-throated Green Warbler (*Dendroica virens*), Blue Jay (*Cyanocitta cristata*), Blue-headed Vireo (*Vireo solitarius*), Broad-winged Hawk (*Buteo platypterus*), Brown Creeper (*Certhia americana*), Brown Thrasher (*Toxostoma rufum*), Canada geese (*Branta canadensis*), Canada Goose (*Branta canadensis*), Cedar Waxwing (*Bombycilla cedrorum*), Chestnut-sided Warbler (*Dendroica pensylvanica*), Chipping Sparrow (*Spizella passerina*), Common Grackle (*Quiscalus quiscula*), Common Loon (*Gavia immer*), common merganser (*Mergus merganser*), Common Raven (*Corvus corax*), Common Yellowthroat (*Geothlypis trichas*), Cooper's Hawk (*Accipiter cooperii*), Dark-eyed Junco (*Junco hyemalis*), Downy Woodpecker (*Picoides pubescens*), Eastern Bluebird (*Sialia sialis*), Eastern Kingbird (*Tyrannus tyrannus*), Eastern Meadowlark (*Sturnella magna*), Eastern Phoebe (*Sayornis phoebe*), Eastern Towhee (*Pipilo erythrophthalmus*), Eastern Wood-Pewee (*Contopus virens*), European Starling (*Sturnus vulgaris*), Golden-crowned Kinglet (*Regulus satrapa*), Gray Catbird (*Dumetella carolinensis*), Great Blue Heron (*Ardea herodias*), Great Crested Flycatcher (*Myiarchus crinitus*), Hairy Woodpecker (*Picoides villosus*), Hermit Thrush (*Catharus guttatus*), Herring Gull (*Larus argentatus*), House Wren (*Troglodytes aedon*),

Least Flycatcher (*Empidonax minimus*), Lincoln's Sparrow (*Melospiza lincolni*), Magnolia Warbler (*Dendroica magnolia*), Mallard (*Anas platyrhynchos*), Mourning Dove (*Zenaida macroura*), Mourning Warbler (*Oporornis philadelphia*), Nashville Warbler (*Vermivora ruficapilla*), Northern Cardinal (*Cardinalis cardinalis*), Bobolink (*Dolichonyx oryzivorus*), Northern Flicker (*Colaptes auratus*), Northern Rough-winged Swallow (*Stelgidopteryx serripennis*), Old World Sparrows (*Passeridae*), Osprey (*Pandion haliaetus*), Ovenbird (*Seiurus aurocapilla*), Philadelphia Vireo (*Vireo philadelphicus*), Pileated Woodpecker (*Dryocopus pileatus*), Pine Warbler (*Dendroica pinus*), Purple Finch (*Carpodacus purpureus*), Red-breasted Nuthatch (*Sitta canadensis*), Red-eyed Vireo (*Vireo olivaceus*), Red-tailed Hawk (*Buteo jamaicensis*), Red-winged Blackbird (*Agelaius phoeniceus*), Rock Pigeon (*Columba livia*), Rose-breasted Grosbeak (*Pheucticus ludovicianus*), Ruby-crowned Kinglet (*Regulus calendula*), Ruby-throated Hummingbird (*Archilochus colubris*), Ruffed Grouse (*Bonasa umbellus*), Rusty Blackbird (*Euphagus carolinus*), Savannah Sparrow (*Passerculus sandwichensis*), Scarlet Tanager (*Piranga olivacea*), Song Sparrow (*Melospiza melodia*), Swamp Sparrow (*Melospiza georgiana*), Tree Swallow (*Tachycineta bicolor*), Turkey Vulture (*Cathartes aura*), Veery (*Catharus fuscescens*), Vesper Sparrow (*Pooecetes gramineus*), Warbling Vireo (*Vireo gilvus*), White-breasted Nuthatch (*Sitta carolinensis*), White-throated Sparrow (*Zonotrichia albicollis*), Wild Turkey (*Meleagris gallopavo*), Winter Wren (*Troglodytes troglodytes*), Wood Duck (*Aix sponsa*), Wood Thrush (*Hylocichla mustelina*), Yellow Warbler (*Dendroica petechia*), Yellow-bellied Flycatcher (*Empidonax flaviventris*), Yellow-bellied Sapsucker (*Sphyrapicus varius*), and Yellow-rumped Warbler (*Dendroica coronata*).

Additionally, the following 25 species have been recorded in blocks 6091A and 9062C, but have not been recorded in blocks 5991A and 5991B:

Bank Swallow (*Riparia riparia*), Black-crowned Night-Heron (*Nycticorax nycticorax*), Black-throated Blue Warbler (*Dendroica caerulescens*), Bobolink (*Dolichonyx oryzivorus*), Broad-winged Hawk (*Buteo platypterus*), Brown Creeper (*Certhia americana*), Brown-headed Cowbird (*Molothrus ater*), Canada Warbler (*Wilsonia canadensis*), Clay-colored Sparrow (*Spizella pallida*), Cliff Swallow (*Petrochelidon pyrrhonota*), Evening Grosbeak (*Coccothraustes vespertinus*), Field Sparrow (*Spizella pusilla*), Great Horned Owl (*Bubo virginianus*), Green Heron (*Butorides virescens*), House Finch (*Carpodacus mexicanus*), House Sparrow (*Passer domesticus*), Indigo Bunting (*Passerina cyanea*), Killdeer (*Charadrius vociferus*), Marsh Wren (*Cistothorus palustris*), Northern Cardinal (*Cardinalis cardinalis*), Northern Waterthrush (*Seiurus noveboracensis*), Peregrine Falcon (*Falco peregrinus*), Pied-billed Grebe (*Podilymbus podiceps*), Pine Siskin (*Carduelis pinus*), and Swainson's Thrush (*Catharus ustulatus*).

Implementation of the proposed project may impact habitat for these bird species. Habitat for many of these species is located along the Au Sable and East Branch of the Ausable River corridors. Planned development projects have been situated to minimize ground disturbance activities within a 100-foot buffer of identified streams.

Information accessed via: <https://www.dec.ny.gov/animals/51030.html>

The New York Breeding Bird Atlas is a statewide inventory of all birds breeding in the state. The state is divided into approximately 9-square-mile blocks in which volunteers record all bird species occupying the area and document evidence of breeding activity. The project area is located within four blocks: 5991A, 5991B, 6091A, and 9062C (refer to Map 14. Breeding Bird Atlas Blocks). Approximately 350 acres of the project area is located within blocks 5991A and 5991B. The remaining around 12 acres of the project, primarily including the Route 9N ROW area is located within blocks 6091A and 9062C. Recordings of a bird within a block suggest that the species occupies habitat within the 9-square-mile block area; however, it does not necessarily mean that the project area contains habitat for the species or that the species is present. Field observation would be required to confirm the presence or absence of each species.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

March 25, 2022

Eric Neumeyer
SE Group
35 W Main Street #946
Frisco, CO 80443

Re: Stackman Project
County: Essex Town/City: Jay

Dear Eric Neumeyer:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 5 Office, Division of Environmental Permits, at dep.r5@dec.ny.gov.

Sincerely,



Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program



**The following state-listed animals have been documented
in the vicinity of the project site.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed.

For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 5 Office at dep.r5@dec.ny.gov, (518) 623-1286.

The following species has been documented within 2.5 miles of the project site. Another location is documented within 4.75 miles. Individual animals may travel 5 miles from documented locations. The main impact of concern is the cutting or removal of potential roost trees.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>	
Mammals				
Northern Long-eared Bat <i>Hibernaculum</i>	<i>Myotis septentrionalis</i>	Threatened	Threatened	14157

This report only includes records from the NY Natural Heritage database.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NYSDEC at www.dec.ny.gov/animals/7494.html.



**The following rare plants, rare animals, and significant natural communities
have been documented at the project site, or in its vicinity.**

We recommend that potential impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQ. Field surveys of the project site may be necessary to determine whether a species currently occurs at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following animal, while not listed by New York State as Endangered or Threatened, is rare in New York and is of conservation concern.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS
Beetles			
Appalachian Tiger Beetle	<i>Cicindela ancocisconensis</i>	Unlisted	Imperiled in NYS and Globally Uncommon
Documented in an area adjacent to the project site.			

4173

The following natural community is considered significant from a statewide perspective by the NY Natural Heritage Program. By meeting specific, documented criteria, the NY Natural Heritage Program considers this community occurrence to have high ecological and conservation value.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS
Upland/Terrestrial Communities			
Pine-Northern Hardwood Forest			High Quality Occurrence of Uncommon Community Type
Documented at the project site. Very large, moderately diverse community with relatively large, intact, putative old growth core, in a moderately intact landscape.			

2307

The following plant is listed as Threatened by New York State, and so is a vulnerable natural resource of conservation concern.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS
Vascular Plants			
Meadow Horsetail	<i>Equisetum pratense</i>	Threatened	Imperiled in NYS
Documented in 14 miles southeast of the project site. 2016-08-17: The plants were along the slope down to a small creek in successional northern hardwoods.			

2923

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, from NatureServe Explorer at www.natureserve.org/explorer, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org. For descriptions of all community types, go to www.dec.ny.gov/animals/29384.html for Ecological Communities of New York State.



LEGEND

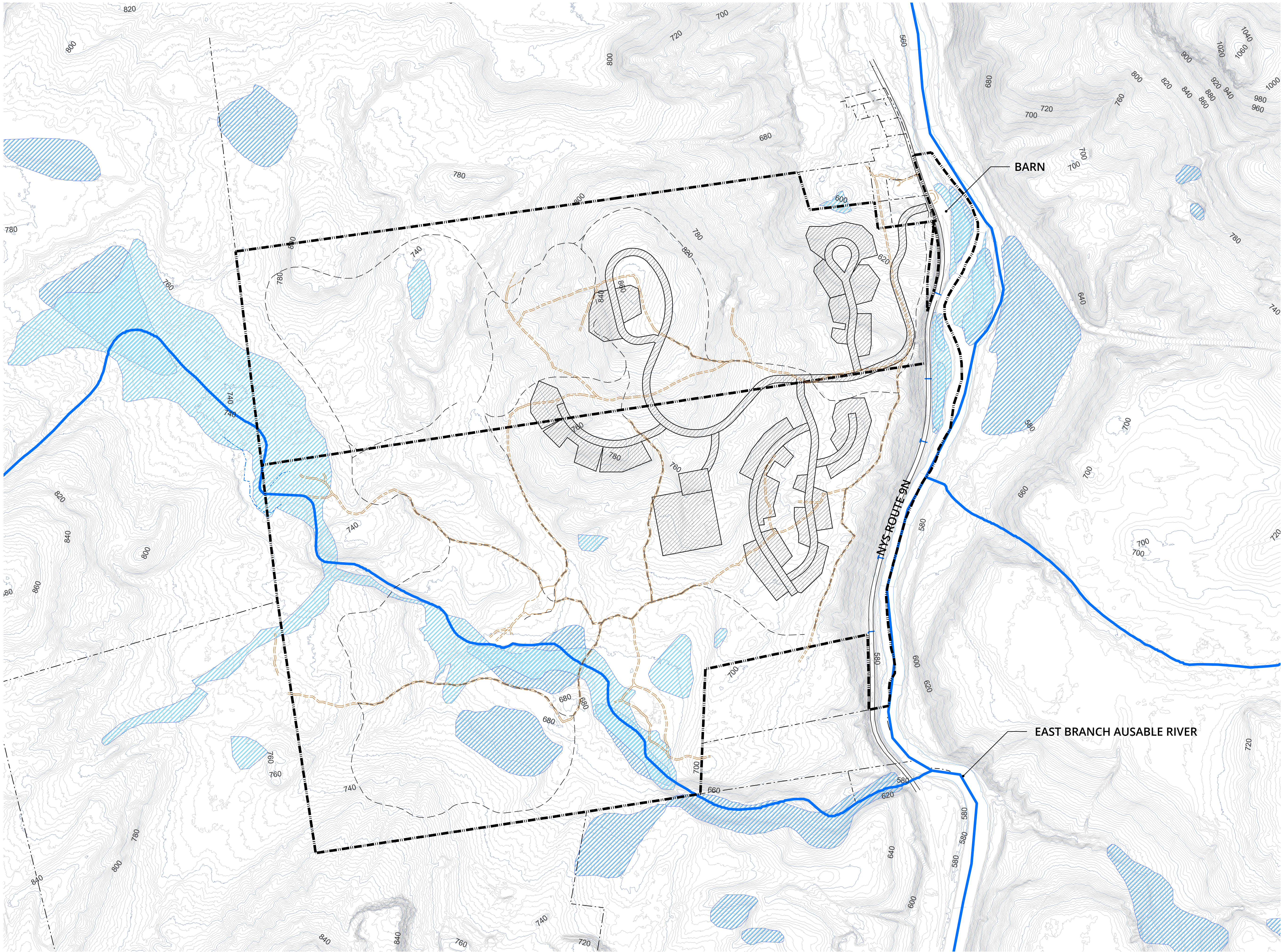
- PROJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- 10' CONTOURS
- STREAMS AND RIVERS
- WETLANDS

N

SCALE (ft)

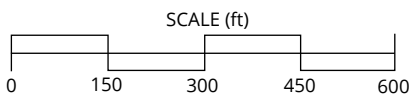
0 150 300 450 600

Source: APA Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

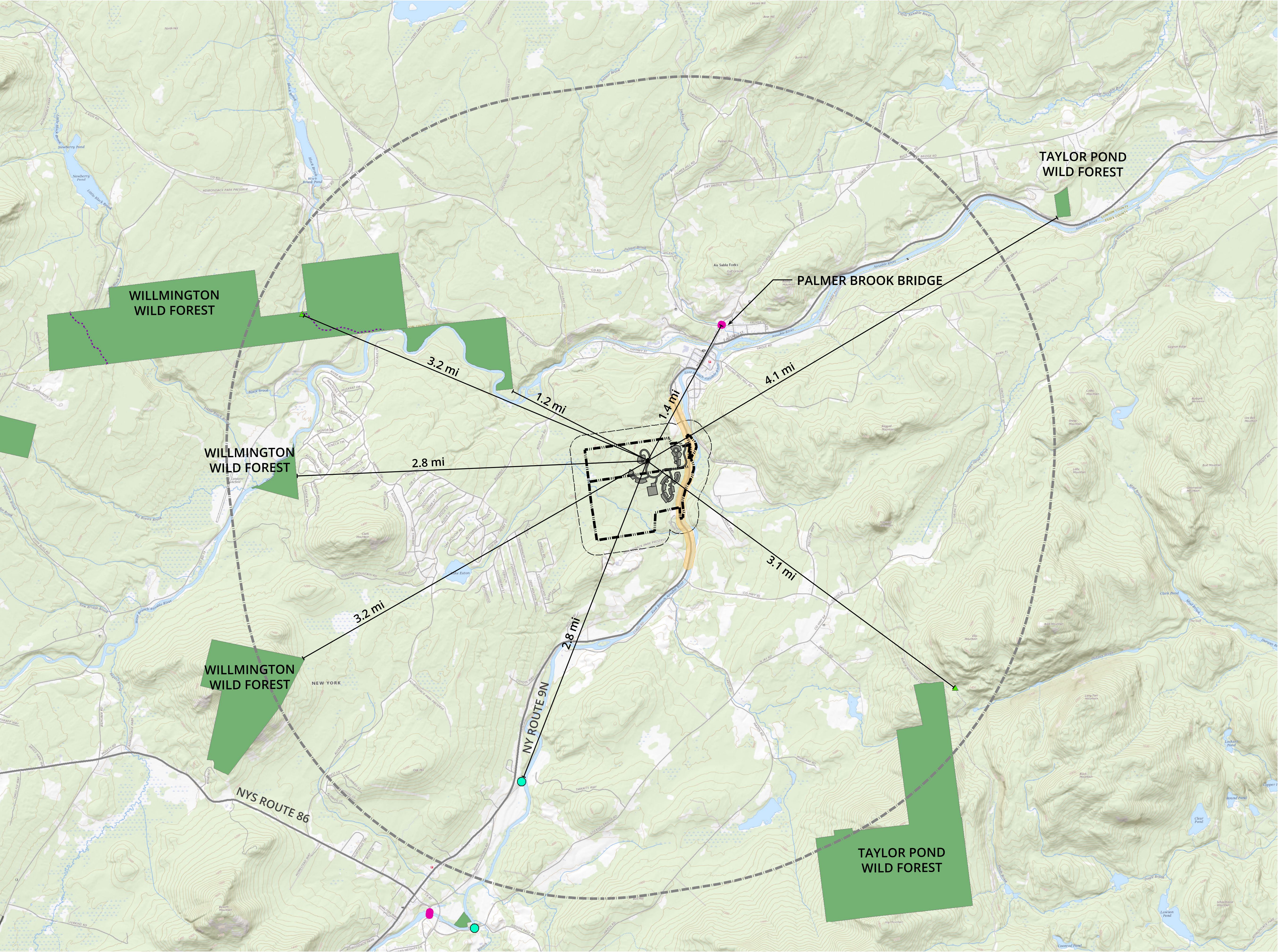


LEGEND

- PROJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- 2' CONTOURS
- 20' CONTOURS
- STREAMS AND RIVERS
- WETLANDS (NWI)
- WETLANDS (APA)



Source: APA Wetlands; NWI Wetlands; NHD Streams; Contours generated from USGS DEM 2014; Parcel boundaries and existing features from survey completed by RMS.



LEGEND

PROJECT PARCEL BOUNDARY

1/8 MILE PARCEL BUFFER

3 MILE PARCEL BUFFER

PROPOSED DEVELOPMENT IMPACT AREAS

PUBLIC ROADS

150' BUFFER STATE ROAD

NATIONAL REGISTER HISTORIC BUILDINGS

DEC LANDS

DEC POINTS OF INTEREST

DEC PUBLIC FISHING POINTS

DEC TRAILS

N

SCALE (ft)

01,0002,0003,0004,000

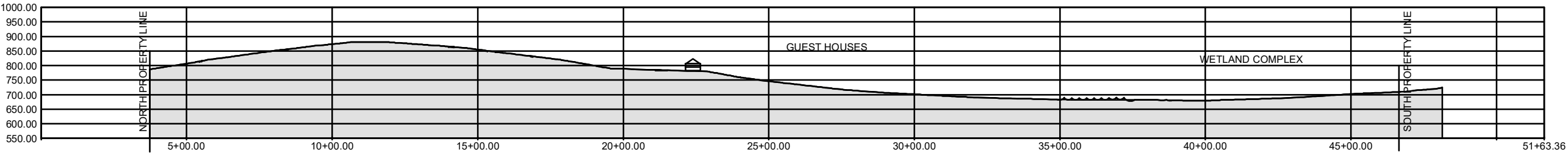
Source: NYSDEC, NYSHPO, USGS National Map 2021; Parcel boundaries from survey completed by RMS.

STACKMAN PROPERTY | PUBLIC AREAS VISIBILITY MAP

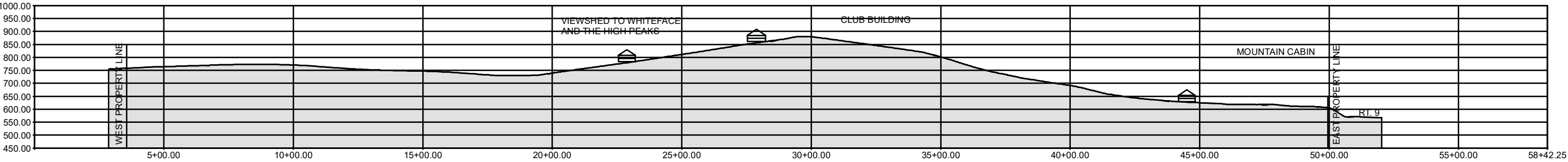
MAP - 09

SE GROUP

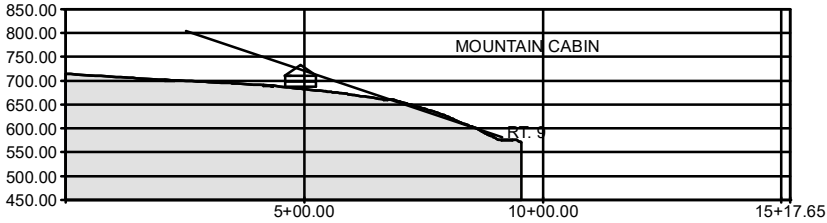
MAY 2022



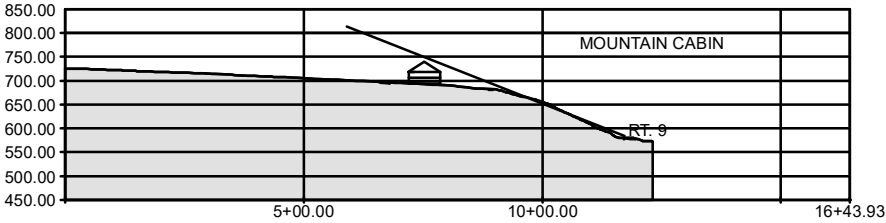
A SECTION A: NORTH-SOUTH
SCALE 1" = 200'-0"



B SECTION B: EAST-WEST
SCALE 1" = 200'-0"



C SECTION C: NORTH BLUFF
SCALE 1" = 200'-0"



D SECTION D: SOUTH BLUFF
SCALE 1" = 200'-0"

Additional Factors: Critical Environmental Areas

Map 01 Existing Conditions Site Survey, Map 02 Existing Conditions Base Map, Map 09 Public Areas Visibility Map

Site Analysis Additional Factors Elevations Map and Sections

Elevation of 2,500' or more

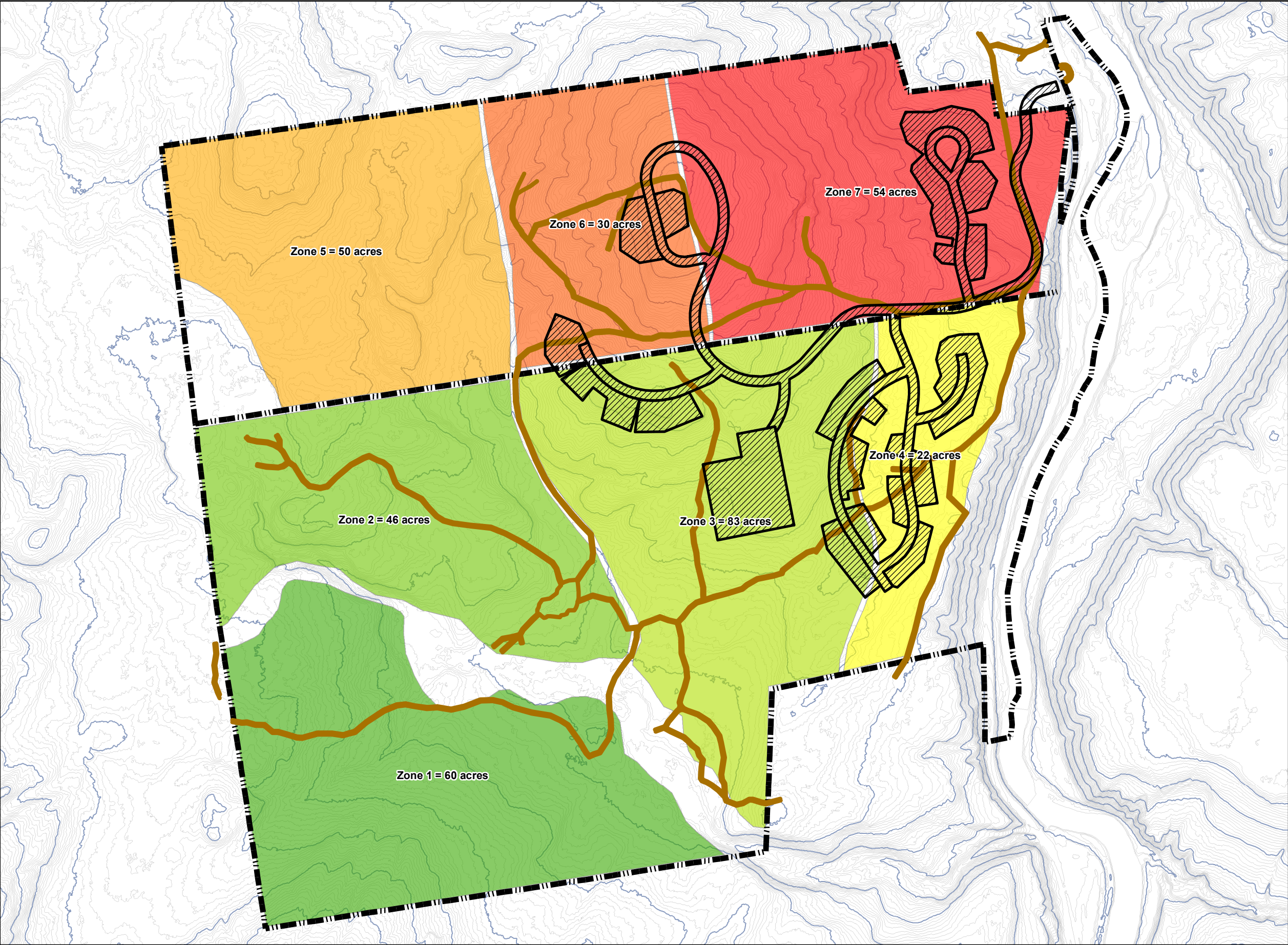
A topography and slope analysis within the property boundary was completed using Light Detection and Ranging (LiDAR) data provided by the United States Geological Survey (USGS). The property does not contain areas with an elevation of 2,500 feet or more.

Within 1/8 mi of state wilderness areas


The property is not located within an 1/8 mile of any state wilderness areas; therefore, the proposed project would not impact state wilderness areas.


Within 150' of state or federal ROW


The eastern edge of the property is located within a 150-foot buffer of the state right-of-way along New York State Route 9N (refer to Public Areas Visibility Map).



LEGEND


 PROJECT PARCEL BOUNDARY


 DEVELOPMENT POTENTIAL


 EXISTING LOGGING ROADS/TRAILS


LOGGING ZONES


Zone


 ZONE 1


 ZONE 2


 ZONE 3

 ZONE 4

 ZONE 5

 ZONE 6

 ZONE 7



0 125 250 500

Feet

Item 4 Historic or Recent Logging Activities

A brief summary report and map were digitized and provided, delineating and calculating the areas for each zone of historic and potential timber and logging materials and recommended activities.

These were prepared after the acquisition of the property and were taken into consideration during harvesting and maintaining the site for access, fire safety management and future development analysis. It is included here for your reference and perusal.

However, minimal action has been taken to proceed with any significant logging or select cutting in these areas, and always under the guidelines and recommendations for future forest health and productivity; as well as in accordance with the NY APA and DEC regulations concerning forestry, wetlands and any other significant considerations.

Roberta Alba

From: Eric <ericstackman@bellsouth.net>
Sent: Tuesday, May 17, 2022 8:50 PM
To: Roberta Alba
Subject: FW: Mill River - Forestry
Attachments: 100118 Mill River Report.pdf; 100118 Forestry Map.pdf

From: Adam Portz <aportz@segroup.com>
Sent: Monday, January 18, 2010 9:37 AM
To: Eric Stackman <ericstackman@bellsouth.net>
Cc: wmann@millriverlumber.com; wmann@surfglobal.net; Mark Kane <mkane@segroup.com>
Subject: Mill River - Forestry

Good Morning Eric.

Attached please find a brief summary report and map from Ward. We digitized and calculated the areas for each zone for you reference.

Zone 1 = 60 acres

Zone 2 = 46 acres

Zone 3 = 63 acres

Zone 4 = 22 acres

Zone 5 = 50 acres

Zone 6 = 30 acres

Zone 7 = 54 acres

Total = 325 acres (this does not include the wetland complex and bluff lands along rt. 9n.

Best Regards. Adam

SE Group
131 Church St.
Burlington, VT 05401

Re: Stackman Property Jay/Ausable NY
Timber mapping

The map(s) have 7 potential "timber zones" delineated on the property. Four lay on the 225 acre tract, with the remaining three on the adjoining 100 acre parcel, and a "no-cut" zone along NYS Rte 9N- potentially in "scenic river corridor" buffer as prescribed in NY DEC/ APA rules and regulations. The following is a brief description of each zone and its potential role in timber content, timber production and compatability with possible future property use.

On the 225 acre property- the zone numbers also reflect the priority and best chance for timber activity and compatability with future uses.

Zone 1 - Land lends itself for a timber harvest and long term forest productivity not compromised by possible future uses. Recommend a select tree harvest to enhance future forest productivity.

Zone 2 – Another area suitable for longer term timber productivity not in direct conflict with any proposed property uses in the future. A select tree harvest is appropriate to enhance future forest health and productivity.

Zone 3 –An area that blends a potential harvest section and an area to be cut in a "Pre-construction" mode, with any trees removed in that area using sensitivity and foresight in regards to possible land use and appearance in the future. Aesthetics and long term vision need to be utilized in these type of areas.

Zone 4 – A "pre- construction" area where the timber activities are specifically designed to accomplished longer term goals, instead of a single focus on just timber and forest productivity.

On the 100 acre tract the zone numbers are almost reversed in terms of possible timber productivity and revenue.

Zone 5 – The standing timber value is low density with only scattered trees and pockets of wood attractive for harvest at this time. Timber harvesting in this area

best value may be (aside of the stumpage income) the creation of additional trails not presently mapped.

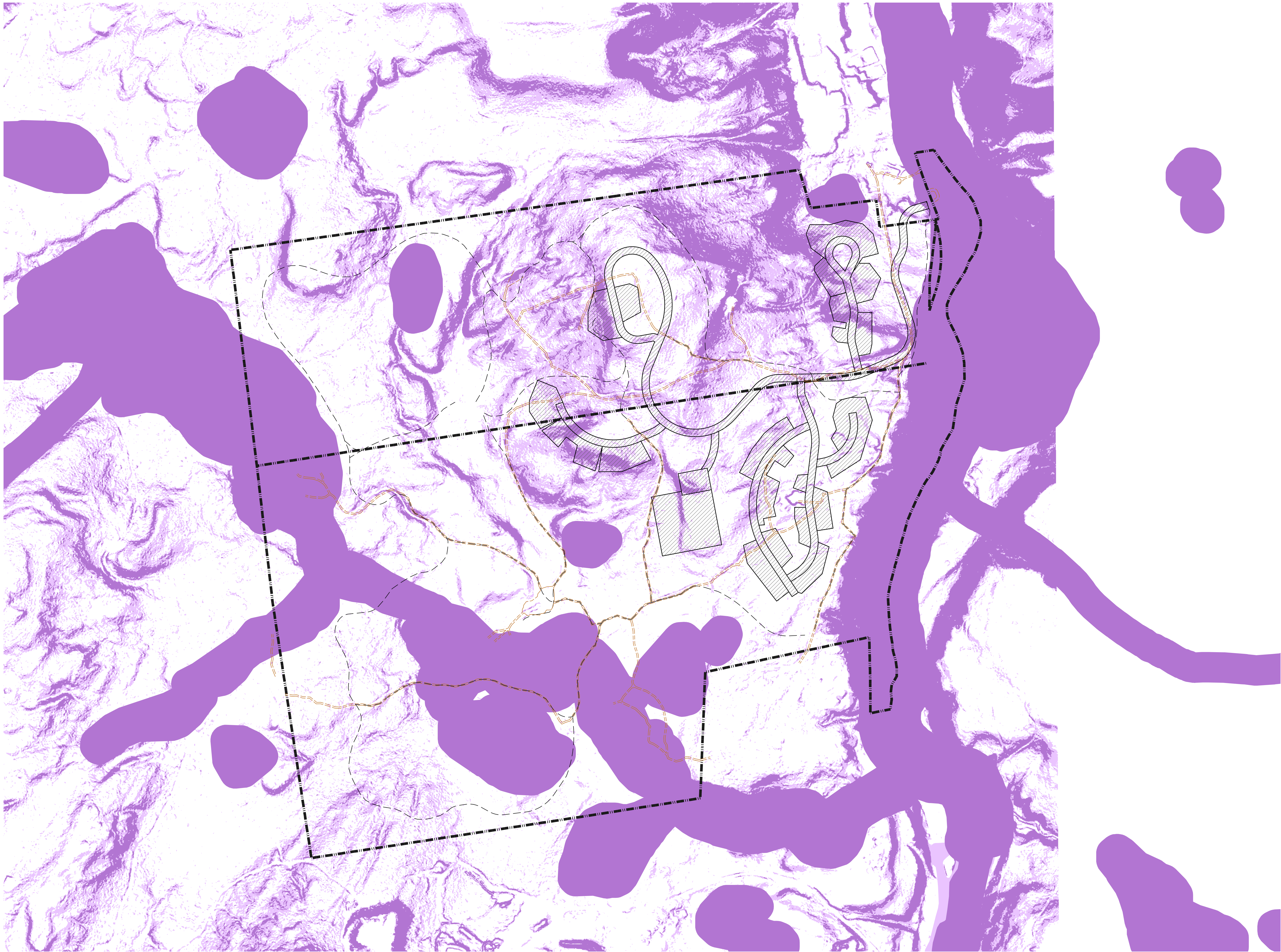
Zone 6 – Another “pre-construction “ area where timber value is minimal, yet generation of wood fiber for pulp & paper or wood chips for fuel/energy may be best suited and harvested in strategically advantageous areas, and done in a group selection / patch cut mode. There is a timber potential on the north slope of the existing elevation.

Zone 7 – Offers potential for a relatively higher timber value harvest compared to the other two zones, pending any limitations for future plans. Tree and forest density and aesthetics will most likely have a priority here.

Any and all harvesting will be done in accordance with existing NY APA and DEC regulations concerning forestry, wetlands and any other applications pertinent.

More detailed plans and specificity can and will be generated as we move forward.

**Ward Mann (802) 770-0413 cell (802) 775-0032 office
Forester- Mill River Lumber Ltd
PO Box 100
N. Clarendon, VT 05759**



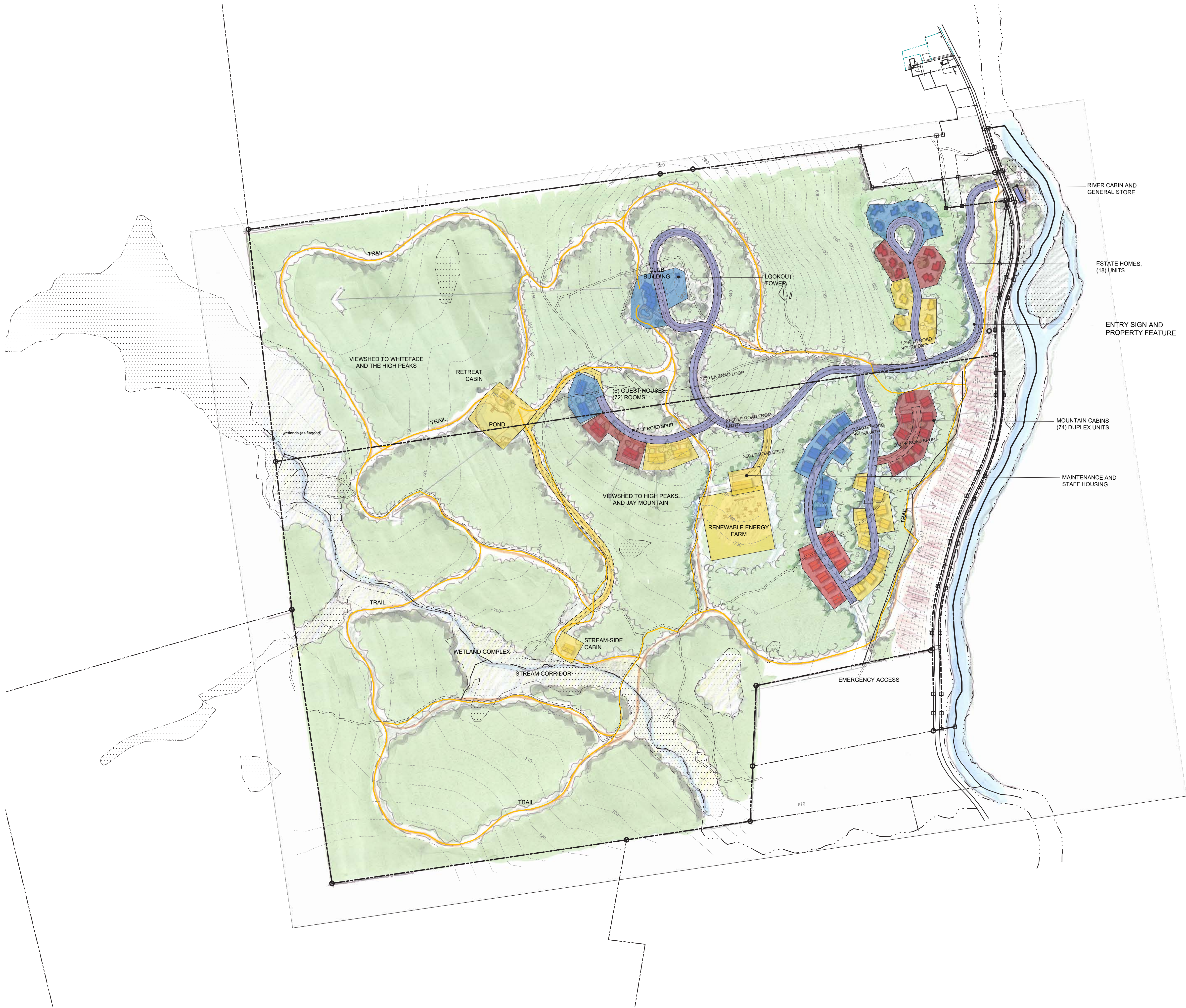
LEGEND

- PROJECT PARCEL BOUNDARY
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- DEVELOPMENT POTENTIAL - MINIMIZE ENVIRONMENTAL IMPACTS
- LIMITED DEVELOPMENT POTENTIAL
 - STEEP SLOPES (15-25%)
 - FLOOD ZONE X - 0.2% ANNUAL FLOOD RISK
- DEVELOPMENT NOT PERMITTED
 - WETLANDS AND 100' BUFFER
 - 100' STREAM BUFFER
 - 150' FROM RECREATIONAL RIVER
 - SEVERE SLOPES (25%+)



SCALE (ft)
0 150 300 450 600

Analysis by SE Group 2022. Source: National Hydrograph Dataset - USGS; Freshwater Regulatory Wetlands - NYSDEC; National Wetlands Inventory; FEMA NFHL; APA Designated River Areas; USGS 1 m DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

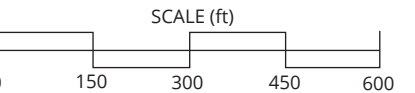


LEGEND

- PROJECT PARCEL BOUNDARY
- TRAILS
- PHASE 1 - ROAD AREAS
- PHASE 1 AREAS
- PHASE 2 AREAS
- PHASE 3 AREAS
- PHASE 4 AREAS

CALCULATIONS

TOTAL TRAIL LENGTH:	29,000LF	=5.5 MILES
TOTAL ROAD LENGHT:	11,040LF	= 2.1 MILES
AREAS OF DISTURBANCE		
PHASE 1 ROADS	430,150 SF	= 9.9 AC
PHASE 1 BUILDINGS	292,000 SF	= 6.7 AC
PHASE 2	226,500 SF	= 5.2 AC
PHASE 3	226,000 SF	= 5.1 AC
PHASE 3 SOLAR	161,100 SF	= 3.7 AC
PHASE 3 CABINS	204,120 SF	= 4.7 AC
PHASE 4	72,950 SF	= 1.7 AC



Source: USGS 1 m DEM 2014, analysis by SE Group 2022

Item 5 Conceptual & Schematic Design

The conceptual schematic design maps provided herein already identify the least invasive and most minimal layout of the proposed development, utilizing best practices to minimize impact to the existing resources. The outlines of the structures, contemplate setbacks, slopes, wetlands, buffers, etc. and have all been taken into consideration to cluster it away from critical areas and significant habitats. On a site of almost 400 acres, less than 10% of the total area will be disturbed.

PROPOSED DEVELOPMENT PHASED AREAS - ACERAGE BY PHASE								
TOTAL	TRAIL	LENGTH:	29,000LF	6	MILES			
TOTAL	ROAD	LENGTH:	11,040LF	=	2	MILES		
AREAS OF DISTURBANCE BY PHASE							% of Total	
PHASE	1	ROADS	430,150 SF	=	9.9	AC	2.57%	
PHASE	1	BUILDINGS	292,000 SF	=	6.7	AC	1.74%	
PHASE	2		226,500 SF	=	5.2	AC	1.35%	
PHASE	3		226,000 SF	=	5.1	AC	1.32%	
PHASE	3	SOLAR	161,100 SF	=	3.7	AC	0.96%	
PHASE	3	CABINS	204,120 SF	=	4.7	AC	1.22%	
PHASE	4		72,950 SF	=	1.7	AC	0.44%	
			TOTAL	37	ACRES		9.61%	
			TOTAL SITE				385 ACRES	
<i>Source: USGS 1 m DEM 2014, analysis by SE Group 2022</i>								
PROJECT	PARCEL	BOUNDARY						

Municipal Sewer and Water Systems

In our preliminary study, the engineering team has taken these into consideration as the basis for design, and also in relation the ideal connection locations to tie into the existing municipal water main and hydrant at the north east corner of the property, located within the existing Au Sable Forks/Town of Jay Water District. All of this is meant to be accomplished with the least amount of disturbance.

The presence of good soils, moderate slopes, and public water are great assets to the project and the storm water treatment will be accomplished by infiltrating small storm events, with retaining ponds along with the septic system designs. The same process can be developed for storm water and water supply. The proposed options for infrastructure have been detailed in a report and matrix enclosed. These are depicted as individual septic system for each building. Each individual system located adjacent to the structure being served.



TRANSMITTAL

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ☎ Tel: 802-863-6225 ☎ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ☎ Tel: 603-442-9333 ☎ Fax: 603-442-9331

Date: October 9, 2012

To: Eric Stackman

From: Peter Gibbs, PE

Re: Jay NY

Enclosed: Schematic level sewer, water, storm plans and data sheets

Notes:

Eric

Engineering report will be PDFed to you.

Peter

Initial Engineering Report

Prepared for the

Phase I
Ausable Forks, Town of Jay, NY
14016 NYS RTE 9N
Tax Map # 17.2-1-4.00

Prepared by

Engineering Ventures, PC.
208 Flynn Avenue, Suite 2A
Burlington, Vermont 05401



October, 2012

EV Job# 10030

General

The proposed project involves the development of a resort community in the Town of Jay NY, south of the Hamlet of Ausable Forks on NYS RTE 9. The 911 addresses 14016 NYS RTE 9N, and the tax map # is 17.2-1-4.00. This initial engineering report will look at:

- Onsite sewage treatment with individual building septic systems.
- An extension of the Town of Jay water system throughout the development for potable water use.
- Creation of storm water and aesthetic ponds for fire protection by dry hydrants.
- And the use of onsite soils for storm water treatment by grass swale and infiltration galleries.

Topography and Soils

The soils on the site are Adams loamy sand, and Hermon gravelly loamy sand. The Adams soils cover the majority of the site, while the Hermon soils are located near the higher portions of the site. These soils are well drained, with a depth to season high groundwater typically below 5' from grade test pits. No bedrock was encountered in any of the deep test pits, and the season high ground water, as determined by mottling and low chroma soils, was greater than 48" below grade, and no seepage was observed. Soil percolation for septic treatment was typically slightly more than 1 minute per inch.

Onsite Sewage Treatment

As mentioned above the site soils at the site are an Adams loamy sand, and Hermon gravelly loamy sand. The seasonal high ground water begins below 48" from the existing grade. Basis of design calculations are listed on the plan sheets. Typically the design results in a septic tank (followed by a pump station if required by grade or pressure dose requirements) followed by a distribution box and "conventional" absorption (leach) laterals. The use of septic treatment on this site is well suited because of the deep well drained soils and the relatively low level of development planned for the site. See attached soil test pit and percolation test data sheets and the schematic level plans with basis of design.

Water Distribution System, Potable Water, and Fire Protection by Dry Hydrants

The site is serviced by the Town of Jay, Ausable Forks water District public water supply ID# 1516260. The system appears to have ample flow and storage to service the development. However the pressure requirements of the project will not be met by the

public water system. A pressure booster station will be needed to increase pressures within the development for domestic water service. Fire protection of the development will be accomplished by use of the Town fire hydrant at the development's entrance and by dry hydrant ponds located throughout the development. The Town of Jay is sending the most recent ISO testing results for use by the design team. See attached schematic level plans.

Strom Water Treatment

Initial storm water sizing was done for water quality treatment and detention of storm water runoff from the site using the current NYS DEC storm water regulations. Treatment will be required for the entire site and detention will be required for the portion of the site which drains to the on-site stream. It is assumed that the portion of the site which drains into the Ausable River will be exempt from detention requirements due to the size of the river.

The site was broken out into several sub-drainage areas which will each have their own treatment system. This will help more closely mimic natural flow conditions than putting in one large system at the bottom of the overall drainage area. This will also keep the size of the treatment systems smaller since runoff from undisturbed areas can be routed around the proposed treatment systems.

A rain garden and a treatment swale are proposed near the river cabin and general store. These two practices will be designed to meet the water quality requirements for this area and appear to be viable options based on initial soils testing. Detention is not anticipated for this area. The locations of these two practices are shown on the concept plan and sizing will take place during final design.

Infiltration systems are proposed for most of the rest of the site which will meet the water quality requirements as well as a portion of the detention requirements. This practice also appears to be a viable option based on the soils information collected to date. Initial sizing of these treatment practices was performed based on assumed amounts of impervious, lawn and wooded areas shown on the current concept plan. An approximate number of infiltration units to provide the water quality treatment volume was obtained for each sub-drainage area and is shown on the concept plan. For the sub-drainage areas which eventually drain into the on-site stream, the infiltration units will also provide some additional storage volume to reduce the amount of runoff leaving the site during larger storms. The proposed pond on the concept plan will also provide some detention volume for this portion of the site. Sizing of this pond will take place during final design.

It is expected that the proposed infiltration systems will be made up of pre-fabricated chambers made by Stormtech as shown on the storm water detail sheet. These chambers

are installed underground and are surrounded by gravel. The inside of the chamber is empty which provides a void space that can fill up with water during a storm. Runoff from the sub-drainage area will be directed into a proposed catch basin and will enter the chambers from a pipe or "header." Storm water will then infiltrate through the gravel at the bottom of the chambers and into the ground. During larger storms, water will back up into the chambers and there will be an overflow outlet pipe at the top of the chambers which will outlet to the ground surface. Water that overflows out of the chambers will then flow across the site and into either the on-site stream or the Ausable River.

See attached soil infiltration test data sheets and the schematic level plans.

Attachments

Attached please find:

- A highlighted NRCS soil description of the site and surrounding areas.
- Deep hole test pit data for septic system design.
- Percolation test data for septic system design.
- Infiltration test data for storm water treatment design.
- Schematic level plans of water, septic and storm water systems.

BASIS OF DESIGN

CLUB HOUSE BUILDING:

18,000 FT² FACILITY
MIXED USE FACILITY, ASSUME 0.25 GPD/FT² = 4,500 GPD
SEPTIC TANK = 1.5(4,500) = 6,750
-USE 8,000 GALLON TANK
ABSORPTION FIELD (4,500 GPD) (1/1.2) (1/2) = 1,875 FT
-USE 10 LATERALS, 200' EACH, PRESSURE DOSE SYSTEM
ASSUME A 4,000 GALLON GREASE TRAP

GUEST HOUSES (12 ROOMS PER GUESTHOUSE):

ASSUME 120 GPD/ROOM = 1,440 GPD PER GUEST HOUSE
SEPTIC TANK VOLUME = 1.5(1,440) = 2,160 GPD
USE TWO 1,250 GALLON SEPTIC TANKS PER GUEST HOUSE, SIX ROOM ON EACH TANK
APPLICATION RATE = 1.2 GPD/FT², USE TWO FOOT WIDE TRENCH
(6 ROOMS) (120 GPD) (1/1.2GPD/FT²) (1/2) TRENCH = 300 FT TRENCH
USE 6-50' LATERALS PER SIX ROOMS

ESTATE HOUSES (ASSUME 4 BEDROOMS EACH)

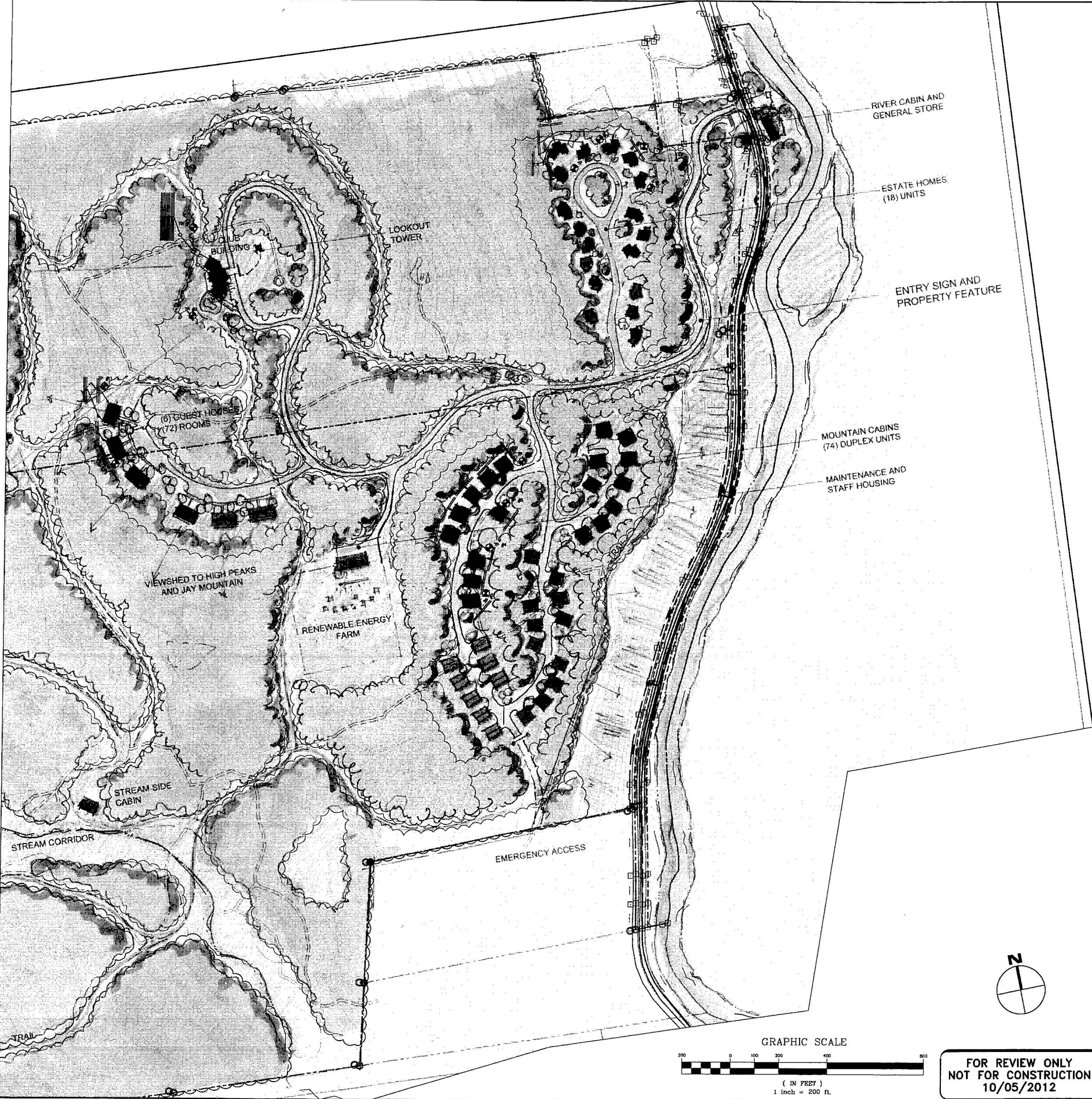
-USE 1,250 GALLON SEPTIC TANK
-USE 4-50' LATERALS
-USE EFFLUENT PUMP TANK IF NECESSARY

RIVER CABIN/STORE (3,000 FT²):

ASSUME STORE LEVEL 0.1 GPD/FT²
300 GPD
-USE 1000 GALLON SEPTIC TANK
-USE EFFLUENT PUMP
300 GPD (1/1.2 GPD/FT²) (1/2) = 125 FT
-USE 3-50' LATERALS

MOUNTAIN CABINS DUPLEX:

-ASSUME 2 BEDROOMS EACH, TOTAL 4 BEDROOMS
-USE 1,250 GALLON SEPTIC TANK
-USE 4-50' LATERALS
-USE EFFLUENT PUMP TANK IF NECESSARY



Stamp	
Chkd.	
Rev. No.	
Description	
ENGINEERING VENTURES PC 200 West Avenue, Suite 310, Jay, VT 05464 Tel: 802.442.5333 Fax: 802.442.5334 85 Main Street, Suite 500, Jay, VT 05464 Tel: 802.442.5333 Fax: 802.442.5331 www.engineeringventures.com	
Client:	ERIC C. STACKMAN
Sheet Title:	SEPTIC DESIGN TREATMENT PLAN
Project Title:	PHASE 1 SCHEMATIC JAY, VT
Designed By:	ST
Checked By:	PG
Drawn By:	
Scale:	AS NOTED
Date:	10/05/2012
EV#10030	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
10/05/2012

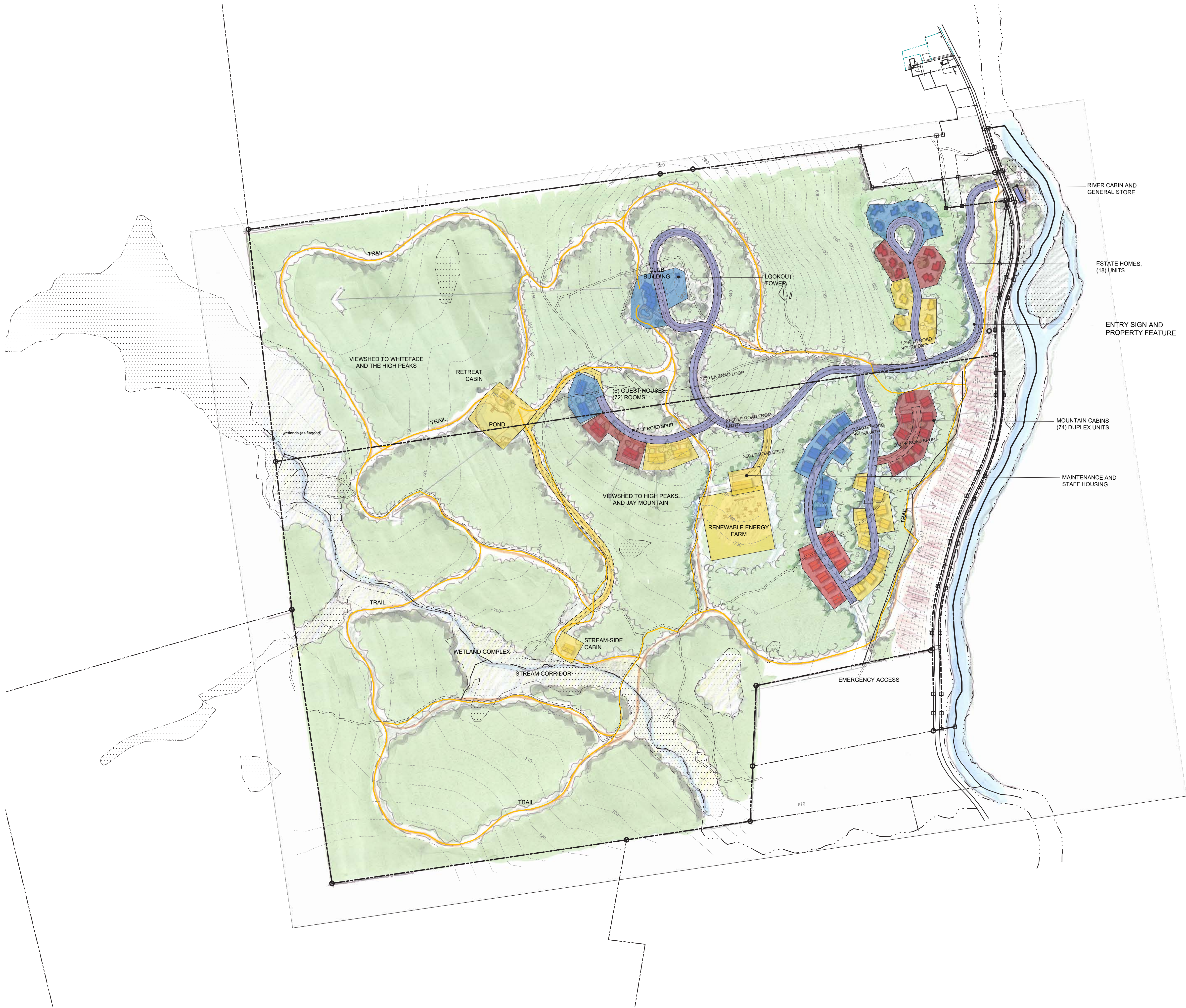
Solar Farm

The initial proposed site layout was based on conceptual green energy opportunities that had not been technologically developed to the extent they are today. We would take into consideration new products and systems, such as the alternative of installing rooftop solar panels in lieu of free-standing panels that would blend with the architecture or landscape, without generating additional site disturbance.

Phasing & Permit Application Process

Plan 2 Proposed Development Phase Areas map confirms the proposed and preliminary phasing for each alternative, ensuring that each phase involves less than 5 acres of disturbance.

We understand that the NYS Department of Environmental Conservation's SPDES general permit application for stormwater discharges from construction activities requires that the owner or operator of a construction activity not disturb greater than 5 acres of soil at any one time without prior written authorization. As such, we will seek such authorization, as required, and use best means and methods.

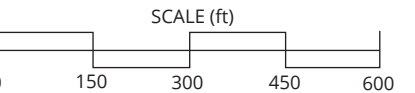


LEGEND

- PROJECT PARCEL BOUNDARY
- TRAILS
- PHASE 1 - ROAD AREAS
- PHASE 1 AREAS
- PHASE 2 AREAS
- PHASE 3 AREAS
- PHASE 4 AREAS

CALCULATIONS

TOTAL TRAIL LENGTH:	29,000LF	=5.5 MILES
TOTAL ROAD LENGHT:	11,040LF	= 2.1 MILES
AREAS OF DISTURBANCE		
PHASE 1 ROADS	430,150 SF	= 9.9 AC
PHASE 1 BUILDINGS	292,000 SF	= 6.7 AC
PHASE 2	226,500 SF	= 5.2 AC
PHASE 3	226,000 SF	= 5.1 AC
PHASE 3 SOLAR	161,100 SF	= 3.7 AC
PHASE 3 CABINS	204,120 SF	= 4.7 AC
PHASE 4	72,950 SF	= 1.7 AC



Source: USGS 1 m DEM 2014, analysis by SE Group 2022

PROPOSED DEVELOPMENT PHASED AREAS - ACERAGE BY PHASE									
TOTAL	TRAIL	LENGTH:	29,000LF	6	MILES				
TOTAL	ROAD	LENGHT:	11,040LF	=	2	MILES			
AREAS OF DISTURBANCE BY PHASE						% of Total			
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PHASE	3		226,000	SF	=	5.1 AC	1.32%		
PHASE	3	SOLAR	161,100	SF	=	3.7 AC	0.96%		
PHASE	3	CABINS	204,120	SF	=	4.7 AC	1.22%		
PHASE	4		72,950	SF	=	1.7 AC	0.44%		
			TOTAL		37	ACRES	9.61%		
			TOTAL SITE				385	ACRES	
Source: USGS 1 m DEM 2014, analysis by SE Group 2022									
PROJECT	PARCEL	BOUNDARY							

Item 6 Existing Right of way and Current Use of the Property

The current deed of record for tax parcel 17.2-1-20.11 indicates that there is an existing right-of-way “over and across the property... to the state highway along the route of an old road...”

Agreed. The deed indicates that such road can be located anywhere within the property, so long as we provide the required access.

During the October 19, 2021 site visit, staff noted that the project site is not heavily posted nor is the existing access gated.

It is our intention to install signage and gates once permitting has been obtained and construction is scheduled to begin. At the completion of the project, there will be permanently gated access to the property and designated right of way access, as and where needed.

Impacts to wetlands were also observed associated with an existing and well-used un-improved roadway.

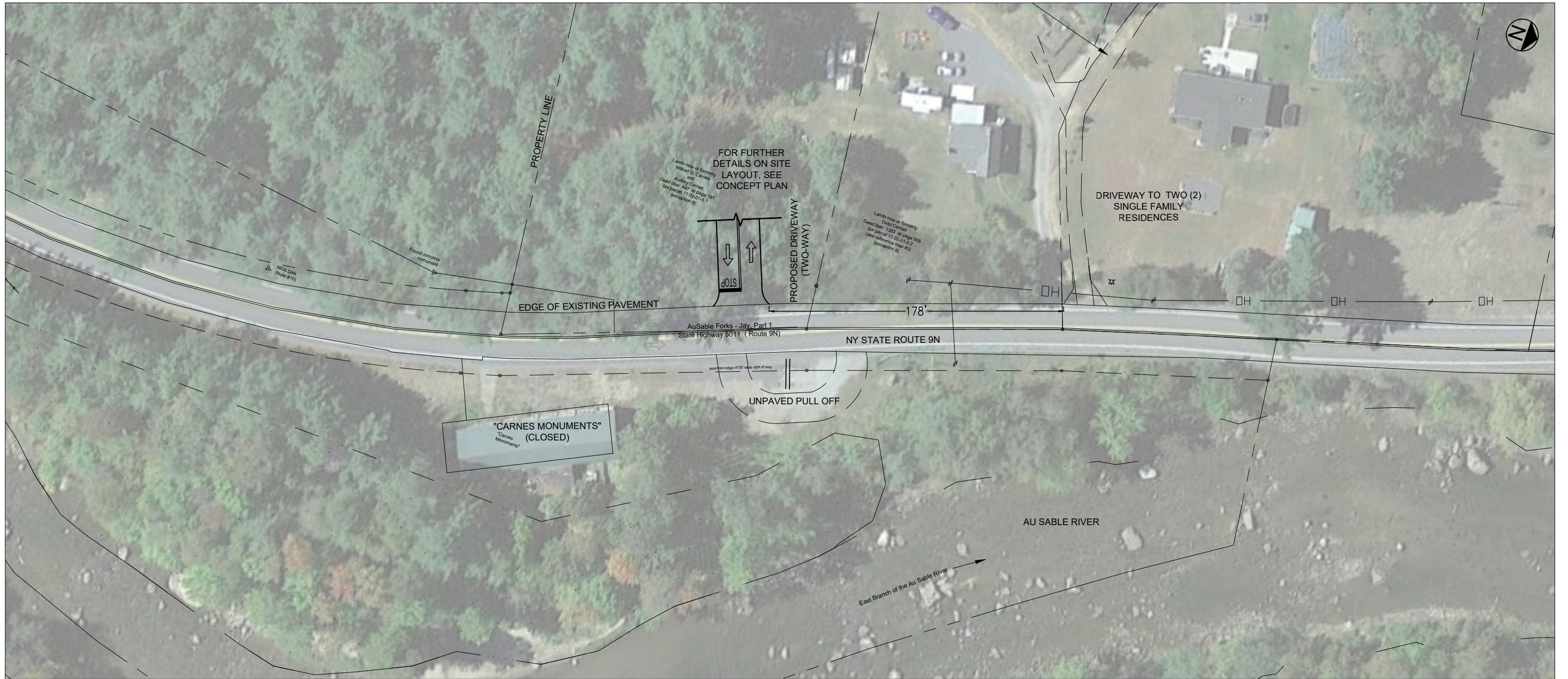
These were previously existing logging roads and trails that have remained since the parcels were acquired. They will be eventually redirected in accordance with the approved layouts and access control measures put in place to ensure their proper use and maintenance.

Please describe the current use(s) of the property in terms of any existing access agreements and how the project as proposed may impact any adjoining land use with existing legal access.

As in the right of way access discussed above, certain trails, service roads and access points will be properly posted and indicated. Some of the existing roads or trails may be abandoned and redirected away from sensitive areas, such as wetlands, while others may be enhanced to allow for access from the adjoining parcels.

EXISTING TRAIL CONDITIONS






Notes:

- 1) There are no intersections located within 1,000 ft of the proposed driveway.
- 2) There are no driveways south of proposed driveway within 500 ft.

Driveway Location Map

Legend

 Proposed Driveway Location

Proposed Driveway Location

9N

9R

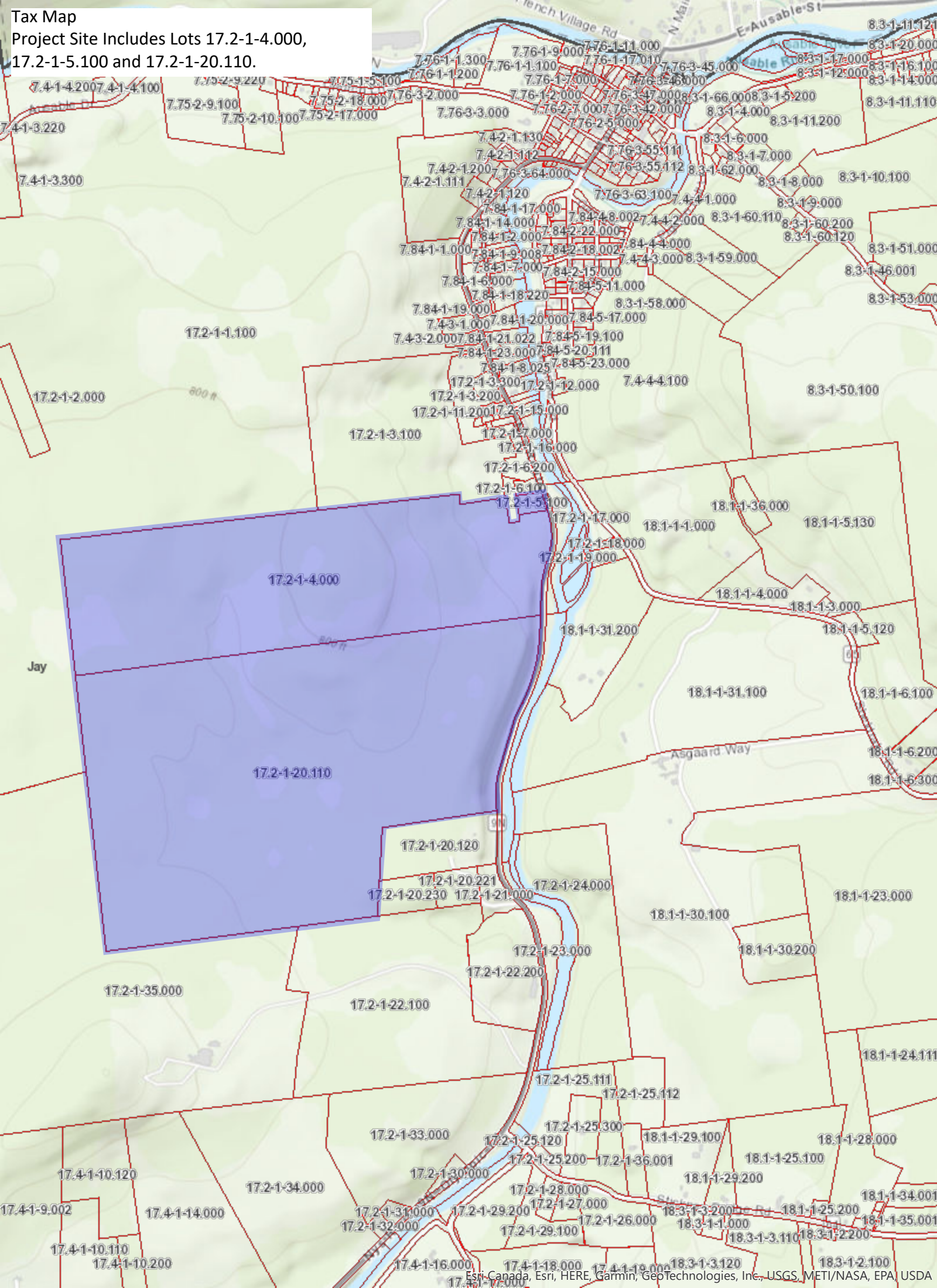
9N

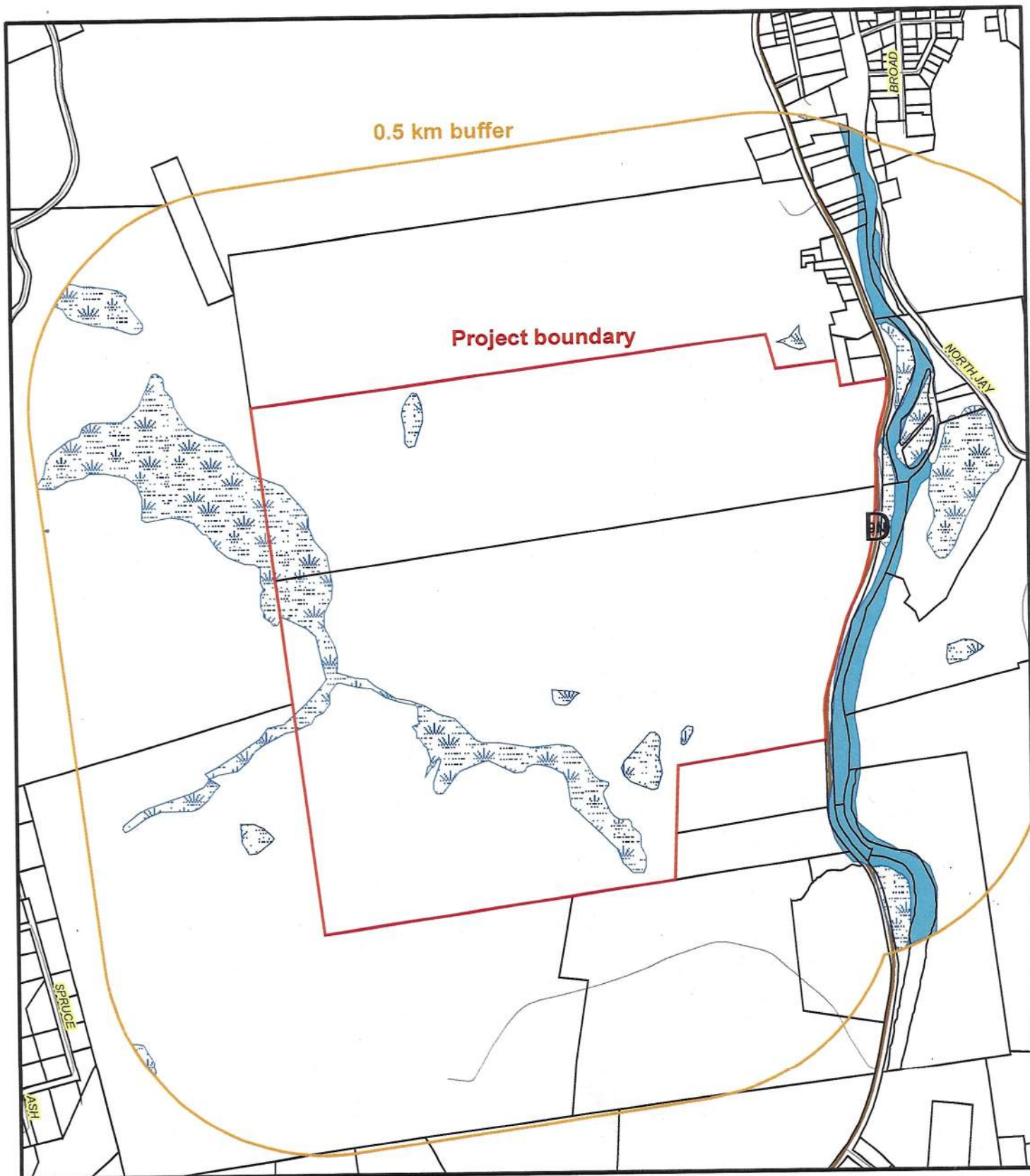
Ausable River

Sheldrake Rd



Tax Map
Project Site Includes Lots 17.2-1-4.000,
17.2-1-5.100 and 17.2-1-20.110.





A2007-0005 Stackman

1:12,000

0 0.2 0.4 0.8 Kilometers



= wetland*

*subject to field verification

Basemap:
Tax Parcels (Essex County RPS)

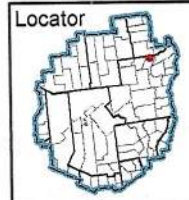


Adirondack Park Agency

Prepared by A. Diggory, 10/15/07

This map should not
be used for legal
jurisdictional determinations.

Locator



Map Notes:

- 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.
- Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
- Copyright 2008, Robert M. Sutherland, P.C. All rights reserved.
- The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
- Subject to any findings of an accurate abstract of title or those discoverable by inspection.
- Subject to any and all right of ways and easements of record, if any.
- North arrow and bearings based on Grid North, NAD1983 - State Plane, New York East Zone - 18.
- Vertical datum based on NAVD 1988.
- Riparian rights, if any, have not been established as a result of this survey.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Assumed road bounds, shown hereon, based on current NYSDOT mapping of record.
- NYS-Route 9N appears to exist as a road by use (Prescriptive Easement). A right-of-way of 50' was assumed, as shown on reference map #2. An acquisition of lands for highway purposes was taken in 1938 and is depicted on reference map #6 and described in Deed Liber 228 at page 093.
- Subject to any right, title or interest the public may have in and to that portion of NYS Route 9N (AuSable Forks - Jay, Part 1 State Highway 5011), used for highway purposes.
- Field survey completed with snow conditions of 6-22" of cover.
- Wetlands, depicted hereon, are plotted from mapping provided by the Adirondack Park Agency, no field verification was made at this time.
- Together with all access right-of-ways, for ingress and egress, as described in the current deeds of record.
- Subject to easements granted to the AuSable Valley Telephone Company. No record document was found describing this easement.
- Subject to an Utility Easement to the New York State Electric and Gas Corporation as described in Deed Liber 256 at page 440, Deed Liber 713 at page 201 and Deed Liber 1039 at page 294.
- Subject to Fishing Rights along and 33' off the west bank of the AuSable River to the People of the State of New York as described in Deed Liber 231 at page 496.
- Portion of the overall parcel, tax parcel 17.02-01-20.11, is subject to Adirondack Park Agency Permit No. 93-372.
- Interior roads, shown hereon, are dirt woods roads. No additional location of interior improvements were performed outside the area immediately visible from the woods roads.
- Subject parcel is within the "Low Intensity" Adirondack Park Agency Land Use Classification.
- Topography along NYS Route 9N with the 1 foot contour interval was derived from an accurate field survey. Remaining contouring with a 10 foot interval was derived from the USGS Quadrangle mapping.

Reference Deeds:

- Brian LaBrake and Bruce LaBrake to Eric Clarke Stackman by deed dated March 24, 2006 and recorded in Deed Liber 1487 at page 302 on April 27, 2006 in the Essex County Clerk's Office. (tax parcel 17.02-01-04)
- Brian Paul Coolidge to Paul Kenneth Coolidge by deed dated November 20, 2000 and recorded in Deed Liber 1288 at page 127 on November 28, 2000 in the Essex County Clerk's Office. (tax parcel 17.02-01-11)

Reference Maps:

- "Survey Map showing Two Lots of land owned by Benjamin Paul Coolidge (Evelyn Lucille Coolidge) prepared by James C. Blaise, L.S. dated April 27, 1985.
- "Survey Map showing land being conveyed to Paul K. and Valerie Coolidge prepared by James C. Blaise, L.S. dated March 31, 1994 and filed in the Essex County Clerk's Office as filed map #4538.
- "Map of certain parcels surveyed for Fred G. Carnes prepared by Norman Briggs, L.S. dated January 27, 1960 and filed in the Essex County Clerk's Office.
- "Map of Survey showing certain lands to be conveyed to Walter J. Dubay and Linda M. Dubay prepared by Robert M. Marvin, L.S. dated May 18, 1987 and filed in the Essex County Clerk's Office as filed map #8705.
- Jay-Upper Jay SH 5235, AuSable Forks-Jay Part 2 SH 5184, AuSable Forks-Jay Part 1 SH 5011 sheets 30-39 and known as RC2527, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.
- AuSable Forks - Jay Part 1, SH 5011, Map No. 17.1, filed in the Region 1 Office of the New York State Department of Transportation, Schenectady, NY.

Tax Map Reference:

Section 17.02 - Block 01 - Lots 04 and 20.11
Town of Jay / County of Essex

Certification:

I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.

Eric Clarke Stackman

Burns, L.S.
S. License #050702

Lands now or formerly
James Leigh Properties, LLC
Deed Liber 1374 at page 084
tax parcel 17.02-01-03

Parcel 1 and IX
(formerly LaGoy Brothers
and Hurley Lumber
Deed Liber 284 at page 238)
(exception 5)

Lands now or formerly
S&J Northwest
Development, LLC
Deed Liber 1290 at page 278
tax parcel 17.02-01-18

Lands now or formerly
Todd Carnes
Deed Liber 1302 at page 005
tax parcel 17.02-01-S-2
(see reference map #3)

Lands now or formerly
Willard D. Carnes
and
Audrey Carnes
Deed Liber 447 at page 191
tax parcel 17.02-01-6.1
(exception 8)

Lands now or formerly
Walter J. Dubay
and
Linda M. Dubay
Deed Liber 16.01-01-31.2
(see reference map #4)

TOTAL AREA:
16,763,216± SQ. FT.
385± ACRES

Parcel 1A, NYS 9N to SH
16,115,193.78± SQ. FT.
369.60± ACRES

(incl. NYS 9N to SH)
190,273.20± SQ. FT.
4.34± ACRES

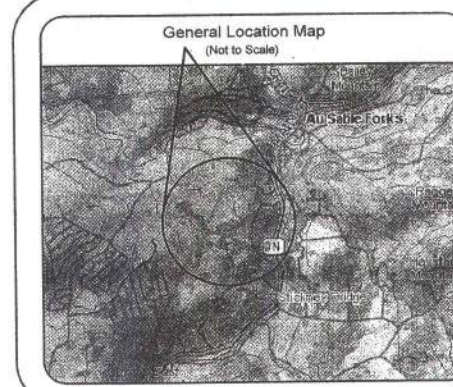
West of NYS 9N to approximate
centerline of AuSable River
460,740± SQ. FT.
10.6± ACRES

PARCEL 2 (PARCEL 1)
(reference deed #2)
(exception 4)

Lands now or formerly
Paul Kenneth Coolidge
and
Valerie Coolidge
Deed Liber 1084 at page 122
tax parcel 17.02-01-20.12
(APA Permit No. 93-372)
(reference deed #2 - Parcel 2)
(exception 1)

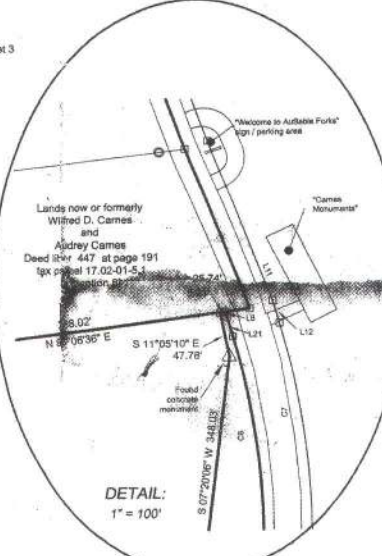
Lands now or formerly
Randy E. Spoon
and
Susan F. Spoon
Deed Liber 1207 at page 257 -
Parcel 2
tax parcel 17.02-01-20.2
(APA Permit No. 93-372)

Lands now or formerly
Lake Placid Granite Co., Inc.
Deed Liber 533 at page 090
tax parcel 17.02-01-22.1



NYS Route 9N Assumed Right-of-Way:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°56'32"	1008.91'	294.64'	L1	N 00°47'24" W	99.47'
C2	10°47'30"	1605.11'	302.32'	L2	N 15°09'08" E	286.85'
C3	25°02'48"	1136.85'	496.97'	L3	N 25°56'38" E	161.10'
C4	17°36'07"	642.77'	197.47'	L4	N 00°33'40" E	136.02'
C5	01°52'28"	642.77'	21.09'	L5	N 01°09'17" W	110.35'
C6	34°18'54"	782.90'	456.91'	L6	N 01°09'17" W	155.95'
C7	34°18'54"	812.90'	456.89'	L7	N 18°19'27" E	117.29'
C8	19°28'43"	592.77'	201.82'	L8	S 20°40'57" E	5.11'
C9	25°02'48"	1136.85'	518.82'	L9	S 17°02'24" E	125.13'
C10	10°47'30"	1605.11'	292.90'	L10	S 19°36'24" E	154.21'
C11	15°56'32"	1008.91'	280.72'	L11	S 20°40'57" E	185.79'
				L12	S 15°59'27" E	23.76'
				L13	S 18°19'27" W	117.29'
				L14	S 01°09'17" E	287.20'
				L15	S 00°53'49" W	136.81'
				L16	S 25°56'38" W	161.10'
				L17	S 15°09'08" W	286.85'
				L18	S 00°47'24" E	378.35'
				L19	S 00°33'40" W	119.82'
				L20	S 00°34'35" W	96.81'
				L21	N 15°59'27" W	21.71'



Legend:

- 5/8" Iron rod w/ RMS survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Found monument (as described)
- Great lot number
- Property line
- Great lot line
- Overhead utility line
- Stone wall
- Fence
- Edge of woods
- Existing contours
- Right-of-way (assumed)
- APA wetland
- Logging trail
- C brook



Scale: 1 Inch = 300 Feet

No.	Revision/Issue	Date
2.	Changed drawing scale on sheets 2-5.	2/25/09
1.	Added contour information.	3/20/08

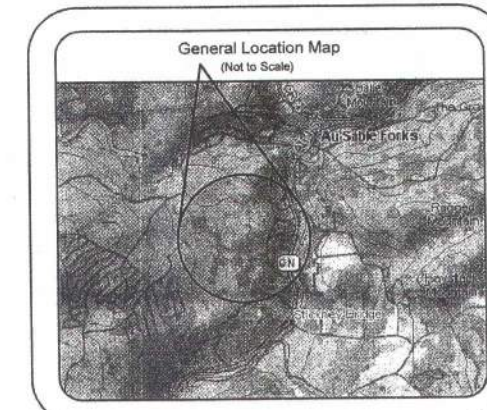
RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MADDOUGH STREET, PLATTSBURGH, NY 12601
518.561.6145 (PH) 518.561.2496 (FX)
R M S P C C O

Project Name & Address
Map of Survey prepared for
Eric Clarke Stackman
- Situate -
Lots 120 and 121 of Maule's Patent
Town of Jay
State of New York
Essex County

Project #	07269	Sheet	
Scale	1" = 300'		
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

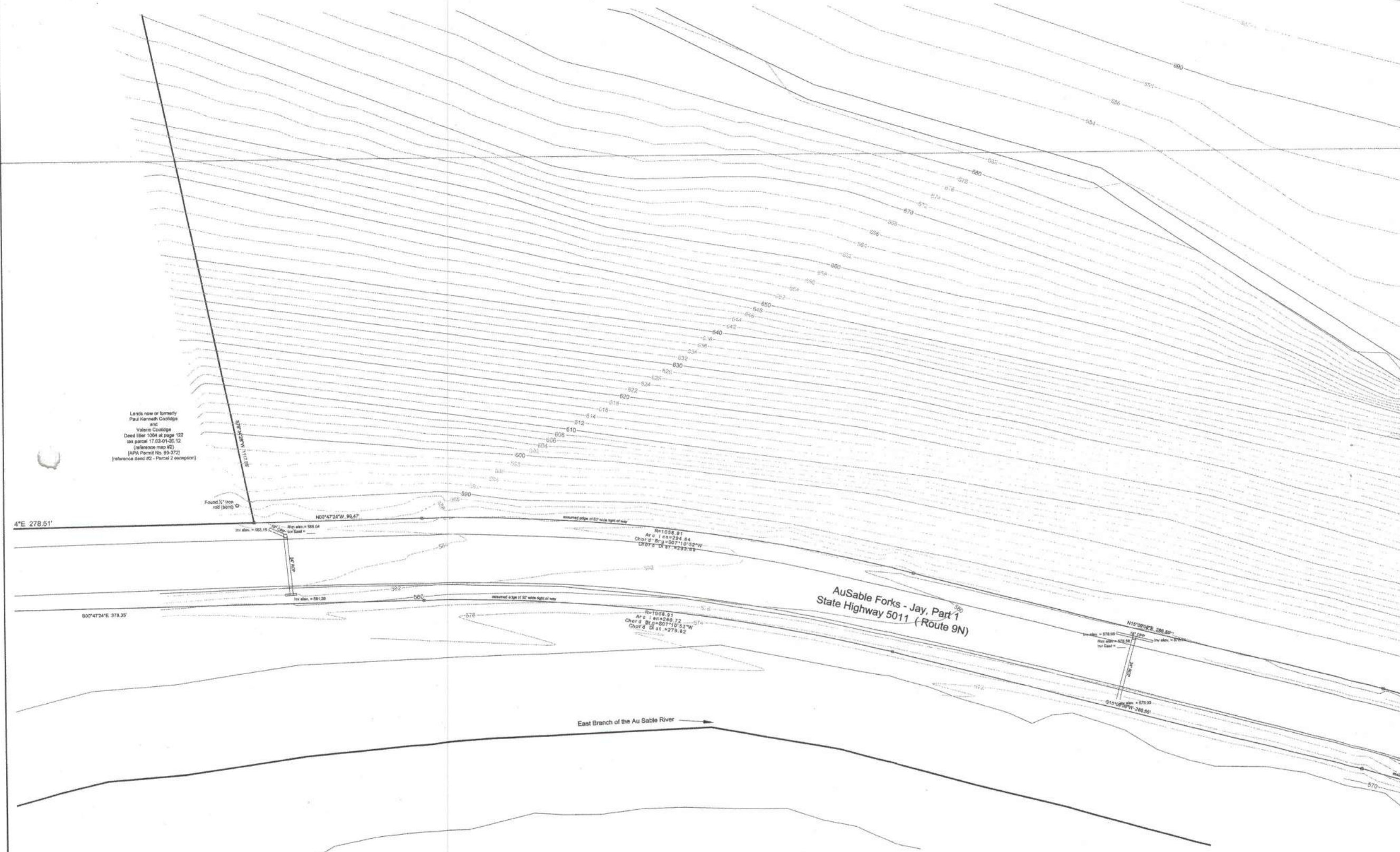
**SHEET 1
KEY MAP**

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- Legend:**
- Found property evidence (as described)
 - Computed corner
 - ⊕ Fire hydrant
 - ⊙ Utility pole
 - △ Found monument (as described)
 - Property line
 - Great lot line
 - Overhead utility line
 - Existing contours
 - Right-of-way (assumed)

Match line to Sheet 3



Certification:

I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.

Eric Clarke Stackman



Scale: 1 Inch = 30 Feet

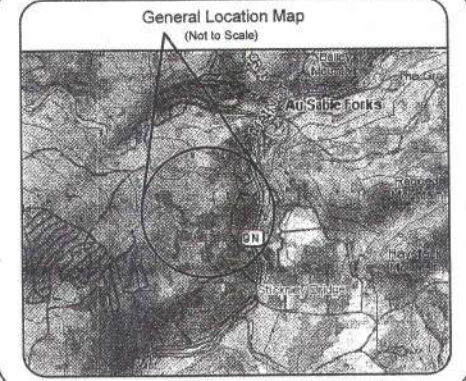
1.	Changed drawing scale.	2/25/09
No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MAGDONOUGH STREET, PLATTSBURGH, NY 12901
518.581.8145 (PH) 518.581.2456 (FX)
RMS@PC.COM

Project Name & Address
Map of Survey
prepared for
Eric Clarke Stackman
showing
Topography along NYS RTE. 9
~ Situate ~
Lots 120 and 121 of Maule's Patent
Town of Jay
Essex County State of New York

Project #	07269	Sheet	
Scale	1" = 30'		Sheet 2
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

GRID NORTH
(see note #9)



Legend:

- Found property evidence (as described)
- Computed corner
- ✱ Fire hydrant
- ⊕ Utility pole
- △ Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

No.	Revision/Issue	Date
1.	Changed drawing scale.	2/25/09

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MADDOUGH STREET, PLATTSBURGH, NY 12601
518.561.6145 (PH) 518.561.2496 (FX)
R M S P C - C O M

Project Name & Address
Map of Survey
prepared for
Eric Clarke Stackman
showing
Topography along NYS RTE. 9
— Situate —
Lots 120 and 121 of Maule's Patent
Town of Jay
Essex County State of New York

Project #	07269	Sheet	Sheet 3
Scale	1" = 30'		
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

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Match line to Sheet 2

Match line to Sheet 4



Certification:
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.

Eric Clarke Stackman



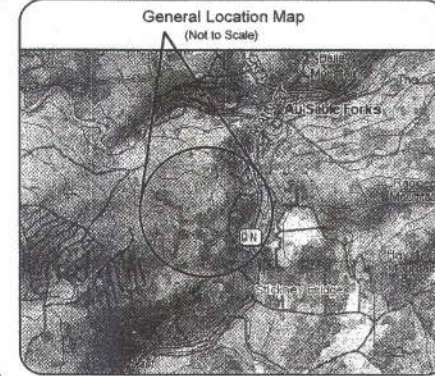
Scale: 1 Inch = 30 Feet

By Burns, L.S.
S. License #050702

Match line to Sheet 3

Match line to Sheet 5

GRID NORTH
(see note #6)



Legend:

- Found property evidence (as described)
- Computed corner
- ⚡ Fire hydrant
- ⌵ Utility pole
- △ Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

No.	Revision/Issue	Date
1.	Changed drawing scale.	2/25/09

RMS
ROBERT M. SUTHERLAND, P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MADDOUGH STREET, PLATTSBURGH, NY 12901
518.561.6145 (PH) 518.561.2496 (FX)
RMS P.C. COM

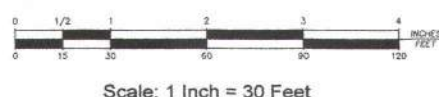
Project Name & Address
Map of Survey
prepared for
Eric Clarke Stackman
showing
Topography along NYS RTE. 9
— Situate —
Lots 120 and 121 of Maule's Patent
Town of Jay
Essex County State of New York

Project #	07269	Sheet	
Scale	1" = 30'		Sheet 4
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

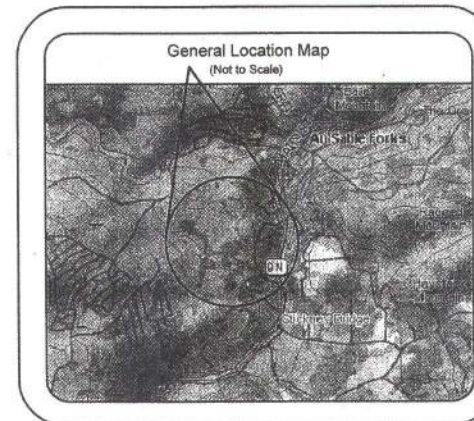
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Certification:
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 26, 2007 thru January 29, 2008.
Eric Clarke Stackman

Jeffrey Burns, L.S.
N.Y.S. License #050702



Match to Sheet 4



Legend:

- Found property evidence (as described)
- Computed corner
- ⚡ Fire hydrant
- ⌵ Utility pole
- △ Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

No.	1	Changed drawing scale.	2/25/09
No.	Revision/Issue	Date	



Project Name & Address
Map of Survey
prepared for
Eric Clarke Stackman
showing
Topography along NYS RTE. 9
— Situate —
Lots 120 and 121 of Maule's Patent
Town of Jay
Essex County State of New York

Project #	07269	Sheet	
Scale	1" = 30'	Sheet 5	
Date Drawn	01/31/08		
Drawn	R.C.S.	Checked	J.F.B.

Certification:

I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.

Eric Clarke Stackman

Gregory Burns, L.S.
N.Y.S. License #050702



Scale: 1 Inch = 30 Feet

Match line to Sheet 5

Match line to Sheet 7



Legend:

- Found property evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Found monument (as described)
- Property line
- Great lot line
- Overhead utility line
- Existing contours
- Right-of-way (assumed)

No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND, P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING
11 MADDOUGH STREET, PLATTSBURGH, NY 12901
518.561.6145 (PH) 518.561.2496 (FX)
R M S P C . C O M

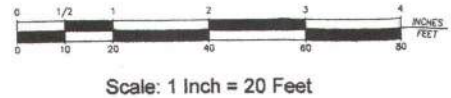
Project Name & Address
Map of Survey
prepared for
Eric Clarke Stackman
showing
Topography along NYS RTE. 9
- Situate -
Lots 120 and 121 of Maule's Patent
Town of Jay
Essex County State of New York

Project #	07269	Sheet	Sheet 6
Scale	1" = 20'		
Date Drawn	01/31/08		
Drawn	J.F.B.	Checked	
			R.C.S.

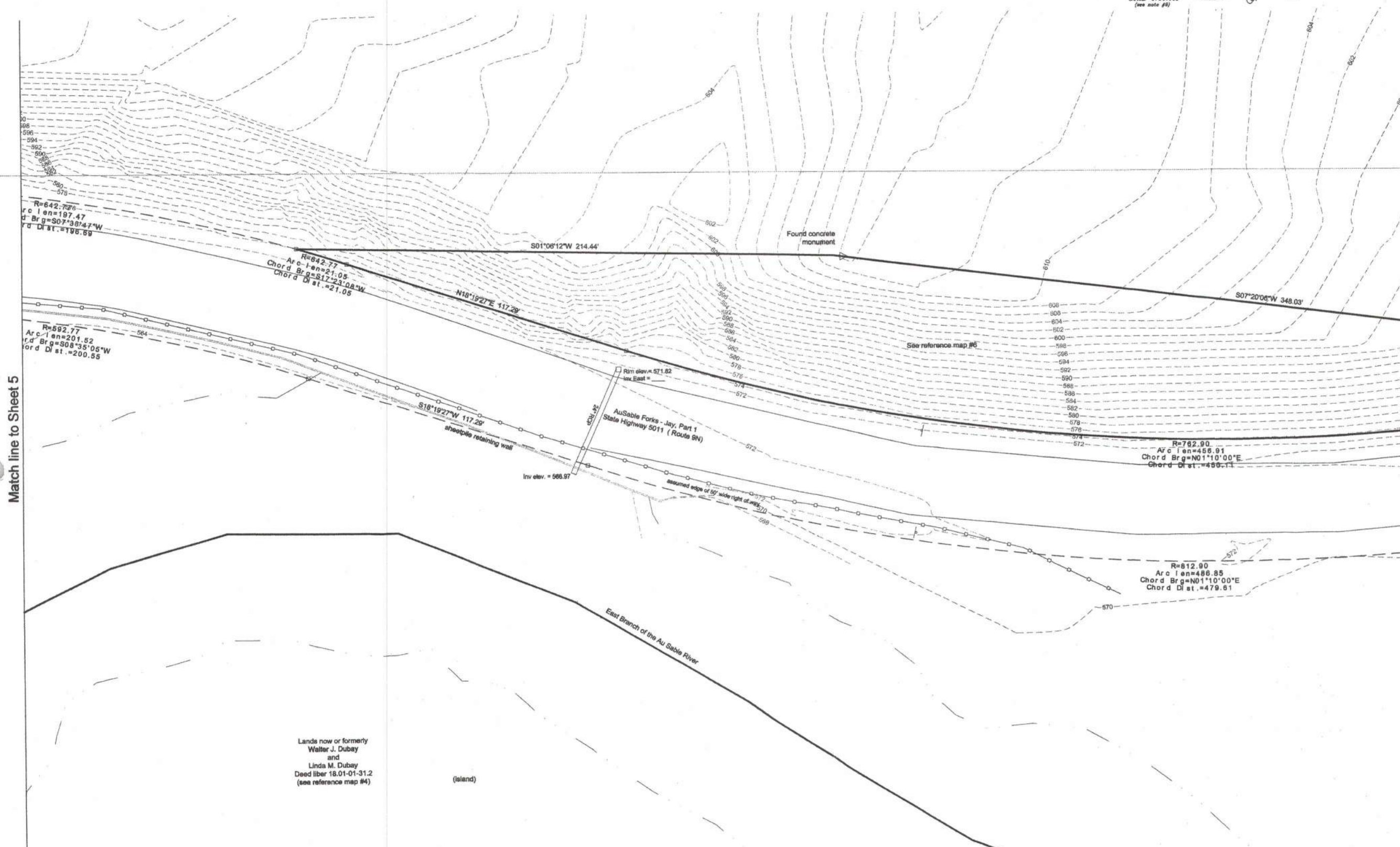
COPYRIGHT R. M. SUTHERLAND, P.C. - 2008

Certification:
I hereby certify to the parties of interest listed below that this map was prepared from deeds and maps of record and an accurate survey performed November 28, 2007 thru January 29, 2008.
1. Eric Clarke Stackman

Ralph C. Schisler III, L.S.
N.Y.S. License #50409



Lands now or formerly
Walter J. Dubay
and
Linda M. Dubay
Deed liber 18.01-01-31.2
(see reference map #4)
(island)



Map Notes:

1. 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.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantee.
5. Copyright 2007, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Survey prepared utilizing an Abstract of Title provided by Ulasevich, Melowski and Greenwood, LLP, per letter dated April 26, 2007.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Magnetic North, January 2006.
10. Vertical datum is based upon NAVD 88, National Geodetic Survey Bench Mark Disk, Elevation = 570.53', as depicted on this map.
11. Riparian rights, if any, have not been established as a result of this survey.
12. The Highway Boundary along NYS Route 9N was not established as result of this survey.
13. The map depicts a topographic and boundary survey of a portion of lands of Eric Stackman. Missing property corners were not set as a result of this survey.
14. Field survey completed with snow conditions of 18-24" of cover.
15. Subject to Fishing Rights as described in Deed Liber 231 at page 496.

Reference Maps:

"Map of Certain Parcels Surveyed for Fred G. Carnes" prepared by Norman Briggs, L.S. dated January 27, 1960 and filed in the Essex County Clerk's Office.

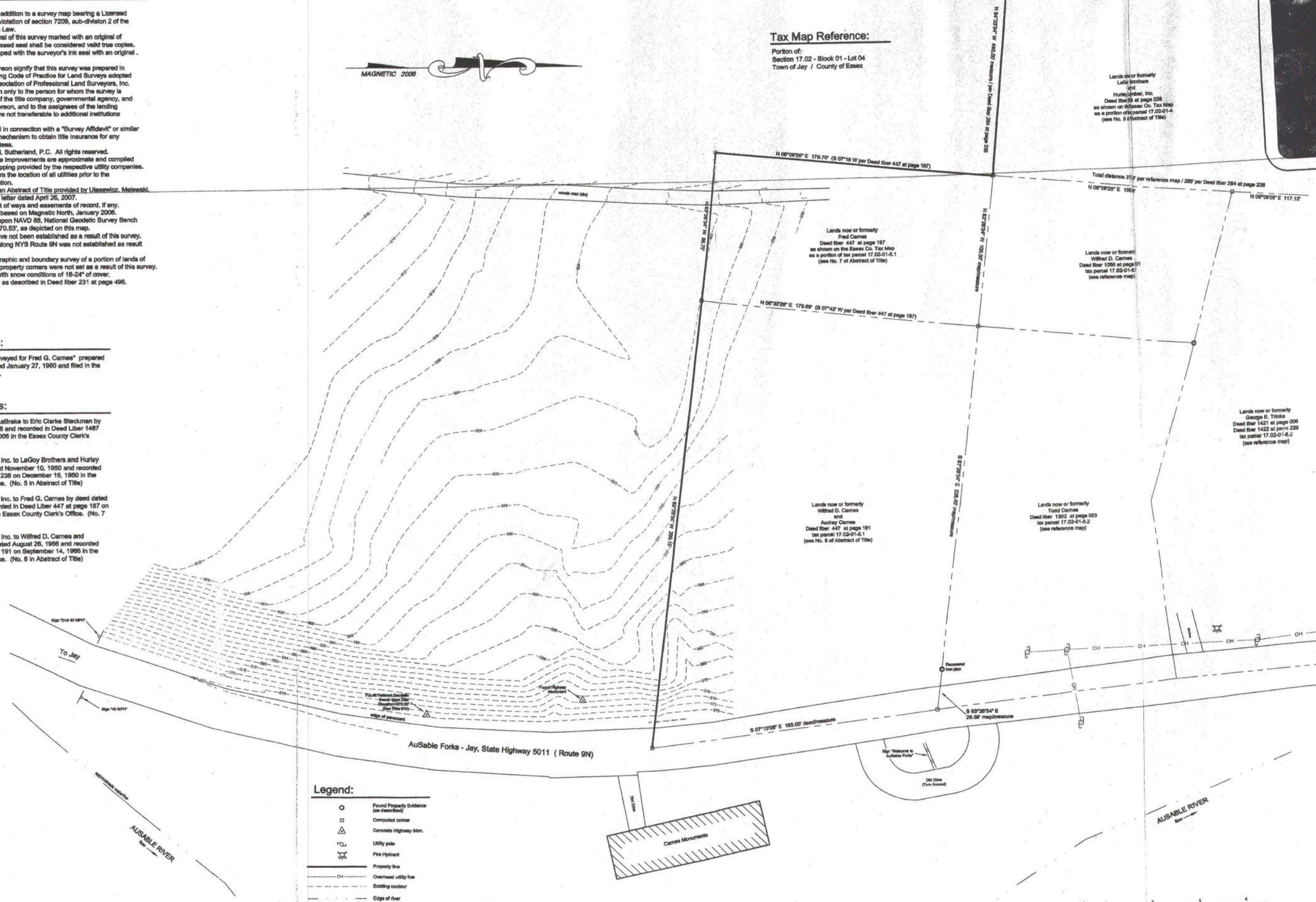
Reference Deeds:

1. Bruce LaBrake and Brian LaBrake to Eric Clarke Stackman by deed dated March 24, 2006 and recorded in Deed Liber 1487 at page 302 on April 27, 2006 in the Essex County Clerk's Office.
2. Carnes Granite Company, Inc. to LaGoy Brothers and Hurley Lumber, Inc. by deed dated November 10, 1950 and recorded in Deed Liber 284 at page 236 on December 16, 1950 in the Essex County Clerk's Office. (No. 5 in Abstract of Title)
3. Carnes Granite Company, Inc. to Fred G. Carnes by deed dated August 28, 1966 and recorded in Deed Liber 447 at page 187 on September 14, 1966 in the Essex County Clerk's Office. (No. 7 in Abstract of Title)
4. Carnes Granite Company, Inc. to Wilfred D. Carnes and Audrey Carnes by deed dated August 28, 1966 and recorded in Deed Liber 447 at page 191 on September 14, 1966 in the Essex County Clerk's Office. (No. 8 in Abstract of Title)

Tax Map Reference:

Portion of:
Section 17.02 - Block 01 - Lot 04
Town of Jay / County of Essex

General Location Map (Not to Scale)



Legend:

- Found Property Evidence (as described)
- Computed corner
- △ Concrete Highway Mon.
- ⊕ Utility pole
- ⊗ Fire Hydrant
- Property line
- Overhead utility line
- Existing contour
- - - Edge of river

Scale: 1 inch = 30 Feet

R. M. SUTHERLAND, P.C.
ENGINEER - SURVEYOR - PLANNER
SOIL & MATERIAL TESTING
11 MAC STREET
PLATTSBURGH, NEW YORK 12901
TEL: 518-561-6145 FAX: 518-561-2496
RC.SCHISSLER@VERIZON.NET
WWW.RMSPC.COM

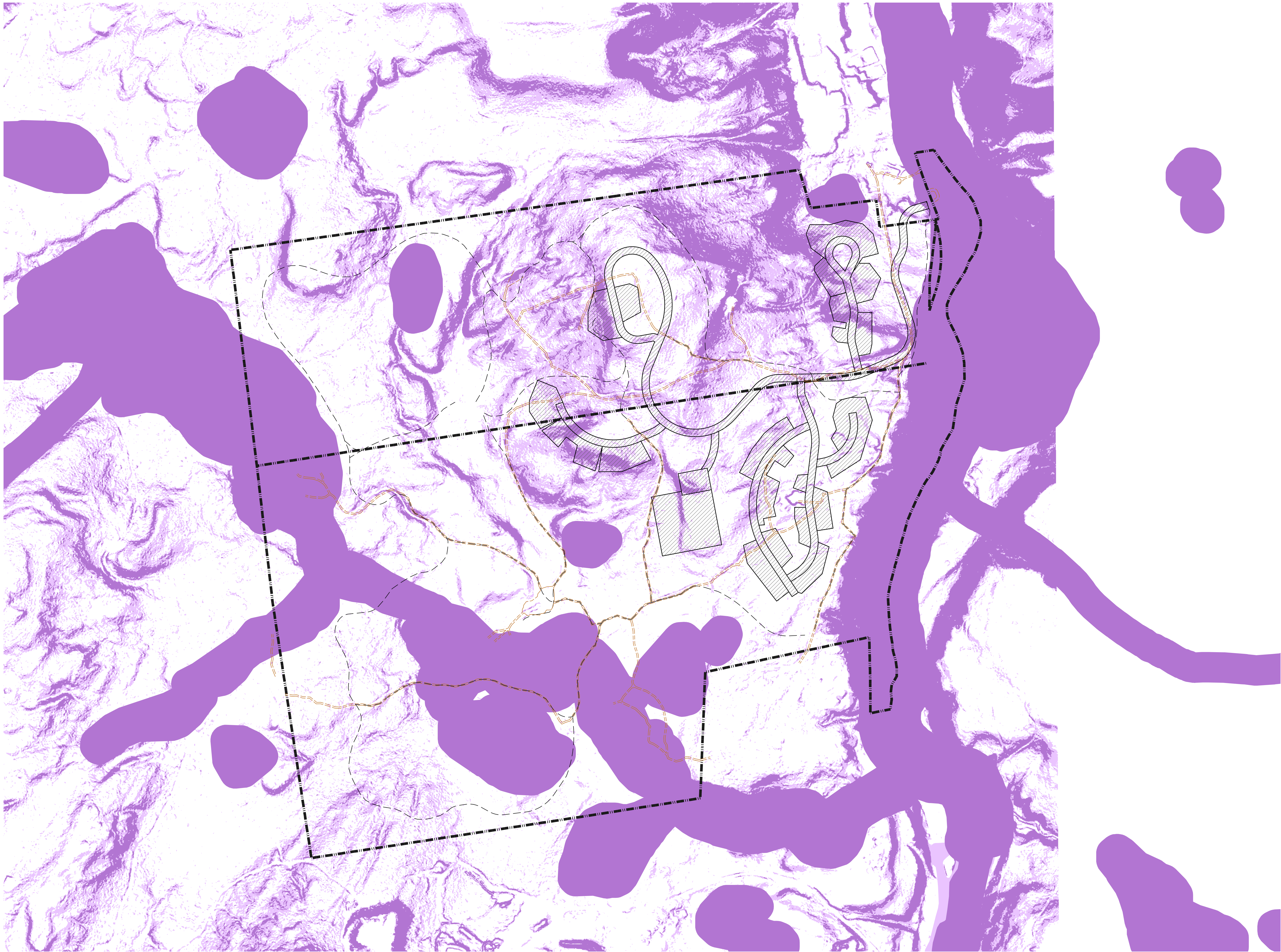
Project Name & Address
Topographic Survey
prepared For
Eric Stackman
- Site -
Lot 121, Mauler's Patent
Town of Jay
Essex County State of New York

Project #	06319	Sheet	SURVEY
Date	03/14/07	Survey	02/22/07
Scale	1" = 30'	Checked	R.C.S.
Drawn	J.F.B.		

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Ralph C. Schissler III, L.S.
N.Y.S. License #50409

Date



LEGEND

- PROJECT PARCEL BOUNDARY
- EXISTING UNIMPROVED PRIVATE ROUTES (FORMER LOGGING TRACKS)
- PROPOSED NATURAL SURFACE TRAILS
- PROPOSED DEVELOPMENT IMPACT AREAS
- DEVELOPMENT POTENTIAL - MINIMIZE ENVIRONMENTAL IMPACTS
- LIMITED DEVELOPMENT POTENTIAL
 - STEEP SLOPES (15-25%)
 - FLOOD ZONE X - 0.2% ANNUAL FLOOD RISK
- DEVELOPMENT NOT PERMITTED
 - WETLANDS AND 100' BUFFER
 - 100' STREAM BUFFER
 - 150' FROM RECREATIONAL RIVER
 - SEVERE SLOPES (25%+)



SCALE (ft)
0 150 300 450 600

Analysis by SE Group 2022. Source: National Hydrograph Dataset - USGS; Freshwater Regulatory Wetlands - NYSDEC; National Wetlands Inventory; FEMA NFHL; APA Designated River Areas; USGS 1 m DEM 2014; Parcel boundaries and existing features from survey completed by RMS.

Item 7 Public Comment Summary & Response

On the closing of the Public Comment for application # 2021-0248 last December 3rd, 2021, we provided a statement on behalf of the land owner.

A copy of such is included herein for your reference.

On December 23, 2021, we received the request for information and to further add to prior statement, in which we would like to incorporate the following:

Although we may have seemed quiet over the years with respect to this property, we purchased it with the intent to maximize its potential of approved buildable land and in doing so, we have been working to secure what we believe is the best Design Team for this project. Something we started to work on early on, and we continue to do our due diligence slowly. Each time, we added a new component to ensure the success of the project.

This application complies with existing zoning. People in the area have seen similar endeavors in the past, but we do so with great care and taking into consideration every aspect of this beautiful piece of land, to create something even more pristine with opportunities for others to enjoy.

Our proposal considers clustering of the development, minimizing the environmental impact during the spacing and planning phase, while understanding the principal building rights. We utilize as much of existing trails network as possible, with a minimal disturbance to the overall footprint. We are implementing forest management in our planning, and we understand that as social and economic changes affect the area, the tourism growth has accelerated over years, despite the recent unpredictability of travel in these recent times.

This is why we strive to create a development that despite its scale, is maintaining the environmental well-being of a forever wild community. We do feel that landowner rights and APA guidelines that have been set forth for decades, ensure that we be held to those rules and regulations and comply with the requirements to move forward with the project, the right way.

Respectfully yours,

Eric Stackman

Item 7 Public Comment Summary & Response

COPY submitted 12.2.2021

As the landowner of the property for application # 2021-0248, I wanted to submit our own feedback at the close of the December 3rd Public Comment input deadline, to give some general input on what I see as main topics of comments delivered thus far. I appreciate the professionalism and care the APA has taken thus far with this proposal and look forward to receiving the agency's full report.

As you know, I purchased this land back in 2006 and have taken a lot of time and great care in meeting with local officials and asking all of the pertinent questions, to ensure the proper decisions be made in crafting this vision.

To clear the air of some of the misconceptions, such as proposing a large scale development on public lands or clear cutting hundreds of acres, bulldozing over fragile ecosystems in these pristine forests, we felt these comments are warranted. These parcels are privately owned and already approved buildable lands zoned for moderate housing development. Landowner rights are very important to residents, and I am no exception; therefore, following the rules as to what is allowed to build is critical in our thinking.

Scope and Size of project

We are following all current APA guidelines on the site, classified for low intensity use designation. A site which encompasses over 355 acres and for which we are planning less than one home per 3.2 acres of land - lower than the allowed density. Our desire is to protect the park's most remote and sensitive locations; thus clustering some of the development and leaving large parcels of the land accessible, maintained, yet untouched.

Environmental

This application shows that we are meeting all NYSDEC guidelines and rules, yet going beyond that. This development will be built in the most sustainable way possible, with plans even for renewable energy, and protection of the land and habitat surrounding us. For the project to succeed, the environment around us must be cared for and respected. Being good stewards of the land is crucial to our proposal.

Community Impact

This project will meet all the rigorous standards of both the NYSDOT, along with any other regulatory agency involved. We will have to ensure adequate energy, water and services are brought to the project in the most harmonious and environmentally appropriate manner. It does the project no good to have those that live there – and visit – to be affected negatively by traffic.

Outside Developer

Despite what some have alluded to, I am not “A deep pocketed developer from Miami”. I was born in New York and brought up within a blue collar background. I became a carpenter and still roll up my sleeves every day on a construction site. I have successfully planned and managed several high rise boutique hotels, residential and commercial properties and historic preservation projects. Having worked throughout my career with pride and a sense of purpose, I have built to some of the strictest building codes in the country, dealing with issues such as rising sea levels, mangroves, turtle habitat protection and more; all while working alongside some of the best professionals and top

designers on the forefront of this industry. I take great care in what I build – and your agency, and the public, should expect no less of this development. The land has a lot to offer and we want it to be that and more.

Market profile

As we have seen the growth in land and home sales in the region, and the amazing tourism that continues to flock here in these unpredictable times - we envision the target market being in the 30-65 age range, who wish to have a second home, take advantage of remote work opportunities or seasonal/vacation homes, to enjoy the beauty and amenities the site, along with the entire region, offer. The combination of unit types and sizes proposed would allow for various pricing brackets and accessible opportunities. The local growth and financial impact benefits that a project like this development would contribute to the town and the county, would no doubt help fund local affordable housing projects. In addition to this, we anticipate providing a housing component for our employees.

General Access to the public

The project will not be in a bubble, inaccessible to non-residents. There will be a multi-use network of existing trails for hiking, biking, nature walking and cross country skiing activities, for both residents and guests. The lodge, hotel, restaurant, and spa will also be open to the public.

Over the course of the weeks ahead, we look forward to your feedback, and continued community input on this proposal, as we strive to make this economic boon for the area a reality – all while capturing, and keeping, the charm of the region intact and forever wild!