

COVER SHEET
and
NOTICE OF COMPLETION
of
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (FSEIS)
MA 2017-01 (Essex)

NAME OF LEAD AGENCY AND PREPARER OF FSEIS:

NYS Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977

PROJECT LOCATION:

Town of Essex
Essex County

PROPOSED ACTION:

Amendments to the Official Adirondack Park Land Use and Development Plan Map in the Town of Essex, Essex County (Map Amendment 2017-01) to reclassify fifteen areas, totaling approximately 5,518 acres pursuant to Section 805 (2)(c)(3) of the Adirondack Park Agency Act.

AGENCY CONTACT FOR INFORMATION AND/OR COPIES OF FSEIS:

Matthew Kendall
Adirondack Park Agency
Post Office Box 99
Ray Brook, NY 12977 (518)891-4050

DATE OF ACCEPTANCE OF FSEIS BY LEAD AGENCY:

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EXECUTIVE SUMMARY

MA 2017-01

SUMMARY OF PROPOSED ACTION

The Town of Essex has requested a series of 15 amendments to the Official Adirondack Park Land Use and Development Plan Map (the Official Map) pursuant to the Section 805 (2) (c) (3) of the Adirondack Park Agency Act (Executive Law, Article 27). These 15 areas are located throughout the Town and range in size from approximately 2.3 acres to 2,599 acres and include both changes to more and less restrictive classifications. Table 1 is a list of the 15 areas and their existing and proposed classifications. The requested map amendment areas are defined by “regional boundaries” as required by Section 805 (2) (c) (5) of the Adirondack Park Agency Act (APA Act) and described in the Agency’s Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979). Figure 1 is a map showing the location of the 15 proposed map amendment areas.

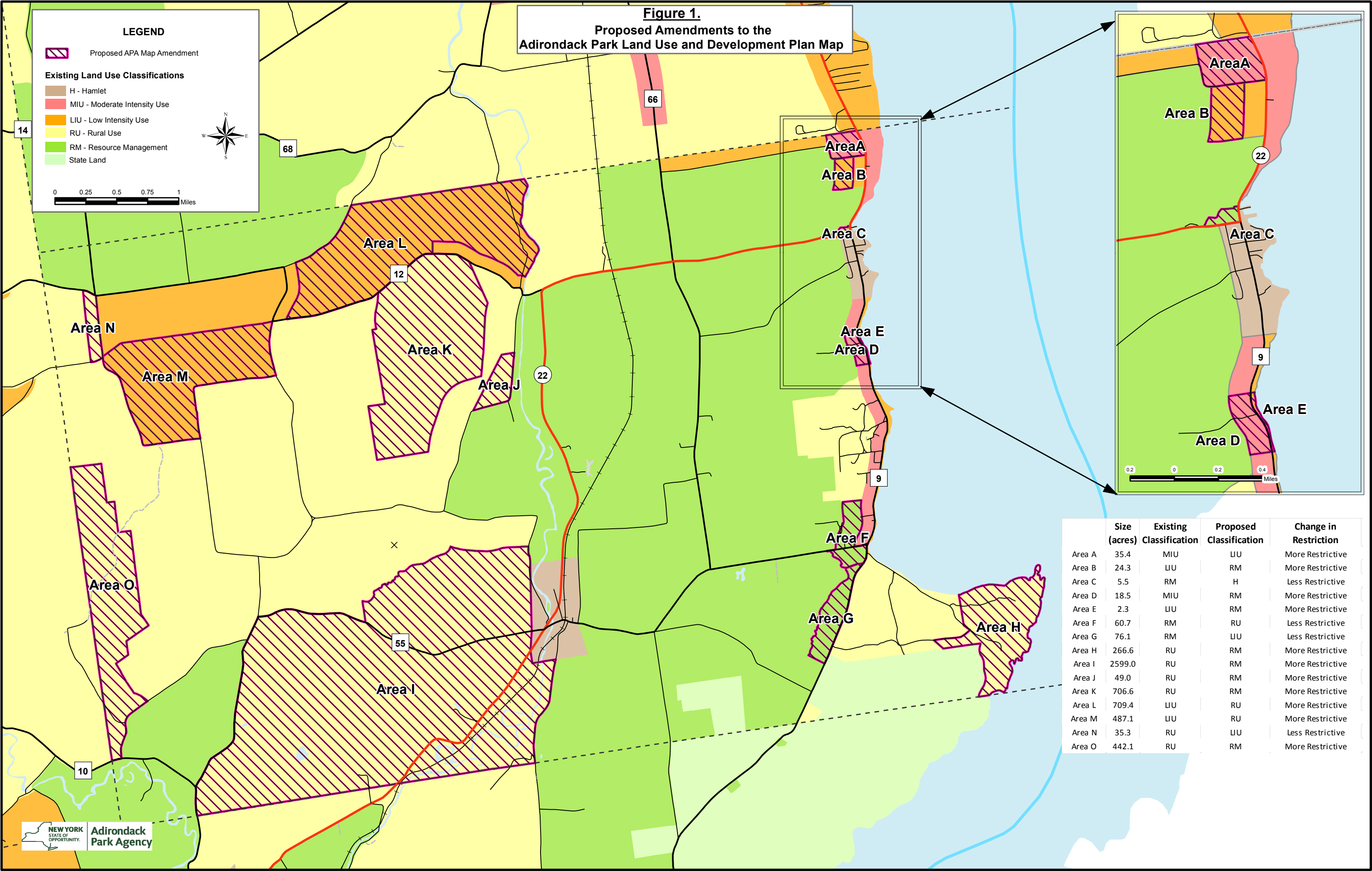
	Size (acres)	Existing Classification	Proposed Classification	Change
Area A	35.4	Moderate Intensity Use	Low Intensity Use	More Restrictive
Area B	24.3	Low Intensity Use	Resource Management	More Restrictive
Area C	5.5	Resource Management	Hamlet	Less Restrictive
Area D	18.5	Moderate Intensity Use	Resource Management	More Restrictive
Area E	2.3	Low Intensity Use	Resource Management	More Restrictive
Area F	60.7	Resource Management	Rural Use	Less Restrictive
Area G	76.1	Resource Management	Low Intensity Use	Less Restrictive
Area H	266.6	Rural Use	Resource Management	More Restrictive
Area I	2599.0	Rural Use	Resource Management	More Restrictive
Area J	49.0	Rural Use	Resource Management	More Restrictive
Area K	706.6	Rural Use	Resource Management	More Restrictive
Area L	709.4	Low Intensity Use	Rural Use	More Restrictive
Area M	487.1	Low Intensity Use	Rural Use	More Restrictive
Area N	35.3	Rural Use	Low Intensity Use	Less Restrictive
Area O	442.1	Rural Use	Resource Management	More Restrictive

Table 1. The proposed map amendments and their existing and proposed changes

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Figure 1.
Proposed Amendments to the
Adirondack Park Land Use and Development Plan Map



On January 13, 2017, a Draft Supplemental Environmental Impact Statement (DSEIS) was completed. A public hearing was held on May 23, 2017 at the Essex Town Hall and the public comment period concluded on June 12, 2017. A summary of the public hearing can be found in Appendix K of the FSEIS and all written comments submitted are in Appendix L of this FSEIS.

This FSEIS addresses one alternative configuration for Area A. During the review process, staff discovered that Area A did not accurately reflect the Town's objective to maintain the Moderate Intensity Use classification within one-tenth mile of NYS Route 22 in this area. Alternative Area A1 was added to exclude the portion of Area A within one-tenth mile NYS Route 22 from the map amendment area. A discussion of this alternative can be found in the Environmental Setting section of this FSEIS, on page 15 and the Alternatives section of this FSEIS, on page 166.

The Agency has reviewed the character of these areas and relevant land use area determinants and the preferred alternative is to approve amending Alternative Area A1 to Low Intensity Use, and approving Areas B through O as requested. Please see the Preferred Alternative section on page 169 for more information.

SUMMARY OF ENVIRONMENTAL IMPACTS

Potential impacts resulting from amendments to the Official Map are generally described in the Final Generic Environmental Impact Statement issued by the Adirondack Park Agency on August 1, 1979. Reclassification changes the maximum potential development and the rules governing such development under the Adirondack Park Agency Act. Potential impacts, therefore, are based on changes in potential development.

Four of the proposed amendments would result in a change to a less restrictive classification. The major consequence of a change to a less restrictive classification is a potential increase in development intensity due to the relaxation of the "overall intensity guidelines". The overall intensity guidelines allow 15 "principal buildings" (single family residences or their legal equivalent under the Adirondack Park Agency Act) per square mile (42.7 acres average lot size) in lands classified as Resource Management, 75 principal buildings per square mile (8.5 acres average lot size) in lands classified as Rural Use, 200 principal buildings per square mile (3.2 acres average lot size) in lands classified as Low Intensity Use, 500 principal buildings per square mile (1.3 acres average lot size) in lands classified as Moderate Intensity Use, while lands classified as Hamlet have no overall intensity guidelines. Please see Potential Development Section on page 173 for a discussion on the potential build-out of these areas under different land use area classifications.

Potential environmental impacts include:

- A. Developed Area Storm Water Runoff: The request for Area C is to be reclassified as Hamlet. Development at intensities permitted by Hamlet could increase runoff, and associated non-point source pollution of streams and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention and impervious surfaces. An increase in development of the area would lead to an increase in surface runoff to the landscape and nearby wetlands, due to the elimination of vegetative cover and the placement of man-made impervious surfaces.
- B. Decrease in Water Quality: The request for Areas F, G and N is to be reclassified to less restrictive classification which would result in overall intensity guidelines that would permit a higher density of development in an area that is not served by public sewer. These three areas contain some soils that pose moderate or severe limitations for conventional on-site wastewater treatment systems to function properly. Improperly functioning wastewater treatment systems can cause pollution to groundwater and/or nearby surface water.
- C. Erosion and Sedimentation: The request for Areas C, F, G and N is to be reclassified to less restrictive classification which would result in overall intensity guidelines that would permit a higher density of development. Surface water resources could be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.
- D. Adverse impacts to flora and fauna: Areas F and G both contain wetlands. The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above can also degrade wildlife habitat.

The maps and discussions of soils, topography, hydrology and biological considerations that follow show the portions of the proposed map amendment areas that are subject to these environmental issues.

SUMMARY OF PROCEDURES UNDER SEQRA

This Final Supplemental Environmental Impact Statement (FSEIS) analyzes the environmental impacts which may result from Agency approval of this map amendment. The Official Map is the document identified in Section 805 (2) (a) of the Adirondack Park Agency Act (Executive Law, Article 27) and is the primary component of the Adirondack Park Land Use and Development Plan, which guides land use planning and development of private land in the Adirondack Park.

After the preparation of a Draft Supplemental Environmental Impact Statement (DSEIS), the Agency holds a combined public hearing on both the proposed map amendment and the DSEIS and incorporates all comments into a Final Supplemental Impact Environmental Statement (FSEIS). The FSEIS includes the hearing summary, public comments, and the written analysis of Agency staff, as finalized after the public hearing and comments are reviewed. The Agency then decides (a) whether to accept the FSEIS and (b) whether to approve the map amendment request, deny the request or approve an alternative. Authority for this process is found in Executive Law, Sections 805 (2) (c) (4) and the State Environmental Quality Review Act (Environmental Conservation Law, Article 8).

SUMMARY OF STANDARDS FOR AGENCY DECISION

The Agency's decision on a map amendment request is a legislative decision based upon the application, public comment, the DSEIS and FSEIS, and staff analysis. The public hearing is held to obtain information on the proposed action, but is not conducted in an adversarial or quasi-judicial format. The burden rests with the applicants to justify the changes in land use area classification. Map amendments may be made when new information is developed or when conditions which led to the original classification change.

Procedures and standards for the official map amendment process are found in:

- a) Adirondack Park Agency Act (Executive Law, Article 27) Section 805;
- b) Adirondack Park Agency Rules and Regulations (9 NYCRR Subtitle Q) Part 583;
- c) Appendix Q-8 of the Adirondack Park Agency Rules and Regulations;
- d) Final Generic Environmental Impact Statement: The Process of Amending the Adirondack Park Land Use and Development Plan Map, August 1, 1979.

The Agency may make amendments to the Plan Map in the following manner:

Section 805 (2) (c) (3) of the Adirondack Park Agency Act provides in pertinent part:

Any amendment to reclassify land from any land use area to any other land use area or areas, if the reclassification effects a comprehensive review and evaluation of the plan map, at the request of the legislative body of a local government which has (a) completed and submitted to the agency a current and comprehensive inventory and analysis of the natural resource, open space, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within its entire jurisdiction, and (b) formally adopted after public hearing a comprehensive master plan prepared pursuant to section two hundred seventy-two-a of the town law or section 7-722 of the village law, after public hearing thereon and upon an affirmative vote of a majority of its members. If the agency grants the amendment request in part, it shall not enter or file the amendment or amendments for a period of sixty days thereafter, during which time the legislative body of the local government may withdraw its request.

Section 805 (2) (c) (5) of the Adirondack Park Agency Act provides:

Before making any plan map amendment...the Agency must find that the reclassification would accurately reflect the legislative findings and purposes of section eight hundred-one of this article and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural, resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development, amenability and limitations of the land in question. The Agency's determination shall be consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation.

The statutory “purposes, policies and objectives” and the “character descriptions” for the land use areas established by Section 805 of the Adirondack Park Agency Act are shown on the Official Map and set out in Appendix G.

APA Rules & Regulations Section 583.2 outlines additional criteria:

- a) *In considering map amendment requests, the agency will refer to the land use area classification determinants set out as Appendix Q-8 of these regulations and augmented by field inspection.*

- b) The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls.*

Land use area classification determinants from “Appendix Q-8” of APA Rules & Regulations are attached to this document as Appendix H. These land use area classification determinants define elements such as natural resources characteristics, existing development characteristics and public considerations and lay out land use implications for these characteristics.

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FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

MA 2017-01 (Town of Essex)

PROPOSED ACTION

The Town of Essex has requested a series of 15 amendments to the Official Adirondack Park Land Use and Development Plan Map. These 15 areas are located throughout the Town and range in size from approximately 2.3 acres to 2,599 acres and include changes to more and less restrictive classifications.

	Size (acres)	Existing Classification	Proposed Classification
Area A	35.4	Moderate Intensity Use	Low Intensity Use
Area B	24.3	Low Intensity Use	Resource Management
Area C	5.5	Resource Management	Hamlet
Area D	18.5	Moderate Intensity Use	Resource Management
Area E	2.3	Low Intensity Use	Resource Management
Area F	60.7	Resource Management	Rural Use
Area G	76.1	Resource Management	Low Intensity Use
Area H	266.6	Rural Use	Resource Management
Area I	2599.0	Rural Use	Resource Management
Area J	49.0	Rural Use	Resource Management
Area K	706.6	Rural Use	Resource Management
Area L	709.4	Low Intensity Use	Rural Use
Area M	487.1	Low Intensity Use	Rural Use
Area N	35.3	Rural Use	Low Intensity Use
Area O	442.1	Rural Use	Resource Management

Table 2. The proposed map amendments and their existing and proposed changes

Section 805 (2) (c) (5) of the Adirondack Park Agency Act and the Agency's Final Generic Environmental Impact Statement (FGEIS) on the map amendment process (August 1, 1979) requires that a map amendment be regional in scale and follow "regional boundaries" such as roads, streams, municipal boundaries, Great Lot boundaries or standard setbacks from these boundaries.

The 15 proposed map amendment areas conform to regional boundary criteria and therefore can be examined in comparison to the statutory "purposes, policies and objectives" and the "character descriptions" for their proposed classifications, using the factual data which follow. It is these considerations which govern the Agency decision in this matter. Character descriptions, purposes, policies and objectives for land use areas are established by Section 805 of the Adirondack Park Agency Act (Appendix G

of this document) and summarized below.

Resource Management areas (green on the Map) are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas. Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species. Resource Management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites. The overall intensity guideline for Resource Management is 15 principal buildings per square mile, or 42.7 acres per principal building.

Rural Use areas (yellow on the Map) are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. These areas are frequently remote from existing hamlet areas or are not readily accessible. Consequently, these areas are characterized by a low level of development that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park. Residential and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. The overall intensity guideline for Rural Use is 75 principal buildings per square mile, or 8.5 acres per principal building.

Low Intensity Use areas (orange on the Map) are areas that are readily accessible and in reasonable proximity to Hamlet. These areas are generally characterized by deep soils and moderate slopes, with no large acreages of critical biological importance. Where these areas are located near or adjacent to Hamlet, clustering development on the most developable portions of these areas makes possible a relatively high level of residential development and local services. It is anticipated that these areas will provide an orderly growth of housing development opportunities in the Park at an intensity level that will protect physical and biological resources. The overall intensity guideline for Low Intensity Use is 200 principal buildings per square mile, or 3.2 acres per principal building.

Moderate Intensity Use areas (red on the Map) are areas where the capability of natural resources and anticipated need for future development indicate that relatively intense development is possible, desirable and suitable. These areas are located near or adjacent to Hamlets to provide for reasonable expansion and along highways and accessible shorelines where existing development has established the character of the area. Moderate Intensity Use areas where relatively intense development does not

exist are characterized by deep soils on moderate slopes and are readily accessible to Hamlets. The overall intensity guideline for Moderate Intensity Use is 500 principal buildings per square mile, or 1.3 acres per principal building.

Hamlet areas (brown on the Map) range from large, varied communities that contain sizeable permanent, seasonal and transient populations with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities. Hamlet areas will serve as the service and growth centers in the Park. They are intended to accommodate a large portion of the necessary and natural expansion of the Park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the Park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a Hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the Park's open space areas. These areas will continue to provide services to Park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people. The delineation of Hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing Hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated Hamlet boundaries, both prior to and at the time of enactment of local land use programs. There are no overall intensity guidelines for Hamlet areas.

ENVIRONMENTAL SETTING

The Town of Essex is approximately 23,935 acres in size and sits on the shore of Lake Champlain. The Town has two Hamlet areas. The Hamlet of Essex, the larger of the two Hamlets, is located on the shore of Lake Champlain. The Hamlet of Whallonsburg is located where NYS Route 22 crosses the North Branch of the Boquet River.

Fire and ambulance services are furnished by the Essex Fire Department and EMS, located just west of the Hamlet of Essex. Police protection is available from the New York State Police, located in Lewis, and the Essex County Sheriff's Department, based in Elizabethtown.

Below is a description of each of the 15 proposed map amendment areas and information regarding the natural resources and existing levels of development.

AREA A

Area A is approximately 35.4 acres in size and currently classified as Moderate Intensity Use. The proposed map amendment would reclassify this area as Low Intensity Use, a more restrictive classification. After publication of the DSEIS, it was discovered that there was a discrepancy between Area A, as requested in the application, and the Town's intended goal of having the APLUDP map and Town zoning map align with respect to development intensity. A geographic alternative that does meet the Town's objective was added to this document. Area A is described as follows:

Beginning at the centerline of NYS Route 22 where it crosses the boundary between the Towns of Essex and Willsboro; thence in a southerly direction along the centerline of NYS Route 22 to its intersection with the centerline of Blockhouse Road; thence along the centerline of Blockhouse Road as it runs west then north for a distance of approximately 2,000 feet to an intersection with the centerline of an unnamed dirt road; thence in a northerly direction along the centerline said unnamed dirt road to the Town boundary; thence in an easterly direction along the Town boundary to the point of beginning.

Alternative Area A1 is approximately 21.9 acres and described as follows:

Beginning at a point on the boundary between the Towns of Essex and Willsboro, one-tenth mile west of the centerline of NYS Rt 22; thence in a southerly direction at constant and parallel distance of one-tenth mile from centerline of NYS Route 22 to a point on the centerline of Blockhouse Road; thence along the centerline of Blockhouse Road as it runs west then north for a distance of approximately 2,000 feet to an intersection with the centerline of an unnamed dirt road; thence in a northerly direction along the centerline said unnamed dirt road to the Town boundary; thence in an easterly direction along

the Town boundary to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area A is located in the northeast part of the Town. It is a portion of an approximately 100 acre Moderate Intensity Use area that lies on the shore of Lake Champlain, north of the Hamlet of Essex. It is the only portion of this Moderate Intensity Use area this is west of NYS Route 22. Area A is bound by Rural Use and Low Intensity Use to the north, Moderate Intensity Use to the east, Low Intensity Use and Resource Management to the south and west. Figure 2 shows Area A and Alternative Area A1 on the Adirondack Park Land Use and Development Plan Map.



Figure 2. Area A and Alternative Area A1 is shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area A is bound on the east by NYS Route 22 (Lake Shore Road) and on the south and southwest by Blockhouse Road, a Town road. The Hamlet of Essex lies approximately

0.6 miles south of the area via NYS Route 22 and the Hamlet of Willsboro lies approximately 3.5 miles north of the area via NYS Route 22. Public electric and telephone services are available to the area along NYS Route 22. There is no public water or sewer service available to Area A. Table 3a contains a list of the parcels in Area A and Table 3b is a list of the parcels in Alternative Area A1. Figure 3 shows the parcels and the existing land use in the area and Figure 4 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Area A	Property Classification
40.3-2-6.000	32.4	Vacant (Abandoned Agricultural)
40.57-1-1.000	1.0	Community Services (Religious)
<i>Table 3a. List of Parcels within Area A</i>		

Tax Parcel ID	Approx. Acreage within Alternative Area A1	Property Classification
40.3-2-6.000	21.0	Vacant (Abandoned Agricultural)
<i>Table 3b. List of Parcels within Alternative Area A1</i>		

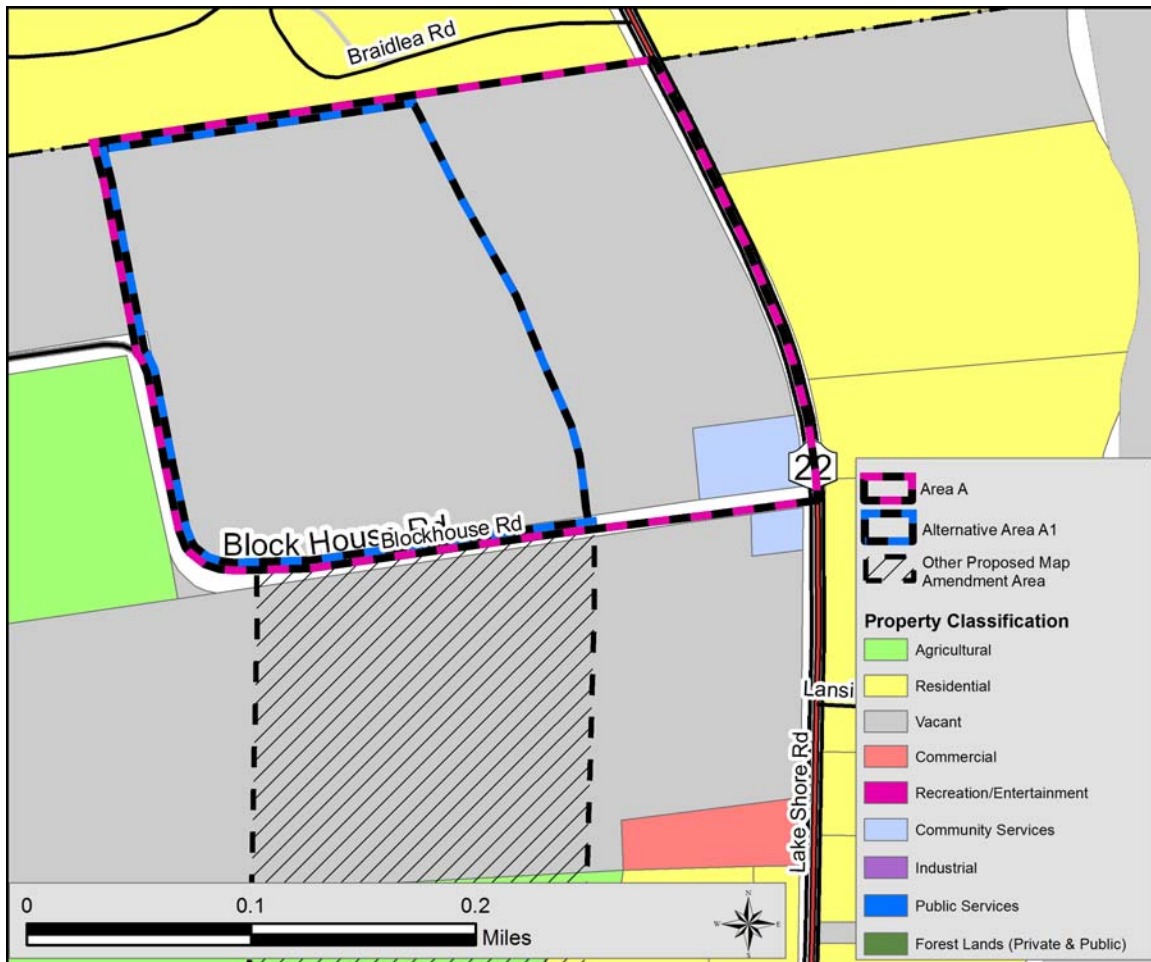


Figure 3. Existing land use in and adjacent to Area A and Alternative Area A1. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

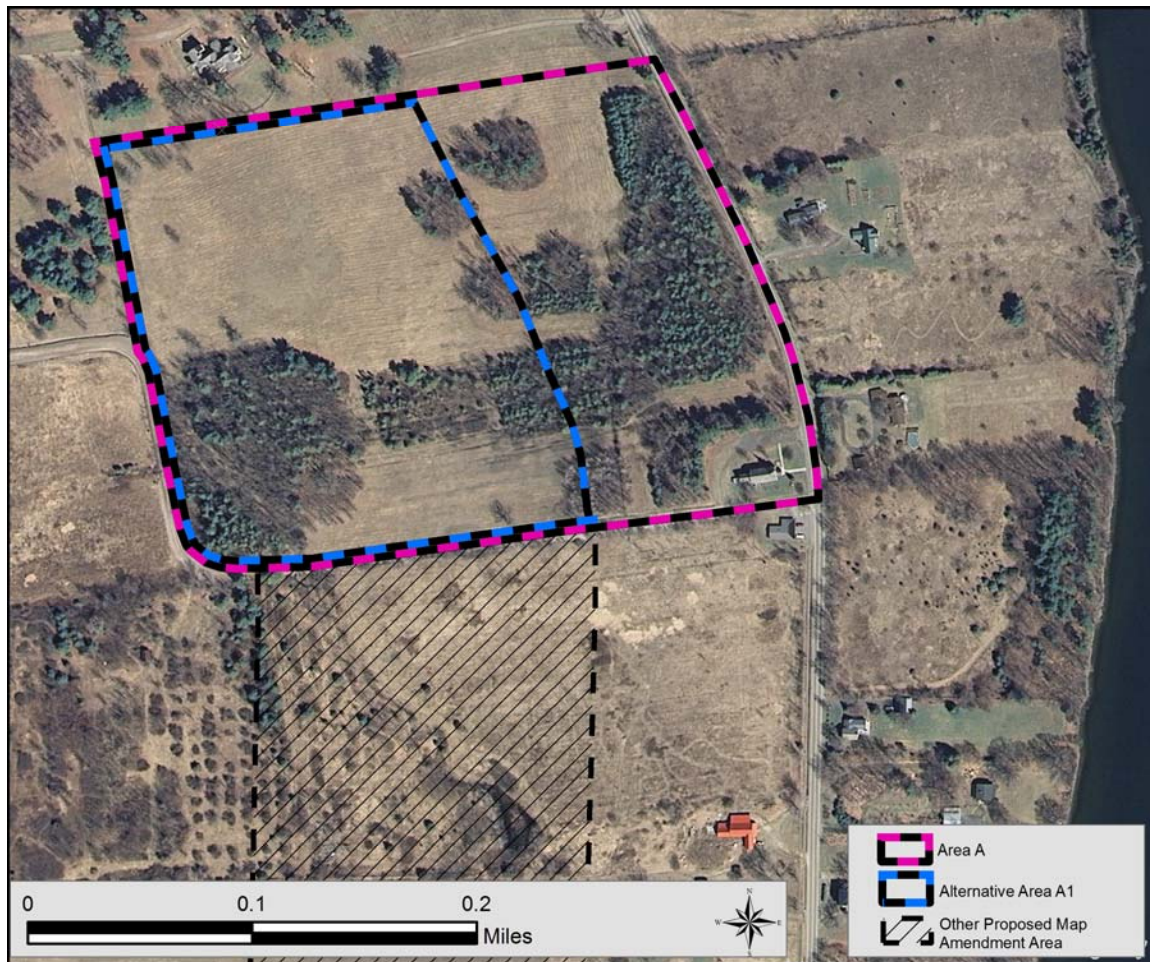


Figure 4. 2009 aerial image of Area A and Alternative Area A1.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified seven soil map units within Area A and five soil map units within Alternative Area A1.

Table 4a contains the seven soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area A. Table 4b contains the five soils that are within Alternative Area A1. Appendix I contains full names and descriptions for all of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
CuA	Severe Limitations	Shallow Depth to Water Table	0%
McB	Severe Limitations	Shallow Depth to Water Table	3%
CuB	Severe Limitations	Shallow Depth to Water Table	5%
HmB	Few Limitations		9%
AmB	Severe Limitations	Shallow Depth to Water Table	11%
HgB	Few Limitations		17%
KyA	Severe Limitations	Shallow Depth to Water Table	55%

Table 4a. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area A

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
CuB	Severe Limitations	Shallow Depth to Water Table	8%
HmB	Few Limitations		1%
AmB	Severe Limitations	Shallow Depth to Water Table	6%
HgB	Few Limitations		27%
KyA	Severe Limitations	Shallow Depth to Water Table	58%

Table 4b. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Alternative Area A1.

Figure 5 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area A and Alternative Area A1. Approximately 26% of Area A contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 74% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems. In Alternative Area A1, approximately 28% of the area contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 72% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the

actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

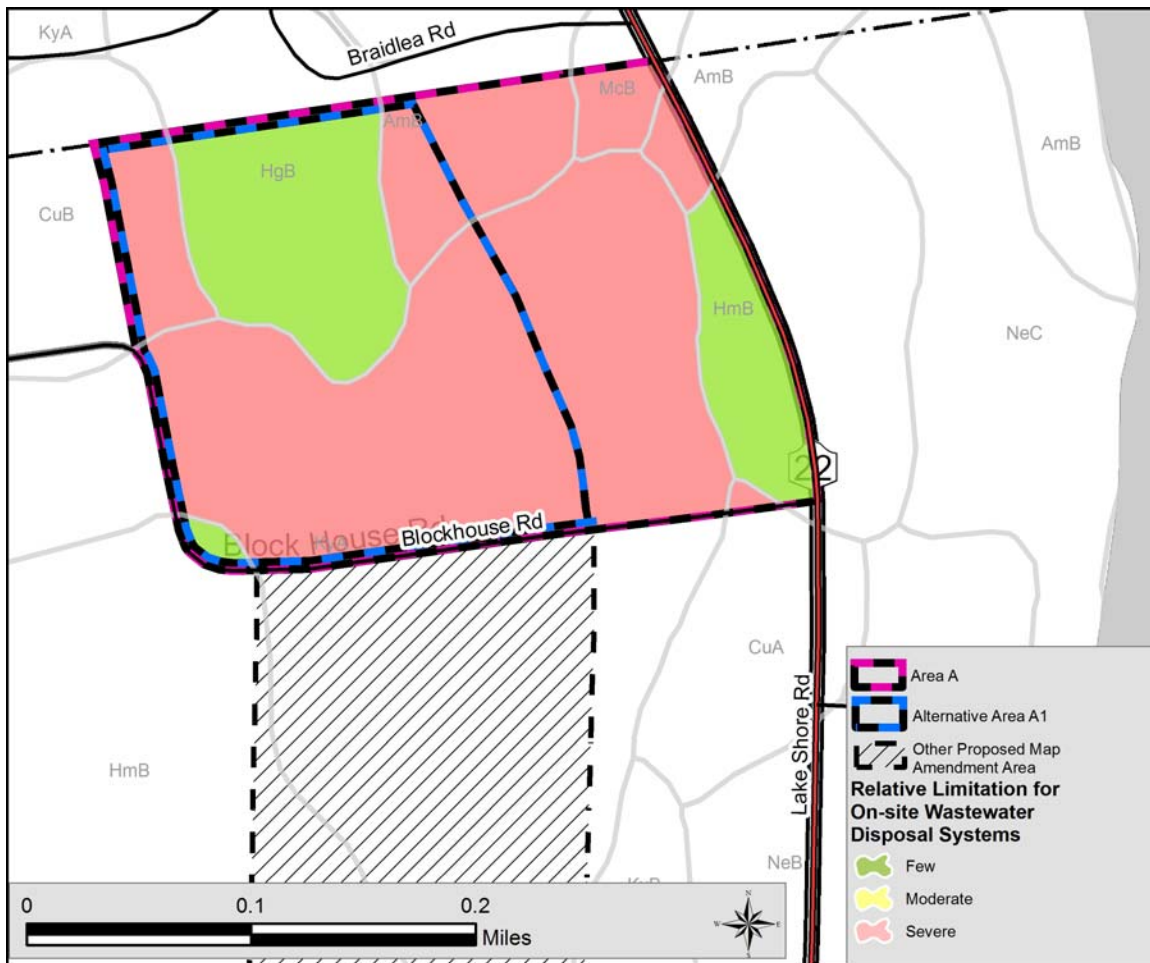


Figure 5. Soil Survey of Essex County detailed soil delineation in Area A and Alternative Area A1. (Source NRCS)

Topography

The topography of Area A ranges from flat to gently sloping. Slopes ranging from 0 to 3% comprise approximately 79% of Area A. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 20% of Area A. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise less than 1% of Area A. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. There appear to be no slopes above 15% in this area. In Alternative Area A1, approximately

72% of the area contains slopes in the 0-3% range; 28% of the area contains slopes in the 3-8% range; and less than 1% of the area contains slopes in the 8-15% range. Figure 6 shows the slopes in Area A and Alternative Area A1.

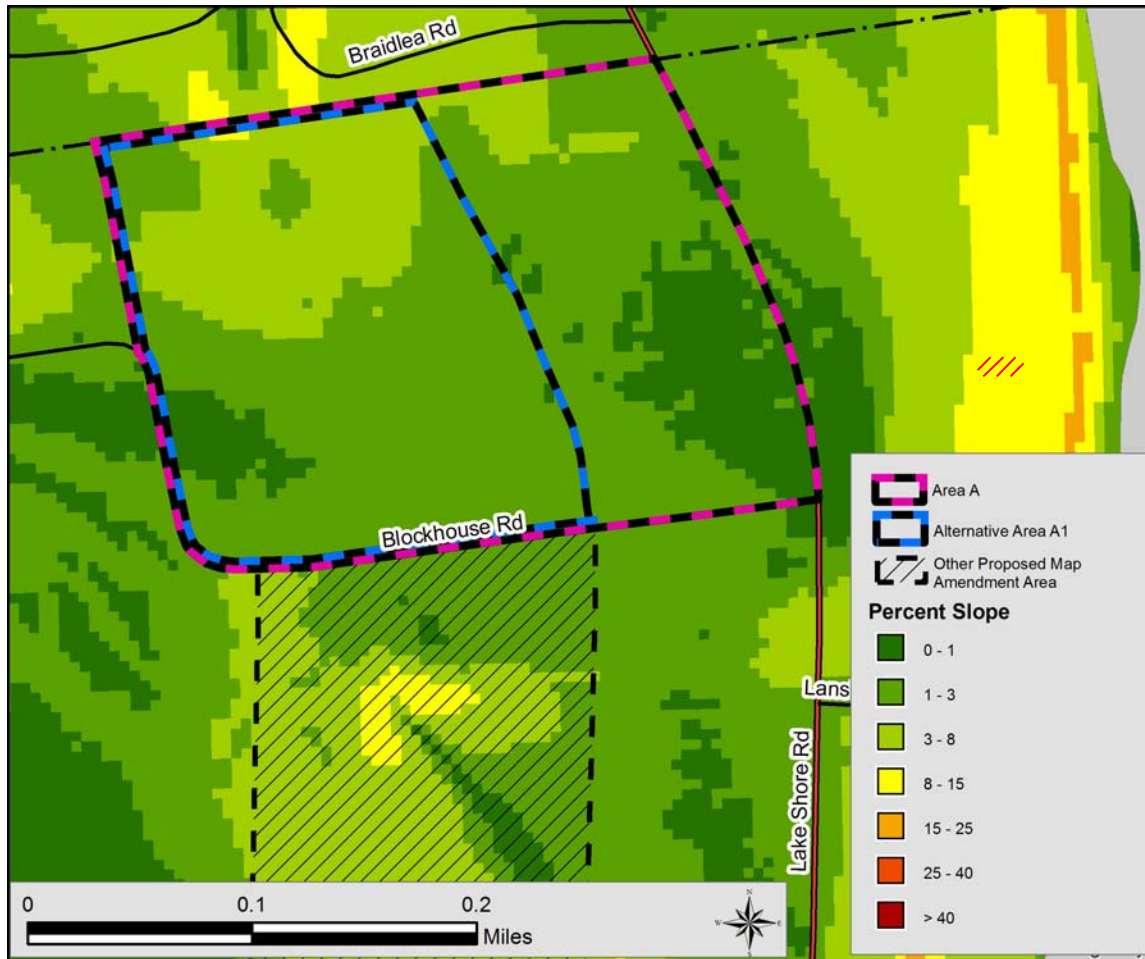


Figure 6. Slopes in Area A and Alternative Area A1. (Source 10M DEM)

Elevations

The elevation for both Area A and Alternative Area A1 ranges from approximately 160 feet to approximately 220 feet in elevation.

Wetlands

Figure 7 shows the approximate locations of mapped wetlands in the vicinity of Area A and Alternative Area A1. There is approximately 2.5 acres of wetlands in this area, within Alternative Area A1.

Hydrology

There are no major hydrological features in Area A or Alternative Area A1. Lake Champlain is located approximately 700 feet east and downslope of Area A and 1,200 feet downslope of Alternative Area A1.

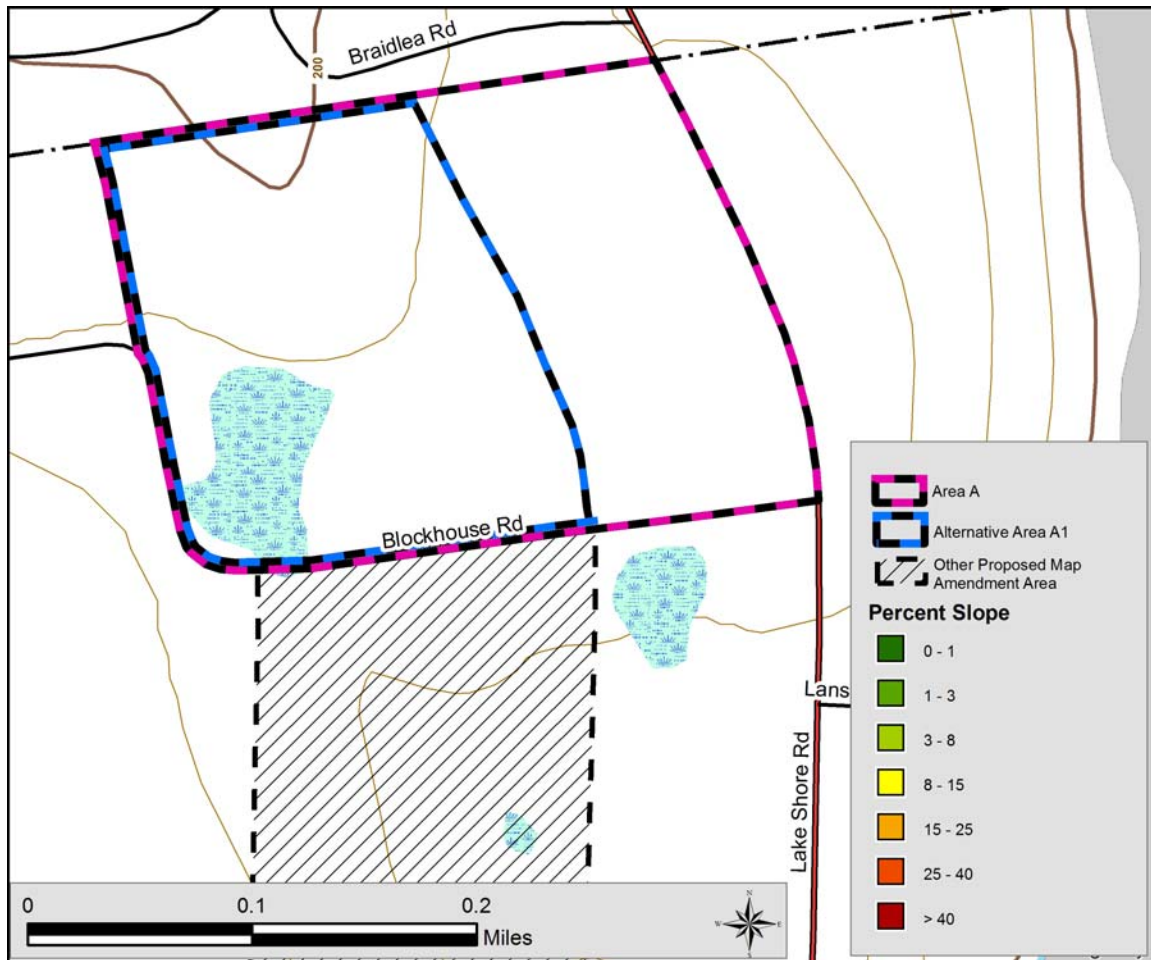


Figure 7. Topography and wetlands within and adjacent to Area A and Alternative Area A1.

Visual Considerations

Area A is located along NYS Route 22 a major north-south thoroughfare. NYS DOT estimates the current Average Annual Daily Traffic on this road to be 870 vehicles. Area A is also potentially visible from parts of Lake Champlain. Alternative Area A1 is located one-tenth mile west of NYS Route 22.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species in Area A or Alternative Area A1, however, this area is part of a large portion of the Towns of Essex, Willsboro and Westport that is identified as breeding habitat for the northern harrier (*Circus cyaneus*). The habitat of concern is an extensive sedge meadow which blends into an adjacent grassland.

Critical Environmental Area

The wetland in Area A and Alternative Area A1 is a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act.

AREA B

Area B is approximately 24.3 acres in size and currently classified as Low Intensity Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area B is described as follows:

Beginning at the centerline of Blockhouse Road, one-tenth mile (528 feet) west of the centerline of NYS Route 22; thence in a southerly direction along a constant and parallel distance of one-tenth mile from the centerline of NYS Route 22 to a point one-quarter mile (1,320 feet) from the centerline of Blockhouse Road; thence in westerly direction at a constant and parallel distance of one-quarter mile (1,320 feet) from the centerline of Blockhouse Road to a point one-quarter mile (1,320 feet) from the centerline of NYS Route 22; thence in a northerly direction at a constant and parallel distance of one-quarter mile (1,320 feet) from the centerline of NYS Route 22 to a point on the centerline of Blockhouse Road; thence in a easterly direction along the centerline of Blockhouse Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area B is located in the northeast part of the Town. It is roughly half of a 40 acre Low Intensity Use area. Area B is bound by Area A to the north (Moderate Intensity Use proposed to be reclassified as Low Intensity Use), Moderate Intensity Use to the east, and Resource Management to the south and west. Figure 8 shows Area B on the Adirondack Park Land Use and Development Plan Map.



Figure 8. Area B shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area B is bound on the north by Blockhouse Road, a Town road. The Hamlet of Essex lies approximately 0.6 miles south of the area via NYS Route 22 and the Hamlet of Willsboro lies approximately 3.5 miles north of the area via NYS Route 22. Public electric and telephone services are not immediately available to the area. There is no public water or sewer service available to Area B. Table 5 contains a list of the parcels in Area B. Figure 9 shows the parcels and the existing land use in the area and Figure 10 shows an aerial image of the area. Area B is located within an Agricultural District.

Map ID	Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
A	40.3-2-18.000	0.4	Residential (Single Family, Year-Round)
B	40.3-2-8.112	9.7	Agricultural Vacant Land (Productive)
C	40.3-2-8.120	13.6	Vacant (Abandoned Agricultural))
D	40.3-2-8.200	0.2	Residential (Single Family, Year-Round)

Table 5. List of Parcels within Area B

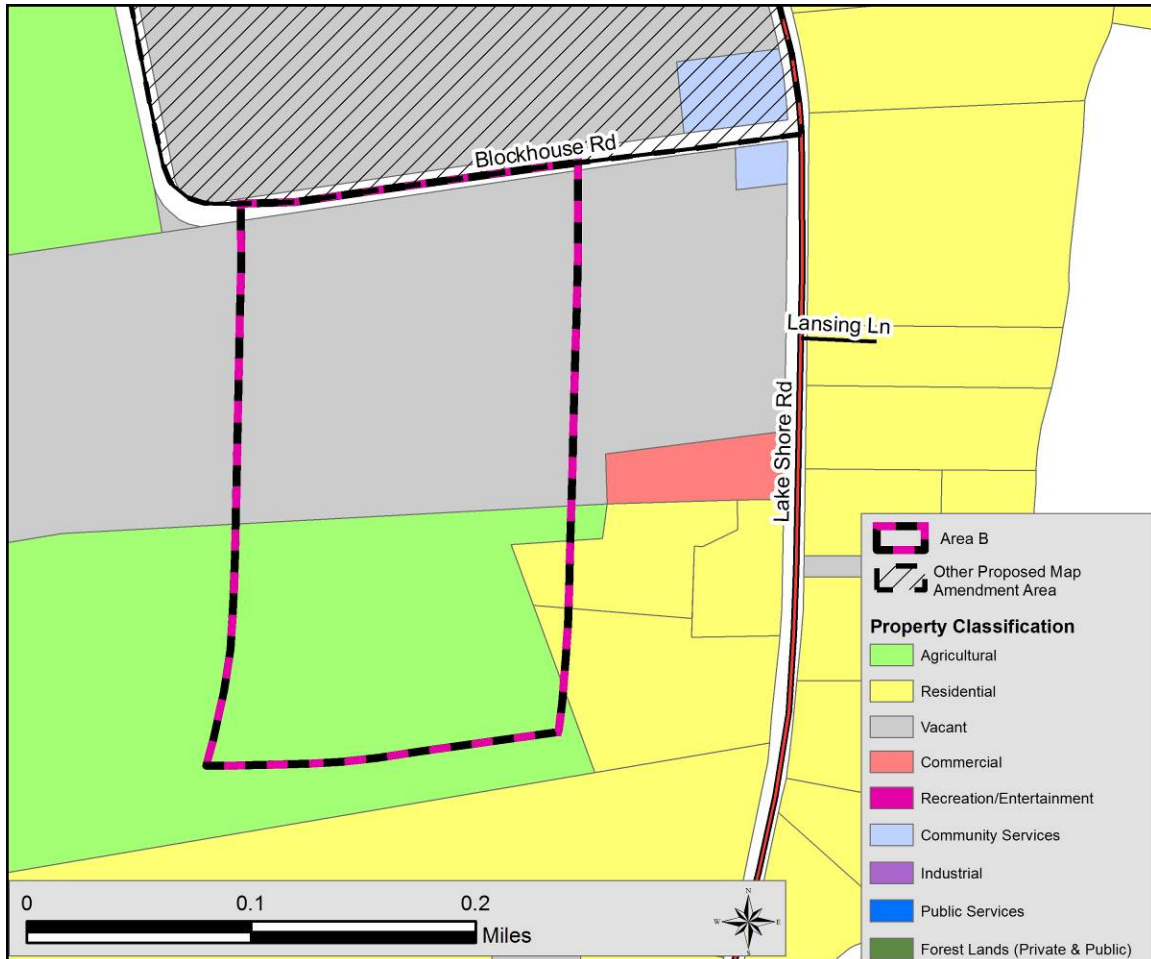


Figure 9. Existing land use in and adjacent to Area B. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

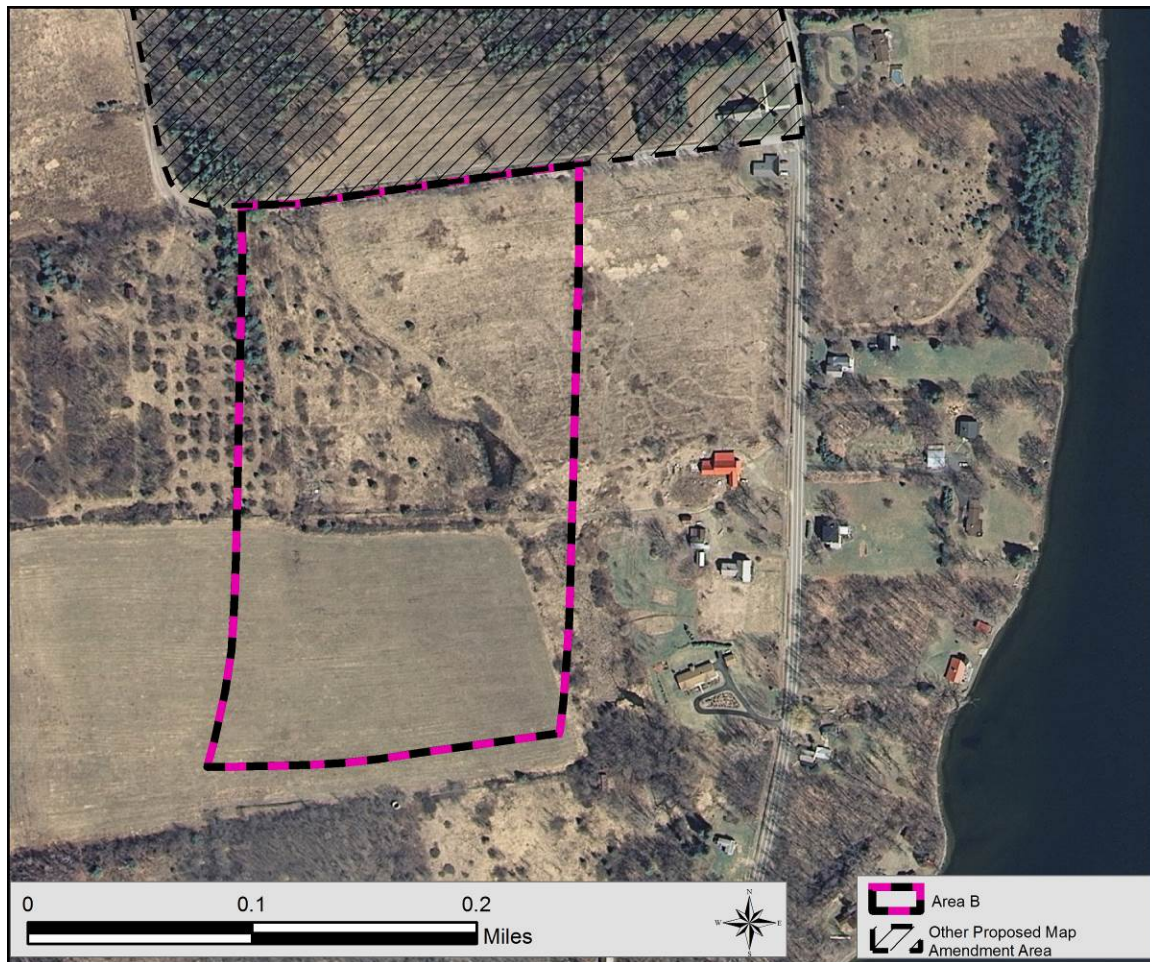


Figure 10. 2009 aerial image of Area B.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified three soil map units within Area B.

Table 6 contains the three soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area B. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
KyB	Severe Limitations	Shallow Depth to Water Table	1%
HmB	Few Limitations		29%
KyA	Severe Limitations	Shallow Depth to Water Table	70%

Table 6. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area B.

Figure 11 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area B. Approximately 29% of Area B contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 71% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

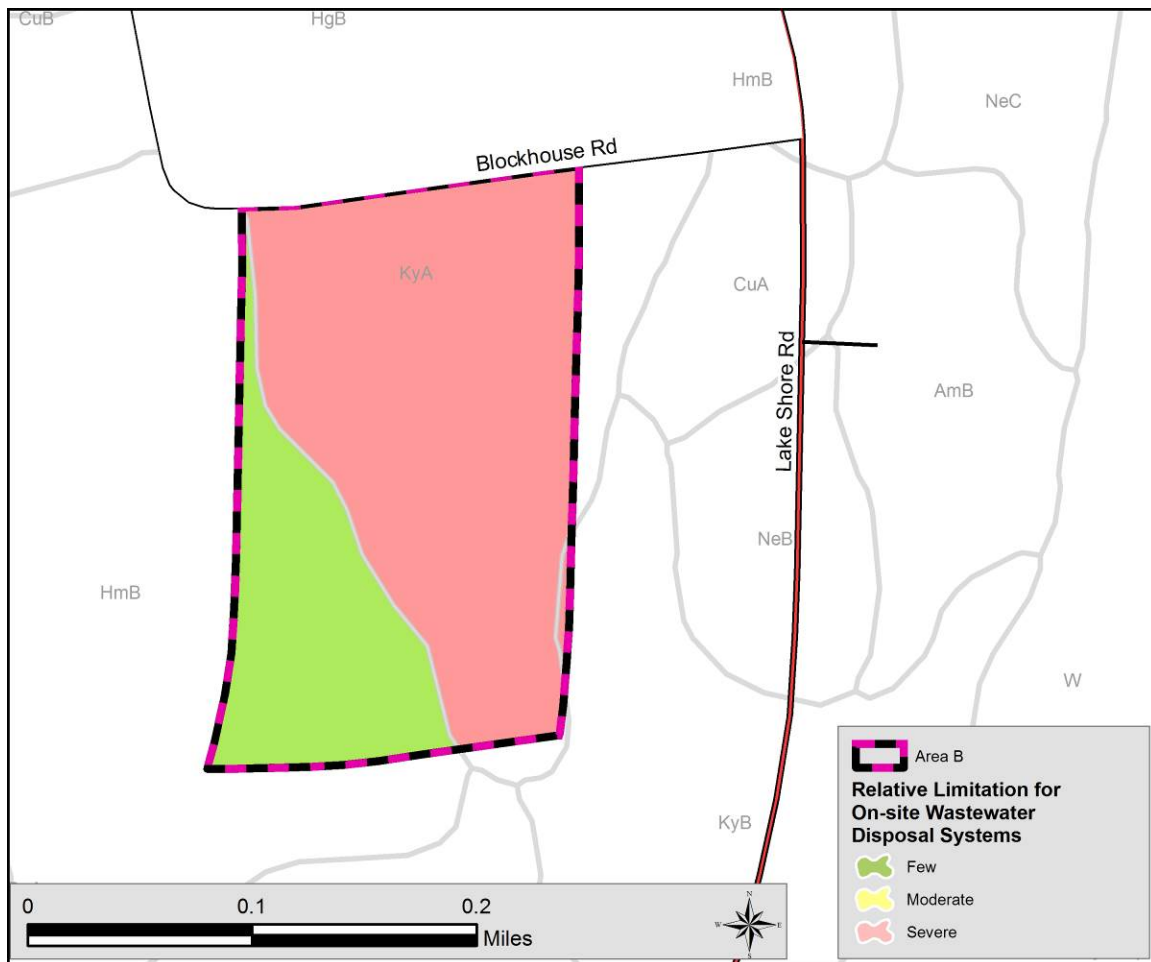


Figure 11. Soil Survey of Essex County detailed soil delineation in Area B. (Source NRCS)

Topography

The topography of Area B ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 38% of the Area B. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 59% of the Area B. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 3% of the Area B. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. There appears to be no slopes above 15% in Area B. Figure 12 shows the slopes in the Area B.

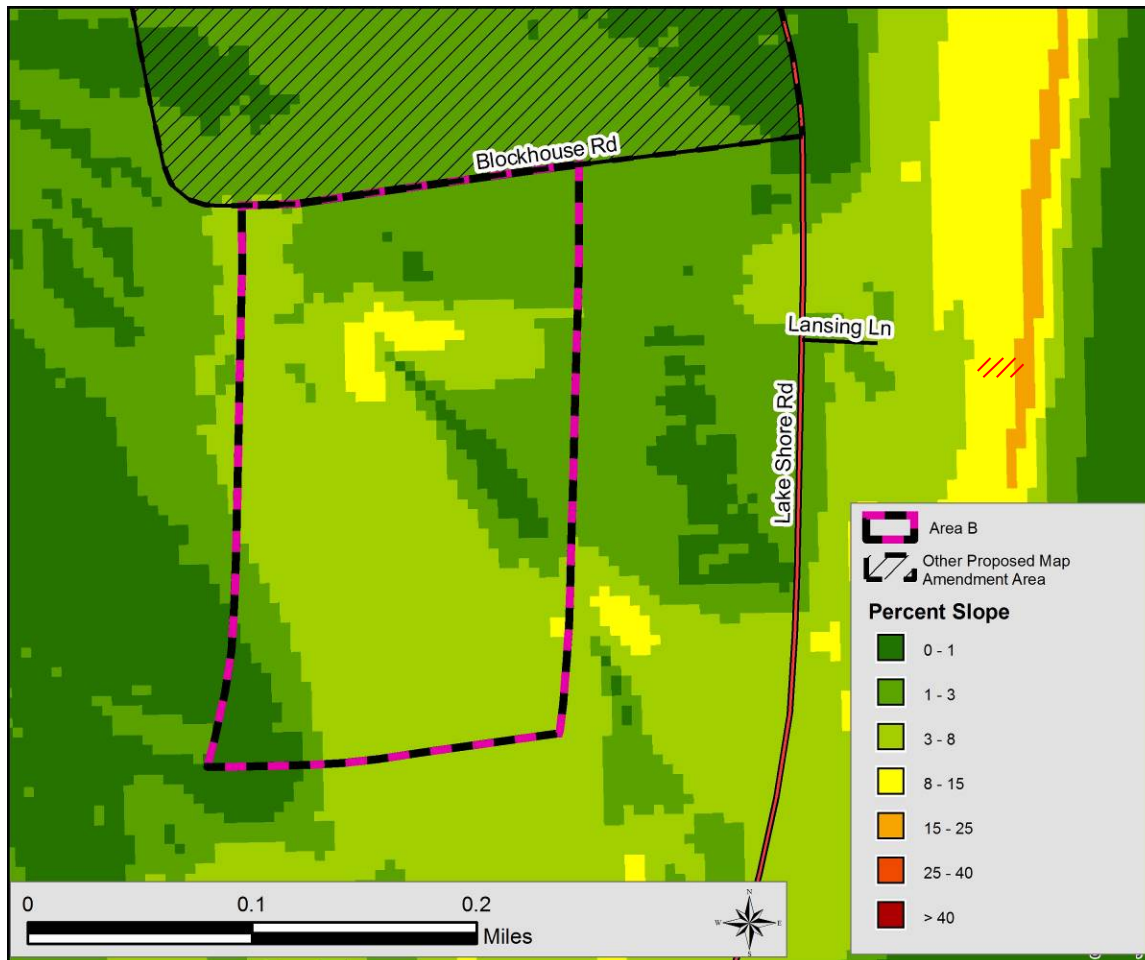


Figure 12. Slopes in Area B. (Source 10M DEM)

Elevations

The elevation in Area B ranges from approximately 140 feet to approximately 180 feet in elevation.

Wetlands

Figure 13 shows the approximate locations of mapped wetlands in the vicinity of Area B. There appears to be approximately 0.1 acres of wetlands in Area B.

Hydrology

There are no major hydrological features in Area B. Lake Champlain is located approximately 700 feet east and downslope of Area B.

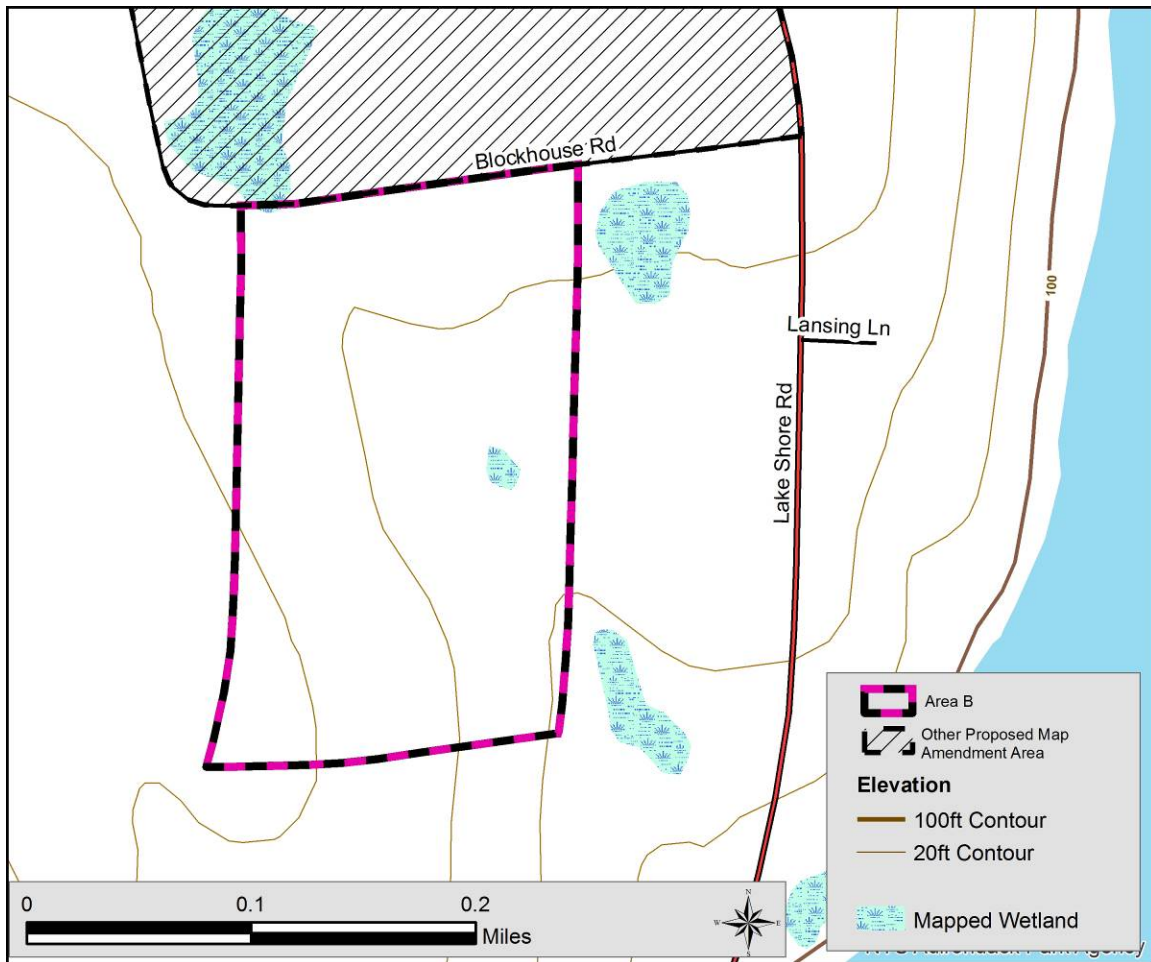


Figure 13. Topography and wetlands within and adjacent to Area B.

Visual Considerations

Area B is located along Blockhouse Road. No traffic estimates were found for this road.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species in Area B; however, this area is part of a large portion of the Towns of Essex, Willsboro and Westport that is identified as breeding habitat for the northern harrier (*Circus cyaneus*). The habitat of concern is an extensive sedge meadow which blends into an adjacent grassland.

Critical Environmental Area

The wetland in Area B is less than an acre and therefore not a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act.

AREA C

Area C is approximately 5.5 acres in size and currently classified as Resource Management. The proposed map amendment would reclassify this area as Hamlet, a less restrictive classification. Area C is described as follows:

Beginning at the intersection of the centerline of NYS Route 22 and the centerline of Library Brook, west of the existing Hamlet of Essex; thence in a northerly and easterly direction along the centerline of Library Brook to a point on the southwest corner of the Belden Library parcel; thence northerly then easterly direction along the Belden Library parcel, also the current sewer district boundary; thence continuing in a easterly direction along the current sewer district boundary to the centerline of NYS Route 22; thence in a southerly then westerly direction along the centerline of NYS Route 22 to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area C is located in the eastern part of the Town. It is a portion of an approximately 10,000 acre Resource Management area that stretches throughout the eastern portion of the Town and south into the Town of Westport. Area C is bound by Resource Management to the north and west, and Hamlet to the east and south. Figure 14 shows Area C on the Adirondack Park Land Use and Development Plan Map.

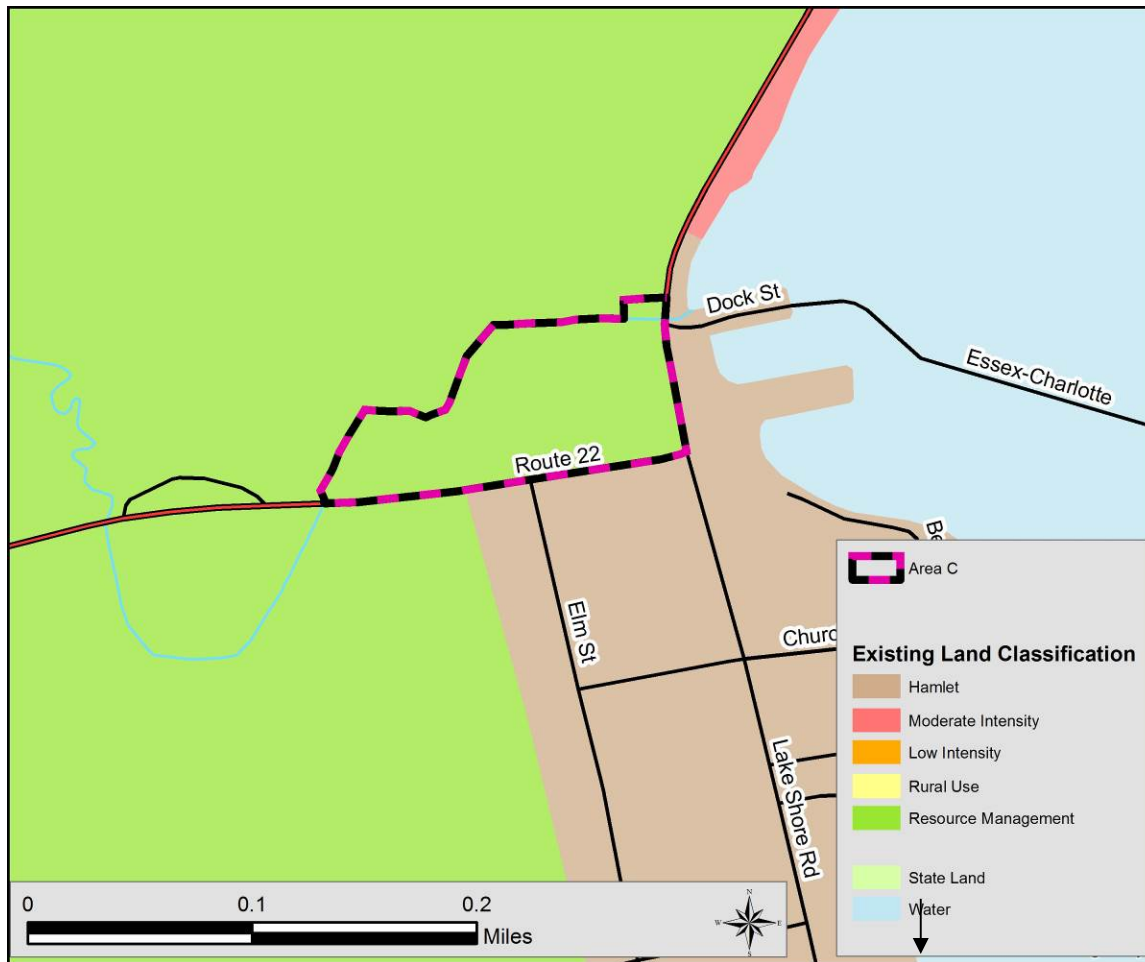


Figure 14. Area C shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area C is bound on the south and east by NYS Route 22. The Hamlet of Essex lies immediately adjacent to Area C and the Hamlet of Willsboro lies approximately 4 miles north of the area via NYS Route 22. Public electric and telephone services are available to the area along the existing road network. This area currently has public water and sewer service. Table 7 contains a list of the parcels in Area C. Figure 15 shows the parcels and the existing land use in the area and Figure 16 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
40.3-2-10.110	0.0	Residential (Estate)
40.3-2-11.000	0.5	Residential (Single Family, Year-Round)
40.65-2-1.000	0.2	Residential (Single Family, Year-Round)
40.65-2-12.000	0.2	Community Services (Religious)
40.65-2-2.000	0.3	Residential (Single Family, Year-Round)
40.65-2-3.000	0.3	Residential (Single Family, Year-Round)
40.65-2-4.000	0.4	Residential (Single Family, Year-Round)
40.65-2-5.000	0.4	Residential (Single Family, Year-Round)
40.65-2-6.000	0.6	Residential (Single Family, Year-Round)
40.65-2-7.100	0.4	Residential (Single Family, Year-Round)
40.65-2-8.000	0.5	Residential (Two Family, Year-Round)
40.65-2-9.100	0.7	Vacant (In commercial area)
40.65-2-10.000	0.1	Community Services (Library)
40.65-2-11.002	0.2	Residential (Single Family, Year-Round)

Table 7. List of Parcels within Area C

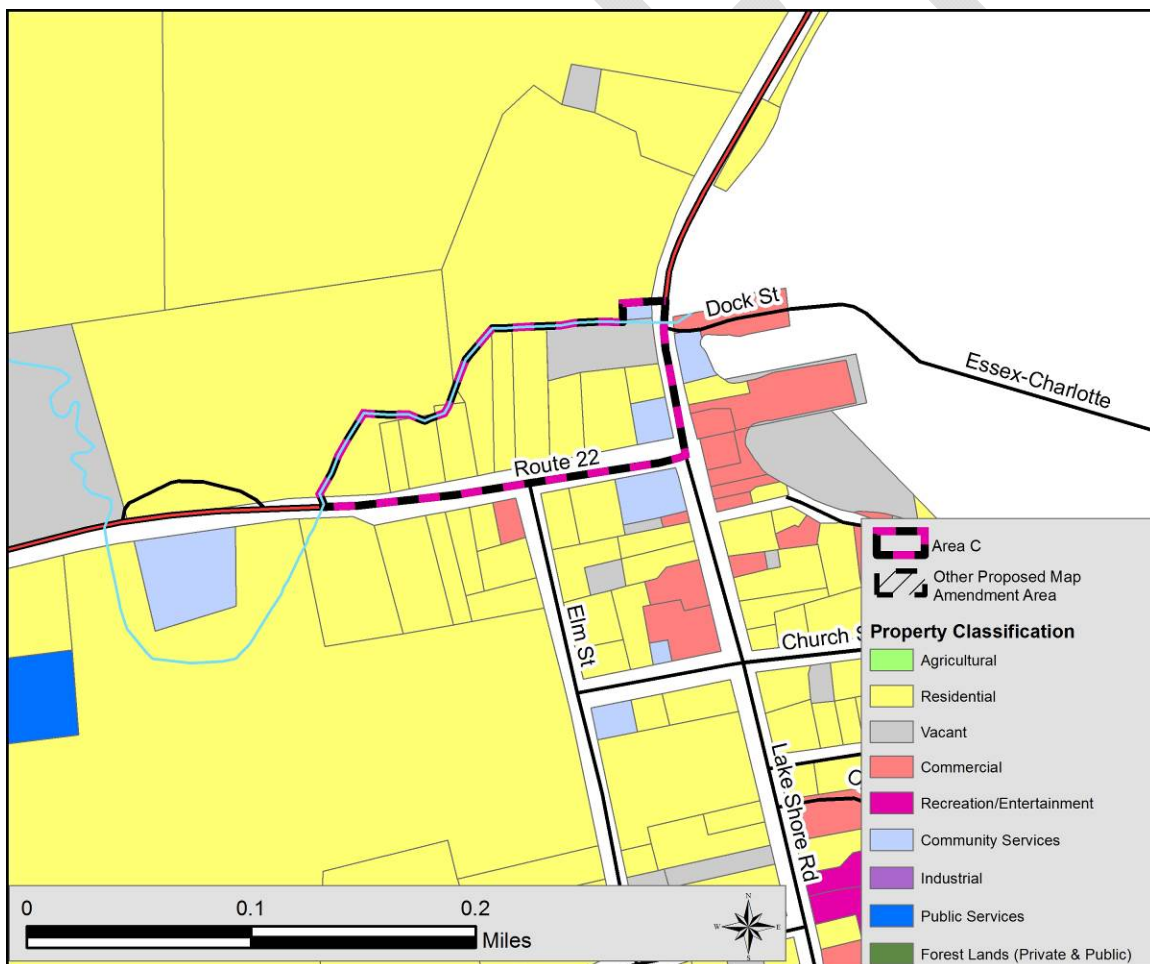


Figure 15. Existing land use in and adjacent to Area C. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

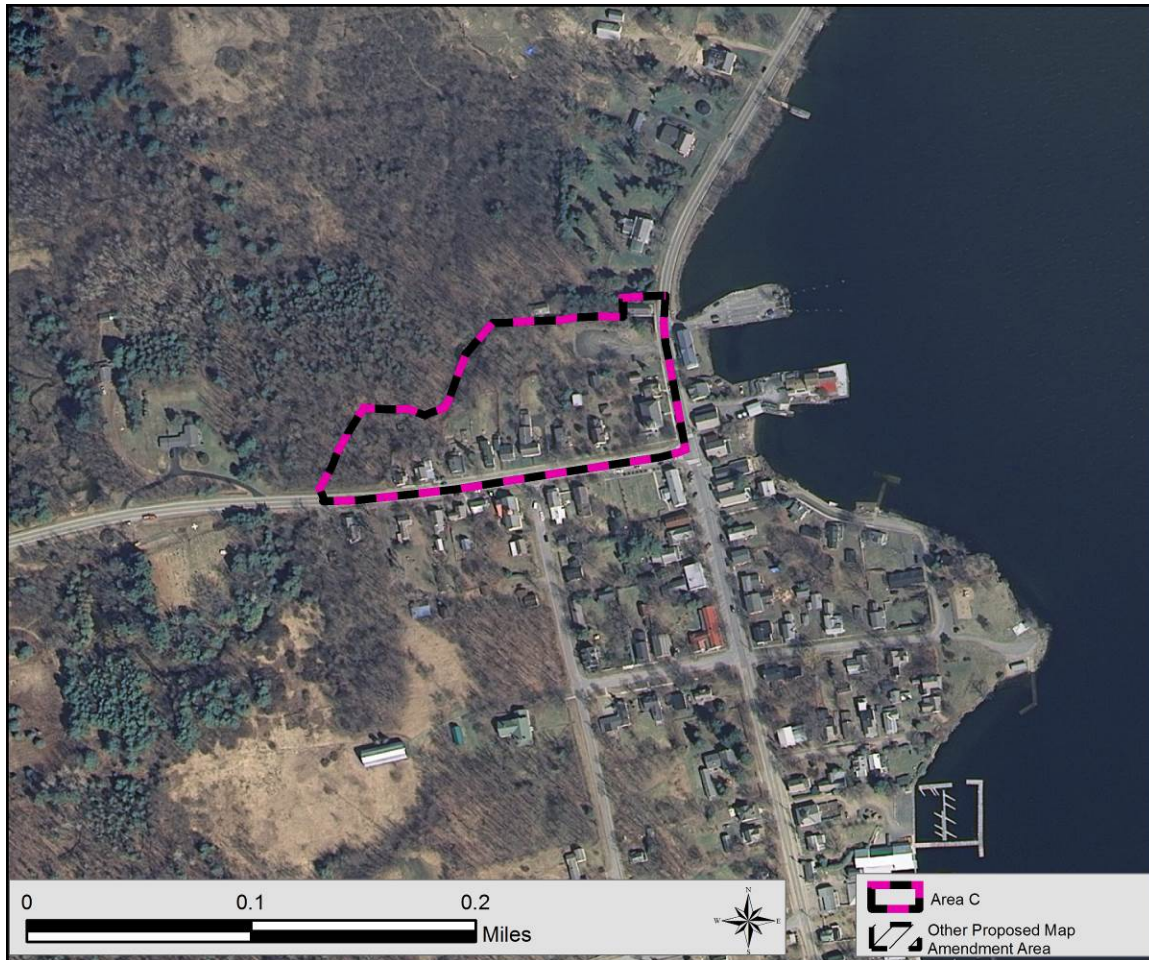


Figure 16. 2009 aerial image of Area C.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified three soil map units within Area C.

Table 8 contains the three soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area C. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
VeD	Severe Limitations	Shallow Depth to Water Table	25%
CrB	Severe Limitations	Shallow Depth to Water Table	35%
VeB	Severe Limitations	Shallow Depth to Water Table	40%

Table 8. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area C.

Figure 17 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area C. All of the soils in Area C are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

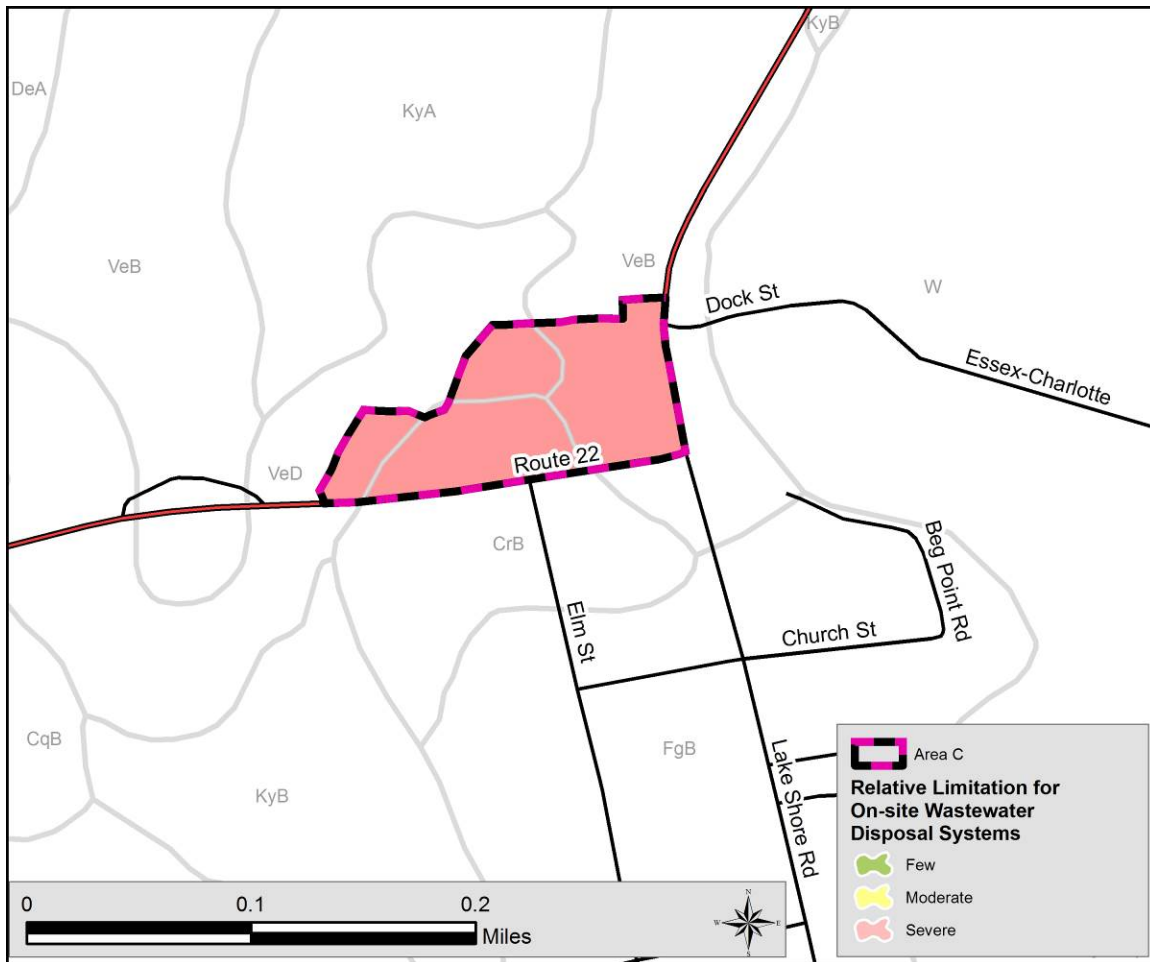


Figure 17. Soil Survey of Essex County detailed soil delineation in Area C. (Source NRCS)

Topography

The topography of Area C ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 4% of Area C. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 68% of Area C. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 23% of Area C. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 5% of Area C. Slopes in this range can pose moderate to severe limitations for development. There appears to be no slopes above 25% in this area. Figure 18 shows the slopes in Area C.

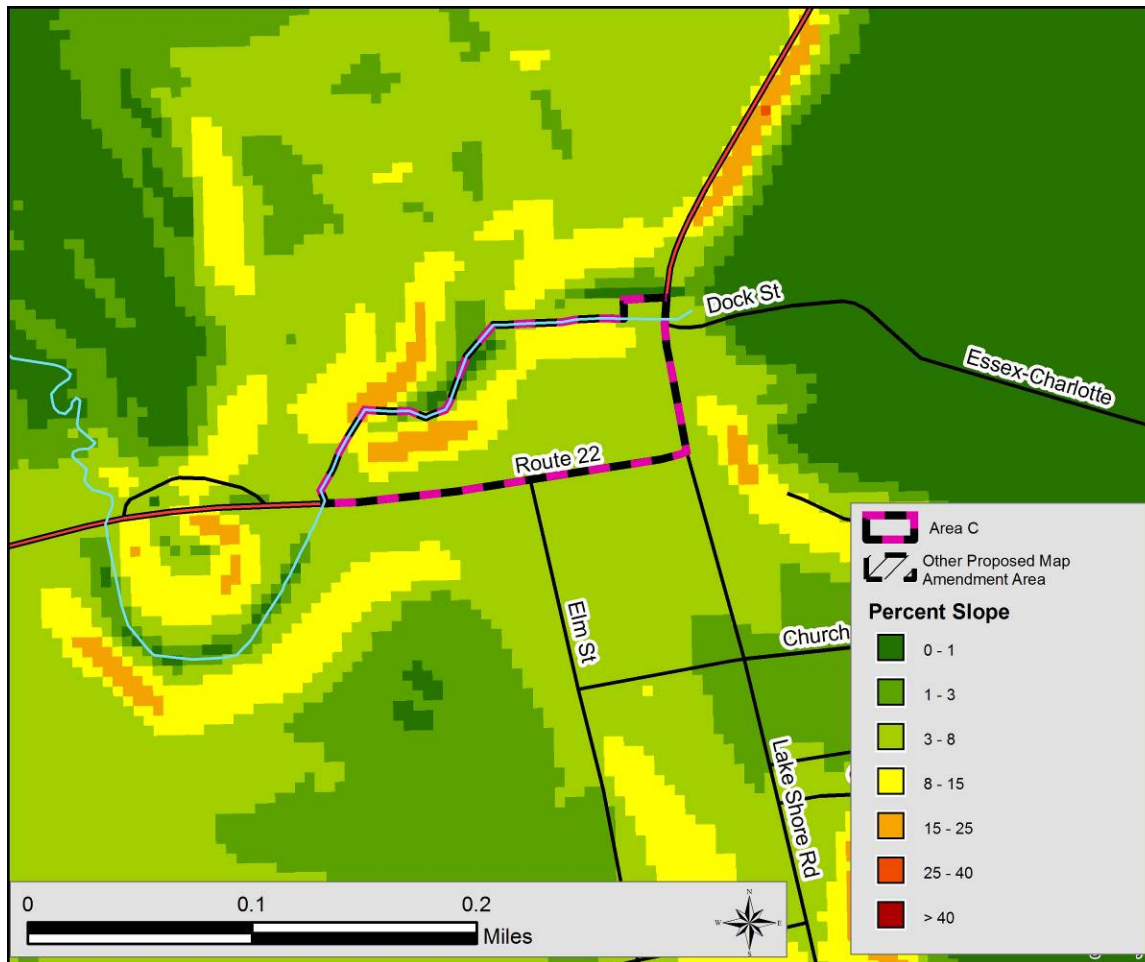


Figure 18. Slopes in Area C. (Source 10M DEM)

Elevations

The elevation in Area C ranges from approximately 100 feet to approximately 140 feet in elevation.

Wetlands

Figure 19 shows the approximate locations of mapped wetlands in the vicinity of Area C. There appear to be no wetlands in Area C, although there may be some unmapped wetlands along Library Brook.

Hydrology

The primary hydrological feature in this area is Library Brook, which flows into Lake Champlain approximately 70 feet downstream of Area C. NYS Department of

Environmental Conservation has classified Library Brook as a Class D surface water, which indicates that its best usage is fishing.

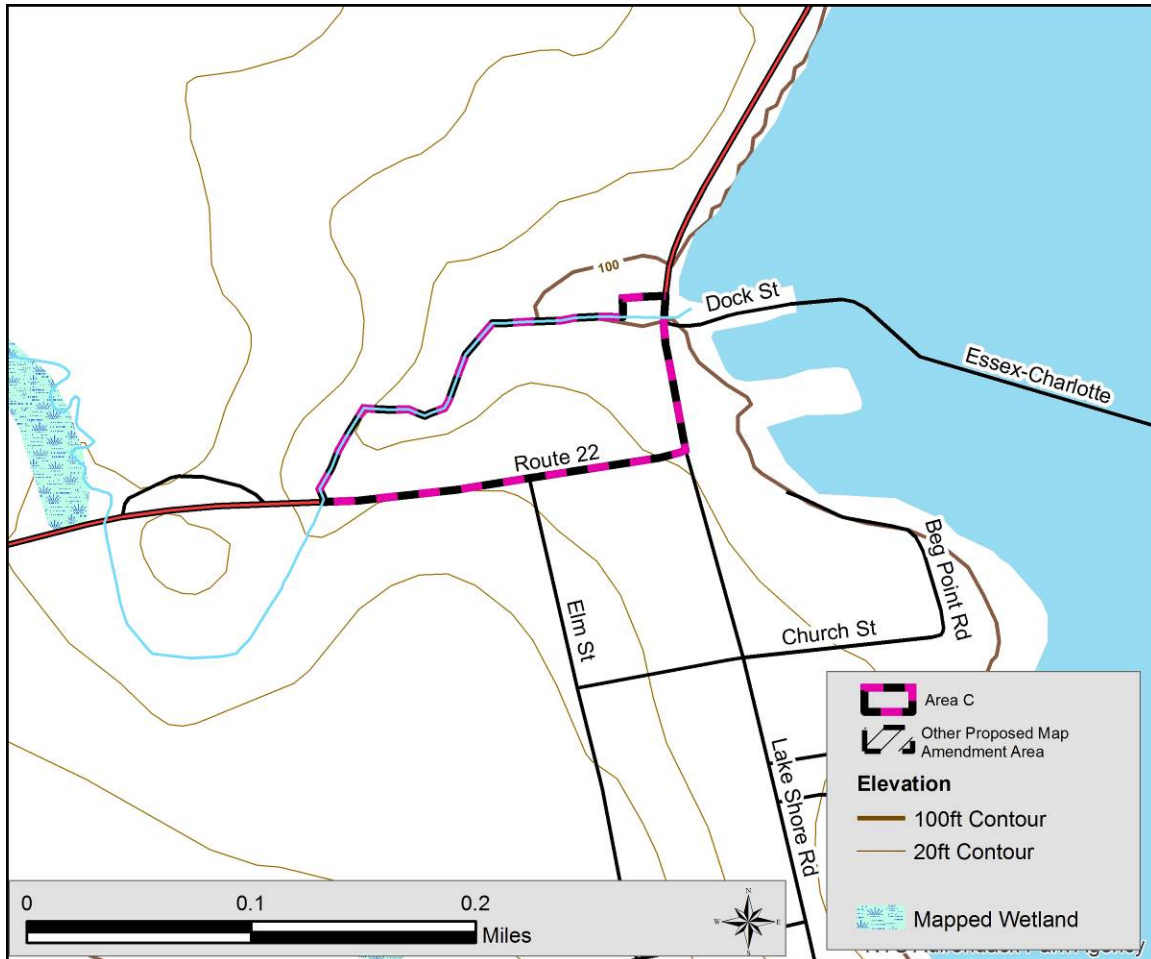


Figure 19. Topography and wetlands within and adjacent to Area C.

Visual Considerations

Area C is located along NYS Route 22 a major north-south thoroughfare. NYS DOT estimates the current Average Annual Daily Traffic on this road to be 870 vehicles. Area C is also potentially visible from parts of Lake Champlain.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area C.

Historic Resources

Area C is part of the Essex Village Historic District, which is listed on the National Register of Historic Places. Nine of the approximately 150 structures included in the district are in Area C. Appendix F contains the documentation submitted for the National Register.

Critical Environmental Area

Most of area C is within 300 feet of NYS Route 22, which under the current classification of Resource Management is a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act. If this area was to be classified as Hamlet as proposed, this CEA would be eliminated. Also, if there are wetlands along Library Brook those wetlands are also statutory CEA pursuant to the Adirondack Park Agency Act.

AREA D

Area D is approximately 18.5 acres in size and currently classified as Moderate Intensity Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area D is described as follows:

Beginning at the centerline of Lake Shore Road where it crosses the boundary between the Pott's Patent and the Gore South of Pott's Patent; thence in a southerly direction along the centerline of Lake Shore Road to a point one-tenth mile (528 feet) north of the boundary between Gore South of Pott's Patent and the Wharton Patent; thence in a westerly direction at a constant and parallel distance of one-tenth mile (528 feet) north of said boundary between the Gore south of Pott's Patent and the Wharton Patent to a point one-tenth mile (528 feet) west of the centerline of Lake Shore Road; thence in a northerly direction at a constant and parallel distance of one-tenth mile (528 feet) from the centerline of Lake Shore Road to a point on the boundary between Pott's Patent and the Gore South of Pott's Patent; thence in an easterly direction along the boundary between the Pott's patent and the Gore South of Pott's Patent to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area D is located in the eastern part of the Town. It is a portion of an approximately 150 acre Moderate Intensity Use area that stretches along the west side of Lake Shore Road, south of the Hamlet of Essex. Area D is bound by Resource Management to the west, Moderate Intensity Use to the north and south, Low Intensity Use to the east. Figure 20 shows Area D on the Adirondack Park Land Use and Development Plan Map.



Figure 20. Area D shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area D is bound on the east by County Route 9 (Lake Shore Road) and is accessed by a private road that intersects with County Route 9. The Hamlet of Essex lies approximately 0.5 miles north of the area via Lake Shore Road. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area D. Table 9 contains information about the one parcel in this area. Figure 21 shows the parcels and the existing land use in the area and Figure 22 shows an aerial image of the area. Area D is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
49.1-1-12.000	16.9	Agricultural

Table 9. List of Parcels within Area D

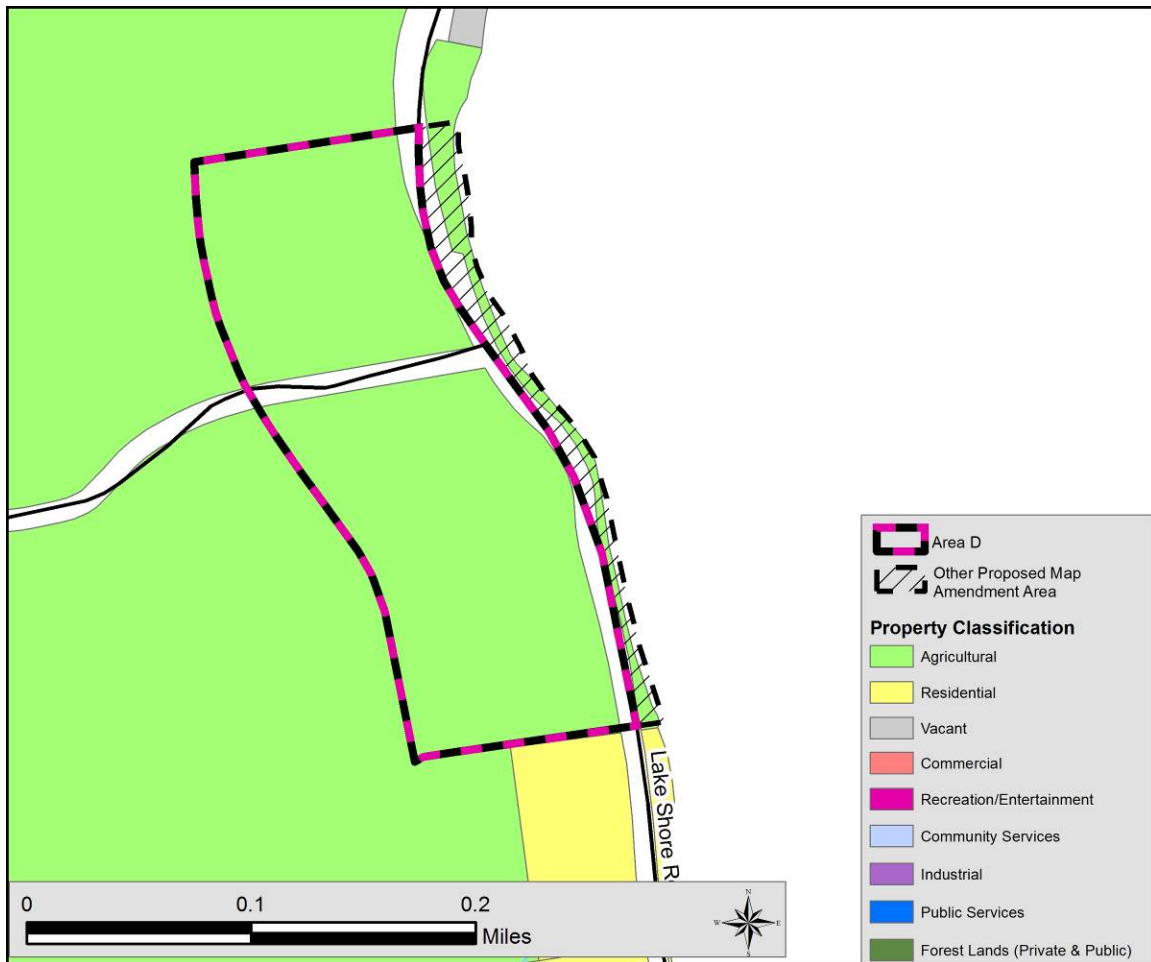


Figure 21. Existing land use in and adjacent to Area D. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

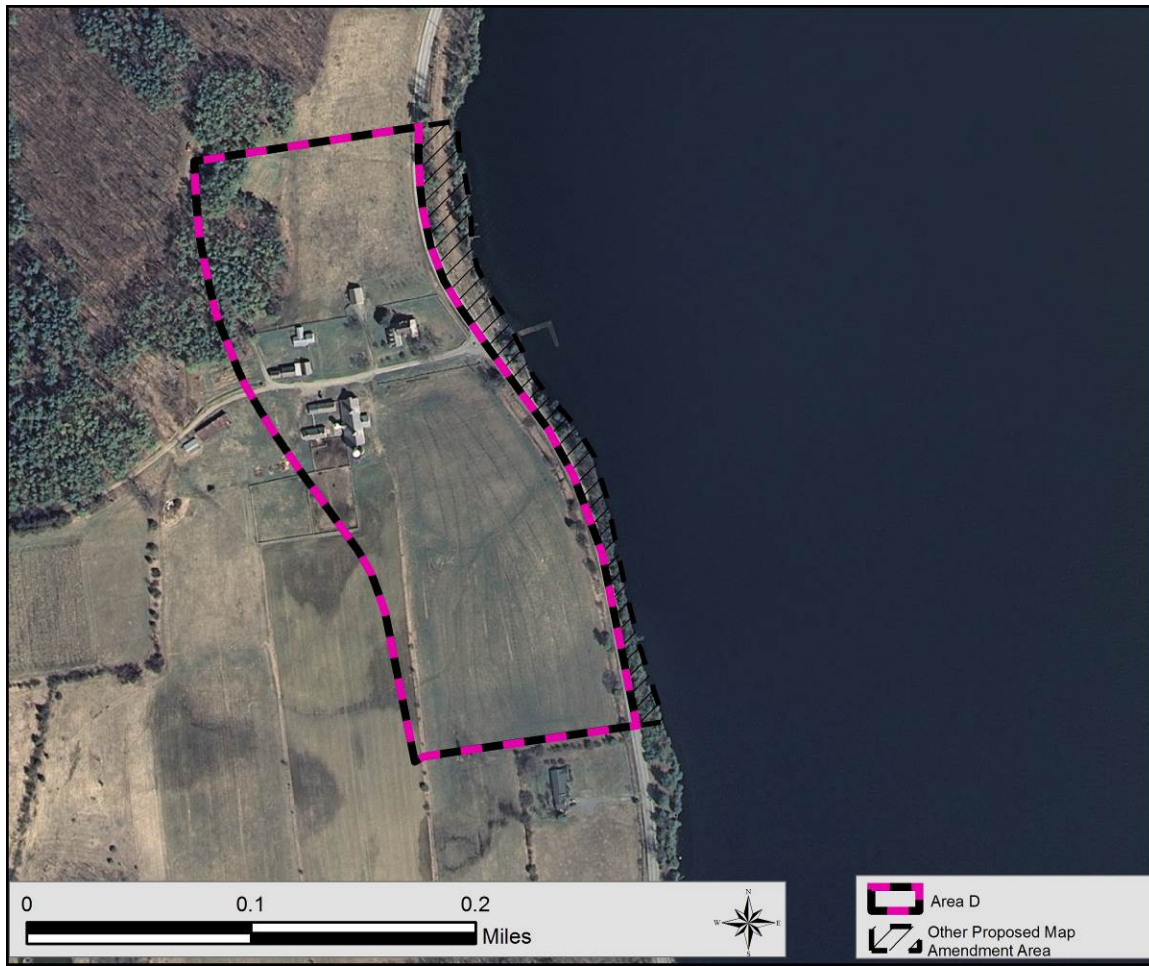


Figure 22. 2009 aerial image of Area D.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified five soil map units within Area D.

Table 10 contains the five soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area D. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
NgA	Severe Limitations	Shallow Depth to Water Table	2%
FgB	Severe Limitations	Shallow Depth to Water Table	3%
AmC	Severe Limitations	Shallow Depth to Water Table	13%
NeD	Severe Limitations	Shallow Depth to Bedrock	14%
AmB	Severe Limitations	Shallow Depth to Water Table	68%

Table 10. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area D.

Figure 23 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area D. All of the soils in Area D are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

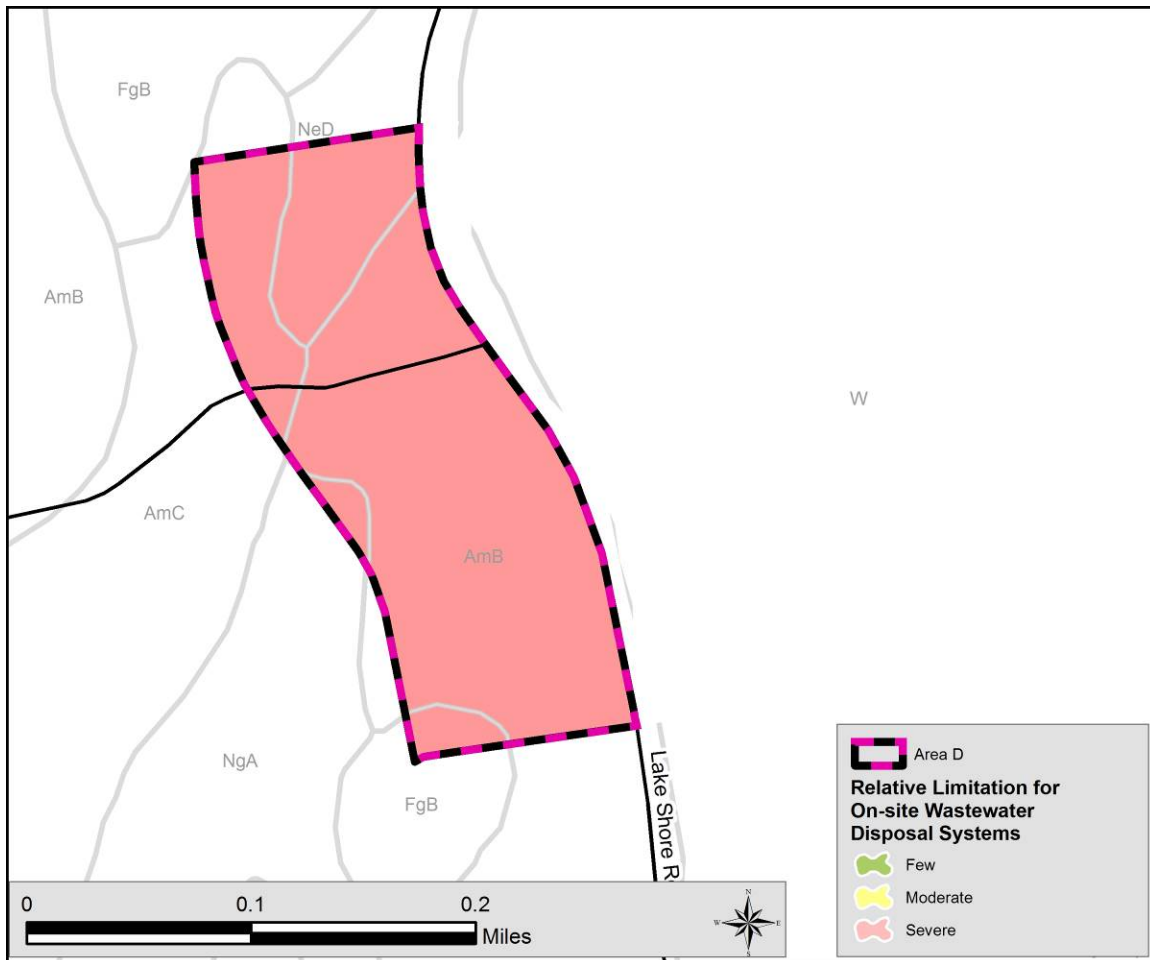


Figure 23. Soil Survey of Essex County detailed soil delineation in Area D. (Source NRCS)

Topography

The topography of Area D ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 34% of Area D. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 46% of Area D. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 16% of Area D. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 3% of Area D. Slopes in this range can pose moderate to severe limitations for development. There appear to be no areas with slopes above 25% in this area. Figure 24 shows the slopes in Area D.

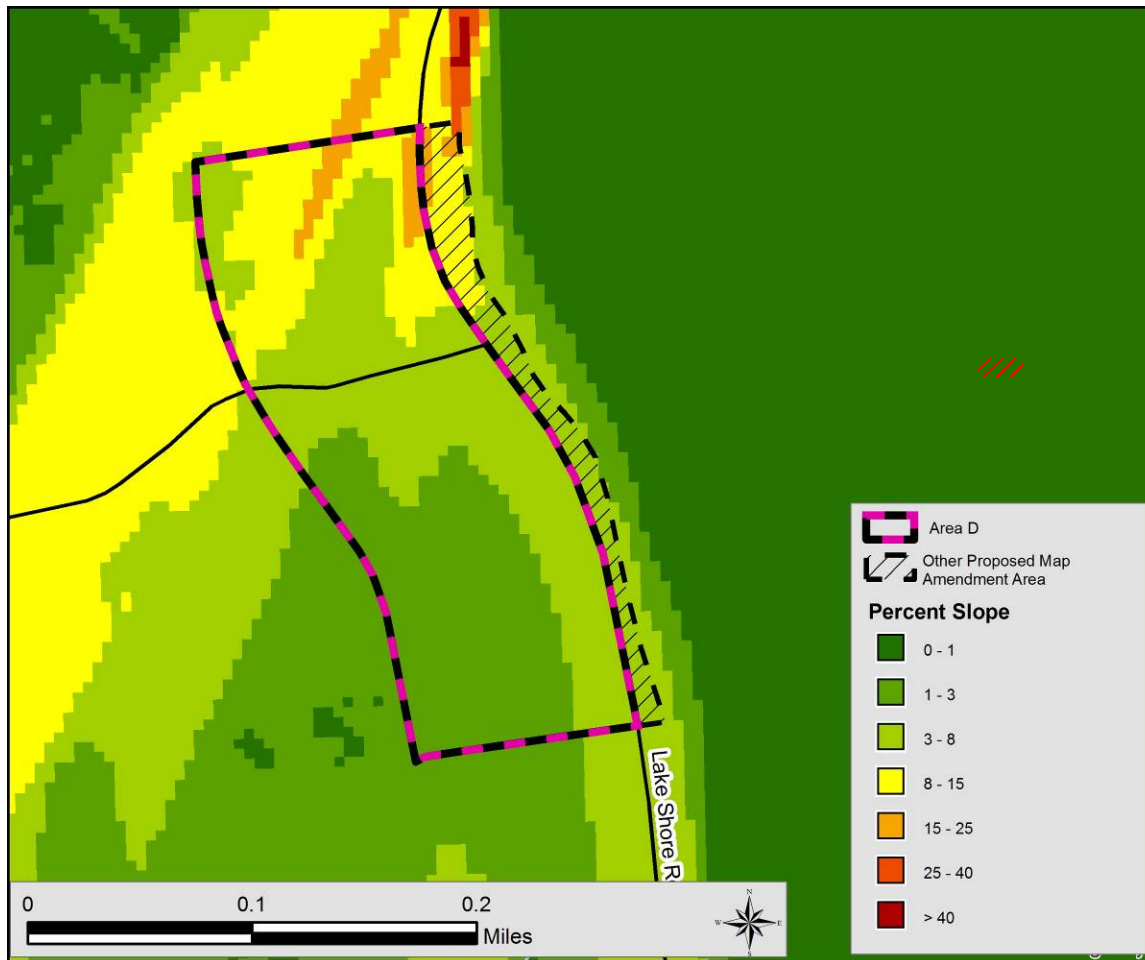


Figure 24. Slopes in Area D. (Source 10M DEM)

Elevations

The elevation in Area D ranges from approximately 120 feet to approximately 190 feet in elevation.

Wetlands

Figure 25 shows the approximate locations of mapped wetlands in the vicinity of Area D. There appear to be no wetlands in Area D.

Hydrology

There are no major hydrological features in Area D. Lake Champlain is located approximately 50 feet east and downslope of Area D.

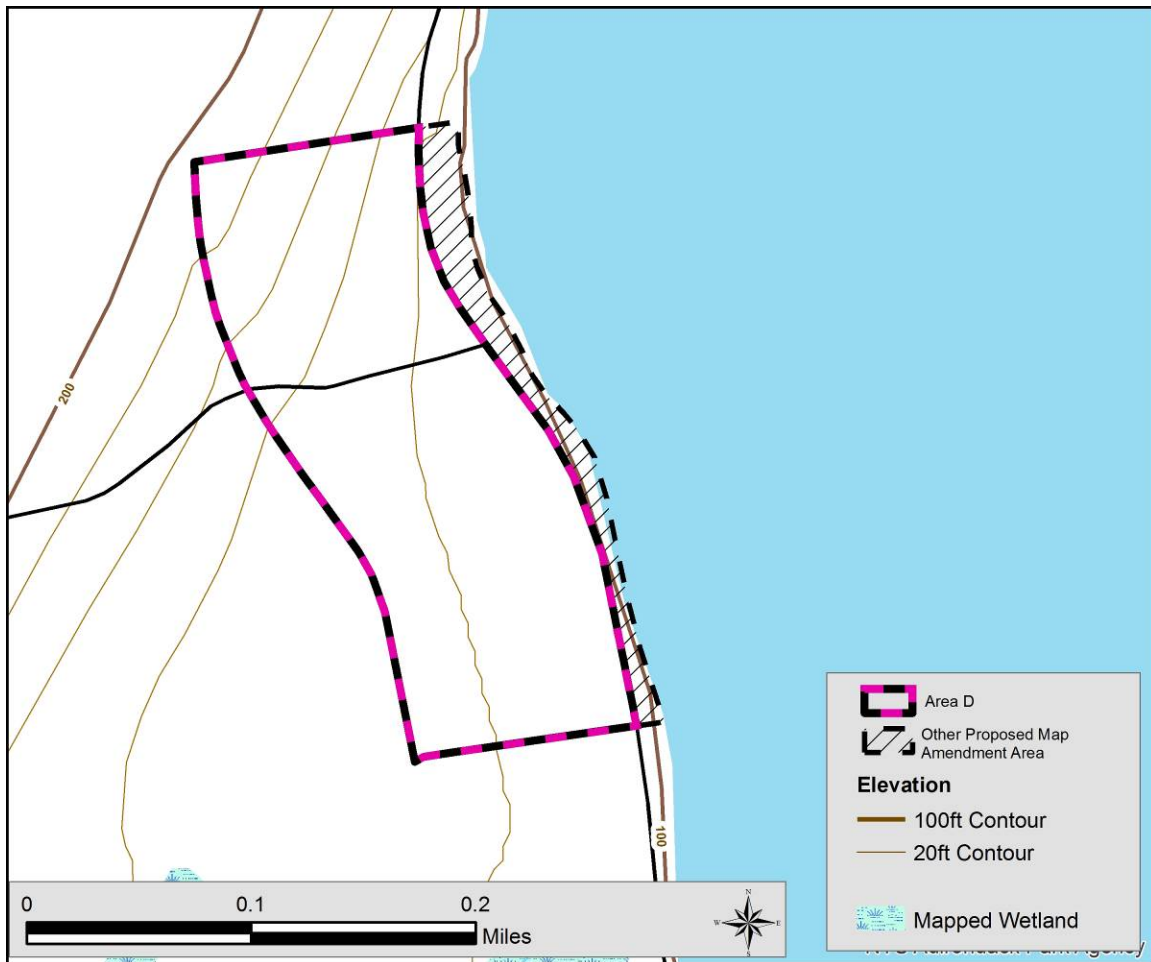


Figure 25. Topography and wetlands within and adjacent to Area D.

Visual Considerations

Area D is located along County Route 9 (Lake Shore Road). No traffic estimates were found for these roads

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area D.

Critical Environmental Area

Area D contains no statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA E

Area E is approximately 2.3 acres in size and currently classified as Low Intensity Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area E is described as follows:

Beginning at the centerline of Lake Shore Road where it crosses the boundary between the Pott's Patent and the Gore South of Pott's Patent; thence in a southerly direction along the centerline of Lake Shore Road to a point one-tenth mile (528 feet) north of the boundary between Gore South of Pott's Patent and the Wharton Patent; thence in an easterly direction at a constant and parallel distance of one-tenth mile (528 feet) north of said boundary between the Gore south of Pott's Patent and the Wharton Patent to the shoreline of Lake Champlain; thence in a northerly direction along the shoreline of Lake Champlain as it winds and turns to a point on the boundary between Pott's Patent and the Gore South of Pott's Patent; thence in a westerly direction along the boundary between the Pott's patent and the Gore South of Pott's Patent to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area E is located in the eastern part of the Town. It is a portion of an approximately 30 acre Low Intensity Use area located between Lake Shore Road and Lake Champlain. Area E is bound by Low Intensity Use to the north, Moderate Intensity Use to the west, Low Intensity Use to the south. Figure 26 shows Area E on the Adirondack Park Land Use and Development Plan Map.

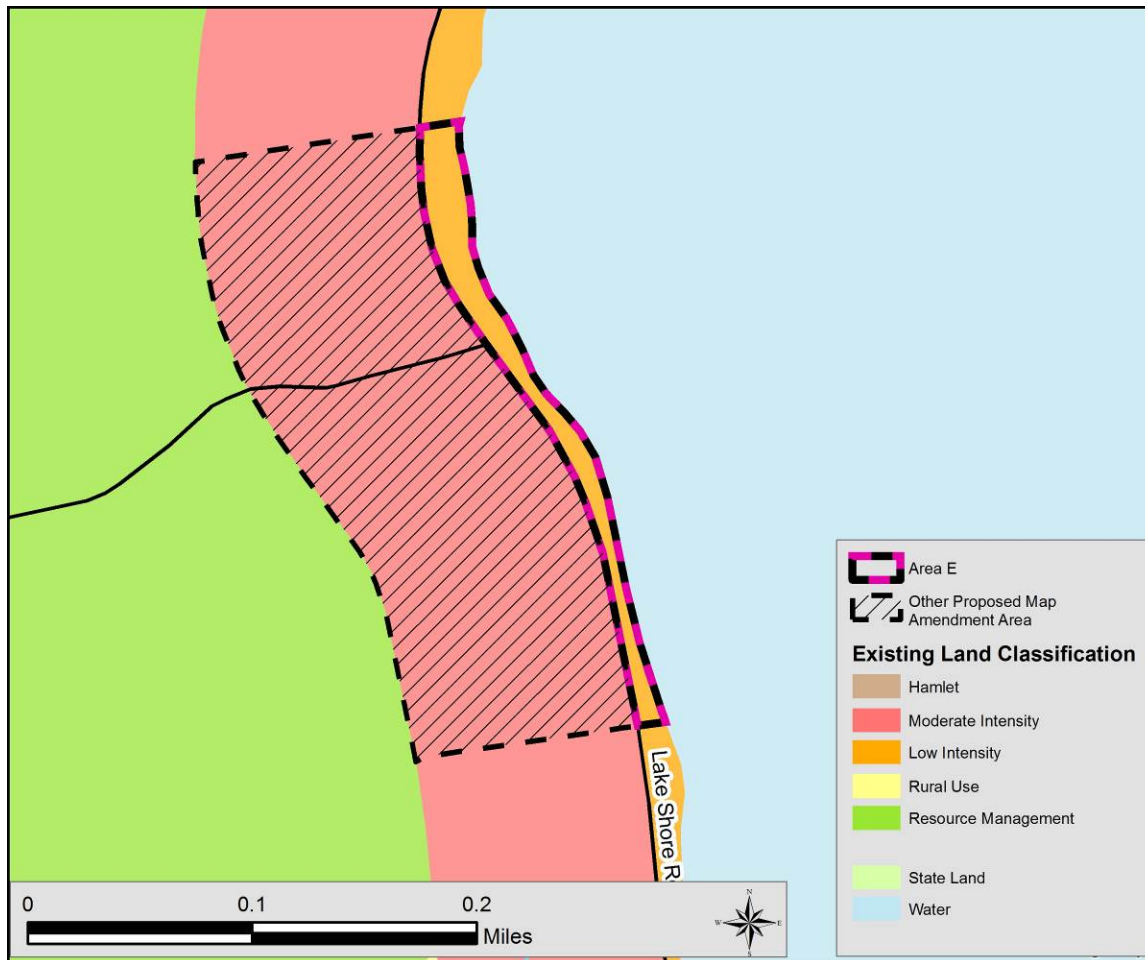


Figure 26. Area E shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area E is bound on the west by County Route 9 (Lake Shore Road). The Hamlet of Essex lies approximately 0.5 miles north of the area via Lake Shore Road. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area E. Table 11 contains information about the one parcel in this area. Figure 27 shows the parcels and the existing land use in the area and Figure 28 shows an aerial image of the area. Area E is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
49.1-1-12.000	2.3	Agricultural

Table 11. List of Parcels within Area E.

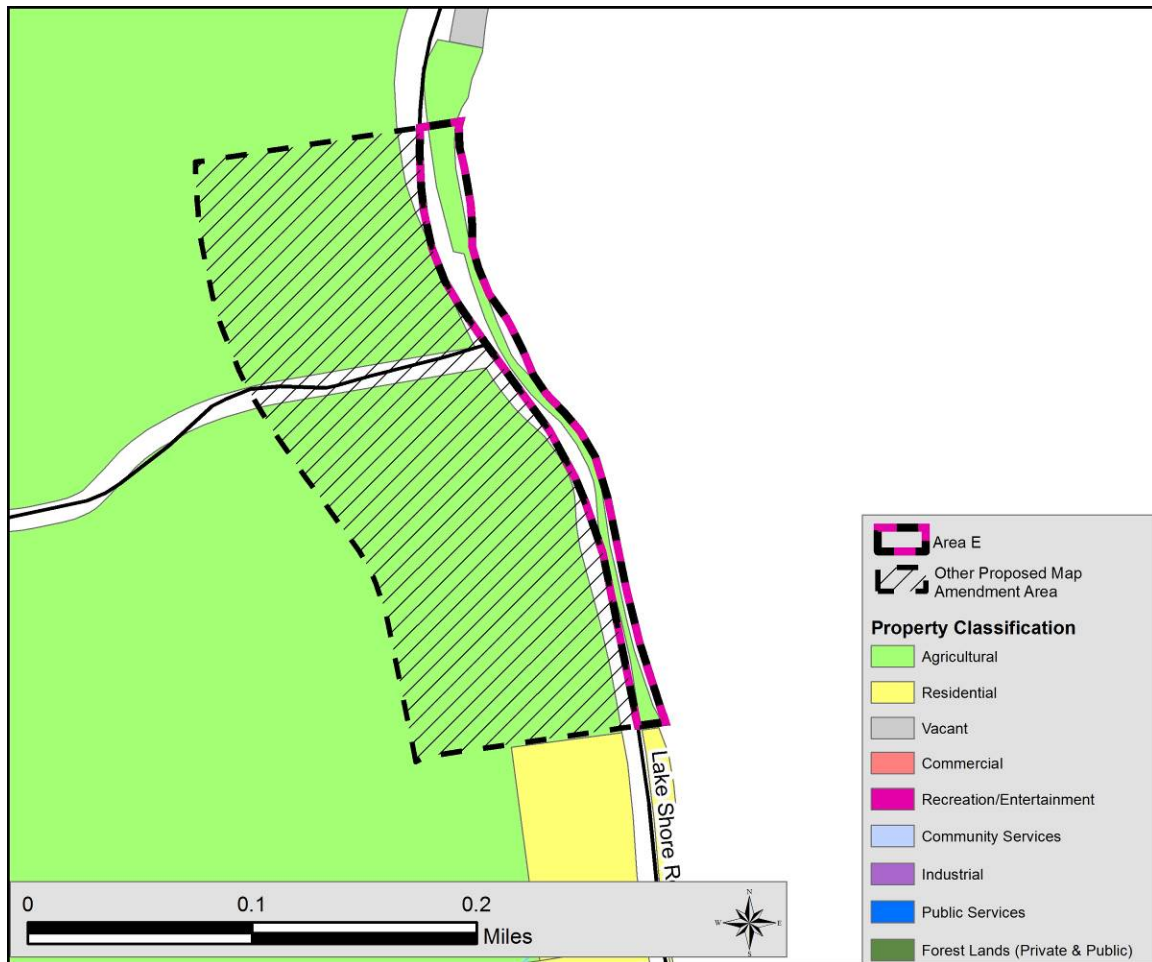


Figure 27. Existing land use in and adjacent to Area E. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

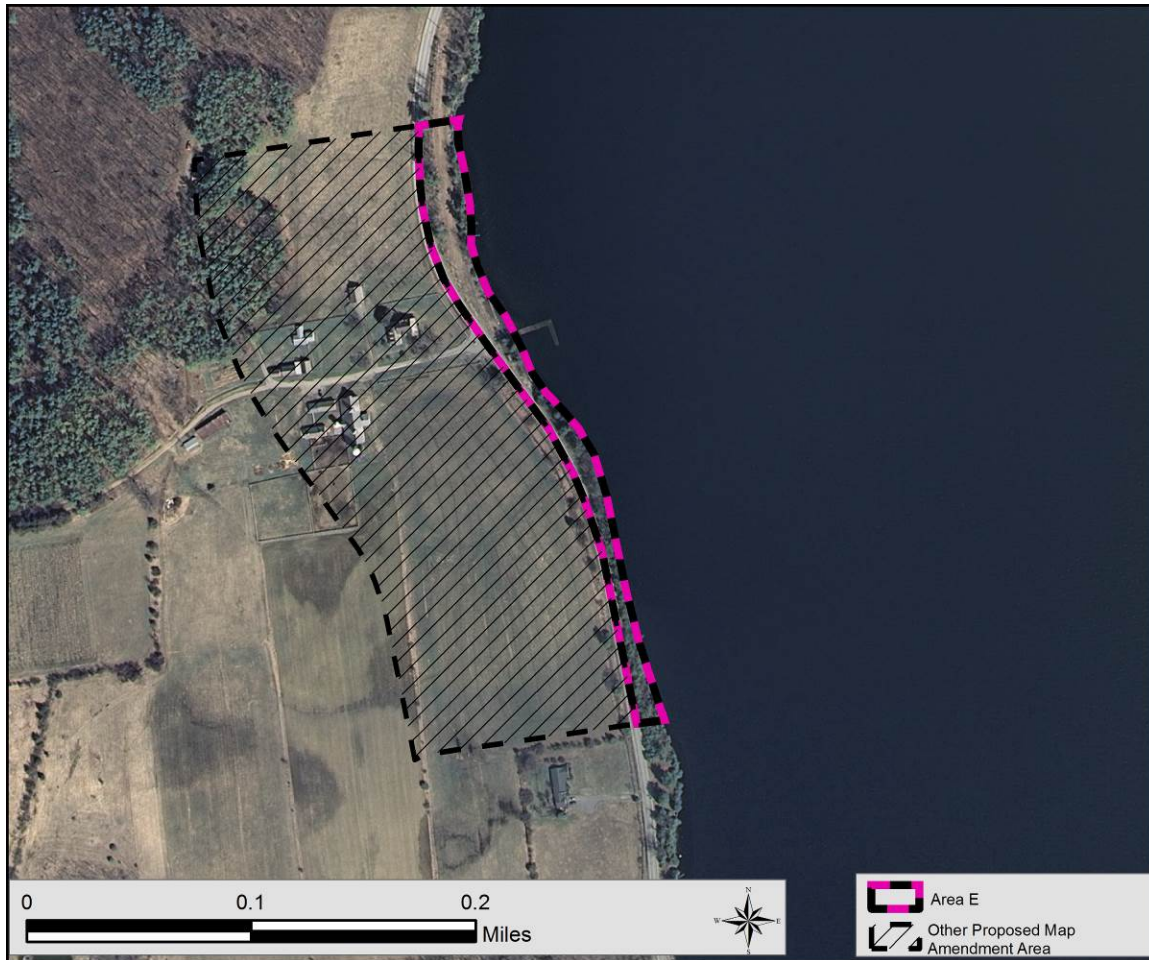


Figure 28. 2009 aerial image of Area E.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified two soil map units within Area E.

Table 12 contains the two soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area E. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
NeD	Severe Limitations	Shallow Depth to Bedrock	10%
AmB	Severe Limitations	Shallow Depth to Water Table	90%

Table 12. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area E.

Figure 29 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area E. All of the soils in Area E are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

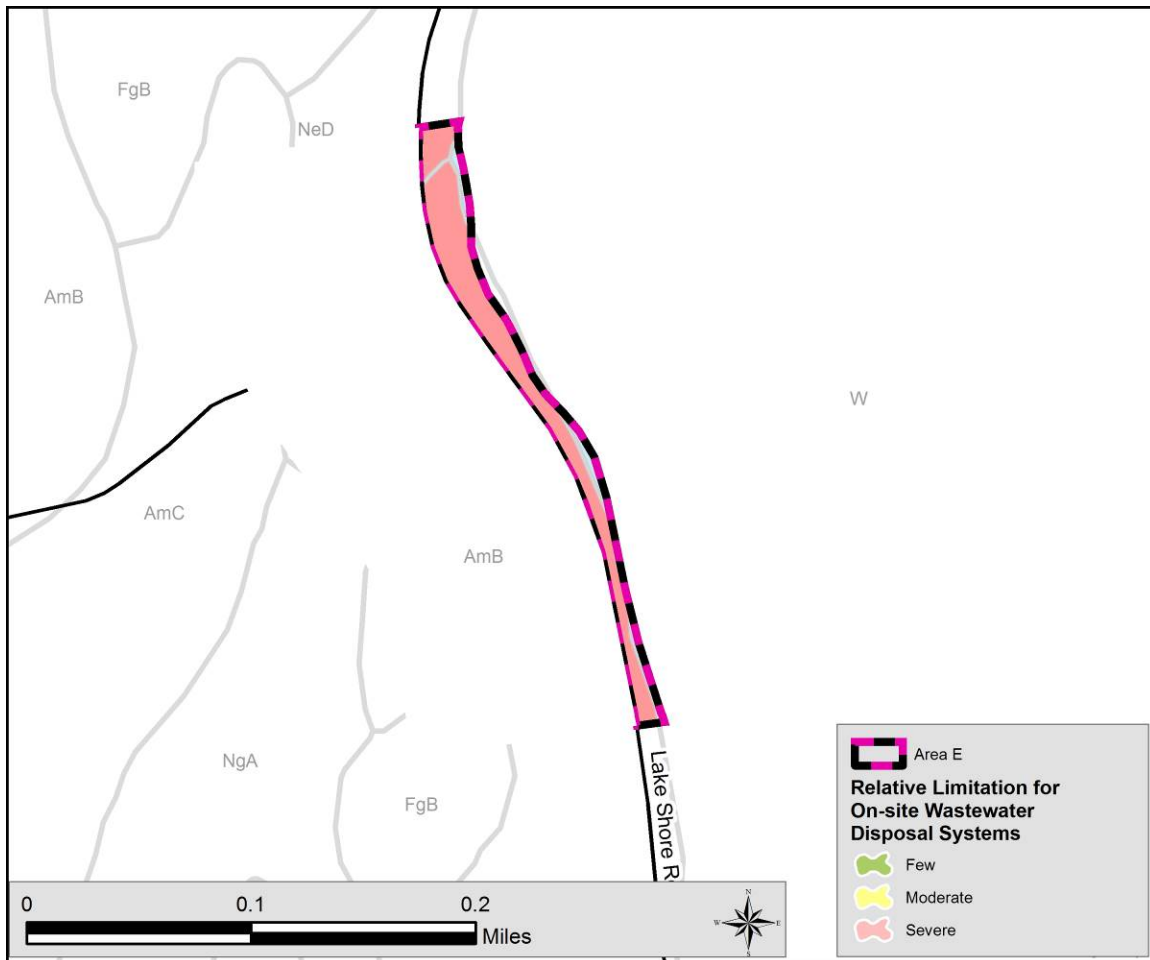


Figure 29. Soil Survey of Essex County detailed soil delineation in Area E. (Source NRCS)

Topography

The topography of Area E is moderately sloping. Slopes ranging from 3% to 8% comprise approximately 62% of Area E. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 33% of Area E. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 5% of Area E. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, appear to be less than 1% of the area. Figure 30 shows the slopes in Area E.

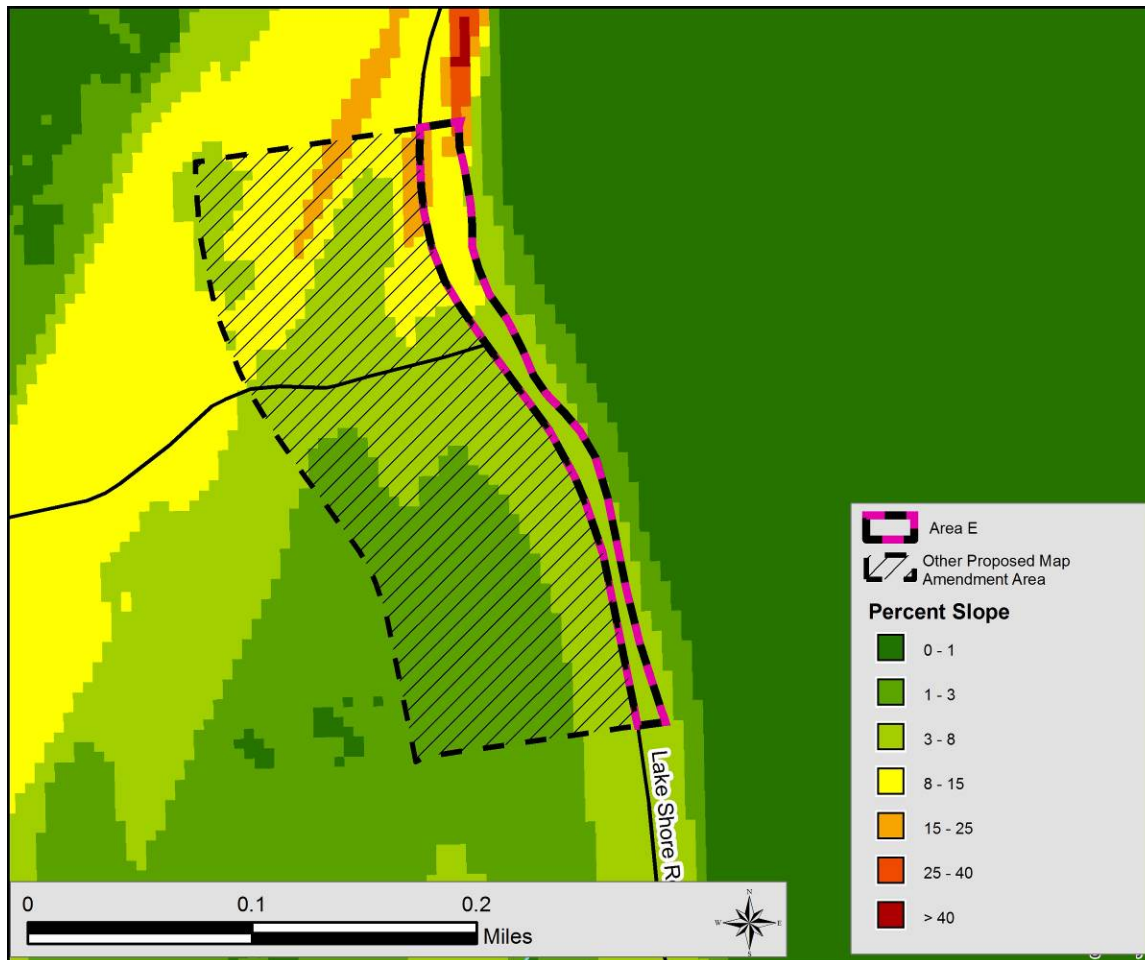


Figure 30. Slopes in Area E. (Source 10M DEM)

Elevations

The elevation in Area E ranges from approximately 100 feet to approximately 120 feet in elevation.

Wetlands

Figure 31 shows the approximate locations of mapped wetlands in the vicinity of Area E. There appear to be no wetlands in Area E, although some wetlands may be located along the shoreline.

Hydrology

The primary hydrological feature in Area E is Lake Champlain

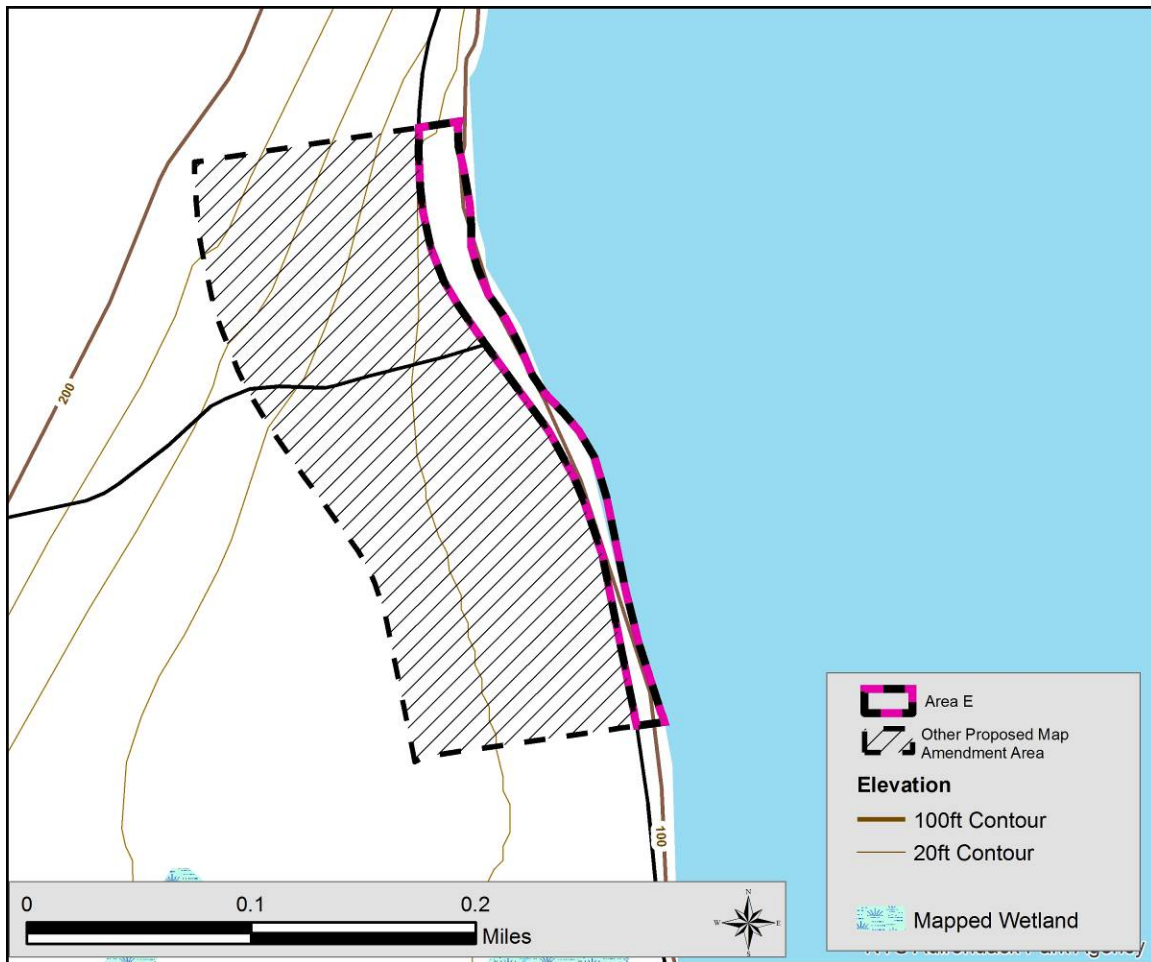


Figure 31. Topography and wetlands within and adjacent to Area E.

Visual Considerations

Area E is located along Lake Shore Road. No traffic estimates were found for this road. This area is visible from Lake Champlain

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area E.

Critical Environmental Area

If there are wetlands present along Lake Champlain, they may be statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA F

Area F is approximately 60.7 acres in size and currently classified as Resource Management. The proposed map amendment would reclassify this area as Rural Use, a less restrictive classification. Area F is described as follows:

Beginning at the northernmost intersection of centerlines of Lake Shore Road and Whallons Bay Road; thence in a southerly direction along the centerline of Lake Shore Road for a distance of approximately 900 feet to a point on the centerline of an unnamed stream; thence in a westerly and northerly direction along the centerline of said unnamed stream to a point on the centerline Whallons Bay Road; thence in a easterly direction along the centerline of Whallons Bay Road to a point one-quarter mile (1,320 feet) west of the centerline of Lake Shore Road; thence in a northerly direction at a constant and parallel distance of one-quarter mile (1,320 feet) from the centerline of Lake Shore Road to a point on the boundary of the property of the Crater Club property; thence in a easterly direction along the Crater Club property; thence continuing on the same easterly direction to a point one-tenth mile (528 feet) from the centerline of Lake Shore Road; thence in a southerly direction at a constant and parallel distance of one-tenth mile (528 feet) from the centerline of Lake Shore Road to a point on the centerline of Whallons Bay Road; thence in an easterly direction along the centerline of Whallons Bay Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area F is located in the southeast part of the Town. It is a portion of an approximately 10,000 acre Resource Management area that stretches throughout the eastern portion of the Town and south into the Town of Westport. Area F is bound by Resource Management to the south and west, Rural Use to the north and Moderate Intensity Use to the east. Figure 32 shows Area F on the Adirondack Park Land Use and Development Plan Map.

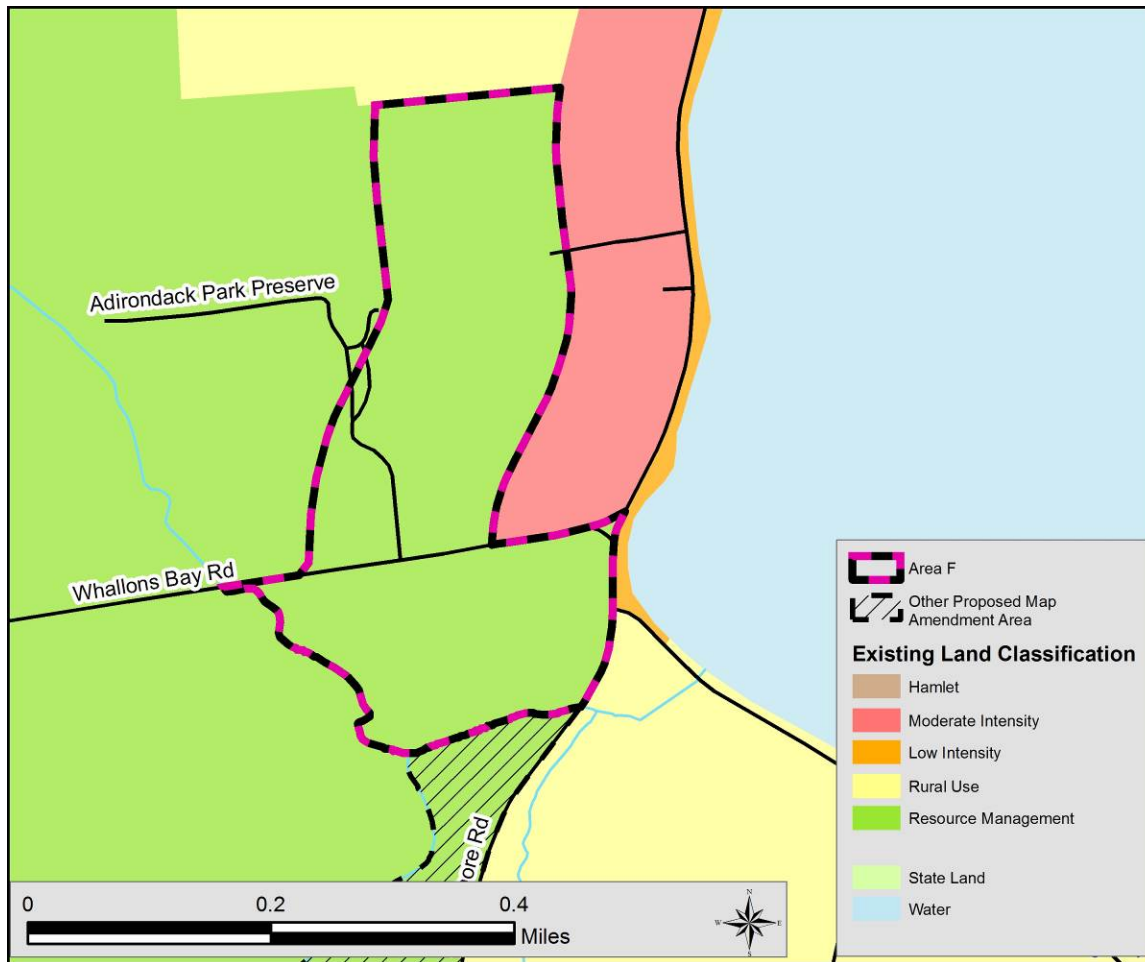


Figure 32. Area F shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area F is bound on the east by Lake Shore Road, and Whallons Bay Road runs through the southern portion of the area. The Hamlet of Essex lies approximately 2 miles north of Area F. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area F. Table 13 contains a list of the parcels in Area F. Figure 33 shows the parcels and the existing land use in the area and Figure 34 shows an aerial image of the area. A portion of Area F is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
49.1-1-15.100	22.2	Agricultural
49.11-1-57.000	0.3	Residential (Single Family, Year-Round)
49.11-1-59.000	2.7	Residential (Seasonal)
49.11-1-60.000	11.4	Residential (Rural with Acreage)
49.15-1-3.000	0.5	Residential (Seasonal)
49.15-1-39.000	7.1	Recreation/Entertainment (Athletic Field)
49.15-1-5.000	0.1	Residential (Single Family, Year-Round)
49.15-1-7.000	0.7	Residential (Single Family, Year-Round)
49.3-2-13.200	13.7	Residential (Rural with Acreage)

Table 13. List of Parcels within Area F

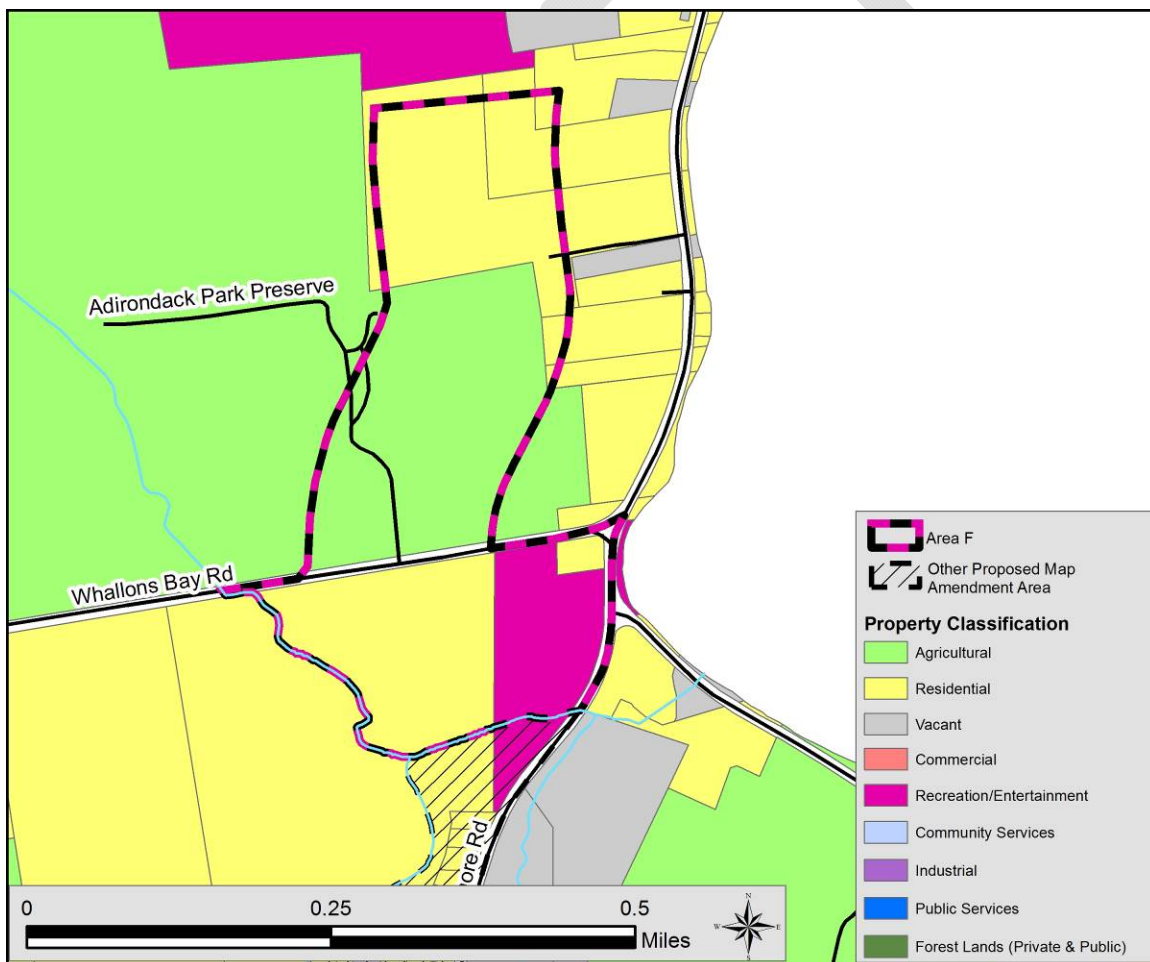


Figure 33. Existing land use in and adjacent to Area F. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

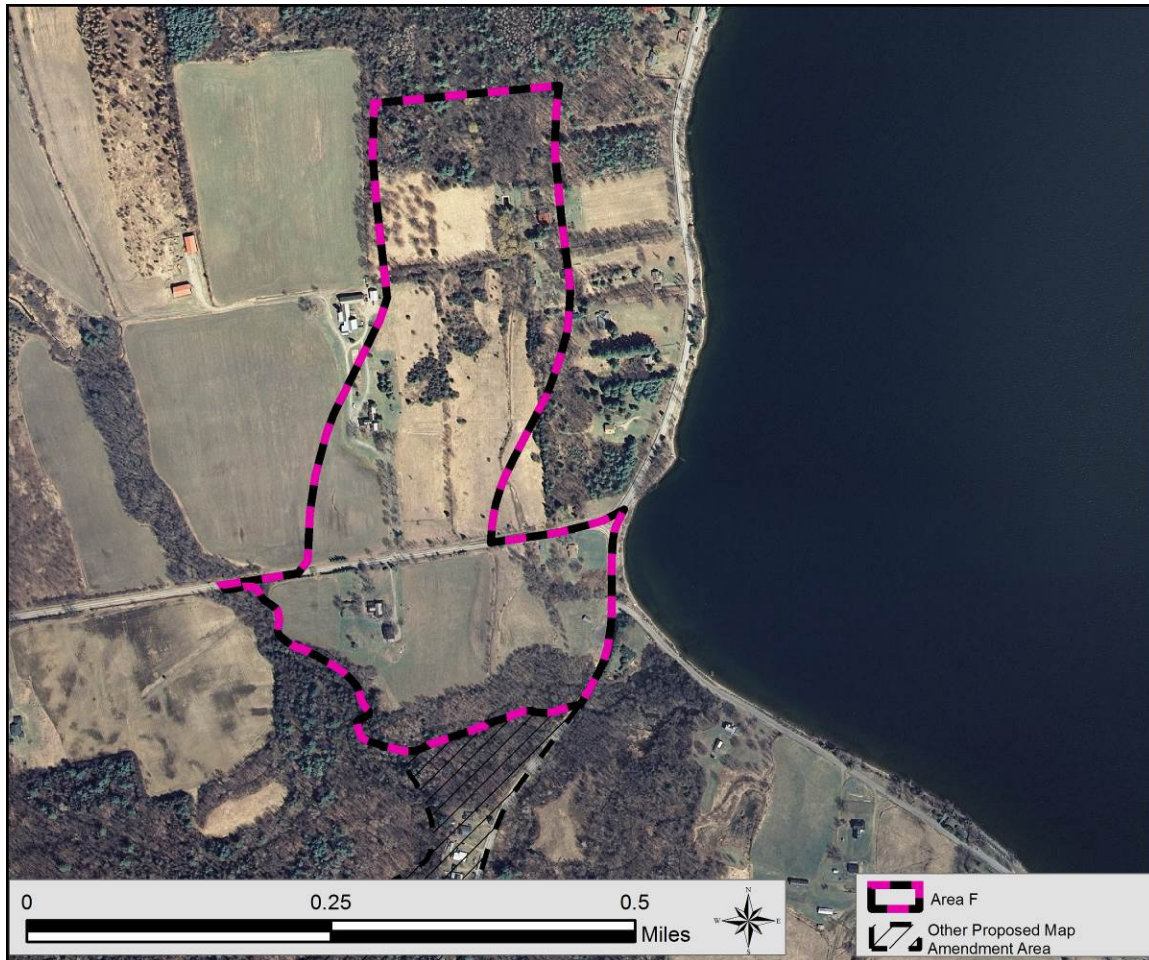


Figure 34. 2009 aerial image of Area F.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified nine soil map units within Area F.

Table 14 contains the nine soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area F. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
WIA	Severe Limitations		1%
CgB	Severe Limitations	Shallow Depth to Water Table	5%
CuB	Severe Limitations	Shallow Depth to Water Table	6%
VeB	Severe Limitations	Shallow Depth to Water Table	7%
VeD	Severe Limitations	Shallow Depth to Water Table	8%
KyB	Severe Limitations	Shallow Depth to Water Table	8%
KyA	Severe Limitations	Shallow Depth to Water Table	13%
AmB	Severe Limitations	Shallow Depth to Water Table	21%
NeC	Few Limitations		31%

Table 14. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area F.

Figure 35 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area F. Approximately 31% of Area F contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 69% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

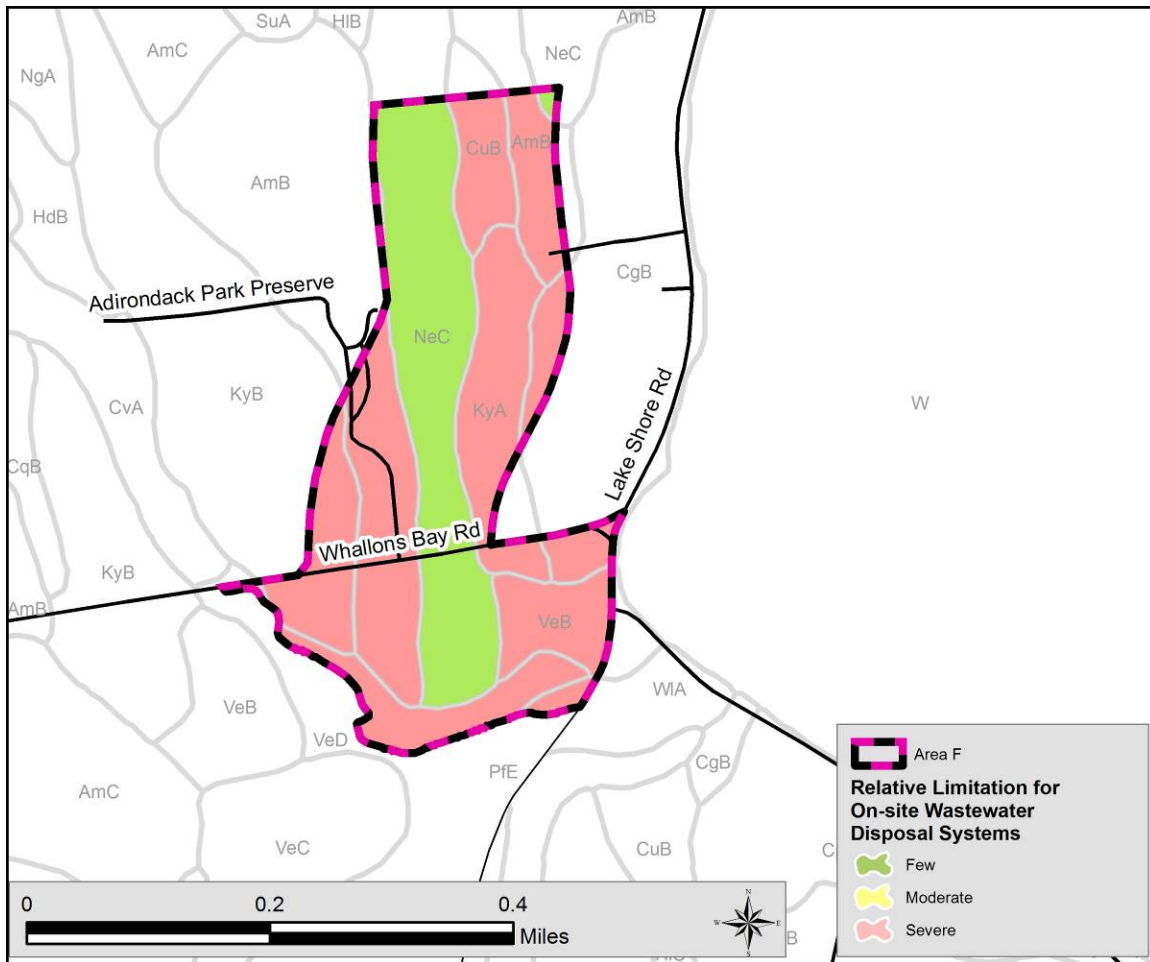


Figure 35. Soil Survey of Essex County detailed soil delineation in Area F. (Source NRCS)

Topography

The topography of Area F ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 25% of Area F. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 51% of Area F. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 19% of Area F. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 3% of Area F. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 2% of the area. Figure 36 shows the slopes in Area F.

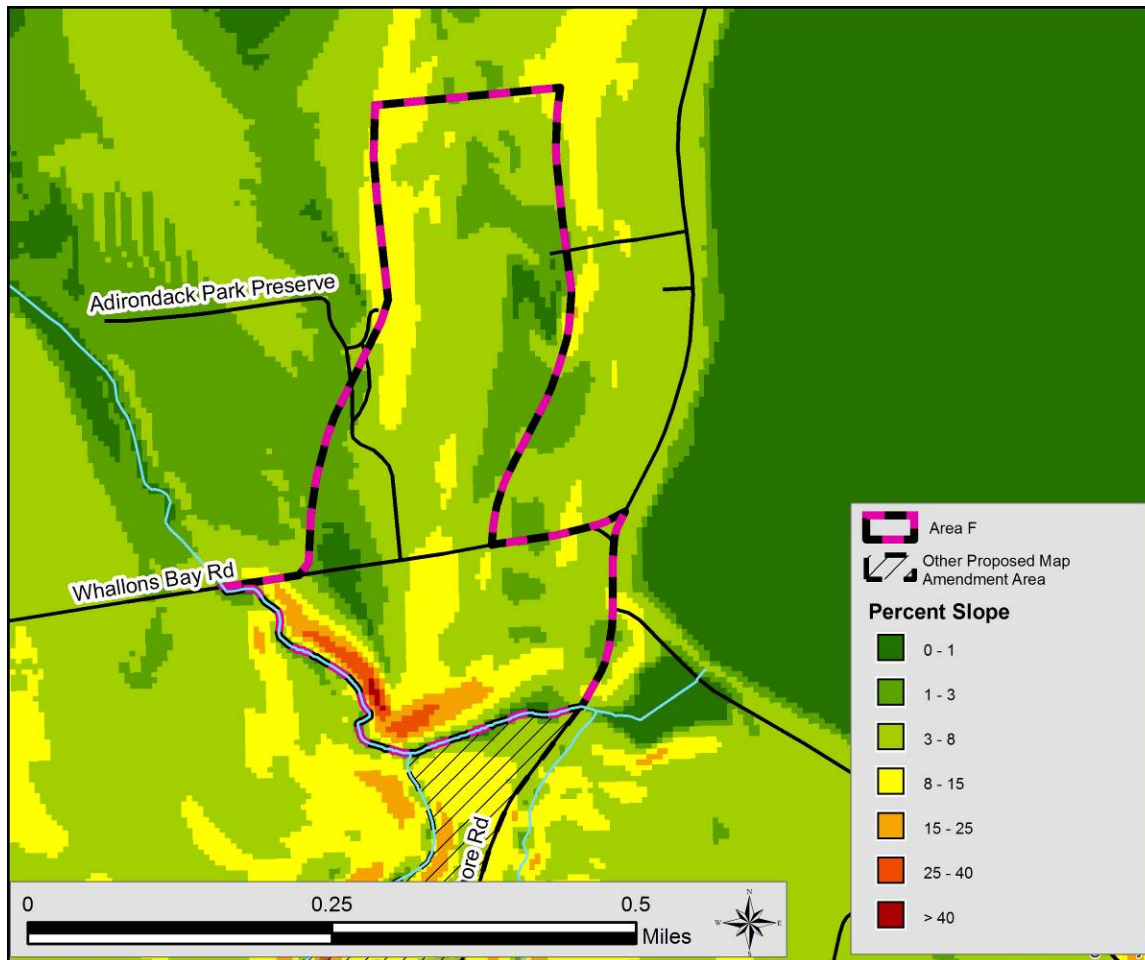


Figure 36. Slopes in Area F. (Source 10M DEM)

Elevations

The elevation in Area F ranges from approximately 100 feet to approximately 200 feet in elevation.

Wetlands

Figure 37 shows the approximate locations of mapped wetlands in the vicinity of Area F. There is an approximately 2 acre wetland in the southern portion of Area F associated with an unnamed stream.

Hydrology

The primary hydrological feature in Area F is an unnamed stream that forms the southern boundary and is a tributary to Lake Champlain. NYS Department of

Environmental Conservation has classified this stream as a Class D surface water, which indicates that its best usage is fishing but does not support fish propagation.

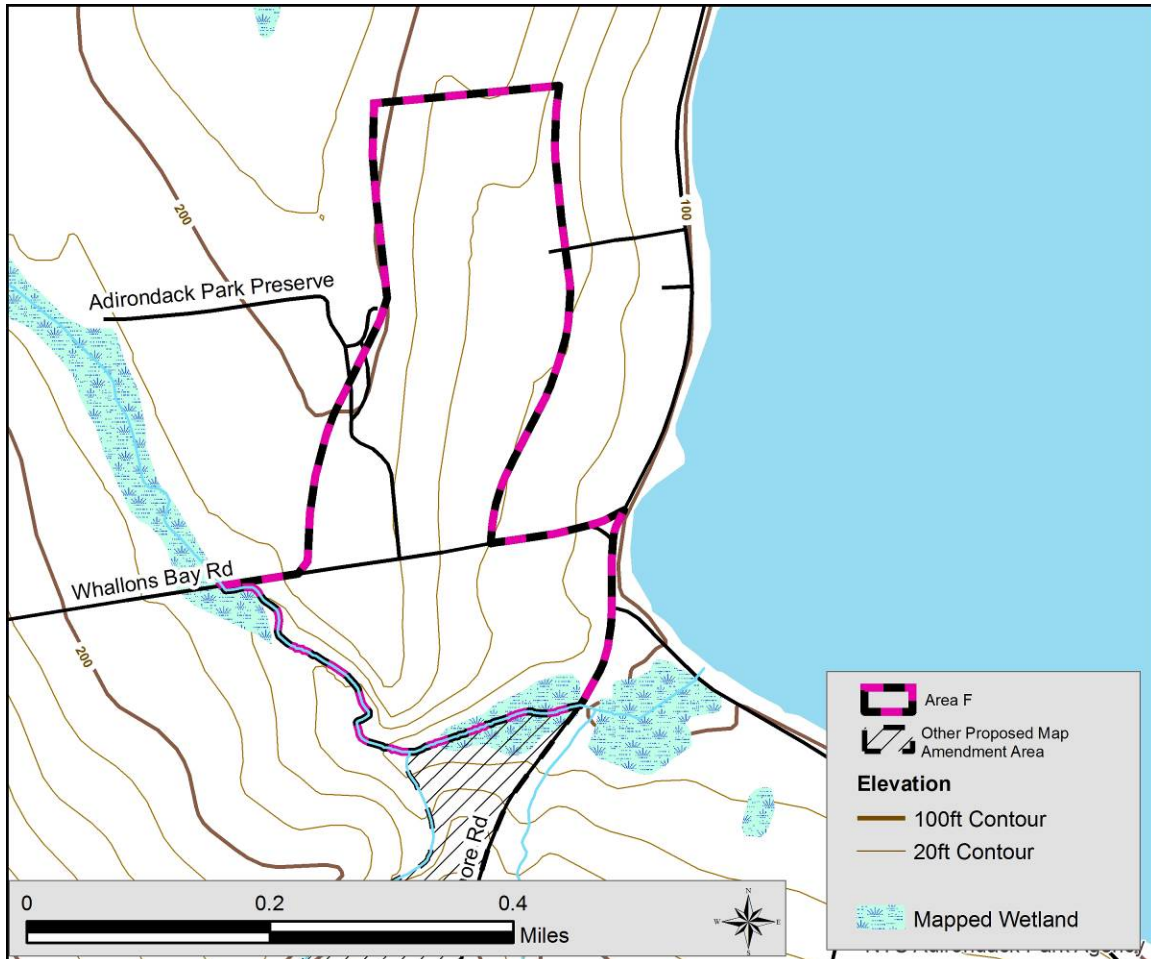


Figure 37. Topography and wetlands within and adjacent to Area F.

Visual Considerations

Area F is located along a portion of Lake Shore Road and Whallons Bay Road. No traffic estimates were found for these roads

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area F.

Critical Environmental Area

The wetland along the unnamed stream is a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act.

AREA G

Area G is approximately 76.1 acres in size and currently classified as Resource Management. The proposed map amendment would reclassify this area as Low Intensity Use, a less restrictive classification. Area G is described as follows:

Beginning at the centerline of Lake Shore Road, one-quarter mile (1,320 feet) north of the intersection of the centerlines of Lake Shore Road and Cross Road; thence in a northwesterly direction at a constant and parallel distance of one-quarter mile (1,320 feet) from the centerline of Cross Road for a distance of approximately 800 feet to a point on an unnamed stream; thence in a northeasterly direction along the centerline of said stream to a point in the centerline of Lake Shore Road; thence in a southerly direction along Lake Shore Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area G is located in the southeastern part of the Town. It is a portion of an approximately 10,000 acre Resource Management area that stretches throughout the eastern portion of the Town and south into the Town of Westport. Area G is bound by Resource Management to the south, west and north and Rural Use and State land (Wild Forest) to the east. Figure 38 shows Area G on the Adirondack Park Land Use and Development Plan Map.

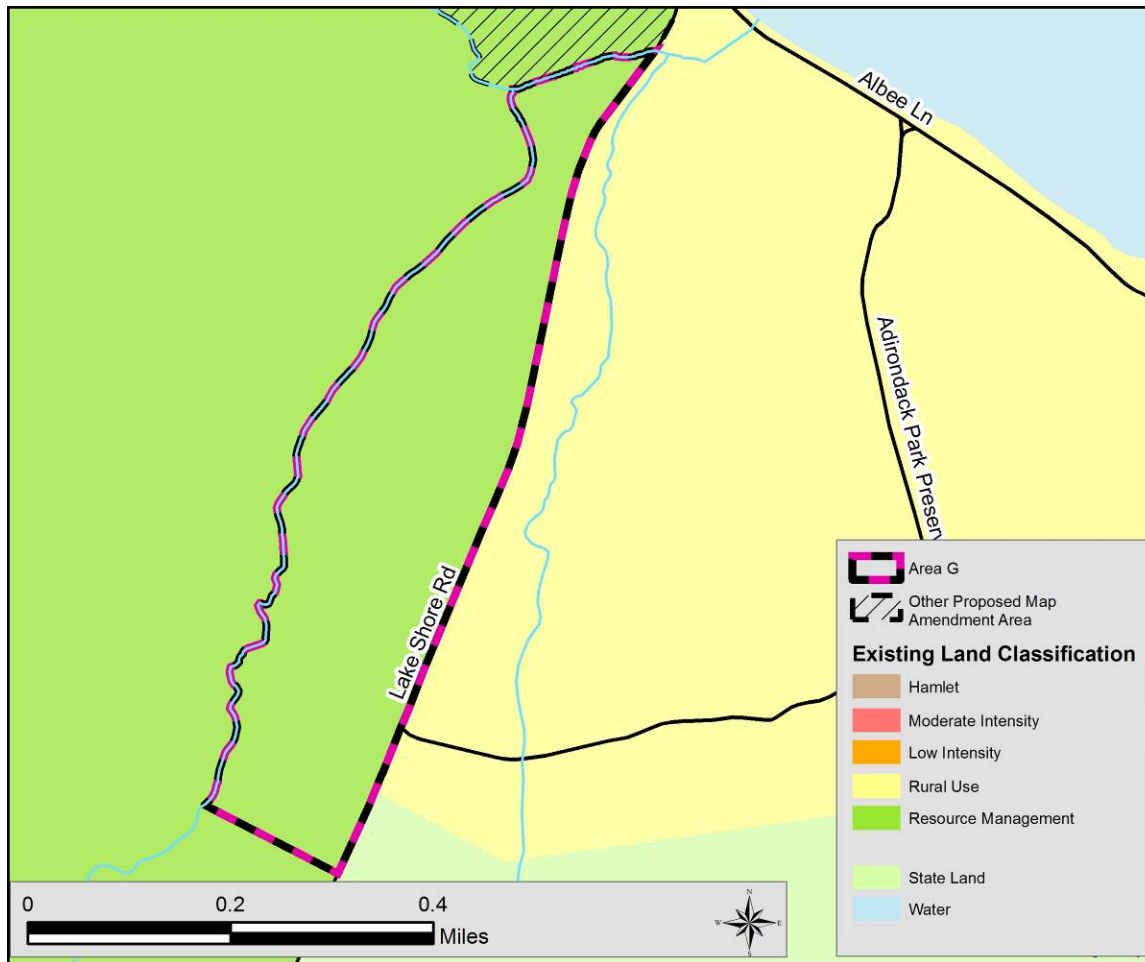


Figure 38. Area G shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area G is bound on the east by Lake Shore Road, a County road. The Hamlet of Essex lies approximately 2.5 miles north of the area via Lake Shore Road. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area G. Table 15 contains a list of the parcels in Area G. Figure 39 shows the parcels and the existing land use in the area and Figure 40 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
49.15-1-19.000	3.0	Vacant (Residential)
49.15-1-20.110	3.7	Residential (Single Family, Year-Round)
49.15-1-21.000	0.3	Vacant (Residential)
49.15-1-23.000	0.3	Vacant (Residential)
49.15-1-24.000	0.2	Vacant (Residential)
49.15-1-25.000	0.2	Residential (Seasonal)
49.15-1-26.000	1.6	Residential (Single Family, Year-Round)
49.15-1-28.000	0.6	Residential (Seasonal)
49.15-1-30.000	0.3	Residential (Mobile Home)
49.15-1-32.000	2.2	Residential (Single Family, Year-Round)
49.15-1-33.000	0.6	Residential (Single Family, Year-Round)
49.15-1-34.000	0.2	Vacant (Rural<10 acres)
49.15-1-35.000	0.3	Residential (Single Family, Year-Round)
49.15-1-36.000	0.4	Residential (Single Family, Year-Round)
49.15-1-37.000	0.3	Residential (Seasonal)
49.15-1-38.000	0.3	Residential (Seasonal)
49.15-1-39.000	1.4	Recreation/Entertainment (Athletic Field)
49.3-2-13.100	0.5	Residential (Rural with Acreage)
49.3-2-13.200	5.7	Residential (Rural with Acreage)
49.3-2-14.000	17.0	Vacant (Abandoned Agricultural)
49.3-2-15.000	0.6	Vacant (Residential with small improvement)
49.3-2-16.000	0.3	Residential (Seasonal)
49.3-2-17.000	12.1	Residential (Rural with Acreage)
49.3-2-18.000	18.7	Residential (Multiple)
49.3-2-19.000	2.0	Agricultural Vacant Land (Productive)
49.3-2-20.100	0.0	Vacant (Abandoned Agricultural)

Table 15. List of Parcels within Area G

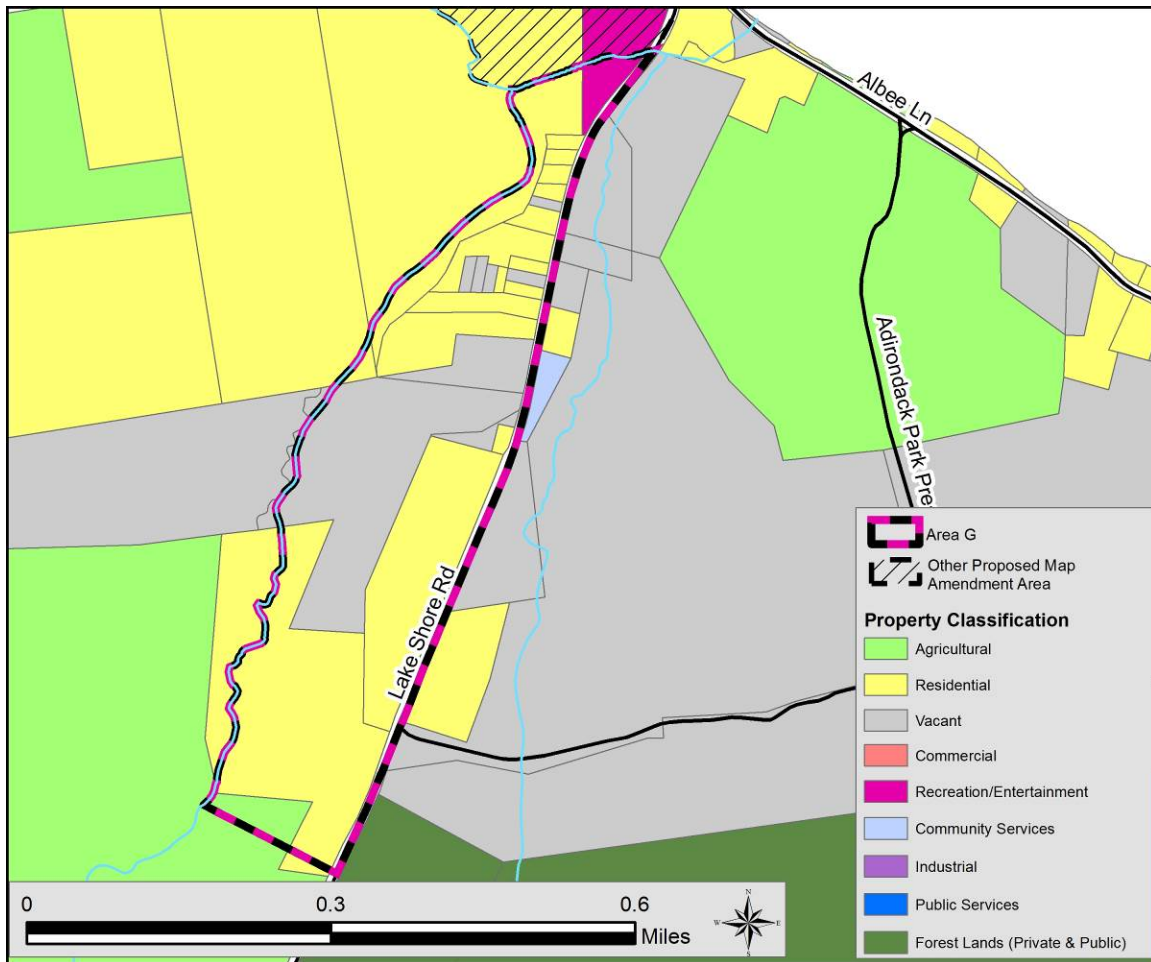


Figure 39. Existing land use in and adjacent to Area G. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

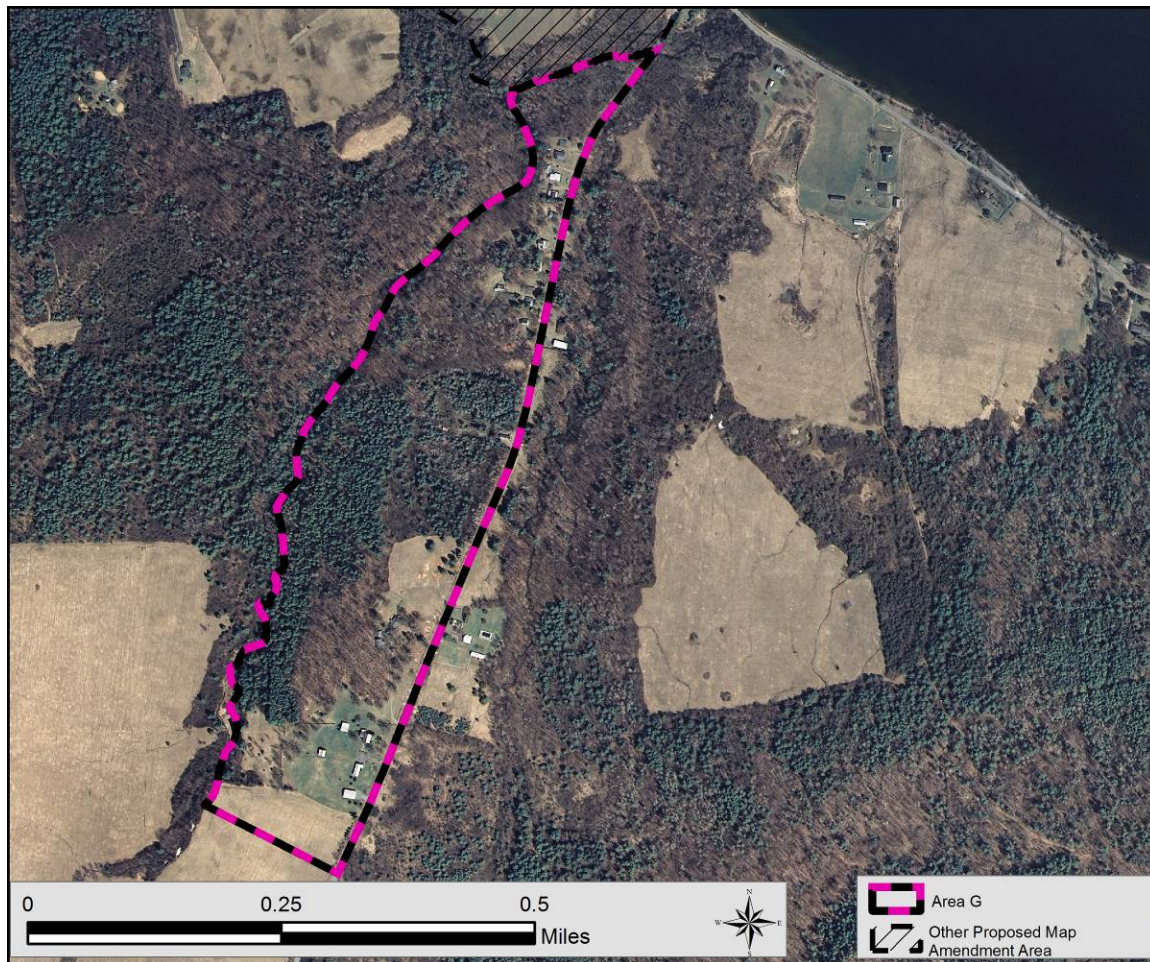


Figure 40. 2009 aerial image of Area G.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified nine soil map units within Area G.

Table 16 contains the nine soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area G. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
PfE	Severe Limitations	Severe Slopes	1%
WIA	Severe Limitations		1%
VeC	Severe Limitations	Shallow Depth to Water Table	3%
VeD	Severe Limitations	Shallow Depth to Water Table	6%
CgC	Severe Limitations	Shallow Depth to Water Table	9%
HcC	Few Limitations		10%
AmB	Severe Limitations	Shallow Depth to Water Table	12%
WnB	Few Limitations		18%
NeC	Few Limitations		39%

Table 16. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area G.

Figure 41 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area G. Approximately 67% of Area G contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 33% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

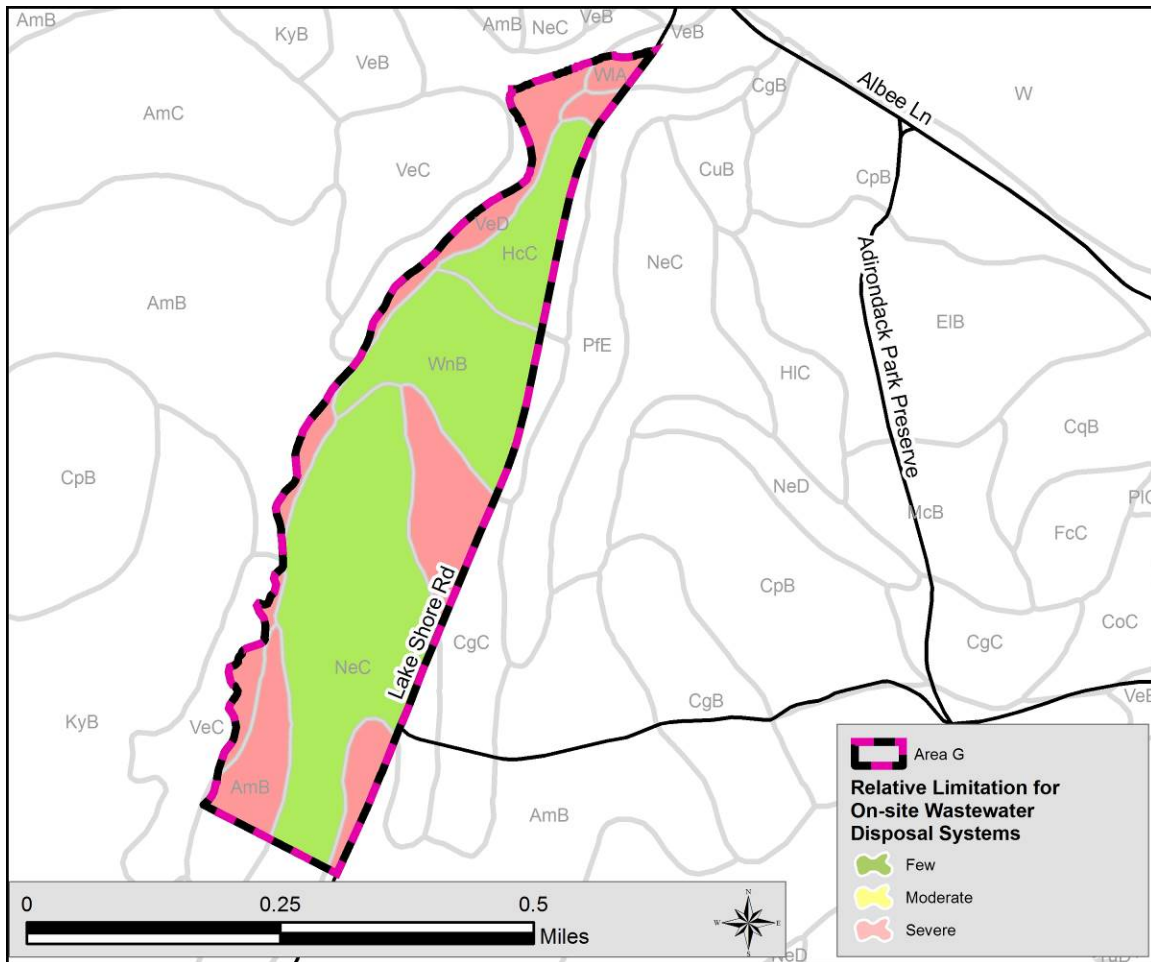


Figure 41. Soil Survey of Essex County detailed soil delineation in Area G. (Source NRCS)

Topography

The topography of Area G ranges from gently sloping to moderately sloping, with some severe slopes along a stream. Slopes ranging from 0 to 3% comprise approximately 10% of Area G. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 47% of Area G. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 37% of Area G. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 6% of Area G. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 1% of the area. Figure 42 shows the slopes in Area G.

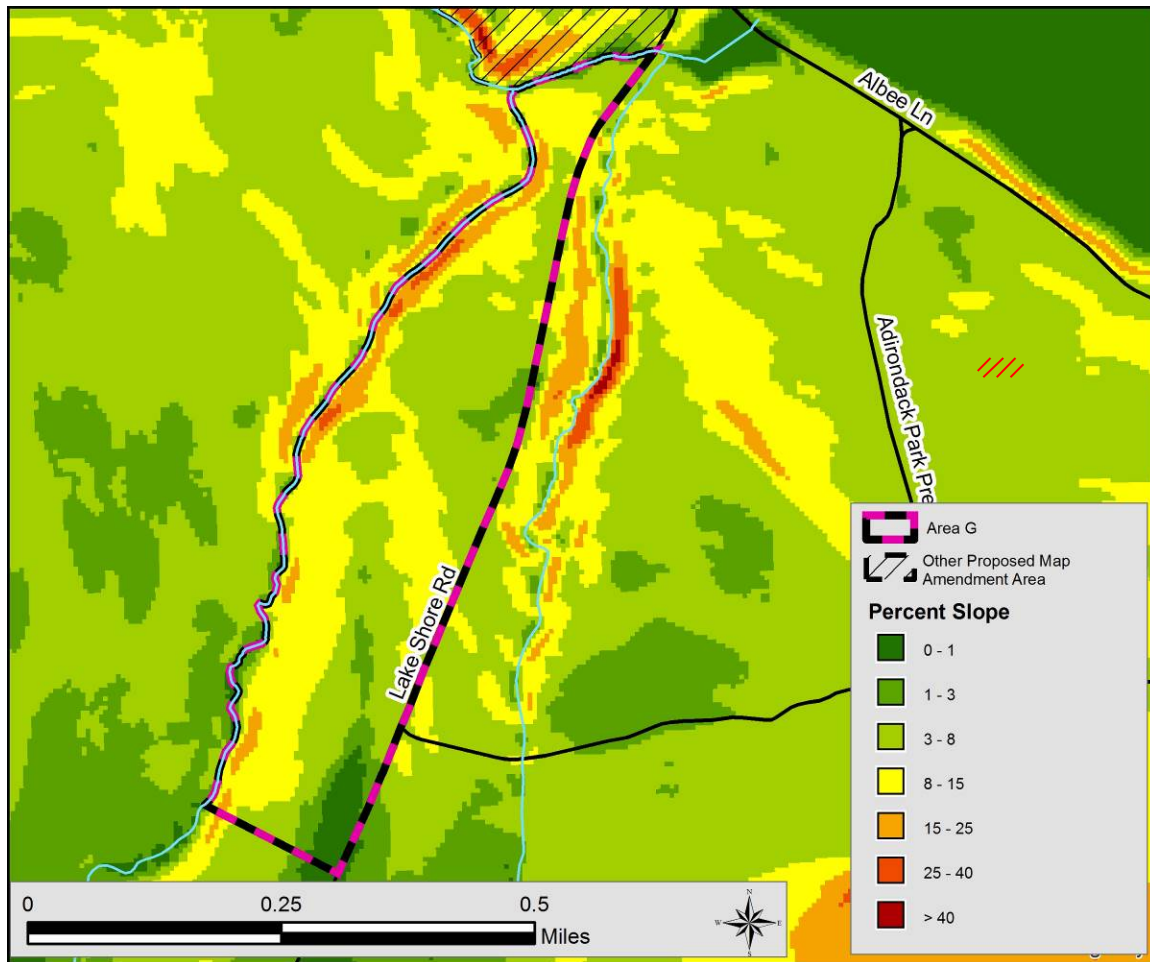


Figure 42. Slopes in Area G. (Source 10M DEM)

Elevations

The elevation in Area G ranges from approximately 100 feet to approximately 380 feet in elevation.

Wetlands

Figure 43 shows the approximate locations of mapped wetlands in the vicinity of Area G. There are approximately 3 acres of wetland located in the northern and southwest portions of the area along the unnamed stream. There may be additional wetlands along the unnamed stream that are not mapped.

Hydrology

The primary hydrological feature in Area G is an unnamed stream that forms the western and northern boundary and is a tributary to Lake Champlain. NYS Department of Environmental Conservation has classified this stream as a Class D surface water, which indicates that its best usage is fishing but does not support fish propagation.

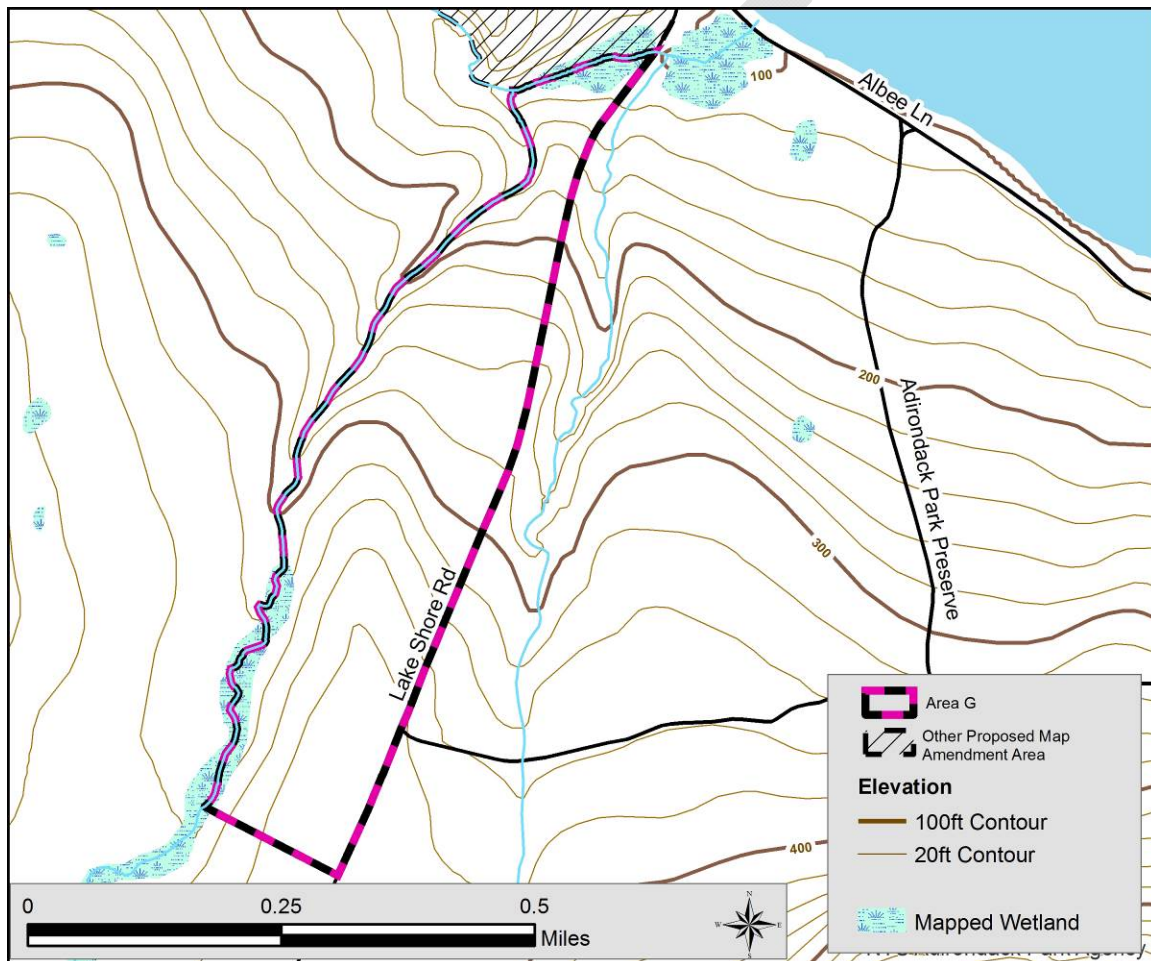


Figure 43. Topography and wetlands within and adjacent to Area G.

Visual Considerations

Area G is located along Lake Shore Road. No traffic estimates were found for this road.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species in Area G, however, this area is part of a large portion of the Towns of Essex, Willsboro and Westport that is identified as breeding habitat for the northern harrier (*Circus cyaneus*). The habitat of concern is an extensive sedge meadow which blends into an adjacent grassland.

Critical Environmental Area

The wetlands along the unnamed stream are a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act.

AREA H

Area H is approximately 266.6 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area H is described as follows:

Beginning at the centerline of an unnamed unimproved road at a point one-quarter mile (1,320 feet) from the southern shoreline of Lake Champlain, said road extends southeast beyond the east end of Albee Road; thence in a northerly direction at a perpendicular direction to the boundary between the Judd Patent and Friswell Patent to a point on the shoreline of Lake Champlain; thence in an easterly and southerly directional along the shoreline of Lake Champlain as it winds and turns to the boundary between the Towns of Essex and Westport; thence in a westerly direction along the Town boundary to a point on the boundary of the boundary of the land owned by the State of New York that is currently part of the Split Rock Wild Forest; thence in an northerly and westerly direction along the State land boundary a point one-quarter mile (1,320 feet) from the centerline of the unnamed, unimproved road that is an extension of Albee Road; thence in a northerly direction at a constant and parallel distance from said unnamed, unimproved road that is an extension of Albee Road to a point on a different unnamed unimproved road that runs in a generally east-west direction; thence in a easterly direction along the centerline of the unnamed unimproved road that runs in a generally east-west direction to a point on the unnamed, unimproved road that is an extension of Albee Road; thence in a northeast direction along the centerline of an unnamed unimproved road that is an of extension of Albee Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area H is located in the southeast part of the Town. It is a portion of an approximately 650 acre Rural Use area in the southeast corner of the Town. Area H is bound by Resource Management to the west, Lake Champlain to the north and east, and State land (Wild Forest) to the south. Figure 44 shows Area H on the Adirondack Park Land Use and Development Plan Map.

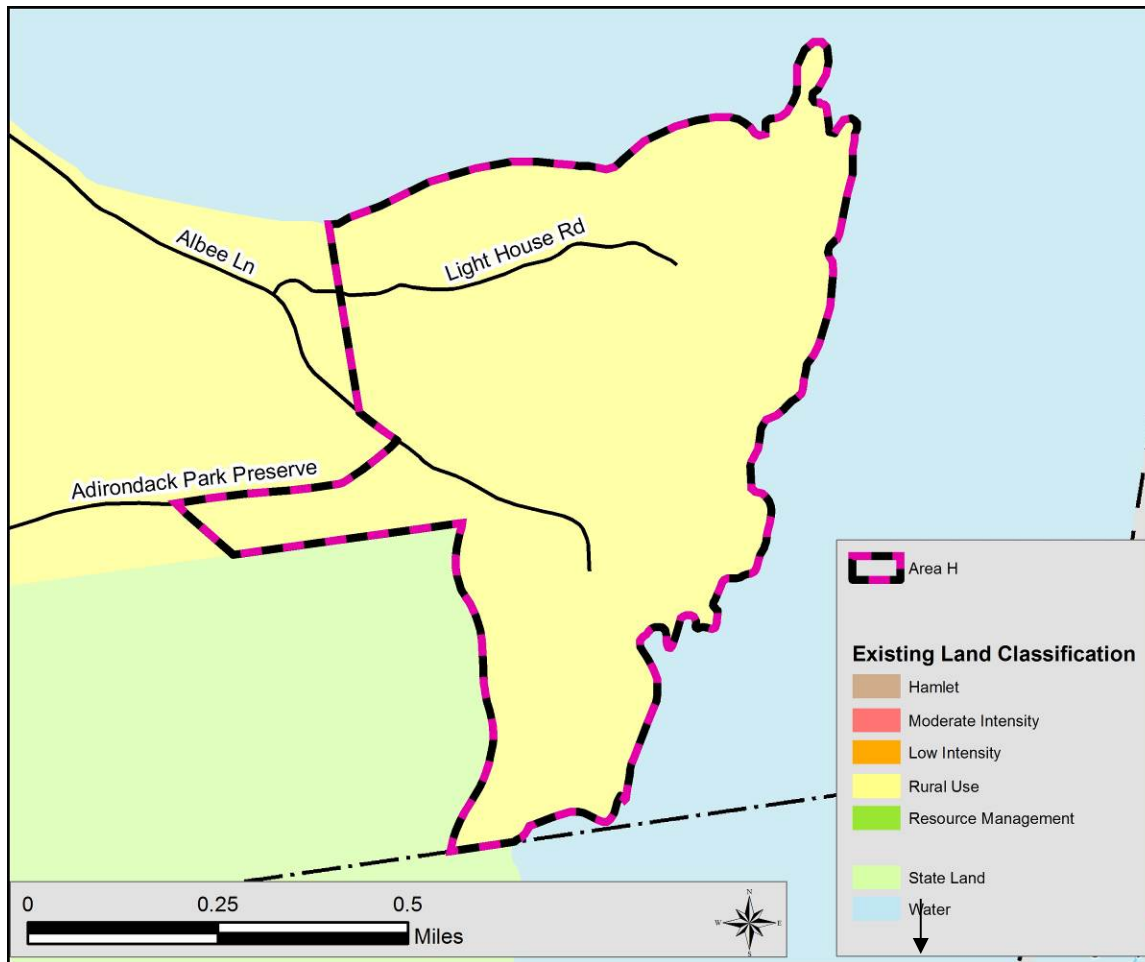


Figure 44. Area H shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area H is accessed by Albee Road, a Town Road, and two private roads which continue past the terminus of Albee Road. The Hamlet of Essex lies approximately 3 miles north of the area via Albee Road and Lake Shore Road. Public electric and telephone services do not appear to be readily available to the area. There is no public water or sewer service available to Area H. Table 17 contains a list of the parcels in Area H. Figure 45 shows the parcels and the existing land use in the area and Figure 46 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
49.15-3-14.000	20.7	Residential (Single Family, Year-Round)
49.4-1-2.160	18.4	Vacant (Rural>10 acres)
49.4-1-3.000	40.3	Residential (Seasonal)
49.4-1-4.000	0.4	Community Services (Military)
49.4-1-6.110	3.9	Residential (Single Family, Year-Round)
49.4-1-6.120	0.4	Vacant (Rural<10 acres)
49.4-1-6.200	78.7	Forest Lands under Sec 480-a of Tax Law
49.4-1-8.000	102.8	Forest Lands under Sec 480-a of Tax Law

Table 17. List of Parcels within Area H

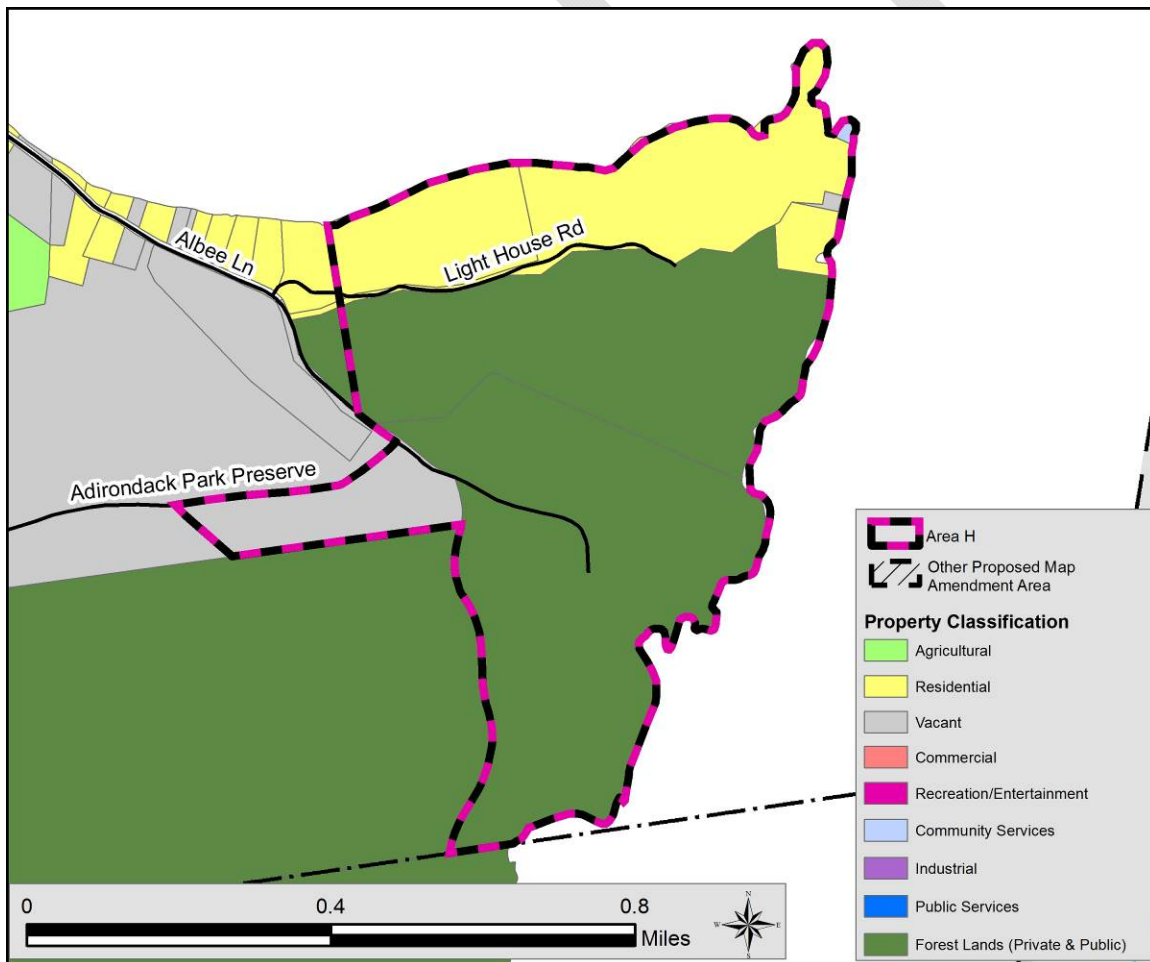


Figure 45. Existing land use in and adjacent to Area H. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

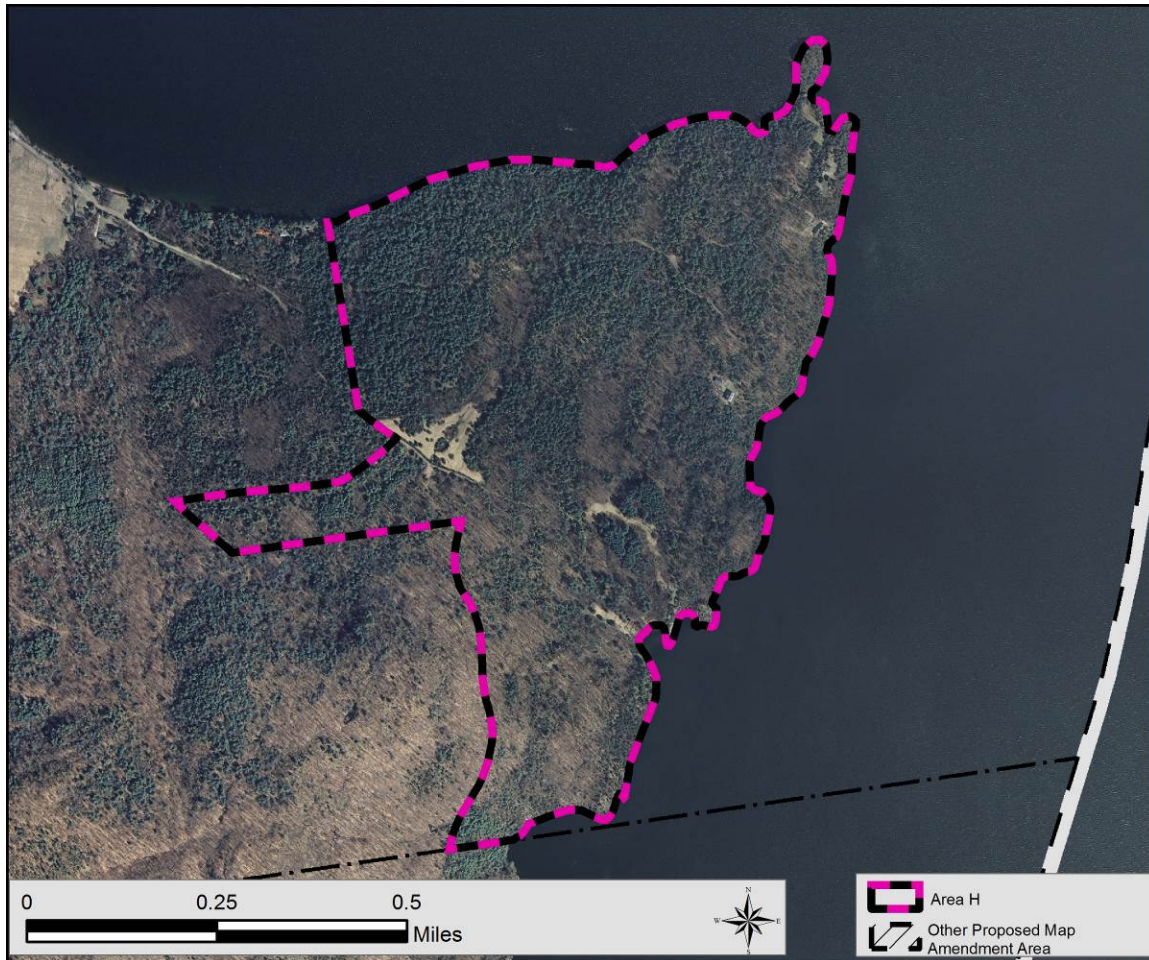


Figure 46. 2009 aerial image of Area H.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified 13 soil map units within Area H.

Table 18 contains the 13 soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area H. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
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PID	Severe Limitations	Severe Slopes	0%
TuD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	0%
LyF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
W	Surface Water		1%
VeC	Severe Limitations	Shallow Depth to Water Table	2%
TuF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	3%
CqB	Severe Limitations	Shallow Depth to Water Table	4%
VeB	Severe Limitations	Shallow Depth to Water Table	4%
KyB	Severe Limitations	Shallow Depth to Water Table	5%
PIB	Moderate Limitations		7%
HsF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	9%
HsD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	17%
CoD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	22%
CoC	Severe Limitations	Shallow Depth to Bedrock	25%

Table 18. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area H

Figure 47 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area H. Approximately 7% contains soils which can be expected to pose moderate limitations for onsite wastewater treatment systems and 93% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

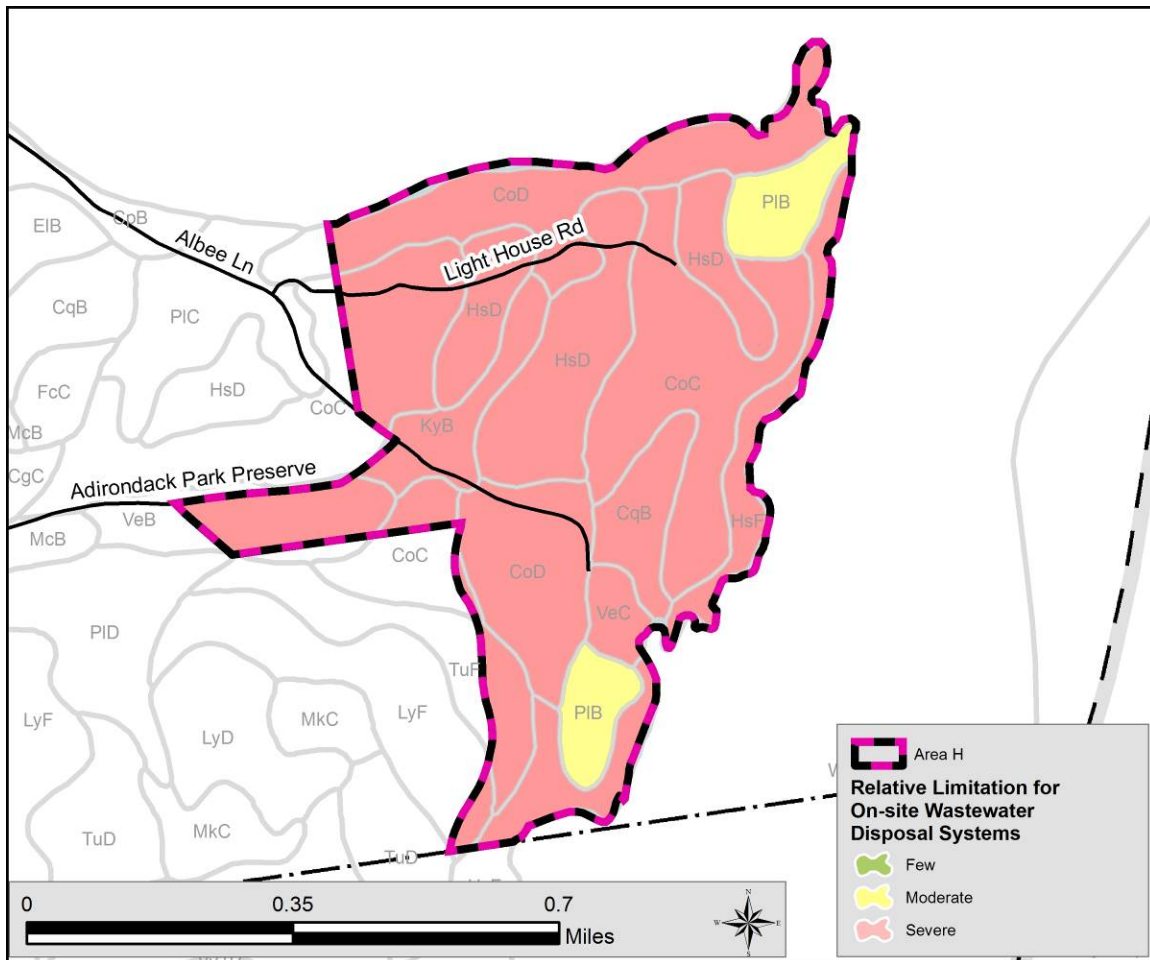


Figure 47. Soil Survey of Essex County detailed soil delineation in Area H. (Source NRCS)

Topography

The topography of Area H ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 11% of Area H. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 37% of Area H. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 31% of Area H. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 16% of Area H. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 5% of the area. Figure 48 shows the slopes in Area H.

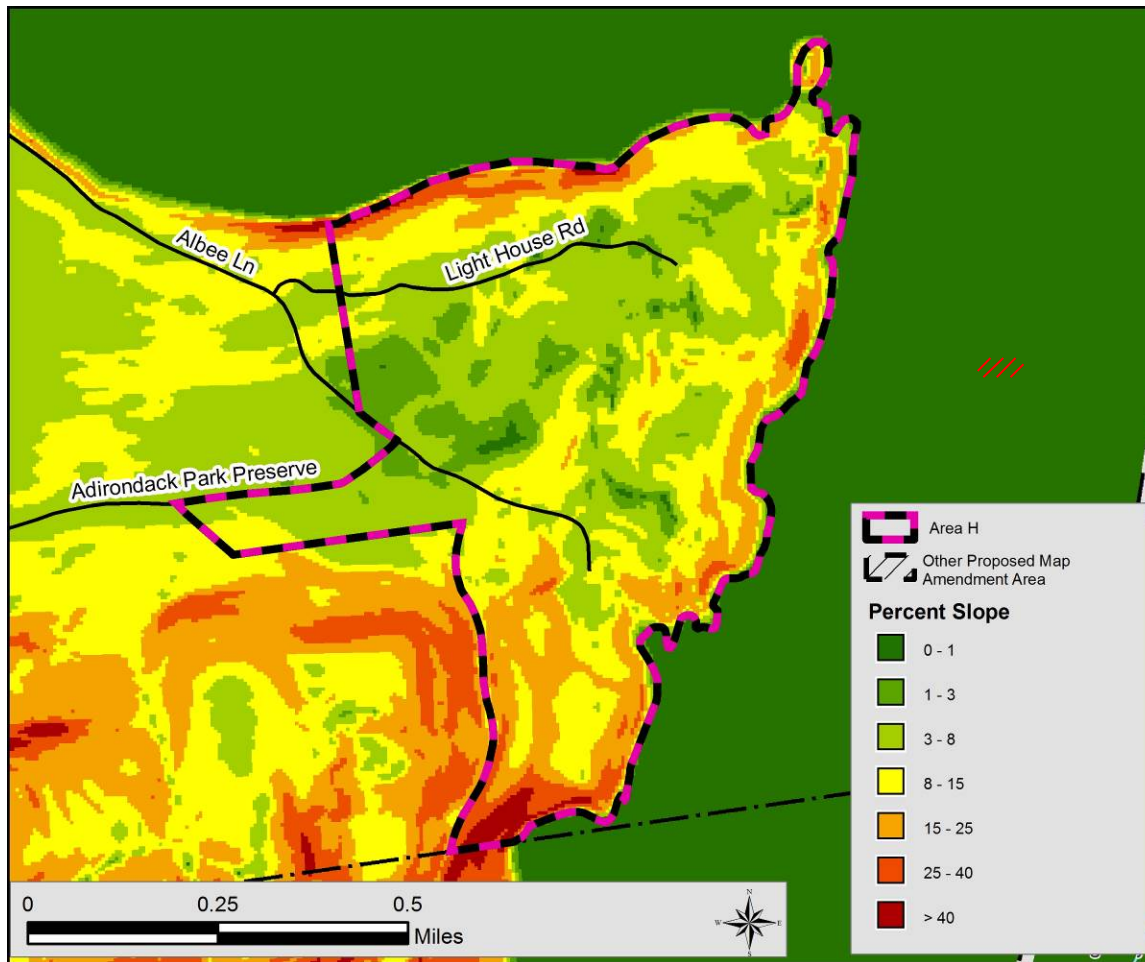


Figure 48 Slopes in Area H. (Source 10M DEM)

Elevations

The elevation in Area H ranges from approximately 100 feet to approximately 380 feet in elevation.

Wetlands

Figure 49 shows the approximate locations of mapped wetlands in in the vicinity of Area H. There are approximately 2 acres of wetlands in the area.

Hydrology

Area H has approximately 2.5 miles of shoreline along Lake Champlain. There does not appear to be any significant streams or other major hydrological features in this area.

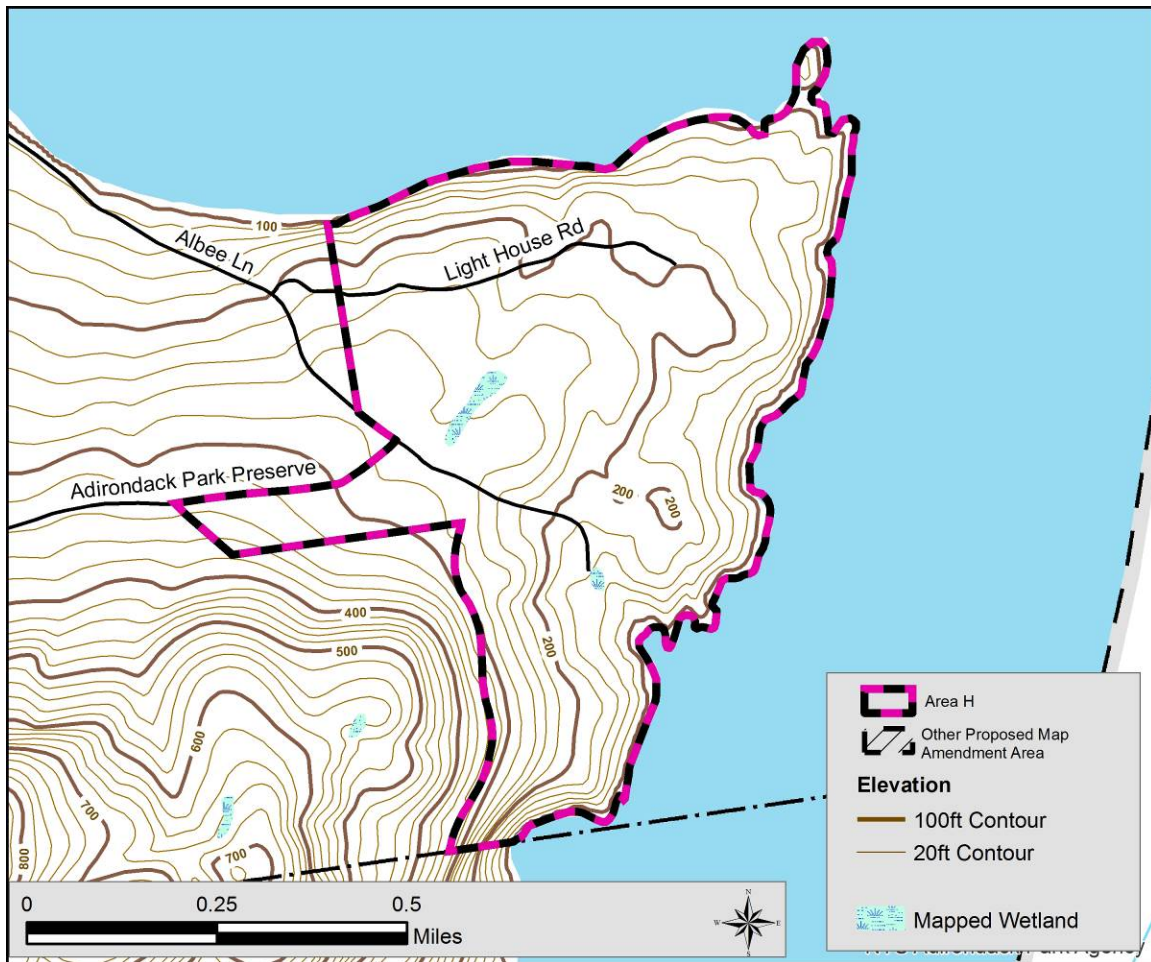


Figure 49. Topography and wetlands within and adjacent to Area H.

Visual Considerations

Area H contains approximately 2.5 miles of shoreline along Lake Champlain

Biological Considerations

Area H contains roughly 10 acres of limestone woodlands, which is listed by New York Natural Heritage Program as “Imperiled” at the State level, which typically means there are 6-20 occurrences in the State.

Critical Environmental Area

The wetlands in the area are a statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA I

Area I is approximately 2,599.0 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area I is described as follows:

Beginning at a point on the centerline of Walker Road, one-tenth mile (528 feet) from the intersection of the centerlines of Walker Road and NYS Route 22; thence in a southerly direction to the intersection of the centerline of NYS Route 22 and the boundary between the Friswell and Judd patents; then in a southerly direction, perpendicular from the boundary between the Friswell and Judd Patent to a point one-tenth mile (528 feet) from said patent line; thence in an easterly direction at a constant and parallel distance of one-tenth mile (528 feet) from the boundary between the Friswell and Judd patent line to a point on the centerline of Anger Hill Road; thence in a southerly direction along the centerline of Anger Hill Road to the boundary between the Towns of Essex and Westport; thence in a westerly direction along the Town boundary to a point on the centerline of Lewis-Wadhams Road; thence in a northerly direction along the centerline of Lewis-Wadhams Road to its intersection with the centerline of Walker Road; thence in a northerly and easterly direction along the centerline of Walker Road to a point on an extension of the boundary between Lots 35/2 and 36/2 of the Brookfield Patent of the Platt Rogers Tracts; thence in a northerly direction along said lot extension; thence continuing in a northerly direction along the line between said Lots 35/2 and 36/2 to a point on the centerline of an unnamed stream; thence in a northeasterly direction along the centerline of said unnamed stream to a point one-quarter mile (1,320 feet) south of the centerline of the east-west portion of Crook Road; thence in a easterly direction at a constant and parallel distance of one-quarter mile (1,320 feet) to a point on the centerline of the north-south portion Cook Road; thence in a southerly direction along the centerline of Cook Road to a point one-quarter mile (1,320 feet) northerly of the boundary between the Wharton and Friswell Patents; thence in a southerly direction to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area I is located in the central, southern portion of the Town. It is a portion of an approximately 30,000 acre Rural Use area that stretches west into the Town of Lewis, east to the Hamlet of Whallonsburg and south into the Town of Westport. Area I is bound by Resource Management and Rural Use to the north, Resource Management and the Hamlet of Whallonsburg to the east and Resource Management to the west.

Figure 50 shows Area I on the Adirondack Park Land Use and Development Plan Map.

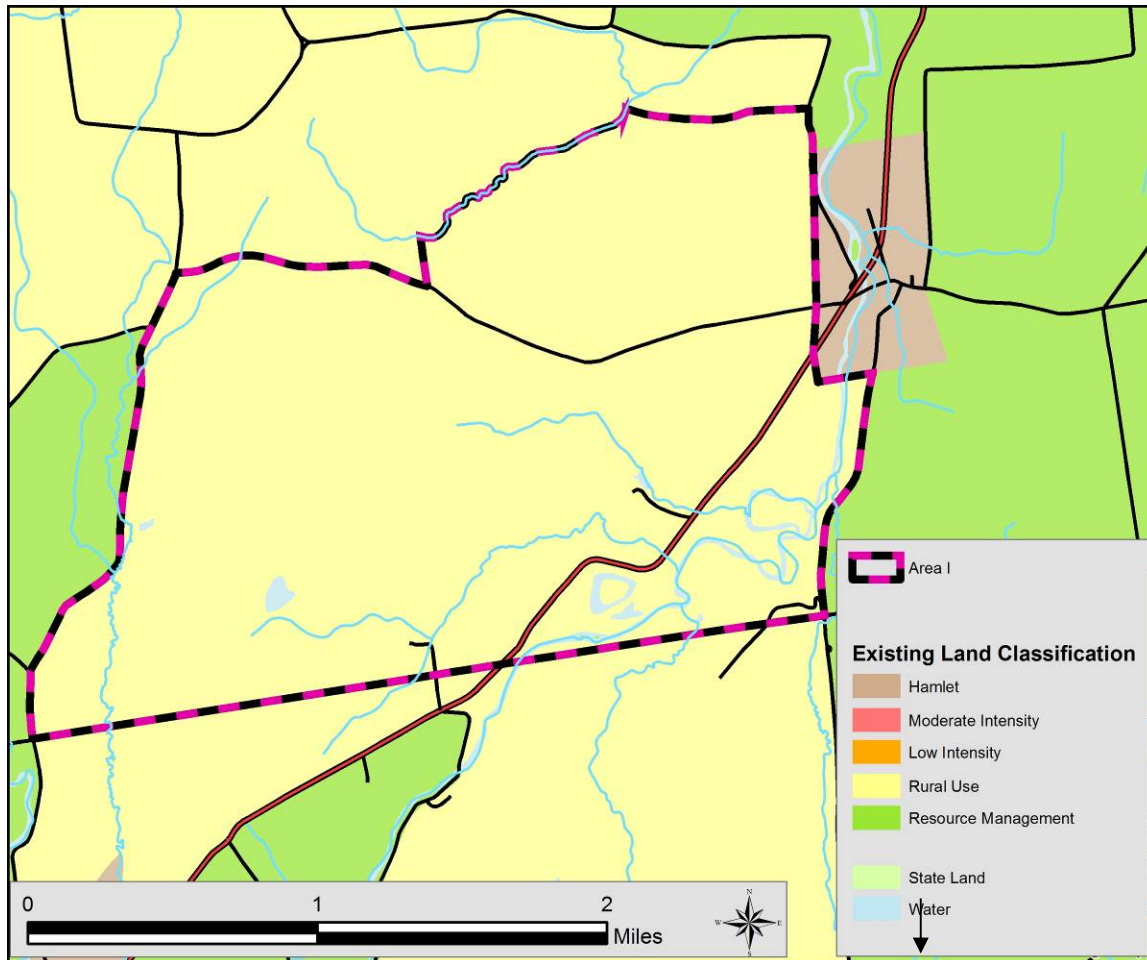


Figure 50. Area I shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area I is bound on the west and partially on the north by County Route 55 (Walker Road) and on the east by a small section of Cook Road and Angler Hill Road, both Town roads. NYS Route 22 runs through the southeast portion of Area I. The Hamlet of Whallonsburg lies immediately east of Area I, the Hamlet of Essex lies approximately 6 miles north of the area via NYS Route 22, the Hamlet of Wadhams lies approximately 2 miles south of the area via NYS Route 22, and the Hamlet of Westport lies approximately 7 miles south of the area via NYS Route 22. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area I. Table 19 contains a list of the parcels in Area I. Figure 51 shows the parcels and the existing land use in the area and Figure 52 shows an aerial image of the area. Most of Area I is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
48.3-1-13.000	2.3	Residential (Multiple)
48.3-1-14.000	2.5	Residential (Single Family, Year-Round)
48.3-1-15.100	102.7	Agricultural Vacant Land (Productive)
48.3-1-15.200	2.1	Residential (Single Family, Year-Round)
48.4-1-12.000	49.8	Agricultural Vacant Land (Productive)
48.4-1-13.100	0.0	Residential (Single Family, Year-Round)
48.4-1-14.000	0.3	Vacant (Residential)
48.4-1-15.000	9.9	Residential (Single Family, Year-Round)
48.4-1-16.000	1.8	Vacant (Residential with small improvement)
48.4-1-17.000	276.4	Agricultural
48.4-1-17.000	0.0	Agricultural
48.4-1-18.000	29.9	Residential (Rural with Acreage)
48.4-1-19.100	96.0	Vacant (Residential with small improvement)
48.4-1-19.200	45.3	Residential (Seasonal)
48.4-1-20.110	205.7	Private Wild, Forested, Conservation Lands
48.4-1-20.120	11.8	Agricultural Vacant Land (Productive)
48.4-1-20.131	15.4	Residential (Rural with Acreage)
48.4-1-20.132	41.4	Forest Lands under Sec 480-a of Tax Law
48.4-1-20.200	5.3	Residential (Rural with Acreage)
48.4-1-21.000	105.7	Private Wild, Forested, Conservation Lands
48.4-1-22.000	96.3	Residential (Rural with Acreage)
48.4-1-25.000	7.6	Vacant (Residential)
48.4-1-5.000	51.2	Private Wild, Forested, Conservation Lands
48.4-1-6.110	156.0	Forest Lands under Sec 480-a of Tax Law
48.4-1-6.200	139.8	Forest Lands under Sec 480-a of Tax Law
48.4-1-7.000	55.4	Agricultural
48.4-1-8.110	0.1	Forest Lands under Sec 480-a of Tax Law
48.4-1-8.200	14.1	Residential (Rural with Acreage)
48.4-2-1.000	33.5	Agricultural Vacant Land (Productive)
48.76-1-12.000	0.5	Residential (Single Family, Year-Round)
49.1-1-29.000	21.9	Public Services (Ceiling Railroad)
49.3-2-27.000	13.3	Agricultural
57.1-2-5.100	19.2	Residential (Rural with Acreage)
57.1-2-6.000	57.7	Agricultural Vacant Land (Productive)
57.1-2-7.002	56.7	Residential (Seasonal)
57.2-3-1.000	120.6	Agricultural
57.2-3-2.000	38.1	Vacant (Residential with small improvement)
57.2-3-3.000	0.1	Vacant (Rural<10 acres)
57.2-3-4.000	2.0	Residential (Single Family, Year-Round)
57.2-3-5.100	11.8	Agricultural Vacant Land (Productive)
57.2-3-5.200	69.2	Agricultural Vacant Land (Productive)
57.2-3-6.000	52.0	Private Wild, Forested, Conservation Lands
57.2-3-7.100	51.2	Residential (Rural with Acreage)
57.2-3-7.200	86.8	Forest Lands under Sec 480-a of Tax Law
57.2-3-8.000	157.1	Agricultural Vacant Land (Productive)
57.2-4-1.100	19.7	Residential (Rural with Acreage)

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
57.2-4-1.200	12.0	(Commercial (Inns, Lodges, etc.)
57.2-4-2.100	9.8	Residential (Rural with Acreage)
57.2-4-2.100	0.0	Residential (Rural with Acreage)
57.2-4-2.200	32.5	Vacant (Rural>10 acres)
57.2-5-1.000	45.1	Agricultural Vacant Land (Productive)
57.2-6-1.000	2.9	Vacant (Rural<10 acres)
57.2-6-2.100	11.7	Agricultural Vacant Land (Productive)
57.2-6-2.200	0.1	State Owned Public Park and Recreation
57.2-6-3.000	93.5	Residential (Rural with Acreage)
57.2-6-4.000	19.2	Residential (Rural with Acreage)
58.1-2-1.000	3.9	Residential (Single Family, Year-Round)

Table 19. List of Parcels within Area I

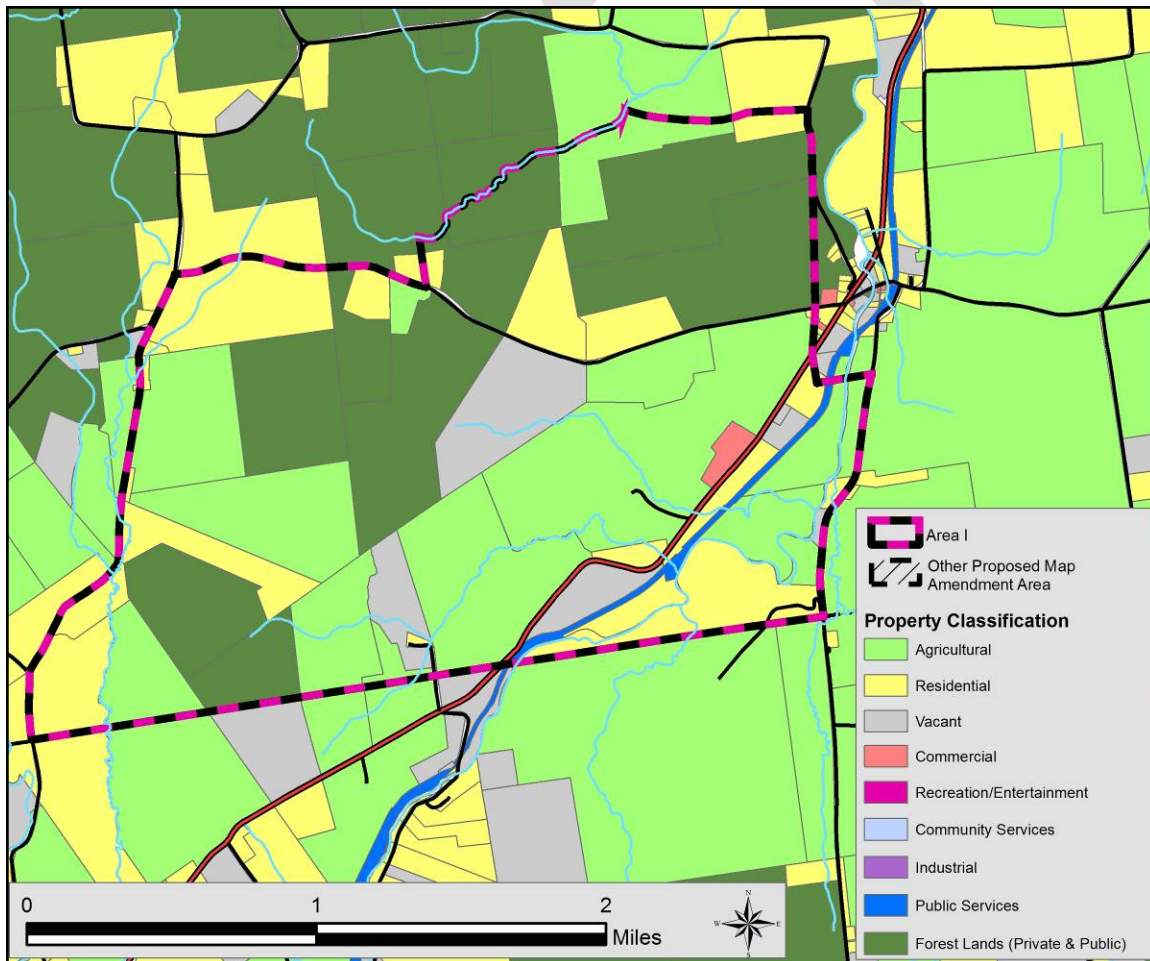


Figure 51. Existing land use in and adjacent to Area I. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

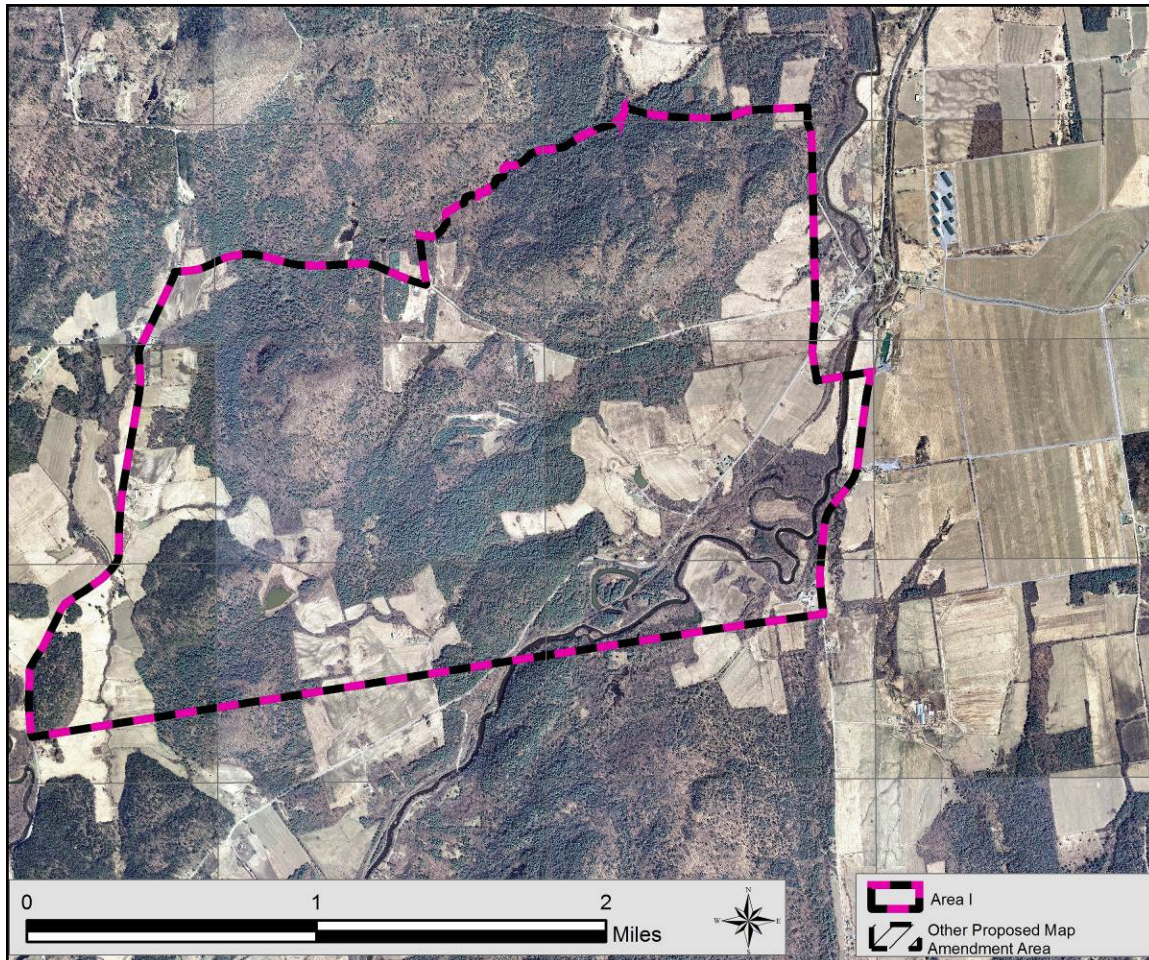


Figure 52. 2009 aerial image of Area I.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified several soil map units within Area I.

Table 20 contains the 45 of the most abundant soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area I. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
RpF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
CIB	Few Limitations		1%
OmA	Severe Limitations		1%
NeC	Few Limitations		1%
PfD	Severe Limitations	Severe Slopes	1%
CuA	Severe Limitations	Shallow Depth to Water Table	1%
WnC	Few Limitations		1%
CoC	Severe Limitations	Shallow Depth to Bedrock	1%
DuE	Severe Limitations	Severe Slopes	1%
PIB	Moderate Limitations		1%
LyD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
CoB	Severe Limitations	Shallow Depth to Bedrock	1%
CgC	Severe Limitations	Shallow Depth to Water Table	1%
AmB	Severe Limitations	Shallow Depth to Water Table	1%
PtB	Few Limitations		1%
EIB	Severe Limitations	Shallow Depth to Water Table	1%
TuC	Severe Limitations	Shallow Depth to Bedrock	1%
CIC	Few Limitations		1%
WnB	Few Limitations		1%
TuF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
NgB	Severe Limitations	Shallow Depth to Water Table	1%
W	Surface Water		1%
TuD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
VeC	Severe Limitations	Shallow Depth to Water Table	1%
AmC	Severe Limitations	Shallow Depth to Water Table	1%
DeA	Severe Limitations	Shallow Depth to Water Table	1%
DeB	Severe Limitations	Shallow Depth to Water Table	2%
CqB	Severe Limitations	Shallow Depth to Water Table	2%
PfC	Few Limitations		2%
PIC	Moderate Limitations		2%
RmA	Severe Limitations	Shallow Depth to Water Table	2%
CvA	Severe Limitations	Shallow Depth to Water Table	2%
HsF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	2%
PuD	Severe Limitations	Severe Slopes	2%
VeD	Severe Limitations	Shallow Depth to Water Table	3%
PIF	Severe Limitations	Severe Slopes	3%
PID	Severe Limitations	Severe Slopes	3%
PwD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	3%
CnD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	3%
PrA	Severe Limitations	Shallow Depth to Water Table	4%
CoD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	6%
KyB	Severe Limitations	Shallow Depth to Water Table	6%
LyF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	6%
KyA	Severe Limitations	Shallow Depth to Water Table	7%
VeB	Severe Limitations	Shallow Depth to Water Table	10%

Table 20. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area I.

Figure 53 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area I. Approximately 8% of Area I contains soils which can be expected to be suitable for onsite wastewater treatment systems with

few limitations, 3% contains soils which can be expected to pose moderate limitations for onsite wastewater treatment systems and 87% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

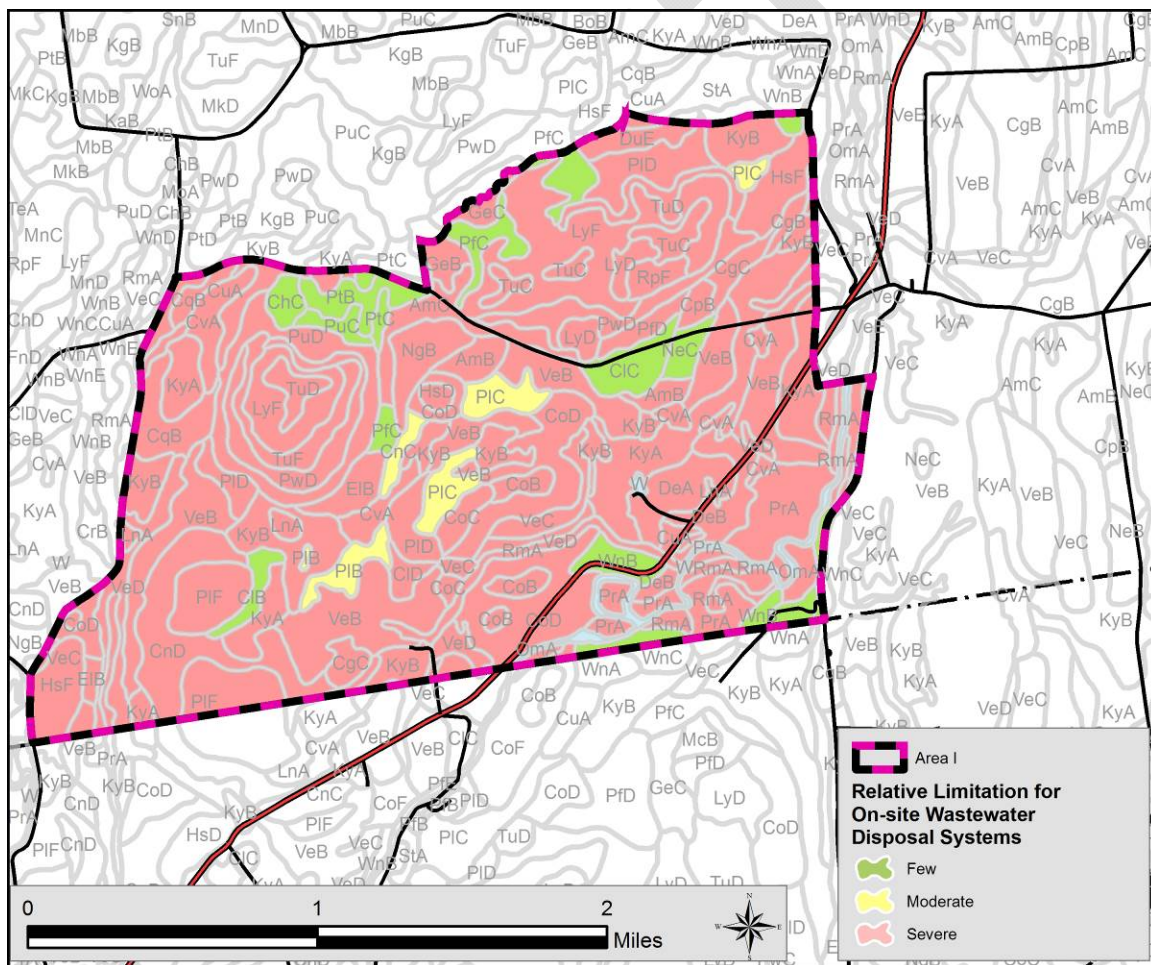


Figure 53. Soil Survey of Essex County detailed soil delineation in Area I. (Source NRCS)

Topography

The topography of Area I ranges from generally flat to severely sloping. This area contains Sprig Mountain (elevation 866 feet) as well as the northern slope of Phinney Hill. The area also contains two smaller, unnamed mountains. Slopes ranging from 0

to 3% comprise approximately 24% of Area I. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 33% of Area I. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 26% of Area I. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 14% of Area I. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 3% of the area. Figure 54 shows the slopes in Area I.

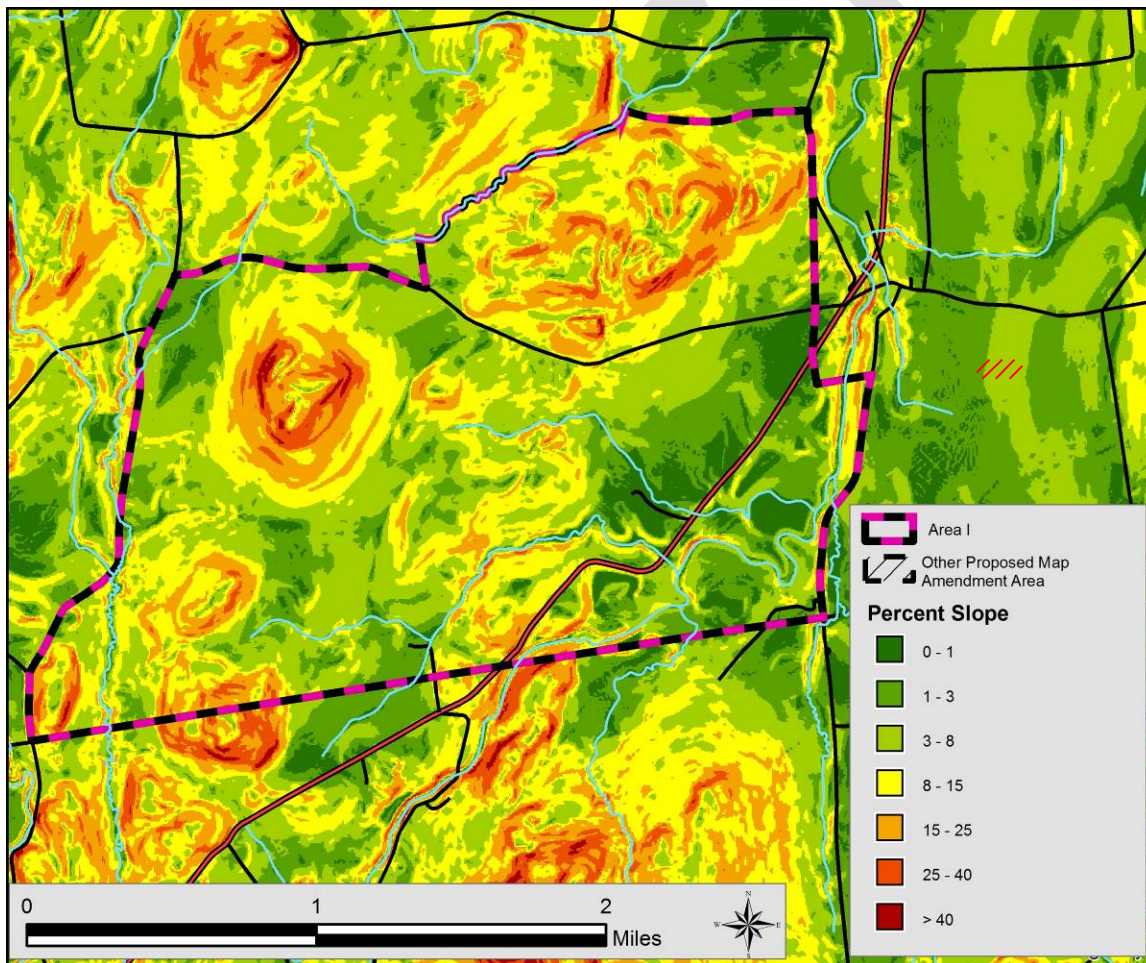


Figure 54. Slopes in Area I. (Source 10M DEM)

Elevations

The elevation in Area I ranges from approximately 260 feet to approximately 866 feet in elevation.

Wetlands

Figure 55 shows the approximate locations of mapped wetlands in in the vicinity of Area I. There appear to be approximately 215 acres of wetlands in Area I. Most of these wetlands are associated with the North Branch of the Boquet River or other streams in the area.

Hydrology

The primary hydrological feature in Area I is the North Branch of the Boquet River, which is classified as a Recreational River pursuant to the Wild, Scenic and Recreational Rivers Act. NYS Department of Environmental Conservation has also classified the Bouquet River as a Class A surface water, which indicates it as a source for drinking water. Area I also contains Crooked Brook, which runs along the western portion of the area, and two unnamed tributaries to the North Branch of the Boquet River. Crooked Brook and the two unnamed streams are classified by NYS Department of Environmental Conservation as a Class D surface waters, which indicates that their best usage is fishing.

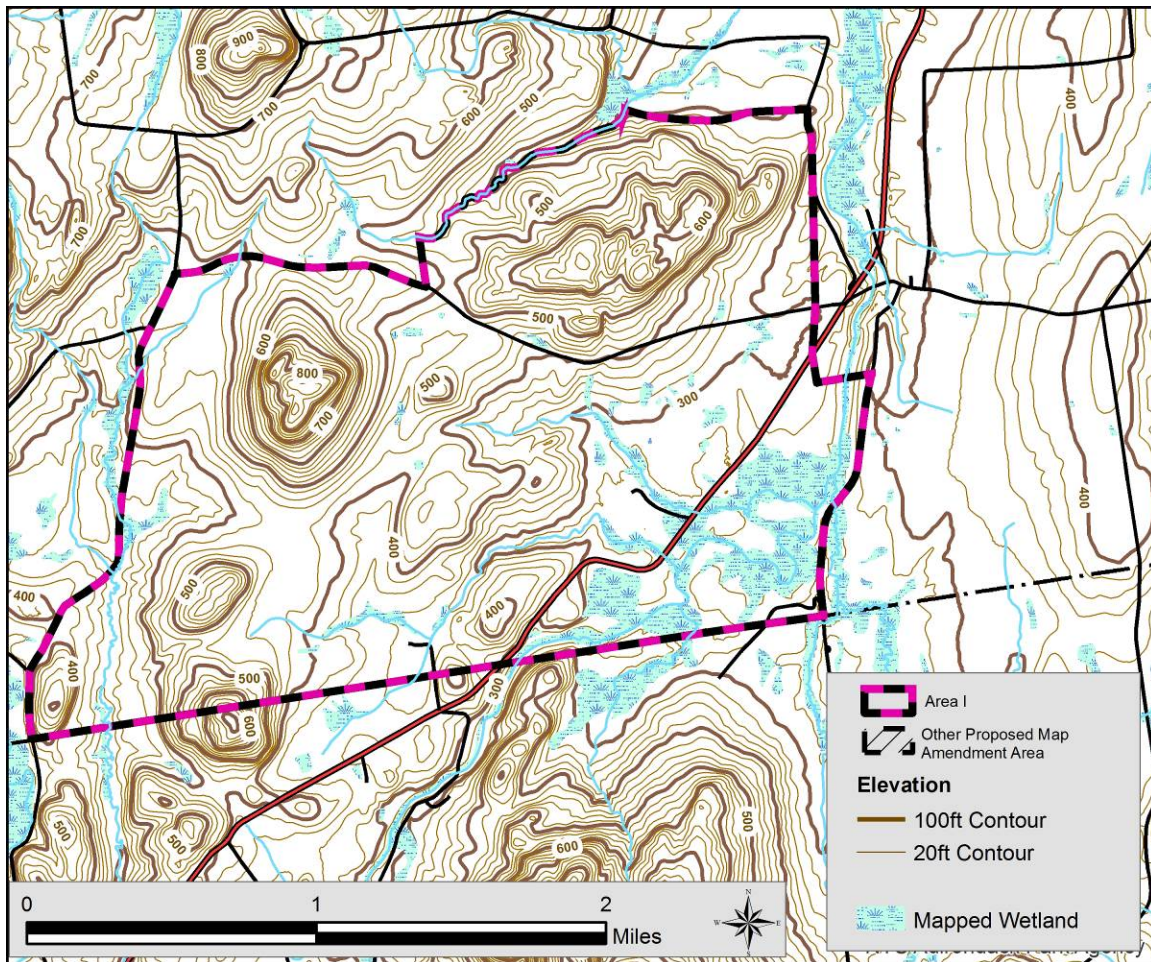


Figure 55. Topography and wetlands within and adjacent to Area I.

Visual Considerations

Area I contains portions of several roads, including NYS Route 22. NYS DOT estimates the current Average Annual Daily Traffic on this road to be 870 vehicles. The area contains segments of Walker Road (County Route 55), Cook Road and Angler Hill Road. The area also contains Sprig Mountain, a portion of Phinney Hill, and two smaller unnamed mountains.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species in Area I, however, this area is part of a large portion of the Towns of Essex, Willsboro and Westport that is identified as breeding habitat for the northern harrier (*Circus cyaneus*). The habitat of concern is an extensive sedge meadow which blends into an adjacent grassland.

Critical Environmental Area

The wetlands and areas within 150 feet of the NYS Route 22 right-of-way in are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA J

Area J is approximately 49.0 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area J is described as follows:

Beginning at the centerline of Leaning Road, one-quarter mile (1,320 feet), measured along the centerline, north of the intersection of the centerline of Leaning Road and the boundary between Gore South of Potts Patent and the Wharton Patent; thence in a northeasterly direction to a point one-quarter mile (1,320 feet) north of the boundary between Potts Patent and the Gore South of Potts Patent, and one-tenth mile (528 feet) west of the centerline of Leaning Road, thence in a easterly direction at a constant and parallel distance of one-quarter mile (1,320 feet) from the boundary between Potts Patent and the Gore South of Potts Patent to a point on the centerline of Leaning Road; thence in a southerly direction along the centerline of Leaning Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area J is located in the central portion of the Town. It is a portion of an approximately 30,000 acre Rural Use area that stretches west into the Town of Lewis, east to the Hamlet of Whallonsburg and south into the Town of Westport. Area J is bound by Resource Management to the east and south, and by Rural Use on the west and north. Figure 56 show Area J on the Adirondack Park Land Use and Development Plan Map.

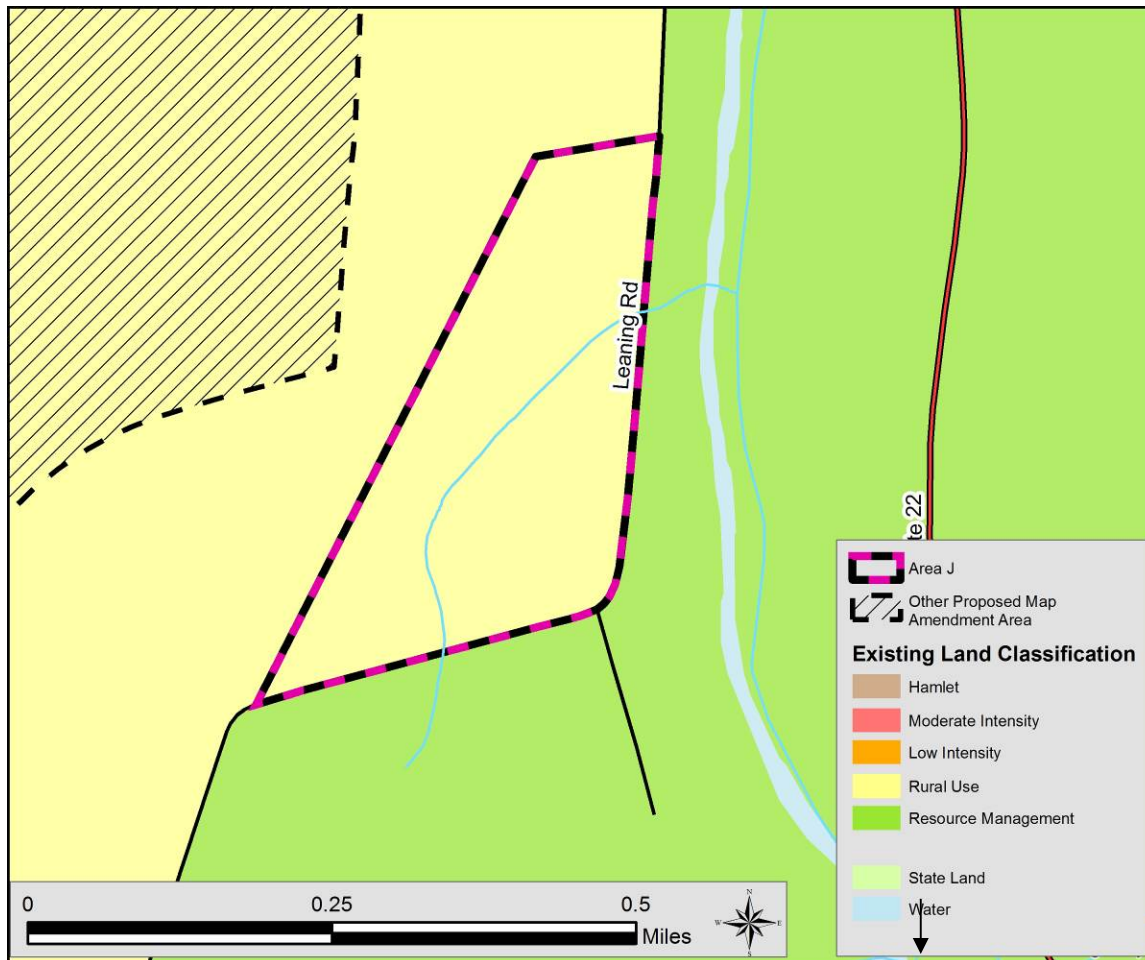


Figure 56. Area J shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area J is bound on the east and south by Leaning Road, a Town road. The Hamlet of Essex lies approximately 3 miles to the east via Leaning Road, Jersey Street and NYS Route 22; the Hamlet of Whallonsburg lies approximately 3 miles south of the area via Leaning Road and Cook Road. Public electric and telephone services are available to the area along the existing road network. There is no public water and sewer service available to Area J. Table 21 contains a list of the parcels in Area I. Figure 57 shows the parcels and the existing land use in the area and Figure 58 shows an aerial image of the area. Area J is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
48.2-1-10.100	20.3	Agricultural Vacant Land (Productive)
48.2-1-10.210	0.9	Residential (Rural with Acreage)
48.2-1-6.210	24.8	Agricultural

Table 21. List of Parcels within Area J

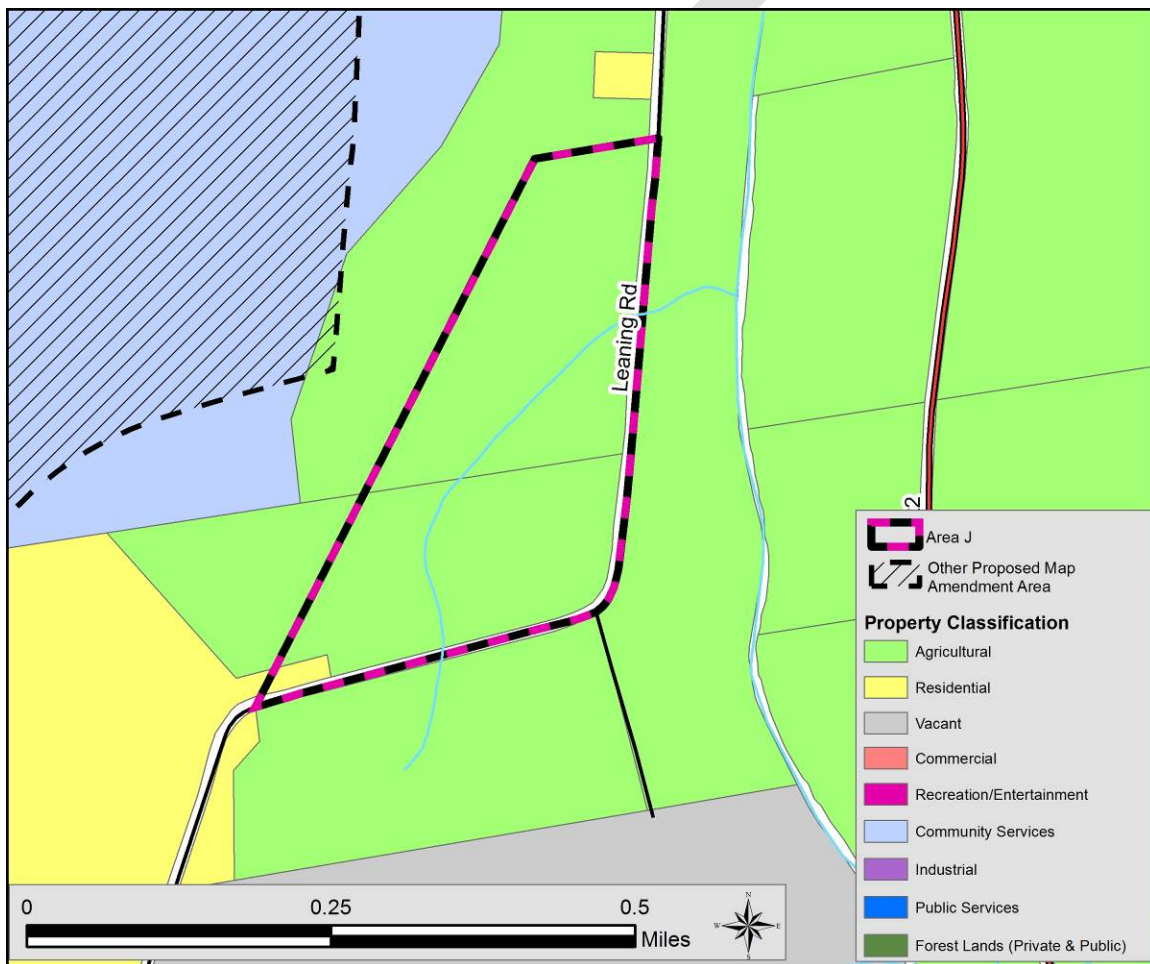


Figure 57. Existing land use in and adjacent to Area J. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

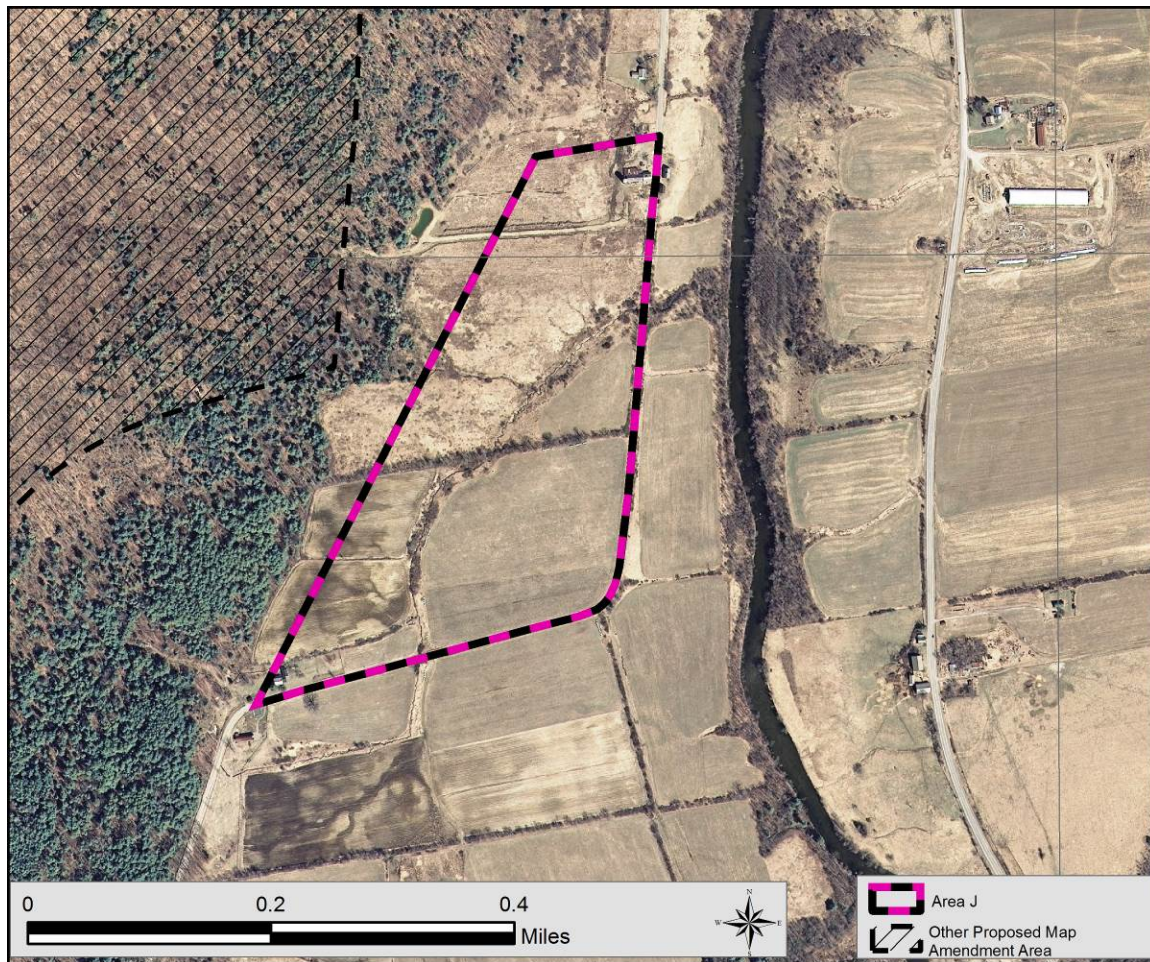


Figure 58. 2009 aerial image of Area J.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified four soil map units within Area J.

Table 22 contains the seven soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area J. Appendix I contains full names and descriptions for all of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
KyA	Severe Limitations	Shallow Depth to Water Table	12%
VeC	Severe Limitations	Shallow Depth to Water Table	22%
VeB	Severe Limitations	Shallow Depth to Water Table	31%
KyB	Severe Limitations	Shallow Depth to Water Table	35%

Table 22. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area J.

Figure 59 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area J. All of the soils in Area J are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

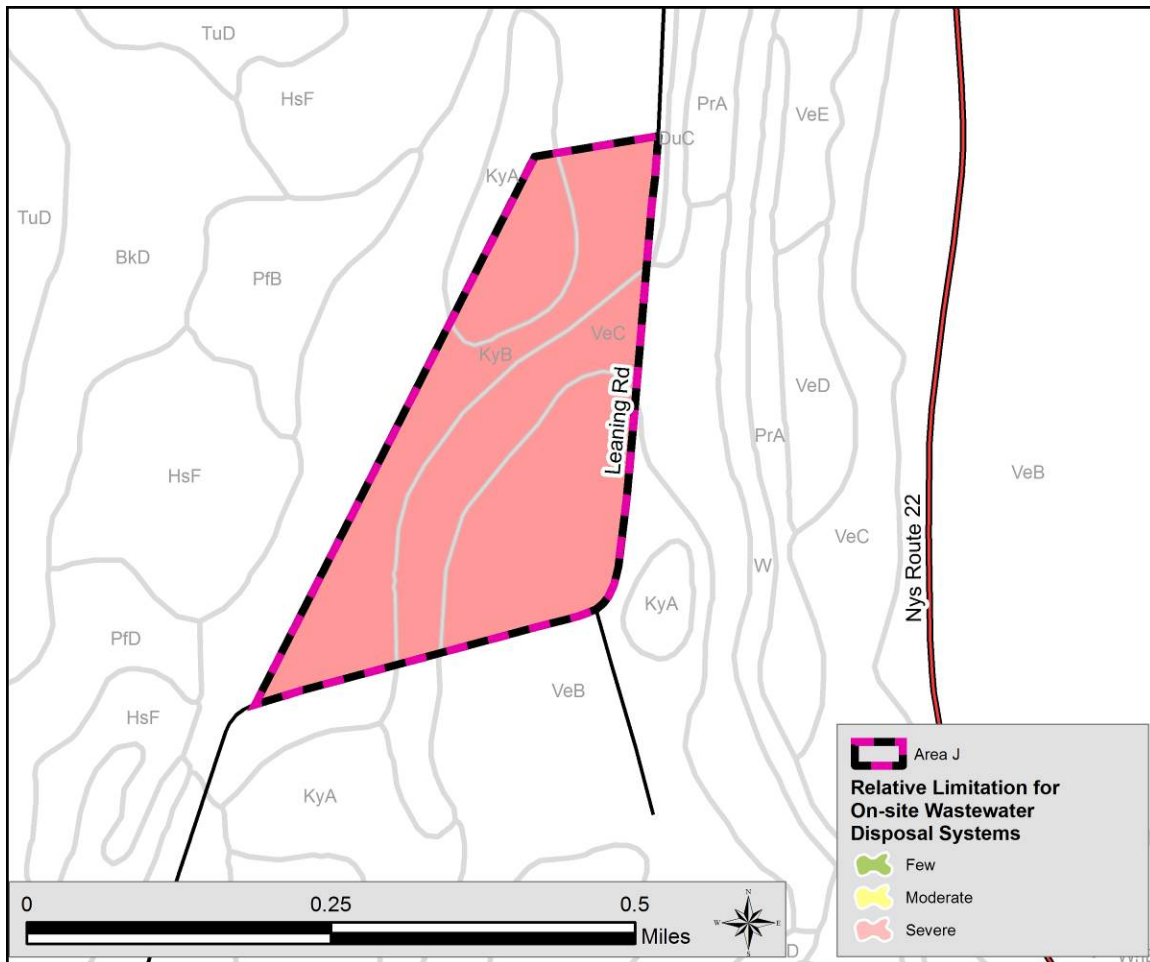


Figure 59. Soil Survey of Essex County detailed soil delineation in the Area J. (Source NRCS)

Topography

The topography of Area J ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 42% of Area J. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 50% of Area J. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 7% of Area J. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise less than 1% of Area J. Slopes in this range can pose moderate to severe limitations for development. There appears to be no slopes above 25% in this area. Figure 60 shows the slopes in Area J.

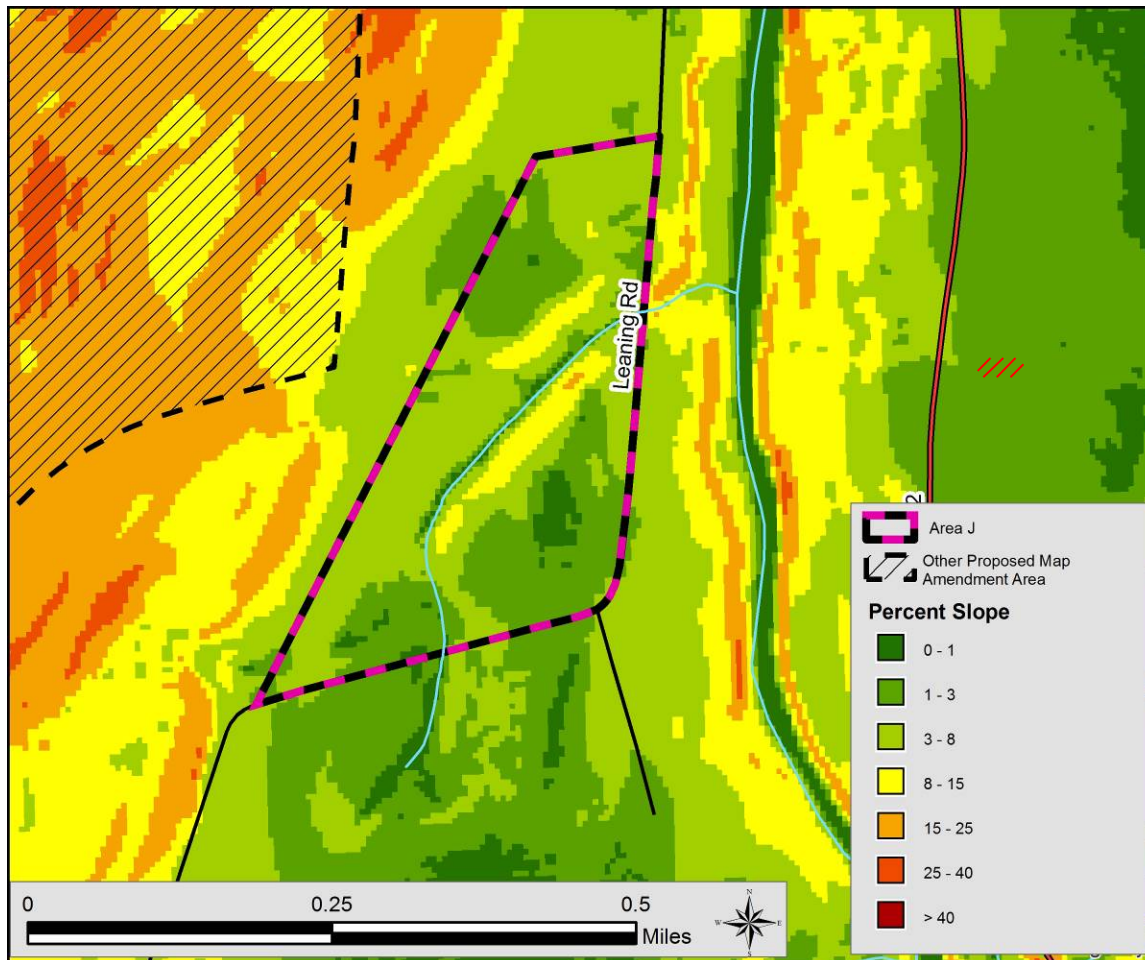


Figure 60. Slopes in Area J. (Source 10M DEM)

Elevations

The elevation in Area J ranges from approximately 260 feet to approximately 300 feet in elevation.

Wetlands

Figure 61 shows the approximate locations of mapped wetlands in the vicinity of Area J. There appear to be no wetlands in Area J.

Hydrology

The primary hydrological feature in Area J is an unnamed stream that is a tributary to the North Branch of the Boquet River. This stream runs north and east through Area J. NYS Department of Environmental Conservation has classified this stream as a Class D

surface water, which indicates that its best usage is fishing.

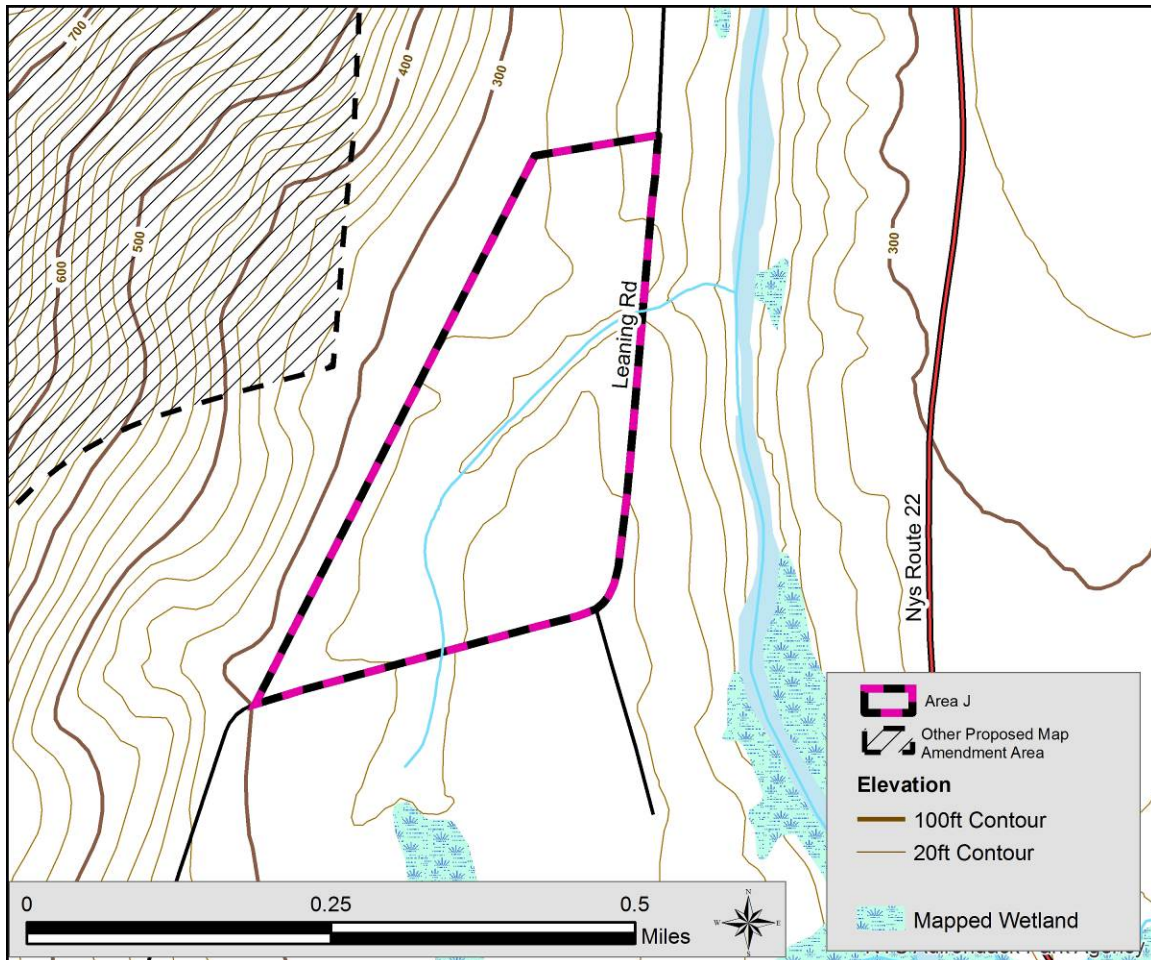


Figure 61. Topography and wetlands within and adjacent to Area J.

Visual Considerations

Area J is located along Leaning Road. No traffic estimates were found for this road. The area is potentially visible from the North Branch of the Boquet River.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area J.

Critical Environmental Area

There are no statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA K

Area K is approximately 706.6 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area K is described as follows:

Beginning at a point that is the intersection of a one-tenth mile setback north of the boundary between the Hicks and Potts Patents and the centerline of County Route 12, said point being approximately 1,800 feet westerly of the intersection of the centerline of County Route 12 and the boundary between Potts Patent and South Long Lot; thence in a southerly direction at a constant distance from the centerline of an unnamed stream that runs off the west side of North Bouquet Mountain, to a point one-quarter mile from the centerline of County Route 12; thence in a westerly direction at a constant distance of one-quarter mile from the centerline of County Route 12 to a point one-quarter mile east of the western boundary of the Potts Patent; thence in a southerly direction at a constant distance of one-quarter mile from the western boundary of Potts Patent to a point; thence in a westerly direction at a constant and parallel distance to a point on the southern boundary of Potts Patent; thence in a westerly direction along the southern boundary of Potts patent to a point one-quarter mile east of the western boundary of Lot 1/26, Brookfield Patent of Platt Rogers Tract; thence in a southerly boundary at a constant distance of one-quarter mile from the western boundary of said Lot 1/26 to the southern boundary of said Lot 1/26; thence in easterly direction along the southern boundary and an extension of the southern boundary of said Lot 1/26 to a point one-quarter mile from the centerline of Leaning Road; thence in a northerly direction at a constant distance of one-quarter mile from the centerline of leaning road to a point one-quarter mile from the centerline of County Route 12; thence in a northwesterly direction to a point on the centerline of County Route 12 that is one-quarter mile westerly of a point that is the intersection of the centerline of County Route 12 and a one-quarter mile setback from the centerline of Leaning Road; thence in a westerly direction along the centerline of County Route 12 to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area K is located in the northern central portion of the Town. It is a portion of an approximately 30,000 acre Rural Use area that stretches west into the Town of Lewis, east to the Hamlet of Whallonsburg and south into the Town of Westport. Area K is bound by Low Intensity Use on the North and Rural Use to the east, south and west. Figure 62 shows Area K on the Adirondack Park Land Use and Development Plan Map.

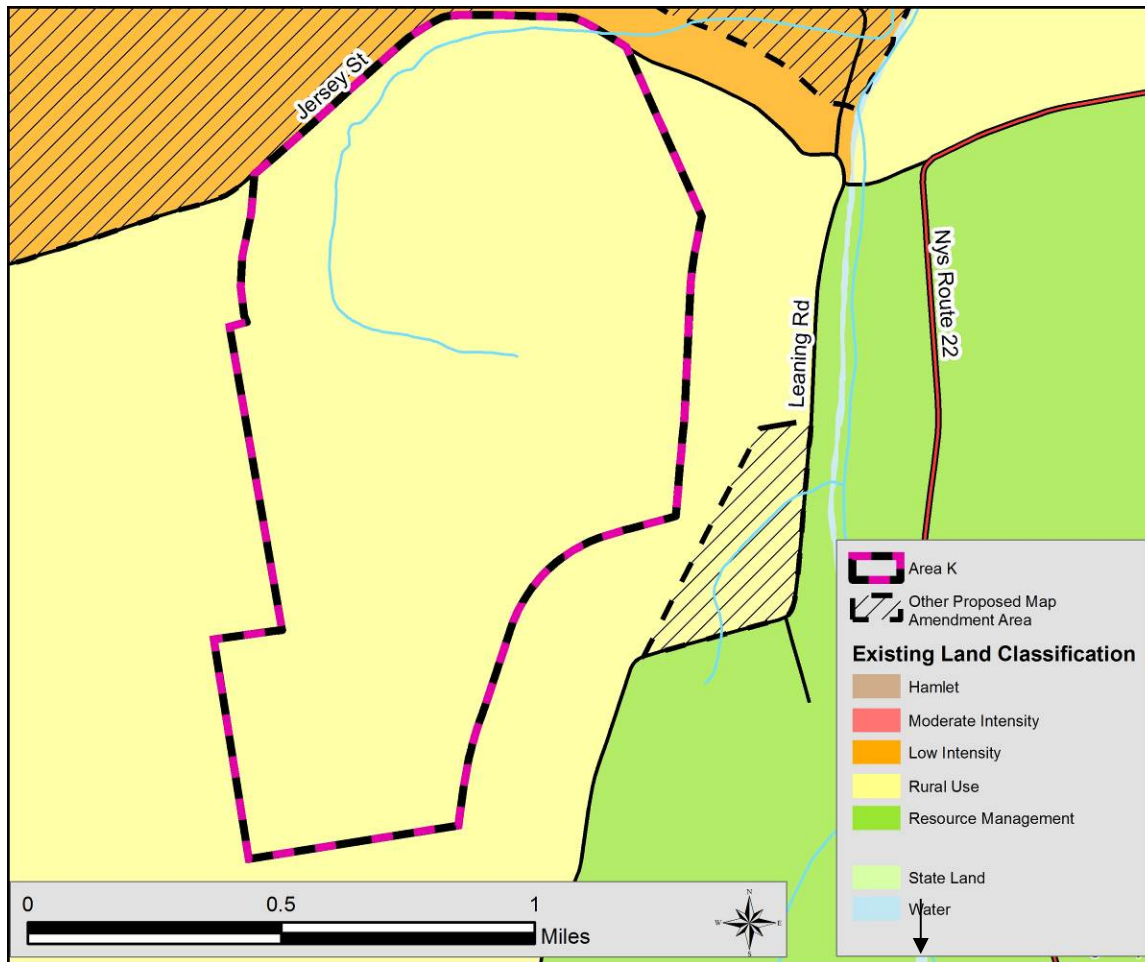


Figure 62. Area K shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area K is bound on the north by Essex County Route 12 (Jersey Street). The Hamlet of Essex lies approximately 3.5 miles east of the area via Jersey Street and NYS Route 22. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area K. Table 23 contains a list of the parcels in Area I. Figure 63 shows the parcels and the existing land use in the area and Figure 64 shows an aerial image of the area. A portion of Area K is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
39.4-1-41.100	233.2	Forest Lands under Sec 480 of Tax Law
39.4-1-42.000	3.3	Residential (Single Family, Year-Round)
39.4-1-43.000	1.8	Private Wild, Forested, Conservation Lands
39.4-1-44.110	12.9	Residential (Rural with Acreage)
39.4-1-44.121	14.1	Residential (Rural with Acreage)
39.4-1-44.200	15.5	Private Wild, Forested, Conservation Lands
48.2-1-10.210	50.5	Residential (Rural with Acreage)
48.2-1-11.200	13.5	Residential (Rural with Acreage)
48.2-1-18.000	77.5	Private Wild, Forested, Conservation Lands
48.2-1-19.000	0.1	County Owned Reforested Land
48.2-1-4.000	12.3	Vacant (Other Rural)
48.2-1-5.000	45.8	Private Wild, Forested, Conservation Lands
48.2-1-6.210	0.6	Agricultural
48.2-1-6.220	224.8	Community Services (Other Educational Facility)
48.2-1-6.220	0.0	Community Services (Other Educational Facility)

Table 23. List of Parcels within Area K



Figure 63. Existing land use in and adjacent to Area K. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

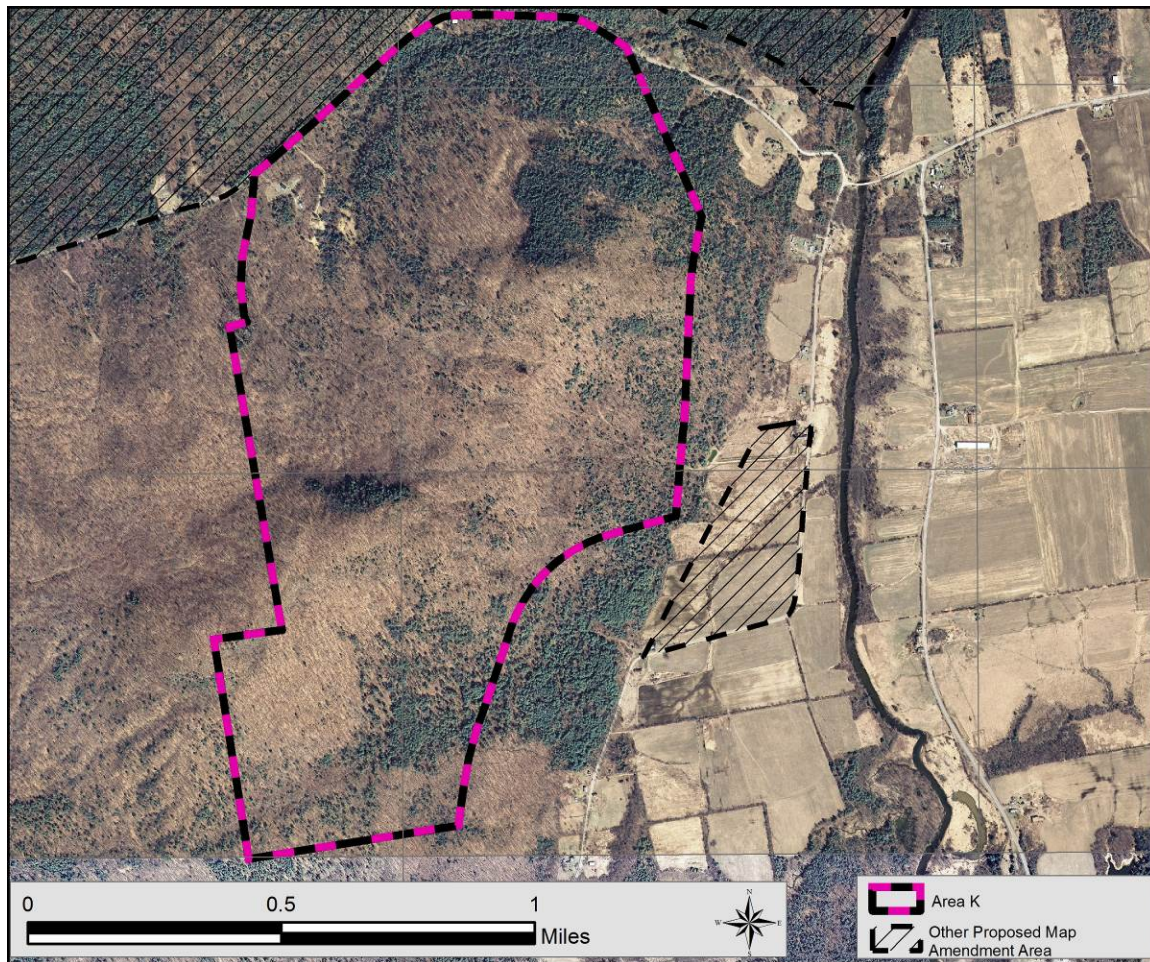


Figure 64. 2009 aerial image of Area K.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified 24 soil map units within Area K.

Table 24 contains the 24 soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area K. Appendix I contains full names and descriptions for all of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
LyD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	0%
CrB	Severe Limitations	Shallow Depth to Water Table	0%
KyB	Severe Limitations	Shallow Depth to Water Table	0%
PfC	Few Limitations		0%
PtC	Few Limitations		0%
WnC	Few Limitations		0%
CoF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
CoD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
PfE	Severe Limitations	Severe Slopes	1%
PfD	Severe Limitations	Severe Slopes	1%
PfB	Few Limitations		1%
MbB	Severe Limitations	Shallow Depth to Water Table	1%
HsF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	2%
PtB	Few Limitations		2%
KgB	Severe Limitations	Shallow Depth to Water Table	2%
KgC	Severe Limitations	Shallow Depth to Water Table	2%
PwD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	3%
BeF	Severe Limitations		4%
RpF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	5%
PuC	Few Limitations		6%
BkD	Severe Limitations	Severe Slopes	13%
TuD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	13%
PuD	Severe Limitations	Severe Slopes	19%
LyF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	22%

Table 24. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area K.

Figure 65 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area K. Approximately 10% of Area K contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 90% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

0 0.5 1 Miles

Area K

Relative Limitation for On-site Wastewater Disposal Systems

- Few
- Moderate
- Severe

Figure 65. Soil Survey of Essex County detailed soil delineation in Area K. (Source NRCS)

The topography of Area K ranges from moderately to severely sloping. This area contains Boquet Mountain and South Boquet Mountain. Slopes ranging from 0 to 3% comprise less than 1% of Area K. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 10% of Area K. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15%

comprise approximately 29% of Area K. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 40% of Area K. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 20% of the area. Figure 66 shows the slopes in Area K.

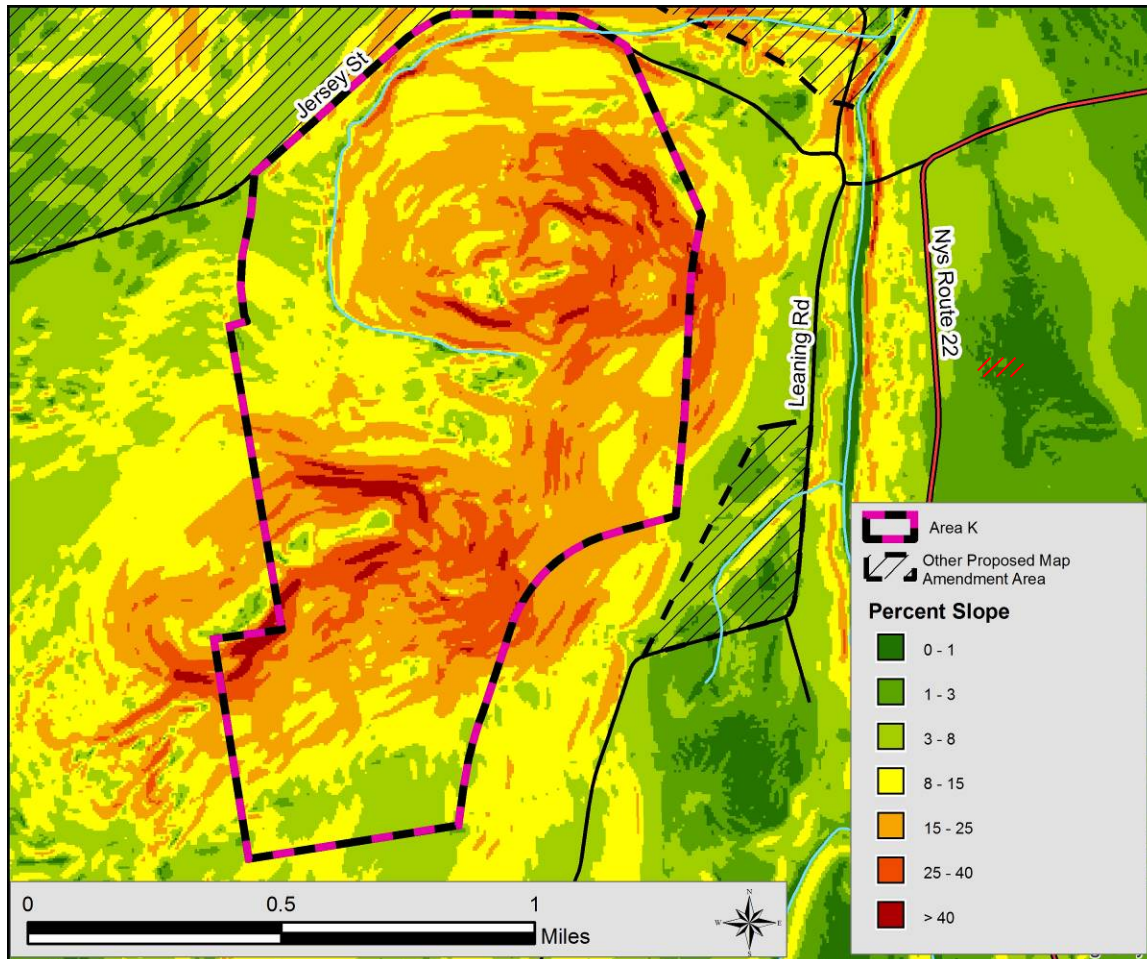


Figure 66. Slopes in Area K. (Source 10M DEM)

Elevations

The elevation in Area K ranges from approximately 320 feet to approximately 1220 feet in elevation.

Wetlands

Figure 67 shows the approximate locations of mapped wetlands in the vicinity of Area K. There appear to be no wetlands in Area K.

Hydrology

The primary hydrological feature in Area K is an unnamed stream that is a tributary to the North Branch of the Boquet River. This stream runs along the west side of Boquet Mountain, then east to the River. NYS Department of Environmental Conservation has classified this unnamed stream as a Class D surface water, which indicates that its best usage is fishing.

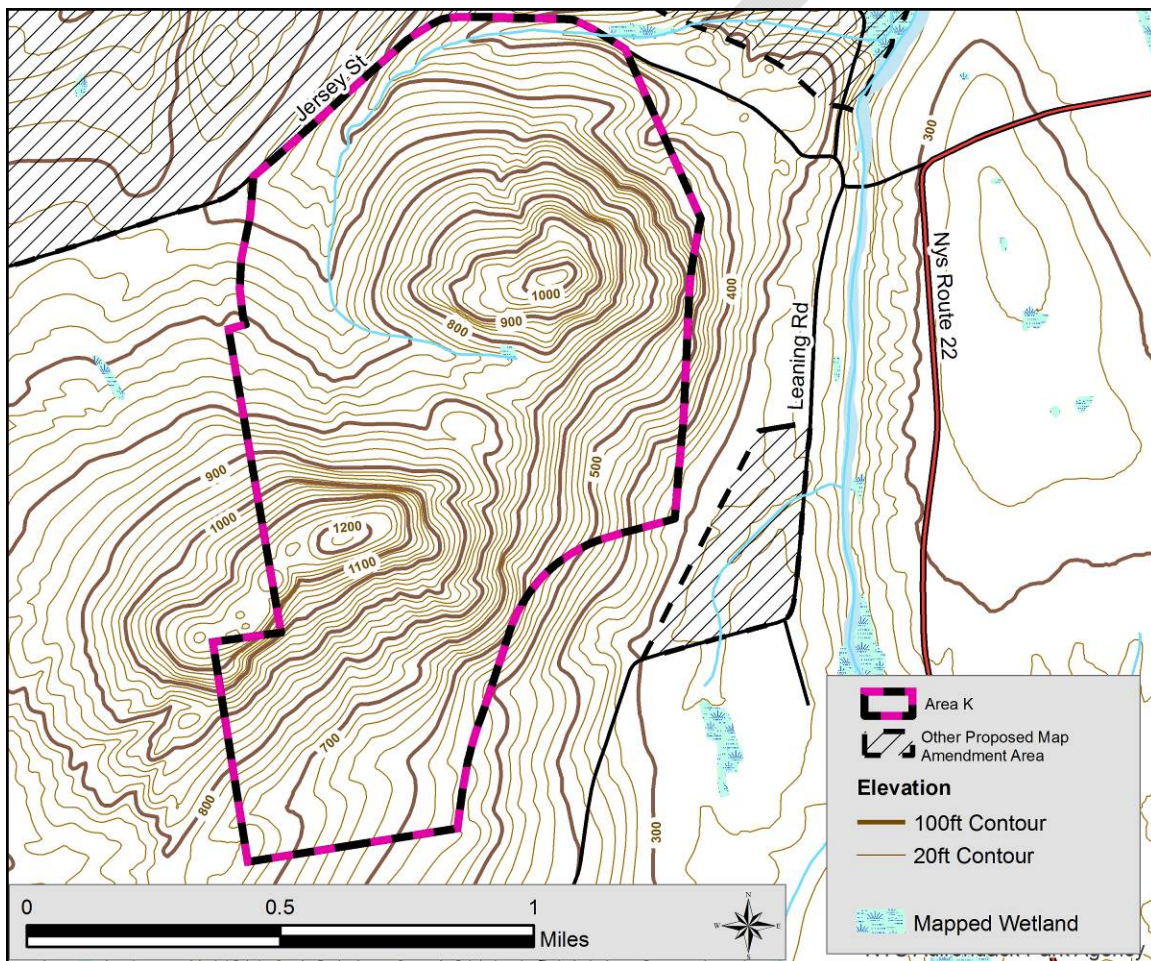


Figure 67. Topography and wetlands within and adjacent to Area K.

Visual Considerations

Area K is located along County Route 12. No traffic estimates were found for this road. The area also contains Boquet and South Boquet Mountains.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area K.

Critical Environmental Area

There appear to be no statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA L

Area L is approximately 709.4 acres in size and currently classified as Low Intensity Use. The proposed map amendment would reclassify this area as Rural Use, a more restrictive classification. Area L is described as follows:

Beginning at a point on the centerline of County Route 12, one-quarter mile, measured along the centerline of the road, westerly of the intersection of the centerline of Collins Brook and the centerline of County Route 12; thence in a northerly direction at a perpendicular direction to the centerline of the road for a distance of one-tenth mile; thence in a easterly direction at a constant distance of one-tenth mile from the centerline of County Route 12 to a point on the centerline of the Boquet River; thence in a northerly direction along the centerline of the river to a point on the boundary between the Towns of Essex and Willsboro; thence in a westerly direction along the Town boundary to a point on the centerline of Sanders Road; thence in a westerly direction along the centerline of Sanders Road to a point one-tenth mile east of the centerline of the north-south segment Jersey Street; thence in a southerly direction at a constant distance of one-tenth mile from the centerline of the north-south segment of Jersey Street to a point on the centerline of the east-west segment of Jersey Street; thence in a easterly direction along the centerline of Jersey Street to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area L is located in the northern central part of the Town. It is a portion of an approximately 1,800 acre Low Intensity Use area located in the northwestern part of the Town. Area L is bound by Resource Management and Rural Use to the north, Rural Use to the east and South, and Low Intensity Use to the west. Figure 68 shows Area L on the Adirondack Park Land Use and Development Plan Map.

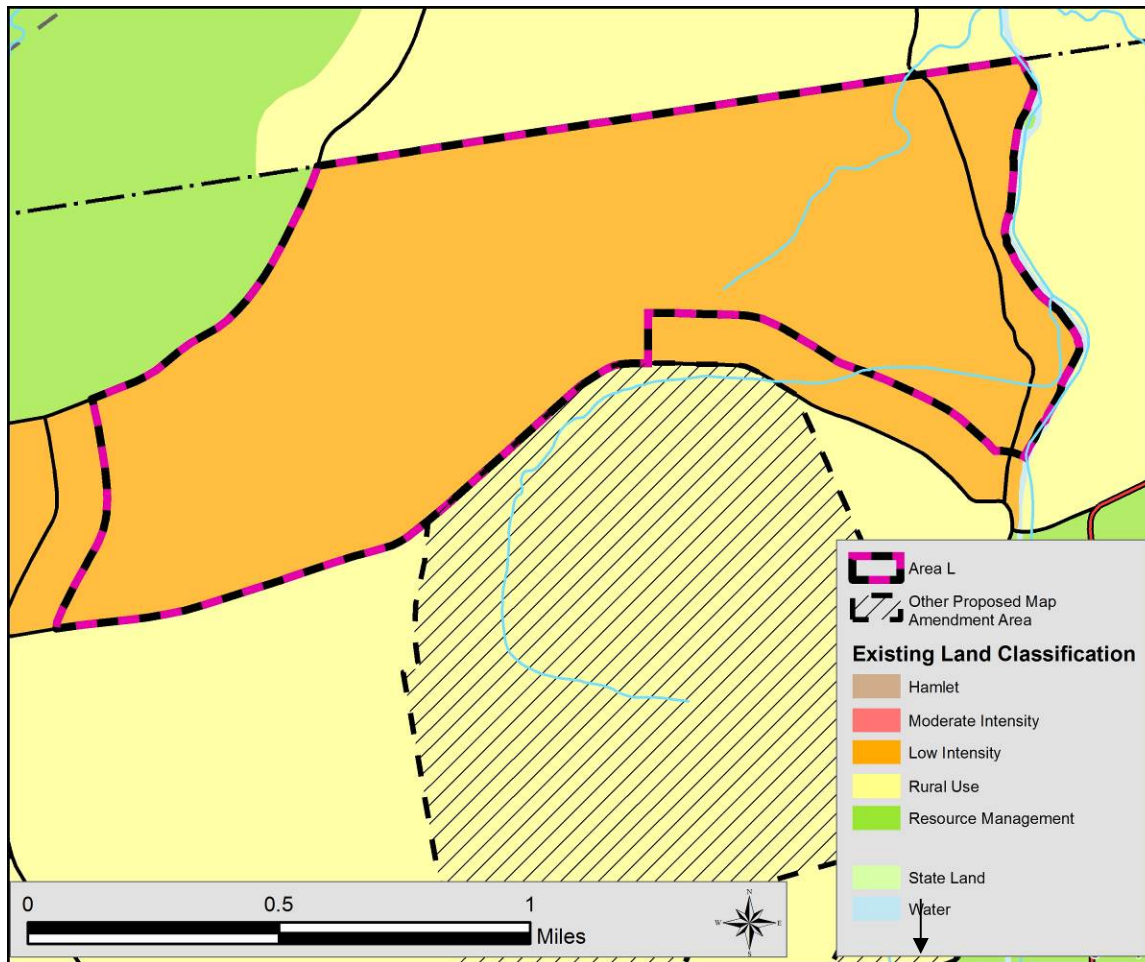


Figure 68. Area L shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area L is bound on the south by Essex County Route 12 (Jersey Street), and on the west by Sanders Road, a Town road. The Hamlet of Essex lies approximately 4 miles east of the area via Jersey Street and NYS Route 22. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area L. Table 25 contains a list of the parcels in Area L. Figure 69 shows the parcels and the existing land use in the area and Figure 70 shows an aerial image of the area. A portion of Area L is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
39.2-1-29.000	0.0	Agricultural
39.4-1-1.000	61.9	Private Wild, Forested, Conservation Lands
39.4-1-10.100	17.0	Residential (Rural with Acreage)
39.4-1-11.000	10.9	Residential (Seasonal)
39.4-1-12.000	3.3	Vacant (Rural<10 acres)
39.4-1-2.000	45.2	Vacant (Rural>10 acres)
39.4-1-3.000	87.3	Forest Lands under Sec 480 of Tax Law
39.4-1-4.000	25.0	Private Wild, Forested, Conservation Lands
39.4-1-43.000	72.7	Private Wild, Forested, Conservation Lands
39.4-1-45.000	1.1	Residential (Single Family, Year-Round)
39.4-1-46.000	49.5	Vacant (Rural>10 acres)
39.4-1-47.000	33.0	Forest Lands under Sec 480 of Tax Law
39.4-1-48.000	1.0	Residential (Rural with Acreage)
39.4-1-49.000	1.1	Vacant (Residential)
39.4-1-5.100	2.1	Residential (Mobile Home)
39.4-1-5.210	98.2	Vacant (Rural>10 acres)
39.4-1-5.221	35.9	Residential (Rural with Acreage)
39.4-1-5.222	7.6	Vacant (Residential)
39.4-1-6.000	81.1	Agricultural Vacant Land (Productive)
39.4-1-7.000	62.1	Vacant (Rural>10 acres)
39.4-1-8.100	0.1	Residential (Single Family, Year-Round)
39.4-1-8.200	9.4	Vacant (Rural>10 acres)
39.4-1-9.000	1.6	Vacant (Rural<10 acres)
40.3-1-1.200	0.0	Vacant (Residential with small improvement)

Table 25. List of Parcels within Area L

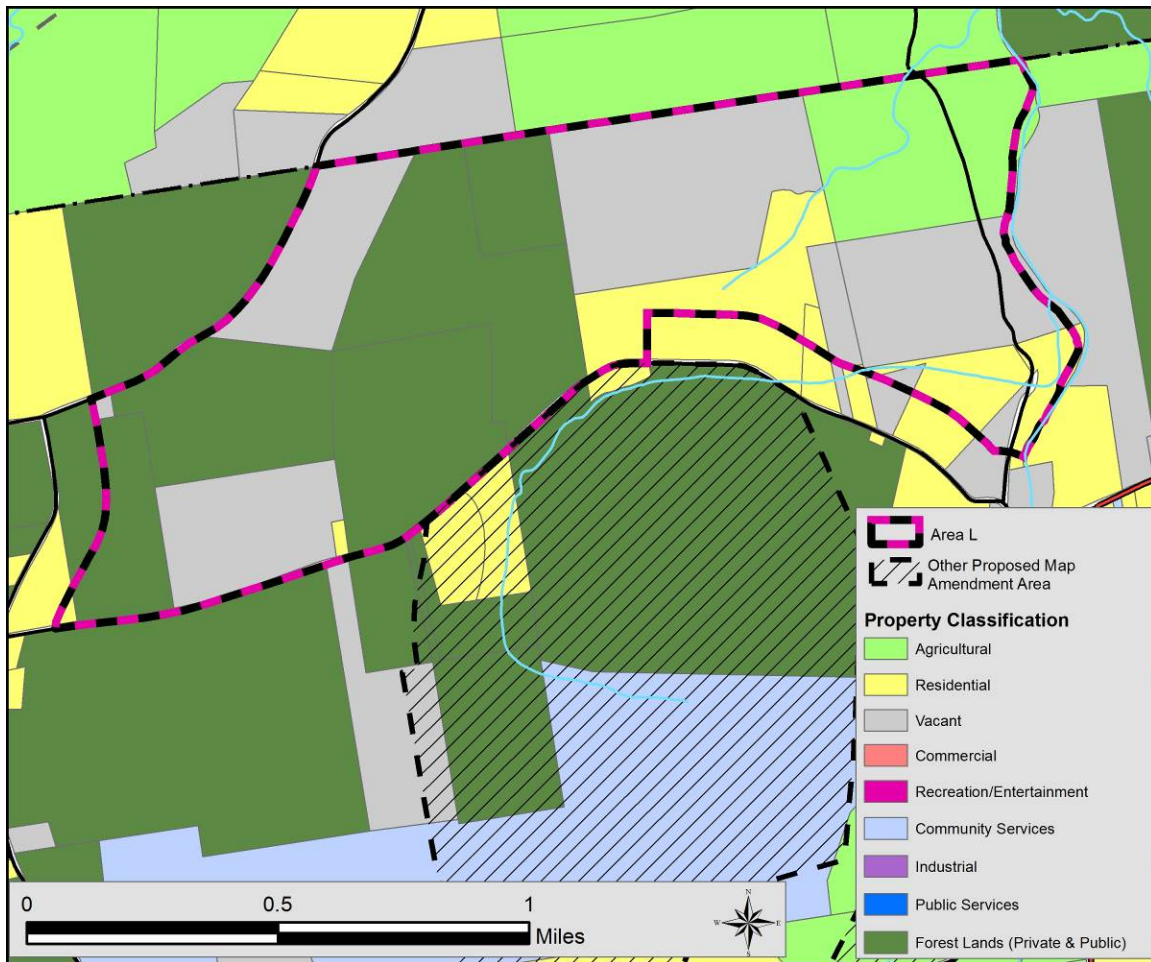


Figure 69. Existing land use in and adjacent to Area L. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

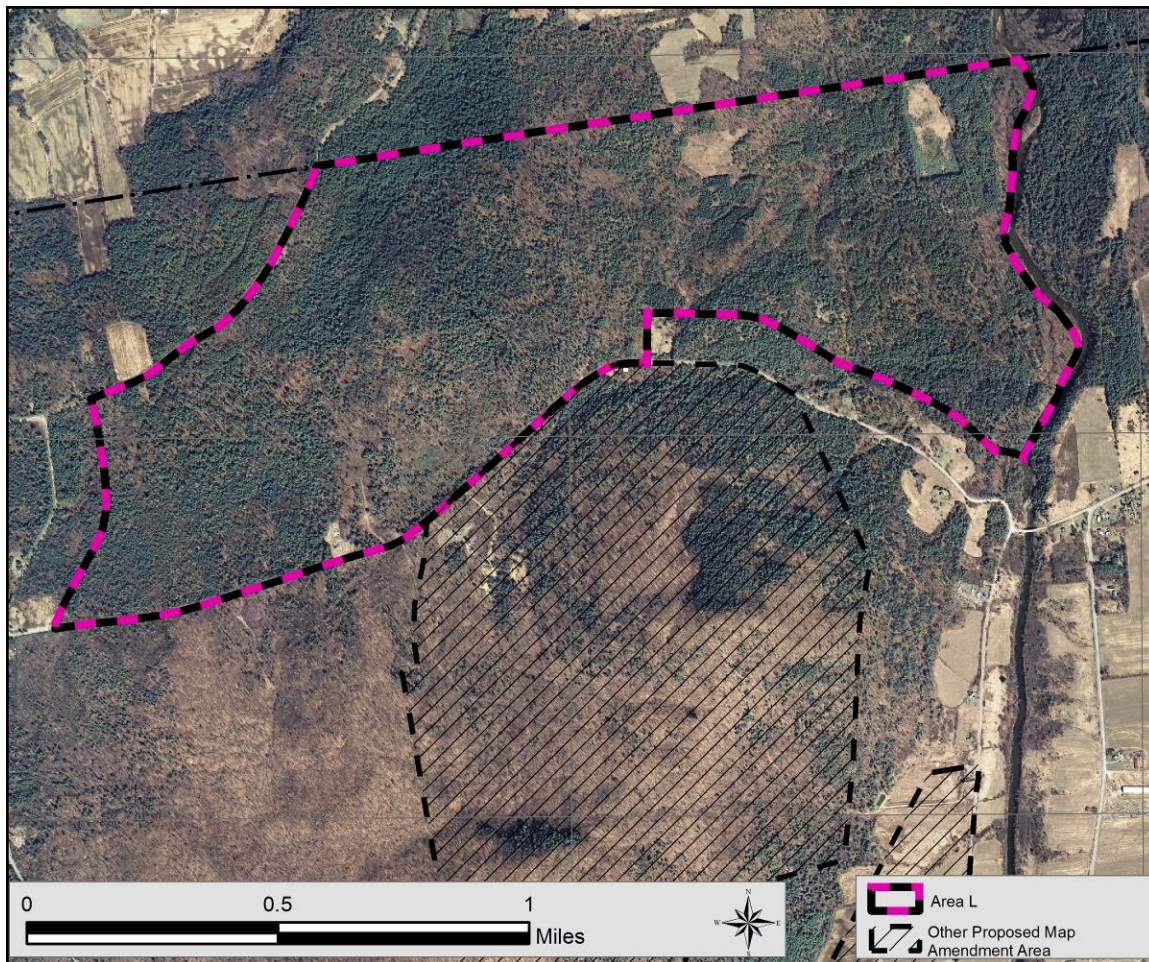


Figure 70. 2009 aerial image of Area L.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified several soil map units within Area L.

Table 26 contains the 36 most abundant soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area L. Appendix I contains full names and descriptions for all of the of the soil map units.

DRAFT

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
PID	Severe Limitations	Severe Slopes	1%
CuA	Severe Limitations	Shallow Depth to Water Table	1%
TeA	Severe Limitations	Shallow Depth to Water Table	1%
HsD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
McB	Severe Limitations	Shallow Depth to Water Table	1%
FcC	Moderate Limitations	Shallow Depth to Water Table	1%
PrA	Severe Limitations	Shallow Depth to Water Table	1%
VeB	Severe Limitations	Shallow Depth to Water Table	1%
LyD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
RmA	Severe Limitations	Shallow Depth to Water Table	1%
GeB	Severe Limitations		1%
HsF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
NgB	Severe Limitations	Shallow Depth to Water Table	1%
MnD	Moderate Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
McA	Severe Limitations	Shallow Depth to Water Table	1%
DuC	Few Limitations		2%
SnB	Moderate Limitations	Shallow Depth to Water Table	2%
DeA	Severe Limitations	Shallow Depth to Water Table	2%
PtB	Few Limitations		2%
CuB	Severe Limitations	Shallow Depth to Water Table	2%
CoF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	2%
KaC	Severe Limitations	Shallow Depth to Water Table	2%
PIB	Moderate Limitations		3%
VeD	Severe Limitations	Shallow Depth to Water Table	3%
PuC	Few Limitations		3%
KyB	Severe Limitations	Shallow Depth to Water Table	3%
VeC	Severe Limitations	Shallow Depth to Water Table	3%
MaB	Severe Limitations	Shallow Depth to Water Table	3%
TuD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	5%
CoD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	5%
MbB	Severe Limitations	Shallow Depth to Water Table	6%
KgC	Severe Limitations	Shallow Depth to Water Table	6%
TuC	Severe Limitations	Shallow Depth to Bedrock	6%
PuD	Severe Limitations	Severe Slopes	8%
PIC	Moderate Limitations		8%
CoC	Severe Limitations	Shallow Depth to Bedrock	9%

Table 26. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area L.

Figure 71 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area L. Approximately 7% of Area L contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations, 15% contains soils which can be expected to pose moderate limitations for onsite wastewater treatment systems and 78% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the

[illegible]

Topography

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range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 1% of the area. Figure 72 shows the slopes in Area L.

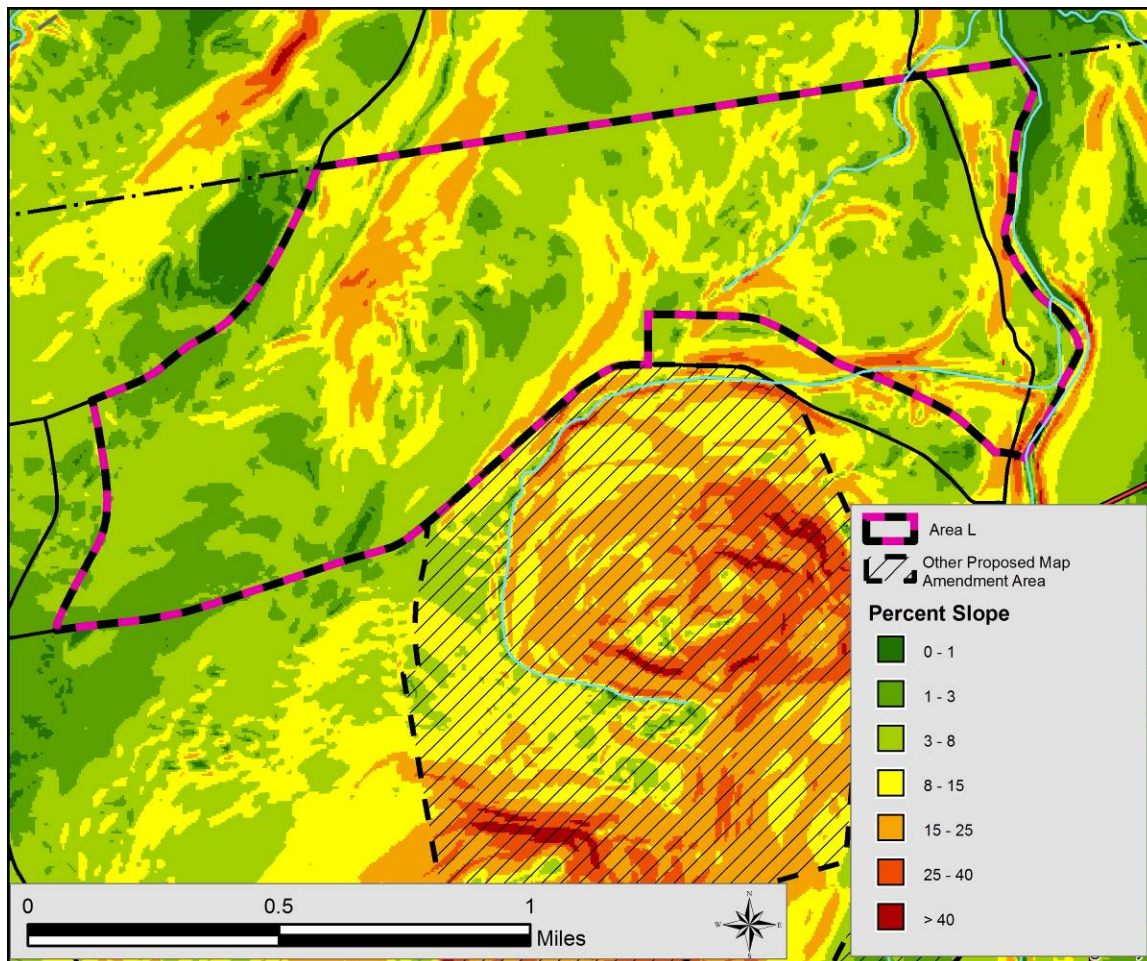


Figure 72. Slopes in Area L. (Source 10M DEM)

Elevations

The elevation in Area L ranges from approximately 200 feet to approximately 640 feet in elevation.

Wetlands

Figure 73 shows the approximate locations of mapped wetlands in the vicinity of Area L. There are approximately 26 acres of wetlands in this area, which are primarily located along the North Branch of the Boquet River.

Hydrology

The primary hydrological feature in Area L is the North Branch of Boquet River, which is classified as a Recreational River pursuant to the Wild, Scenic and Recreational Rivers Act. NYS Department of Environmental Conservation has also classified the North Branch Bouquet River as a Class A surface water, which indicates it as a source for drinking water. There are also three unnamed streams which are tributaries of the North Branch of the Boquet River. NYS Department of Environmental Conservation has classified these unnamed streams as a Class D surface water, which indicates that its best usage is fishing.

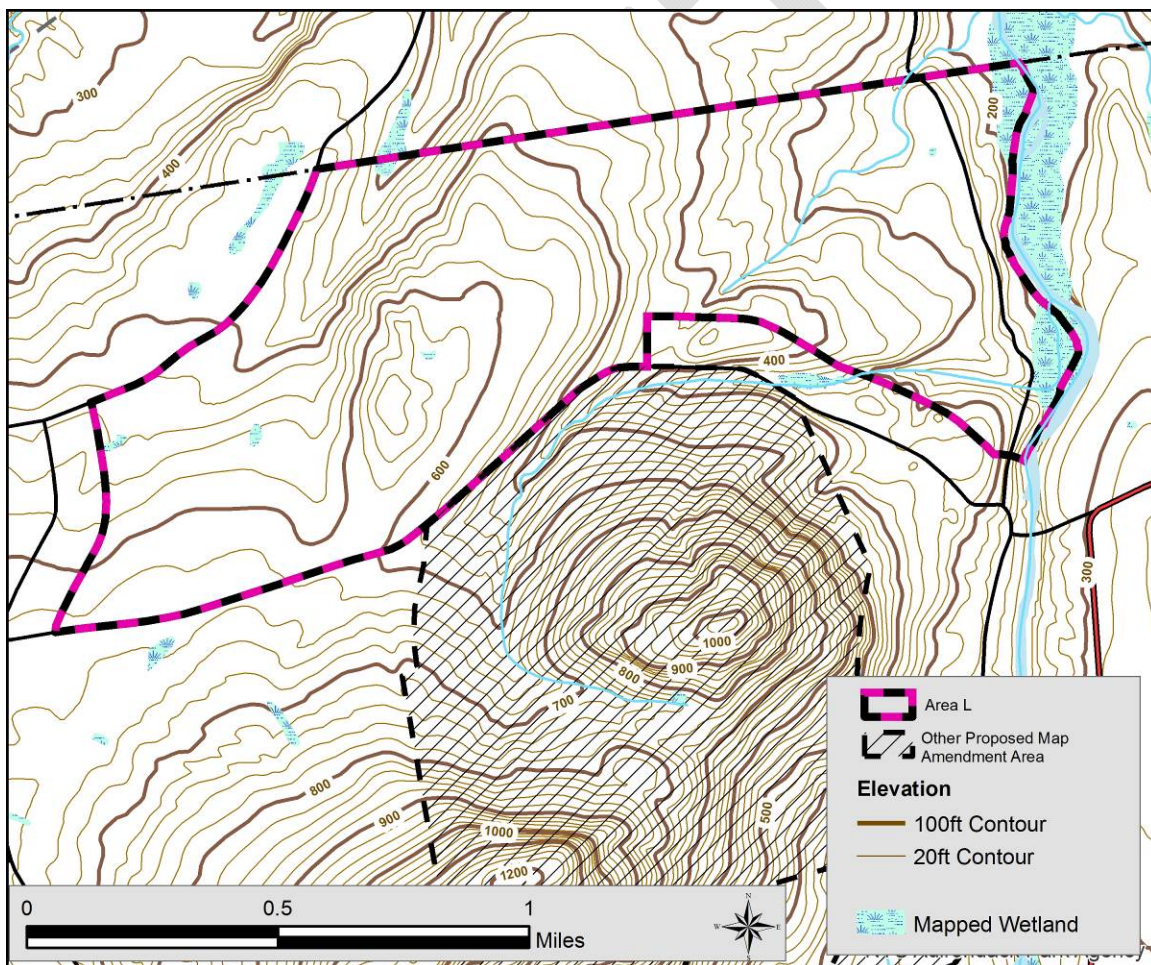


Figure 73. Topography and wetlands within and adjacent to Area L.

Visual Considerations

Area L is located along County Route 12 and Sanders Road. No traffic estimates were found for these roads. A portion of Area L is visible from the North Branch of the Boquet River.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area L.

Critical Environmental Area

The wetlands in this area are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA M

Area M is approximately 487.1 acres in size and currently classified as Low Intensity Use. The proposed map amendment would reclassify this area as Rural Use, a more restrictive classification. Area M is described as follows:

Beginning at a point at the intersection of the centerlines of Daniels Road and Church Road; thence in a northerly and westerly direction along the centerline of Church Road to the intersection with the centerline of Brookfield Road; thence in northerly direction along Brookfield Road to the northern boundary of Lot 15, Brookfield Patent; thence in a westerly direction along the northern boundary of Lots, 15, 14, 13, 12 and 11 of said patent to a point where an abandoned road that follows said lots turns in a southwesterly direction; thence in a southwesterly direction along the centerline of said abandoned road to a point on the centerline of Daniel Road; thence in a southerly direction along the centerline of Daniel Road to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area M is located in the northern central part of the Town. It is a portion of an approximately 1,800 acre Low Intensity Use area located in the northwestern part of the Town. Area M is bound by Low Intensity Use to the north and Rural Use to the east, south and west. Figure 74 shows Area M on the Adirondack Park Land Use and Development Plan Map.

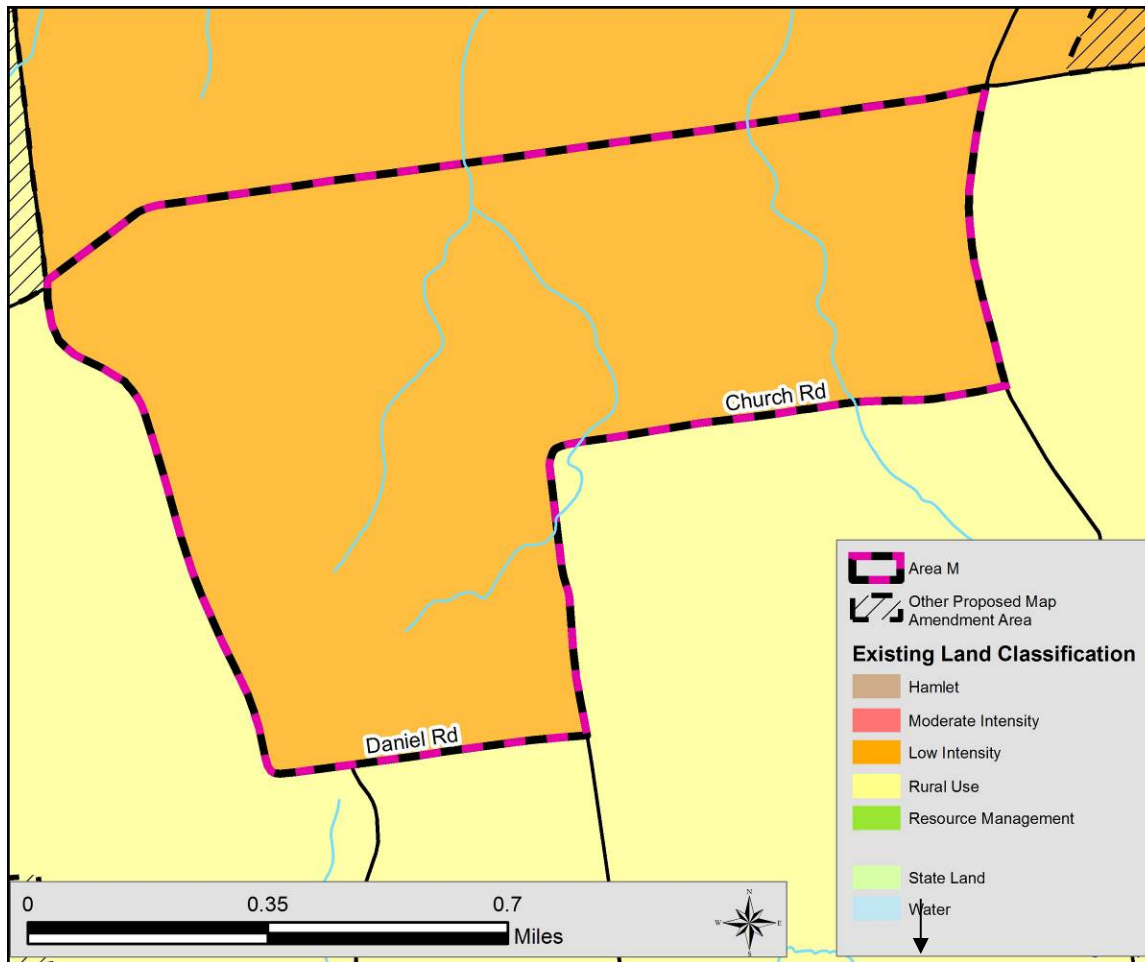


Figure 74. Area M shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area M is bound on the west by Daniel Road, south by Daniel Road and Church Road, and on the east by Brookfield Road, all Town roads. The Hamlet of Essex lies approximately 5 miles east of the area via Brookfield Road, Jersey Street and NYS Route 22. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area M. Table 27 contains a list of the parcels in Area M. Figure 75 shows the parcels and the existing land use in the area and Figure 76 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
48.1-1-10.000	30.1	Vacant (Abandoned Agricultural))
48.1-1-11.000	29.7	Private Wild, Forested, Conservation Lands
48.1-1-12.000	49.2	Private Wild, Forested, Conservation Lands
48.1-1-16.000	11.9	Residential (Rural with Acreage)
48.1-1-17.000	40.5	Vacant (Abandoned Agricultural))
48.1-1-18.100	69.0	Private Wild, Forested, Conservation Lands
48.1-1-18.200	11.2	Residential (Mobile Home)
48.1-1-18.300	9.9	Vacant (Residential with small improvement)
48.1-1-19.000	0.8	Community Services (Cemeteries)
48.1-1-20.000	0.1	Community Services (Cemeteries)
48.1-1-21.000	14.1	Residential (Rural with Acreage)
48.1-1-28.000	5.5	Residential (Rural with Acreage)
48.1-1-3.000	2.0	Residential (Single Family, Year-Round)
48.1-1-4.200	4.8	Vacant (Rural<10 acres)
48.1-1-5.000	47.8	Forest Lands under Sec 480 of Tax Law
48.1-1-6.000	36.9	Forest Lands under Sec 480 of Tax Law
48.1-1-7.000	41.5	Forest Lands under Sec 480 of Tax Law
48.1-1-8.100	4.9	Residential (Mobile Home)
48.1-1-8.221	10.1	Residential (Rural with Acreage)
48.1-1-8.222	42.7	Private Wild, Forested, Conservation Lands
48.1-1-9.000	17.3	Forest Lands under Sec 480 of Tax Law

Table 27. List of Parcels within Area M



Figure 75. Existing land use in and adjacent to Area M. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

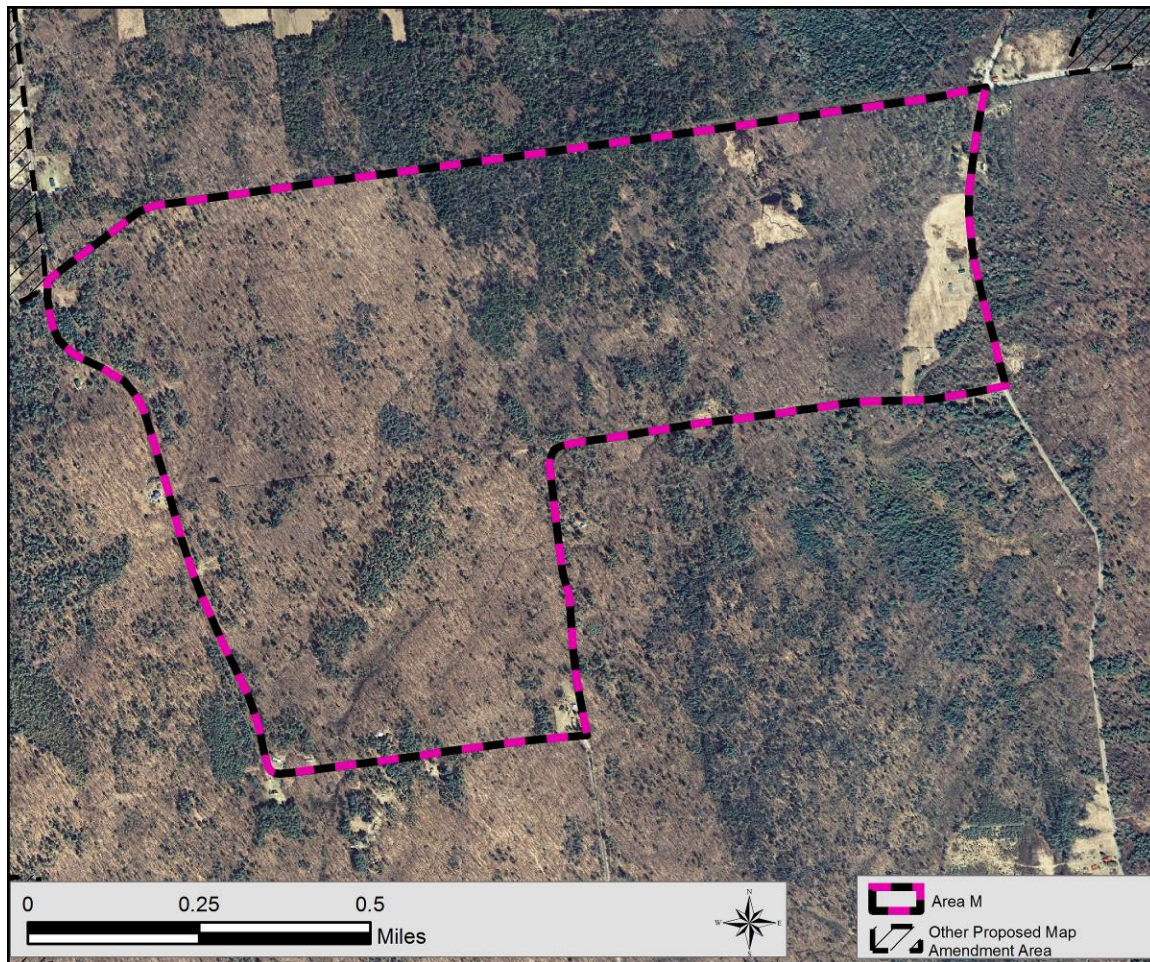


Figure 76. 2009 aerial image of Area M.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified 17 soil map units within Area M.

Table 28 contains the 17 soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area M. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
SnB	Moderate Limitations	Shallow Depth to Water Table	0%
TeA	Severe Limitations	Shallow Depth to Water Table	0%
NaA	Severe Limitations	Shallow Depth to Water Table	1%
GeB	Severe Limitations		1%
WoA	Severe Limitations	Shallow Depth to Water Table	1%
KaB	Severe Limitations	Shallow Depth to Water Table	1%
McA	Severe Limitations	Shallow Depth to Water Table	2%
SuA	Severe Limitations	Shallow Depth to Water Table	3%
MkB	Few Limitations		3%
WeA	Severe Limitations	Shallow Depth to Water Table	3%
MaB	Severe Limitations	Shallow Depth to Water Table	4%
McB	Severe Limitations	Shallow Depth to Water Table	5%
PuD	Severe Limitations	Severe Slopes	8%
PuC	Few Limitations		11%
KgB	Severe Limitations	Shallow Depth to Water Table	14%
MbB	Severe Limitations	Shallow Depth to Water Table	21%
PtB	Few Limitations		23%

Table 28. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area M.

Figure 77 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area M. Approximately 37% of Area M contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations and 63% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

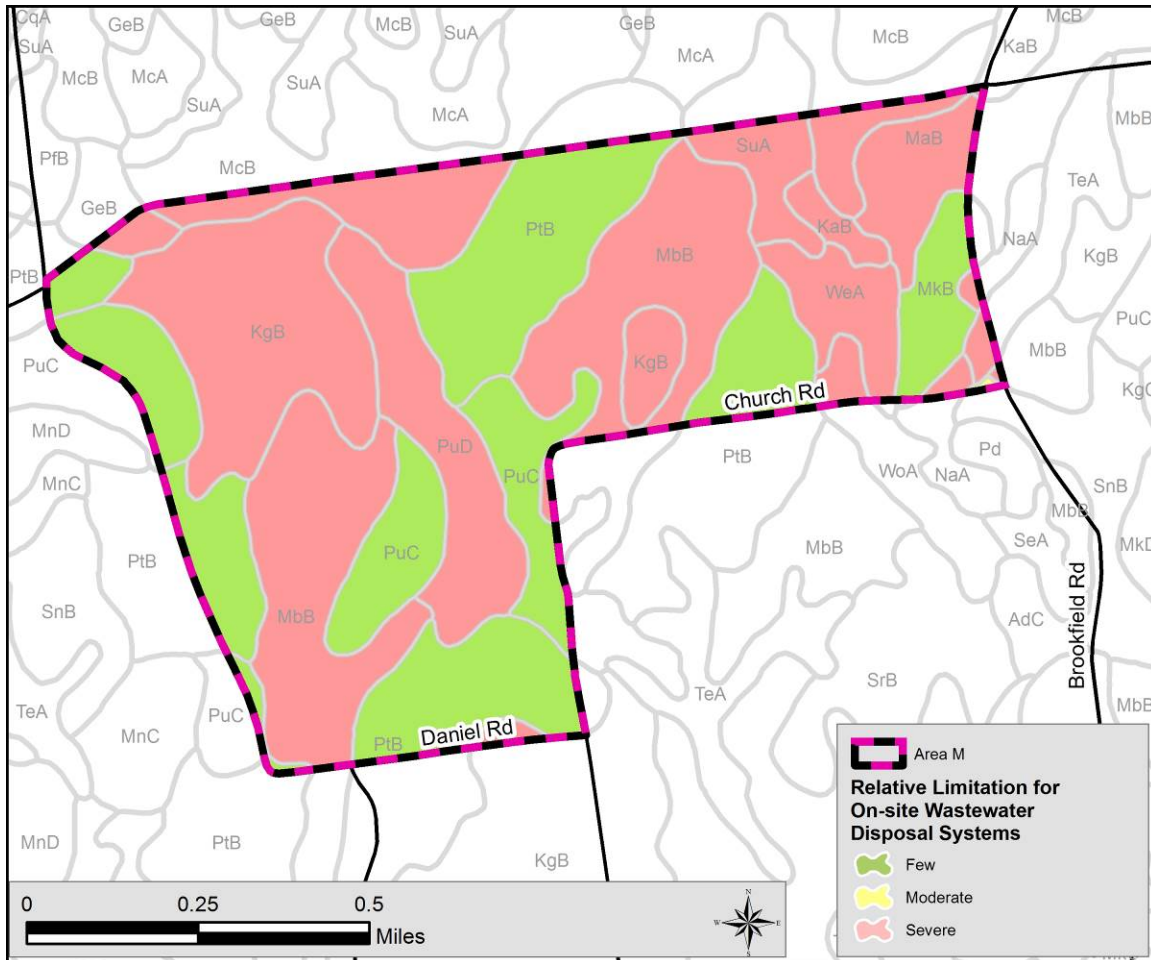


Figure 77. Soil Survey of Essex County detailed soil delineation in Area M. (Source NRCS)

Topography

The topography of Area M ranges from generally flat to gently sloping. Slopes ranging from 0 to 3% comprise approximately 26% of Area M. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 61% of Area M. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 13% of Area M. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise less than 1% of Area M. Slopes in this range can pose moderate to severe limitations for development. There appears to be no slopes above 25% in this area. Figure 77 shows the slopes in Area M.

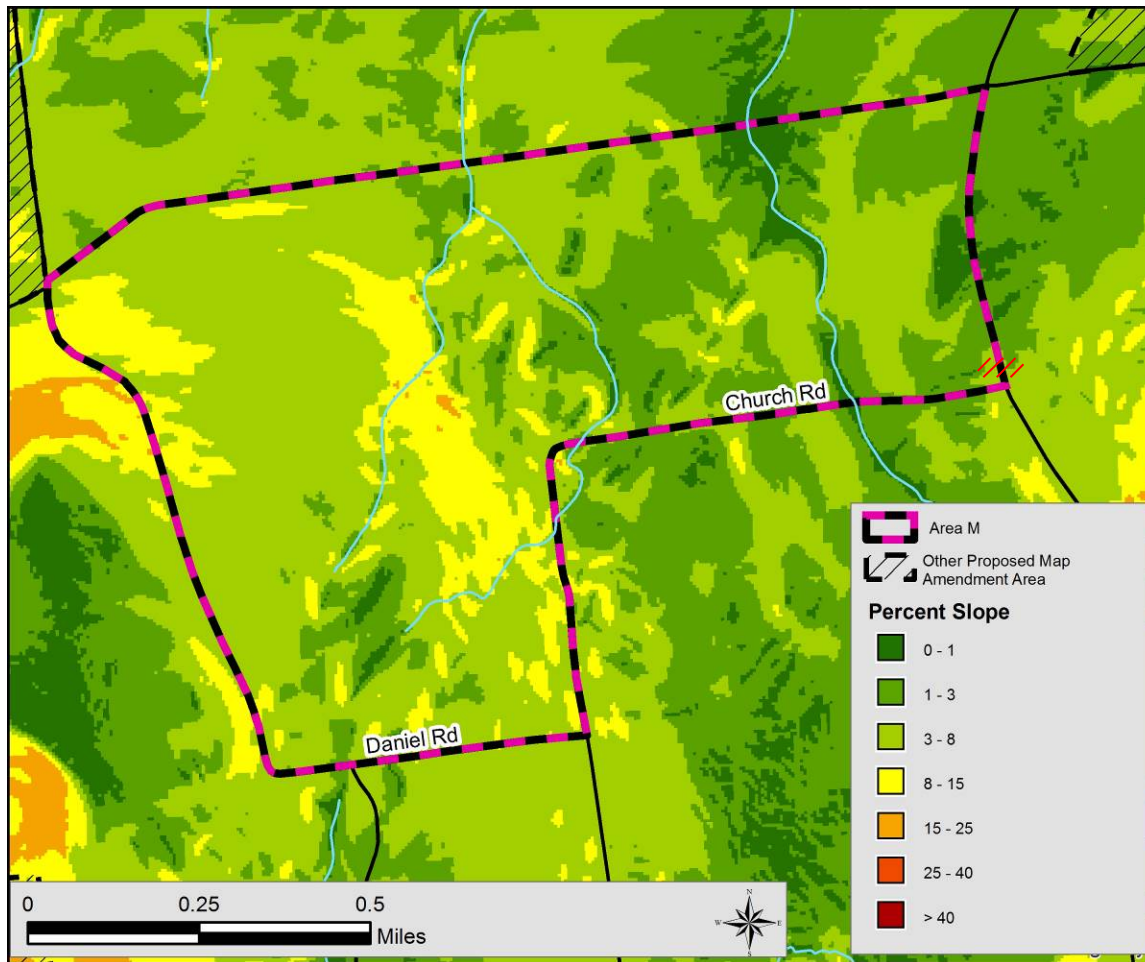


Figure 78. Slopes in Area M. (Source 10M DEM)

Elevations

The elevation in Area M ranges from approximately 580 feet to approximately 860 feet in elevation.

Wetlands

Figure 79 shows the approximate locations of mapped wetlands in the vicinity of Area M. There are approximately 21 acres of wetlands in Area M. These are primarily associated with unnamed streams located in the area.

Hydrology

The primary hydrological features in Area M are three unnamed streams. One of these streams, which runs north through the eastern portion of the area, has been classified

by NYS Department of Environmental Conservation as a Class D surface water, which indicates that its best usage is fishing. The other two unnamed streams are not classified.

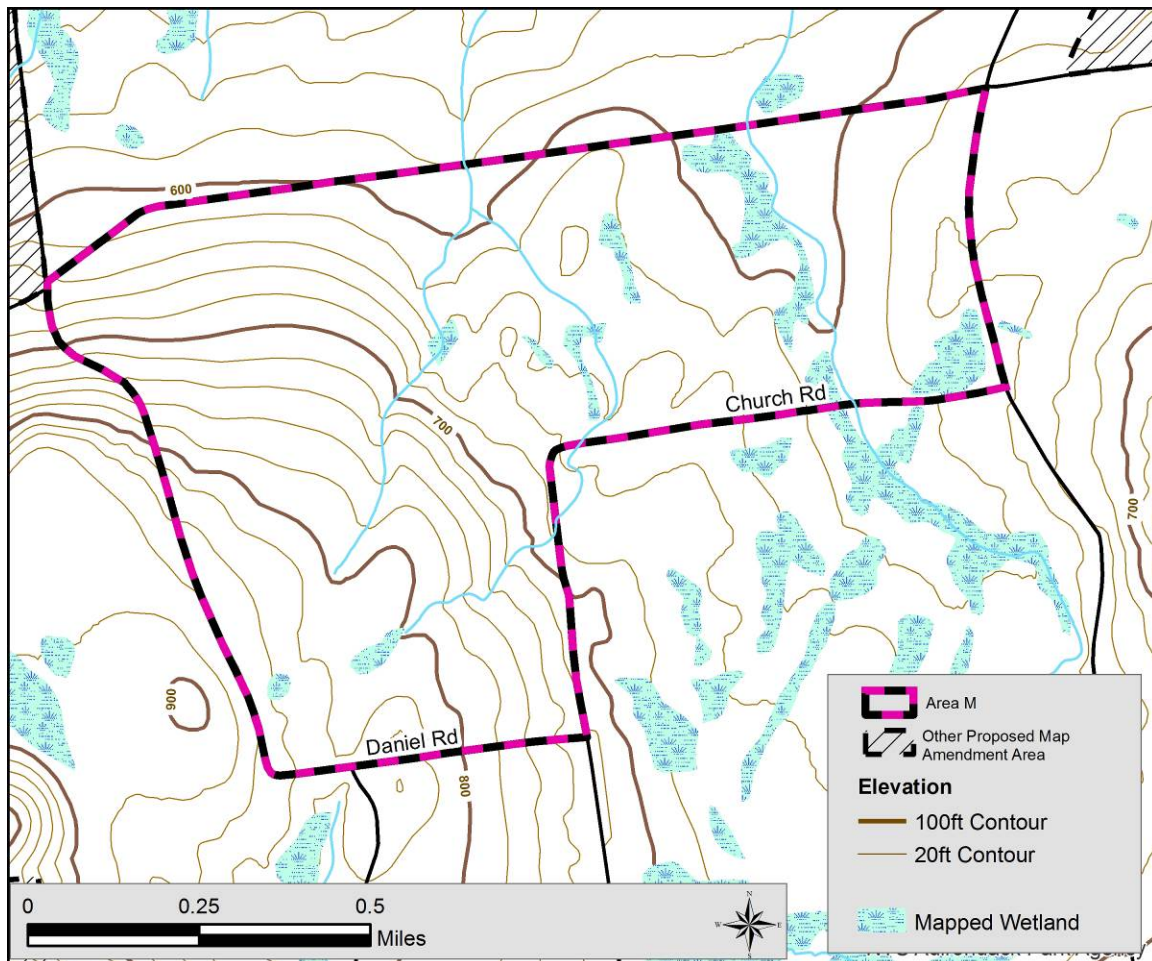


Figure 79. Topography and wetlands within and adjacent to Area M.

Visual Considerations

Area M is located along County Route 12, Daniel Road, Church Road, and Brookfield Road. No traffic estimates were found for these roads.

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area M.

Critical Environmental Area

The wetlands in this area are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA N

Area N is approximately 35.3 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Low Intensity Use, a less restrictive classification. Area N is described as follows:

Beginning at a point at the intersection of the centerlines on Daniels Road and Jersey Street; thence south along the centerline of Daniels Road to its intersection with the centerline of Mason Road; thence in a westerly direction along the centerline of Mason Road to a point one-tenth mile from the centerline of Daniels Road; thence in northerly direction at a constant distance of one-tenth mile to a point on the centerline of Jersey Street ; thence in easterly direction along the centerline of Jersey Street to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area N is located in the northwest part of the Town. It is a portion of an approximately 30,000 acre Rural Use area that stretches west into the Town of Lewis, east to the Hamlet of Whallonsburg and south into the Town of Westport. Area N is bound by Resource Management to the north, Low Intensity Use to the east, Rural Use to the south and west. Figure 80 shows Area N on the Adirondack Park Land Use and Development Plan Map.

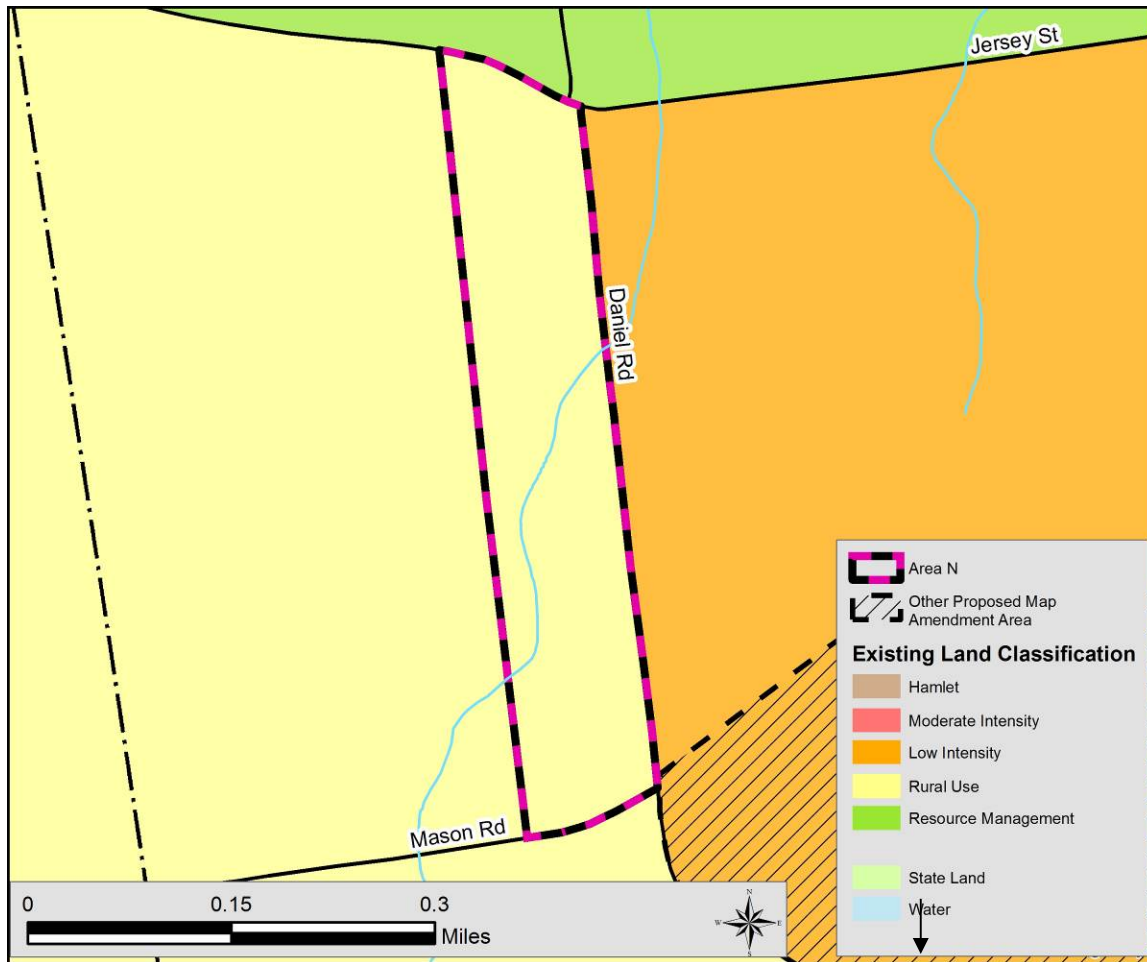


Figure 80. Area N shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area N is bound on the north by Essex County Route 12 (Jersey Street); on the east by Daniels Road, a Town road, and on the south by Mason Road, a Town road. The Hamlet of Essex lies approximately 8 miles east of the area via Jersey Street and NYS Route 22. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area N. Table 29 contains a list of the parcels in Area N. Figure 81 shows the parcels and the existing land use in the area and Figure 82 shows an aerial image of the area.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
39.3-1-23.000	6.1	Residential (Single Family, Year-Round)
39.3-1-24.000	1.6	Residential (Single Family, Year-Round)
39.3-1-25.100	10.1	Residential (Rural with Acreage)
39.3-1-25.200	4.9	Vacant (Rural<10 acres)
39.3-1-25.300	6.4	Residential (Rural with Acreage)
39.3-1-26.000	1.6	Vacant (Other Rural)

Table 29. List of Parcels within Area N



Figure 81. Existing land use in and adjacent to Area N. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

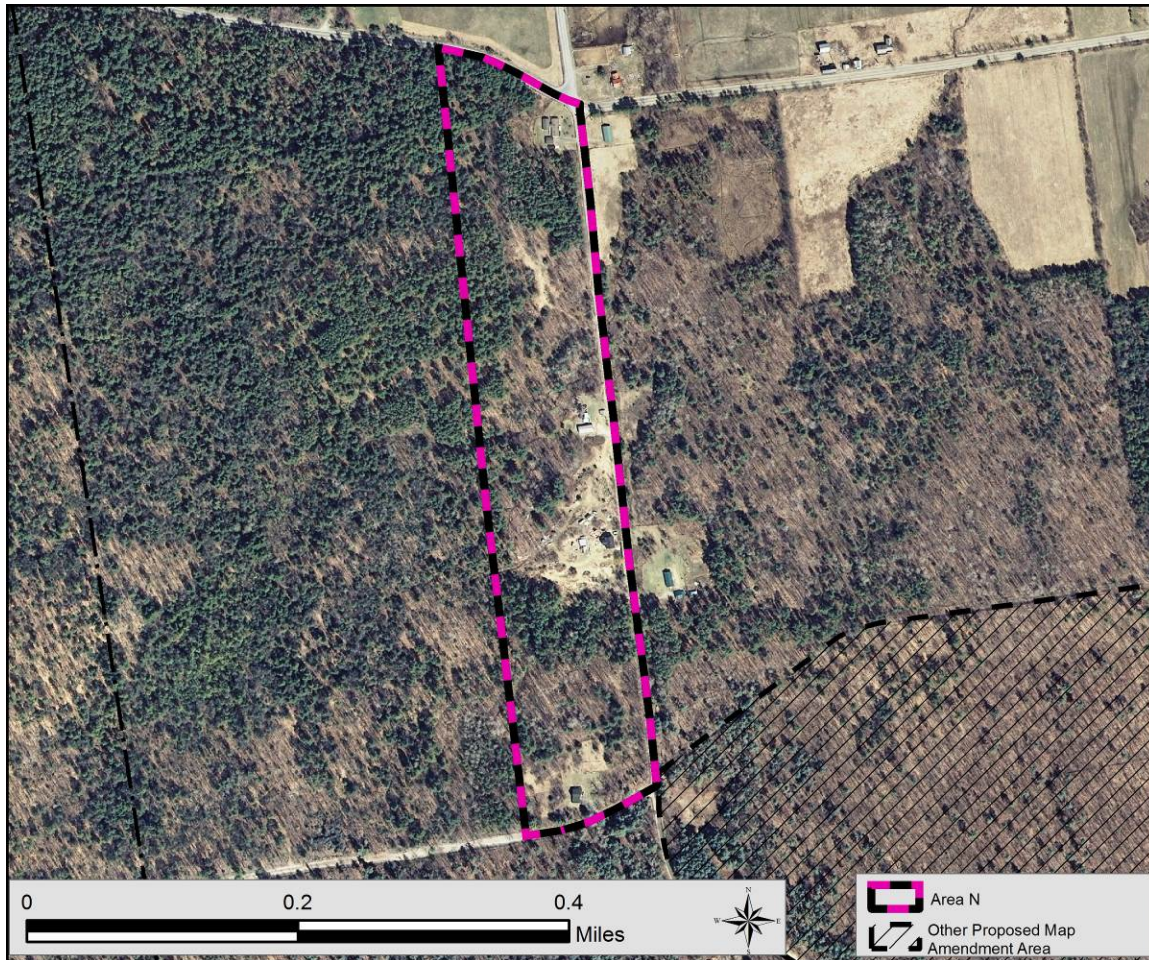


Figure 82. 2009 aerial image of Area N.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified seven soil map units within Area N.

Table 30 contains the seven soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area N. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
GeB	Severe Limitations	Shallow Depth to Water Table	1%
CqA	Severe Limitations	Shallow Depth to Water Table	3%
KgB	Severe Limitations	Shallow Depth to Water Table	7%
PwC	Moderate Limitations	Shallow Depth to Bedrock	7%
PfB	Few Limitations		12%
SuA	Severe Limitations	Shallow Depth to Water Table	23%
PtB	Few Limitations		47%

Table 30. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area N.

Figure 83 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area N. Approximately 59% of Area N contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations, 7% contains soils which can be expected to pose moderate limitations for onsite wastewater treatment systems and 33% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.



Figure 83. Soil Survey of Essex County detailed soil delineation in Area N. (Source NRCS)

Topography

The topography of Area N ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 7% of Area N. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise approximately 62% of Area N. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 30% of Area N. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 1% of Area N. Slopes in this range can pose moderate to severe limitations for development. There appear to be no slopes above 25% in this area. Figure 84 shows the slopes in Area N.

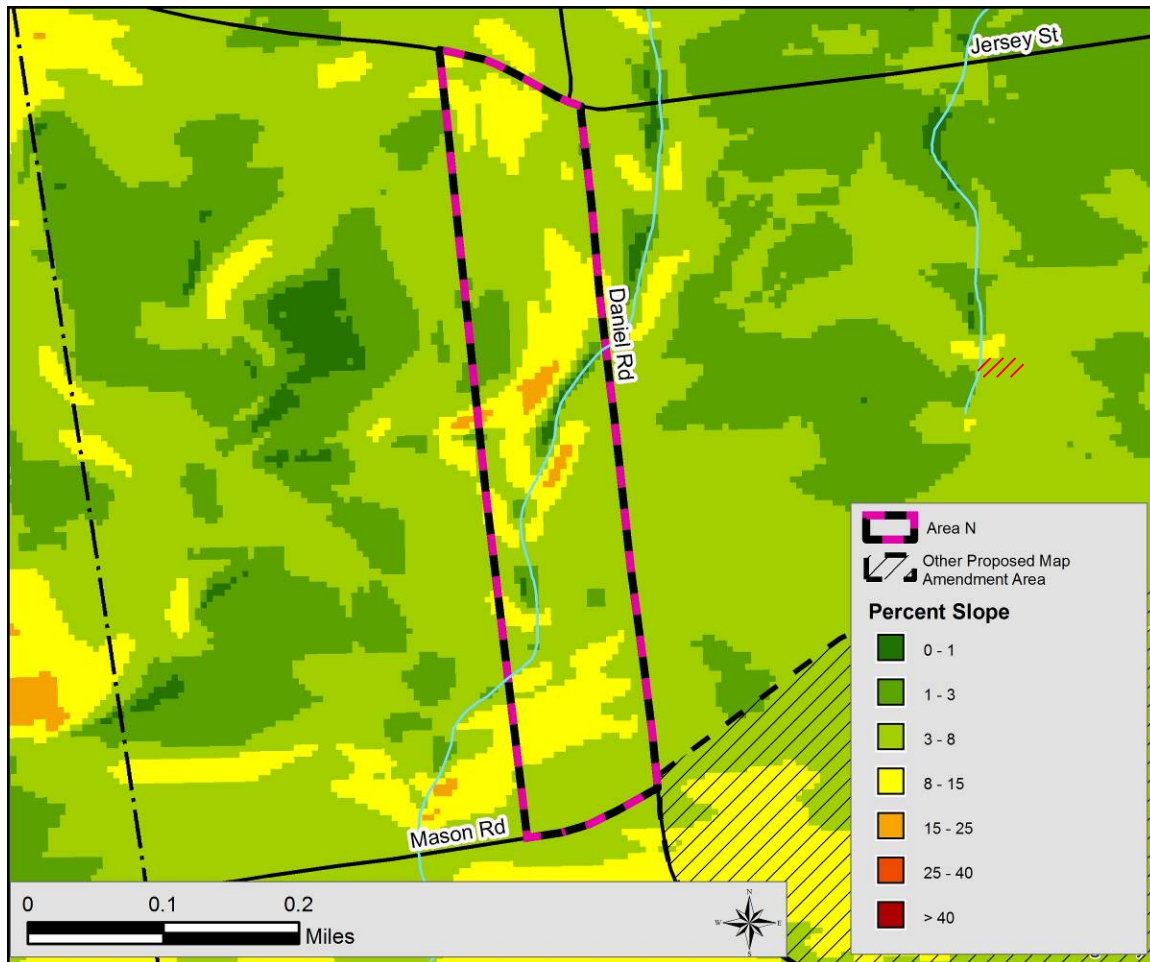


Figure 84. Slopes in Area N. (Source 10M DEM)

Elevations

The elevation in Area N ranges from approximately 520 feet to approximately 660 feet in elevation.

Wetlands

Figure 85 shows the approximate locations of mapped wetlands in the vicinity of Area N. There appear to be no wetlands in Area N.

Hydrology

The primary hydrological feature in Area N is an unnamed stream that is a tributary to the North Branch of the Boquet River. This stream runs north through Area N. NYS Department of Environmental Conservation has classified this unnamed stream as a Class C(TS) surface water, which indicates that its best usage is fishing and the stream may support trout spawning.

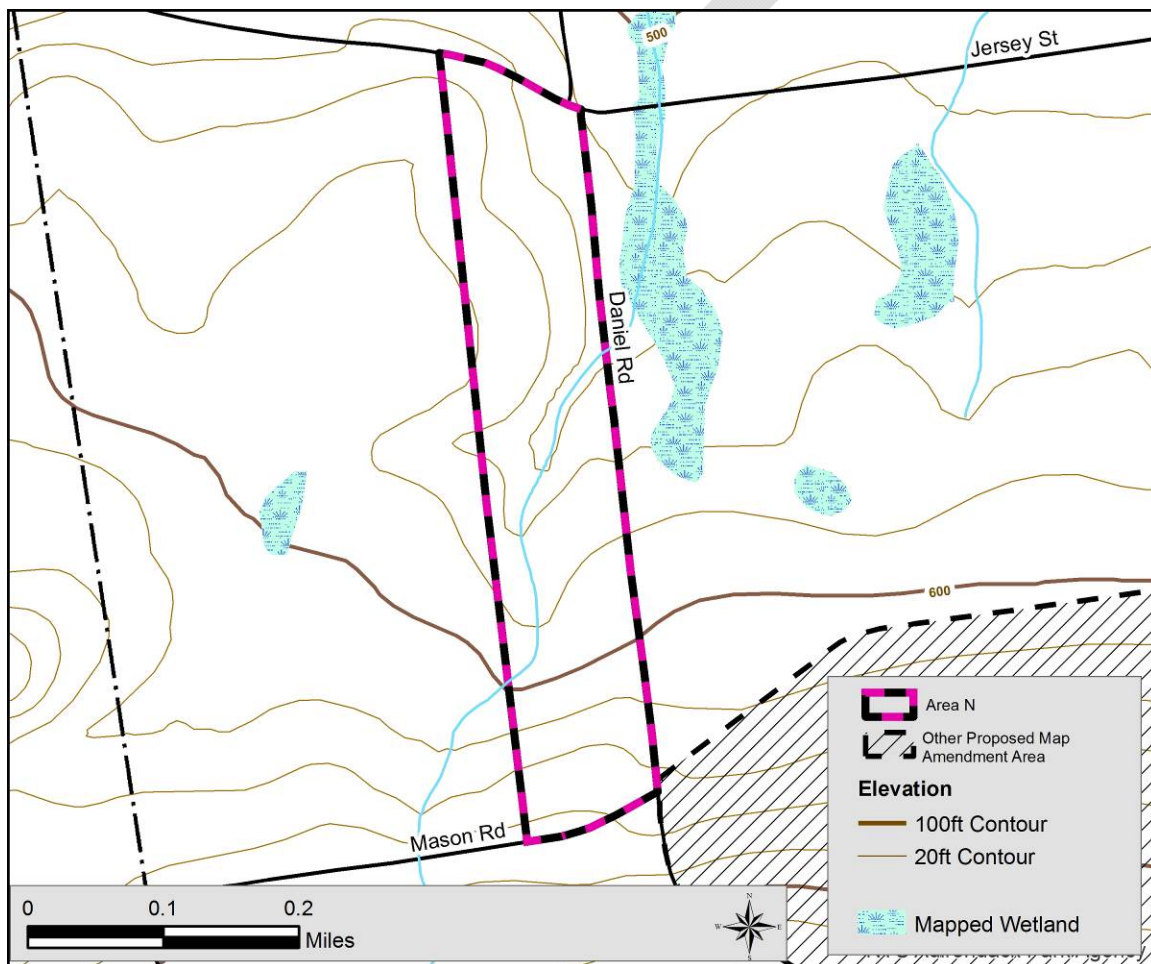


Figure 85. Topography and wetlands within and adjacent to Area N.

Visual Considerations

Area N is located along County Route 12, Daniel Road and Mason Road. No traffic estimates were found for these roads

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area N.

Critical Environmental Area

There are no statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

AREA O

Area O is approximately 442.1 acres in size and currently classified as Rural Use. The proposed map amendment would reclassify this area as Resource Management, a more restrictive classification. Area O is described as follows:

Beginning at a point on the centerline of County Route 10, at the western boundary of the Town of Essex; thence in a easterly direction along the centerline of County Rout 10 to its intersection with the centerline of Alden Road; thence in a northerly direction along the centerline of Alden Road to a point one-quarter mile north of the centerline of Twin Valley Lane; thence in a northerly direction at a constant distance of one-quarter mile from Twin Valley Lane to a point on the boundary between lots 30 and 41 of the Taylor Kimball Patent; thence in a northeasterly direction along the boundary between Lots 38 and 41 to a point one-quarter mile from the Town boundary; thence in a northerly direction at a constant distance of one-quarter mile from the Town boundary to a point one-tenth northerly of the boundary between Lots 38 and 4; thence in a northeasterly direction at a constant distance of one-tenth mile from the boundary between Lots 38 and 41 to a point on the boundary of Platt Rogers Tract; thence in a northwesterly direction along the Platt Rogers Tract to a point one-tenth mile east of an extension of the western boundary of Sublot 32, Lot 7 Rogers Platt Tract; thence in a northerly direction at a constant distance of one-tenth mile from the western boundary of said Sublot 32 to a point one-quarter mile south of the northern boundary of Sublot 32; thence in a westerly direction at a constant distance of one-quarter mile from the northern boundary of Sublot 32 to a point the western boundary of Sublot 32; thence in northerly direction along the western boundary of Sublot 32 to a point on the boundary between Sublots 21 and 32 of Lot 7; thence in a westerly direction along an extension of the boundary between Lots 21 and 32 to a point one-quarter mile from the Town boundary; thence in a northerly direction at a constant distance of one-quarter mile from the Town boundary to a point one-tenth mile south of Lot 20 of the Brookfield Patent; thence in a westerly direction at a constant distance of one-tenth mile from the southern boundary of said Lot 20 to a point on the western boundary of the Town; thence in southerly direction along the Town boundary to the point of beginning.

Adirondack Park Land Use and Development Plan Map

Area O is located along the western boundary of the Town. It is a portion of an approximately 30,000 acre Rural Use area that stretches west into the Town of Lewis, east to the Hamlet of Whallonsburg and south into the Town of Westport. Area O is bound by Rural Use on the west, north and south, and Resource Management on the south. Figure 86 shows Area O on the Adirondack Park Land Use and Development Plan Map.

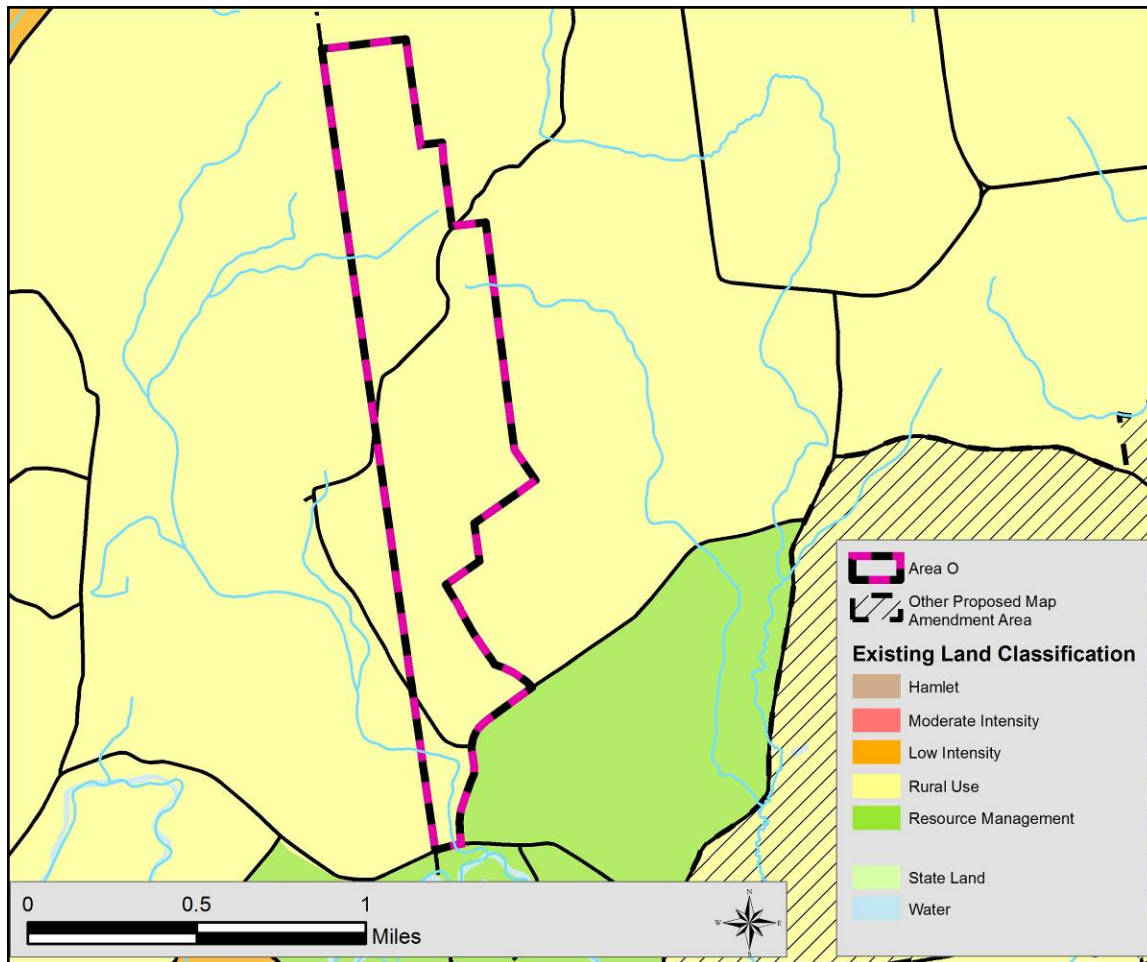


Figure 86. Area O shown on the Adirondack Park Land Use and Development Plan Map.

Existing Land Use and Services

Area O is bound on the southeast by Alden Road, a Town road, and on the south by County Route 10 (Lewis-Wadhams Road). Twin Valley Road, a Town road, runs through the southern portion of the area. The Hamlet of Wadhams lies approximately 2 miles south of the area via Lewis-Wadhams Road; the Hamlet of Whallonsburg lies approximately 5 miles east of the area via Lewis-Wadhams Road and Walker Road. Public electric and telephone services are available to the area along the existing road network. There is no public water or sewer service available to Area O. Table 31 contains a list of the parcels in Area O. Figure 87 shows the parcels and the existing land use in the area and Figure 88 shows an aerial image of the area. A portion of Area O is located within an Agricultural District.

Tax Parcel ID	Approx. Acreage within Proposed Map Amendment Area	Property Classification
48.1-1-31.000	21.2	Forest Lands under Sec 480 of Tax Law
48.1-1-32.000	29.8	Private Wild, Forested, Conservation Lands
48.3-1-1.000	248.1	Private Wild, Forested, Conservation Lands
48.3-1-10.110	45.6	Forest Lands under Sec 480-a of Tax Law
48.3-1-10.120	0.3	Forest Lands under Sec 480-a of Tax Law
48.3-1-10.200	2.0	Residential (Single Family, Year-Round)
48.3-1-18.001	3.9	Agricultural Vacant Land (Productive)
48.3-1-19.210	10.1	Vacant (Rural>10 acres)
48.3-1-20.001	34.7	Private Wild, Forested, Conservation Lands
48.3-1-26.000	2.5	Residential (Single Family, Year-Round)
48.3-1-27.100	1.5	Vacant (Rural<10 acres)
48.3-1-3.000	10.6	Forest Lands under Sec 480 of Tax Law
48.3-1-9.000	10.4	Forest Lands under Sec 480 of Tax Law
57.1-2-1.000	16.8	Agricultural
57.1-3-6.000	0.0	Residential (Single Family, Year-Round)

Table 31. List of Parcels within Area O

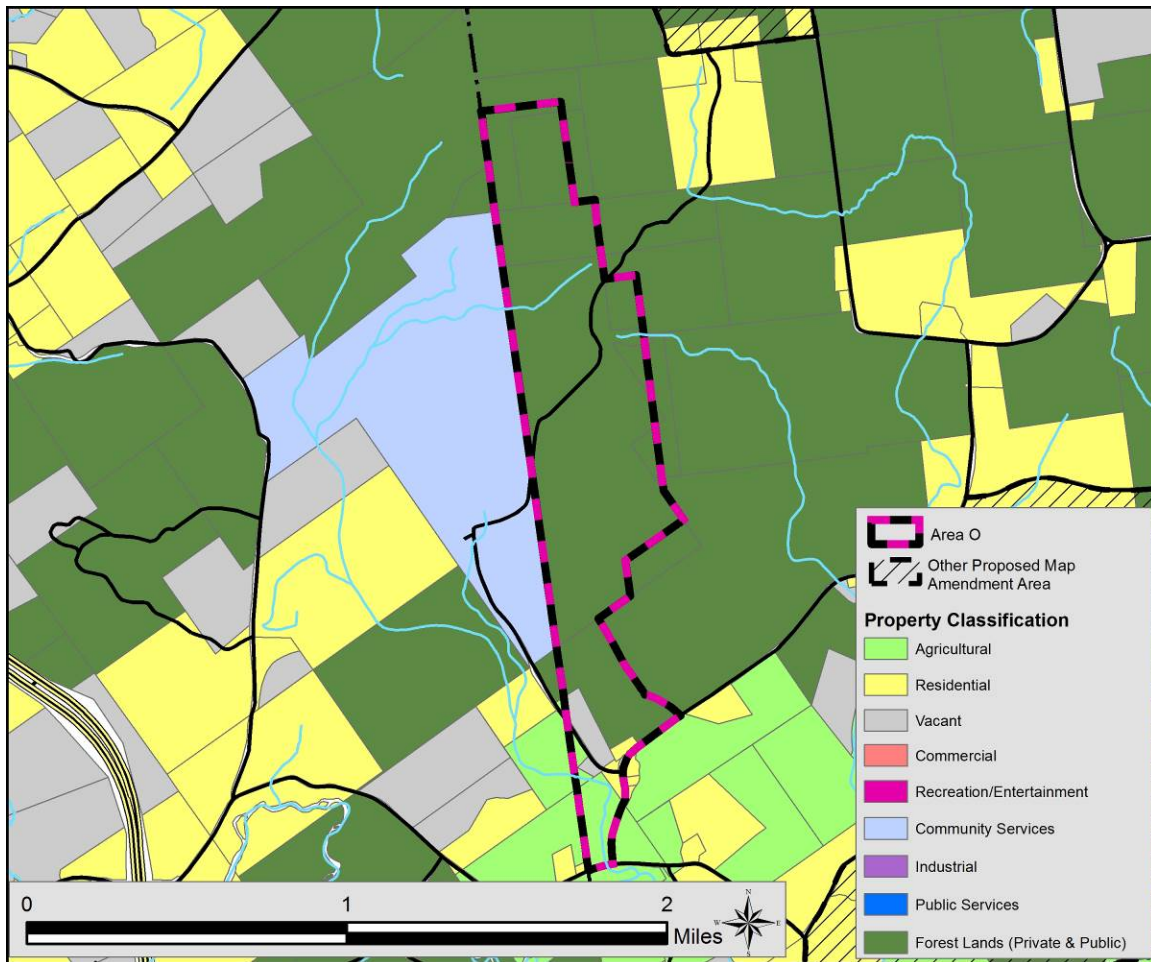


Figure 87. Existing land use in and adjacent to Area O. Inconsistencies exist between tax parcel maps, deeded property descriptions and the Adirondack Park Land Use and Development Plan Map. White areas are not considered part of any tax parcel according to the Essex County Property Tax Maps. (Source Essex Co, NYS ORPS)

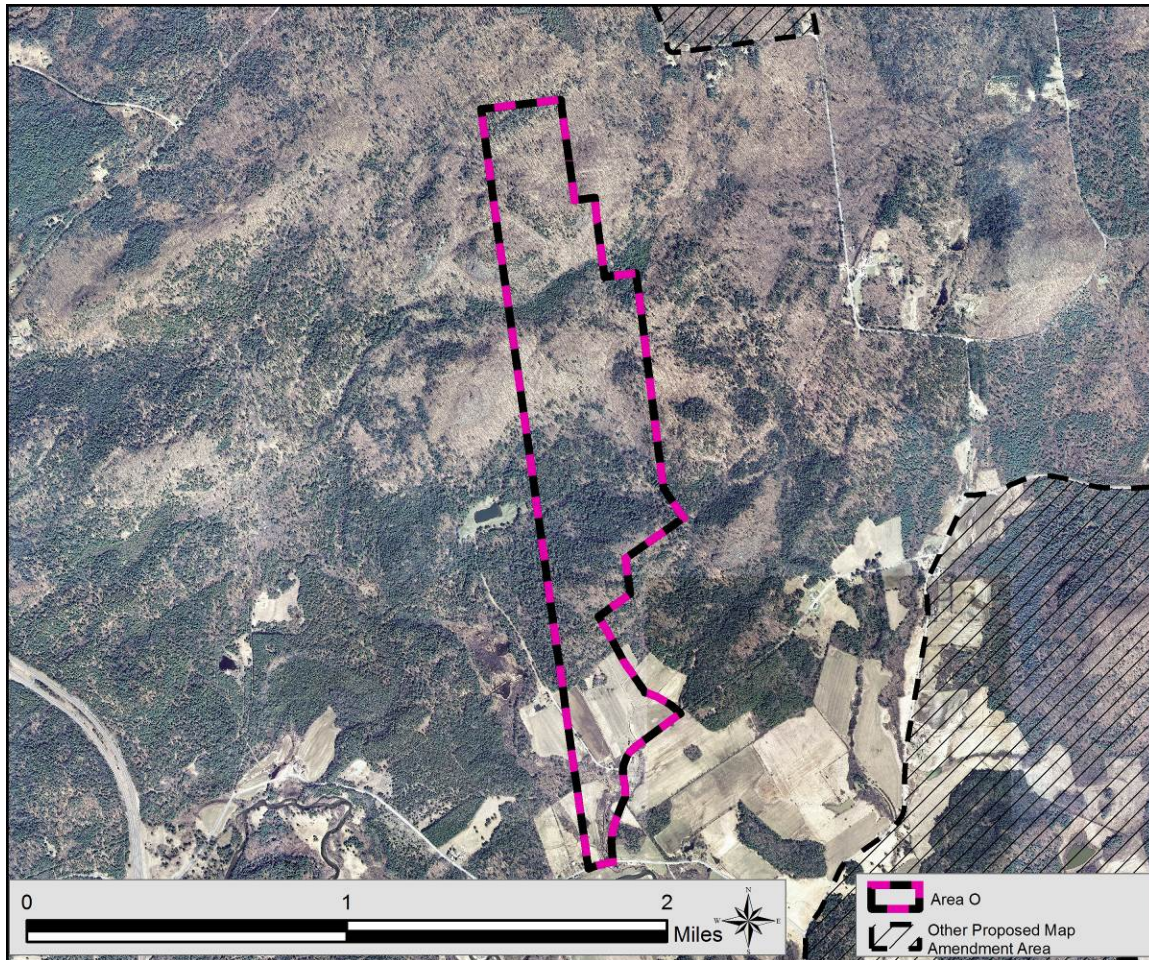


Figure 88. 2009 aerial image of Area O.

Soils

The USDA Natural Resource Conservation Service (NRCS), in its Soils Survey for Essex County which provides detailed soil mapping for this area, has identified 24 soil map units within Area O.

Table 32 contains the 24 soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area O. Appendix I contains full names and descriptions for all of the of the soil map units.

Map Symbol	Limitations for onsite wastewater systems	Primary Limiting Characteristic	Percentage of Total Area
WnB	Few Limitations		0%
PrA	Severe Limitations	Shallow Depth to Water Table	0%
CoD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	0%
ToA	Severe Limitations	Shallow Depth to Water Table	0%
VeC	Severe Limitations	Shallow Depth to Water Table	0%
FcB	Moderate Limitations	Shallow Depth to Water Table	1%
CqA	Severe Limitations	Shallow Depth to Water Table	1%
MkD	Few Limitations	Shallow Depth to Bedrock and Severe Slopes	1%
McB	Severe Limitations	Shallow Depth to Water Table	1%
DeA	Severe Limitations	Shallow Depth to Water Table	2%
WnA	Few Limitations		2%
PkA	Severe Limitations	Shallow Depth to Water Table	2%
TeA	Severe Limitations	Shallow Depth to Water Table	2%
RmA	Severe Limitations	Shallow Depth to Water Table	3%
SnB	Moderate Limitations	Shallow Depth to Water Table	3%
MkC	Few Limitations		3%
MkB	Few Limitations		3%
LyD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	3%
StA	Severe Limitations	Shallow Depth to Water Table	8%
RpF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	9%
TuD	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	10%
ChC	Few Limitations		13%
LyF	Severe Limitations	Shallow Depth to Bedrock and Severe Slopes	13%
MnD	Moderate Limitations	Shallow Depth to Bedrock and Severe Slopes	19%

Table 32. Soil map units, their relative limitation for onsite wastewater treatment systems, their primary characteristics that limit their suitability for onsite wastewater treatment systems and their abundance within Area O.

Figure 89 is a map showing the detailed soils mapping and their relative limitations for onsite wastewater treatment systems for Area O. Approximately 22% of Area O contains soils which can be expected to be suitable for onsite wastewater treatment systems with few limitations, 22% contains soils which can be expected to pose

moderate limitations for onsite wastewater treatment systems and 56% contains soils which are expected to pose severe limitations for onsite wastewater treatment systems.

Detailed soil mapping also provides slope categories for each soil map unit which represent the general slope throughout a particular soil map unit and may not reflect the actual slope for the portion of a soil map unit within a particular map amendment area. Please refer to the discussion of topography below for more detailed information on slopes.

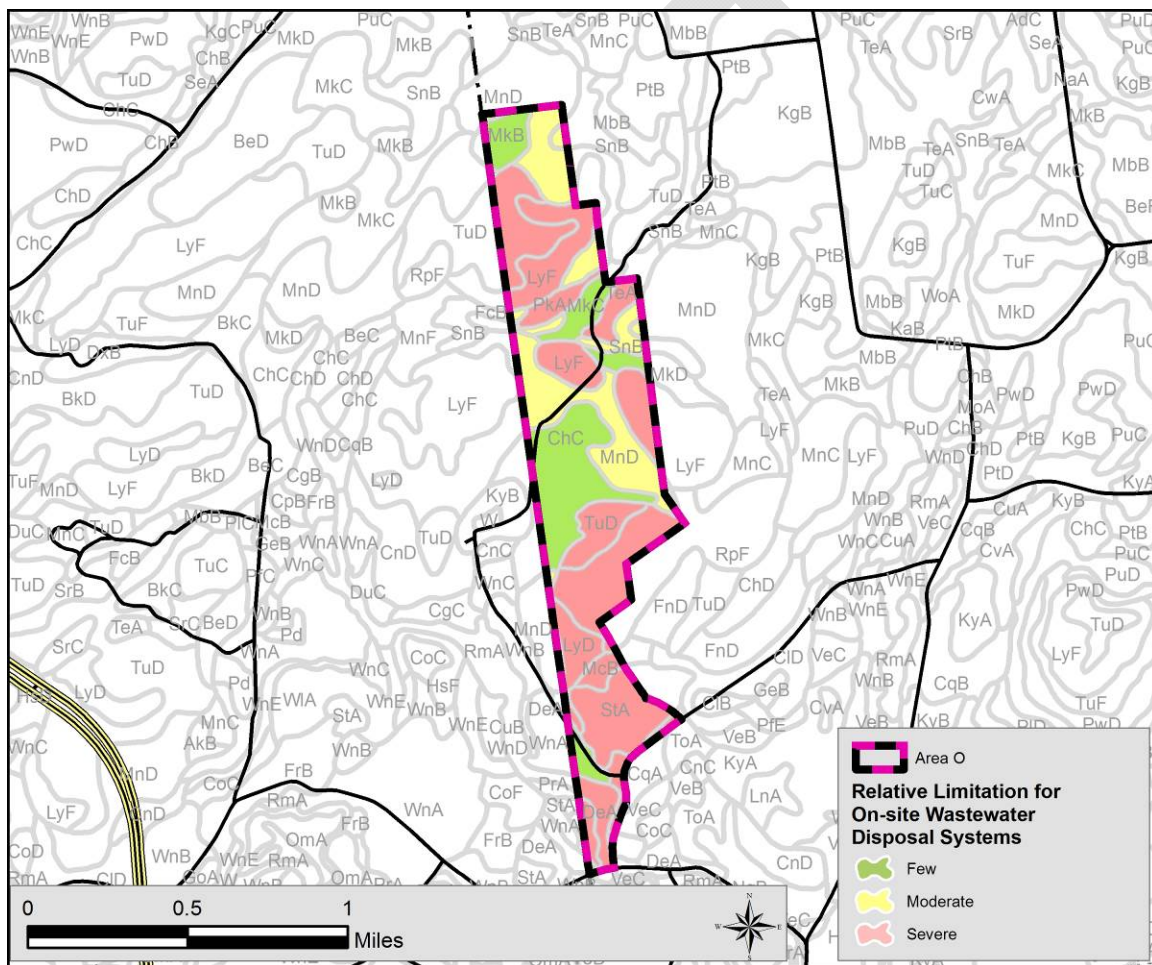


Figure 89. Soil Survey of Essex County detailed soil delineation in Area O. (Source NRCS)

Topography

The topography of Area O ranges from generally flat to moderately sloping. Slopes ranging from 0 to 3% comprise approximately 21% of Area O. Generally, slopes in this range are free from most building and development limitations, although there may be problems associated with poor drainage. Slopes ranging from 3% to 8% comprise

approximately 16% of Area O. Slopes in this range are relatively free of limitations due to topography and pose little or no environmental problems due to topography. Slopes ranging from 8% to 15% comprise approximately 28% of Area O. Slopes in this range can pose moderate limitations for development which can be overcome with careful site design. Slopes ranging from 15% to 25% comprise approximately 23% of Area O. Slopes in this range can pose moderate to severe limitations for development. Slopes above 25%, which pose severe limitations for development, comprise approximately 12% of the area. Figure 90 shows the slopes in Area O.

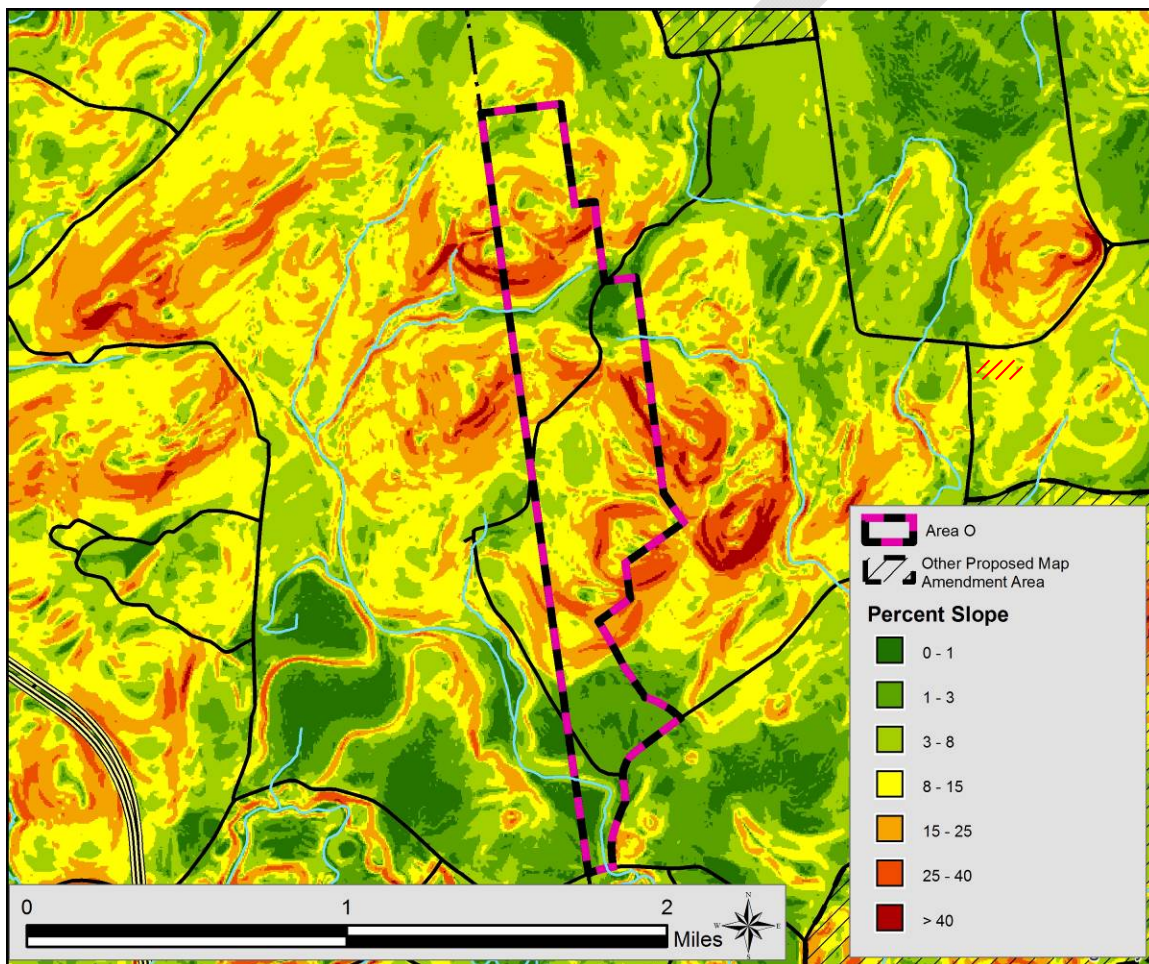


Figure 90. Slopes in Area O. (Source 10M DEM)

Elevations

The elevation in Area O ranges from approximately 360 feet to approximately 1,138 feet in elevation.

Wetlands

Figure 91 shows the approximate locations of mapped wetlands in the vicinity of Area O. There are approximately 26 acres of wetland in Area O.

Hydrology

The primary hydrological features in Area O are three unnamed streams. NYS Department of Environmental Conservation has classified one of these streams, which runs through the southern end of this area as a Class D surface water, indicating that its best usage is fishing. The other two unnamed streams have not been classified.

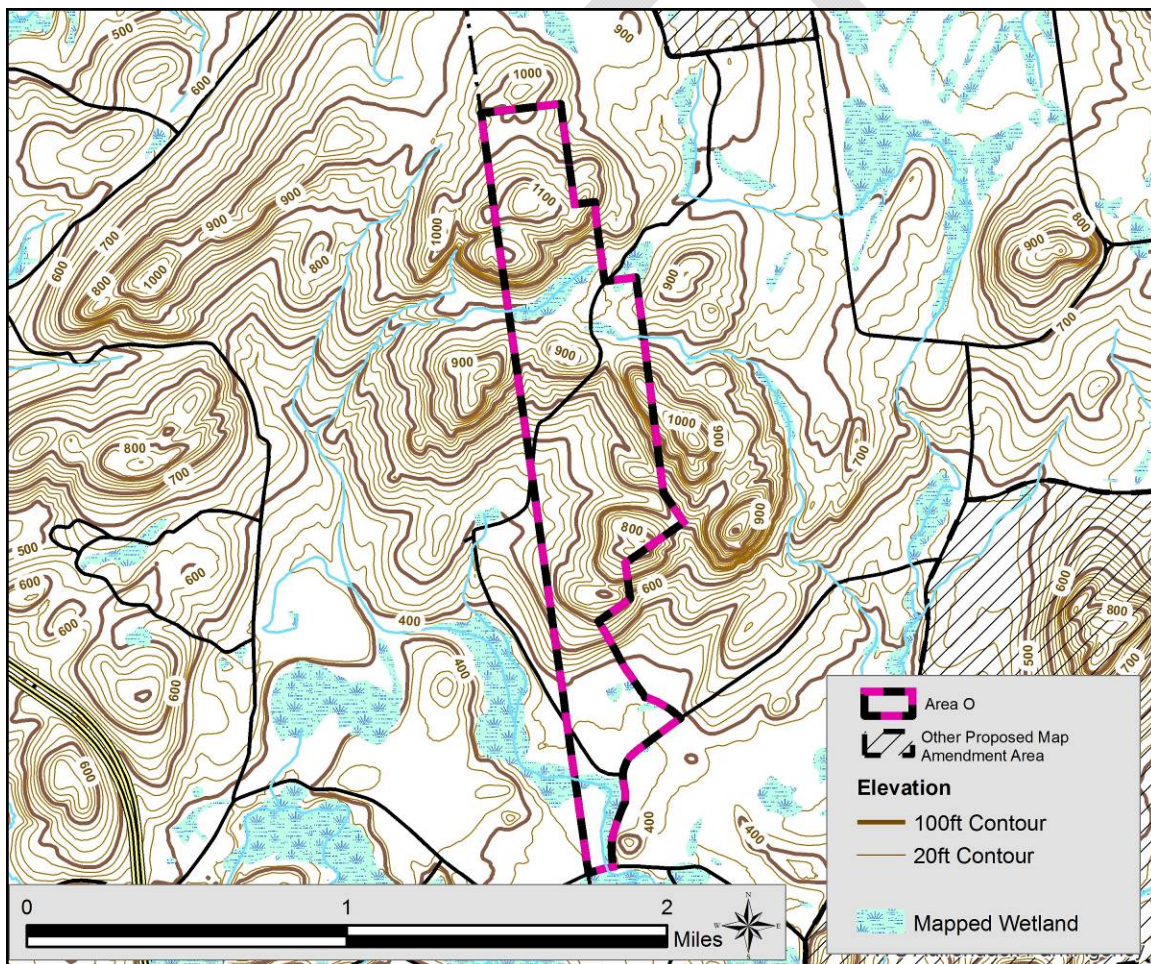


Figure 91. Topography and wetlands within and adjacent to Area O.

Visual Considerations

Area O is located along Lewis-Wadhams Road and Alden Road. No traffic estimates were found for these roads

Biological Considerations

There are no known occurrences of rare, threatened or endangered species or key wildlife habitats in Area O; however, this area contains is part of a large portion of the Towns of Essex, Willsboro and Westport that is identified as breeding habitat for the northern harrier (*Circus cyaneus*). The habitat of concern is an extensive sedge meadow which blends into an adjacent grassland.

Critical Environmental Area

The wetlands in Area O are statutory Critical Environmental Areas (CEA) pursuant to the Adirondack Park Agency Act.

ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTIONS

In order to evaluate the impacts resulting from the 15 proposed map amendments, the Agency assumes that development of the area will occur at the maximum level permitted by the proposed land use classifications.

- A. Developed Area Storm Water Runoff: The request is for Area C to be reclassified as Hamlet. Development at intensities permitted by Hamlet could increase runoff, and associated non-point source pollution of streams and wetlands. Such problems arise when precipitation runoff drains from the land into surface waters and wetlands. The volume of runoff from an area is determined by the amount of precipitation, the filtration characteristics related to soil type, vegetative cover, surface retention and impervious surfaces. An increase in development of the area would lead to an increase in surface runoff to the landscape and nearby wetlands, due to the elimination of vegetative cover and the placement of man-made impervious surfaces.
- B. Decrease in Water Quality: The request is for Areas F, G and N to be reclassified to less restrictive classification which would result in overall intensity guidelines that would permit a higher density of development in an area that is not served by public sewer. These three areas contain some soils that pose moderate or severe limitations for conventional on-site wastewater treatment systems to function properly. Approximately 69% of Area F contains soils that pose severe limitations due to shallow depth to water table. Approximately 33% of Area G contains soils that pose severe limitations due to shallow depth to water table. Approximately 33% of Area N contains soils that pose severe limitations due to shallow depth to water table, while 7% are expected to pose moderate limitations due to shallow depth to bedrock. Improperly functioning wastewater treatment systems that do not effectively treat septic effluent can cause pollution to groundwater and/or nearby surface water.
- C. Erosion and Sedimentation: Surface water resources could be impacted by activities which tend to disturb and remove stabilizing vegetation and result in increased runoff, soil erosion, and stream sedimentation. Erosion and sedimentation may destroy aquatic life, ruin spawning areas and increase flooding potential.
- D. Adverse impacts to flora and fauna: Areas F and G both contain wetlands. The proposed action to change to a less restrictive classification may lead to adverse impacts upon flora and fauna due to the potential increase in development adjacent to wetlands. An increase in development can lead to an increase in ecosystem fragmentation, degradation of habitat, and disruption of wildlife movement patterns. The pollution of surface waters, as discussed above can also degrade wildlife habitat.

- E. Economic Gain to the Local Community: Subdivision and improvement of undeveloped lands may add to the local tax base. The net benefit of new development depends on the exact nature of the development that occurs and its additions to local tax and business revenues when compared to increased cost associated with solid waste disposal, schools and other community services.
- F. Demand on Other Community Facilities: Residential, commercial or industrial development may require public services from both local and neighboring governments. Increased development would increase the demand for public services that both local and neighboring governments, as well as the private sector, must provide. Some of the services most affected by increased commercial and/or residential development are: solid waste disposal, public water, public school systems, roads and road maintenance (snow removal, traffic control, repair, etc.), police, fire and ambulance service. An increase in demand may reduce costs by spreading the costs of these services to more individuals.
- G. Effect on Existing Residential Development in and Adjacent to the Map Amendment Area: Land uses in and adjacent to Areas C, F, G and N are primarily residential. The proposed changes to the Map, which would allow a greater density of development, will likely not change the existing character and uses in these areas. For the remaining area, which would become more restrictive, the land uses are primarily agriculture and forests.
- H. Effect on Noise Quality: The levels of noise could change dramatically with some commercial or industrial uses. Both fauna and nearby residential use could be affected by noise from traffic serving an industrial, commercial or residential use, the activity itself and/or associated or subordinate uses.
- I. Effect on Air Quality: The predominant determination of air quality in the area is wind speed and direction and the presence and activity of upwind pollution sources. The change in classification will not create any actual or potential sources of air pollution. However, since many existing dwellings rely on wood as a primary or secondary heat source, an increase in development may result in a minor increase in the amount of wood smoke. Localized impacts would also result from any increase in traffic serving commercial and residential development.
- J. Effect on Park Character: Changes in overall intensity guidelines may cause a change in the character of an area by permitting development or preventing development not in keeping with the character of an area. The specific physical setting may help determine the area character and the character may be susceptible to changes resulting from map amendments. Impacts may be positive or have positive social impacts when changes in land use area occur

which are in keeping with the character of an area. The character of an area is determined by the types of uses and the manner of their creation, as well as the relative intensity of use.

Adverse impacts are more likely to occur in areas where the character is important as a factor in determining the overall character of the Park. Land use classification determinants that relate to Park character include scenic vistas, undeveloped areas adjacent to travel corridors, proximity to key public lands and proximity to existing communities.

ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED

Reclassification to a new Adirondack Park Land Use and Development Plan land use area itself does not create environmental impacts. However, the development that could result may create impacts as outlined above and as specified in the Generic Environmental Impact Statement. These effects can be mitigated by State and local permit requirements or mitigation measures identified in the discussion of alternatives.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Potential environmental impacts are outlined above. To the extent that development occurs as a result of the map amendment, the consequent loss of forest and open space resources and degradation of water quality are the primary irreversible commitment of resources.

MITIGATION MEASURES

Environmental effects are mitigated by applying to all amendment requests the statutory criteria for map amendments. These criteria balance the various physical, biological and public resource considerations and provide development opportunities in areas with tolerant resources, thereby protecting the public interest. Sensitive or intolerant natural or public resources are generally found in the more restrictive land use areas. There they are protected by lower permitted densities, a greater possibility of projects being reviewed and more rigorous shoreline setback and lot width standards. Development opportunities are provided in and around the Hamlet areas where existing services are found and in areas with natural resource characteristics (e.g. slight slopes) economically conducive to development. In these counterpoint areas lower development costs, higher permitted densities and less strict standards promote development of these areas. Another means of mitigating impacts is the exclusion of locations where the physical resources are less suitable for development. Therefore, the discussion of alternatives in this FSEIS becomes necessarily a discussion of mitigation.

GROWTH-INDUCING ASPECTS

The proposed amendments to the Official Map would each change the maximum density allowed pursuant to the Adirondack Park Agency Act by changing the “overall intensity guidelines” for those specific areas. Of the 15 proposed amendments, 11 would result in a more restrictive classification that would allow a potential net decrease in principal buildings in those areas while four proposed amendments would allow a potential net increase in principal buildings in those areas. As stated above, the statutory “overall intensity guidelines” for Resource Management allows one principal building for every 42.7 acres, one principal building for every 8.5 acres for Rural Use, one principal building for every 3.2 acres for Low Intensity Use, one principal building for every 1.3 acres for Moderate Intensity Use, and there are no overall intensity guidelines for Hamlet. (See Land Area and Population Trends on page 173 for the current land use area acreage and census information for the Town of Essex)

USE AND CONSERVATION OF ENERGY

Increasing the number of allowable principal buildings in the amendment area will potentially increase energy use in proportion to the number, type and energy efficiency of principal buildings built.

SOLID WASTE

An increase in the number of principal buildings (see section on Growth-Inducing Aspects on page 163) would lead to an increase in the amount of solid waste generated. Solid waste reduction/reuse/recycling programs could lessen disposal costs.

HISTORIC IMPACTS

Areas A, B and C are part of the Essex Village Historic District, which is listed on the National Register of Historic Places. Nine of the approximately 150 structures included in the district are in Area C. Areas D and E are located on the Old Noble farm which is eligible for listing on the National Register of Historic Places. Appendix F contains the documentation submitted for the National Register.

The proposed amendment changes the overall intensity guidelines and the regulations that apply in Area C. The approval of a map amendment is not an approval of any specific project. A change in the land use area classification itself will not result in destruction or alteration of any property; isolation or alteration of a property's environment; introduction of visual, audible or atmospheric elements which are out of character with the property or alter its setting; or neglect of the property resulting in its deterioration or destruction for the purposes of implementing Section 14.09 of the New York State Historic Preservation act of 1980. Any future development proposal that may result from the proposed map amendment may be subject to review from the Adirondack Park Agency as well as other State and local Agencies. The Adirondack Park Agency has consulted with New York State Office of Park Recreation and Historic Preservation and it is their opinion that these map amendments will have no adverse impacts upon historic resources.

COASTAL AREA CONSISTENCY

There is a Local Waterfront Revitalization Program for the portion of the Town along Lake Champlain. The Waterfront Revitalization Area contains all or portions of Areas A, B, C, D, E, F, G and H. The Local Waterfront Revitalization Program was approved by the New York State Secretary of State in 2003, pursuant to Article 42 of New York State Executive Law (Waterfront Revitalization of Coastal Areas and Inland Waterways) and its implementing regulations (Executive Law, Section 913, Part 600). The Town of Essex Local Waterfront Revitalization Program (LWRP) can be found in Appendix D of this document. In accordance with the laws and regulations cited above, the proposed map amendments must be evaluated for their consistency with the policies in the LWRP.

In order to proceed with the proposed map amendments, the Agency must find that the actions do not conflict with or substantially hinder the achievement of any of the policies and purposes of the Waterfront Revitalization Policies in the LWRP. The LWRP

contains the following 11 policies. These policies are listed below along with a discussion of the action's consistency with the policy.

1. Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development

The LWRP describes the pattern of development along Lake Champlain as having a compact historical hamlet surrounded by a scenic rural landscape with forests, open fields, agriculture, and scattered housing. This policy includes goals of preserving the rural character of the waterfront outside of the Hamlet of Essex, limiting new development south of the Hamlet between Lake Shore Road and the lake, preserving the open character of the land landward of Lake Shore Road, and maintaining or enhancing natural areas.

These map amendments are consistent with the goal of maintaining the character of this area. There will be an expansion of the Hamlet of Essex to include an adjacent area that is developed in the same manner as the existing Hamlet area. This Hamlet expansion area is served by the municipal water and wastewater systems. The amendments will reduce the potential development intensities in some of the more remote areas, agricultural areas and some undeveloped areas along the lake shore. The policy also specifically calls for the preservation of land in the area of Split Rock as open space, which the amendments accomplish by reclassifying Area H as Resource Management. All of the areas proposed in this areas were carefully selected to reflect the character and development amenability of the land and therefore would minimize adverse impacts from development.

2. Protect water-dependent uses; promote siting of new water dependent uses in suitable locations, and support efficient harbor operation.

This policy aims to protect waterborne and transportation recreational activities that contribute to the economy and quality of life in the Town. The LWRP explains that shoreline areas near the Hamlet of Essex provide the most suitable location for commercial water dependent uses while in areas outside the Hamlet, the water dependent uses would be small scale recreational uses that are compatible with the existing uses and natural features.

These map amendments are consistent with this policy by including the expansion of the Hamlet area. Other amendments near the lake shore will likely not to have an impact on this policy.

3. Protect agricultural lands.

The LWRP state's that while there is no active agriculture in the waterfront revitalization area, there are areas that are suitable and zoned for agricultural uses and that agriculture is the preferred use of these lands. This action is consistent with this policy. Areas B and D are areas within the Waterfront Revitalization Area that appear to be suitable for agricultural uses which have been reclassified as Resource Management.

4. Promote sustainable use of living resources.

This action is consistent with this policy. These map amendments took biological and physical characteristics into consideration in order to avoid or minimize any impacts on the environment and will not have a significant effect on the sustainable use of living resources.

5. Protect and restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities.

This action is consistent with this policy and takes into consideration the biological resources, slopes, soils, wetlands and existing development in order to minimize or avoid any adverse impacts to ecological resources. The amendments include reducing the potential development intensity in sparsely developed areas and areas that contain limitations such as steep slopes or poor soils for development, while increasing potential development intensities where the lands were found to have the characteristic that would allow for a higher level of development without significant degradation to the ecosystem.

6. Protect and improve water resources.

This action is consistent with this policy. The proposed map amendments include the reclassification of several areas in the Waterfront Revitalization Area to a more restrictive land use area classification. These areas generally have soils and or slopes that pose severe limitations for onsite wastewater treatment systems and therefore have a higher risk of improperly functioning systems. The map amendments to a more restrictive classification increases the likelihood that new development in these areas will be under the jurisdiction of the Adirondack Park Agency which may involve a review of the wastewater treatment system siting and design.

7. Minimize loss of life, structures, and natural resources from flooding and erosion.

This action is consistent with this policy. The action results in more restrictive classifications in some areas with steep slopes and less restrictive classification in some areas that contain slopes suitable for development.

8. Minimize environmental degradation from solid waste and hazardous substances.

This action will not have a significant impact on the goals of this policy.

9. Provide public access to and along the Town's coastal waters.

This action will not have a significant impact on the goals of this policy.

10. Protect scenic resources that contribute to the visual quality of the Essex Town waterfront.

This action is consistent with this policy. The map amendments result in more restrictive classifications in some undeveloped shoreline areas and a less restrictive classification in areas where the level of existing development has established the character of the area.

11. Protect, preserve, and enhance resources significant to the historical, archeological, and cultural legacy of the Essex waterfront.

This action is consistent with this policy. The Adirondack Park Agency has consulted with New York State Office of Park Recreation and Historic Preservation and it is their opinion that these map amendments will have no adverse impacts upon historic resources.

ALTERNATIVE ACTIONS

There are three categories of alternatives that could be considered. Each of the 15 proposed map amendments are considered individually.

A. No action - For each of the proposed map amendments, one alternative action is “no action” or denial of the request. The Agency may determine that the current classification is appropriate for an area under consideration for a map amendment. A failure to approve any change would preserve the present pattern of regulatory control.

B. Alternative regional boundaries - The redefinition of the proposed map amendment areas along alternative regional boundaries could be employed. Typically, this type of alternative should consider for an area that is being requested to be amended to a less restrictive classification. Alternative boundaries can be used to exclude areas that pose physical limitations for development or other concern. Areas C, F, G and N are the four areas that the Town is requesting a less restrictive classification. For Area C, due to the small size, character and presence of sewer infrastructure in the area, a smaller geographic alternative was not considered. There are areas within Areas F, G and N that pose severe limitations for development, but these limiting features are not in locations where an alternative geographic configuration would be advantageous.

During the review processes, it was discovered that Area A as requested and described in this document is larger than it was intended to accomplish the Town’s objectives. The Town prefers to keep the Moderate Intensity Use classification in the area between NYS Route 22 and a one-tenth mile setback from the centerline of this road. A geographic alternative, Alternative Area A1, was added to satisfy the Town’s objective. Alternative Area A1 is approximately 21.9 acres in size. Please see Area A in the Environmental Setting for more information about Alternative Area A1.

C. Alternative classifications – For several of the proposed amendments, an alternative classification could be considered. For example, Area C is currently classified as Resource Management and the proposal is to reclassify it as Hamlet. Rural Use, Low Intensity Use and Moderate Intensity Use are all intermediate classifications that could be considered. The Town has requested the 15 map amendments in order to reduce conflicts between their local zoning map and the Adirondack Park Land Use and Development Plan Map. An approval of an alternative classification would not achieve the Town’s goal.

PREFERRED ALTERNATIVE

The Agency has reviewed the character of the fifteen areas and the relevant land use area classification determinants and has selected the following preferred alternatives:

Area A – The preferred alternative is to reclassify Alternative Area A1 area from Moderate Intensity Use to Low Intensity Use.

The preferred alternative approves the Town's objectives for this area. Alternative Area A1 recognizes a discrepancy between Area A and the Town's intended goal of having the APLUDP Map and Town zoning map closely aligned with regards to development intensity. The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Low Intensity Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area consists primarily of a portion of a larger parcel, some of which appears to be managed for agriculture. Approximately 72% of Alternative Area A1 contains soils that pose severe limitations for development.

Area B – The preferred alternative is to reclassify this area from Low Intensity Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area consists primarily of two large parcels, both of which are located within an Agricultural District. One of these parcels appears to be actively managed for agriculture while the other is classified as abandoned agricultural land for property tax purposes. Approximately 71% of Area B contains soils that pose severe limitations for development. The preferred alternative adopts the Town's request.

Area C – The preferred alternative is to reclassify this area from Resource Management to Hamlet.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Hamlet classification. Some of the relevant land use area determinants that factor into this decision for this area include the high level of public facilities and existing land uses. This area is served by the Town's sewer and water systems. The availability of these services allows a higher level of development to occur here despite having soils that pose limitations for development. The area is also developed in a concentrated pattern, similar to the adjacent Hamlet area. All but two of the 14 lots in Area C are less than one-half acre in size. The existing uses in this area are primarily residential, but the area also contains a church and public library. The preferred alternative adopts the Town's request.

Area D – The preferred alternative is to reclassify this area from Moderate Intensity Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area consists of a portion of one larger parcel. Area D is located within an Agricultural District and it appears that other portions of this parcel are actively managed for agriculture. All of these soils within Area D pose severe limitations for development. The preferred alternative adopts the Town's request.

Area E – The preferred alternative is to reclassify this area from Low Intensity Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area consists of a portion of one larger parcel. Area E is located within an Agricultural District and it appears that other portions of this parcel are actively managed for agriculture. All of these soils within Area E pose severe limitations for development. The preferred alternative adopts the Town's request.

Area F – The preferred alternative is to reclassify this area from Resource Management to Rural Use.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Rural Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area consists of a portion of nine parcels with a variety of rural uses. Seven of the parcels are residential uses, one parcel is managed for Agriculture and one parcel is a Town recreation area. Two of the larger parcels are located within an Agricultural District. Approximately 31% of the soils are expected to be suitable for development and the 69% of these soils pose severe limitations for development. The preferred alternative adopts the Town's request.

Area G – The preferred alternative is to reclassify this area from Resource Management to Low Intensity Use.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Low Intensity Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses, soils and slopes. This area contains several year-round and seasonal residential uses, with 19 existing parcels that are smaller than the average lot size allowed under Low Intensity Use. Approximately 67% of the soils in Area G are

expected to be suitable for development. Slopes in this area are also suitable for the level of development that would be allowed under Low Intensity Use, with slopes below 15% comprising approximately 94% of the total area. The preferred alternative adopts the Town's request.

Area H – The preferred alternative is to reclassify this area from Rural Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses, soils, slopes and proximity to the community. Approximately 68% of this area is used for forest management. Approximately 93% contains soils which are expected to pose severe limitations for development and approximately 21% of this area contains slopes that pose severe limitations for development. Portions of this area are also fairly remote and inaccessible from the Hamlet of Essex. The preferred alternative adopts the Town's request.

Area I – The preferred alternative is to reclassify this area from Rural Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses, soils, and topography. Approximately 72% of Area I is used for forest management or agriculture, with roughly 95% of the area in an Agricultural District. Approximately 87% of the area contains soils which are expected to pose severe limitations for development. The preferred alternative adopts the Town's request.

Area J – The preferred alternative is to reclassify this area from Rural Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land use and soils. Approximately 51% of Area J is used for forest management or agriculture. All of the soils in Area J are expected to pose severe limitations for development. The preferred alternative adopts the Town's request.

Area K – The preferred alternative is to reclassify this area from Rural Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses, soils, and topography. Approximately 53% of Area K is used for forest management and roughly 42% of the area in an Agricultural District. Approximately 90% contains soils which are expected to pose severe limitations for development. Area K also contains Boquet Mountain and South Boquet Mountain, and 60% of the area contains slopes above 15% which would pose moderate to severe limitations for development. The preferred alternative adopts the Town's request.

Area L – The preferred alternative is to reclassify this area from Low Intensity Use to Rural Use.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Rural Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. Approximately 39% of Area K is used for forest management and roughly 11% of the area in an Agricultural District. Approximately 78% contains soils which are expected to pose severe limitations for development. The preferred alternative adopts the Town's request.

Area M – The preferred alternative is to reclassify this area from Low Intensity Use to Rural Use.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Rural Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. Approximately 69% of Area M is used for forest management. Approximately 63% contains soils which are expected to pose severe limitations for development. The preferred alternative adopts the Town's request.

Area N – The preferred alternative is to reclassify this area from Rural Use to Low Intensity Use.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Low Intensity Use classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses and soils. This area contains all or a portion of six lots, which consists of primarily residential uses. Approximately 59% Area contains soils which are expected to be suitable for development and approximately 69% of the area contains slopes of 8% or less. The preferred alternative adopts the Town's request.

Area O – The preferred alternative is to reclassify this area from Rural Use to Resource Management.

The Agency has determined that this area meets the character descriptions, purposes, policies and objectives for the Resource Management classification. Some of the relevant land use area determinants that factor into the preferred alternative for this area include existing land uses, soils, and topography. Approximately 21% of Area O is used for forest managed under Section 480-A of New York State Tax law, 71% consist of other private forest lands, and 5% is agricultural lands. Approximately 20% of the area is in an Agricultural District. Approximately 90% contains soils which are expected to pose severe limitations for development. Area K also contains Boquet Mountain and South Boquet Mountain, and 60% of the area contains slopes above 15% which would pose moderate to severe limitations for development. The preferred alternative adopts the Town's request.

POTENTIAL DEVELOPMENT

If map amendments are approved, different Agency regulations that affect development potential would apply. A change in classification will affect regulatory thresholds related to overall intensity guidelines and compatible uses as set forth in Section 805 of the Act. Potential for development criteria would also depend on whether an Agency permit is required pursuant to Section 810 of the Act, the number of lawfully pre-existing lots and structures and development privileges for such pre-existing lots based on Section 811 of the Act, and constraints resulting from environmental factors.

The overall intensity guidelines allow 15 "principal buildings" (single family residences or their legal equivalent under the Adirondack Park Agency Act) per square mile (42.7 acres average lot size) in lands classified as Resource Management, 75 principal buildings per square mile (8.5 acres average lot size) in lands classified as Rural Use, 200 principal buildings per square mile (3.2 acres average lot size) in lands classified as Low Intensity Use, and 500 principal buildings per square mile (1.3 acres average lot size) in lands classified as Moderate Intensity Use, while lands classified as Hamlet have no overall intensity guidelines. Table 34 shows the mathematical build-out for each area. These calculations are approximations and do not take into account existing development, lot configurations, resource constraints or existing permit conditions.

Area	Size (acres)	Existing Classification	Existing Average Lots Size per OIG	Total Mathematical PBs under Existing Classification	Proposed Classification	Proposed Average Lots Size per OIG	Total Mathematical PBs under Proposed Classification
Area A	35.4	Moderate Intensity Use	1.3	27	Low Intensity Use	3.2	11
Alternative Area A1	21.9	Moderate Intensity Use	1.3	17	Low Intensity Use	3.2	7
Area B	24.3	Low Intensity Use	3.2	8	Resource Management Hamlet	42.7	1
Area C	5.5	Resource Management	42.7	1		N/A	N/A
Area D	18.5	Moderate Intensity Use	1.3	14	Resource Management	42.7	0
Area E	2.3	Low Intensity Use	3.2	1	Resource Management	42.7	0
Area F	60.7	Resource Management	42.7	1	Rural Use	8.5	7
Area G	76.1	Resource Management	42.7	2	Low Intensity Use	3.2	24
Area H	266.6	Rural Use	8.5	31	Resource Management	42.7	6
Area I	2599.0	Rural Use	8.5	306	Resource Management	42.7	61
Area J	49.0	Rural Use	8.5	6	Resource Management	42.7	1
Area K	706.6	Rural Use	8.5	83	Resource Management	42.7	17
Area L	709.4	Low Intensity Use	3.2	222	Rural Use	8.5	83
Area M	487.1	Low Intensity Use	3.2	152	Rural Use	8.5	57
Area N	35.3	Rural Use	8.5	4	Low Intensity Use	3.2	11
Area O	442.1	Rural Use	8.5	52	Resource Management	42.7	10

Table 34. Mathematical build-out estimates of the 15 areas and the geographic alternative for Area A under the existing and proposed classifications. These figures were calculated by dividing the acreage for each area by the current and proposed classifications average lot size under the OIGs.

LAND AREA AND POPULATION TRENDS

The Town of Essex is approximately 23,935 acres in size, including water bodies, and is classified on the Official Adirondack Park Land Use and Development Plan Map as follows:

Land Classification	Acreage
Hamlet	258
Moderate Intensity Use	217
Low Intensity Use	1,832
Rural Use	8,961
Resource Management	8,300
State Land	463

Table 35. Approximate acreage of land use classifications in the Town of Essex

Population Growth Trends: The population of the Town of Essex was estimated to be 671 in 2010, a decrease of 60 persons (8%) since 2000. Table 4 compares population growth of the Town of Essex in both absolute and percentage terms as compared to the seven towns that surround Essex.

Population of Essex and Surrounding Towns
(ranked by rate of growth)

Town	2010	2000	Population Change (2000-2010)	
			Number	Percentage
Jay	2,506	2,306	200	9%
Willsboro	2,025	1,903	122	6%
Westport	1,312	1,362	-50	-4%
Essex	671	731	-60	-8%

Table 36. Population Trends (Source: U.S. Census Bureau, 2010 Census, 2000 Census)

RESPONSE TO COMMENTS

Below is a summary of relevant comments received and a response to those comments. The comments listed below are paraphrased. If multiple comments received are similar, they are only listed once. Multiple comments on a similar theme are grouped together.

The boundary for Area O is arbitrary, as it bisects or goes adjacent to a Critical Environmental Area, and did not include nearby areas with steep slopes, shallow soils and wetlands.

The boundaries of Area O were drawn to closely match the Town's Resource Management Zone, not the Town's Critical Environmental Area. Land use area boundaries do not represent distinct changes in resources, and these boundaries meet the Agency's criteria. The Agency does not have the authority to expand Area O, beyond what was requested by the Town, to reclassify adjacent lands on its own initiative if the change would result in a more restrictive classification.

There are inconsistencies between the acreage figures for Area A in the DSEIS. The DSEIS states that Area A is 35.4 acres, while table 3 shows the total acres affecting the two parcels being 33.4.

The 35.4 acre figure is the approximate size of this Moderate Intensity Use that the Town has requested to be reclassified to Low Intensity Use. The 33.4 acre figure is the approximate total acreage of the two lots affected by the proposed change. When road forms a boundary of a land use area, as is the case in Area A, the boundary is the centerline of the road. The larger 35.4 acre figure includes those two parcels as well as a portion of the road (land between the edge of the private property and the road centerline), which is approximately 2 acres.

The current APA land classifications are consistent with the Town of Essex Comprehensive Plan. There is no recommendation or information in the Comprehensive Plan that would support the proposed reclassification.

The Town's Comprehensive Plan serves as a basis for the Town's zoning ordinance. The most recent Comprehensive Plan called for a complete update of the Town's zoning ordinance. The Town recently undertook a process to update their zoning ordinance, and this included revisions to their zoning map. The Town is requesting that these Adirondack Park Land Use and Development Plan Map amendments be made in order to reduce conflicts between Town zoning and APA land use area classifications.

The Comprehensive Plan recognizes that the existing ferry services in Essex provide a major access point to Essex County. Given Area A's proximity to the Hamlet of Essex, Route 22 and nearby ferry services (0.6 miles), the current APA classification is appropriate.

The proposed classification for Area A is Low Intensity Use. The character description for Low Intensity Use areas states that Low Intensity Use areas are those readily accessible areas, normally within reasonable proximity to a Hamlet. Therefore, the characteristics mentioned in this comment are also appropriate for a Low Intensity Use area.

The Comprehensive Plan supports Lake Champlain Byways which developed a 250-mile route around Lake Champlain. This route includes portions of NYS Route 22 and identifies the Hamlet of Essex as one of the "Waypoint Community" because of its ability to provide services and resources to tourists. The current zoning and APA classification in Area A provides tourist and economic development opportunities consistent with the goals of the Comprehensive Plan and altering the classification is contrary to the goals of the Plan.

Tourism uses, as well as other uses that could provide services for tourists, such as commercial uses and campgrounds, are compatible uses for the proposed Low Intensity

Use classification of Area A.

Given Area A's proximity to Hamlet and Route 22, as well its existing environmental conditions, specifically favorable topography, limited wetland resources and limited forest growth, the current classification supports the type of growth envisioned and encouraged in the Comprehensive Plan.

The character description for the proposed classification of Low Intensity Use states that Low Intensity Use areas are those readily accessible areas, normally within reasonable proximity to a hamlet. The topography and limited wetlands are favorable for development. The limited forest resources are not a land use area determinant for land use area classifications.

Several Comprehensive Plan goals and recommendations that directly and indirectly support Area A's current classification, including economic development, housing, and tourism.

Tourism, commercial and residential uses are compatible with both the existing and proposed classifications for Area A.

Area A is located within the Waterfront Revitalization Area, which correlates to the Town's Shoreline Overlay District Boundary. Policy 1 of the LWRP is to "foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development." Section 1.3 under Policy 1 states that the waterfront area north of the hamlet, where Area A is located, "should be maintained primarily for residential use of moderate intensity, while allowing a range of uses other than non-resource based industrial uses.

The Shoreline Overlay? District did not include all of Area A when it was published. The only portion of Area A in the District is the one-acre parcel that currently contains a church. The Shoreline overlay district was since expanded and contains a majority of Area A. Policy 1.3 mentioned above refers to the "waterfront area". Policy 1.5 in the LWRP calls for the preservation of the open character of the landward side of NYS Route 22 by encouraging agricultural uses and low-density residential and commercial development.

The Town of Essex's current Zoning is consistent with the APA's current MIU designation for Area A. The eastern portion of Area A is situated in the Town's Essex Hamlet District (EH-8 District).

Area A as requested did not intent to include lands in the EH-B District. A geographic alternative, Alternative Area A1, was added to exclude the portion of Area A in the EH-B District. The preferred alternative is to reclassify Alternative Area A1 to Low Intensity

Use and maintain the Moderate Intensity Use classification for the lands in the EH-B district.

The DSEIS notes that Area A is the only portion of a larger Moderate Intensity Use area that is west of NYS Route 22. However, this fact does not appear to support the classification.

The description of Area A's location relative to NYS Route 22 and the adjacent Moderate Intensity Use area is a fact that is included to explain the regional context of the map. This fact itself is not a basis for its reclassification.

The DSEIS indicates that Area A is potentially visible from parts of Lake Champlain. Portions of the Moderate Intensity Use area that are not intended for reclassification as well as other map amendment areas that are intended for a less restrictive classification are also potential visible from the lake.

The visibility from the lake was included as a factual description of the environmental setting for this area.

The physical conditions of Area A are suitable for development and support its current classification of MIU. The flat to gently sloping topography makes the area suitable for many forms of development. While the DSEIS indicates that the many of the soil types found in Area A are rated as "severe limitations" with regard to onsite wastewater systems, this is a typical condition throughout the Adirondack Park that is regularly addressed through appropriately designed wastewater management systems. Approximately 26% of the soils onsite are rated as "few limitations". Therefore, the topography and soil type are consistent with the MIU classification and do not support a reclassification to LIU.

Area A does contain suitable slopes for development, however approximately 74% of the soils in Area A have shallow seasonal high water table. Onsite wastewater treatment facilities will not function adequately and may pollute ground and surface waters. The Land Use Area Classification Determinants (Appendix H), which guide land use area classification, states that these areas are capable of sustaining very low intensities of development. Alternative Area A1 reduces the size of Area A by approximately 15 acres. Approximately 72% of Alternative Area A1 have soils that pose severe limitations due to a shallow water table.

Figure 7 of the DSEIS shows a mapped wetland in the southwest corner of Area A. The DSEIS on page 20 states that this wetland is approximately 2.5 acres. However, the DSEIS indicates that this wetland "is less than an acre and therefore not a statutory Critical Environmental Area (CEA) pursuant to the Adirondack Park Agency Act". A separate review of APA wetland mapping shows no regulated APA wetlands within Area A. It appears that any wetland that may be located in Area A is minimal in size and does not support the reclassification.

The wetland in Area A is approximately 2.5 acres and is a CEA. This discrepancy has been corrected in the FSEIS. This 2.5 acre wetland is also in Alternative Area A1. This wetland is not on the Official Freshwater Wetland Map of Essex County, which was promulgated in 1989, but has been mapped more recently using aerial photograph interpretation.

We presume that the APA previously selected the MIU designation for Area A by determining that, consistent with APA Act Section 805 (3)(d)(1): 1) "the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable", 2) Area A is "near or adjacent to hamlets to provide for residential expansion" and 3) it is "located along highways or accessible shorelines where existing development has established the character of the area". We find no supporting information or change in conditions to substantiate a different finding than that previously rendered by the APA.

The capabilities of the natural resources in Area A (and Alternative Area A1) appears to be less than that characterized by the Moderate Intensity Use classification. Without public sewer service, new development would rely on on-site wastewater treatment systems. As noted above, approximately 74% of Area A (72% of Alternative Area A1) contains soils that pose severe limitations for on-site wastewater treatment systems. While Area A is near the Hamlet of Essex, the proposed Low Intensity Use classification is also characterized by being in reasonable proximity to Hamlet areas. The 35.4 acres Area A contains a church on a one-acre parcel and the remainder is vacant, undeveloped land. The character description of Moderate Intensity Use states that Moderate Intensity Use areas where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes. As noted above, a majority of this area contains soils with a shallow depth to the seasonal high water table.

There is no new information or change in conditions related to Area A since its classification that could justify burdening these lands in the manner proposed.

Towns and landowners have the ability to request the reclassification of lands. The Final Generic EIS for map amendments states that that map amendments may be made when new information is developed. In this case, more detailed and accurate data, including soils, slopes, wetland data, has been developed since the original classification.

SIGNIFICANT CHANGES MADE TO DRAFT SUPPLEMENTAL EIS

The following significant changes were made to the DSEIS:

- A discussion of the preferred alternative was added to the executive summary
- A geographic alternative was added for Area A. This resulted in changes throughout the document.
- A correction was made to Environmental Settings section to recognize the wetland in Area A as a Critical Environmental Area.
- The Coastal Area Consistency section was changed to include a discussion of the Preferred Alternatives consistency with the LWRP policies.
- A Preferred Alternative section was added.
- A Response to Comments section was added.
- This summary of significant changes made to Draft Supplemental EIS section was added.
- Summary of the Public Hearing and Comment Letters were added to the Appendix.

STUDIES, REPORTS AND OTHER DATA SOURCES

- New York State Environmental Conservation Law, Articles 8 and 24; New York State Executive Law, Article 27
- Soil Survey for Essex County
- Town of Essex Zoning Law
- Town of Essex Comprehensive Plan
- Town of Essex Local Waterfront Revitalization Plan
- United States Geological Survey Topographic map (7.5' series; scale 1:24,000)
- Air Photo Inventory, Adirondack Park Agency
- New York Natural Heritage Database
- NYS Office of Real Property Services
- Essex County Digital Tax Parcel Data
- U. S. Census Bureau
- Adirondack Park Agency Geographic Information Systems Data
- New York State Parks, Recreation and Historic Preservation National Register Internet Application

APPENDICES

- A. TOWN OF ESSEX RESOLUTION REQUESTING AMENDMENTS TO THE
OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN**
- B. TOWN OF ESSEX COMPREHENSIVE PLAN**
- C. TOWN OF ESSEX ZONING LAW**
- D. TOWN OF ESSEX LOCAL WATERFRONT REVITALIZATION PROGRAM**
- E. TOWN OF ESSEX SEWER DISTRICT MAP**
- F. NATIONAL REGISTER NOMINATION DOCUMENTS FOR ESSEX VILLAGE
HISTORIC DISTRICT**
- G. LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST**
- H. LAND USE AREA CLASSIFICATION DETERMINANTS**
- I. SOILS DESCRIPTIONS**
- J. PUBLIC HEARING NOTICE**
- K. SUMMARY OF PUBLIC HEARING**
- L. COMMENT LETTERS RECEIVED**
- M. FSEIS FILE LIST**