



**2017 Amendment to the 2002 Gore Mountain
Unit Management Plan
and
Draft Generic Environmental Impact Statement
(Public Draft)**



**Olympic Regional
Development Authority**

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EXECUTIVE SUMMARY

I. INTRODUCTION

This 2017 Unit Management Plan (UMP) Amendment has been prepared in accordance with the Adirondack Park State Land Master Plan (APSLMP or SLMP), addresses changes to the 2002 UMP and the 2005 UMP Amendment thereto, and adds several new management actions. This 2017 UMP Amendment lists and reviews the status of the 1995, 2002 and 2005 management actions and identifies those management actions that have been completed, those which are pending, and those that are modified or abandoned within this 2017 UMP Amendment. Previous UMP documents are incorporated by reference into this document.

Since the completion of the last UMP Amendment, Gore Mountain has received recognition from the Ski Industry and the press for, not only its quality skiing experience, but also for its environmental stewardship. In May 2016, Gore Mountain was awarded the esteemed Golden Eagle for Overall Environmental Excellence by a ski area from the National Ski Areas Association. The Golden Eagle is the industry's most prestigious award for sustainability and Gore's broad range of environmental stewardship across several areas of its operation was integral to its win.



Gore Mountain successfully demonstrated that a growing resort¹ can at the same time be sustainable. Projects that contributed to this award were Gore's contracting of two 25-year solar power purchasing agreements, strategic trail modifications to increase uphill operational efficiency, energy-saving snowmaking, creative repurposing of buildings, the redevelopment of historic trails, various education efforts and Gore's increased provision of locally sourced food.

II. 2017 UMP AMENDMENT MANAGEMENT ACTIONS

New management actions are identified and analyzed in this 2017 UMP Amendment. The potential environmental impacts and the attendant proposed mitigation measures for any new or modified management actions are also identified and discussed. The potential impacts and

¹ Gore's acreage and uphill capacity have increased 131 percent and 142 percent respectively over the past 20 years.

the identified mitigation measures for the previously approved UMP management actions remain in effect and will not be repeated here, but are incorporated by reference.

The following lists the New Management Actions that are the subject of this UMP Amendment and that can be undertaken after the UMP Amendment is adopted. See **Figure ES-1**, 2017 Master Plan (South) and **Figure ES-2**, 2017 Master Plan (North).

Trail Construction and Trail Widening

- Construct a new trail at Burnt Ridge that connects to the Base Lodge via the lower portion of Echo
- Widen the bottom of Echo as it turns towards the base area
- Widen some sections of Twister
- Widen Sunway and other green trails served by Lift 3

Lifts

- Add a new triple or quad chair (Lift 9B) from Northwoods Lodge up Lower Sunway to just past the bend in Lower Sunway

Vehicular Access and Parking

- Modify the 1995-approved shuttle lane separated from and independent of main traffic route and circulation route and parking

Buildings

- Expand the NYSEF building
- Reconfigure the 1995-approved maintenance complex to locate groomer garage and fueling station adjacent to Sunway trail

Snowmaking

- Enlarge the snowmaking reservoir
- Install a new 24 inch gravity water line from the snowmaking reservoir to the pump house

Mountain Biking

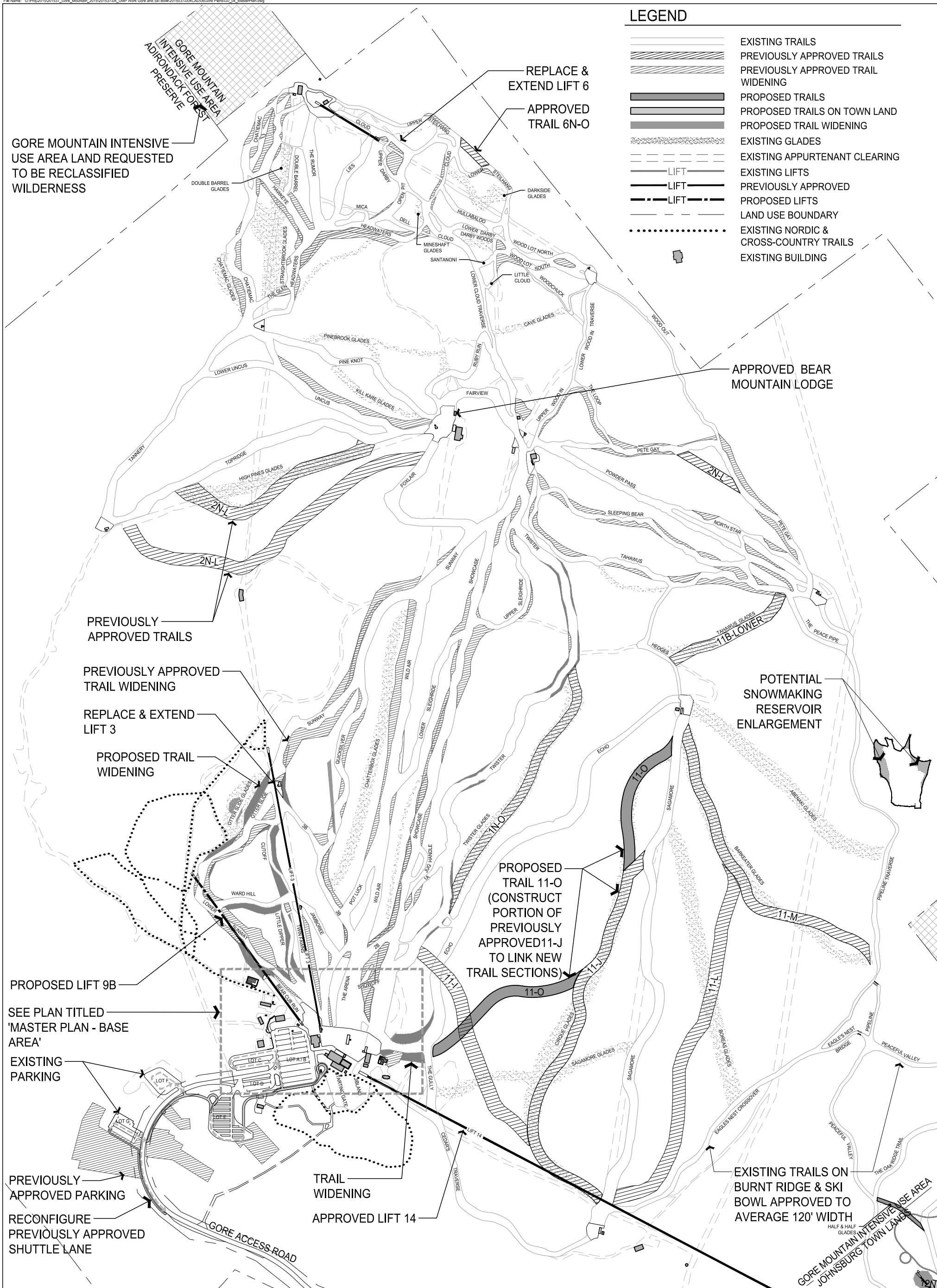
- Construct a single-track bike trail loop for Town trail at the top of Little Gore

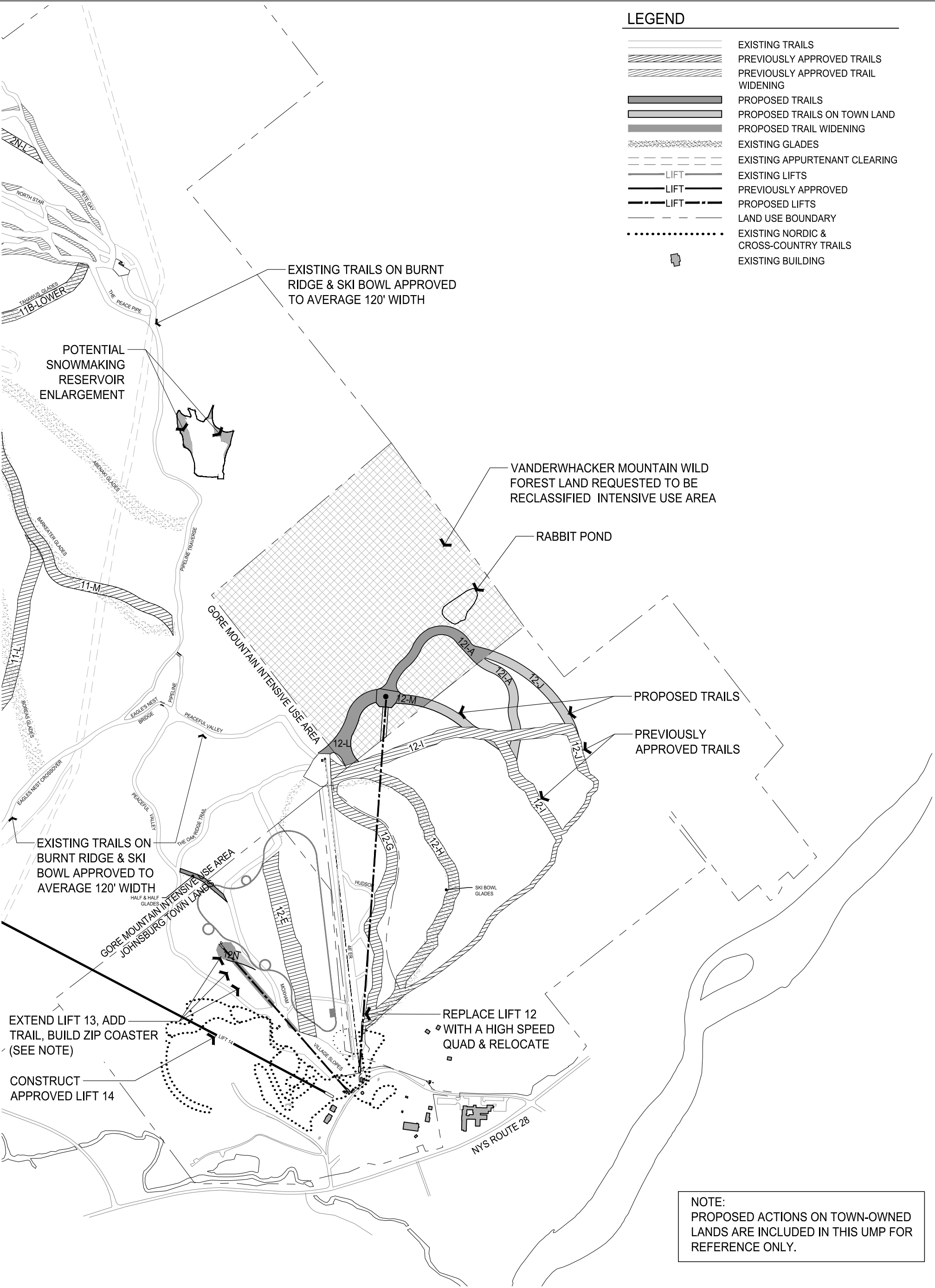
Hiking

- Develop a hiking center based out of the Northwoods Lodge.

Land Reclassification

- Request a land reclassification from Wild Forest to Intensive Use and from Intensive Use to Wilderness which could allow the historic Rabbit Pond Trail to be used as a trail, if authorized in a subsequent UMP.





(Note: The Adirondack Park Agency cannot find that a UMP Amendment proposing management actions on lands to be reclassified conforms to the Adirondack Park State Land Master Plan (APSLMP) before the land is reclassified. First, the Agency must receive a request to reclassify, accompanied by a UMP for the proposed Intensive Use lands. The Agency must follow SEQRA regulations regarding public notice and comment and must hold hearings inside and outside the Adirondack Park on the request to reclassify, pursuant to the APSLMP. After notice, comment and hearings, the reclassification proposals would be presented to the Agency for a recommendation to the Governor for approval of the classification. The process culminates in the Governor's action on that recommendation. This UMP Amendment does not assume that a reclassification request will be approved and does not authorize any actions on lands requested to be reclassified, based on a proposed future classification. The actual request for reclassification and a UMP Amendment for those actions on the lands proposed for reclassification would be presented separately from this UMP Amendment. Discussion of actions on those lands in this UMP is conceptual only, and those actions cannot be authorized by this UMP Amendment.)

These management actions are discussed in the context of existing resources, facilities and use (Section 3) and ORDA's Management and Policy relating to the Gore Mountain Intensive Use Area (Section 3). The management actions themselves are described in detail in Section 4.

An introductory section (Section 1) first gives an overview of project purpose, a general facility description, the history of the ski area, a description of the UMP/GEIS process and a summary update of the status of actions contained in previous UMPs.

III. SEQRA PROCESS

ORDA, as the Agency responsible for undertaking the actions in this 2017 UMP Amendment/DGEIS, completed a NY State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form (FEAF) Parts 1, 2, and 3 (See Appendix 1). Based on the analysis in Part 3 of the FEAF, ORDA determined that the Project may result in one or more significant adverse impacts on the environment and this Environmental Impact Statement (EIS) must be prepared to further assess the impacts and possible mitigation and to explore alternatives to avoid or reduce these impacts.

The SEQRA aspects of this document are presented as a Generic Environmental Impact Statement (GEIS). A Generic EIS may be used to assess the environmental effects of a sequence of actions contemplated by a single agency or an entire program or plan having wide application (6NYCRR 617.10(a)(2) and (4)). They differ from a site specific EIS in that it applies to a group of common and related activities which have similar or related impacts. It is the intent of this GEIS to provide sufficient, site-specific information for all aspects of this UMP Amendment. In conformance with SEQRA, these related actions are being considered in this DGEIS. No additional SEQRA analyses are anticipated to be required for any management action in this UMP, provided that such actions are carried out in accordance with the recommendations of this document. Conceptual actions are subject to future SEQRA

analyses should they be pursued in the future.

A preliminary version of this UMP Draft Amendment/DGEIS was provided to NYSDEC and to the APA for their review on December 8, 2017. Comments from these agencies were received by ORDA, and ORDA revised the preliminary document accordingly. ORDA then declared this document to be complete for public review on January 3, 2018. This 2017 UMP Amendment/DGEIS is open for public comment until February 9, 2018 including a SEQRA public hearing scheduled for 7:00 PM on January 24, 2018 at the Gore Mountain Base Lodge.

Notice of ORDA's acceptance of the DGEIS, establishment of the public comment period, and directions for accessing this document were published in the January 10, 2018 issue of the Environmental Notice Bulletin.

Part 3 of the FEAF identified those topics for which additional information was required within the GEIS. Primary concerns include steep slope soil erosion and water quality, water quality impacts associated with enlargement of the snowmaking reservoir, and potential impacts to the Bicknell's thrush, a species of special concern in New York State. Potential impacts and mitigation measures for these topics and a range of other topics are discussed in detail in Section 5 of this Draft UMP/GEIS.

Section 6 considers alternatives to the new management actions including alternative trail improvements, lift configurations, parking and circulation and appurtenances.

ORDA is currently contemplating simultaneous improvements on Town of Johnsbury owned lands at the North Creek Ski Bowl, outside of the Intensive Use Area. Because these actions are not within the Intensive Use Area, they are not covered within this Draft UMP Amendment. Instead, these actions will be subject to APA review under section 814 of the Adirondack Park Agency Act and also subject to review under SEQRA. In order to make the requisite assessment of cumulative impacts, this Draft UMP Amendment/GEIS is accompanied by two companion documents which will be referred to as Part B and Part C (Part A being the Draft UMP/GEIS). Part B is the Ski Bowl Notice of Intent to the APA required under section 814 and accompanying SEQRA documentation. Part C is a cumulative impact assessment of the actions proposed within the Intensive Use Area and the actions proposed at the Ski Bowl.

IV. CONFORMANCE WITH THE APSLMP

It is stated in Section I of the APSLMP that "In accordance with statutory mandate, all [unit management] plans will conform to the guidelines and criteria set forth in the master plan"

The following is from Intensive Use Area portion of Section 2 of the APSLMP, and includes descriptions of how this draft UMP Amendment conforms to the stated guidelines.

Guidelines for Management and Use

Basic Guidelines

1. *The primary management guideline for Intensive Use Areas will be to provide the public opportunities for family group camping, developed swimming and boating, downhill skiing, cross country skiing under competitive or developed conditions on improved cross country ski trails, visitor information and similar outdoor recreational pursuits in a setting and on a scale that are in harmony with the relatively wild and undeveloped character of the Adirondack Park.*

The Gore Mountain Intensive Use Area will continue to provide opportunities for downhill skiing, cross-country skiing and similar outdoor recreational pursuits.

There are no new management actions in this draft UMP Amendment that change the current setting or scale of the facilities at Gore Mountain. One ski lift will be slightly relocated and replaced while another lift will be added in the same general area to provide better service on the beginner ski terrain low on the mountain. Selective trail widening will occur on the trails served by these lifts. A single new ski trail is proposed to be constructed in between existing ski trails in order to provide a connection between Burnt Ridge and the Base Area during those times when the Echo trail is being used for ski racing and is not available for public use. Selective trail widening on the Twister trail is limited in nature and is intended to provide a more uniform trail width along its length.

2. *All intensive use facilities should be located, designed and managed so as to blend with the Adirondack environment and to have the minimum adverse impact possible on surrounding state lands and nearby private holdings. They will not be situated where they will aggravate problems on lands already subject to or threatened by overuse, such as the eastern portion of the High Peaks Wilderness, the Pharaoh Lake Wilderness or the St. Regis Canoe Area or where they will have a negative impact on competing private facilities. Such facilities will be adjacent to or serviceable from existing public road systems or water bodies open to motorboat use within the Park.*

All of the new management actions proposed in this UMP Amendment, and that can take place after the adoption of this UMP Amendment, are located low on the mountain where they will not cause a visual impact (see UMP section V.C.I). All actions are located in the interior of the Intensive Use Area removed from adjoining State and private lands. This UMP amendment is not proposing any significant enlargement of the ski area, so there is no potential for adversely affecting lands subject or threatened by overuse or competing private facilities.

3. *Construction and development activities in Intensive Use Areas will:*

-- *avoid material alteration of wetlands;*

Impacts to wetlands have been avoided (see UMP section V.A.5).

-- *minimize extensive topographic alterations;*

No extensive topographic alterations are proposed (see UMP section V.A.3).

-- *limit vegetative clearing;*

Vegetative clearing has been limited and it is well within the limits established by Article XIV of the NYS Constitution (see UMP section V.B.1 and Appendix 5).

and,

-- *preserve the scenic, natural and open space resources of the Intensive Use Area.*

See items 1 and 2 above.

4. *Day use areas will not provide for overnight camping or other overnight accommodations for the public.*

No overnight accommodations, camping or otherwise, are proposed.

5. *Priority should be given to the rehabilitation and modernization of existing Intensive Use Areas and the complete development of partially developed existing Intensive Use Areas before the construction of new facilities is considered.*

The actions contained in this draft UMP amendment are for the improvement and modernization of the existing Gore Mountain Intensive Use Area.

6. *Additions to the intensive use category should come either from new acquisitions or from the reclassification of appropriate wild forest areas, and only in exceptional circumstances from wilderness, primitive or canoe areas.*

This draft UMP amendment suggests land reclassification that would include an addition to the Intensive Use Area from the Vanderwhacker Mountain Wild Forest and an addition to the Siamese Ponds Wilderness Area from the Intensive Use Area (see UMP section IV.8).

7. *Any request for classification of a new acquisition or reclassification of existing lands from another land use category to an Intensive Use Area will be accompanied by a draft unit management plan for the proposed Intensive Use Area that will demonstrate how the applicable guidelines will be respected.*

These same ten Intensive Use Area guidelines from the SLMP will be examined for the lands requested for reclassification (see UMP section IV.8).

8. *No new structures or improvements at any Intensive Use Area will be constructed except in conformity with a final adopted unit management plan for such area. This guideline will not prevent the ordinary maintenance, rehabilitation or minor relocation of conforming structures or improvements.*

None of the new management actions contained in this draft UMP amendment will be constructed unless and until they are included in the final UMP amendment adopted by NYSDEC.

9. *Since the concentrations of visitors at certain intensive use facilities often pose a threat of water pollution, the state should set an example for the private sector by installing modern sewage treatment systems with the objective of maintaining high water quality. Standards for the state should in no case be less than those for the private sector and in all cases any pit privy, leach field or seepage pit will be at least 150 feet from the mean high water mark of any lake, pond, river or stream.*

No in-ground wastewater treatment is proposed.

10. *Any new, reconstructed or relocated buildings or structures located on shorelines of lakes, ponds, rivers or major streams, other than docks, primitive tent sites not a part of a campground (which will be governed by the general guidelines for such sites set forth elsewhere in this master plan) boat launching sites, fishing and waterway access sites, boathouses, and similar water related facilities, will be set back a minimum of 150 feet from the mean high water mark and will be located so as to be reasonably screened from the water body to avoid intruding on the natural character of the shoreline and the public enjoyment and use thereof.*

No new buildings or structures are proposed anywhere near any shorelines.

V. IMPACT ANALYSIS

A. Geology

Bedrock is at or near the ground surface in many locations in the Gore Mountain Intensive Use Area.

Bedrock may be encountered when constructing a portion of the dedicated shuttle lane. There is an area of Lyman-Rock Outcrop soils between parking lot E and the base lodge. It may be necessary to blast some bedrock to create the shuttle lane through this area. It is also possible that blasting may be necessary as part of some of the trail creation or trail widening management actions. Bedrock may also be encountered when enlarging the snowmaking reservoir which could also necessitate blasting. Hermon-Lyman-Rock Outcrop soils are mapped on the north and south sides of the reservoir.

As described in UMP Section II.A.1.a, the landform that is Gore Mountain, including the Barton garnet mine that is located on the north side of the mountain, is considered a unique geologic feature because of the nearby garnet deposits (<http://www.dec.ny.gov/permits/53858.html>).

These deposits will not be affected by the construction activities associated with the shuttle lane or the snowmaking reservoir which are both located at low elevations on the mountain.

ORDA will employ the services of a professional, licensed and insured blasting company to perform any needed blasting. Blasters in New York State are required to possess a valid NY State Department of Labor issued Explosive License and Blaster Certificate of Competence. The Explosives License permits the licensee to purchase, own, possess or transport explosives. The Blaster Certificate of Competence permits the use of explosives.

If it is determined that blasting will be required, a written blasting plan will be developed and approved prior to the commencement of blasting. In general, the blast plan will contain information about the blasting methods to be employed, measures to be taken to protect the safety of the public, and how the applicable rules and regulations will be complied with. If during the evolution of the project there are significant changes in the blast design a new blast plan will be required. A test shot will be required for the first shot after the approval of each blast plan.

See Section V.A.1 for a full description of all of the measures ORDA will implement to mitigate potential impacts from any blasting that may be required.

B. Soils

Soil Erodibility (K) Factors are discussed in Section 2.A.1.b of the UMP. “K” is one factor used to calculate potential soil loss using the Revised Universal Soil Loss Equation (RUSLE). Other factors in RUSLE include slope length (L) and slope steepness (S).

Construction of most new Management Actions is proposed on soils with an “E” slope category. E soils are described as steep. Some new management actions are proposed on soils with a “C” slope category. C soils are described as sloping.

Disturbance of areas of steep slopes during construction can lead to an increased vulnerability of the soils to erosion. Suitable measures must be implemented to first prevent soil erosion and then second to make sure that any soils that are eroded are contained and prevented for causing sedimentation in receiving waters.

ORDA will implement proper erosion and sediment control practices when undertaking construction practices at their venues that oftentimes involve construction on steep slopes. These proper practices are set forth in the New York State Standards and Specifications for Erosion and Sediment Control (last updated November 2016). These standards and specifications will be used to develop Stormwater Pollution Prevention Plans (SWPPPs) for construction activities in accordance with NYSDEC’s SPDES General Permit for Stormwater Discharge from Construction Activity, GP-0-15-002.

SWPPPS will detail those measures that will be implemented during construction to mitigate potential soil erosion and surface water sedimentation. SWPPP content will include such things as construction sequencing and phasing, temporary and permanent stabilization, structural erosion control practices and vegetative control practices. SWPPPs will include provisions for monitoring, inspections, data collection, and compliance documentation.

Section V.A.2 provides a lengthy and detailed description of mitigation measures that ORDA commonly and successfully employs during ski area construction activities that will be incorporated into pre-construction SWPPP plans and specifications, and installed, monitored and maintained during construction until soils become stabilized.

C. Topography and Slope

Very limited grading is required for new ski trails, trail widening or ski lifts. Trails are laid out to follow natural fall lines. Lift grading is limited to the upper and lower terminals and at the lift tower foundations.

Grading will be required to create the building pad for the groomer garage as well as for sections of the shuttle lane. Significant grading (excavation) is proposed for the enlargement of the snowmaking reservoir.

Impacts associated with grading involve erosion and sediment control (see the previous section) and protection of water resources (see the following section).

D. Water Resources

Identified impacts to surface water are (1) sedimentation of eroded soils, (2) increased stormwater runoff with accompanying loadings (nutrients, dissolved solids, etc.), and (3) exposure of disturbed soils in the snowmaking reservoir expansion area along with separating clean inflow waters from the active construction areas during reservoir excavation.

Those measures that will be implemented to prevent erosion and subsequent sedimentation were described previously in the Soils section.

The new management actions include only two actions that will introduce significant amounts of new impervious surfaces that will increase stormwater runoff. These are the new groomer garage and those portions of the shuttle lane that will be outside of existing parking areas and drives. A Stormwater Management Report has been prepared for these two actions. See UMP Appendix 7.

The Project has been designed in accordance with Chapter 4 of the NYSDEC Stormwater Management Design Manual (SWMDM), and NYSDEC's General Permit GP-0-15-002 for construction activities. Stormwater calculations were performed utilizing widely accepted

engineering methodologies, including TR-55, and the stormwater modeling computer program HydroCAD (version 10.00) produced by HydroCAD Software Solutions, LLC.

Under the watershed's proposed condition, all stormwater from the Project will continue to discharge to the same point as in the existing condition (Analysis Points 1 & 2). The total watershed has generally remained unchanged, as is shown on the drawing "W-2 Proposed Conditions Watershed Map" contained in Appendix 7. To meet NYSDEC requirements (see Section 5.0, NYSDEC Design Criteria in Appendix 7) a bioretention basin and wet swale have been incorporated into the stormwater management design to mitigate the quality and quantity of stormwater runoff discharged from the Project Site.

For the snowmaking reservoir expansion, first the reservoir will be fully drained through its drain valve. Once the reservoir is drained a haul road stabilized outlet will be created in the southeast corner of the reservoir where the remnant of a haul road currently exists. Next, a rip rap stream channel will be constructed to convey water from the main reservoir inlet to the outlet structure. The intent is to isolate and pass through reservoir inflow from the inlet while the reservoir is being excavated. Two 24 feet wide haul roads would then be constructed in order to remove excavated materials from the north and south ends of the reservoir. Excavation work will proceed from west to east. Once excavation is complete, the outlet valve will be closed and the reservoir will be allowed to gradually fill. This gradual filling should allow for the settling of solids that become suspended during pond refilling. Exposed soils will be mostly fine sands that will tend not to stay in suspension as compared to silts or clays.

E. Wetlands

None of the new management actions proposed in the Draft UMP Amendment will impact wetlands. Avoidance of wetland impacts in the areas of the groomer garage, the shuttle lane and the snowmaking reservoir was accomplished by field evaluation for the presence of wetlands and then designing these components to avoid wetlands. Periphery wetlands at the snowmaking reservoir will experience temporary hydrological alteration when the reservoir is emptied. This will not significantly impact wetlands since the effects will be temporary and since these wetlands have persisted when the reservoir has regularly been emptied in the past for inspection and maintenance purposes. Additional information regarding wetland avoidance can be found in UMP Section 6, Alternatives.

F. Climate and Air Quality

No new permanent sources of air emissions are proposed as part of this UMP.

Gore Mountain Ski Center has a current NYSDEC Air Quality Permit for which they are compliant.

Construction activities may result in localized increases in dust levels. However, areas of proposed construction that can take place after this UMP Amendment is adopted are located within the interior of the Intensive Use Areas, so no offsite areas will be affected.

Many ORDA venues exist within the boundaries of State protected lands and the impact of climate change on our environment is recognized. ORDA will be a leader in environmental stewardship with consistent commitment to sustainability, responsible development practices, and continuous communication with DEC, APA, and other regulatory agencies to ensure we are taking the appropriate measures.

G. Vegetation

Tree clearing associated with the new management actions includes 18.1 acres for downhill ski trails (9.4 on the current Intensive Use Area lands and 8.7 acres in the lands that could be added from the VMWF reclassification), 9.2 acres for trail widening, 3.1 acres for ski lifts, 0.8 acres for the groomer garage, and 6.5 acres for the shuttle lane. An area around maintenance and Lifts 9A and 9B previously approved in 1995 is no longer proposed. The 7.3 acres of clearing in this area is no longer proposed.

The numbers of trees proposed to be cut are summarized in the Table below.

Tree Cutting by Location and Community Type

Location	Community	Action(s)	Acreage	Total Trees
Gore Mtn IUA	B (mixed hardwood)	Burnt Ridge Trail (partial)	4.2	1,565
Gore Mtn IUA	E (mixed hardwood)	Burnt Ridge Trail (partial) + Trails 11A, 1N-P	6.9	4,447
Gore Mtn IUA	Q (pioneer hardwood)	Twister Widening	1.1	415
Gore Mtn IUA	P (northern hardwood)	Various	15.4	3315
			SUBTOTAL	9,742
Land Reclassif.	E (mixed hardwood)	Lift 12 and Trails 12	10.2	6,574
			TOTAL	16,316

A total of 9,742 trees are proposed to be cut on lands that are currently classified as Intensive Use Area. Approximately 25% of these will be 3-4" dbh and the remainder will be >4" dbh.

The area of Gore Mountain tree cutting is less than 1% of the size of the Intensive Use Area which fits within the capacity of the natural resources to absorb the impact.

There is no tree cutting proposed above 2,800 feet in elevation.

All tree cutting will be done in compliance with the DEC tree cutting policy LF-91-2.

No rare, threatened or endangered plant species will be impacted.

Only areas absolutely necessary for construction of ski trails, ski lifts, and other proposed improvements will be cleared of vegetation. All other areas will be maintained in a natural state.

Erosion control measures will be used on cleared areas with disturbed soils to avoid affecting adjacent vegetation by erosion or siltation. Erosion-control devices to be used will include filter fabric fences and staked straw bale filters.

Upon the completion of clearing of new ski trails and ski lift corridors, they will be seeded with grass mixtures to promote rapid revegetation. Areas disturbed for any other improvements will also be landscaped and revegetated as soon as practicable.

H. Wildlife

The actions proposed in this UMP are expected to have minimal impacts on wildlife. Proposed management actions are spread over the landscape of the existing developed ski trails and lifts. New management actions are proposed at low elevations on the mountain.

Trail widening projects, including the green trails, involve existing trails. This will result in the loss of some currently treed areas along the edge of existing ski trails and move most of the forest edge slightly outward.

Replacing and relocation the Sunway Lift will occur in the immediate vicinity of the existing lift.

The new lift 9B will parallel the existing Lower Sunway trail and much of it will occur in an already cleared area.

Enlarging the snowmaking reservoir will entail converting 1.6 acres of shoreline wooded areas to open water.

The new groomer garage will require some tree removal in an area that has existing work roads on two sides and an existing ski trail on a third side.

The NYSEF building expansion will occur in a grassy area immediately adjacent to the existing building.

The improvements associated with the dedicated shuttle lane take place in and around existing parking areas and the existing access road and will have minimal wildlife habitat impact.

I. Fisheries

The only proposed management action that involves aquatic resources is the expansion of the snowmaking reservoir. Significant adverse impacts to fisheries resources are not expected to

occur as a result of reservoir drawdown for construction of the expansion. There may be some temporary short-term impacts to the fisheries resource within the reservoir proper, but these resources have developed and persisted while the reservoir is regularly drained for inspection and maintenance activities.

See the earlier section entitled Water Resources for a description of how the flow of clean inflow through the reservoir and downstream in Roaring Brook will be maintained in the snowmaking reservoir during the expansion process. The same section describes how the reservoir will be allowed to fill gradually after expansion is complete in order to allow for settling out of suspended solids within the reservoir before the reservoir begins to flow over the spillway.

J. Unique Areas

There are no unique biological areas present.

K. Critical Habitat

No new management actions are proposed to occur above 2,800 feet in elevation. There will no impact to the Adirondack Sub Alpine Forest Bird Conservation Area. Any carryover actions from previous UMPs that require construction activities above 2,800 feet in elevation will not commence prior to August 1 of any year.

L. Visual Resources

The actions proposed in this UMP are expected to have minimal visual impacts. The existing ski area is already visible from some area roadways. Proposed actions are spread across the landscape of the existing developed ski trails and lifts. New management actions are proposed at low elevations on the mountain.

Trail widening projects involve existing trails. For any trails that are currently visible from off site, the visual effect of minor widenings will be essentially imperceptible.

Replacing and relocating the Sunway Lift will occur in the immediate vicinity of the existing lift.

The new lift 9B will be low on the mountain and will parallel the existing Lower Sunway trail. The widening of the green trails will occur at low elevations not visible from off site.

The snowmaking reservoir is not visible from outside the Intensive Use Area.

The new groomer garage will be located in a low elevation wooded area. Although it will be visible on-site, it will not be visible from off site

The NYSEF building is not visible from off site.

The improvements associated with the dedicated shuttle lane take place in and around existing parking areas and the existing access road that are not visible from off site.

The suggested land reclassification itself would not result in any changes to the site.

M. Transportation

The proposed management actions do not include any significant expansion of mountain facilities, such as the addition of a new pod of ski trails, that would result in significant increases in peak hour traffic generation.

N. Community Services

The project primarily involves improvements to existing facilities designed to retain the existing skier base and increase the future number of skiers, hikers and bikers at Gore Mountain. It is anticipated that there will be a minor incremental increase in demand for community services such as fire, police, rescue, solid waste and health care due to the gradual increase in the number of visitors to the mountain. Many of the improvements are designed to build visitation during the off-seasons of spring, summer and fall thereby distributing the potential impacts over a 12 month period. The Ski Center presently makes very little demand on most services and the increase in such demand is anticipated to be small and can be accommodated by the service providers.

The North Creek Health Center was developed and the Warrensburg Health Center was recently expanded to respond to the growing need for services in local communities and businesses in the region. The potential long-term and incremental increase in visitors may increase the demand for medical care slightly and these facilities are capable of meeting any increased demand. The Glens Falls Hospital is also prepared to handle a minor increase in patients to the emergency room.

The extra revenue derived from EMS calls from skiers, hikers and mountain bikers helps offsets the year round costs and therefore has a positive impact on the people who live and pay taxes in Johnsbury.

O. Local Land Use Plans

The actions in the UMP Amendment are consistent with local planning documents including the 2005 Johnsbury Comprehensive Plan and the 2007 Town of Johnsbury Zoning Law/LLUP that serve to guide community planning. Both documents seek to forge stronger links between the Gore Mountain Ski Resort, the North Creek Ski Bowl, and the hamlet of North Creek, all of which are goals of Gore Mountain, ORDA and this UMP Amendment.

The UMP Amendment contains specific actions designed to encourage skiers to use both ski areas thereby increasing the overall number of skiers at both Gore Mountain and the Ski Bowl. ORDA has cooperated with North Creek in developing hiking, cross-country ski and mountain bike trails with the goal of connecting Ski Bowl Park and Gore Mountain lands.

The actions on State lands authorized by the UMP Amendment will not have any effects on adjoining or nearby private lands inconsistent with local land use controls such as the Johnsbury Zoning Law and the North Creek Action Plan that serve to guide community planning.

P. Historical and Archaeological Resources

Appendix 3 of the UMP Amendment contains a November 9, 2017 letter from NYS Office of Parks Recreation and Historic Preservation stating that there will be no impacts to archeological or historic resources.

VI. ALTERNATIVES ANALYSIS

Section 6 of the UMP contains an analysis of alternatives to the proposed management actions. Alternatives were examined for trail improvements, lift configurations, parking and circulation improvements, appurtenances (including the snowmaking reservoir) and the no-action alternative. Information is provided as to why the proposed management actions are the preferred alternatives from a ski area operations standpoint, while at the same the proposed actions have avoided significant adverse environmental impacts as compared to other alternatives considered.