

APPENDIX A - CLASS A REGIONAL PROJECTS

A. *Hamlet Areas.*

1. All land uses and development and all subdivisions of land involving wetlands except for forestry uses (other than timber harvesting that includes a proposed clearcutting of any single unit of land or more than twenty-five acres), agricultural uses, public utility uses, and accessory uses or structures (other than signs) to any such use or to any pre-existing use.

2. Any class of land use or development or subdivision of land that by agreement between a local government and the agency, either prior to or at the time a local land use program is approved by the agency, is to be reviewed by the agency; provided, however, that any class of projects so agreed upon must be designated by and its review authorized in a Local Law.

3. All land uses and development and all subdivisions of land involving one hundred or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.

4. All structures in excess of forty feet in height, except agricultural use structures and residential radio and television antennas.

5. Commercial or private airports.

6. Watershed management and flood control projects.

7. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

B. *Moderate Intensity Use Areas.*

1. All land uses and development and all subdivisions of land located in the following critical environmental areas:

(a) within one-quarter mile of rivers navigable by boat designated to be studies as wild, scenic or recreational in accordance with the environmental conservation law during the period of such designation;

(b) involving wetlands;

(c) at elevations of twenty-five hundred feet or more;

(d) within one-eighth mile of tracks of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto. Provided, however, that the above shall not include forestry uses (other than clear-cutting as specified in number 9 below), agricultural uses, open space recreation uses, public utility uses, and accessory uses or structures (other than signs) to any such use or to any pre-existing use.

2. Any class of land use or development or subdivision of land that by agreement between a local government and the agency, either prior to or at the time a local land use program is approved by the agency, is to be reviewed by the agency; provided, however, that

any class of projects so agreed upon must be designated by and its review authorized in a Local Law.

3. All land uses and development and all subdivision of land involving seventy-five or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.

4. Commercial or agricultural service uses involving ten thousand or more square feet of floor space.

5. All structures in excess of forty feet in height, except agricultural use structures and residential radio and television antennas.

6. Tourist attractions.

7. Ski centers.

8. Commercial or private airports.

9. Timber harvesting that includes a proposed clear cutting of any single unit of land of more than twenty-five acres.

10. Sawmills, chipping mills, pallet mills and similar wood using facilities.

11. Mineral extractions.

12. Mineral extraction structures.

13. Watershed management and flood control projects.

14. Waste treatment plants.

15. Major public utility uses.

16. Industrial sites.

17. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

C. Low Intensity Use Areas.

1. All land uses and development and all subdivisions of land located in the following critical environmental areas:

(a) within one-quarter mile of rivers navigable by boat designated to be studies as wild, scenic or recreational in accordance with the environmental conservation law during the period of such designation;

(b) involving wetlands;

(c) at elevations of twenty-five hundred feet or more;

(d) within one-eighth mile of tracts of forest preserve land now or hereafter classified as wilderness, primitive or canoe in the master plan for management of

state lands, except for an individual single-family dwelling and accessory uses or structures thereto. Provided, however, that the above shall not include forestry uses (other than clear-cutting as specified in number 9 below), agricultural uses, open space recreation uses, public utility uses, and accessory uses or structures (other than signs) to any such use or to any pre-existing use.

2. Any class of land use or development or subdivision of land that by agreement between a local government and the agency, either prior to or at the time a local land use program is approved by the agency, is to be reviewed by the agency; provided, however, that any class of projects so agreed upon must be designated by and its review authorized in a Local Law.

3. All land uses and development and all subdivisions of land involving thirty-five or more residential lots parcels or sites or residential units, whether designed for permanent, seasonal or transient use.

4. Commercial or agricultural service uses involving five thousand or more square feet of floor space.

5. All structures in excess of forty feet in height, except agricultural use structures and residential radio and television antennas.

6. Tourist attractions.

7. Ski centers.

8. Commercial or private airports.

9. Timber harvesting that includes a proposed clear cutting of any single unit of land or more than twenty-five acres.

10. Sawmills, chipping mills, pallet mills and similar wood using facilities.

11. Mineral extractions.

12. Mineral extraction structures.

13. Watershed management and flood control projects.

14. Waste treatment plants.

15. Waste disposal areas.

16. Junkyards.

17. Major public utility uses.

18. Industrial uses.

19. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

D. Rural Use Areas.

1. All land uses and development and all subdivisions of land located in the following critical environmental areas:

(a) within one-quarter mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the environmental conservation law during the period of such designation;

(b) involving wetlands;

(c) at elevations of twenty-five hundred feet or more

(d) within one-eighth mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto;

(e) within one hundred fifty feet of the edge of the right of way of federal or state highways, except for an individual single-family dwelling and accessory uses or structures thereto;

(f) within one hundred fifty feet of the edge of the right of way of county highways designated by rule or regulation of the agency adopted pursuant to subdivision fourteen of section eight hundred nine or in an approved local land use program, as major travel corridors by the agency or local government, except for an individual single-family dwelling and accessory uses or structures thereto. Provided, however, that the above shall not include forestry uses (other than clear-cutting as specified in number ten below and sand and gravel pits associated with such uses located within one hundred fifty feet of the edge of the right of way of the above-described travel corridors), agricultural uses (other than sand and gravel pits associated with such uses located within one hundred fifty feet of the edge of the right of way of the above-described travel corridors), open space recreation uses, public utility uses, and accessory uses or structures (other than signs) to any such uses or to any pre-existing use.

2. Any class of land use or development or subdivision of land that by agreement between a local government and the agency, either prior to or at the time a local land use program is approved by the agency, is to be reviewed by the agency; provided, however, that any class of projects so agreed upon must be designated by and its review authorized in a Local Law.

3. All land uses and development and all subdivisions of land involving twenty or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.

4. Commercial and agricultural service uses involving twenty-five hundred or more square feet of floor space.

5. All structures in excess of forty feet in height, except agricultural use structures and residential radio and television antennas.

6. Tourist accommodations.

7. Ski centers.

8. Commercial seaplane bases.

9. Commercial or private airports.
10. Timber harvesting that includes a proposed clear cutting of any single unit of land of more than twenty-five acres.
11. Sawmills, chipping mills, pallet mills and similar wood using facilities.
12. Mineral extractions.
13. Mineral extraction structures.
14. Watershed management and flood control projects.
15. Waste treatment plants.
16. Waste disposal areas.
17. Junkyards.
18. Major public utility uses.
19. Industrial use.
20. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

E. Resource Management Areas.

1. All land uses and development and all subdivisions of land located in the following critical environmental areas:
 - (a) within one-quarter mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the environmental conservation law during the period of such designation;
 - (b) involving wetlands
 - (c) at elevations of twenty-five hundred feet or more
 - (d) within one-eighth mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto;
 - (e) within three hundred feet of the edge of the right of way of federal or state highways, except for an individual single-family dwelling and accessory uses or structures thereto;
 - (f) within three hundred feet of the edge of the right of way of county highways designated as major travel corridors by rule or regulation of the agency adopted pursuant to subdivision fourteen of section eight hundred nine or in an approved local land use program, except for an individual single-family dwelling and accessory uses or structures thereto. Provided, however, that the above shall not include forestry uses (other than clearcutting as specified in number 11 below and sand and gravel pits associated with such uses located within three hundred feet of the edge of the

right of way of the above-described travel corridors), agricultural uses (other than sand and gravel pits associated with such uses located within three hundred feet of the edge of the right of way of the above-described travel corridors), open space recreation uses, public utility uses, and accessory uses or structures (other than signs) to any such uses or to any pre-existing use.

2. Any class of land use or development or subdivision of land that by agreement between a local government and the agency, either prior to or at the time a local land use program is approved by the agency, is to be reviewed by the agency; provided, however, that any class of projects so agreed upon must be designated by and its review authorized in a Local Law.

3. All subdivisions of land (and all land uses and development related thereto) involving two or more lots, parcels or sites.

4. Campgrounds involving fifty or more sites.

5. Group camps.

6. Ski centers and related tourist accommodations.

7. Agricultural service uses.

8. All structures in excess of forty feet in height, except agricultural use structure and residential radio and television antennas.

9. Sawmills, chipping mills and pallet mills and similar wood using facilities.

10. Commercial sand and gravel extractions.

11. Timber harvesting that includes a proposed clear cutting of any single unit of land of more than twenty-five acres.

12. Mineral extractions.

13. Mineral extraction structures.

14. Watershed management and flood control projects.

15. Waste treatment plants.

16. Major public utility uses.

17. Airport/ Heliport

18. Community Facility

19. Kennel

20. Water Bottling Plant

21. Full Service Restaurant

22. Tourist Accommodation

23. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

F. Industrial Use Areas.

1. Mineral extractions.
2. Mineral extraction structures.
3. Commercial sand and gravel extractions.
4. Major public utility uses.
5. Waste treatment plants.
6. Waste disposal areas.
7. Junkyards.

8. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

APPENDIX B - CLASS B REGIONAL PROJECTS

A. *Moderate Intensity Use Areas.*

1. Subdivisions of land (and all land uses and development related thereto) involving fifteen or more but less than seventy-five lots, parcels or sites, other than subdivisions of land involving mobile homes.

2. Subdivisions of land (and all land uses and development related thereto) involving less than fifteen lots, parcels or sites, other than subdivisions of land involving mobile homes, which do not meet the following criteria:

(a) In the case of such subdivisions involving land having shoreline, each lot, parcel or site is at least twenty-five thousand square feet in size and complies with all of the provisions of the shoreline restrictions.

(b) In the case of such subdivisions not involving land having shoreline, each lot, parcel or site is at least forty thousand square feet in size.

Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners, shall be subject to review as a class B regional project where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds fourteen.

3. Multiple family dwellings.
4. Mobile home courts.
5. Subdivisions of land involving mobile homes (and all land uses and development related thereto) and involving two or more lots, parcels or sites.
6. Public and semi-public buildings.
7. Municipal roads.
8. Commercial or agricultural service uses involving less than ten thousand square feet of floor space.
9. Tourist accommodations.
10. Marinas, boatyards and boat launching sites.
11. Golf courses.
12. Campgrounds.
13. Group camps.
14. Commercial seaplane bases.
15. Commercial sand and gravel extractions.
16. Land use or development or subdivisions of land involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.

17. Any land use or development not now or hereafter included on either the list of primary uses or the list of secondary uses for moderate intensity use areas.

18. Any individual single-family dwelling within one-eighth mile of tracts of forest preserve land or water now or hereafter classified as wilderness primitive or canoe in the master plan for management of state lands.

19. All land uses and development and all subdivisions of land within one-quarter mile of rivers designated to be studied as wild, scenic or recreational in accordance with the environmental conservation law, other than those navigable by boat, during the period of such designation.

20. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

B. Low Intensity Use Areas.

1. Subdivisions of land (and all land uses and development related thereto) involving ten or more but less than thirty-five lots, parcels or sites, other than subdivisions of land involving mobile homes.

2. Subdivisions of land (and all land uses and development related thereto) involving less than ten lots, parcels or sites which do not meet the following criteria:

(a) In the case of such subdivisions involving land having shoreline, each lot, parcel or site is at least fifty thousand square feet in size and complies with all of the provisions of the shoreline restrictions.

(b) In the case of such subdivisions not involving land having shoreline, each lot, parcel or site is at least one hundred twenty thousand square feet in size.

Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners, shall be subject to review as a class B regional project where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds nine.

3. Multiple family dwellings.

4. Mobile home courts.

5. Mobile home subdivisions (and all lands uses and development related thereto) involving two or more lots, parcels or sites.

6. Public and semi-public buildings

7. Municipal roads.

8. Commercial or agricultural service uses involving less than five thousand square feet of floor space.

9. Tourist accommodations.

10. Marinas, boatyards and boat launching sites.

11. Golf courses.
12. Campgrounds.
13. Group camps.
14. Commercial seaplane bases.
15. Commercial sand and gravel extractions.
16. Land use or development or subdivision of land involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.
17. Any land use or development not now or hereafter included on either the list of primary uses or the list of secondary uses for low intensity use areas.
18. An individual single-family dwelling within one-eighth mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands.
19. All land uses and development and all subdivisions of land within one-quarter mile of rivers designated to be studied as wild, scenic or recreational in accordance with the environmental conservation law, other than those navigable by boat, during the period of such designation.
20. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

C. Rural Use Areas.

1. Subdivisions of land (and all land uses and development related thereto) involving five or more but less than twenty lots, parcels or sites, other than subdivisions of land involving mobile homes.
2. Subdivisions of land (and all land uses and development related thereto) involving less than five lots, parcels or sites which do not meet the following criteria:
 - (a) In the case of such subdivisions involving land having shoreline, each lot, parcel or site is at least eighty thousand square feet in size and complies with all of the provisions of the shoreline restrictions of the plan.
 - (b) In the case of subdivisions not involving land having shoreline, each lot, parcel or site is at least three hundred twenty thousand square feet in size.Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners, shall be subject to review as a class B regional project where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds four.
3. Multiple family dwellings.
4. Mobile home courts.

5. Mobile home subdivisions (and all land uses and development related thereto) involving two or more lots, parcels or sites.
6. Public and semi-public buildings.
7. Municipal roads.
8. Marinas, boatyards and boat launching sites.
9. Golf courses.
10. Campgrounds.
11. Group camps.
12. Commercial sand and gravel extractions.
13. Land use or development or subdivision of land involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.
14. All land uses and development and all subdivisions of land within one quarter mile of rivers designated to be studied as wild, scenic or recreational in accordance with the environmental conservation law, other than those navigable by boat, during the period of such designation.
15. Any land use or development not now or hereafter included on either the list of primary uses or the list of secondary uses for rural use areas.
16. Commercial and agricultural service uses involving less than twenty-five hundred square feet.
17. An individual single family dwelling within one-eighth mile of tracts of forest preserve land or water described in item (d) of clause (1) of paragraph d of subdivision one or within one hundred fifty feet of a travel corridor described in such paragraph.
18. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent C more of the original square footage of such structure.

D. Resource Management Areas.

1. Single-family dwellings.
2. Individual mobile homes.
3. Forestry use structures.
4. Hunting and fishing cabins and hunting and fishing and other private club structures involving five hundred or more square feet of floor space.

5. Land use or development or subdivision of land involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided in the shoreline restrictions.

6. Any land use or development not now or hereafter included on either the list of primary uses or the list of secondary uses for resource management areas.

7. Municipal roads.

8. Golf courses.

9. An individual single-family dwelling within one-eighth mile of tracts of forest preserve land or waters described in item (d) of clause (1) of paragraph d of subdivision one or within three hundred feet of a travel corridor described in such paragraph.

10. Campgrounds involving fewer than fifty sites.

11. All land uses and development and all subdivisions of land within one-quarter mile of rivers designated to be studied as wild, scenic and recreational in accordance with the environmental conservation law, other than those navigable by boat, during the period of such designation.

12. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

E. Industrial Use Areas.

1. Sawmills, chipping mills, pallet mills and similar wood using facilities.

2. Industrial users.

3. Commercial users.

4. Agricultural service uses.

5. Public and semi-public buildings.

6. Municipal roads.

7. Any land use or development not now or hereafter included on either the list of primary uses or the list of secondary uses for industrial use areas.

8. Any material increase or expansion of an existing land use or structure included on this list that is twenty-five percent or more of the original size of such existing use or twenty-five percent or more of the original square footage of such structure.

APPENDIX C - DEVELOPMENT CONSIDERATIONS

The following are those factors which relate to potential for adverse impact upon the Park's natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources and which shall be considered, as provided in this Local Law, before any Class A Regional Project or Class B Regional Project is undertaken in the Town of Chester. Any burden on the public in providing facilities and services made necessary by such land use and development or subdivision of land shall also be taken into account, as well as benefits which might be derived therefrom.

A. Natural Resource Considerations.

1. Water.
 - (a) Existing water quality.
 - (b) Natural sedimentation or siltation.
 - (c) Eutrophication.
 - (d) Existing drainage and runoff patterns.
 - (e) Existing flow characteristics.
 - (f) Existing water table and rates of recharge.

2. Land.
 - (a) Existing topography
 - (b) Erosion and slippage.
 - (c) Floodplain and flood hazard.
 - (d) Mineral resources.
 - (e) Viable agricultural soils.
 - (f) Forest resources.
 - (g) Open space resources.
 - (h) Vegetative cover.
 - (i) The quality and availability of land for outdoor recreational purposes.

3. Air.
 - (a) Air quality.

4. Noise.
 - (a) Noise levels

5. Critical resource areas.
 - (a) Rivers and corridors of rivers designated to be studied as wild, scenic, or recreational in accordance with the environmental conservation law.
 - (b) Rare plant communities.
 - (c) Habitats of rare and endangered species and key wildlife habitats.

- (d) Wetlands.
 - (e) Unique features, including gorges, waterfalls, and geologic formations.
- 6. Wildlife.
 - (a) Fish and wildlife.
- 7. Aesthetics.
 - (a) Scenic vistas.
 - (b) Natural and man-made travel corridors.

B. *Historic Site Considerations.*

- 1. Historic factors.
 - (a) Historic sites or structures.

C. *Site Development Considerations.*

- 1. Natural site factors.
 - (a) Geology.
 - (b) Slopes.
 - (c) soil characteristics.
 - (d) Depth to ground water and other hydrological factors.
- 2. Other site factors.
 - (a) Adjoining and nearby land uses.
 - (b) Adequacy of site facilities.

D. *Government Considerations.*

- 1. Government considerations.
 - (a) Ability of government to provide facilities and services.
 - (b) Municipal school or special district taxes or special district user charges.

E. *Government Review Considerations.*

- 1. Government control factors.
 - (a) Conformance with other government controls.

APPENDIX D - DEVELOPMENT OBJECTIVES FOR USE IN REGIONAL SITE PLAN REVIEW

The principal natural and public resource aspects of a project site to be considered in connection with the determination required by Section 5.07(B)(2) hereof, together with representative means for avoiding undue adverse impact thereupon are included and made a part of this Local Law in this Appendix.

A. Soils.

1. Soils, General.

Objective: Prevent accelerated soil erosion and the potential for earth slippage.

General Guideline: Respect existing natural features such as slope, soil texture and structure; minimize removal of vegetative cover; rapidly revegetate cleared areas limit cuts and fills; and employ such erosion control devices and measures as are necessary to promptly stabilize slopes and surfaces and to control runoff.

2. Agricultural Soils.

Objective: Conserve viable agricultural soils.

General Guideline: Avoid activities on Class I and Class II agricultural soils presently in agricultural service which would diminish or preclude continuing use thereof for agricultural purposes.

B. Topography.

Objective: Minimize topographic alterations.

General Guideline: Minimize excavation, cuts and fills and site grading by employing to advantage existing topographic features; and avoid development activities on steep slopes where environmental damage and costly development problems could result therefrom.

C. Surface Waters.

1. Water Quality and Eutrophication.

Objective: Maintain or enhance existing physical, chemical and biological water quality characteristics and prevent any undue acceleration of existing rates of eutrophication of bodies of water.

General Guideline: Maintain wide buffer strips of natural vegetation bordering water bodies; minimize channel disturbance and alterations; preserve shoreline vegetation; minimize hydrologic changes which would result from damming or impounding; avoid introduction of nutrients from the use of fertilizers and from sewage effluent; and avoid introduction of toxic materials to water bodies.

2. Surface Drainage.

Objective: Retain existing surface water drainage and runoff patterns and existing flow characteristics.

General Guideline: Minimize alterations to existing drainage patterns and drainage courses; preserve drainageways in their natural state; and provide, where necessary, natural ponding areas and other measures designed to provide natural retention of storm water runoff if development includes a significant area of impervious surface.

3. Flood Plains.

Objective: Maintain the storage capacity of flood plains and their existing ability to convey water downstream; and avoid activities in flood plains which will result in dangers to life, safety and property if subjected to flooding.

General Guideline: Avoid the placement of buildings intended for human habitation commercial use and industrial use within flood plains; avoid the use of fill to create elevated sites; and within any floodway fringe special zoning district conform all development plans to the floodplain regulations contained in Article VII, hereof.

D. Ground Water.

Objective: Preserve quality, infiltration rate, and levels of ground water.

General Guideline: Comply at a minimum with applicable government water pollutant discharge restrictions; particularly avoid discharges of effluent potentially degrading to ground water quality in proximity to major aquifer recharge areas; and avoid impairment of aquifer recharge areas which could result from covering them with impervious surfaces.

E. Shorelines.

Objective: Maintain or enhance the existing physical, biological and aesthetic characteristics of the shoreline of all lakes, ponds, rivers and streams.

General Guideline: Comply at a minimum with applicable government shoreline restrictions, minimize construction or development of any kind near or on the shoreline; avoid physical modifications of the shorelines themselves; minimize the removal of vegetation along shorelines; locate buildings so as to be partially screened from the shorelines by natural vegetation; maximize the preservation of stretches of shoreline in a natural, unchanged and developed state.

F. Mineral Resources.

Objective: Conserve existing known mineral resources.

General Guideline: Avoid activities which would preclude present or future use of important mineral resources that may be of economic significance to the region.

G. Air Quality.

Objective: Maintain or enhance existing air quality.

General Guideline: Adhere to applicable governmental air quality standards; provide adequate air pollution abatement devices; and reduce dust levels caused by construction activities.

H. Noise Levels.

Objective: Limit additions to noise levels.

General Guideline: Adhere at a minimum to applicable government noise level standards; utilize noise abatement equipment; and maintain natural buffers such as existing topographic relief and vegetation.

I. Wetlands.

Objective: Preserve the hydrologic, wildlife, vegetational, aesthetic, educational, open space and recreational values of wetlands.

J. Aquatic Communities.

Objective: Protect generally the existing natural aquatic plant and animal communities and preserve rare and endangered aquatic plant and animal species.

General Guideline: Preserve key spawning areas, nursery grounds, food sources and food source areas; preserve habitats of rare and endangered plant and animal species; maintain adjacent vegetated areas generally as habitats and buffer zones; minimize shoreline alterations such as beach construction and emplacement of docks, rafts, boat launching facilities and breakwaters; and avoid introduction of toxic materials and nutrients to water bodies.

K. Terrestrial Vegetation.

1. Vegetation, General.

Objective: Preserve or quickly restore terrestrial vegetation.

General Guideline: Minimize clearing of vegetation in light of development objectives; avoid clearing vegetation where damage will result to remaining vegetation from such factors as wild, erosion and frost; and protect remaining vegetation during the construction period.

2. Rare and Endangered Terrestrial Plant Species.

Objective: Preserve rare and endangered terrestrial plant species.

General Guideline: Locate development and other intensive human activities so as to protect the location and habitats of rare and endangered plant species and allow for the continuing propagation of these species.

3. Productive Commercial Forest Land.

Objective: Conserve productive forest lands.

General Guideline: Avoid impairment of productive forest lands for commercial forest production by employing sound forestry practices and by employing such planning techniques as clustering of development.

L. Terrestrial Wildlife.

1. Terrestrial Wildlife, General.

Objective: Maximize the preservation of terrestrial wildlife species.

General Guideline: Preserve key wildlife habitats, such as deer wintering yards, nesting areas, productive feeding areas, and important vegetation transition areas; and maintain wildlife diversity to the extent possible in view of project objectives by maintaining a diversity of habitat.

2. Rare and Endangered Terrestrial Wildlife Species.

Objective: Preserve rare and endangered terrestrial wildlife species.

General Guideline: Locate development and other intensive human activities so as to protect the location and habitats of rare and endangered terrestrial wildlife species and allow for the continuing propagation of these species.

M. Aesthetics.

1. Aesthetics, General.

Objective: Preserve and enhance, where possible, impact of the project upon the existing aesthetic qualities of the project site and its environs.

General Guideline: Utilize existing vegetation and topographical features, and employ careful siting methods so as to minimize the visual impact of all development activities.

2. Scenic Vistas.

Objective: Maintain the scenic qualities of views from vistas designated in the Adirondack Park State Land Master Plan.

General Guideline: Avoid visibility of buildings and other development and land use alterations generally from vistas by employment of vegetative screening, existing topography and careful siting methods.

3. Travel Corridors.

Objective: Preserve the scenic qualities of views from public roads and trails and from boats and canoe routes.

General Guideline: Employ vegetative screening, existing topography, and careful siting methods to minimize the visual impact of buildings and other development and land use alternations.

N. Open Space.

1. Open Space, General.

Objective: Maintain the open space character of the project site, adjacent land, and surrounding areas.

General Guideline: Provide on the project site sufficient open space areas for outdoor recreational use by those persons who will use the proposed project, taking into account the existing recreational resources available in the area; and locate buildings and other development so as not to interfere with those areas to be used as hiking, bicycling and cross-country skiing trails as well as trail bike, jeep, all-terrain vehicle and horse trails, playgrounds, public areas, campgrounds, parks, beaches and similar uses.

O. Adjoining and Nearby Land Use.

1. Surrounding Land Uses, General.

Objective: Minimize incompatibility of new development with the character of adjoining and nearby and uses.

General Guideline: Take into account the existing and potential land uses in the vicinity of the project site in determining what new land use activities are suitable for the project site; avoid new intensive development in open space areas; and avoid substantially altering existing residential and other land use patterns.

2. Adjacent State Land.

Objective: Preserve the wild and natural character of adjacent state lands designed as wilderness, primitive, or canoe by the Adirondack Park State Land Master Plan.

General Guideline: Minimize development activities which would materially impair the wilderness attributes of these State lands; design and construct development that is located within one-eighth mile of these State lands so as to minimize its visual and audial impact in these wilderness-like areas, thereby insuring the continued capability of State and private types of ownership.

P. Wild, Scenic and Recreational Study Rivers.

Objective: Protect or enhance the natural qualities of any river designated to be studied for possible inclusion in the State's wild, scenic or recreational river system.

General Guideline: Maintain buffer zones and existing vegetation along designated study rivers; avoid intensive development within one-quarter mile of such rivers; minimize alterations to such rivers and their banks; and pressure the free-flowing character of such rivers.

Q. Historic Sites.

Objective: Protect archeological sites, historic sites, and unique historical structures for their educational and culture value to the area, region or State.

General Guideline: Preserve and restore archeological sites, historic sites, and unique historic structures to the extent warranted by their respective significance; avoid land uses and development on adjoining and nearby lands which would be incompatible with the significance of such sites and structures.

R. Special Interest Areas.

Objective: Preserve special interest areas such as unique natural features and their surrounding environs.

General Guideline: Avoid physical and aesthetic alteration and impairment of the natural condition of unique physical features such as gorges, waterfalls and interesting geological formations; provide for their continuing protection; utilize these special interest areas as assets to development.

S. Government Considerations.

1. Service and Finance.

Objective: Fully explore and assure the ability of governmental services and facilities made necessary by the project.

General Guideline: Phase development activities to a level commensurate with the financial capability of the various levels of government to provide the governmental services and facilities that will be generated by the development, such as transportation systems, schools, health care, sewage and solid waste disposal systems, water supply systems, and fire and police protection; require that as nearly as possible the balance between the cost of public services required to adequately serve the development as compared with the anticipated tax and other revenues to be generated by the development be favorable at each level of government or taxing jurisdiction affected by the project; and include in development plans provisions to maintain or improve existing services and alleviate any potential any adverse impact upon the ability for the government to provide services and facilities.

2. Regulation.

Objective: Conform development activities to all applicable governmental rules and regulations.

General Guideline: Comply with all applicable Local Laws, rules and regulations of all governmental agencies with responsibilities for such activities, including those of towns and villages, counties, the State Department of Health and Environmental Conservation, and the Adirondack Park Agency.

T. Public Utilities and Community Resources.

Objective: Assure the adequacy of such public utility services and community resources as shall be necessary for the project.

General Guideline: Avoid excessive demands on the capabilities of public utilities such as electricity and communication services; avoid necessity for major uncompensated increase in community services and activities such as recreational facilities, social cultural and health services, and transportation facilities.

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