

Lyme Adirondack Timberlands I, LLC
&
New York State
Department of Environmental Conservation

February 2007
Division of Lands & Forests

Interim Recreation Management Plan
Lyme Adirondack Timberlands LLC Conservation Easement
Five Mile Tract
Tract Number: 11 (WH1)
DEC Project Number: St. Lawrence 265
Phase: 1B

St. Lawrence County
Towns of Hopkinton and Parishville

I. Introduction:

The New York State Department of Environmental Conservation (“Department”) will have primary responsibility for managing public access and recreation. This Interim Recreational Plan (“Plan”) is intended to guide the initial establishment of public recreational access to lands owned by Lyme Adirondack Timberlands I, LLC (“LAT I”), as those lands become subject to the Phase IB Conservation Easement. The Department will consult with LAT I to develop a Final Recreation Management Plan in accordance with the Conservation Easement within five years from closing Conservation Easement Phase II-III. This Plan incorporates the rights, privileges and obligations provided for in the Easement. By signing this Plan, the parties intend that the public recreational access and uses described herein shall become available to the public pursuant to the Conservation Easement, specifically Section 4.7. Public access will be allowed only when necessary facilities have been designated and developed and the parties have agreed on a method for equitably sharing the costs and responsibilities for routine maintenance and improvements pursuant to Section 4.7 of the Easement. Thereafter, public access may be suspended during mud season, or when LAT I establishes logging operation closure zones pursuant to the Easement. Public recreational use will be further evaluated and possibly expanded, in the Final Recreation Management Plan.

The Conservation Easement for the 5 Mile Tract, Tract Number 11 (WH1) grants the State of New York a legal interest in the Tract and sets forth terms, restrictions, and rights of the LAT I and the State with respect to the Tract, and thus establishing a framework for its future use and management for public recreation. The Conservation Easement guarantees the State of New York the right to permit public access to the Tract, to participate in natural resource-based outdoor recreational activities. These initial uses and any additional public recreational opportunities, will be described in greater detail in the subsequent Final Recreation Management Plan.

Public recreation rights granted in the Conservation Easement but not included in this Interim Recreation Management Plan shall not be available for public enjoyment unless and until approved in subsequent Interim Recreation Management Plans or a Final Recreation Management Plan.

II. Tract Overview: *See:* “MAP SHOWING LANDS TO BE SUBJECT TO A CONSERVATION EASEMENT, TO BE ACQUIRED PURSUANT TO SECTION 3-0305 OF THE ENVIRONMENTAL CONSERVATION LAW, DESIGNATED AS: PROJECT: ST. LAWRENCE 265, VENDOR : S.P. FORESTS L.L.C., SITUATE IN A PORTION OF TWP. 9 (KILDARE), TWP. 11 (WICK) AND TWP. 12 (RIVERSDALE), GREAT TRACT TWO, MACOMB’S PURCHASE, TOWNS OF HOPKINTON & PARISHVILLE, ST. LAWRENCE COUNTY, STATE OF NEW YORK,” by Mark T. Effley PLS Number 50537, dated 9/14/2006 as map number 11,878, attached (referred to herein as “St. Lawrence 265 Map”).

1. The land area known as Tract 11 (WH1) (“Tract”), is located in the Towns of Hopkinton and Parishville, St. Lawrence County, New York.
2. The total land area subject to this Interim Recreation Management Plan is 18,374 +/- acres, all of which lands are subject to the terms of “Conservation Easement - B,” with significant areas, however, that will allow greater public recreational access than typically allowed under the terms of Conservation Easement - B.

III. Summary of Natural Resources:

1. Water Bodies: See *St. Lawrence 265 Map*.
2. Ponded Water: The Tract has 6 ponds including Egg Pond (5.6 acres), Wilson Pond (5.3 acres), Arquette Pond (15.5 acres), Weller Pond (53 acres), with the remaining two un-named.
3. Watercourses: A complex network of watercourses exists within the Tract included Hogback Brook, Long Pond Outlet, and the West Branch of the St. Regis River.
4. Wild, Scenic, and Recreational Rivers: There are two Scenic Rivers that run through the Tract.
5. Wetlands: Wetlands within the Tract are being inventoried and mapped by the Adirondack Park Agency. Wetlands are primarily concentrated along major drainages and in association with area lakes and ponds or rivers. Maps will be provided at a later date.
6. Vegetation: The lands within the Tract are almost entirely forested with species composition the result of past historical events, forest management, and differences in site factors, including soil types, soil moisture and climatic conditions determined by elevation, slope and aspect. A mixture of forest types can be found, including in order of abundance northern hardwoods, mixed woods, and softwoods of various size classes. A review of the Master Habitat Data Base for this Tract found no endangered or threatened species or exemplary natural communities for the area.
7. Wildlife: The Tract is located within the Central Adirondack Mountain Ecological Zone of New York State. A comprehensive list of wildlife species of the region is being developed and will be discussed fully in the Final Recreation Management Plan.

8. Hunting: Hunting by the public within the Tract is prohibited.
9. Fishing: Fishing by the public will be allowed, but only within a special public recreation area along the south-westerly side of the West Branch of the St. Regis River, as shown on *St. Lawrence 265 Map*.
10. Visual/Scenic Areas: The aesthetic appeal of the Tract is the West Branch of the St. Regis River. There are local names for some scenic locations such as Saunders Falls.

IV. General and Specific Guidelines: This Interim recreation Management Plan shall implement public recreation on the portions of the Tract so designated for such uses, either in the Conservation Easement or in the Public Recreation Access Map, or both.

A. General Guidelines. Public recreational access shall be consistent with the Conservation Easement and the following general guidelines:

1. Safety.
2. Protecting natural resources; including the removal of trash or debris such as papers, bottles, cans, or other garbage left on the Tract by the public utilizing the Tract.
3. Not interfering with Grantor's Forest Management Activities.
4. The capacity of the Tract to accommodate public recreation.
5. To the greatest extent possible, motorized and non-motorized uses shall occur on existing roads and trails so the need for new trails is minimized.
6. The location and condition of trails, parking areas, and other recreational improvements shall be reviewed at least annually and more frequently, if necessary.
7. Public access and recreation on the Tract will occur and be managed in accordance with the provisions of New York State Law, the Conservation Easement, and other relevant laws and regulations, a well as this Plan.
8. Relationship to Adjacent Public Lands: When directly related to adjacent lands, public or private, the Final Recreation Management Plan may propose connecting uses such as trails for hiking and pedestrian activities, horseback riding, ATV and snowmobile corridors, and roadways for other motorized vehicle use.

B. Specific Guidelines. In addition to the general guidelines listed above, implementing public recreation on the Tract shall be consistent with the following specific guidelines:

1. *Snowmobile Use*. The main purpose of snowmobile use on the Tract is to connect existing snowmobile trails systems on and off the Tract. Trail design and maintenance standards shall conform to such manuals and guidelines which are in general use by the New York State Office of Parks, Recreation, and Historic Preservation at the time in question, or equivalent manuals and guidelines used by another State agency.

2. *Grantor's Recreation Leases.* Unless the parties agree to do so, public recreation on the Protected Property shall not conflict with or diminish Grantor's private recreation and camp leases ("camp lessees"), including lessees' ability to access their camps using motorized vehicles.

V. Public Recreational Access. The following recreational access and uses are available to the public, in accordance with this Interim Recreation Management Plan.

Conservation Easement – B: Lands subject to the terms of "Conservation Easement - B" are currently leased to hunting and fishing clubs and, as such, public recreational access is restricted to designated areas, hiking trails, designated snowmobile trails, and parking areas.

1. Hiking Trails.

- (a) Existing. There are no existing public hiking trails identified in this Interim Recreation Management Plan.
- (b) Proposed. In order to enjoy access to the West Branch of the St. Regis River, the Department may establish and maintain foot trails between each of the four (4) parking areas designated on the *St. Lawrence 265 Map* and the West Branch of the St. Regis River.

2. Snowmobile Corridors. Public access by any type or form of motor vehicle is prohibited, except as provided specifically in this Section and by snowmobiles on those corridors designated for such use.

- (a) Existing: There are three (3) major public snowmobile trails on the 5 Mile Tract:

- (i) Beginning at the intersection of Sterling Pond Road and the road referred to on the *St. Lawrence 265 Map* as "APPROXIMATE LOCATION OF PUBLIC MOTORIZED ACCESS ROAD," ("Public Motorized Access Road") heading southeasterly using the southerly side of the Public Motorized Access Road until heading south through Lots 1, 3, 30, and 36 and entering the Lassiter property.

- (ii) The second major public snowmobile trail connects the Lassiter Conservation Easement lands to two trails: One heads due north by Weller Pond and connects to trails by Lake Ozonia; the other trail heads due east into Franklin County to connect with the Santa Clara Conservation Easement snowmobile trails.

- (iii) The third is a spur trail located in Great Lot 8 that connects the Public Motorized Access Road to the Lassiter property to the south.

- (b) Proposed: This Interim Recreation Management Plan does not propose any snowmobile trails except the "Snowmobile Corridors" identified on the *St.*

Lawrence 265 Map.

The Department is granted the right of administrative motorized access, to establish, develop, repair, maintain, abandon, groom, and relocated snowmobile trails and related trail improvements within the corridors. Trails and all related trail improvements shall not be located or maintained outside a corridor.

3. Proposed Parking. The Department may establish four (4) public parking areas on the Tract in order to facilitate any public recreation activities allowed by the Conservation Easement, the locations of which are shown on the *St. Lawrence 265 Map*.
4. Future Parking, Not Yet Designated.
 - (a) With regard to the trails located on Conservation Easement-B Tracts that cross a public highway, Grantee may establish parking areas, at the location of such crossing, for the parking of motor vehicles used by the public to access those trails, provided the location of the specific parking areas is identified in subsequent Recreation Management Plans or the Final Recreation Management Plan and subject to approval by LAT I.
 - (b) With regard to the trails on Conservation Easement-B Tracts that do not cross a public highway, Grantee may establish parking areas for the parking of motor vehicles used by the public to access those trails and the parties shall also designate a connector trail between the parking area and the trail. Both the connector trail and parking area must be identified in subsequent Interim Recreation Management Plans or the Final Recreation Management Plan subject to approval by LAT I.
 - (c) Any parking area established in accordance with the terms of Subsection 4.4(b)(2)(c) of the Easement may only be used by members of the public for access to snowmobile trails available for public use under the terms of this Easement, and for no other purposes. Further, any parking areas so established shall be limited in size to accommodate no more than ten (10) motorized vehicles.
5. Five-Mile Tract and Public Access to Lassiter Conservation Easement Lands. The Department has the following recreation rights to the area of the Tract.
 - (a) West Branch of the St. Regis River:
 - (i) Limited public access and parking may be allowed for certain specific uses within the area between the Public Motorized Access Road and the West


Branch of the St. Regis River only during the period from May 1 through September 30.

- (ii) Public access within the area shall be by non-motorized means to engage in recreational activities such as: fishing, traveling by foot, nature observation, picnicking, traveling by mechanized aids for persons with mobility impairment; for access to the River for canoeing, kayaking, or public enjoyment of other non-motorized water craft, and for portaging.
- (b) Motorized Access to West Branch of the St. Regis River:
- (i) Public motorized access and parking may be allowed on the Public Motorized Access Road located westerly of the West Branch of the St. Regis River only during the period from May 1 through September 30. Public use, however, shall not include the use of ATVs.
 - (ii) Public motorized access may occur if, in the opinion of the parties, wet weather conditions do not make such access impractical or would not cause damage to the road surface.
 - (iii) Along, or associated with the road, the Department may construct, repair, maintain, relocate, and remove only those parking areas identified in the Recreation Management Plan.
- (c) Motorized Access to Lassiter Conservation Easement Lands:
- (i) The Department may allow public motorized access on the spur road located westerly of the West Branch of the St. Regis River (as shown on the *St. Lawrence 265 Map*) only during the period from May 1 through September 30, which seasonal limitation, however, shall not apply to public snowmobile use. Public motorized use shall not include ATVs.
 - (ii) Public motorized access may occur only if, in the opinion of the parties, wet weather conditions do not make such access impractical or would not cause damage to the road surface.

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BY EXECUTING THIS INTERIM RECREATION MANAGEMENT PLAN, THE PARTIES
AGREE TO THIS PLAN AND INTEND TO BE BOUND BY ITS TERMS, SUBJECT TO THE
CONSERVATION EASEMENT.

LYME ADIRONDACK TIMBERLANDS I, LLC

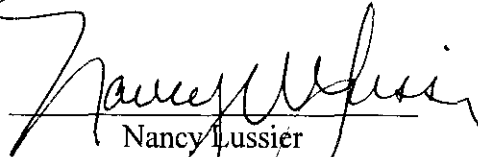
By: 

Its: Pres

Date: 3/1/07



**THE PEOPLE OF THE STATE OF NEW YORK, BY
THEIR COMMISSIONER OF ENVIRONMENTAL
CONSERVATION**

By: 
Nancy Lussier

Its: Director, Division of Management and Budget

Date: 3/1/07