

**Reach 6R: Swale**

Inflow Area = 3.473 ac, Inflow Depth = 1.45" for Prop 10yr event  
 Inflow = 8.38 cfs @ 12.02 hrs, Volume= 0.419 af  
 Outflow = 8.10 cfs @ 12.05 hrs, Volume= 0.418 af, Atten= 3%, Lag= 1.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 4.0 fps, Min. Travel Time= 0.9 min  
 Avg. Velocity = 1.4 fps, Avg. Travel Time= 2.6 min

Peak Depth= 0.82' @ 12.03 hrs  
 Capacity at bank full= 53.47 cfs  
 Inlet Invert= 1,105.00', Outlet Invert= 1,100.00'  
 6.00' x 2.00' deep Parabolic Channel, n= 0.035 Length= 221.0' Slope= 0.0226 '/'

**Reach 7R: Asphalt-lined swale**

Inflow Area = 16.226 ac, Inflow Depth = 0.36" for Prop 10yr event  
 Inflow = 3.71 cfs @ 12.49 hrs, Volume= 0.487 af  
 Outflow = 3.70 cfs @ 12.52 hrs, Volume= 0.487 af, Atten= 0%, Lag= 1.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 8.2 fps, Min. Travel Time= 1.0 min  
 Avg. Velocity = 5.2 fps, Avg. Travel Time= 1.5 min

Peak Depth= 0.42' @ 12.51 hrs  
 Capacity at bank full= 344.55 cfs  
 Inlet Invert= 1,079.00', Outlet Invert= 1,060.00'  
 5.00' x 4.00' deep Parabolic Channel, n= 0.014 Length= 480.0' Slope= 0.0396 '/'

**Pond 1FB: Forebay**

Inflow Area = 16.226 ac, Inflow Depth = 1.37" for Prop 10yr event  
 Inflow = 27.90 cfs @ 12.05 hrs, Volume= 1.855 af  
 Outflow = 27.89 cfs @ 12.06 hrs, Volume= 1.854 af, Atten= 0%, Lag= 0.2 min  
 Discarded = 0.12 cfs @ 12.06 hrs, Volume= 0.069 af  
 Primary = 27.77 cfs @ 12.06 hrs, Volume= 1.786 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1,095.50' @ 12.06 hrs Surf.Area= 650 sf Storage= 548 cf  
 Plug-Flow detention time= 0.6 min calculated for 1.854 af (100% of inflow)  
 Center-of-Mass det. time= 0.5 min ( 803.5 - 803.0 )

#	Invert	Avail.Storage	Storage Description		
1	1,095.00'	5,480 cf	<b>Custom Stage Data (Irregular)</b> Listed below		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
1,095.00	523	91.0	0	0	523
1,100.00	1,796	159.0	5,480	5,480	2,013

#	Routing	Invert	Outlet Devices
1	Primary	1,095.00'	<b>30.0' long x 4.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
2	Discarded	0.00'	<b>0.010400 fpm Exfiltration over entire Wetted area</b>

**Discarded OutFlow** Max=0.12 cfs @ 12.06 hrs HW=1,095.50' (Free Discharge)

↑**2=Exfiltration** (Exfiltration Controls 0.12 cfs)

**Primary OutFlow** Max=27.62 cfs @ 12.06 hrs HW=1,095.50' (Free Discharge)

↑**1=Broad-Crested Rectangular Weir** (Weir Controls 27.62 cfs @ 1.8 fps)

### Pond 1P: Pond #1

Inflow Area = 16.226 ac, Inflow Depth = 1.32" for Prop 10yr event  
 Inflow = 27.77 cfs @ 12.06 hrs, Volume= 1.786 af  
 Outflow = 5.40 cfs @ 12.49 hrs, Volume= 1.544 af, Atten= 81%, Lag= 26.2 min  
 Discarded = 1.69 cfs @ 12.49 hrs, Volume= 1.057 af  
 Primary = 3.71 cfs @ 12.49 hrs, Volume= 0.487 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1,093.46' @ 12.49 hrs Surf.Area= 8,919 sf Storage= 33,810 cf  
 Plug-Flow detention time= 128.8 min calculated for 1.539 af (86% of inflow)  
 Center-of-Mass det. time= 86.9 min ( 886.3 - 799.5 )

#	Invert	Avail.Storage	Storage Description		
1	1,090.00'	97,669 cf	Custom Stage Data (Irregular) Listed below		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
1,090.00	6,560	306.0	0	0	6,560
1,100.00	13,374	446.0	97,669	97,669	15,743

#	Routing	Invert	Outlet Devices
1	Primary	1,092.00'	<b>12.0" x 83.0' long Culvert</b> Ke= 0.500 Outlet Invert= 1,080.00' S= 0.1446 '/' n= 0.012 Cc= 0.900
2	Discarded	0.00'	<b>0.010400 fpm Exfiltration over entire Wetted area</b>

**Discarded OutFlow** Max=1.69 cfs @ 12.49 hrs HW=1,093.46' (Free Discharge)

↑**2=Exfiltration** (Exfiltration Controls 1.69 cfs)

**Primary OutFlow** Max=3.71 cfs @ 12.49 hrs HW=1,093.46' (Free Discharge)

↑**1=Culvert** (Inlet Controls 3.71 cfs @ 4.7 fps)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Subcatchment #1**

Runoff Area=448,592 sf Runoff Depth=0.33"

Flow Length=1,200' Tc=12.0 min CN=72 Runoff=4.52 cfs 0.284 af

**Subcatchment 2S: Subcatchment #2**

Runoff Area=8,814 sf Runoff Depth=0.33"

Flow Length=90' Tc=1.2 min CN=72 Runoff=0.14 cfs 0.006 af

**Subcatchment 3S: Subcatchment #3**

Runoff Area=98,146 sf Runoff Depth=0.86"

Flow Length=260' Tc=4.1 min CN=85 Runoff=4.00 cfs 0.162 af

**Subcatchment 4S: Subcatchment #4**

Runoff Area=151,266 sf Runoff Depth=0.46"

Flow Length=1,470' Tc=9.8 min CN=76 Runoff=2.54 cfs 0.133 af

**Reach 1R: Swale**

Peak Depth=0.49' Max Vel=4.4 fps Inflow=4.52 cfs 0.284 af

n=0.035 L=776.0' S=0.0528 '/' Capacity=81.71 cfs Outflow=4.20 cfs 0.282 af

**Reach 2R: Swale**

Peak Depth=0.08' Max Vel=2.0 fps Inflow=0.14 cfs 0.006 af

n=0.035 L=79.0' S=0.1139 '/' Capacity=119.98 cfs Outflow=0.13 cfs 0.006 af

**Reach 3R: Pipe**

Peak Depth=0.15' Max Vel=1.8 fps Inflow=0.13 cfs 0.006 af

D=12.0" n=0.012 L=58.0' S=0.0050 '/' Capacity=2.73 cfs Outflow=0.12 cfs 0.006 af

**Reach 4R: Swale**

Peak Depth=0.07' Max Vel=1.3 fps Inflow=0.12 cfs 0.006 af

n=0.035 L=633.0' S=0.0552 '/' Capacity=212.79 cfs Outflow=0.08 cfs 0.006 af

**Reach 5R: Pipe**

Peak Depth=0.55' Max Vel=7.6 fps Inflow=4.00 cfs 0.168 af

D=15.0" n=0.012 L=76.0' S=0.0200 '/' Capacity=9.90 cfs Outflow=3.93 cfs 0.168 af

**Reach 6R: Swale**

Peak Depth=0.46' Max Vel=2.8 fps Inflow=2.54 cfs 0.133 af

n=0.035 L=221.0' S=0.0226 '/' Capacity=53.47 cfs Outflow=2.41 cfs 0.133 af

**Reach 7R: Asphalt-lined swale**

Peak Depth=0.00' Max Vel=0.0 fps Inflow=0.00 cfs 0.000 af

n=0.014 L=480.0' S=0.0396 '/' Capacity=344.55 cfs Outflow=0.00 cfs 0.000 af

**Pond 1FB: Forebay**

Peak Elev=1,095.21' Storage=226 cf Inflow=6.78 cfs 0.583 af

Discarded=0.10 cfs 0.039 af Primary=6.70 cfs 0.544 af Outflow=6.80 cfs 0.582 af

**Pond 1P: Pond #1**

Peak Elev=1,090.83' Storage=8,109 cf Inflow=6.70 cfs 0.544 af

Discarded=1.27 cfs 0.539 af Primary=0.00 cfs 0.000 af Outflow=1.27 cfs 0.539 af

**Total Runoff Area = 16.226 ac Runoff Volume = 0.585 af Average Runoff Depth = 0.43"**

**Subcatchment 1S: Subcatchment #1**

Runoff = 4.52 cfs @ 12.06 hrs, Volume= 0.284 af, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Prop 1yr Rainfall=2.20"

Area (sf)	CN	Description
357,704	73	Woods, Fair, HSG C
90,888	70	Brush, Fair, HSG C
448,592	72	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	1,200	0.1500	1.7		Lag/CN Method, Overland flow

**Subcatchment 2S: Subcatchment #2**

Runoff = 0.14 cfs @ 11.93 hrs, Volume= 0.006 af, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Prop 1yr Rainfall=2.20"

Area (sf)	CN	Description
4,983	73	Woods, Fair, HSG C
3,831	70	Brush, Fair, HSG C
8,814	72	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	90	0.2300	1.2		Lag/CN Method, Overland flow

**Subcatchment 3S: Subcatchment #3**

Runoff = 4.00 cfs @ 11.95 hrs, Volume= 0.162 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Prop 1yr Rainfall=2.20"

Area (sf)	CN	Description
4,015	98	Paved parking & roofs
68,986	89	Gravel roads, HSG C
12,433	70	Brush, Fair, HSG C
12,712	73	Woods, Fair, HSG C
98,146	85	Weighted Average



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Type II 24-hr Prop 1yr Rainfall=2.20"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	260	0.0500	1.1		Lag/CN Method,

**Subcatchment 4S: Subcatchment #4**

Runoff = 2.54 cfs @ 12.03 hrs, Volume= 0.133 af, Depth= 0.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr Prop 1yr Rainfall=2.20"

Area (sf)	CN	Description
6,608	98	Paved parking & roofs
16,943	89	Gravel roads, HSG C
25,324	74	>75% Grass cover, Good, HSG C
102,391	73	Woods, Fair, HSG C
151,266	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	1,470	0.2500	2.5		Lag/CN Method, Overland flow

**Reach 1R: Swale**

Inflow Area = 10.298 ac, Inflow Depth = 0.33" for Prop 1yr event

Inflow = 4.52 cfs @ 12.06 hrs, Volume= 0.284 af

Outflow = 4.20 cfs @ 12.15 hrs, Volume= 0.282 af, Atten= 7%, Lag= 5.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 4.4 fps, Min. Travel Time= 2.9 min

Avg. Velocity = 2.0 fps, Avg. Travel Time= 6.5 min

Peak Depth= 0.49' @ 12.11 hrs

Capacity at bank full= 81.71 cfs

Inlet Invert= 1,141.00', Outlet Invert= 1,100.00'

6.00' x 2.00' deep Parabolic Channel, n= 0.035 Length= 776.0' Slope= 0.0528 ' '

**Reach 2R: Swale**

Inflow Area = 0.202 ac, Inflow Depth = 0.33" for Prop 1yr event

Inflow = 0.14 cfs @ 11.93 hrs, Volume= 0.006 af

Outflow = 0.13 cfs @ 11.94 hrs, Volume= 0.006 af, Atten= 5%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 2.0 fps, Min. Travel Time= 0.6 min

Avg. Velocity = 0.9 fps, Avg. Travel Time= 1.5 min

Peak Depth= 0.08' @ 11.94 hrs

Capacity at bank full= 119.98 cfs

Inlet Invert= 1,141.00', Outlet Invert= 1,132.00'

6.00' x 2.00' deep Parabolic Channel, n= 0.035 Length= 79.0' Slope= 0.1139 '/'

### Reach 3R: Pipe

Inflow Area = 0.202 ac, Inflow Depth = 0.33" for Prop 1yr event

Inflow = 0.13 cfs @ 11.94 hrs, Volume= 0.006 af

Outflow = 0.12 cfs @ 11.96 hrs, Volume= 0.006 af, Atten= 5%, Lag= 0.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.8 fps, Min. Travel Time= 0.5 min

Avg. Velocity= 0.7 fps, Avg. Travel Time= 1.4 min

Peak Depth= 0.15' @ 11.95 hrs

Capacity at bank full= 2.73 cfs

Inlet Invert= 1,132.00', Outlet Invert= 1,131.71'

12.0" Diameter Pipe n= 0.012 Length= 58.0' Slope= 0.0050 '/'

### Reach 4R: Swale

Inflow Area = 0.202 ac, Inflow Depth = 0.33" for Prop 1yr event

Inflow = 0.12 cfs @ 11.96 hrs, Volume= 0.006 af

Outflow = 0.08 cfs @ 12.17 hrs, Volume= 0.006 af, Atten= 39%, Lag= 12.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.3 fps, Min. Travel Time= 8.0 min

Avg. Velocity= 0.8 fps, Avg. Travel Time= 13.8 min

Peak Depth= 0.07' @ 12.03 hrs

Capacity at bank full= 212.79 cfs

Inlet Invert= 1,131.71', Outlet Invert= 1,096.75'

8.00' x 3.00' deep Parabolic Channel, n= 0.035 Length= 633.0' Slope= 0.0552 '/'

### Reach 5R: Pipe

Inflow Area = 2.455 ac, Inflow Depth = 0.82" for Prop 1yr event

Inflow = 4.00 cfs @ 11.95 hrs, Volume= 0.168 af

Outflow = 3.93 cfs @ 11.95 hrs, Volume= 0.168 af, Atten= 2%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 7.6 fps, Min. Travel Time= 0.2 min

Avg. Velocity= 2.7 fps, Avg. Travel Time= 0.5 min

Peak Depth= 0.55' @ 11.95 hrs

Capacity at bank full= 9.90 cfs

Inlet Invert= 1,096.75', Outlet Invert= 1,095.23'

15.0" Diameter Pipe n= 0.012 Length= 76.0' Slope= 0.0200 '/'

**Reach 6R: Swale**

Inflow Area = 3.473 ac, Inflow Depth = 0.46" for Prop 1yr event  
 Inflow = 2.54 cfs @ 12.03 hrs, Volume= 0.133 af  
 Outflow = 2.41 cfs @ 12.07 hrs, Volume= 0.133 af, Atten= 5%, Lag= 2.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 2.8 fps, Min. Travel Time= 1.3 min  
 Avg. Velocity= 1.2 fps, Avg. Travel Time= 3.2 min

Peak Depth= 0.46' @ 12.05 hrs  
 Capacity at bank full= 53.47 cfs  
 Inlet Invert= 1,105.00', Outlet Invert= 1,100.00'  
 6.00' x 2.00' deep Parabolic Channel, n= 0.035 Length= 221.0' Slope= 0.0226 '/'

**Reach 7R: Asphalt-lined swale**

Inflow Area = 16.226 ac, Inflow Depth = 0.00" for Prop 1yr event  
 Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 0.0 fps, Min. Travel Time= 0.0 min  
 Avg. Velocity= 0.0 fps, Avg. Travel Time= 0.0 min

Peak Depth= 0.00' @ 5.00 hrs  
 Capacity at bank full= 344.55 cfs  
 Inlet Invert= 1,079.00', Outlet Invert= 1,060.00'  
 5.00' x 4.00' deep Parabolic Channel, n= 0.014 Length= 480.0' Slope= 0.0396 '/'

**Pond 1FB: Forebay**

Inflow Area = 16.226 ac, Inflow Depth = 0.43" for Prop 1yr event  
 Inflow = 6.78 cfs @ 12.12 hrs, Volume= 0.583 af  
 Outflow = 6.80 cfs @ 12.13 hrs, Volume= 0.582 af, Atten= 0%, Lag= 0.7 min  
 Discarded = 0.10 cfs @ 12.13 hrs, Volume= 0.039 af  
 Primary = 6.70 cfs @ 12.13 hrs, Volume= 0.544 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1,095.21' @ 12.13 hrs Surf.Area= 575 sf Storage= 226 cf  
 Plug-Flow detention time= 0.8 min calculated for 0.582 af (100% of inflow)  
 Center-of-Mass det. time= 0.6 min ( 828.2 - 827.6 )

#	Invert	Avail.Storage	Storage Description		
1	1,095.00'	5,480 cf	<b>Custom Stage Data (Irregular)</b> Listed below		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
1,095.00	523	91.0	0	0	523
1,100.00	1,796	159.0	5,480	5,480	2,013

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Type II 24-hr Prop 1yr Rainfall=2.20"

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#	Routing	Invert	Outlet Devices
1	Primary	1,095.00'	<b>30.0' long x 4.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
2	Discarded	0.00'	<b>0.010400 fpm Exfiltration over entire Wetted area</b>

**Discarded OutFlow** Max=0.10 cfs @ 12.13 hrs HW=1,095.20' (Free Discharge)

↳ **2=Exfiltration** (Exfiltration Controls 0.10 cfs)

**Primary OutFlow** Max=6.57 cfs @ 12.13 hrs HW=1,095.20' (Free Discharge)

↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 6.57 cfs @ 1.1 fps)

## Pond 1P: Pond #1

Inflow Area = 16.226 ac, Inflow Depth = 0.40" for Prop 1yr event  
 Inflow = 6.70 cfs @ 12.13 hrs, Volume= 0.544 af  
 Outflow = 1.27 cfs @ 12.72 hrs, Volume= 0.539 af, Atten= 81%, Lag= 35.5 min  
 Discarded = 1.27 cfs @ 12.72 hrs, Volume= 0.539 af  
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1,090.83' @ 12.72 hrs Surf.Area= 7,126 sf Storage= 8,109 cf  
 Plug-Flow detention time= 57.6 min calculated for 0.539 af (99% of inflow)  
 Center-of-Mass det. time= 54.6 min ( 878.8 - 824.2 )

#	Invert	Avail.Storage	Storage Description		
1	1,090.00'	97,669 cf	Custom Stage Data (Irregular) Listed below		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
1,090.00	6,560	306.0	0	0	6,560
1,100.00	13,374	446.0	97,669	97,669	15,743

#	Routing	Invert	Outlet Devices
1	Primary	1,092.00'	<b>12.0" x 83.0' long Culvert</b> Ke= 0.500 Outlet Invert= 1,080.00' S= 0.1446 ' n= 0.012 Cc= 0.900
2	Discarded	0.00'	<b>0.010400 fpm Exfiltration over entire Wetted area</b>

**Discarded OutFlow** Max=1.27 cfs @ 12.72 hrs HW=1,090.83' (Free Discharge)

↳ **2=Exfiltration** (Exfiltration Controls 1.27 cfs)

**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=1,090.00' (Free Discharge)

↳ **1=Culvert** ( Controls 0.00 cfs)





EX. DRAINAGE MAP

N.T.S





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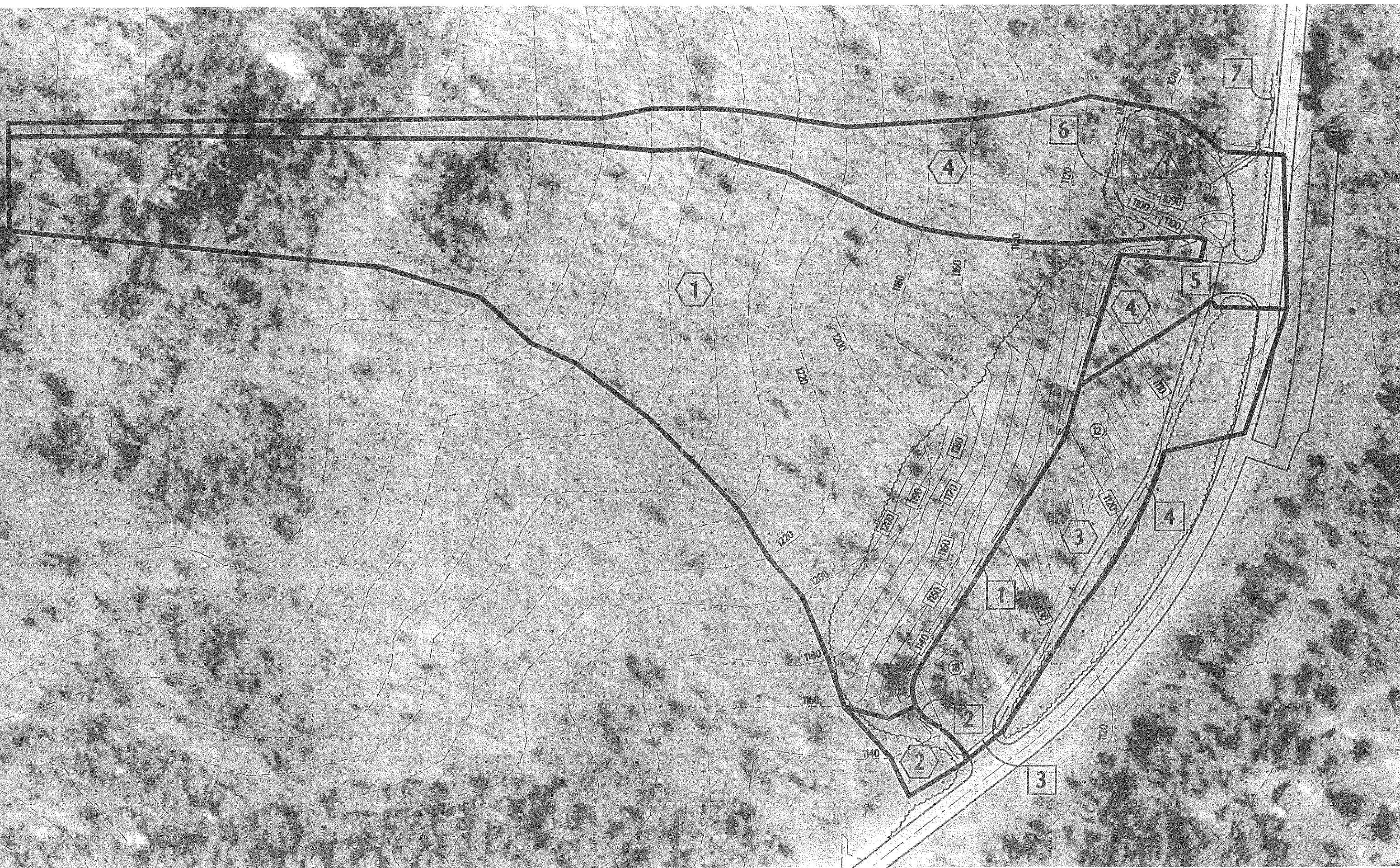
Gore Mountain 2005  
UMP Amendment  
North Creek, NY  
Title: Grading Plan

Revisions \_\_\_\_\_

Project 05037  
Date 10/31/05  
CAD # \_\_\_\_\_

FIGURE \_\_\_\_\_







## **APPENDIX 7**

### **BICKNELL'S THRUSH SURVEYS ON GORE MOUNTAIN, 2004-2005**



# Bicknell's Thrush Surveys on Gore Mountain, 2004-05

Leslie Karasin, Program Manager, Wildlife Conservation Society, Saranac Lake, New York

Christine M. Sousa, Seasonal Wildlife Technician, New York State Department of Environmental Conservation, Ray Brook, New York

## **Background**

Bicknell's thrush (*Catharus bicknelli*) is a species of special concern in New York State (NYS) and has been identified as the Neotropical migrant of highest conservation priority in the northeast. Habitat loss in U.S. and in their wintering area in the Greater Antilles is of major concern. The breeding range of Bicknell's thrush is naturally fragmented; they are adapted to disturbed habitats, such as fir waves, wind throw, ice and snow damage (Rimmer et al. 2001). In NYS they are found in high elevation conifer forests, primarily above 3,000 feet in elevation, on mountaintops in the Catskills and the Adirondacks.

Ski slope development resulting in habitat loss and fragmentation is an identified threat on the northeastern U.S. in the breeding range of Bicknell's thrush, along with comparable threats such as wind farm development. The Olympic Regional Development Authority and the Department of Environmental Conservation (DEC) have been working with the Wildlife Conservation Society (WCS) and the Vermont Institute of Natural Science (VINS) to learn about potential impacts to Bicknell's thrush from ski area development in New York and to identify ways to minimize disturbance. These partnerships have resulted in the implementation of a fairly extensive monitoring program on Whiteface Mountain performed by WCS, a less intensive monitoring effort on Gore Mountain performed by WCS and DEC, and a report by VINS on the use of Vermont ski areas by Bicknell's thrush, with applications for Whiteface Mountain.

This report is specific to the monitoring effort on Gore Mountain, intended to inform the Gore Mountain Unit Management (UMP) planning process. The only new action proposed above the elevation of 2,800 feet in the current UMP Amendment/Supplemental Environmental Impact Statement is the new Hedges novice trail proposed to be constructed on Bear Mountain to connect the top of the gondola to the Saddle Lodge. Construction of the 1,270 foot long Hedges trail will necessitate the clearing of 6.5 acres of forest that is above 2,800 feet.

## **Methods**

Point counts were conducted under acceptable weather conditions at dusk on 10 July 2004 and 21 June 2005 at the location of the proposed trail. At each location, observers used a tape recorder to play a Bicknell's thrush call for 1 minute and listened for 2 minutes. This playback technique is intended to determine presence/absence of the species and follows the protocol used by VINS Mountain Birdwatch volunteers during follow-up surveys. In 2004, each location was documented using Global Positioning System technology. The 2004 point count locations were used in 2005 and 1 additional location was surveyed. Point counts were conducted approximately 50m apart. Other boreal species--boreal chickadee (*Poecile hudsonica*),

Swainson's thrush (*C. ustulatus*) winter wren (*Troglodytes troglodytes*), and white-throated sparrow (*Zonotrichia albicollis*)--were recorded if heard during the 2005 survey.

## **Results**

Surveys involving playbacks conducted in 2004 and 2005 did not detect presence of Bicknell's thrush at Gore Mountain. In 2005, one white-throated Sparrow, one winter wren, and one Swainson's thrush were detected during the survey.

## **Discussion**

WCS staff concluded that the absence of Bicknell's thrush during the 2004 survey was not definitive; the survey was conducted late in the breeding season and therefore the results for the survey were inconclusive. The 2005 survey was conducted at a more appropriate time in the breeding season, and it also yielded no evidence of Bicknell's presence. Field observations suggest that, although this area is above the elevation threshold for Bicknell's thrush to breed, the forest type is such that the habitat quality to Bicknell's thrush is probably marginal. Thus, cutting the new Hedges trail is not expected to have a significant adverse impact on Bicknell's thrush nesting habitat.

Recommendations made by VINS for cutting and ski slope design on Whiteface Mountain, however, are also applicable to Gore Mountain and can help limit disturbance to Bicknell's thrush and other breeding birds (Rimmer et al. 2004). These recommendations include:

- Initiating cutting and other invasive activities only after 1 August, after most breeding birds would have fledged
- Limiting trail width to less than 35m
- Practicing vegetation management as described in Rimmer et al. (2004), including limiting understory cutting and feathering vegetation as appropriate.

## **References**

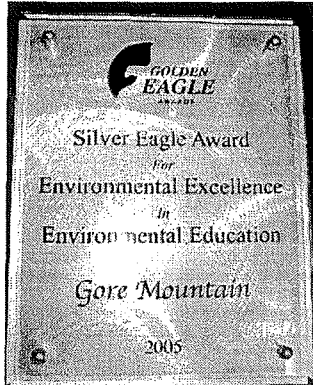
- Rimmer, C. C., K. P. McFarland, W. G. Ellison, and J. E. Goetz. 2001. Bicknell's Thrush (*Catharus bicknelli*). In *The Birds of North America*, No. 592 (A. Poole and F. Gill, eds.). The Birds of North America, Inc. Philadelphia, PA.
- Rimmer, C. C., K. P. McFarland, D. Lambert, R. Renfrew. 2004. Evaluating the use of Vermont Ski Areas by Bicknell's Thrush: Applications for Whiteface Mountain, New York. Vermont Institute of Natural Science. Woodstock, VT.

**APPENDIX 8**

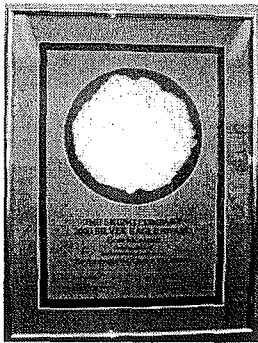
**AWARDS AND RECOGNITION**

# Industry Recognition

May 2005- The National Ski Areas Association awarded Gore Mountain the Silver Eagle Award for Excellence in Environmental Education. Gore received this award for its unique Northwoods Knowledge program that transforms every gondola ride into an educational experience, its "Fourth Grade Discovery Day" environmental field trips, and its cooperation with community to provide educational experiences. Finalists were Big Mountain, Montana, and Mammoth Mountain, California.



May 2000- The Skiing Company awarded Gore Mountain the Silver Eagle Award for Excellence in Environmental Group Relations at the National Ski Areas Association Annual Convention. Gore received this award for its proactive work with environmental groups such as the Adirondack Council, Residents Committee to Protect the Adirondacks, Adirondack Mountain Club, Trout Unlimited, Sierra Club, and Audubon Society. Finalists were Aspen Skiing Company, Colorado and Copper Mountain, Colorado.



Fall 1999- Gore Mountain was one of twenty-four parties invited to attend the Environmental Protection Agency's Sustainable Industry Mountain Resort Development Stakeholder Meeting.

1995- Gore Mountain was one of the thirty presenters, and the only representative of the ski industry, to the Environmental Concerns Task Force at the White House Conference on Travel and Tourism.

# National Recognition



**November 2004**

## **“Top 100 Instructors”**

Of the thousands of instructors nationwide, two Gore Mountain ski instructors, BJ prior and Mark Lacek, were voted to this top honor.

**October 2004**

## **One of “The All-Time, Undisputed, Absolute Best Trails”**

**THE RUMOR at GORE MOUNTAIN**

“The bumps on Rumor are insane. The top is often groomed flat, but the rest is one long glorious bump bash that’ll test the wiriest physique. And on powder days? Sublime.” -Moirra McCarthy

**October 2004**

## **“Top 10 Mountain for Value & Weather”**

**October 2003**

## **“Top 10 Mountain for Value & Lifts”**

**October 2002, October 2001, & October 2000**

## **“Top 10 Mountain for Value”**

**December 2001**

**“Weekend at Gore”** *Favorable four-page feature article noting Ski Bowl Interconnect “The mountain’s future may lie even farther down this north slope.” -Casey Seiler*



**December 2004**

**"Tales from the Ski-Area Crypt: Will the North Creek Ski Bowl Live Again?"** *"It's been almost 30 years since the lifts turned at the North Creek Ski Bowl in Johnsburg, New York...that dormant period may soon end." Ben Hewitt*

**October 2002**

**"State of the Eastern Trees" Report.**

*"Skiers have been navigating the trees at Gore since ski trains took skiers to the now-abandoned North Creek Ski Bowl (which eventually will be resurrected as part of the resort)...With the installation of the new Top Ridge Triple from Straightbrook Canyon to the top of Bear Mountain, skiers can sample 10 acres between balsam and spruce at the top and yellow birch and maple at the bottom." John Dostal*

**November 2000**

**One of the "10 Great Unknowns"**

*"Up until four years ago, Gore was destined to remain a Great Unknown. Then its owners, the taxpayers of New York State, permitted their politicians to spend more than \$14 million on improvements, which tripled snowmaking capacity, added new lifts, cut new trails, and, last year, opened a new peak: Bear Mountain." Paul McMorris*

**November 2000**

**"A Top 5 Makeover Mountain"** Due to recent improvements including the new Northwoods Gondola and the development of Bear Mountain peak

## Regional Recognition

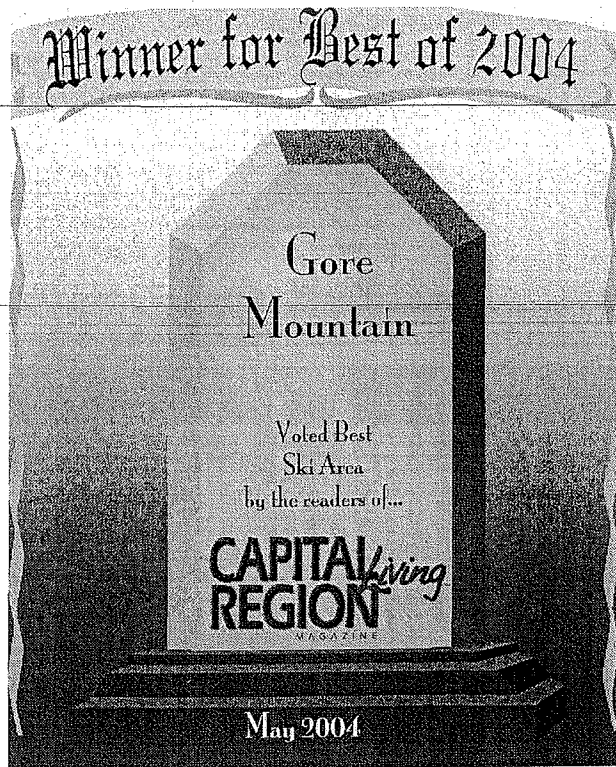
**January 2004- Warren Country Board of Supervisors Proclamation- Stating "Recreation and tourism is the major industry of Warren County and the State of New York and Gore Mountain Ski Center should be commended for their commitment to development of this Adirondack Jewel" and congratulating "Gore Mountain and the State of New York for their commitment which has made the Gore Mountain Ski Center and the surrounding area a destination which serves as a model of exceptional recreation and economic opportunities for both the residents and tourists who visit the area."**



**Metroland newspaper readers voted Gore "Best Skiing/Snowboarding" in 1999, 2000, 2001, 2002, and 2004.**



Gore Mountain was voted Best Ski Area in 2004 by the readers of Capital Region Living Magazine.





## Press

### **"Group Plans Hotels for North Creek"**

*"Plans also include connecting the ski bowl to the rest of Gore's ski trails through lifts, an essential connection for the planned resort area."*

Jason McCord, Post-Star, 4/2/05

---

### **"Hill's Comeback Stirs Memories"**

*"Of course, it's not the size or the pitch of North Creek Ski Bowl that makes its rebirth so significant. It's the history that stands behind this little hill, the ski pioneers of the 1930's whose hard work and determination helped create the North Creek Ski Bowl and shape the ski industry into what it is today."*

Eric Vohr, Albany Times Union, 1/27/05

---

### **"Plenty Planned for Whiteface, Gore"**

*"In the not too distant future, some Gore trails will connect to the old Ski Bowl, making for an even greater ski-rider experience. And I expect North Creek in general will be rewarded with a whole new flux of avid skier-rider visitors."*

Dick Healy, Troy Record, 3/17/05

### **"Ski Bowl Sale Close to Reality"**

*"If the project does take place, it is a big deal. Gore has long had the potential to be a major resort in the Northeast. It has the terrain and the access to compete with many of the areas that now draw visitors from downstate metropolitan areas to New England. North Creek was a big destination when ski trains ran weekly from New York to North Creek in the 1930s. Many there now imagine North Creek as a big destination once again."*

Phil Johnson, Amsterdam Recorder, 2/24/05

### **"Tiny Steps Adding Up for Gore"**

*"But there has been a significant increase in skiers coming to Gore from southern New York, New Jersey, eastern Pennsylvania and even eastern Connecticut. The combination of continued improvements...is being noticed. Gore seems to improve every year and this winter is no exception."*

*The area has a very modest bed base right now. But there are reports the old North Creek Ski Bowl property that has been on the real estate market for a year now is close to being bought, with development on the mind of potential owners. If that came about, it would have a major impact not only on the ski mountain, but the entire North Creek area as well."*

Phil Johnson, Amsterdam Recorder, 12/23/04

### **"Hoping to Open a New Trail to Prosperity"**

*“‘Connecting Gore Mountain with North Creek will help make the town a destination resort and help to capture some of the \$100 million New Yorkers spend annually skiing in Vermont,’ Hevesi said.*

The state has long sought ways to snatch some of the skiers lured to the Green Mountain State by Vermont’s glitzy advertising campaigns, bustling ski towns and huge privately owned resorts.”

---

Alan Wechsler, Times Union, 3/17/04

**“Gore Mountain Still an Overlooked Gem”**

*“On my recent visit, several of my colleagues glimpsed the past and the future when they skied backcountry from today’s Gore to the old Bowl. Someday (soon, it’s hoped) both the ski train and the Ski Bowl skiing may be reborn...”*

Mitch Kaplan, Bergen Record, 03/04

**“Gore Mountain Ski Center May Soon Become the Economic Stimulus Warren County Hoped it Would Be”**

*“Today, for instance, there are 50% fewer lodgings within a 10-mile radius of the slopes than can be found at competing ski resorts.”*

Anthony F. Hall, Lake George Mirror, 2/04

**“Gore Set for 40<sup>th</sup> Anniversary”**

*“The Bowl was a much smaller version of Gore, however it offered challenging terrain, moguls galore and for those fortunate enough to have skied it, the ever twisting, dipping Hudson Trail...Many speculate that at some future date Gore, and the Ski bowl will be connected which will add considerable ski/snowboard acreage, ultimately helping North Creek to further develop its bedbase and commercial potential.”*

Dick Healy, Troy Record, 2/5/04

**“Gore is Unable to Keep a Secret”**

*“The North Creek Ski Bowl, one of four mountain tops on the original range, has been made into a tubing park but will be redeveloped to provide tubing and skiing.”*

Rich Fisher, New Jersey’s Star-Ledger, 1/22/04

**APPENDIX 9**

**COMMENT LETTERS**



5 Riverside Drive · P.O. Box 135 · Chestertown, NY 12817  
(518) 494-5500 · FAX (518) 494-3008

January 3, 2006

Mr. Michael Pratt – General Manager  
Gore Mountain Ski Center  
P.O. Box 470, Peaceful Valley Road  
North Creek, NY  
12853

RE: 2005 Unit Management Plan amendment to the Gore Mountain 2002-2007 Unit Management Plan

Dear Mike:

I am writing you today to express my complete support for the proposed inter-connect between Gore Mountain Ski Center and the North Creek Ski Bowl.

My interest in this project is both personal and professional. For the past 18 years I have been employed by Lincoln Logs Ltd, a log home manufacturer based in Chestertown, NY. As Gore expands its services, lifts/trails and over-all skier capacity, our company benefits significantly. We employ nearly 100 people locally (all within 40 miles of North Creek). Our local sales model located in Warrensburg, NY is directly linked to the success of Gore Mountain Ski Center. As the mountain grows, so does our company. A high percentage of our local customers are people who ski Gore and desire a 'home base' near the mountain. To me, connecting Gore Mountain and the North Creek Ski Bowl is a 'no-brainer'. It will undoubtedly provide the entire region, including Lincoln Logs, an economic boost that is long over due.

Mike, I grew up in North Creek. I learned how to ski as a 5-year-old at 'Little Gore' (the ski bowl); I worked in the ski shop at Gore through my teen age years; and am now, along with my family, a Gore season pass holder. I have seen first-hand the hardship caused by the division between Gore Mountain, the ski bowl and the village of North Creek. As skiers regularly by-pass North Creek as they come and go to Gore Mountain Ski Center, North Creek and its general public continue to miss out on the full economic impact that Gore has to offer. Connecting Gore Mountain Ski Center to the North Creek Ski Bowl will make it possible for the town to finally become a true partner with Gore Mountain Ski Center. I cannot over-state just how wonderful it would be if skiers had access to Gore without actually leaving the village of North Creek. North Creek would finally become a destination ski town and when that happens, every business in the area will benefit and with that, more jobs would become available for the local people wishing to remain in the area.

Mike, thank you for your nonstop efforts in making this area a remarkable place to visit and an even better place to live!

Sincerely,

Jeff LaPell  
Chief Operating Officer



**The Barton Group**  
1557 State Route 9  
Lake George, NY 12845

Telephone 518-798-5462  
Facsimile 518-798-5728

January 16, 2006

Gore Mountain Ski Center  
Michael Pratt, General Manager  
Peaceful Valley Road  
North Creek, NY 12853

Re: 2005 Unit Management Plan Amendment to the Gore Mountain 2002-2007  
Unit Management Plan

Dear Mr. Pratt,

The Barton Group notes the opportunity for comment regarding Gore Mountain Ski Area's proposed Amendment to the 2002-2007 Unit Management Plan for the New York State lands the Ski Area occupies.

Our company owns lands on Gore Mountain just to the north of the Gore Mountain Ski Area and these lands share a long property line with the Ski Area. We therefore take a special interest in the future plans for the properties managed by the Olympic Regional Development Authority that are the subject of the proposed Unit Management Plan Amendment. We have reviewed these plans and considered our position.

The Barton Group fully supports these plans and the proposed amendment.

We believe, in particular, that an expanded lift and trail network and facilities reinforcing the connection to the North Creek Ski Bowl will increase the enjoyment of skiers using the Gore Mountain Ski Area and that this will make Gore Mountain Ski Area a more attractive destination and draw more skiers to the area. This, in turn, will improve the economy of the greater Gore Mountain Region and bring benefits to our community.

We have observed over many years the manner in which ORDA has managed the public lands for which they are responsible. We are confident based on our observation that ORDA will continue to execute their responsibility for these existing and proposed expanded facilities in accordance with the highest standards of environmental stewardship and sound economic principles.

The Barton Group looks forward to seeing these beneficial changes and to a continuation of the excellent relationship we have enjoyed with you and the other members of Gore Mountain Ski Area Management.

Best wishes in bringing these changes to speedy realization.

Sincerely yours,

THE BARTON GROUP

Charles H. Bracken, Jr.  
Chairman

# ADIRONDACK REGIONAL CHAMBER OF COMMERCE

January 23, 2006

Mr. Michael Pratt  
Gore Mountain Ski Center  
Peaceful Valley Road  
North Creek, NY 12853

RE: Unit Management Plan Amendment to the Gore Mountain  
2002-2007 Unit Management Plan

Dear Mr. Pratt:

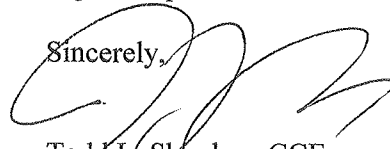
On behalf of the 900 members of the Adirondack Regional Chamber of Commerce who employ more than 15,000 people in Warren and Washington Counties in New York, I am writing to express our support for the proposed improvements to Gore Mountain and the Forest Preserve lands that will enhance public access and the overall skiing experience for visitors to Gore Mountain. Best of all, the approval and implementation of this plan will provide for a stronger interconnect between Gore Mountain Ski Center and the Historic North Creek Ski Bowl and the hamlet of North Creek.

The fact is that our region's outdoor sports industry is a key economic sector driving our region's economy and helping us to expand economic opportunity in winter, spring, summer and fall. With competition for outdoor sports enthusiasts coming from all over the world, it is absolutely essential that our region identify innovative public-private partnerships to expand and enhance our capacity to serve this visitor segment. The amendments proposed to the 2002 UMP will help to make Gore Mountain a destination ski resort and will help to improve the regional economy and will draw new businesses to the hamlet of North Creek.

More than the jobs, new business and tax revenues to be realized through the completion of this project, it is important to note that this project will enhance our region's ability to attract new families to live in our region and to help us encourage our high school graduates to return after they complete their college studies. Right now, one of the most significant challenges that serves as a barrier to corporate job growth is the challenge of finding and attracting human talent to meet local private sector needs. This project - - particularly the interconnect with the ski bowl - - will transform this facility into an even more successful family-fun attraction and a new amenity that our region will use as a key component of its marketing to attract skilled workers.

With all of this in mind, the ARCC wishes to offer its support for an expedited approval of this project. As such, please let me know if there is anything that we can do to encourage a favorable outcome for this amendment to the management plan.

Sincerely,



Todd L. Shimkus, CCE  
President/CEO



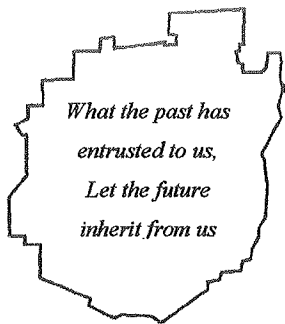
5 WARREN STREET/CIVIC CENTER PLAZA, GLENS FALLS, NEW YORK 12801

Voice: (518) 798-1761

Fax: (518) 792-4147

e-mail: [frontdesk@adirondackchamber.org](mailto:frontdesk@adirondackchamber.org)

Website: [www.adirondackchamber.org](http://www.adirondackchamber.org)



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## Residents' Committee to Protect the Adirondacks

P.O. Box 27, 7 Ordway Lane, North Creek, NY 12853-0027

Phone (518) 251-4257, Fax (518) 251-5068

RCPA@frontiernet.net, www.rcpa.org

January 31, 2006

Mr. Michael Pratt  
Gore Mountain Ski Area  
Olympic Regional Development Association  
PO Box 470  
North Creek, NY 12853

### **RE: RCPA Comments on Gore Mountain Intensive Use Area 2005 Amendments to the 2002 Unit Management Plan**

Dear Mike,

The Residents' Committee to Protect the Adirondacks (RCPA) congratulates the NYS Olympic Regional Development Authority (ORDA) on completion and public release of the proposed amendments to the 2002 Gore Mountain Ski Area Unit Management Plan. This Plan will greatly advance management of Gore Mountain, protect natural resources, and improve public use.

The RCPA supports the Gore Mountain Ski Area, managed by ORDA, and hopes that it prospers and is successful in the coming decade. The local area depends on the jobs and the alpine downhill skiing opportunities provided by Gore Mountain to residents and visitors of all ages. The family alpine skiing opportunities provided at Gore Mountain, without the commercial intrusions so common at surrounding alpine ski areas, are exceptional and should continue. This uncluttered, uncommercialized ski experience is rare in the northeast U.S. and should be valued and protected.

The RCPA recognizes that the proposed amendments seek to modify the 2002 UMP approved by the Adirondack Park Agency (APA). The RCPA has reviewed the draft 2005 Amendments to the Gore Mountain Intensive Use Area UMP. While the RCPA is very supportive of the direction ORDA is taking by working collaboratively with the greater Johnsbury community to develop a bold vision for this ski area, we are concerned about a range of issues and make a number of recommendations below.

#### Disappointment with Efforts to Improve Flawed Bear Mountain Skiing Experience

The RCPA is disappointed that ORDA has delayed work to improve access from the Northwoods Gondola on the summit of Bear Mountain to intermediate and beginner trails. The gondola is the most popular way for skiers to be transported up the mountain, but ORDA's work to date to improve access from Bear Mountain to Cloud (via or around Fairview) or the Sunway/Showcase/Wild Air trails via Foxlair has been a failure. ORDA's failure has created a seriously flawed skiing experience for families, beginner and novice skiers. This has also resulted in unnecessary injuries due to the poor planning and design for skier access off of Bear Mountain.

This unfortunate situation is amplified on cold weather days when high winds force the great majority of skiers to utilize the gondola. The 2002 Gore Mountain UMP had stated improvements to Bear Mountain were the priority, but these improvements have not yet been made. Further, RCPA had been informed that these improvements would be undertaken in the summer of 2005, but were not. Unfortunately, it appears ORDA has placed planning for a larger, expanded ski area to be more important than fixing deficiencies that exist in the current ski area. RCPA calls upon ORDA to improve public access from the Bear Mountain Summit its top priority in the 2005 Amendments.

#### Partnership with Town of Johnsbury

The RCPA finds that ORDA has the legislative authority to enter into a long-term contract/lease with the Town of Johnsbury to manage Town facilities associated with the Town of Johnsbury Ski Bowl. RCPA also recognizes that a number of ORDA's proposed actions regarding facilities development and building trails and lifts on private lands owned by the Town of Johnsbury will necessitate a permit from the APA. The expansion to the Town of Johnsbury Ski Bowl and the proposal for a 250+/- unit development associated with the town Ski Bowl raises many issues that concern the RCPA and will have long-term impacts on the greater Johnsbury community. These issues will be examined during review of these projects by the APA and Town of Johnsbury.

#### Is the Gore Mountain Expansion a Catalyst for Private Land Subdivision and Development?

RCPA is concerned about the underlying objectives of the expansion of the Gore Mountain Ski Area to the Town of Johnsbury Ski Bowl. Will this improve the public alpine ski experience? Or, is this an effort to boost land development in the greater Johnsbury area? The management of state-owned facilities by ORDA has long been viewed as a partnership in the Adirondack Park between the state and local communities to boost economic development. The RCPA recognizes that the APA Act calls for the optimum conservation and development of the Adirondack Park by the State of New York, but finds that the expansions proposed in the 2005 Amendments crosses a threshold where seemingly the State of New York actively promotes land development. RCPA is troubled by this direct partnership in land development and sees it as an unwelcome precedent.

RCPA notes that between 1990-2004, 222 new houses were permitted in the Town of Johnsbury. In addition to the Front Street proposal for 250+/- new units there are a number of other townhouse and subdivision proposals in the greater Gore Mountain area. The expansion of the Gore Mountain Ski Area is largely viewed as a catalyst for land development. The open space landscape that today dominates the Adirondack Park will be degraded by poorly planned development. The RCPA calls upon ORDA to assess and evaluate the impacts of its operation, in current form and at proposed expanded levels, upon property values and development trends of the greater Johnsbury area. The report issued by the Comptroller's Office is inadequate to evaluate the impact of Gore Mountain operations on property values and development trends in the greater Johnsbury area.

#### Schedule for Implementation and Estimated Budget

Other UMPs recently developed by the DEC and approved by the APA contain an appendix of the "Schedule for Implementation and Estimated Budget." The Gore Mountain Intensive Use Area now has many activities approved in the 1995 UMP, 2002 UMP, and proposed Amended 2005 UMP that will seemingly be undertaken in the next several years. The RCPA calls upon ORDA to develop a 5-year Schedule for Implementation and Estimated Budget that details and enumerates a schedule of activities for the next five years. This Schedule for Implementation and Estimated Budget should prioritize activities as well as provide estimates of needed public expenditures.

RCPA is very concerned about how ORDA prioritizes actions over the next few years given the varied interests surrounding management of Gore Mountain. RCPA believes that ORDA should publicly state



its priorities in the UMP Amendment. Improvements to the existing ski area should be accomplished before further planning or work is undertaken to expand the Gore Mountain Ski Area to Burnt Ridge or the Johnsbury Ski Bowl. RCPA proposes the following schedule of priorities:

- Complete work on the “Hedges” trail to improve ski access from Bear Mountain;
- Complete work to build new Ski School Learning Center in old gondola building;
- Complete widening of existing trails such as Wild Air approved in 1995 and 2002 UMPs;
- Complete work on Pod 10 trails; and,
- Complete work on New York Ski Educational Foundation (NYSEF) building.

RCPA calls upon the APA to withhold approval of expansion of the Burnt Ridge and Town of Johnsbury Ski Area plans until badly needed improvements are completed to the existing facilities at Gore Mountain.

#### Accidents Reports and Analysis

RCPA calls upon ORDA to publish information on the numbers of skier accidents that resulted in injuries and the locations of these accidents as part of the 2005 Amendments.

#### Energy Use Trends and Analysis

RCPA calls upon ORDA to publish energy consumption and trends, both from current use and with proposed activities, as part of the 2005 Amendments.

#### Wildlife Impacts

The recent UMP approved for Whiteface Mountain committed ORDA to a plan to evaluate its impacts on the Bicknell Thrush. RCPA believes that a similar approach should be undertaken on Gore Mountain as data on the existence of the Bicknell Thrush is provided for only one year. There are confirmed reports on the presence of Bicknell Thrush in previous years. It appears that the Hedges trail and trail 10H (Sagamore) run through identified Bicknell Thrush habitat.

#### Education and Interpretation

RCPA applauds ORDA for its inventive efforts and commitment to public interpretation and education about the Adirondack Park in its facilities.

#### Towers and Private Contracts

RCPA calls upon ORDA for full disclosure of all contracts, permits, work plans and any other materials associated with telecommunications installations/equipment on the Gore Mountain Fire Tower and the other telecommunications towers on the summit of Gore Mountain.

#### Invasive Species

It appears that the UMPs for the Gore Mountain Intensive Use Area do not include any actions regarding invasive species. RCPA also urges ORDA to get involved with the APA and Department of Environmental Conservation (DEC) to participate in the completion of the Inter-Agency Work Plan for Management of Terrestrial Invasive Plant Species on State Land. Invasive species travel in disturbed areas and it is likely that a number of species are present in the Gore Mountain area. RCPA calls upon ORDA to include in its Schedule for Implementation and Estimated Budget an inventory and control program for invasive species.

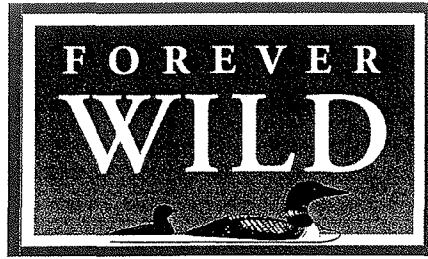
On behalf of the Board of Directors of the Residents' Committee to Protect the Adirondacks, please let me extend our gratitude for the opportunity to provide our comments on this draft plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Bauer". The signature is fluid and cursive, with the first name "Peter" and last name "Bauer" clearly distinguishable.

Peter Bauer  
Executive Director

Cc: APA State Lands Staff



## THE ADIRONDACK COUNCIL

*Defending the East's Last Great Wilderness*

February 1, 2006

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Mike Pratt  
Gore Mountain Ski Center  
Peaceful Valley Road  
North Creek, NY 12853

Dear Mr. Pratt:

The Adirondack Council thanks the Olympic Regional Development Authority (ORDA) for the opportunity to comment on the Gore Mountain 2005 Amendment to the 2002-2007 Unit Management Plan. The Adirondack Council is a not-for-profit conservation organization with 18,000 members from throughout the Park, the state, and the country. Our mission is to ensure the ecological integrity and wild character of New York's Adirondack Park. Although the ecological integrity and wild character of much of Gore Mountain were long ago sacrificed to please the interests of the winter ski economy, developments at Gore Mountain can have implications far beyond the few thousand acres directly affected by the ski runs; hence, the Council's concern.

The Adirondack Council wishes to remind ORDA of the fundamental concerns that arise with any industrial ski development: habitat fragmentation, disturbance of wildlife, water diversions, pollution, and sprawl. These concerns are addressed to some extent in the 2002 UMP and 2005 amendment, but the measures to counter these threats are inadequate. In particular, ORDA needs to do a much better job of assessing the ski area's impacts on property values and development trends, and needs to prevent the ski area from becoming a catalyst for sprawl. We urge that ORDA take every feasible measure to keep forested habitat intact; minimize noise, motorized incursions, and other disturbances to wildlife; curtail water diversions, particularly from the Hudson River, whose waters should be kept in their natural course; prevent air, water, and noise pollution; and discourage strip development and urban and exurban sprawl.

The Council is pleased to see trail mileage reduced in potential Bicknell's Thrush habitat and other measures taken to afford this rare bird ample opportunities to breed in its ever-dwindling summer range. ORDA should continue studying and monitoring potential Bicknell's Thrush habitat, and prevent any harmful uses in this area. Also,

The mission of the ADIRONDACK COUNCIL is to ensure the ecological integrity and wild character of the ADIRONDACK PARK.

103 HAND AVENUE, SUITE 3 P.O. BOX D-2 ELIZABETHTOWN, NEW YORK 12932-0640 tel 518-873-2240 fax 518-873-6675  
342 HAMILTON STREET ALBANY, NEW YORK 12210 tel 518-432-1770 fax 518-449-4839 info@adirondackcouncil.org

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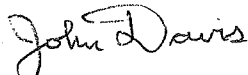
Gore Mountain's recreation year should not be extended to include spring or summer in or near any potential Bicknell's Thrush habitat.

The Council is displeased to see an overall increase in trail mileage and acreage to be cleared. While the extra forty or so acres to be cleared may seem minor, all the little cuts here at Gore Mountain and elsewhere in the vicinity add up to serious fracturing of the southeastern Adirondack Park's forested matrix. We ask that a more thorough cumulative-effects analysis be undertaken before additional forest is cleared, including new initiatives for the Ski Bowl and major housing developments proposed for Johnsbury and North Creek. Tree-cutting must be kept to an absolute minimum as any further clearing will only exacerbate the damage caused by previous fragmentation.

The stated goal of making "Gore a destination ski resort" concerns the Council. A small ski area that serves the recreational interests of local people and other New Yorkers may be an asset to the area. However, a destination ski resort attracting tens of thousands of people a year is not in keeping with the conservation purposes for which the Adirondack Park was established. The Park was not created primarily for recreational purposes, and the protection of its natural resources should be of utmost concern. The heavy traffic and development that come with major ski resorts are at cross-purposes with the goal of protecting truly sustainable natural and human communities in the Adirondack Park. ORDA should not be attempting to keep up with for-profit ski resorts that are not located within state protected areas. Instead of expanding Gore Mountain ski area, ORDA should focus on improving the skiing experience in the already developed area.

In sum, the Adirondack Council is pleased that the Olympic Regional Development Authority has managed Gore Mountain ski area in such a way that it has received recognition from the ski industry and press for its environmental stewardship. ORDA's ultimate success in making Gore Mountain ski area a model for environmental stewardship will be closely correlated with the degree to which you succeed in minimizing the ecological footprint of the ski facilities and related developments.

Thank you,



John Davis

Conservation Director

cc: Ross Whaley and Dick Lefebvre, APA  
Denise Sheehan, DEC

Adirondack Park Agency, Chairman  
Route 86  
Ray Brook, NY 12977

January 27<sup>th</sup>, 2006

Re: North Creek Gore Mountain Interconnect

Copies to:

Agency M.D.  
J. Connolly  
R. Weber  
R. Lefebvre

1/30/06



No. 1 Main Street  
North Creek, NY 12953  
518 251-3215  
Main St. at Olympic Dr.  
Lake Placid, NY 12946  
518 523-3706

Dear Sir,

Rebuilding of the North Creek Ski Bowl will not make it a viable ski area without a physical ski connection to the State Gore Mountain Ski Center. As a businessperson from North Creek I find fault with ORDA's representation that if you develop Burnt Mountain it will create the Town's connection to Gore. For forty plus years skiers have driven up Route 28 and taken a left to Gore Mountain (sometimes as many as 1,000 cars per day) without even seeing or spending money in North Creek. Today, like in the 1930's the way to connect North Creek to Gore is by using the Gore - Pete Gay Range of mountains. A high speed quad detachable lift should start at the Ski Bowl and run west to the Little Pete-Gay saddles (2100 feet of vertical traveling 9500 feet) see Plan A. The time to connect North Creek to the Gore Mt Alpine skiers has finally come. Ten years from now ORDA can come back and develop Burnt Mountain after the Pete-Gay North Creek Ski Bowl have been connected.

The main problem with Pete Gay is that ORDA, EnCon, the APA and the Town have violated Article 14 and misclassified the Gore Range thereby restricting the intensive use area of North Creek's 1947 amendment to Article 14 allowing downhill skiing on Gore ( Gore, Black, Bear, & Burnt Mountains), Pete Gay (Big Pete Gay, Little Pete Gay, Rabbit Pond and North Creek Ski Bowl) and South Mountain (in North River). It is interesting to note that in 1987 Ned Harkness and Thomas Jorling amended article 14 and removed South Mountain from the intensive use area. As you can see by ORDA's plans the error in misclassifying the land by the present EnCon Administration has forced ORDA and the Engineers to push Gore's expansion to the south.

I recommend that the North Creek connection plans be changed so that North Creek is connected to Gore Mountain via P-Gay which is the way the North Creek Ski Bowl became the main hub for skiing in the 1930's, 1940's, 1950's and 1960's.

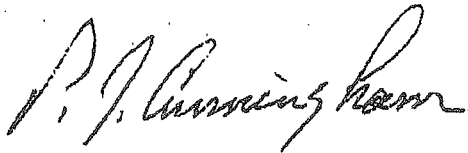
In regards to the New Ski Bowl replacement lift I recommend the following corrections: (see map)

1. A High Speed Quad Detachable lift should go from the base of the Ski Bowl (elv. 1020') to the top of the Ski Bowl (elv. 2020). The new lift

corrects the alignment of the old T-Bar which was short of the top of the Ski Bowl (100' vertical).

2. The trails should be cut curvilinear and follow the fall lines. The third trail (12-I) to the North traverses the fall line and will leave a big scar on the mountainside.
3. Rabbit Pond should follow the old trail (12-J) down to the new development property.
4. The lift connecting the North Creek Ski Bowl parking lot to the Gore Mt Ski Center parking lot is expensive and practically useless. This lift should be taken off the plan and hopefully the State will not waste our money. We have an excellent 1 million dollar road between the two parking lots. Cars, buses and vans are a much more economic way to move people.
5. When they build the Burnt Mt Lift it should start at the bottom of the French Settlement (elv. 1060' near the entrance to Gore).

Sincerely,

A handwritten signature in cursive script, reading "P. J. Cunningham".

Patrick J. Cunningham

1 NORTH CREEK ... 004  
Jan 27 2006 P. Cunningham

pete gay lift

74°02'00" W

74°01'00" W

WGS84 74°00'00" W

43°43'00" N

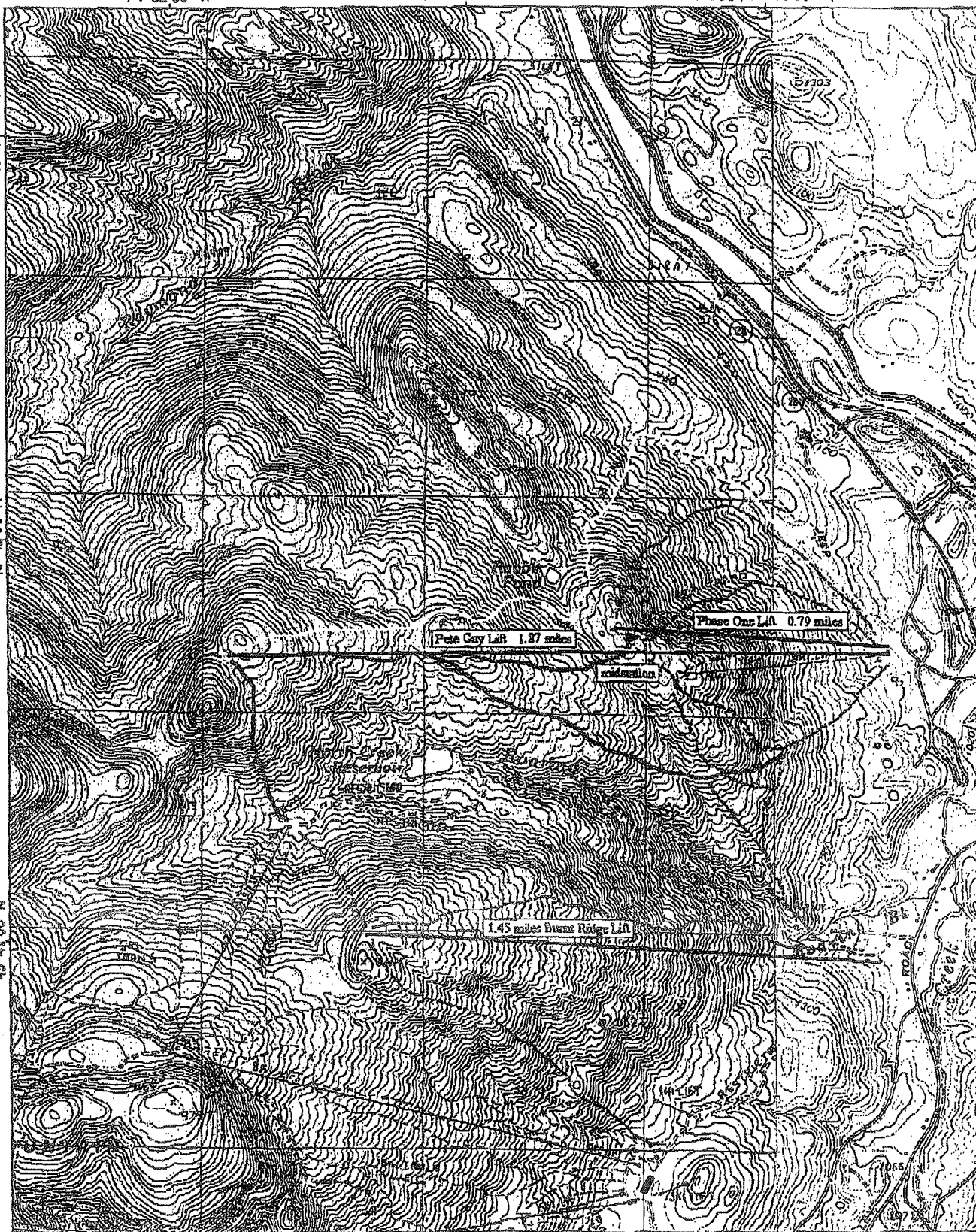
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WGS84 74°00'00" W

2006 JAN 27



Map issued with TOPOI® ©2003 National Geographic (www.nationalgeographic.com/topo)

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January 31, 2006

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VIA FAX AND MAIL

Michael Pratt  
General Manager  
Gore Mountain Ski Center  
Peaceful Valley Road  
North Creek, NY 12853

Re: 2005 Gore Mountain UMP Amendment

Dear Mr. Pratt:

The entire premise of the proposed 2005 Gore Mountain Draft Unit Management Plan Amendment ("DUMPA"), that Gore Mountain can and should become a "destination ski resort", and a "ski-in/ski-out" resort, is specious. As a supplemental Environmental Impact Statement ("SEIS"), the DUMPA segments the review of the FrontStreet Mountain Development project, which violates the State Environmental Quality Review Act ("SEQR").

Other than the new trail connecting the Gondola and the Saddle Lodge, new trail 10-H, a few infrastructure proposals, and the dropping of the previously approved Bear Mountain tubing area, this amendment to the UMP should be rejected.

## NORTH CREEK CAN NOT BECOME A SKI-IN/SKI-OUT VILLAGE

The DUMPA and the 2003 Comptroller's Economic Impact Study, which is Appendix 1 to the DUMPA, repeatedly refer to the idea that the private FrontStreet resort hotel and condo project, and connecting Gore to the North Creek Ski Bowl, will make Gore a ski-in/ski-out resort, by connecting it to the hamlet of North Creek. This premise appears to be based upon an unsupported assumption, with no analysis to back it up.

In reality, it is literally impossible for North Creek and Gore to become a ski-in/ski out resort combination. They are separated by NYS Route 28, and downtown North Creek is about 1/4 to 1/2 mile away from the base of the Ski Bowl. It is physically



impossible to ski from one to the other, except possibly during a blizzard, before the snowplows get out and clear Route 28. Thus, the North Creek ski-in/ski out village concept is fictitious. Skiers staying in North Creek will still have to drive in an automobile to get to the Ski Bowl base, just the same as they do now to get to the current Gore base lodge.

The only real ski-in/ski-out capability will be for the FrontStreet development, which will directly adjoin the Ski Bowl. Thus, it is obvious that the true intent of the Gore-Ski Bowl interconnect is to subsidize the development of the privately owned FrontStreet project. This is a violation of the Forever Wild Clause of NYS Constitution Article 14, Section 1, and also a violation of the Gift Clause of the Constitution, Article 7, Section 8.

#### THE "DESTINATION SKI RESORT" CONCEPT IS DUBIOUS

Gore will probably never be a "destination ski resort", no matter how much money is thrown at it by the State of New York. For a ski area so far north, it lacks suitable terrain, and it is not properly managed, and so it will not attract that market segment in large numbers. The current usage statistics in the DUMPA bear that out, with about 40% of the current users coming from within a two hour drive of Gore.

Gore has almost no true beginner terrain, other than the Poma lift, a few often-closed trails on the North Chair, and one trail on the Sunway Chair. The new proposed new trail areas do not appear likely to significantly change that. The topography of those areas appears to be similar to the existing intermediate areas that dominate Gore.

Gore also has very limited expert terrain. Other than a few too-short-to-bother-skiing trails on the Summit (High Peaks) Chair, there are only 3 true expert trails on the entire mountain (Double Barrel, Rumor and Lies). All of the other so-called expert trails are over-groomed, and are not steep enough, to qualify as true expert terrain. Also, all of them are very short.

Therefore, Gore lacks the variety of terrain necessary to attract a large enough following to become a destination ski resort. There are some destination ski areas that, like Gore, lack expert terrain, such as Stratton and Okemo. However, they

have more beginner terrain, and are much closer to the New York metropolitan area, and so are much easier to reach. Gore does not, and will not, offer anything that they do not offer, so there will be no incentive for people to bypass them and drive farther.

Moreover, ski areas such as Stratton and Okemo do a far better job than Gore of snowmaking and grooming, thereby offering a better skiing experience for beginner and intermediate skiers who place a high value on these services. This occurs despite the fact that Gore has an almost unlimited supply of water for snowmaking, which many ski areas lack.

There are destination ski areas farther north than Gore, such as Whiteface, Stowe, Jay Peak, Mad River Glen and Sugarbush. Unlike Gore, all of these offer significant amounts of expert skiing, and some have more true beginner terrain than Gore, and so they can attract a wider audience.

THE DUMPA/SEIS VIOLATES SEQR BY SEGMENTING THE  
ENVIRONMENTAL REVIEW OF THE FRONTSTREET PROJECT

It is clear from the DUMPA/SEIS that the proposed revisions to the Gore Mountain UMP are intended to facilitate the planned FrontStreet project. This is confirmed by statements made to the media by numerous public officials and FrontStreet officials, as shown by the enclosed articles and press releases, including one from Governor Pataki.

Thus, the failure of the DUMPA/SEIS to assess the environmental impacts of the FrontStreet project is a segmentation of the SEQR review, and is a violation of SEQR. See 6 NYCRR § 617.2(ag); 6 NYCRR § 617.3(g). Even if the FrontStreet project is an APA Class A or Class B Regional Project, and therefore exempt from SEQR review as a Type II action (see 6 NYCRR § 617.5(c)(36)), because it is integrally tied to the proposed DUMPA revisions, the Frontstreet project's impacts must still be assessed with those of the current UMP revisions.

Even if one of the proposed actions is a Type II action, and therefore exempt from SEQR's EIS process, ORDA must still act consistently with SEQR. A Type II action is only exempt from SEQR's process. See 6 NYCRR § 617.5(a). It is not exempt from the SEQR statute and its broader policies, including its broader mandate to protect the environment. The courts have specifically

held that, even when an action being reviewed by APA as a Class A or Class B Regional Project is exempt from the SEQR EIS process as a Type II action (6 NYCRR § 617.5(a)), APA must still conform to the SEQR statute. See Dudley Road Association v. APA, 214 A.D.2d 274, 280 (3d Dept. 1995); Friedman v. APA, 165 A.D.2d 33, 36 (3d Dept. 1991). See also West Village Committee v. Zagata, 171 M.2d 454, 459-460 (1996), aff'd, 242 A.D.2d 91 (3d Dept. 1998) (applying this rule to all agencies, not just APA).

When reviewing such Type II actions, APA is still bound to review their cumulative impacts, review alternatives to the proposed action, and otherwise follow the mandates of the SEQR statute at ECL § 8-0103(6) to interpret all laws under its jurisdiction consistent with SEQR and its policies. Dudley Road, supra; Friedman, supra. The same is true of ORDA. West Village Committee, supra.

Therefore, ORDA can not proceed with the DUMPA without a full consideration of the FrontStreet project's impacts under SEQR's policies contained in ECL Article 8, including consideration of alternatives, cumulative impacts, protection of the environment, and avoiding or mitigating adverse impacts to the maximum extent practicable, pursuant to ECL § 8-0103(6) and § 8-0109, among other requirements of ECL Article 8. See Dudley Road, supra; Friedman, supra; West Village, supra.

The potential adverse environmental impacts of the FrontStreet development include:

- ▶ Traffic impacts
- ▶ Visual impacts
- ▶ Induced growth
- ▶ Wildlife impacts
- ▶ Water quality impacts
- ▶ Light pollution
- ▶ Impacts to community character resulting from housing costs being driven up by new development. See Chinese Staff & Workers Ass'n v. City of New York, 68 N.Y.2d 359 (1986); 6 NYCRR §§ 617.7(c)(1)(iv), (v), (viii), (x).

Overall, if the FrontStreet project succeeds, it could destroy the North Creek community as it currently exists. Living there would become unaffordable for current local residents, just like has happened in Lake Placid, the Mad River Valley, Stowe and other ski towns. A few real estate developers will benefit, while many long-time local residents will be driven from their

homes by high taxes, rising rents and soaring housing prices. Many ski areas located in destination resort areas must import workers from outside of the area or the country, once the local residents are priced out of the housing market. The potential effects of this occurrence must be assessed. Chinese Staff, supra.

Until now, Gore has managed to provide jobs for local residents, without making the community unaffordable for them. All of that could change if this project, and others like it, are built. While, as discussed above, the success of the destination resort concept is questionable, its potential impacts must still be assessed under SEQR, as part of the SEQR review of the DUMPA.

Lastly, the DUMPA map (Figure 1-1) fails to show what parts of the FrontStreet property will be traded to the Town and what parts will be retained by FrontStreet and developed. This creates the misleading impression that all of the property will be given to the Town. The maps in the enclosed articles show that this is not true. The pre-swap and post-swap boundaries should be clearly delineated.<sup>1</sup>

The SEIS should be put on hold until it is revised to include an assessment of the impacts of the FrontStreet project. Hopefully, ORDA will do this voluntarily.

#### SKI BOWL UPGRADE IMPACTS WERE NOT ASSESSED

The DUMPA fails to assess **potential noise impacts** on the hamlet of North Creek from snowmaking operations at the Ski Bowl. If the DUMPA is approved, such operations would be occurring more often, and much closer to the hamlet, than they currently do. Most snowmaking occurs at night, when people are trying to sleep.

Likewise, the DUMPA fails to assess **traffic impacts** from increased skier traffic at the Ski Bowl. This traffic may come

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<sup>1</sup> It is also interesting to see in Appendix 2b that the Town of Johnsbury and FrontStreet propose to transfer development rights among different parcels of land. To my knowledge, that is not permitted under the APA Act under most circumstances, although this is not an ORDA issue, and will have to be resolved by APA.

from growth in total skier days, or from a shifting of skiers from the current base area to the new Ski Bowl base area.

These impacts must be assessed under SEQOR, as well as under the APA private land development regulations.

The statement on page 5-3 that ORDA can **remove cut trees from the Forest Preserve** is of questionable legality, and at a minimum, oversimplifies the issue. The DUMPA should analyze this issue under all applicable DEC policies for tree cutting in the Forest Preserve, including, but not limited to, those that may be specifically applicable to the 3 Forest Preserve ski areas.

#### EXISTING SKI AREA ISSUES

**The remnants of the old (circa 1967) Gondola should be removed** before any further capital projects are funded at Gore. It is shameful that the State of New York has allowed the rusting towers and dilapidated terminals to remain as a scar on the landscape of the Forest Preserve for several years. Nor will this eyesore help Gore to become a "destination resort" as long as it remains in full view of skiers. The failure to remove this eyesore violates Guideline for Management and Use for Intensive Use Areas #2 of the Adirondack Park State Land Master Plan, which requires that intensive use areas "should be ... managed ... so as to blend in with the Adirondack environment and to have the minimum adverse impact possible on surrounding state lands...".

From the topo maps, **the new Gondola-Saddle Lodge interconnect trail** appears as if it will be an improvement over what I recently heard one skier refer to as "Iceview". However, the proposed route crosses significantly steep terrain, and unless it is very carefully planned, designed and carried out, it is still unlikely to provide a true beginner connection from the Gondola to the North and East sides of the mountain.

Gore's track record in this regard leaves a lot to be desired. When the Fairview trail was first built, it too was proposed as a blue or green trail, and instead turned out to be extremely steep and icy. A similar problem occurred with the Foxlair trail. Judging from the topography, the same problem could occur again, unless due care is taken.

Indeed, from the map, it appears that the proposed trail will cross a very steep spot, even though there appears to be

some less steep terrain just to the east, between the proposed location and Fairview. Also, this is one of the windiest spots on the mountain. Consideration should be given to making the trail very flat and narrow, similar to a snowcat road or the Wood-In trail going to the Summit Chair, to allow trees to shield it from the wind, if suitable terrain for such a route can be found.

If and when the new connector trail is built, **Fairview should be closed** and allowed to revegetate. It serves no useful purpose.

It appears from the map that the **new trail 10-H** will cross Straight Brook below the existing bridge near the Topridge Chair. The cost of another bridge across this ravine would be prohibitive and the new trail would come out below the base of the lift. I assume that this is just a mapping error. In any event, the trail should connect to the Topridge trail above the existing bridge.

No reason is given for dropping **previously approved trail 10-G**. From the map, this appears to provide some interesting terrain and could help to keep expert skiers (and faster not-so-expert skiers) off of much of the Sunway trail, which is designated for family skiing. It would also provide a more interesting way off of Bear Mountain for expert skiers. At present, the entire run from Bear Mountain, or the Saddle Lodge, to the base presents no challenges for any skier above the intermediate level. Consideration should be given to retaining this proposed trail.

It may also be interesting to consider building a **new trail connecting proposed trail 10-H**, in the vicinity of the old Gondola mid-station, to lower Sunway. This too would provide expert skiers with a more challenging route to the base from the upper mountain, something that is sorely lacking at Gore, and keep more faster skiers off of most of Sunway.

A small **cross-over connector trail** should be made between Sunway, opposite the bottom of the Foxlair trail, and the Showcase trail, so that persons riding the Gondola or coming down from the upper mountain can ski Showcase. Among other benefits, this would remove many faster skiers from Sunway, increasing skier safety.

Finally, I commend ORDA on the decision to drop the proposed **tubing area** on top of Bear Mountain, which was one of the most baffling, and inappropriate, proposals in the current UMP.

CONCLUSION

Gore is a convenient place for local and Capital District residents to ski. The chances of it ever being much more than that are remote. Throwing away money on creating more duplicative intermediate skiing, and subsidizing a private real estate development scheme, will not change that. In addition, the DUMPA violates SEQR by segmenting the review of the FrontStreet project, violates the Constitution, and should not be approved.

Thank you for the opportunity to comment on the DUMPA. I look forward to reviewing a revised DUMPA, which addresses these concerns, before it is submitted to APA for approval.

Sincerely,



John W. Caffry

JWC/djm  
enc.

cc: Matt Millea, Executive Chamber  
Adirondack Park Agency  
Judith Enck, OAG  
Hon. William Thomas, Town of Johnsbury  
Mac Crikelair, Frontstreet  
(via mail, w/enc.)

**FOR IMMEDIATE RELEASE:**  
**July 19, 2005**

## **GOVERNOR TOURS NORTH CREEK SKI BOWL**

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### **Proposal Would Redevelop Ski Bowl and Connect to Gore Mountain**

Governor George E. Pataki today toured the North Creek Ski Bowl with Town of Johnsbury and Warren County officials as well as members of the New York Olympic Regional Development Authority (ORDA) to get a first-hand look at proposed development that would connect the area to Gore Mountain and help provide a boost to the local economy.

"Gore Mountain is a top-notch ski area that draws thousands of visitors each year to the North Country," Governor Pataki said. "I applaud local officials and ORDA for their ongoing efforts that are helping to reinvigorate the local community and the entire region. This project holds the potential to bring further economic development to the area and create a new winter ski and snowboard destination that can compete with the best resorts in the Northeast."

Gore Mountain and the Ski Bowl are currently operated separately by ORDA. A tubing hill with handle tow is offered at the Ski Bowl for day and night-time winter activities.

Local officials and the Warren County Economic Development Corp. have been working with ORDA on a proposal to redevelop the North Creek Ski Bowl by connecting the venue with Gore Mountain and increasing access to Main Street businesses in the historic hamlet of North Creek. The proposal envisions a new ski lift, new trails, additional snowmaking and other amenities that would enable skiers to travel back and forth from Gore to the Ski Bowl, which is located less than one mile from Main Street in North Creek. Connecting the two venues would generate millions in additional economic activity for the region and allow the area to compete with larger ski resorts in Vermont. The proposed expansion is included in an amendment to ORDA's Unit Management Plan for Gore Mountain.

Senator Betty Little said, "Developing the North Creek Ski Bowl and linking it to Gore Mountain will create new skiing opportunities, supporting tourism and offering visitors expanded access to the mountain. The local economy will benefit from this connection as well as from the development of the Ski Bowl Village. I look forward to working with Governor Pataki, ORDA and local officials to ensure this project becomes a reality."

Assemblywoman Theresa R. Sayward said, "The cooperation between state and local agencies as well as private individuals has truly worked to benefit North Creek and the surrounding areas. The proposal we explored today continues the momentum of economic development that enhances the lives of our North Country residents."

William Thomas, Chairman of the Warren County Board of Supervisors and Supervisor of the Town of Johnsbury, said, "It has been the Town's desire to re-establish significant skiing at the ski bowl that would provide a connection to the State ski center and help boost local tourism and our downtown business community. I thank Governor Pataki for his past support for the region and stand ready to work with he and Congressman Sweeney as well as our local elected officials to make this a reality for the People of Warren County, Town of Johnsbury and the State of New York."

ORDA President and CEO Ted Blazer said, "ORDA is working with the Town of Johnsbury and Warren County officials to further the benefits in North Creek for skiing and recreation. This project will aid economic development opportunities in the area."

In addition, the Town-owned Ski Bowl property is adjacent to 320 acres of privately owned land that holds potential for private development. The property has recently been acquired by FrontStreet Mountain Development LLC., a private development company with plans to build a Ski Bowl Village that would include residential housing, retail shops and restaurants, an Adirondack-style hotel, spa and 9-hole golf course. The development would be subject to approval by the Adirondack Park Agency.

The historic North Creek Ski Bowl opened in the early 1930s and was one of the first commercial ski areas in the country. Riders could board trains in Manhattan and disembark at the North Creek rail station, which has recently been renovated with support from the State. Plans are also underway to re-establish passenger rail service from Saratoga Springs to North Creek.

In June 2001, Governor Pataki announced \$1.8 million in transportation funds to restore 40 miles of track between the Town of Corinth in Saratoga County and the Hamlet of North Creek. The rail line project hopes to expand existing tourist railroad service from North Creek south to Thurman, Hadley and Corinth, with the long-term goal of extending service to the newly-refurbished Amtrak station in Saratoga Springs.

Since 1995, the State of New York has contributed over \$23 million in capital improvements at Gore Mountain, including the installation of the \$5 million Northwoods Gondola in 1999. The project was followed by the development of the Topridge section of the mountain that included construction of trails with double chair, base lodge and on-mountain lodge improvements, updated grooming equipment and increased water capacity for snowmaking through the Hudson



River Pipeline Project. ###

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**March 31, 2005**

**FrontStreet Project to Enable Skiing at Old Gore Ski Bowl**

FrontStreet Mountain Development, LLC, a private investment company, announced today that it has acquired 323 acres of land located in North Creek, New York at the site of the Old Gore Ski Bowl. This property was part of the historic Old Gore Ski Bowl, one of the first ski areas in the North East and the site of the first Ski Patrol. FrontStreet plans to enable public skiing on the portion of the Ski Bowl that has been in private hands and closed for decades. This will include the reopening of the Hudson Trail which was a favorite of the many North Country skiers.

The Ski Bowl is adjacent to the Gore Mountain Ski Area, one of the largest ski areas in the East. Gore is operated by the Olympic Regional Development Authority (ORDA). The Town of Johnsbury, ORDA and the Warren County Economic Development Corporation (WCEDC) have been working collectively to connect Gore Mountain and the Town Park, which contains a portion of the Ski Bowl. FrontStreet plans to cooperate with these organizations to combine the public and private sections to enable public skiing at the entire Ski Bowl area, as part of the program to connect this area to Gore Mountain proper.

In addition, FrontStreet intends to work closely with the Town, the Adirondack Park Agency (APA) and other regulatory / environmental organizations to create an appropriate development project to utilize the remaining portions of this unique property. The project concept and details are currently being designed to include a ski-in / ski-out venue with lodges, single family homes, condominiums, as well as hotel and retail space.

It is anticipated that the connection of Gore Mountain and the Ski Bowl, coupled with the restoration of the full Ski Bowl, will bring significant economic growth and opportunity to the surrounding Town of Johnsbury and the North Country in general. The FrontStreet project will support this objective and help create new opportunities for employment, generate increased revenue to the community and help support the local tax base.

As FrontStreet develops the specific plans for this project, it will provide information to interested community members. An initial public information meeting will be organized to discuss the project with community organizations and Town committees. A web-based information vehicle will also be implemented.



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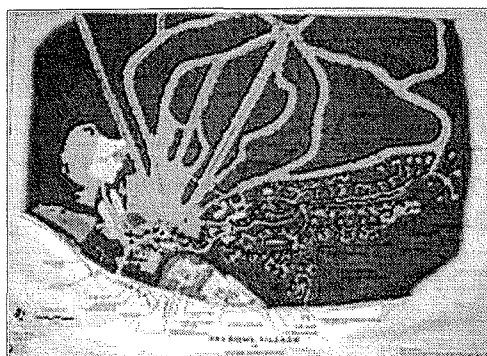


## Ski Bowl Project News

### Ambitious Ski Bowl projects hinges on agency's decisions

By CHRISTINE MARGIOTTA

Updated: 1/11/2006 6:44:32 AM



**NORTH CREEK --** The rusty skeletons of chairlifts creaked back and forth in a chilly breeze Monday, dangling on a skinny wire that hasn't carried a skier since 1976.

At the North Creek Ski Bowl, scattered ski tracks weave through the snow around the old lift poles, shadowed by Gore Mountain. Even on this unseasonably warm January afternoon -- seemingly perfect for a quick ski -- not a soul is in sight, save a few maintenance workers in the Town of Johnsburg's garage below.

Though now a ghost of its former self, this neglected ski lift is on the verge of resurrection. The town of Johnsburg is set

to turn it into a new, triple-chair lift that leads to the Ski Bowl's intermediate and expert-level terrain, and ultimately, the trails at Gore.

It's one part of an enormous effort to transform the Ski Bowl from a quiet snow-tubing haven into a winter destination that rivals the best ski resorts in the Northeast.

The Adirondack Park Agency will present the Ski Bowl expansion project as an amendment to Gore Mountain's plan for future development at a 9 a.m. meeting Thursday at APA headquarters in Ray Brook.

Members of the public and other state agencies, such as the Olympic Regional Development Authority, will be able to submit comments on the project until Feb. 9, when the APA is scheduled to form a consensus on the project, said ORDA spokesman Sandy Caligiore said.

"We'll really have a barometer as to how the public feels about a development like this in the Adirondacks," Caligiore said.

The town of Johnsburg has already secured \$800,000 in state and federal funding to renovate the ski hut on the property and is now in the process of applying for a \$520,000 grant from the state Office of Small Cities to build the triple-chair lift, said Town Supervisor William Thomas.

Meanwhile, Sen. Elizabeth Little, R-Queensbury, will watch for Ski Bowl funding in the final budget of George Pataki's gubernatorial career, to be revealed next week.

About \$11 million is needed to build the larger lift that will link the Ski Bowl with Gore Mountain.

Though she doubts the project will get its own line item, Little was optimistic

Though she doubts the project will get its own line item, Little was optimistic.

"It would be nice if it would," she said Tuesday.

A multimillion-dollar project that will sweeten the pot -- or in this case, the bowl -- for the state is just months away from an Adirondack Park Agency decision crucial to its future.

That \$200 million private project, spearheaded by Mac Crikelair of Fronstreet Mountain Development, would build 175 townhouses, 20 single-family homes, two inns, a member-exclusive lodge, an equestrian center, a golf course and a restaurant at the Ski Bowl.

Ultimately, the private development and the ski lifts would give people staying in homes or hotels at the Ski Bowl direct access to Gore Mountain. They would be able to ski from the top of the mountain down into the quaint, but struggling, hamlet of North Creek -- an approximately 30-minute downhill run.

If the agency approves the project, it will set off a domino effect of land swaps -- one of which includes property needed to build the larger ski lift connecting the Ski Bowl to Gore.

"We're ready to go forward," Thomas said. "But obviously (Crikelair) needs his approval from the Park Agency to do his development before anything can move forward."

Approval of the development guarantees the town will undergo a revaluation sometime within the next two years. Residents already wrestling with high property taxes worry they won't be able to afford the taxes generated by the sharp increase in property values.

But Thomas believes the project will do more good than harm in the end.

An impact study from the state Comptroller's Office showed that linking Gore Mountain with the Ski Bowl could bring as much as \$45 million into the region's economy. Thomas and Town Councilman Sterling Goodspeed said the Ski Bowl project could initially provide as many as 300 new jobs.

APA spokesman Keith McKeever said the project is already in good standing with the agency, after some "cooperative" pre-application meetings.

The APA expects to receive the application sometime within the next month and could take up to three months after that to approve or deny the project.

"We've been working very well together," McKeever said. "I can't say we're going to rubber-stamp it, but there's been a very good relationship with the applicant and the town on the project."

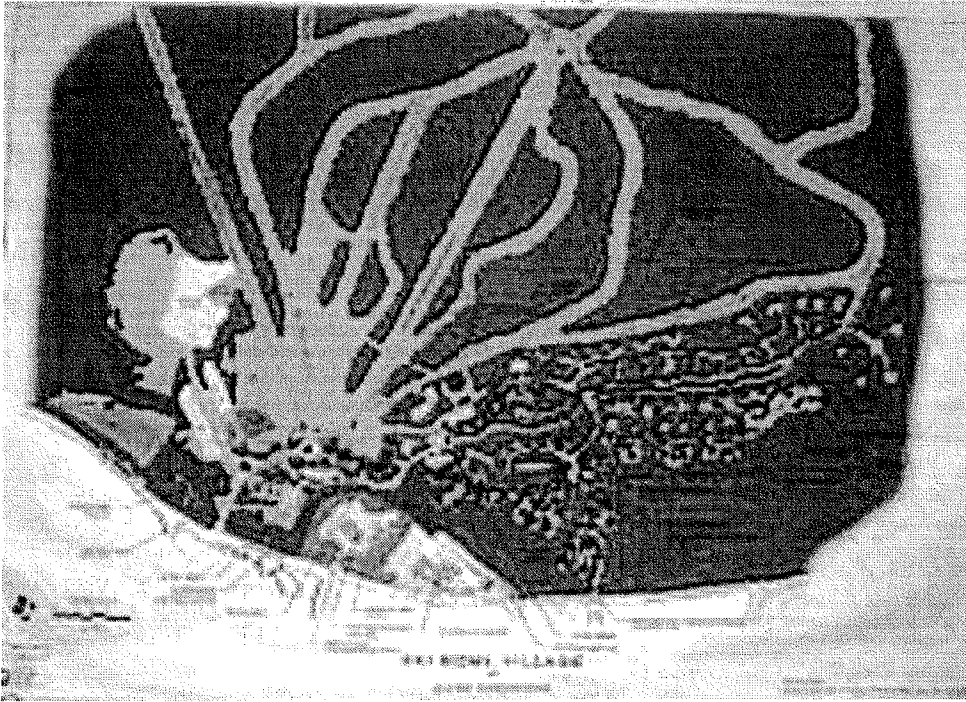
Gov. George Pataki did visit the North Creek Ski Bowl last July and praised the development project, but he made no formal funding pledge.

No applications for state money have yet been submitted.

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**minimal, he said. Same goes for the impact on infrastructure needs, especially when weighed against the benefits.**

**"When you put up 200 townhouses at 450 (thousand dollars) each, that's an enormous boon," he said, noting the riches will be shared too. "Warrensburg will feel it. Chestertown will feel it. I think the town will maintain a wonderful rural character, but there will be a huge economic benefit to the region."**

### **Transortation Bill Includes Ski Bowl Funding**

The 2005 Transportation, Treasury, Housing and Urban Development Appropriations bill passed in The House of Representatives on November 18th. Included in this bill is an additional \$500,000- of funding for the Gore Mountain to North Creek Ski Bowl interconnection project. This brings the federal funding brought home by U.S. Rep. John Sweeney to \$750K to date. Thank you Representative Sweeney for leading the way on this critical project! Isn't it time for Albany to join in?

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### **Ski Bowl Village: A New Era for North Creek**

By Linda Ellingsworth

(This article appears in the "Gore Mountain Lake George Region Guide")

After years of diligent work by town, county and state officials, Gore Mountain management, real estate agents and developers, North Creek is poised to become the site one of the Northeast's major ski resorts. The final piece fell into place in 2005, as the 300-acre site adjoining the historic North Creek Ski Bowl was sold to a developer who plans to create a world-class resort called "Ski Bowl Village" on the site. In addition, significant state and federal funding has been pledged to build a ski lift that will connect Gore Mountain to the Ski Bowl and the new village.

"This has so much potential, and will improve the quality of life in the town," said Realtor Mark Bergman of Adirondack Country Homes. Bergman brokered the sale of the site to Front Street Mountain Development, a company founded by David Crikelair of Connecticut. Crikelair is a former treasurer of Texaco whose father owned a large farm in Riparius. The Crikelair family has a long history of skiing at Gore Mountain, said Bergman, including participation in the mountain's racing

program.

"They thought this looked like an interesting venture," Bergman said. David Crikelair has appointed his 28-year-old son Mac as project manager for the development.

"The property was of interest to us," said Mac Crikelair. "We kept saying, 'we hope it gets done right'." When no one else stepped forward to develop the property, the Crikelair family decided to jump in. "We figured we could have a lot of fun with this," Mac said. "We already know a lot of people here on the mountain." Crikelair noted that he is the fourth generation in his family in the area, and has been skiing at Gore since he was two years old.

The Crikelairs have been working closely with the Town of Johnsburg. They've also held public meetings for the townspeople, hired the LA Group to assist with planning, and have been working with Gore Mountain, the Olympic Regional Development Authority (ORDA) and the Adirondack Park Agency (APA). "It's been a good opportunity to pool everyone's ideas," said Crikelair. "We've had input from the local community about the historic ski trails at the Ski Bowl, and we've talked with Mike Pratt (Gore Mountain General Manager) about how he wants the new ski trails positioned." The overall plan will be submitted to the APA in the near future, he said.

Johnsburg Town Supervisor Bill Thomas is ecstatic about the development. "We are looking forward to becoming the premier ski attraction in the East," he said. "We've reached the point where all the hard work will pay off." He points to 2005 as the year that the "three legs" of the project came together: a private developer came forward; the state committed millions of dollars to the Ski Bowl, and the town began work with the developer to make the project a reality.

The project's scope is impressive. Ski Bowl Village will be a "totally integrated village" at the base of the Ski Bowl, said Bergman. Upon completion, the village will host more than 200 residential units that will be comprised of 170 to 180 townhouses and 25 single family residences. The townhouses will be constructed in Adirondack Great Camp style architecture, featuring natural materials such as log, stone and even garnet. Wherever possible, materials will be obtained locally. "These will be first class residences that will sell in the \$400,000 price range," he commented.

Ski Bowl Village will also include a 30-room bed & breakfast/inn, a 60-room inn, and a 125-room hotel. A private member-based lodge named Hudson Lodge will be built as well. Similar to a country club, Hudson Lodge will accommodate 100 families who will pay an initiation fee to join. With half of the memberships already verbally sold, "there will be a waiting list," Bergman predicted.

Other amenities include an 18-hole golf course, a day spa and an equestrian center. The equestrian center will have horse boarding facilities and an arena, and will provide access to the area's trail system. It is these facilities that will help North Creek become a four-season resort, said Bergman.

Ski Bowl Village will be built in three phases, which will overlap. Phase 1 is slated to start in April 2006, with the construction of approximately 20 to 40 townhouses, the 30-room bed & breakfast and Hudson Lodge, which will be open by the 2006-2007 ski season. "For Phase 1, we're trying to add things that won't compete with the town," said Crikelair. "We want to encourage people to interact with the town."

Crikelair also noted that the extent of Phase 1 is somewhat dependent on the amount of state funding for the ski lifts that will connect to Gore. "If the full connection is funded," he said, "Phase 1 will be larger."

Phase 2 will include construction of the hotel, and Phase 3 will see the building of the single family residences. Bergman said that he already had several commitments to buy townhouses (clarification - not selling yet!). "There's little doubt we will sell out Phase 1 pre-construction," he commented.

Beyond bringing more people to North Creek, there is also a direct local economic benefit. Ski Bowl Village stands to add \$600,000 to the tax base of Johnsburg, said Bergman. "And the owners of these townhouses will not use a lot of town services," he added. All roads in the development will be private and not maintained by the town. Ski Bowl Village will also have its own wastewater treatment plant.

Of course, without the connector lift to Gore Mountain, the proposed village would never come to pass. In the past year, Congressman John Sweeney has obtained \$250,000 in federal funds for the project, said Thomas, and has pledged another \$500,000 for 2006. Through State Senator Betty Little's advocacy, \$5.5 million has been earmarked to help build the lift that will connect the North Creek Ski Bowl to Gore.

"There are a lot of challenges ahead," said Thomas, "but this is very exciting." In the future, he hopes to obtain grant money to build a substantial base lodge at the Ski Bowl that will be used by ORDA in the winter, and the townspeople in the summer months. And if the train connection can be completed to Saratoga, there will be a need for a gondola to shuttle skiers from the North Creek train station to the Ski Bowl. Thomas also envisions lighting the slopes on the Ski Bowl, and replacing the single chair lift with a triple chair.

Supervisor Thomas sees all these developments as positive signs for an area that has seen more than its share of economic strife. "This is very good for the community," he commented. "With this type of growth, North Creek and the whole area will prosper."



## Governor Pataki tours North Creek Ski Bowl

Tuesday, Jul. 19, 2005

### Proposal Would Redevelop Ski Bowl and Connect to Gore Mountain

Governor George E. Pataki today toured the North Creek Ski Bowl with Town of Johnsbury and Warren County officials as well as members of the New York Olympic Regional Development Authority (ORDA) to get a first-hand look at proposed development that would connect the area to Gore Mountain and help provide a boost to the local economy.

"Gore Mountain is a top-notch ski area that draws thousands of visitors each year to the North Country," Governor Pataki said. "I applaud local officials and ORDA for their ongoing efforts that are helping to reinvigorate the local community and the entire region. This project holds the potential to bring further economic development to the area and create a new winter ski and snowboard destination that can compete with the best resorts in the Northeast."

Gore Mountain and the Ski Bowl are currently operated separately by ORDA.

A tubing hill with handle tow is offered at the Ski Bowl for day and night-time winter activities.

Local officials and the Warren County Economic Development Corp. have been working with ORDA on a proposal to redevelop the North Creek Ski Bowl by connecting the venue with Gore Mountain and increasing access to Main Street businesses in the historic hamlet of North Creek. The proposal envisions a new ski lift, new trails, additional snowmaking and other amenities that would enable skiers to travel back and forth from Gore to the Ski Bowl, which is located less than one mile from Main Street in North Creek. Connecting the two venues would generate millions in additional economic activity for the region and allow the area to compete with larger ski resorts in Vermont. The proposed expansion is included in an amendment to ORDA's Unit Management Plan for Gore Mountain.

Senator Betty Little said, "Developing the North Creek Ski Bowl and linking it to Gore Mountain will create new skiing opportunities, supporting tourism and offering visitors expanded access to the mountain. The local economy will benefit from this connection as well as from the development of the Ski Bowl Village. I look forward to working with Governor Pataki, ORDA and local officials to ensure this project becomes a reality."

Assemblywoman Theresa R. Sayward said, "The cooperation between state and local agencies as well as private individuals has truly worked to benefit North Creek and the surrounding areas. The proposal we explored today continues the momentum of economic development that enhances the lives of our North Country residents."

William Thomas, Chairman of the Warren County Board of Supervisors and Supervisor of the Town of Johnsbury, said, "It has been the Town's desire to re-establish significant skiing at the ski bowl that would provide a connection to the State ski center and help boost local tourism and our downtown business community. I thank Governor Pataki for his past support for the region and stand ready to work with he and Congressman



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Sweeney as well as our local elected officials to make this a reality for the People of Warren County, Town of Johnsbury and the State of New York.

ORDA President and CEO Ted Blazer said, "ORDA is working with the Town of Johnsbury and Warren County officials to further the benefits in North Creek for skiing and recreation. This project will aid economic development opportunities in the area."

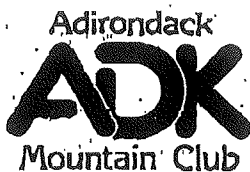
In addition, the Town-owned Ski Bowl property is adjacent to 320 acres of privately owned land that holds potential for private development. The property has recently been acquired by FrontStreet Mountain Development LLC., a private development company with plans to build a Ski Bowl Village that would include residential housing, retail shops and restaurants, an Adirondack-style hotel, spa and 9-hole golf course. The development would be subject to approval by the Adirondack Park Agency.

The historic North Creek Ski Bowl opened in the early 1930s and was one of the first commercial ski areas in the country. Riders could board trains in Manhattan and disembark at the North Creek rail station, which has recently been renovated with support from the State. Plans are also underway to re-establish passenger rail service from Saratoga Springs to North Creek.

In June 2001, Governor Pataki announced \$1.8 million in transportation funds to restore 40 miles of track between the Town of Corinth in Saratoga County and the Hamlet of North Creek. The rail line project hopes to expand existing tourist railroad service from North Creek south to Thurman, Hadley and Corinth, with the long-term goal of extending service to the newly-refurbished Amtrak station in Saratoga Springs.

Since 1995, the State of New York has contributed over \$23 million in capital improvements at Gore Mountain, including the installation of the \$5 million Northwoods Gondola in 1999. The project was followed by the development of the Topridge section of the mountain that included construction of trails with double chair, base lodge and on-mountain lodge improvements, updated grooming equipment and increased water capacity for snowmaking through the Hudson River Pipeline Project.

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February 1, 2006

Conservation

Education

Recreation  
Since 1922

Michael Pratt, General Manager  
Gore Mountain Ski Center  
PO Box 470  
Peaceful Valley Road  
North Creek, New York 12853

Dear Mr. Pratt:

On behalf of the Adirondack Mountain Club (ADK), I would like to take this opportunity to comment on the 2006 Unit Management Plan (UMP) Amendment and Supplemental Environmental Impact Statement for Gore Mountain Ski Center.

ADK is dedicated to conservation, education, outdoor recreation and protection of New York's Forest Preserve, parks, wild lands and waters. We represent over 30,000 hikers, paddlers, skiers and backpackers.

Page 5-3 of the Draft UMP amendment states that:

Trees lawfully cut can be removed from the premises in any manner deemed feasible by ORDA so long as such method is consistent with the guidelines of the State Land Master Plan, this UMP and Article 8 of the ECL. (Draft UMP Amendment, p. 5-3)

While ADK does not disagree with this statement, the UMP Amendment should also state that tree removal must also comply with the Department of Environmental Conservation's (DEC) Lands and Forests Policy LF-91-2 entitled "Cutting, Removal or Destruction of Trees and Endangered, Threatened or Rare Plants on Forest Preserve Lands."

Thank you for the opportunity to comment on this important document.

Sincerely,

  
Marisa Tedesco  
Conservation and Legislative Director

cc: Richard Weber, Adirondack Park Agency

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Mr. Michael Pratt  
General Manager  
Gore Mountain Ski Center  
The Olympic Regional Development Authority  
PO Box 470  
Peaceful Valley Road  
North Creek, NY 12853

Jan. 31, 2006

Dear Mr. Pratt:

Thank you for the opportunity to review the Gore Mountain 2005 Amendment to the Unit Management Plan and the supplemental environmental impact statement. We appreciate the earlier briefing you gave to the conservation groups on this UMP and the alternatives ORDA is considering in your continuing efforts to upgrade this ski center and make Gore Mountain more of a destination ski center. We agree that such a development will be a great benefit to the town of Johnsburg and the hamlet of North Creek.

Our comments on the proposed UMP amendment and EIS are as follows:

Audubon New York is the state office of the National Audubon Society. We are a non-profit conservation organization with 50,000 members in 30 chapters across New York State. Our mission is to conserve and restore natural ecosystems, focusing on birds, other wildlife and their habitats for the benefit of humanity and the earth's biological diversity.

In New York, as in many other states, Audubon has identified bird species of special concern and bird conservation areas of similar special concern, known as Important Bird Areas. We have not identified Gore Mountain as an IBA, but other extensive areas have been so identified. We do, however, have a special concern for species that live in high elevation habitat. In the UMP and the EIS, ORDA has undertaken surveys on the ski mountain for one species of special interest to us, Bicknell's Thrush, but there are also other species of prime interest to the conservation community that have similar high-elevation spruce-fir habitat needs, such as Bay-breasted and Blackpoll Warblers. The former is considered a species of continental concern and the latter a species of regional concern and responsibility.

We would like to suggest that, in the time between now and when the new trail construction work is undertaken on the mountain, that ORDA invest in more comprehensive bird studies over more of the mountain. We have made a similar request of the company proposing to place a wind turbine farm on neighboring Pete Gay Mountain. We do not believe we have a sufficiently detailed picture of bird and other wildlife on this mountain.

Of immediate and specific concern is the proposed C-7 trail connecting the top of the gondola with Saddle Lodge. From a skiers perspective this trail is certainly needed for the many intermediate skiers who take the gondola to the top only to be confronted by two very difficult diamond trails to come down. However, from an ornithological perspective the WCS studies done to date are far from the final word on bird life on this high-elevation area. We understand that the Bicknell's Thrush surveys to date did not detect the presence of this species on two separate occasions in 2004 and 2005, but further surveys would be of great benefit to us all.

We appreciate the wealth of detail in the UMP and EIS document describing the alternative trail patterns and the accompanying maps. We understand that some new trails are being proposed on state property, some on the town ski bowl property, and some on the privately owned adjacent property to the north of the public lands. However, it is not clear which project is the preferred option. Nor is it clear what the business and ownership relationship will be between ORDA, the town of Johnsbury, and the private development company named in the UMP/EIS. Given this confusion, we would suggest at this time that ORDA either: a) make the UMP and EIS very clear as to the options and the preferences; or b) restrict new trail development to the ORDA and town ski bowl properties presently owned by the town. Mixing public and private interests in the way suggested in this document could well lead to some costly mistakes that are better avoided now rather than litigated later.

Until these land purchase and land swap arrangements are completed we would respectfully suggest that the alternative trail additions proposed as 11-I, 11-J, 11-K, 11-L, and 11-N be the preferred trails.

Sincerely,



Graham L. Cox  
Coordinator of Forest and Open Space programs

cc NYSDEC Commissioner Denise Sheehan  
APA Chairman Ross Whaley  
APA Executive Director Richard LeFebvre

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## The Association for the Protection of The Adirondacks

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Phone: (518) 377-1452 • Fax: (518) 393-0526  
www.protectadks.org

February 6, 2006

Ross Whaley, Chairman  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, New York 12977

### **RE: Comments on Gore Mountain Amendment to the 2002-2007 Unit Management Plan (UMP) and Supplemental Environmental Impact Statement (SEIS).**

Dear Chairman Ross Whaley and Agency Commissioners:

The Association for the Protection of the Adirondacks has reviewed the Gore Mountain Amendment to the 2005 UMP and the Supplemental Environmental Impact Statement (SEIS) and we wish to offer the following comments, concerns and recommendations.

The Association recognizes the significant work that Mike Pratt of Gore-ORDA, town officials, principals of the Front Street Partnership, Inc., LCC and the public have made to improve the North Creek ski bowl in tandem with other economic development in the community and with improvements at the Gore Mountain Intensive Use Area.

While the Association has not taken a position on the overall project, we do wish to understand this project more fully and comprehensively. Frankly, we believe that there has been insufficient time for truly worthwhile and inclusive public participation and understanding of the proposed action. It is a complex project and the amendment and supplemental environmental impact statement (SEIS) materials have only been available for less than one month. We urge that the Adirondack Park Agency extend the comment deadline a minimum of 45 days to allow the public to have sufficient time to consider the materials and to review additional information that may be lacking.

We also find the current Gore amendment and (SEIS) in need of significant strengthening regarding some important ethical, municipal and environmental issues that require far more coverage in the documents and public comment.

The specific comments and concerns that we request be addressed in the final UMP amendment and SEIS are as follows, discussed under separate headings without priority to order:

Thank you for considering the Association in your Estate Planning

### **The Gore UMP is a Classic Case of Project Segmentation.**

Quite simply, the Gore UMP amendments are intimately linked to other development proposals, and they must be assessed as an interrelated package of private, Town, and State projects. To do otherwise is to fly in the face of the clear mandate of the State Environmental Quality Review Act (SEQRA) to avoid project segmentation. Gore officials and project participants assert no direct linkage between the private developers Front Street Partnership, Inc. LLC and the Gore Mountain Intensive Use Area. Specifically, the proposed ORDA/Town agreements for operation of the Ski Bowl facility are critically important to the interests of a private developer whose large project has yet to undergo any review by the Adirondack Park Agency. These linkages are significant and ORDA's disavowal of them is concerning.

For example, what future development impacts would be fostered by implementing the amendment that now supports town interests and the interests of one developer? How can the Agency fairly consider approval of the current UMP amendment and SEIS in the context of this segmentation, not having true knowledge of the related development that may be proposed by Front Street Partners now, or in the future? In considering approval of this UMP amendment and SEIS, how can the Agency fully evaluate build-out implications of the proposed private development, and the possible spin-off impacts to state land resources at Gore Mountain Ski Area and its intensive use lands, or adjacent and nearby state land resources?

The Association finds these questions impossible to address in the review of the present UMP amendments before the Agency. We further question the appropriateness of a State authority like ORDA, that is first and foremost required to protect and preserve the Forest Preserve lands under its control, to encourage and to facilitate large-scale development on the park's private lands.

### **ORDA's UMP Amendments Contravene the SLMP's Primary Mandate**

We remind the Agency that the Adirondack State Land Master Plan (ASLMP) calls for the following key provisions within intensive use ski areas:

*the "primary management guideline...will be to provide the public opportunities for...downhill skiing...in a setting and on a scale that are in harmony with the relatively wild and undeveloped character of the Adirondack Park."*

The ASLMP further stipulates that:

*"All intensive use facilities should be located, designed and managed to have the minimum adverse impact possible on surrounding state lands and nearby private holdings."*

With such clear and unequivocal guidance for intensive use ski areas within the Master Plan, the Adirondack Park Agency is fully required in our view to assess the likely long term impacts of the linked development on the hamlet and low intensity use lands, as well as the adverse impacts upon the ski bowl property in addition to Gore Mountain lands and facilities. This should be done in conjunction with the UMP amendment process, not at some future date.

Moreover, the UMP amendment's assertions, both direct and implied, that these facilities are needed to permit Gore Mountain to compete with private ski "destination resorts" in Vermont or elsewhere is incongruous with sustaining the state ski facility at Gore "in a setting and on a scale that are in harmony with the relatively wild character of the Adirondack Park." Striving to maximize recreational potential at Gore so as to compete directly with major private ski resorts elsewhere also runs directly contrary to the "forever wild" covenant of Article XIV of the State Constitution, as well as the specific ski area amendment and the Adirondack State Land Master Plan.

We believe it is the Agency's responsibility to place a check on State ski area growth and development where it runs counter to the Master Plan or the constitution. We further believe that the Agency should require a comprehensive assessment of the past, current and expected total build-out of all trails, roadways, parking areas and other facilities at the Gore Mountain intensive use area must be prepared and evaluated.

### **Visual Impacts of the Proposed Project**

The Association believes that the final UMP amendment and SEIS must more fully evaluate the visual impacts of expected powerlines, snow-making facilities, ski lift towers and cabling, any new road construction, and all outbuildings (especially those at higher or clearly visible elevations at Gore and the Ski Bowl) in addition to the planned "trail cut" areas.

The "impacts" section of the UMP amendment and SEIS and the "alternatives" sections should much more fully address the impact of the proposed project, facilities, and new trails on the ASLMP's goal of preserving the wild and undeveloped nature of the state's intensive use ski area lands of the Forest Preserve.

### **Constitutional and environmental issues associated with greater than 25 percent increase in tree cutting on and off the Forest Preserve**

The Association expresses concern that the UMP amendment proposes nearly doubling the size of Forest Preserve acreage impacted by timber felling and clear cutting from the previously approved 49 acres to approximately 88 acres in total cut areas. While the UMP amendment asserts that final trail mileage at Gore will reach 35.4 miles, thus being within the 40-mile approved limit under the constitutional amendment, there is no listing of historical, current and proposed trails and lengths.



Moreover, regarding the impact of the new trail mileage and lift development, the UMP amendment and SEIS fail to adequately address the impacts of the changes proposed on the ASLMP's overall goals for maintaining the relatively wild and undeveloped character of ski area intensive use lands.

**Concerns over storm water runoff, erosion controls and protection of water quality within the North Hudson River Corridor as well as town and village water resources**

The stormwater pollution prevention plan (SWPPP) is clearly only a boilerplate outline of measures to be taken at ORDA facilities in order to control the impacts of stormwater runoff. Despite the inclusion of rough drainage maps and appendices of technical data regarding specific subcatchment stormwater control for a 100-year storm, there is no clear site-specific, comprehensive stormwater control engineering plan for the proposed development that the public can adequately understand or evaluate.

Given the important linkages in this project both on and off mountain, and the potential for significant impacts for soil erosion and water quality, we urge that ORDA provide a far more detailed and comprehensive engineering plan for stormwater runoff in the final UMP amendment and SEIS.

The final plan should also make clear the expected increases in water intake, snowmaking and facility use, and any impacts from such activities in the final plan.

**Lack of any comprehensive assessment of energy impacts, or demand increases associated with the project**

The plan stipulates that the proposed actions both on and off mountain (on public and adjacent or nearby private lands) will increase regional revenues from real estate development ski center recreational activity increases and ski tourism from \$ 21.7 million annually to \$ 44.9 million annually. Ironically, the UMP amendment and SEIS suggest without foundation that no revisions are necessary for the prior UMP's section 10 on the effects on the use and conservation of energy.

Clearly, the UMP amendment and SEIS must be significantly strengthened to assess adequately and forthrightly the critical nature of the likely impacts and growth of energy consumption, needs, and increased demands from this proposed amendment impacting both the Gore Ski area, the ski bowl, and private lands development on hamlet and low intensity use lands.

**Noise and Other Impacts to the Hamlet and Character of North Creek**

ORDA's proposed development of the Ski Bowl would bring marked changes and significant development and greatly increased recreational use within the hamlet of North Creek. The final UMP amendment and SEIS should fully evaluate the impacts of this project on the hamlet character of North Creek as well as specifically evaluating the likely impacts of traffic, noise (from lifts and snowmaking), construction, etc. The final

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documents should fully assess these impacts and describe strategies or proposals to protect the hamlet character from undue adverse impacts that might otherwise result.

Thank you for your consideration of our comments on this important action.

Sincerely,

Daniel R. Plumley  
Director of Park Protection

cc:

R. Lefebvre, APA  
H. Keeshaw, APA  
M. Pratt, Gore - ORDA

## **APPENDIX 10**

### **RESPONSES TO SUBSTANTIVE PUBLIC COMMENTS ON THE PUBLIC REVIEW DRAFT OF THE 2005 UMP/SDEIS**

## APPENDIX 10

### RESPONSES TO SUBSTANTIVE PUBLIC COMMENTS ON THE PUBLIC REVIEW DRAFT OF THE 2005 UMP AMENDMENT AND SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT (SDEIS)

#### 1.0 Comment Letters Received

Copies of letters submitted during the public comment period are included in Appendix 9, and are listed below.

1. Lincoln Logs® Ltd., 1/3/06
2. The Barton Group, 1/16/06
3. Adirondack Regional Chamber of Commerce, 1/23/06
4. Resident's Committee to Protect the Adirondacks, 1/31/06
5. Adirondack Council, 2/1/06
6. Cunningham's Ski Barn, 1/27/06
7. Caffry & Flower, 1/31/06
8. Adirondack Mountain Club, 2/1/06
9. Audubon New York, 1/31/06 (received 2/8/06)
10. Association For the Protection of The Adirondacks, 2/6/06 (received 2/10/06)

Letters 1, 2 and 3 expressed support for the 2005 UMP Amendment/SEIS and contained no specific comments that required any replies or changes to the Public Draft document. These letters of support are hereby acknowledged.

Letters 8, 9 and 10 were received after the close of the SEQRA Public Comment Period as announced in the 12/28/05 edition of the Environmental Notice Bulletin. Nonetheless, these letters have been responded to in the preparation of the 2005 UMP Amendment and this FEIS.

#### 2.0 Responses to Comments

This section contains substantive comments received during the public comment period as well as responses to these substantive comments. Appendix 11 of this document, entitled "Errata", provides a summary of changes that were made to the Public Review Draft of the 2005 UMP Amendment/SEIS in response to substantive public comment.

##### 2.1 Resident's Committee to Protect the Adirondacks, Peter Bauer, 1/31/06

###### *Comment 1*

The commentor feels that, in order to improve the skiing experience for families, beginning skiers and novices, ORDA should focus their efforts on previously approved actions aimed at improving the skiing on Bear Mountain, and give the implementation of

these previously approved Actions priority over New Actions contained in the 2005 UMP Amendment.

*Response 1*

The Bear Mountain experience is being improved through the actions of the 2005 UMP Amendment. Gore Mountain and ORDA have recognized the need to make other improvements on Bear Mountain, as evidenced by other Actions included in the 2002 UMP. However, due to the sensitivity of the area as potential Bicknell's thrush habitat, Gore Mountain and ORDA have not implemented these Actions and have studied the site and habitat as requested in 2002. The creation of the new novice trail from the top of Bear Mountain to the Saddle Lodge, as proposed in the 2005 UMP Amendment, is designed to improve the skiing experience for less experienced skiers, as requested in this comment. At this time this Action is included in the 2005 UMP Amendment with full consideration of the relationship to Bicknell's thrush. See the Response to Residents Committee To Protect The Adirondacks Comment 4, below.

*Comment 2*

The commentor questioned whether the proposed connection to the North Creek Ski Bowl is intended to improve the alpine skiing experience or if this an effort to boost land development in the greater Johnsbury Area?

*Response 2*

The primary purpose of the proposed connection is to improve the alpine skiing experience in compliance with provisions in Article XIV, Section 1 of the New York State Constitution which authorize ski trails and appurtenances thereto on Gore and Pete Gay mountains. Incidental positive economic benefits to the region were, however, also considered during the development of the proposal.

*Comment 3*

The commentor is concerned that the actions proposed in the 2005 UMP Amendment will cause secondary and cumulative impacts that will result in poorly planned development that will cause an increase in property values and increased development pressure in the greater Johnsbury area. As per comment 1 above, the commentor believes that priority should be given to previously approved Actions approved in the 2002 UMP as opposed to New Actions proposed in the 2005 Amendment.

*Response 3*

The issues of Growth Inducing, Secondary and Cumulative Impacts were addressed in the 2002 UMP; "The Supplemental UMP is likely to cause growth in the lodging, housing, restaurant and retail sectors. Such growth is directly regulated by the APA outside of the Hamlet of North Creek. Within the hamlet, such growth is consistent with the North Creek Action Plan. Induced growth is likely to have positive impacts such as the creation of jobs, taxes and spending.



There are no other sources of growth in the Johnsbury community, other than subdivision activity which is itself probably, in part, a result of the presence of Gore Mountain. Few cumulative impacts are, therefore anticipated.” *2002-2007 Final UMP/EIS, pages viii and ix, April 2002*

Section 9 of the Public Draft of the 2005 Amendment, “Growth Inducing, Secondary and Cumulative Impacts”, states “There are no revisions to the growth inducing, secondary and cumulative impacts presented in the 2002 UMP. *2005 Amendment Public Draft, page 9-2*

It is important to reiterate that there are local (Town of Johnsbury) and regional (Adirondack Park Agency) planning regulations governing land use and development in “the greater Johnsbury area”, and that adherence to these regulations will insure that any secondary growth will occur in an appropriate and beneficial manner and in accordance with local and regional planning goals.

#### *Comment 4*

The commentor requests that ORDA develop a specific 5-year schedule for implementation of New Actions and previously approved Actions, including yet-to-be-completed actions from the 1995 and 2002 UMP Updates, on a year-by-year basis, including an estimated budget for each year of this 5-year period. A suggested list of priorities was provided:

- Complete work on the Hedges trail to improve Access from Bear Mountain,
- Complete the new Ski School Learning Center in the old gondola building,
- Complete previously (1995 and 2002 UMP) approved trail widening,
- Complete work on Pod 10 trails,
- Complete work on the NYSEF building.

#### *Response 4*

The priorities for implementing actions are continually being evaluated and reviewed by ORDA and Gore Mountain Management, in consultation with DEC and APA where appropriate. Many of the suggested actions are, in fact, high priorities. However, limitations of capital, industry trends, infrastructure age and capacity, and consumer demands will determine the actual implementation schedule.

#### *Comment 5*

The commentor requests that ORDA publish information on the number of skier accidents and the location of these accidents.

*Response 5*

The Management of Gore Mountain places the highest priority on providing a safe facility. The information requested is irrelevant to the UMP Amendment which is being proposed.

*Comment 6*

The commentor requests that ORDA provide energy consumption figures from both current use as well as the New Actions proposed in the 2005 Amendment.

*Response 6*

Section X (10) of the 2002 UMP, entitled "Effects on the Use and Conservation and Energy" addresses this comment. The energy consumption figures do not change from the 2002 UMP. Snowmaking capacities are remaining unchanged. Lift design is being manipulated so total load is approximately the same. The 2002 UMP proposed lifts and trails to connect Gore Mountain with the North Creek Ski Bowl. The 2005 UMP Amendment merely relocates these lifts and trails into a better alignment and configuration. Because the proposed New Actions in the 2005 Amendment will not result in any significant increases in energy use, Section 10 of the Public Draft of the 2005 Amendment states, "No revisions are necessary. Refer to the 2002 UMP." *2005 Amendment Public Draft, page 10-1*. Likewise, on page 2-11 of the Public Draft under the Heading "4. Annual Energy Consumption", the Public Draft states, "No revision to this section is necessary. Refer to the 2002 UMP."

*Comment 7*

The commentor believes that there should be ongoing study of potential impacts to Bicknell's thrush just as there is ongoing work on Whiteface Mountain.

*Response 7*

The ongoing work at Whiteface Mountain is a result of on-site studies, conducted by, among others, WCS, that documented the presence of Bicknell's Thrush on Whiteface Mountain. WCS is the same organization that conducted studies at Gore Mountain, and contributed to the preparation of the Public Draft of the 2005 UMP Amendment. (See Public Draft Appendix 7, "Bicknell's Thrush Surveys on Gore Mountain, 2004-2005"). WCS did not observe any Bicknell's Thrush in their 2004-2005 Gore Mountain studies.

Appropriate additional studies will be undertaken at Gore Mt. if and when any other New Actions are proposed in or near potential Bicknell's Thrush habitat.

*Comment 8*

The commentor requests full disclosure of all materials associated with telecommunication installations/equipment on the Gore Mountain Fire Tower.

*Response 8*

There are no Actions in the 2005 Amendment related to the Gore Mountain Fire Tower, thus this subject is beyond the scope of this Amendment. Furthermore, as stated in the 2002 UMP, the Gore Mountain Fire Tower is managed by NYSDEC. See page 3-13 of the 2002 UMP/FEIS, page 4-7 of the 2002 UMP/DEIS, and a 12/8/99 Memorandum from NYSDEC included in Appendix 2 of the 2002 UMP/DEIS. Gore Mountain and ORDA have no telecommunications equipment, nor any contracts for such equipment, on the Fire Tower.

*Comment 9*

The commentor stated that the 2005 Amendment lacks information on invasive species.

*Response 9*

See pages 5-3 and 5-4 of the Public Draft of the 2005 UMP Amendment under the heading "Invasive/Exotic Plants", that provide a description of specific measures on how ORDA proposes to address the issue of terrestrial invasive plant species, including a description of proposed cooperative efforts with NYSDEC and NYSAPA.

2.2 Adirondack Council, John Davis, 1/31/06

*Comment 1*

The commentor feels that ORDA needs to provide additional information on the potential impacts on property values, development trends and potential secondary and cumulative impacts that could result from the actions included in the proposed 2005 Amendment.

*Response 1*

See the response to substantively similar Residents Committee To Protect The Adirondacks Comment 3 in Section 2.1, above.

*Comment 2*

The commentor believes that ORDA should continue studying and monitoring potential impacts to Bicknell's thrush, including giving consideration to not extending spring or summer recreational activities in or near potential Bicknell's thrush habitat.

*Response 2*

See the response to substantively similar Residents Committee To Protect The Adirondacks Comment 7 in Section 2.1, above.

The Public Draft of the 2005 UMP Amendment does not propose to extend spring or summer recreational activities in or near Bicknell's Thrush habitat. Page 2-11 of the Public Draft, under the heading "3. Non-Ski Season Use", states, "No revision to this section is necessary. Refer to the 2002 UMP."

*Comment 3*

The commentor states that tree cutting should be kept to a minimum in order to prevent exacerbation of previous forest fragmentation and other potential environmental and social impacts.

*Response 3*

Page 5-4 of the Public Draft of the 2005 UMP Amendment provides that “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.” All tree cutting and other activities related to the proposal will be in compliance with Article XIV, Section 1 of the New York State Constitution and NYSDEC tree cutting policies. *2005 Public Draft UMP Amendment, page 5-1; 2002 Final UMP/EIS, page vii.*

Gore Mountain is classified as an Intensive Use Area for the purpose of providing skiing and other outdoor recreational opportunities. The extent of allowable development is specified in Article XIV. The development proposed in the 2005 UMP Amendment is well within these Constitutional limits.

*Comment 4*

The commentor is concerned that the goal of making Gore Mountain a destination ski resort is not keeping with the purposes for which the Adirondack Park was established.

*Response 4*

The Adirondack Park was initially established for the purpose of delineating the area in which State land acquisition was to be focused. In 1971, the legislature created the Adirondack Park Agency to regulate the development of private land within the Adirondack Park and to develop guidelines for the management of State lands located within the Adirondack Park. Virtually of the State land within the Adirondack Park is Forest Preserve land under the jurisdiction of the Department of Environmental Conservation. Presumably, compliance with the Adirondack Park Agency’s rules and regulations pertaining to private land within the Park and the Adirondack Park State Land Master Plan for state lands within the Park, as well as the rules and regulations of the Department of Environmental Conservation, displays consistency with the “purposes for which the Adirondack Park was established.” Both the Adirondack Park Agency and the Department of Environmental Conservation are “involved agencies” in the SEQRA review of this UMP Amendment and will issue SEQRA Findings Statements on this UMP Amendment. Furthermore, the Adirondack Park Agency is responsible for reviewing this UMP Amendment, and other Unit Management Plans, for their consistency with the Adirondack Park State Land Master Plan, and the Commissioner of Environmental Conservation must approve this amendment before it becomes effective.

The Adirondack Park itself already is a “destination” recreation area and is visited by hundreds of thousands of people each year for a variety of recreational experiences

including, but not limited to hiking, camping, fishing, boating, sightseeing, snowmobiling, cross country skiing, etc., as well as for downhill skiing. State law does not preclude the Adirondack Park from being considered as a “destination.” In fact, the Adirondack Park State Land Master Plan clearly recognizes the importance of Forest Preserve land as a place for public recreation.

### 2.3 Cunningham’s Ski Barn, Patrick Cunningham, 1/31/06

#### *Comment 1*

The commentor believes that a better way of connecting Gore Mountain to North Creek would be to create ski trails and lifts to connect Pete Gay Mountain and South Mountain with the existing Ski Area. Specific recommendations are provided. Previous land use classification actions by NYS have made this alternative infeasible.

#### *Response 1*

This concept for future development has been reviewed but rejected for inclusion as part of this Amendment. Many of the suggested concepts may be worthy of consideration when the next Gore Mountain Unit Management Plan Update is prepared. The Pete Gay interconnection has been determined to be an incredibly long distribution lift that would funnel all traffic to the north side of Gore or require a long return run to the Ski Bowl Base. This configuration did not pass the “stand-alone test”, and was thus ruled out as a preferred option. The Pete Gay Lift, as a distribution lift, requires other actions for it to be successful. One of the goals of the planning for Gore Mountain has been to have each action compliment, but not depend on, the next action. For this reason, the Pete Gay Lift was not a preferred option.

#### *Comment 2*

The commentor feels that the proposed lift connecting the base of the Historic North Creek Ski Bowl with the base of Gore Mountain is not practical.

#### *Response 2*

As stated on page 1-2 of the Public Draft, the gondola will provide a 2-way connection between the base area of Gore Mountain and the base area of the North Creek Ski Bowl. This connection will be critical in early and late season, when all lifts and trails are not open. The Lift will be available 12 months a year and will be an important attraction and amenity to the guests.

#### 2.4 Caffry & Flower, John Caffry, 1/31/06

##### *Comment 1*

The commentor states that the Gore UMP amendment/SEIS violates SEQR by segmenting the environmental review of the FrontStreet development proposal.

##### *Response 1*

Segmentation has no applicability to the entirely separate and independent actions being proposed by the Olympic Regional Development Authority (a New York State Public Authority) and FrontStreet Development (a private entity proposing a project referenced as Ski Bowl Village at Gore Mountain). These are two separate “actions” under SEQRA (ECL Article 8) as that term is defined in that statute.

To suggest that an amendment to the Gore Mountain Unit Management Plan (UMP) constitutes a component of the “whole action” regarding the Ski Bowl Village project proposal reflects a misunderstanding of both the SEQRA statute and these two underlying actions. No one component of either of these actions is related. They may complement each other functionally for economic/recreational benefits, but these actions are completely independent of each other, and from a regulatory review perspective, will be approved, denied or modified independent of each other.

Under 6NYCRR 617.2(ag) Segmentation is defined as the division of the environmental review of an action such that various activities or stages are addressed as though they were independent, unrelated activities, needing individual determinations of significance.

Specifically, the proposal does not constitute segmentation for a number of reasons:

- There is no common purpose or goal between ORDA’s request for a UMP Amendment and FrontStreet Development’s project proposal;
- There is no common reason for these two proposals being completed at or about the same time;
- The properties involved in these two proposals are in separate and distinct ownership governed by regulatory rules and laws completely unrelated, as a matter of NYS Constitutional law and other State statutes, to each other;
- There is no component or segment of these two proposals which relate in any way to an identifiable overall plan;
- No single component or segment of these proposals are functionally dependent on each other. The Gore Mountain Ski Center improvements such as additional ski trails and ski lifts proposed by ORDA in the UMP Amendment are functionally independent from and can go forward in exclusion of the FrontStreet development proposal, and vice versa: the



FrontStreet development proposal could go forward without the approval of the UMP amendment;

- With regard to regulatory approvals, no one approval of a phase or segment of either of these two proposals commits any involved State agency to approval of subsequent phases or segments. The adoption of the Gore UMP Amendment by ORDA and NYSDEC in no way pre-determines the approval of the FrontStreet development proposal.
- The UMP process is governed by the State Land Master Plan (SLMP) and Section 816 of the Adirondack Park Agency Act which only applies to public lands owned by the People of the State of New York, under the care and custody of the Department of Environmental Conservation pursuant to the Environmental Conservation Law, and protected by Article XIV of the State Constitution. This body of law has no applicability to privately-owned lands in the Adirondack Park, including the FrontStreet Development project proposal.
- The FrontStreet Development project is subject to the Adirondack Park Land Use and Development Plan and Section 809 of the Adirondack Park Agency Act which guide subdivision, and new land use development on private land within the Park. Class A and Class B project review pursuant to Section 809 is given specific statutory recognition under SEQRA and therefore treated as a Type II action under 6 NYCRR Part 617 to allow the procedures of the APA Act to address potential impacts of private development.

Simply stated, an argument that these two undertakings are a violation of the segmentation principle pursuant to SEQRA stems from a misunderstanding of the actual proposals (emphasized by the fact that FrontStreet Development has not submitted a permit application to either local or State regulatory agencies), resulting in a misapplication of the SEQRA statute with regard to both of these undertakings.

#### *Comment 2*

The commentator believes that, contrary to the findings of the proposed UMP Amendment, including the 2003 NYS Comptroller's Economic Impact Study, a ski-in/out connection to the hamlet of North Creek is impractical given the presence of NYS Route 28. The commentator also feels that the intent of the proposed connection is merely to subsidize the development of the proposed private FrontStreet project. This is in violation of clauses of the NYS Constitution, including the Forever Wild clause and Gift clause.

#### *Response 2*

The Office of the New York State Comptroller's report referenced in this comment is located in Appendix 1 of the 2005 UMP Amendment. This report examines an interconnect between the main trail network of the Gore Mountain Ski Center and the Hamlet of North Creek, including the reestablishment of ski trails at the Historic North

Creek Ski Bowl, which was proposed and approved in the 2002 UMP, and is a key element in establishing this interconnect.

The 2002 UMP established the interconnect with the North Creek Ski Bowl and Gore Mountain. The concept of bringing the skiers closer to the business district and the regional amenities is still achieved through this Amendment. The physical impediment of NYS Route 28 is acknowledged, but offering the perception of close proximity and the Town's goal of offering a free local shuttle will minimize traffic and increase the business levels of the regional businesses. As stated in the 2002 Unit Management Plan, "The actions in the UMP are consistent with the local planning documents such as the Johnsbury Master Plan and the North Creek Action Plan. The UMP contains specific actions and commitments to foster cooperation and links between the Ski Center and community, such as the connection of Gore Mountain to the North Creek Ski Bowl." *2002 Final UMP/EIS, page viii, April 2002*

Neither the 2002 UMP, nor this proposed 2005 Amendment thereto, propose to provide a direct skiing link to the Hamlet proper. In order for this direct skiing link to even be feasible, a lift would have to be connected between the Hamlet and either the Ski Bowl or Gore Mountain. Likewise, a ski bridge over Route 28 would have to be constructed to make this physical connection. Neither of these actions is proposed, nor were they contemplated, as part of the 2002 UMP or this 2005 UMP Amendment.

The interconnect between Gore Mountain and the North Creek Ski Bowl were proposed in the 2002 UMP to expand the skiable terrain at Gore Mountain, improve the skier experience, re-open the Historic Ski Bowl as well as provide the contact between Gore Mountain and the Hamlet of North Creek. The actions in the 2005 UMP Amendment merely improve that contact and in no way are intended to subsidize private development. These actions are contemplated in 2002, well before FrontStreet purchased the lands of Monter. The revised lift and trail alignment are now proposed since the lands are now available to improve the interconnect which were not available in 2002.

In general, the development of State facilities often has incidental economic benefits for landowners in nearby areas. For instance, the decision on where to locate exits on the Northway likely had a positive economic benefit for those who owned land near those exits. Indeed, the mere acquisition of land by the State for inclusion in the Forest Preserve will often have a positive economic impact on the value of privately-owned adjacent lands. Such incidental and unavoidable economic benefits do not violate the gift provision of the New York State Constitution. An interpretation of the Constitution which means that the development of ski trails and appurtenances thereto on Gore Mountain is unconstitutional if it results in incidental, unavoidable positive economic impacts on neighboring landowners could effectively prevent the development of any new trails on Gore Mountain and, in effect, render meaningless the constitutional authorization for the development of the ski trails.

### *Comment 3*

The commentor believes it is doubtful that Gore will ever become a destination ski resort given what the commentor believes to be the following perceptions of Gore;

- Lack of suitable terrain
- Improper management
- 40% of the users come from within a 2 hour drive

### *Response 3*

The Adirondack Mountain Region's premier industry is Tourism. The Adirondack Park, as well as the Gore Mountain Region, is already a destination. Gore Mountain destination business is already 60% of its total.

The UMP balances the types of terrain to ski industry standards, and the implementation of the UMP will ultimately determine the level of success Gore Mountain achieves. The addition of the North Creek Ski Bowl terrain to Gore Mountain will add approximately 400 vertical feet to Gore's skiable terrain. This will approach a total mountain height of just under 2,500 feet, making Gore Mountain the sixth greatest vertical in the East. Only a handful of areas in the Eastern U.S. have 2,500 vertical feet of terrain as exciting as Gore. Very few other Eastern ski areas have the potential that Gore Mountain has.

### *Comment 4*

The commentor feels that Figure 1-1 is misleading, and the property boundaries that would be established as a result of the land exchange between the Town of Johnsburg and FrontStreet should be clearly illustrated.

### *Response 4*

Figure 1-2 in the Public Draft of the 2005 UMP Amendment is entitled "Trails on Privately Owned Lands", and illustrates (scale 1" = 700') the lands to be obtained by the Town of Johnsburg and the ski trails that will be operated and maintained by ORDA. These include the green ski trails within the red and black property boundary of FrontStreet Lands. Also, Appendix 2 of the Public Draft of the 2005 UMP Amendment included Town of Johnsburg Resolution #89 expressing support for taking the steps necessary to advance the exchange of lands between the Town and Frontstreet Mountain Development, LLC that would transfer lands for the new ski trails to the Town of Johnsburg.

Subsequent to the writing of the Public Draft of the 2005 UMP Amendment, the Town of Johnsburg and FrontStreet Mountain development, LLC both signed a document that is entitled "the Master Agreement". Included in the Master Agreement is a series of maps, including a map prepared by a NYS Licensed Surveyor (1"=200') showing the lands to be exchanged by the signatory parties to the Agreement.

Appendix 2 of the Public Draft of the UMP, "Documents of Record", has been updated and now also includes a copy of the Master Agreement, including the survey map of the lands to be exchanged.

*Comment 5*

The commentor states that noise impacts from increased snowmaking at the Ski Bowl were not assessed.

*Response 5*

The 2005 Amendment does not propose any significant increase in snowmaking since the trails approved in the 2002 UMP have merely been reconfigured. Thus, there will be no significant increase in noise levels as a result of the 2005 Amendment. It is noteworthy to mention, that all modern snowmaking equipment strives for efficient production. Simply stated, the modern equipment uses less air than the antiquated equipment, so the noise levels are decreased.

*Comment 6*

The commentor believes that traffic impacts from increased traffic at the Ski Bowl were not assessed.

*Response 6*

Section V.B.1 of the 2002 Amendment, "Transportation", addressed traffic issues. Specific measures are provided to mitigate potential traffic impacts, but these mitigation measures are to be implemented only when they are warranted by sufficiently significant increases in skier use. Neither the Actions proposed and approved in the 2002 UMP, nor the New Actions in this 2005 Amendment, will result in such increases in skier levels requiring implementation of these mitigation measures.

Section 5.B.1 of the Public Draft of the 2005 Amendment states, "No revisions to this section are necessary. Refer to the 2002 UMP."

*Comment 7*

The commentor requests that the remnants of the old (1967) gondola be removed. It is the commentor's position that the old gondola is an eyesore and is in violation of the Adirondack Park State Land Master Plan requirements for Intensive Use Areas.

*Response 7*

The components of the 1967 Gondola are being removed. The Gore Mountain Staff removed, and recycled as scrap steel, 3 towers in the summer of 2005, and more will be removed this summer. It should be noted that the previous public buildings associated with the gondola are targeted for remodeling, and the historic loading barn will become the Learning Center.

*Comment 8*

The commentor provides a number of recommendations for ski trail planning, including the following. (Each recommendation is addressed individually.)

- *unless it is very carefully planned, designed and carried out, the new trail proposed to connect the top of the gondola to the saddle lodge is unlikely to provide a true beginner connection,*

The proposed trail is carefully and well planned. It will be a “green” designated trail, suitable for the novice skier to safely traverse.

- *the Fairview trail should be closed and allowed to revegetate if and when the new connector trail is built,*

The commentor’s opinion is appreciated, however, many skiers enjoy Fairview which provides a challenging connection between the Gondola and Saddle Lodge.

- *trail 10-H should connect with Topridge above the existing bridge, thus eliminating the need for another bridge crossing of Straight Brook,*

That is how the previously approved trail is planned.

- *trail 10-G should be retained and not abandoned in order to provide expert terrain,*

The commentor’s opinion is acknowledged.

- *consideration should be given to building a new trail to connect proposed trail 10-H to lower Sunway to provide additional expert terrain,*

The trail will have a divergence where one side will lead down towards Sunway, utilizing a portion of the original gondola liftline, as the commentor suggests.

- *a connector trail should be built between Sunway and Showcase to increase skiers on Showcase, lessen the number of skiers on Sunway, and improve skier safety.*

The commentor’s opinion is acknowledged.

2.5 Adirondack Mountain Club, Marisa Tedesco, 2/1/06

*Comment 1*

The commentor states that the Public Draft of the 2005 UMP Amendment should also include that tree cutting must also comply with NYSDEC’s Lands and Forestry Policy LF-91-2 pertaining to cutting and removal of trees on Forest Preserve Lands.

*Response 1*

The following language will be added to page 5-3 of the Public Draft where tree cutting is discussed, “tree removal must also comply with the Department of Environmental Conservation’s (DEC’s) Lands and Forest Policy LF-91-2 entitled ‘Cutting Removal or Destruction of Trees and Endangered or Rare Plants on Forest Preserve Lands.’ “

2.6 Audubon New York, Graham Cox, 1/31/06

*Comment 1*

The commentor requests that more comprehensive bird studies be undertaken on more of the mountain, including supplementing the earlier work performed by WCS on Bear Mountain.

*Response 1*

See response to substantively similar Comment 7 from the Residents Committee to Protect the Adirondacks in Section 2.1, above.

*Comment 2*

The commentor states that the Public Draft is not clear which trails are being constructed on State Land, Town Land and private land and what the business and ownership relationships are between these entities.

*Response 2*

The preferred alternative layouts of the trail locations are clearly shown on Figure 1-1 of the Public Draft, including the boundaries of State, Town and Private lands. Figure 1-2 in the Public Draft of the 2005 UMP Amendment is entitled “Trails on Privately Owned Lands”, and illustrates (scale 1” = 700’) the lands to be obtained by the Town of Johnsbury (also see below regarding the recent Master Agreement) and the ski trails that will be operated and maintained by ORDA. These include the green ski trails within the red and black property boundary of FrontStreet Lands.

Furthermore, Section I.G of the Public Draft, “New Actions Outside of Intensive Use Land” (Public Draft pp.1-8 through 1-10) described the relationship between these entities, including a subsection entitled “Ownership and Operation”.

Also, as per the response to Comment 4 from Caffry and Flower in Section 2.4, above, “Subsequent to the writing of the Public Draft of the 2005 UMP Amendment, the Town of Johnsbury and FrontStreet Mountain development, LLC both signed a document that is entitled “the Master Agreement”. Included in the Master Agreement is a series of maps, including a map prepared by a NYS Licensed Surveyor (1”=200’) showing the lands to be exchanged by the signatory parties to the Agreement.



Appendix 2 of the Public Draft of the UMP, 'Documents of Record', has been updated and now also includes a copy of the Master Agreement, including the survey map of the lands to be exchanged."

2.7 The Association for the Protection of the Adirondacks, Daniel Plumley,  
2/6/06

*Comment 1*

The commentor feels that the allocated public comment period was not long enough.

*Response 1*

The length of the SEQRA DEIS public comment period, as announced in the Notice of DEIS Completion contained in the December 28, 2005 issue of the Environmental Notice Bulletin, was in compliance with the requirements of SEQRA (6NYCRR Section 617.9.a.3).

However, public comments on the draft are important, and the comments contained in the commentor's letter are being addressed in this FEIS although the commentor's letter was submitted after the publicized close of the SEQRA public comment period.

*Comment 2*

The commentor believes that Gore UMP represents segmentation under SEQRA.

*Response 2*

See the response to substantively similar Comment 1 from Caffry & Flower in Section 2.4, above.

*Comment 3*

The commentor feels that ORDA's UMP Amendments do not conform with the Adirondack Park State Land Masterplan.

*Response 3*

The Adirondack Park Agency, not the Olympic Regional Development Authority, is the regulatory agency that evaluates Unit Management Plans for lands within the Park for their compliance with the Adirondack Park State Land Masterplan (APSLMP), and the Agency will be making this compliance determination.

This document that is the subject of this FEIS is a proposed Amendment to the 2002-2007 Gore Mountain Unit Management Plan Update. In 2002 the Adirondack Park Agency determined that the 2002-2007 UMP Update was in compliance with the Adirondack Park State Land Masterplan.

The APA is conducting a similar APSLMP compliance review of this proposed Amendment concurrent with the SEQRA review of the proposed Amendment. The Amendment should be on the agenda for the Agency's March 2006 meetings.

Furthermore, the Adirondack Park Agency participated as a SEQRA Involved Agency for the original 2002-2007 UMP Update, and is also an Involved Agency for the SEQRA review of this UMP Amendment.

*Comment 4*

The commenter feels that, in addition to the proposed trail cuts, other elements such as power lines, snowmaking facilities, ski lift towers and cabling, new road construction and all outbuildings should be more fully evaluated in the visual impact assessment.

*Response 4*

No new power line cuts are proposed in the 2005 Amendment.

No new snowmaking facilities are proposed in the 2005 Amendment. See response to substantively similar Comment 5 from Caffry & Flower in Section 2.4, above.

Ski towers and lifts would be located within the vegetation cuts illustrated in the Visual Impact Assessment in Appendix 3 of the 2005 Amendment Public Draft.

No new road construction is proposed in the 2005 Amendment.

The only "new outbuilding" proposed in the 2005 Amendment is an expansion of the existing NYSEF building in the base area, which is not visible from surrounding areas.

*Comment 5*

The commentor is concerned about the amount of tree cutting on Forest Preserve Lands proposed in the 2005 Amendment.

*Response 5*

See the response to substantively similar Comment 3 from the Adirondack Council in Section 2.2, above.

*Comment 6*

The commentor feels that (a) the SWPPP is not site-specific and lacks detail sufficient for public review, and (b) that impacts from increased snowmaking water intake needs to be evaluated.

*Response 6*

(a) As stated in the Table of Contents of the Public Draft, Appendix 6 is an “Example Stormwater Pollution Prevention Plan”. Furthermore, page 5-8 of the Public Draft states the following,

“Appendix 6 contains an example Stormwater Pollution Prevention Plan (SWPP) that was prepared for typical ski trail construction. Site-specific SWPPs will be prepared for all construction activities regulated by NYSDEC’s General Permit No. GP-02-01.

A site-specific SWPPP will be prepared for all construction activities including trail construction. The plans will include erosion and sediment control components and will address stormwater runoff. Subcatchment areas and all watercourses and wetlands will be identified in the SWPPP as well as an assessment of any potentially significant changes in peak discharges and stormwater volumes between the pre and post development conditions for the areas affected by this plan. Appropriate stormwater management practices will also be included in the SWPPP. This may include sheet flow to wooded areas, water bars, pipe slope drains, etc and, if necessary, structural practices such as sediment basins and detention basins. The goal is to minimize erosion and protect watercourses and wetlands from sediment and other pollutants. A site-specific SWPPP will be submitted to the APA and DEC Natural Resources staff for review and approval prior to the commencement of construction.”

The example SWPPP contained in Appendix 6 is of sufficient detail for public review, and the appropriate regulatory agencies with their technical expertise will review the project-specific plans.

(b) No increases in snowmaking water withdrawals are proposed in the 2005 Amendment.

*Comment 7*

The commentor feels that the 2005 Amendment does not adequately address the topic of energy consumption.

*Response 7*

See the response to substantively similar Comment 6 from the Residents Committee to Protect the Adirondacks in Section 2.1, above.

*Comment 8*

The commenter feels that the development of the Ski Bowl will impact the character of North Creek, including such things as traffic and noise.

*Response 8*

Community character issues were addressed in response to substantively similar Comment 3 from the Residents Committee to Protect the Adirondacks in Section 2.1, above.

Traffic issues were addressed in the response to substantively similar Comment 5 from Caffry & Flower in Section 2.4, above.

Noise issues were addressed in response to the substantively similar Comment 6 from Caffry & Flower in Section 2.4, above.

## **APPENDIX 11**

### **ERRATA**

## **APPENDIX 11**

### **ERRATA For the 2005 Gore Mountain UMP Amendment/SEIS**

The following changes have been made to the Public Draft of the 2005 Gore Mountain UMP Amendment/SDEIS during preparation of the SFEIS and prior to submission to NYSDEC for final acceptance.

Some changes are being made as a result of comments received from regulatory agencies and the public during the SEQRA comment period as well as the APA APSLMP review process. Other changes are being made in order to include additional information that was generated subsequent to the preparation of the Public Draft/SDEIS. The following is a list of changes that have been made to the Public Draft/SDEIS.

1. Section 6.D, No-Action Alternative – The version of this section in the Public Draft has been deleted and has been replaced by the following.

“The no-action alternative to this UMP update is the continuing implementation of the approved 2002-2007 UMP Update.”

2. A copy of the November 3, 2005 Master Agreement between the Town of Johnsburg and FrontStreet Mountain Development, LLC has been added to Appendix 2, Documents of Record. The Table of Contents has been amended accordingly.
3. The following language has been added to page 5-3 where tree cutting is discussed,

“tree removal must also comply with the Department of Environmental Conservation’s (DEC’s) Lands and Forest Policy LF-91-2 entitled ‘Cutting Removal or Destruction of Trees and Endangered or Rare Plants on Forest Preserve Lands.’”

4. The Table of Contents has been revised to include new Appendix 9, Comment Letters; new Appendix 10, Responses to Substantive Public Comments on the Public Review Draft of the 2005 UMP Amendment; and new Appendix 11, Errata.