

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

February 2007
Division of Lands & Forests

Interim Recreation Management Plan
Lyme Adirondack Timberlands II, LLC Conservation Easement
Crotched Pond Tract
Tract: 19
DEC Project Number: Hamilton 307
Phase: II - III

Hamilton County
Town of Indian Lake

I. Introduction:

The New York State Department of Environmental Conservation (“Department”) will have primary responsibility for managing public access and recreation. This Interim Recreational Plan (“Plan”) is intended to guide the initial establishment of public recreational access to lands owned by Lyme Adirondack Timberlands II, LLC (“LAT II”), as those lands become subject to the Phase II - III Conservation Easement. The Department will consult with LAT II to develop a Final Recreation Management Plan in accordance with the Conservation Easement within five years from closing Conservation Easement Phase II - III. This Plan incorporates the rights, privileges and obligations provided for in the Easement. By signing this Plan, the parties intend that the public recreational access and uses described herein shall become available to the public pursuant to the Conservation Easement, specifically Section 5.4, which extends the duration of LAT II’s posting leases until April 22, 2009. Full public access will be allowed upon expiration of posting leases as provided in the Phase II-III Conservation Easement and only when necessary facilities have been designated and developed and the parties have agreed on a method for equitably sharing the costs and responsibilities for routine maintenance and improvements pursuant to Section 4.7 of the Easement. Thereafter, public access may be suspended during mud season, or when LAT II establishes logging operation closure zones pursuant to the Easement. Public recreational use will be further evaluated and possibly expanded, in the Final Recreation Management Plan.

The Conservation Easement for the Crotched Pond Tract, Tract Number 19 grants the State of New York a legal interest in the Tract and sets forth terms, restrictions, and rights of LAT II and the State with respect to the Tract, and thus establishing a framework for its future use and management for public recreation. The Conservation Easement guarantees the State of New York the right to permit public access to the Tract, to participate in natural resource-based outdoor recreational activities. These initial uses and any additional public recreational opportunities, will be described in greater detail in the subsequent Final Recreation Management Plan.

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

II. Tract Overview: *See Map: “CROTCHED POND TRACT, Hamilton 307, Public Recreation Access Map, Tract 19, Phase II - III,” dated January 5, 2007, attached.*

1. The land area known as the Crotched Pond Tract (“Tract”), is located within Hamilton County, New York, within the Town of Indian Lake. This Interim Recreation Management Plan, however, addresses only lands designated as Tract 19.
2. The total land area subject to this Interim Recreation Management Plan is 2,608 +/-

acres, all of which lands are subject to the terms of Conservation Easement-A. The current accessibility of the Tract includes connection to NYS Route 30 roughly two miles to the western side of the Tract, and County Road 4 running along the east-northeast portion of the Tract. Local roads that enable vehicular access to the Tract include Crotched Pond Rd. and Round Lake Rd. There are approximately 13 miles of road within the Tract that can be categorized as gravel, seasonal, or trail.

Major Elements of the Interim Recreation Management Plan include the following:

1. Public access and recreation on the Tract will occur and be managed in accordance with the provisions of New York State Law, the Conservation Easement, and other relevant laws and regulations.
2. DEC will have primary responsibility for managing public access and recreation.
3. Identification of immediate and proposed uses that will be permitted on the Tract, consistent with existing laws and regulations such as state regulations.

III. Summary of Natural Resources:

1. Water Bodies: (See *Crotched Pond Map*)
2. Ponded Water:
The Tract has one water body which is unnamed measuring roughly four acres. Round Pond (142 acres), Kings Flow and Crotched Pond are adjacent to the southern portion of the Tract, and Indian Lake is to the west.
3. Watercourses: The Tract contains an undetermined length of small, cold water and beaver flows and streams including Doherty Brook and Crotched Brook.
4. Wild, Scenic, and Recreational Rivers: There are no Wild, Scenic, or Recreational Rivers that run through the Tract.
5. Wetlands: Wetlands within the Tract are being inventoried and mapped by the Adirondack Park Agency. Wetlands are primarily concentrated along major drainages and in association with area lakes and ponds or rivers. Maps will be provided at a later date.
6. Vegetation: The lands within the Tract are almost entirely forested with species composition the result of past historical events, forest management, and differences in site factors, including soil types, soil moisture and climatic conditions determined by elevation, slope and aspect. A mixture of forest types can be found, including in order of abundance northern hardwoods, mixed woods, and softwoods of various size

classes. A review of the Master Habitat Data Bank for this Tract found no endangered or threatened species or exemplary natural communities for the area.

7. Wildlife: The Tract is located within the Central Adirondack Mountain Ecological Zone of New York State. A comprehensive description of wildlife species of the region is being developed.
8. Hunting: Hunting seasons will run in accordance with dates determined by New York State. Hunting and trapping rules, regulations and licensing requirement are applicable to areas within the Tract.
9. Fishing: Fishing is allowed on the Tract and is subject to statewide rules and regulations.
10. Visual/Scenic Areas: The visual appeal of the Tract is unique in that it offers mountainous vistas, such as the Baldface and Kunjamuk Mountains, and scenic water views of Crotched Pond and Round Lake.

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

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

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

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

1. *Snowmobile Use.* The main purpose of snowmobile use on the Tract is to connect existing snowmobile trails systems on and off the Tract. Trail design and maintenance standards shall conform to such manuals and guidelines which are in general use by the New York State Office of Parks, Recreation, and Historic Preservation at the time in question, or equivalent manuals and guidelines used by another State agency.
2. *Grantor's Recreation Leases.* Unless the parties agree to do so, public recreation on the Protected Property shall not conflict with or diminish Grantor's private recreation and camp leases ("camp lessees"), including lessees' ability to access their camps using motorized vehicles.

V. Public Recreational Access. The following recreational access and uses may become available to the public upon expiration of posting leases as provided in the Phase II – III Conservation Easement and, in accordance with this Interim Recreation Management Plan, subsequent Interim Recreation Management Plans, or the Final Recreation Management Plan.

Conservation Easement - A. On lands subject to the terms of "Conservation Easement - A" the following public recreational rights are granted to the Department:

(a) **Non-motorized.** In accordance with this Interim Recreation Management Plan, subsequent Interim Recreation Management Plans or the Final Recreation Management Plan and subject to approval by LAT II, the Department may allow year-round access by non-motorized means including but not limited to: hiking, bicycling, rock climbing, snowshoeing, cross-country skiing, horseback riding and the use of horses or other similar animals for transportation of supplies, and traveling by mechanized aids for persons with mobility impairment.

- (i) **Existing:** The *Crotched Pond Tract Map* shows the approximate location of the Kunjamuk Trail, which is open for public nonmotorized access in accordance with this Interim Recreation Management Plan.
- (ii) **Proposed.** This Interim Recreation Management Plan does not propose new public hiking trails.

(b) Canoe/Boat. Access by canoe, motorboat and other watercraft on streams, rivers, wetlands, bogs, or other bodies of water.

(i) Existing: This Interim Recreation Management Plan does not identify any existing public access for watercraft.

(ii) Proposed: This Interim Recreation Management Plan does not propose new public access for watercraft.

(c) Motorized Vehicles. The Department may eventually provide year-round use by motor vehicle, snowmobile, all terrain vehicle, or other type of motorized recreational vehicle as appropriate, only on roads and trails identified for such use in a subsequent Interim Recreation Management Plan or the Final Recreation Management Plan; and the Department may propose additional and broader motorized access to other areas of the Protected Property during certain hunting seasons, if provided in a the Recreation Management Plan.

(i) Existing. Notwithstanding the Grantor's posting leases, the snowmobile trails identified on the *Crotched Pond Tract Map* as "State Public Snowmobile Corridors" are open for public snowmobile use in accordance with this Interim Recreation Management Plan. No roads or trails have been designated for motorized vehicle or ATV use in this Interim Recreation Plan.

(ii) Proposed. This Interim Recreation Management Plan does not propose any snowmobile trails except the "State Public Snowmobile Corridors" identified on the *Map*.

(d) Camping and Picnicking. This Interim Recreation Management Plan does not identify existing public campsites.

(e) Campfires. Camp fires by members of the public are not allowed unless and until campsites are established pursuant to an approved Recreation Management Plan.

(f) Hunting, Fishing, and Trapping, Temporary Tree Stands. Unless otherwise provided for in a subsequent Interim Recreation Management Plan or the Final Recreation Management Plan, public hunting will not be allowed until April 22, 2009 when posting leases must be reduced in size in accordance with the

Conservation Easement.

- (g) Future Parking, Not Yet Designated. Parking of motor vehicles used by the public shall be allowed, in accordance with the Recreation Management Plan.
- (i) Existing. This Interim Recreation Management Plan does not identify any existing public parking areas.
- (ii) Proposed. This Interim Recreation Management Plan does not propose new public parking areas.

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

LYME ADIRONDACK TIMBERLANDS II, LLC

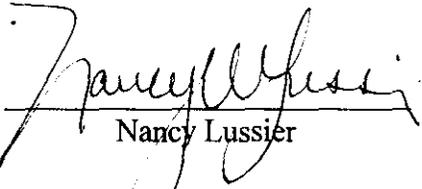
By: 

Its: Pres.

Date: 3/1/07



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

By: 
Nancy Lussier

Its: Director, Division of Management and Budget

Date: 1/23/07