

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

February 2007  
Division of Lands & Forests

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**Interim Recreation Management Plan**  
Lyme Adirondack Timberlands II, LLC Conservation Easement  
Crown Point Tract  
Tract Number: 5  
DEC Project Number: Essex 450  
Phase: II - III

Essex County  
Town(s) of Moriah, Crown Point, and Ticonderoga

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## **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 4.7. Public access will be allowed only when necessary facilities have been designated and developed and the parties have agreed on a method for equitably sharing the costs and responsibilities for routine maintenance and improvements pursuant to Section 4.7 of the Easement. Thereafter, public access may be suspended during mud season, or when LAT 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 Crown Point Tract, Tract Number 5 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: “CROWN POINT TRACT, Essex 450, Public Recreation Access Map, Tract 5, Phase II - III,” dated January 25, 2007, 2006, attached.*

1. The land area known as Tract 5 (“Tract”), is located within Essex County, New York, spanning the boundaries of the Towns of Moriah, Crown Point, and Ticonderoga. This Interim Recreation Management Plan, however, addresses only lands designated as Tract 5.
2. The total land area subject to this Interim Recreation Management Plan is 21,902 +/- acres, all of which lands are subject to the terms of “Conservation Easement - B.”

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 Crown Point Map.*
2. Ponded Water:  
Approximately 16 ponds and lakes, with a combined area of 228 acres occur on this Tract and include: Fleming Pond (43 acres), Knob Pond (33 acres), Ingalls Marsh (24 acres), Overshot Pond (22 acres), Round Pond (22 acres), Bullpout Pond (13 acres), Dudley Pond (9 acres), Black Brook Pond (9 acres), Sawmill Pond (9 acres), Huse Pond (8 acres), Trout Pond (7 acres), Mud Pond (7 acres), Kumph Pond (2 acres), Martin Pond (2 acres), and the southern half of Upper Feeder Pond (18 acres).
3. Watercourses:  
The Tract contains an undetermined number of small coldwater and warmwater streams and beaver flows, among which are: Putnam Creek, Knob Brook, Paradox Creek, Burnt Mill Brook, Black Brook, Butternut Brook, Breakneck Brook, and Grove Brook.
4. Wild, Scenic, and Recreational Rivers: There are no Wild, Scenic, or Recreational Rivers on the Tract.
5. Wetlands: The Adirondack Park Agency would map and inventory wetlands within the Tract. Such maps may be available at a later date, for incorporation into a Final Recreation Management Plan.
6. Vegetation: The lands within the Tract are almost entirely forested, with species composition the result of past historical events, forest management, and differences in site factors, including soil types, soil moisture and climatic conditions determined by elevation, slope and aspect. A mixture of forest types can be found, including, in order of abundance, northern hardwoods, mixed woods, and softwoods of various size classes. A review of the Master Habitat Data Base for this Tract found three exemplary natural communities: a cliff community and a pitch pine-oak-heath rocky

summit on Bulwagga Mountain and a northern white-cedar swamp near Hebron Hill. Mountain goldenrod (*Solidago simplex* var. *racemose*), a New York State endangered plant, has been documented on this Tract.

7. Wildlife: The Final Recreation Management Plan will describe wildlife resources on the Tract.
8. Hunting: Hunting by the public is not allowed.
9. Fishing: Fishing by the public is not allowed.
10. Visual/Scenic Areas: The North Country Scenic Trail, proposed to cross segments of the Tract in three areas, may provide visual/scenic areas for public enjoyment.

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

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

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

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

1. *Snowmobile Use*. The main purpose of snowmobile use on the Tract is to connect existing snowmobile trails systems on and off the Tract. Trail design and maintenance standards shall conform to such manuals and guidelines which are in general use by

- the New York State Office of Parks, Recreation, and Historic Preservation at the time in question, or equivalent manuals and guidelines used by another State agency.
- 2. *Grantor's Recreation Leases.* Unless the parties agree to do so, public recreation on the Protected Property shall not conflict with or diminish Grantor's private recreation and camp leases ("camp lessees"), including lessees' ability to access their camps using motorized vehicles.

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

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

(a) Hiking Trails. Non-motorized access, for hiking only, is granted on those trails identified for such use.

(i) Existing. This Interim Recreation Management Plan does not identify existing public hiking trails.

(ii) Proposed. This Interim Recreation Management Plan does not propose new public hiking trails.

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

(i) Existing: The snowmobile trails identified on the *Crown Point 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 *Crown Point Tract Map*.

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

(c) Existing and Proposed Public Parking.

(i) This Interim Recreation Management Plan does not identify any existing

public parking areas.

(ii) This Interim Recreation Management Plan does not propose new public parking areas.


(d) Future Parking, Not Yet Designated

- (i) With regard to the trails located on Conservation Easement-B Tracts that cross a public highway, Grantee may establish parking areas, at the location of such crossing, for the parking of motor vehicles used by the public to access those trails, provided the location of the specific parking areas is identified in subsequent Interim Recreation Management Plans or the Final Recreation Management Plan and subject to approval by LAT II.
- (ii) With regard to the trails on Conservation Easement-B Tracts that do not cross a public highway, Grantee may establish parking areas for the parking of motor vehicles used by the public to access those trails and the parties shall also designate a connector trail between the parking area and the trail. Both the connector trail and parking area must be identified in subsequent Interim Recreation Management Plans or the Final Recreation Management Plan and subject to approval by LAT II.
- (iii) Any parking area established in accordance with the terms of Subsection 4.4(b)(2)(c) of the Easement may only be used by members of the public for access to snowmobile and hiking trails available for public use under the terms of this Easement, and for no other purposes. Further, any parking areas so established shall be limited in size to accommodate no more than ten (10) motorized vehicles.

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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**

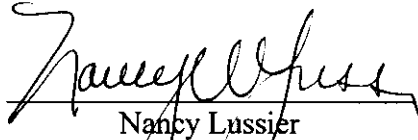
By: 

Its: Paes

Date: 3/1/07



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

By:   
Nancy Lussier

Its: Director, Division of Management and Budget

Date: MAR - 7 2007