SECTION II INVENTORY OF EXISTING RESOURCES, FACILITIES, SYSTEMS AND USE

A. Inventory of Natural Resources

1. Physical Resources

a. Geology

Gore Mountain Ski Center is within the Adirondack Upland physiographic province which consists of an ancient domed Pre-Cambrian erosion surface, with erosional remnants forming the higher, more rugged features such as The High Peaks. Ancient crystalline metamorphic rocks similar to those of the Canadian Shield in Canada prevail. Specifically, the bedrock at the Ski Center is composed of granitic and quartz syenitic gneiss which contains varying amounts of such minerals as hornblende, pyroxene, garnet and micas. Intense glacial scour has removed most of the glacial soil and, in general, smoothed the land surface.

The landform that is Gore Mountain, including the former Barton garnet mine that is located on the north side of the mountain, is considered a unique geologic feature because of the nearby garnet deposits (http://www.dec.ny.gov/permits/53858.html).

b. Soils

Soils on the site are shown on **Figure** 16, "Soils Map". Soils mapping was obtained from the US National Resources Conservation Service's Soil Survey Geographical Data Base (SSURGO).

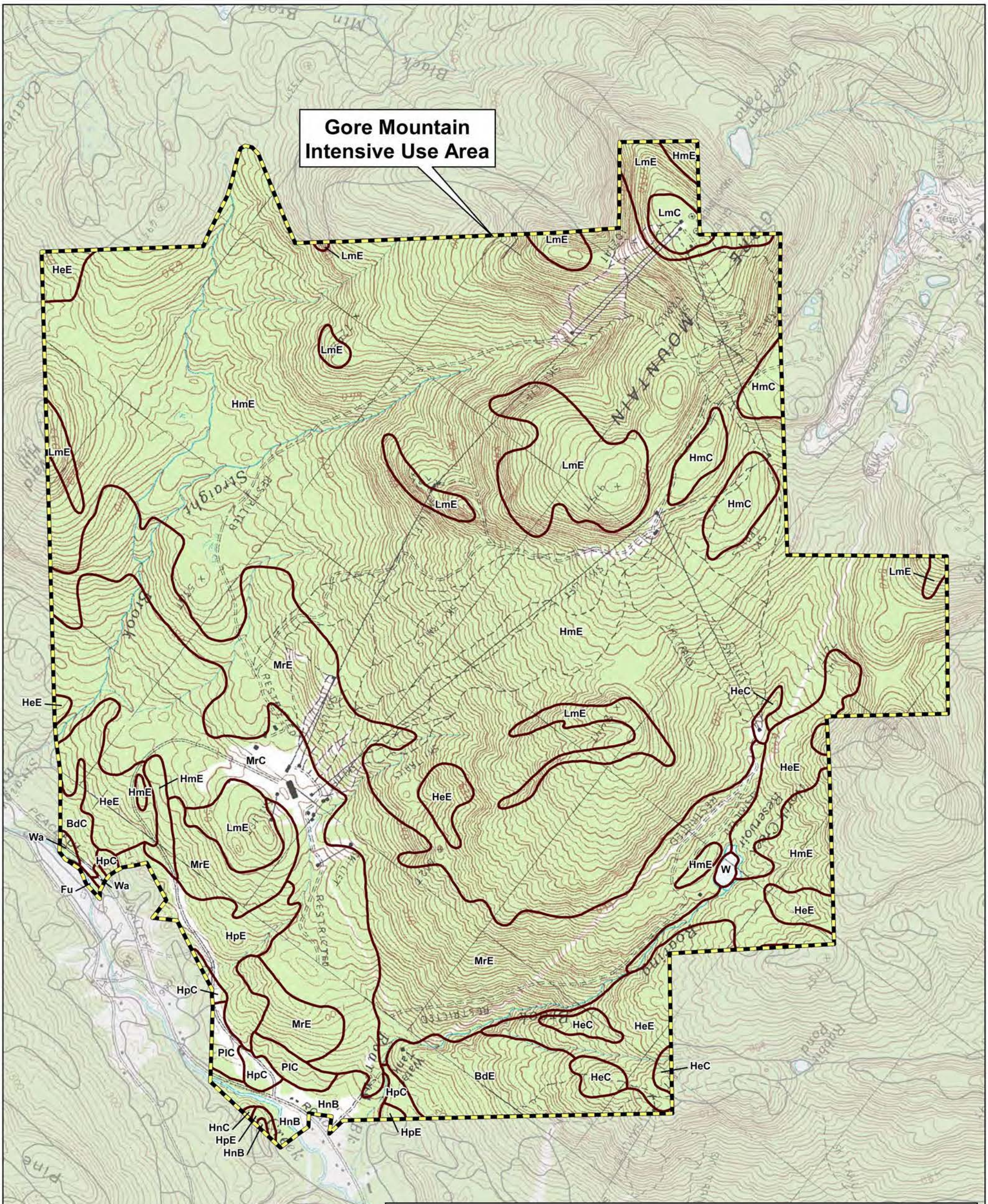
The following soils are present within the Intensive Use Area.

Bice very bouldery fine sandy loam – these are deep, well drained soils on hillsides, hill crests and narrow valley sides.

Hermon very bouldery fine sandy loam – these are very deep, well drained and somewhat excessively drained soils on hilltops, hill sides, ridges and mountainsides.

Hermon-Lyman Rock outcrop complex – this complex is a mix of the previously described Hermon soils with the shallow and somewhat excessively drained Lyman soils. This complex is found on mountain sides and hilltops where the landscape is influenced by underlying bedrock. Bedrock outcrops typically make up 15%. This series is the most prevalent soil type in the Intensive Use Area.

Hinckley cobbly sandy loam – these a gently sloping to sloping, deep, excessively drained soils on terraces and benches in valleys.



LABEL	SOIL TYPE	LABEL	SOIL TYPE
BdC	Bice very bouldery fine sandy loam, sloping	HpC	Hinckley-Plainfield complex, sloping
BdE	Bice very bouldery fine sandy loam, steep	HpE	Hinckley-Plainfield complex, steep
Fu	Fluvaquents-Udifluvents complex, frequently flooded	LmC	Lyman-Rock outcrop complex, sloping
HeC	Hermon very bouldery fine sandy loam, sloping	LmE	Lyman-Rock outcrop complex, steep
HeE	Hermon very bouldery fine sandy loam, steep	MrC	Marlow very bouldery fine sandy loam, sloping
HmC	Hermon-Lyman-Rock outcrop complex, sloping	MrE	Marlow very bouldery fine sandy loam, steep
HmE	Hermon-Lyman-Rock outcrop complex, steep	PlC	Plainfield loamy sand, 8 to 15 percent slopes
HnB	Hinckley cobbly sandy loam, 3 to 8 percent slopes	W	Water
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	Wa	Wareham loamy sand

Legend

- Gore Mountain Intensive Use Area
- SSURGO Soil Type Boundary

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f: 518/587-0180
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Project Title:

Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Drawing Title

Soils Map

1 inch = 1,500 feet

0 750 1,500

Feet

Date: 12/29/2017

Project No: 201537

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16

Hinckley-Plainfield complex – the Plainfield series is in complex with the Hinckley series described above, and consist of deep, excessively drained sandy and gravelly soils. This complex occurs along the Gore Mountain access road from Peaceful Valley Road.

Lyman – Rock outcrop complex – these are shallow and somewhat excessively drained Lyman soils with 30 percent rock outcrop. These soils occur on mountain tops in the Intensive Use Area.

Marlow very bouldery fine sandy loam – these are deep well drained soils on hillsides, crests of hills and mountainsides. A large portion of the lower elevations of the Intensive Use Area contain Marlow soils.

Plainfield loamy sand – see the description of the Hinckley-Plainfield complex above for a description of the Plainfield soils.

Wareham loamy sand – two very small areas of this series are located in the southwest corner of the Intensive Use Area. These are nearly level, deep, and somewhat poorly drained soils.

Two of the important soil characteristics that need to be given consideration are the susceptibility of soils to erosion and the depth to bedrock in the soils.

Soil erodibility is a function of soil detachment potential and the amount of runoff generated from a soil. Clays tend to have low detachment potentials and coarse sands tend to have low runoff potential. Both of these soil types with have a low erodibility which is expressed numerically as soil K factors. Generally speaking, low erosion potential soils have K values that range from 0.05 to 0.2. Soils with moderate erosion potential generally have K factors that range from 0.25 to 0.4, while high erosion potential soils have K factor values higher than 0.4. The following provides the list of soils in the Intensive Use Areas and their K values.

Soil Series	**Erosion Factor (K)**
Bice	0.20-0.24
Hermon	0.10
Hinckley	0.17
Lyman	0.20-0.32
Marlow	0.20-0.32
Plainfield	0.15-0.17
Wareham	0.10-0.17

Soils in the Intensive Use Area generally have low erosion potentials with the Lyman and Marlow series being in the low-moderate range of erodibility.

Construction activities that require excavation in areas of soils with shallow depth to bedrock can require blasting. Generally speaking, the soils at lower elevation in the Intensive Use Area have deeper bedrock. The following are the depths at which bedrock is typically present in the soils at Gore Mountain.

Soil Series	**Depth to Bedrock (inches)**
Bice very bouldery fine sandy loam	>72
Hermon very bouldery fine sandy loam	>60
Hermon-Lyman-Rock outcrop complex	0 - >60
Hinckley cobbly sandy loam	>65
Hinckley-Plainfield complex	>60
Lyman-Rock outcrop complex	0 - 17
Marlow very bouldery fine sandy loam	>65
Plainfield loamy sand	>60
Wareham loamy sand	>60

c. Topography and Slope

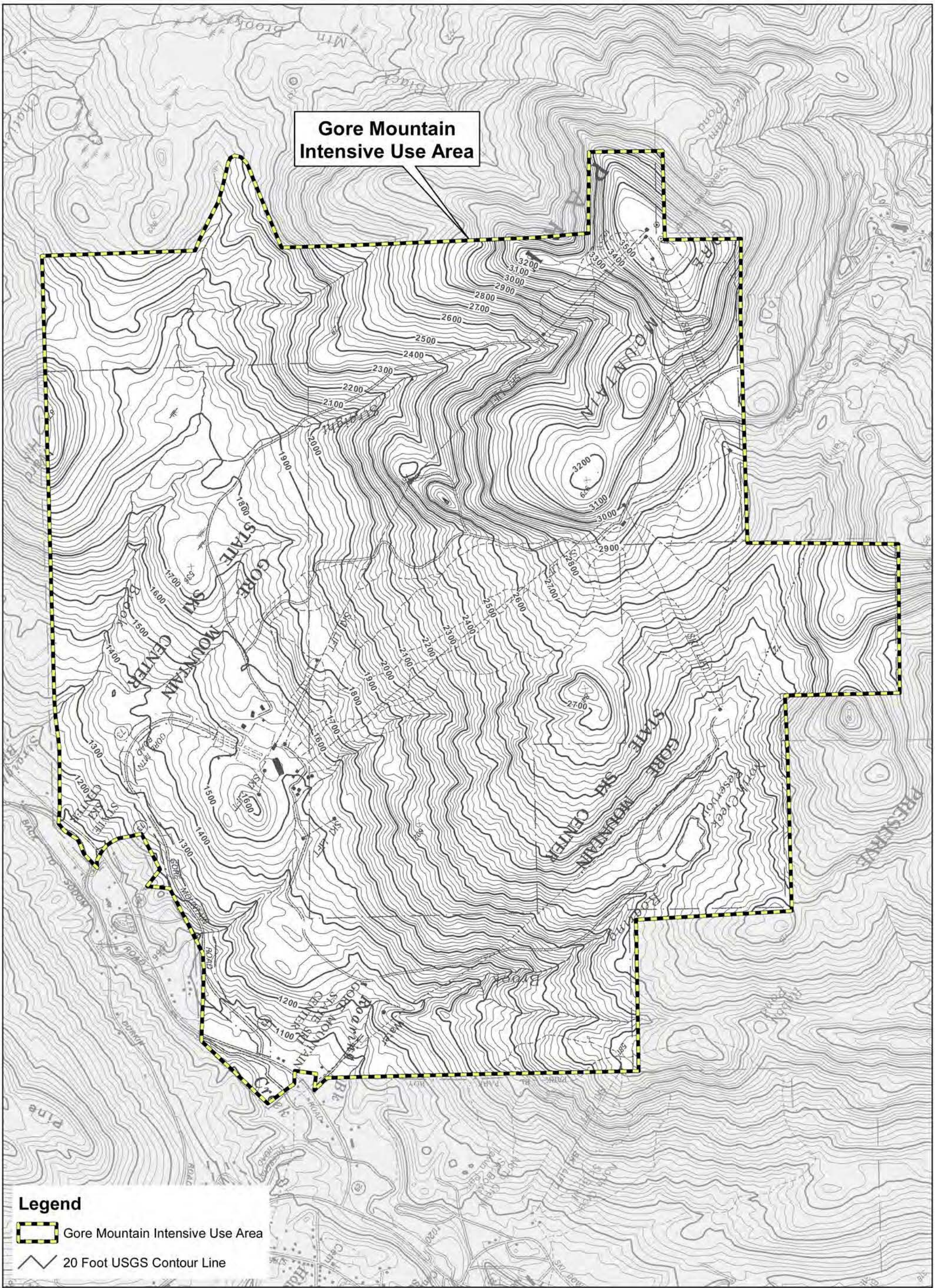
As shown on **Figure** 17, "Topography," topography on the site ranges from approximately 1100 to 3500 feet above mean sea level (MSL).

The peak of Gore Mountain is situated at an elevation of 3583 feet MSL, Bear Mountain is at 3218 feet MSL and Pete Gay Mountain is at 3130 feet MSL. The base lodge is located at 1500 feet MSL. The Slope Map, **Figure** 18, was developed from site topography and slope classes by percentage are provided below:

Slope Class	% of Site
0- 10%	5.4
10-15%	11.9
15-25%	33.7
25-30%	16.5
30-35%	10.4
35-40%	7.1
40-45%	4.9
45-60%	6.7
60-85%	2.7
>85%	0.4

d. Water Resources

See **Figure** 19, Surface Water and Wetland Resources.



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f. 518/587-0180
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Drawing Title
Topography

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0 750 1,500
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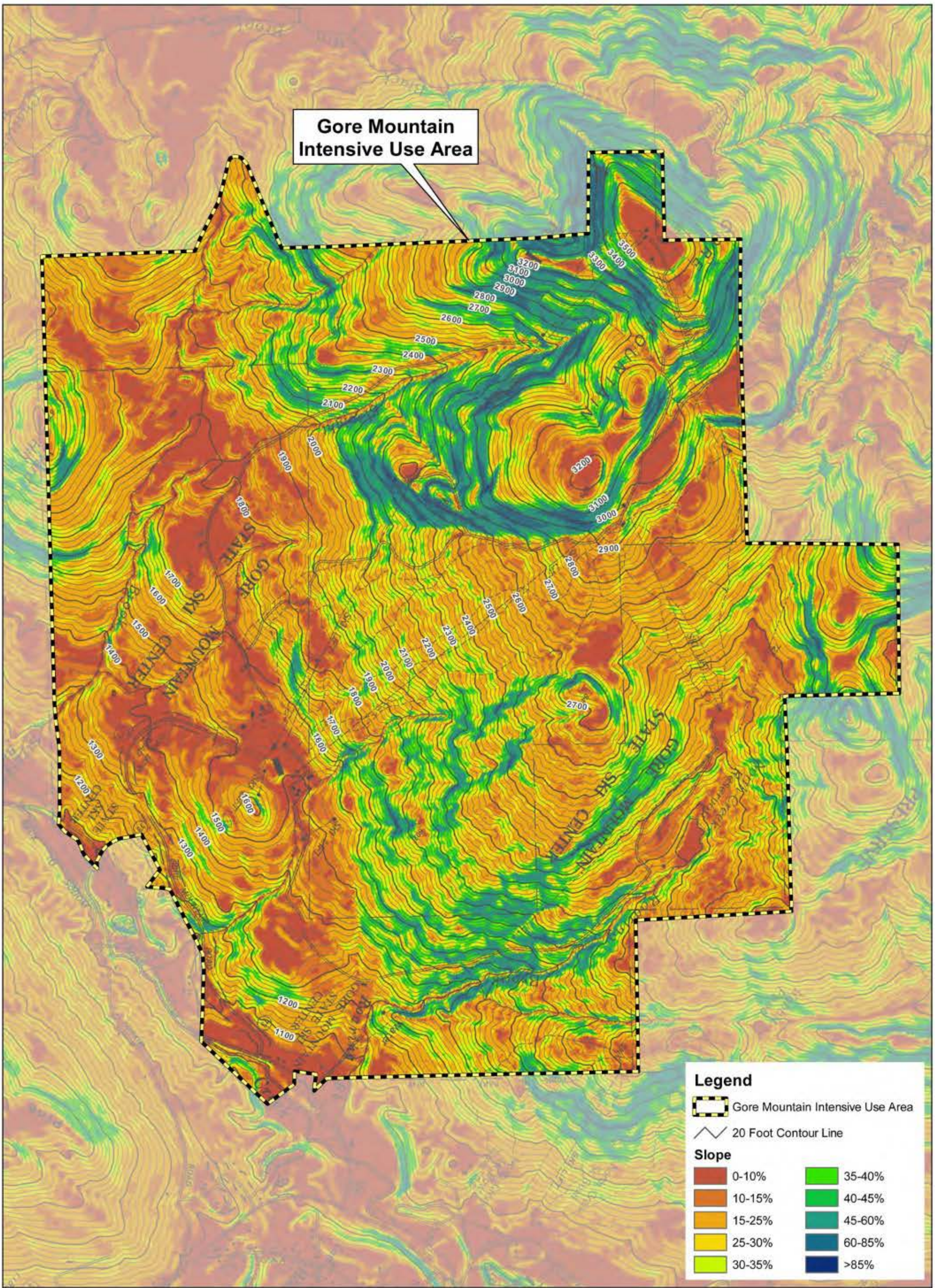

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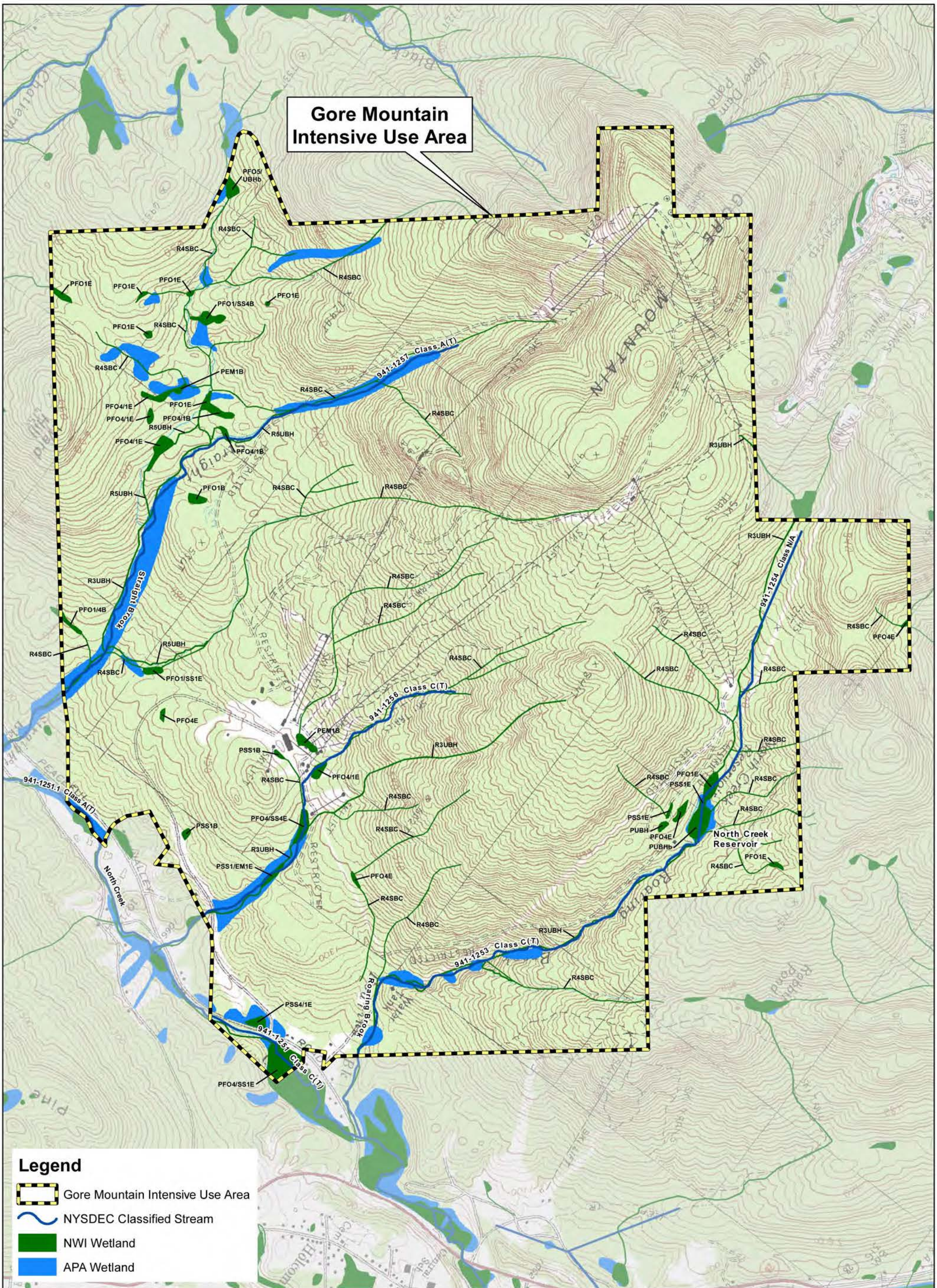

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Drawing Title
Surface Water and Wetland Resources

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0 750 1,500
Feet

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Drawing No:
19

There are three streams on the site which flow to the east and are tributaries to North Creek. Straight Brook (941-1257) drains the southwest part of the Intensive Use Area. Roaring Brook (943-1253 and 1254) drains the northern part of the Intensive Use Area. The North Creek Reservoir, now the snowmaking reservoir for Gore Mountain, was formed by damming Roaring Brook. The unnamed brook which is crossed by the ski center entry road is tributary 2 of North Creek and drains the central portion of the Intensive Use Area.

Rabbit Pond (H-P527b) is currently located on the part of the Vanderwhacker Mountain Wild Forest (VMWF) to the north of the Intensive Use Area. A land reclassification that would add the portion of the VMWF containing Rabbit Pond to the Intensive Use Area is suggested in this UMP/GEIS as a conceptual action. According to the 2005 UMP for the VMWF, Rabbit Pond is 0.4 acre in size.

A water quality monitoring summary was prepared on behalf of ORDA in March 2007, evaluating data collected during the period 1995 – 2006. The data were collected with the intent of assessing changes in water quality "as it relates to construction activities and changes in vegetation cover types following construction". The conclusions of that report are restated in pertinent part below:

- Based on the analysis of storm-event conductivity data from the two streams, construction activities at Gore Mountain for the period analyzed do not appear to be affecting local surface water quality.
- The location of construction activities and their proximity to surface water resources does not appear to be a factor affecting water quality in the streams that drain Gore Mountain.
- Consideration should be given to increasing the number of baseline samples that are taken and analyzed for conductivity and phosphorus levels. This would provide a more robust data set which may be helpful in elucidating any trends in water quality.

e. Wetlands

The official New York State wetland map for this area and aerial photographs were used to locate potential wetlands on the ski center property. These areas were then visited in the field and their approximate boundaries were drawn on aerial photographs. The boundaries were then transferred to a topographic map of the site to develop **Figure** 19, "Surface Water and Wetland Resources," which shows the locations of wetlands, ponds, streams, and the main drainage courses on the ski area property. A map of the wetland locations at a scale of 1 inch = 400 feet is incorporated by reference and is available from the Lead Agency. There are several scattered, small boggy wetlands on Gore Mountain that range in size from less than an acre to approximately 5 acres. These are found in flat pocket areas that hold water flowing from steep slopes above. Water is at or near the surface in these areas during most of the year. Predominant vegetation consists of sedges, peat moss, alders, red maple, or cedar.

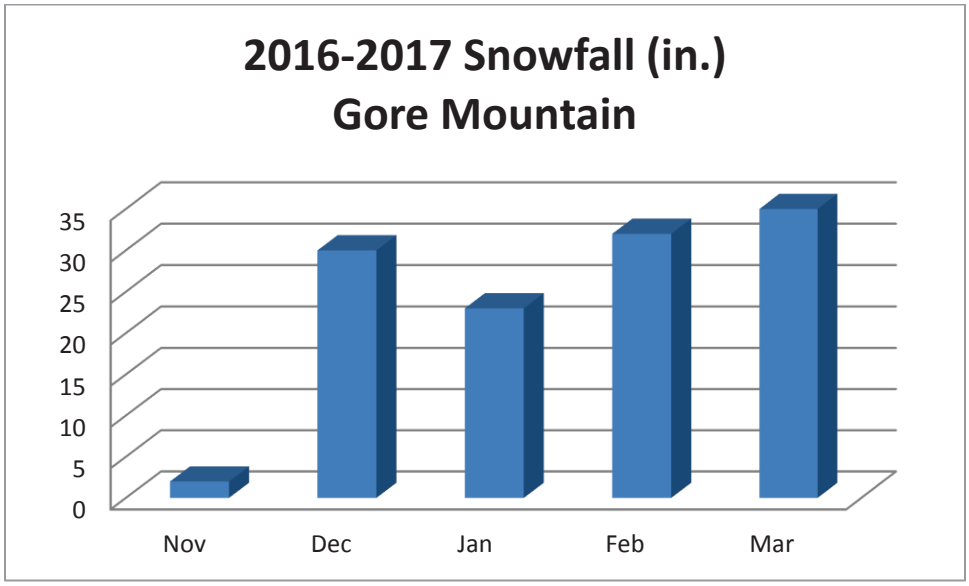
The large wetland just above the snowmaking reservoir had previous beaver activity. The earlier flooding and standing water in the wetland is no longer present since the abandoned beaver dam has naturally breached over time. The two wetlands on the upper mountain are intermittent drainageways that are shrub swamps typical of hillside drainages. Alders, balsam fir and viburnums are predominant. In terms of the functions and benefits that they provide, wetlands on the mountain serve to retain and slow down runoff flowing from higher elevations. They also may serve as habitats for certain species of wildlife, particularly some species of amphibians and reptiles, which may not be able to use the surrounding upland habitats for their breeding or foraging activities. The wetlands on the ski center were field checked by APA personnel during the preparation of the 1995 UMP.

f. Climate and Air Quality

Climate-Snowfall

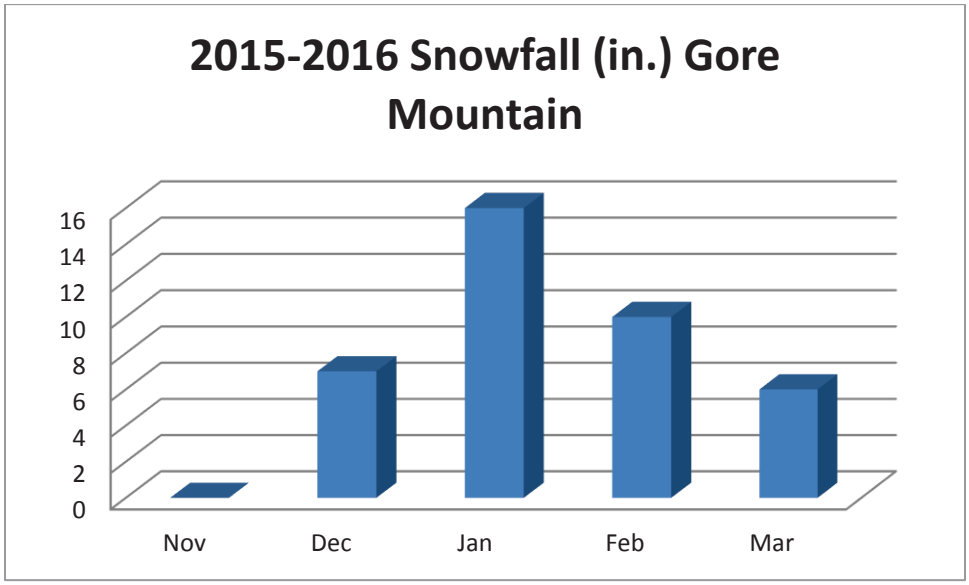
For the past five November to March ski seasons Gore Mountain received an average of 128.4 inches of snowfall. Each of the last five seasons is presented below. (Source: https://www.onthesnow.com/new-york/gore-mountain/historical-snowfall.html?&y=2009)

Gore Mountain received 122 inches of snowfall in the 2016-2017 ski season. Snowfall amounts were spread fairly evenly from December to March. The first snowfall of the season was 2 inches that fell on November 24.

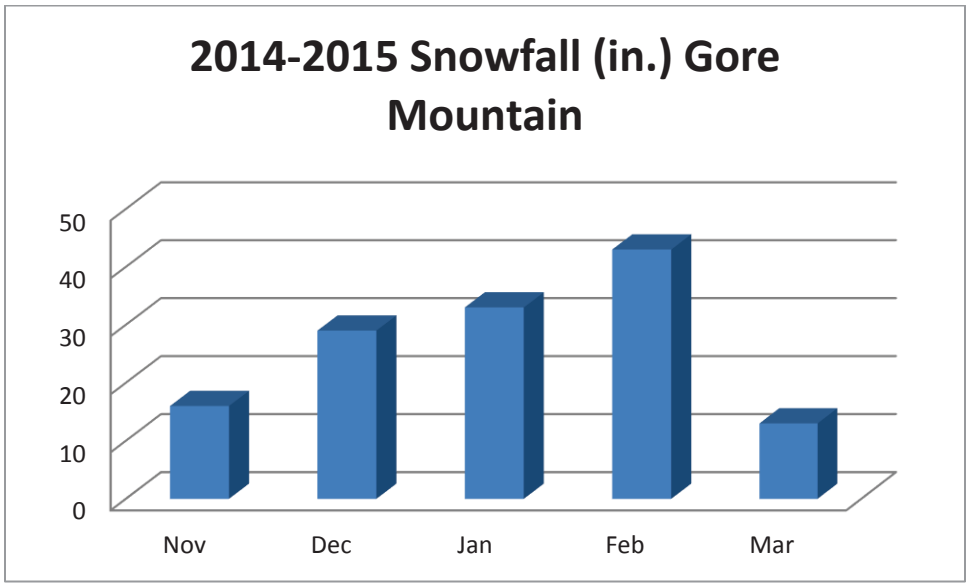


The 2015 to 2016 ski season in the northeast was characterized by many as “the winter that wasn’t”. Gore Mountain received a total of 39 inches all ski season. The first snowfall of the season, 7 inches, did not fall until December 19. Attendance was down that ski season by 30%

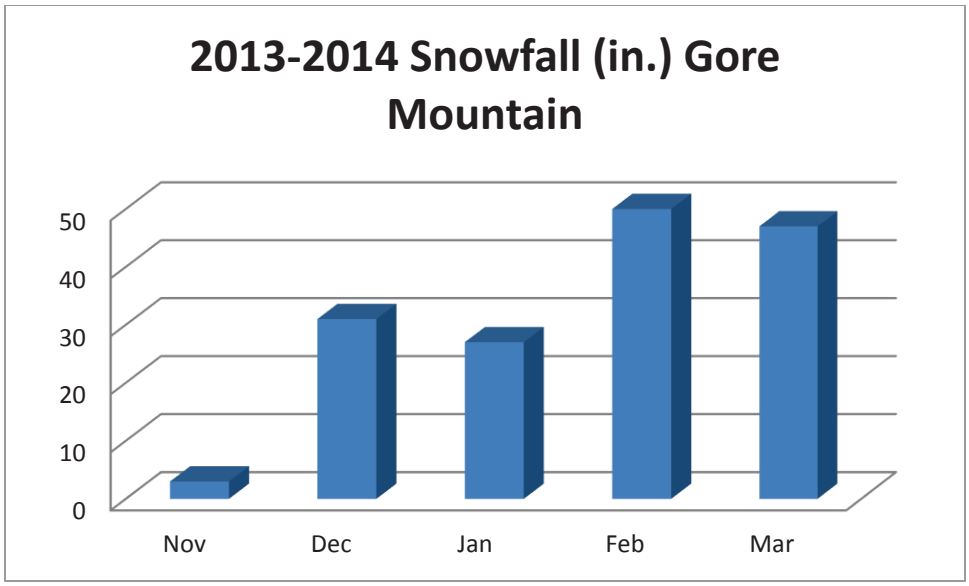
compare to the average of the other 4 of the last 5 seasons.



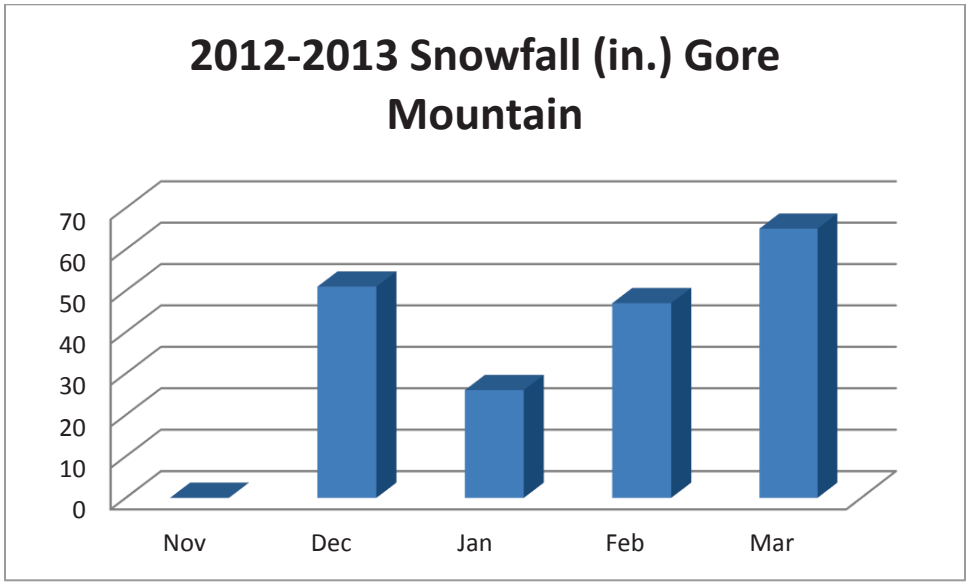
The 2014-2015 ski season had a total of 134 inches of snowfall with the first snowfall occurring on November 23.



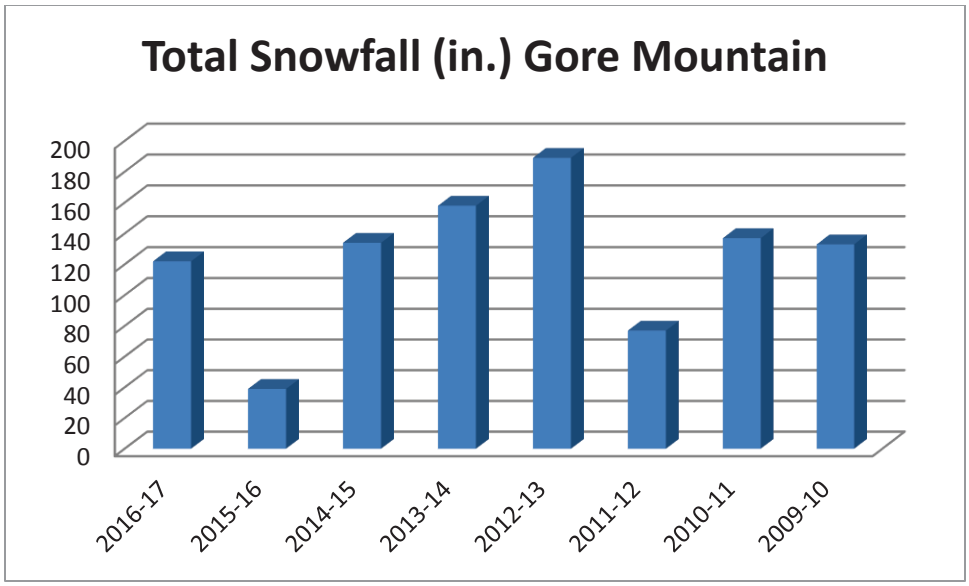
The 2013-2014 ski season saw a total of 158 inches of natural snowfall at Gore Mountain with the first snowfall occurring on November 23.



The highest ski season snowfall for the past 5 seasons occurred in 2012-2013 when Gore Mountain received 189 inches of total snowfall.



Just looking at the last 5 ski seasons leading up to last year it would appear that there is a downward trend in the amount of ski season snowfall (198, 158, 134, 39 and 122 inches). However, if the period examined is extended back another 3 seasons, this trend does not continue. It turns out that 2012-2013 and 2013-14 had higher than normal amounts and that 2016-2017 was consistent with 2009-2010 and 2010-2011.



Climate- Temperature

For the months of November through March average monthly temperatures in the region (in degrees Fahrenheit) are 20 degrees in December, 14.9 for January, 16.4 for February, and 26.6 degrees in March. No temperature data specific to North Creek were available from the National Climatic Data Center, so these regional average monthly temperatures may vary somewhat from North Creek due to local climatic influences. The presence and configuration of the Adirondack Mountains contribute to the variability of the climate within the region including an increase in cloudiness and precipitation during the winter months.

Both natural snow cover and winter temperatures influence the duration of the ski season. Although natural snow cover generally exists between December and May, the ski season generally runs from November through April if conditions suitable to snow making exist early in the season. Snowmaking generally requires that the mean temperature drops to 32 degrees Fahrenheit. As long as the night temperatures are sufficiently cold an accumulation of man-made snow is possible even if daytime temperatures rise slightly above the freezing point.

The frost-free growing season generally extends from the first week in May to the first week in October and average monthly temperatures in this interval range from a low of 45.3 degrees Fahrenheit in October to a high of 65.1 degrees in June.

Air Quality

NYSDEC's *New York State Ambient Air Quality Report for 2016* reports that levels of sulfur dioxide and inhalable particulates (PM2.5) in Region 5 were well within acceptable air quality standards.

2. Biological Resources

a. Vegetation

Figure 20, "Vegetation," illustrates the plant communities existing on Gore Mountain Ski Center mapped as part of the 1995 UMP. Tree composition data from NYSDEC timber cruises were provided in Appendix 2 of the 1995 UMP, "NYSDEC Tree Cruise Data For Gore Mountain," were used to determine which of the ecological communities defined by the New York Natural Heritage Program (NHP) of NYSDEC (Reschke, 1990) were present on the project site. The timber inventory data and corresponding maps were then used in combination with 1983 aerial photographs to produce a map illustrating the approximate extent of the plant communities. This map shows only the broad-scale forest patterns and does not include such fine detail as the vegetation types within small areas such as clearings for ski trails and powerlines.

Following are brief descriptions of each of the major plant communities:

Beech-Maple Mesic Forest. This is the community that occupies the largest area on the site, especially the areas below about 2400 feet MSL elevation in the eastern and northern parts of the site. Sugar maple and beech are dominant, along with variable quantities of paper birch, red maple, yellow birch, and red oak.

Hemlock-Northern Hardwood Forest. In this community, hemlock is codominant with deciduous trees such as sugar maple, beech, red maple, and yellow birch. A small area that is potentially of this forest type was identified in the southeastern part of the site. Other, smaller areas may be located through ground-level vegetation surveys.

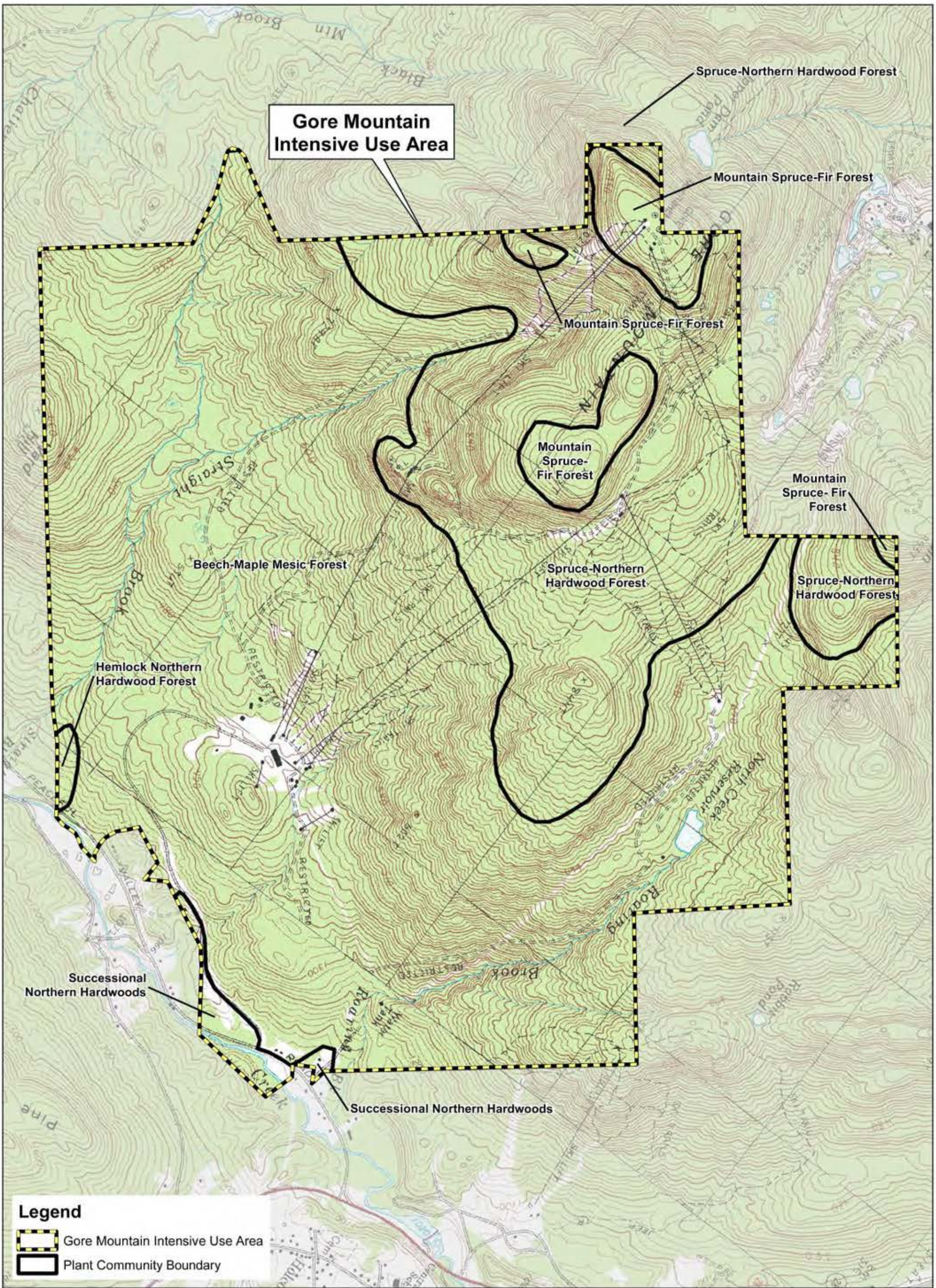
Spruce-Northern Hardwood Forest. At its upper elevation, beech-maple forest grades into this forest type, which extends up to about 3200 feet MSL. Its composition includes red spruce, sugar maple, beech, yellow birch, white birch, red maple and balsam fir. Striped maple is a common understory tree.

Mountain Spruce-Fir Forest. The tops of the highest mountains, above 3100 feet MSL, are dominated by red spruce and balsam fir, along with some paper birch and mountain ash.

Successional Northern Hardwoods. A few small areas in the easternmost part of the Intensive Use Area, plus areas on neighboring lands, were logged in the recent past and have undergone succession to a young woodland. Trees in these, areas may include red maple, aspens, balsam poplar, paper birch, white pine, green ash, and American elm.

b. Wildlife

In addition to the five forest habitat types on the project site described above, other community types occur on the site in lesser amounts including Mowed Roadside/Pathway (ski trails) and Reservoir/Artificial Impoundment (North Creek Reservoir).



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Drawing Title
Vegetation Map

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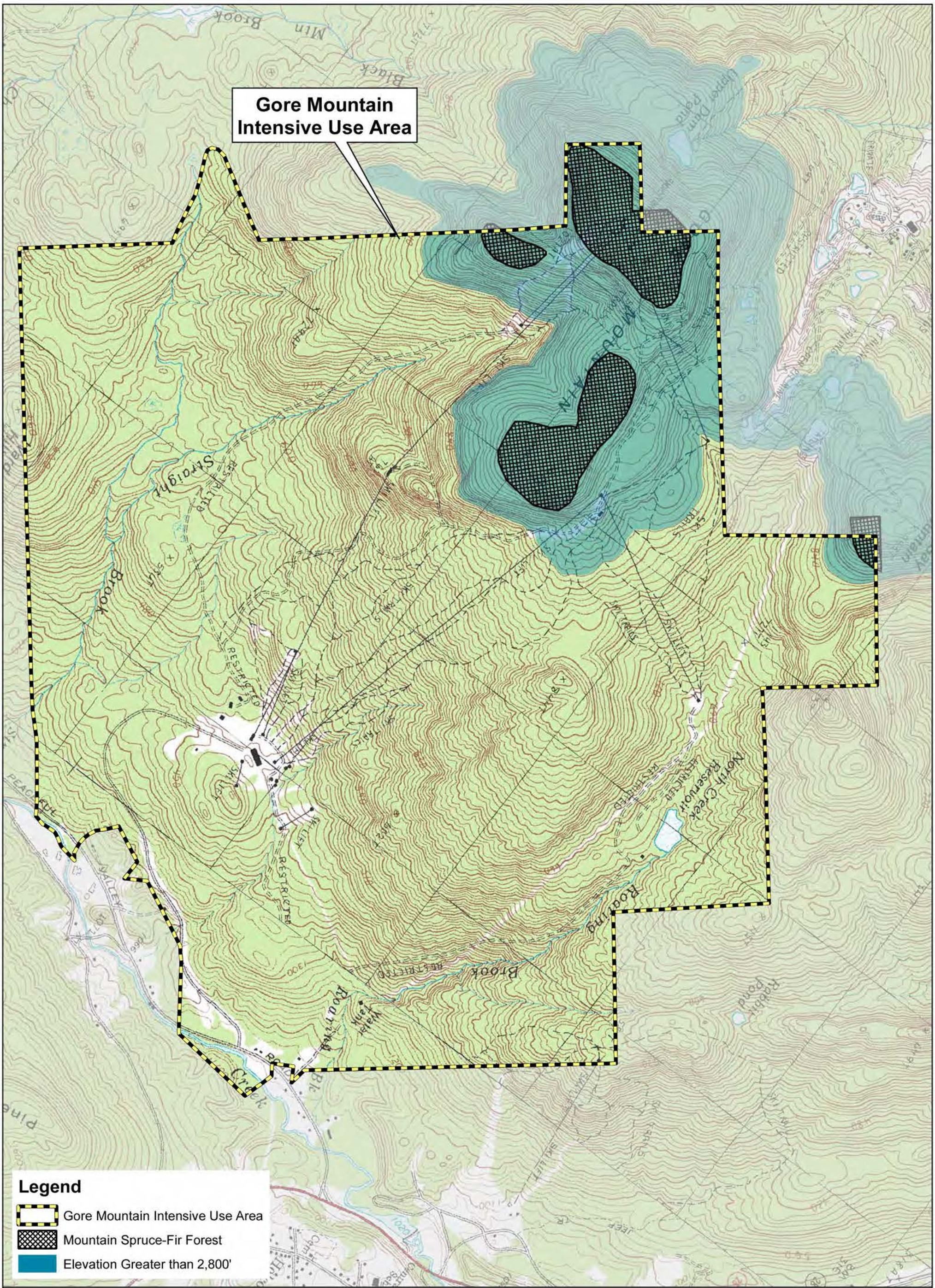
The on-site vegetation communities support a variety of wildlife species known to utilize these habitat types within the Central Adirondack Ecozone. A number of species which have been documented to historically occur in the Upper Hudson River Basin (Hudson River Fish and Wildlife Report, Hudson River Level B Study, prepared by New York State Department of Environmental Conservation and United States Fish and Wildlife Service, April 1978) in general, and of these a number are likely to commonly occur on the site based upon their habitat preferences. Mammalian species likely to be common on the site include deer mouse, white-footed mouse, pine vole, woodland jumping mouse, short-tailed shrew, eastern chipmunk, porcupine, coyote, red squirrel, northern flying squirrel, pine marten, snowshoe hare, red fox, black bear, and whitetail deer.

A number of avian species are also likely to occur commonly on the site, some throughout the year and some as migrants. Based upon the NYSDEC/USFWS study and the habitat types found on the site, the avian species most likely to commonly occur on the site at any one time include ruffed grouse, broad-winged hawk, yellowbellied sapsucker, American robin, red-eyed vireo, brown-headed cowbird, rosebreasted grossbeak, purple finch, dark-eyed junco, white-throated sparrow, blue jay, American crow, black-capped chickadee, and brown creeper. Previous reports have stated that bald eagles and golden eagles have been observed in flight around the ski center lands, but these reports also state that no nesting sites are known to occur on the site or its immediate surroundings. A check with the Endangered Species Unit of NYSDEC confirmed that occurrences in the Gore Mountain area are instances of migrating individuals and not resident individuals of these two species.

Common amphibian and reptilian species known to occur in the upper Hudson River Basin and likely to occur on the site include spotted salamander, red-spotted newt, northern dusky salamander, red-backed salamander, spring salamander, northern twolined salamander, American toad, spring peeper, bullfrog, northern leopard frog, pickerel frog, snapping turtle, wood turtle, Eastern painted turtle, northern water snake, eastern garter snake and eastern milk snake. Of these species, the wood turtle is listed as a Special Concern species by the Natural Heritage Program of NYSDEC. As a special concern species, the wood turtle is not recognized as endangered or threatened, but documented concern exists for its continued welfare in New York.

Portions of the Gore Mountain Intensive Use Area at elevations above 2,800 feet are potential Bicknell's thrush habitat. See **Figure** 21, "Potential Bicknell's Thrush Habitat." Field studies were undertaken by the Wildlife Conservation Society (Saranac Lake) in 2004 and 2005 to determine if ski trail construction on Bear Mountain could potentially impact Bicknell's thrush. "Surveys involving playbacks conducted in 2004 and 2005 did not detect presence of Bicknell's thrush at Gore Mountain." See subsection "e" below regarding the Adirondack Sub-Alpine Forest Bird Conservation Area.

An inquiry to NY Natural Heritage Program resulted in a response that identified only Bicknell's thrush as being present at Gore Mountain IUA. No rare, threatened or endangered plant or



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Potential Bicknell's Thrush Habitat

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Feet

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Project No: 201537

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animal species, or unique plant communities or habitats were identified by the Natural Heritage Program. See the letter in **Appendix** 3. Also see section "e. Critical Habitat" below.

c. Fisheries

The ski area property contains the headwaters of three tributaries of North Creek and a portion of North Creek which is tributary to the Hudson River. Straight Brook, Roaring Brook and an unnamed tributary all begin on the ski area property, and on the Gore lands Roaring Brook has been dammed to form the North Creek Reservoir. The North Creek Reservoir once provided water to the Village of North Creek but is now used by Gore Mountain Ski Center for snowmaking. North Creek and its tributaries which are on the site are designated as trout waters by the NYSDEC. This indicates that these waters, at least historically, supported native trout populations. Confirmation of the presence of native trout populations was not made as part of the study. However, it is known that North Creek receives annual stocking of trout (brown, brook, and rainbow) by both NYSDEC and Warren County.

While the goal of this stocking program is to perpetuate the put and take fishery in North Creek, carry-over between years has likely resulted in the establishment of a population of the stocked strain(s). Prior investigations have theorized that the on-site tributaries to North Creek support native brook trout populations. Other species likely to be found in the coldwater communities of North Creek and its tributaries include various cyprinids (i.e. blacknose dace, cutlips minnows), sculpins, and white suckers.

The impounded North Creek Reservoir could conceivably support a community dominated by coolwater species such as yellow perch, chain pickerel, and brown bullhead.

According to the 2005 VMWF UMP, there have been no biological surveys of Rabbit Pond. "However, based on its small size, 0.4 acres, Rabbit Pond probably supports minimal to no fish life."

d. Unique Areas

No unique biological areas are known to occur on the ski center property or adjacent lands.

e. Critical Habitat

Adirondack Mountain summits above 2,800 feet in Clinton Essex, Franklin, Hamilton and Warren counties comprise the Adirondack Sub-alpine Forest Bird Conservation Area (BCA). More specifically, those summits above 2,800 feet with dense subalpine coniferous forests favored by Bicknell's thrush and other neotropical bird species. **Appendix** 4 contains NYSDEC's full description of this BCA.

3. Visual Resources

Visual inventories and visual impact assessments were performed as part of the 1995 UMP and for the 2002 UMP. Views into the ski area of Gore Mountain are primarily limited to its south and east exposures. The views of the ski area from the north are blocked to a large degree by South and Pete Gay Mountains.

The views of Gore Mountain from the south are limited to primarily to NY Route 28 at a few locations between Wevertown and the hill leading down to Peaceful Valley Road. Some other locations from where the ski area is visible are Durkin Road and County Route 29 near Oven Mountain Road. The ski area is visible from the section of NY Route 28N heading south from Olmstedville towards North Creek. Views from these locations are oftentimes screened by intervening vegetation.

B. Human Resources

1. Transportation

The local roadway network which provides access to the ski center includes NY Route 28, County Route 29 (Peaceful Valley Road), and County Route 73 (Gore Mountain Road). **Figures** 3 and 4 show the ski area in relation to these highways.

NY Route 28 is an east-west highway which is classified as a minor arterial. In the vicinity of Peaceful Valley Road, NY Route 28 is a two-lane facility providing 11 foot travel lanes and shoulders of four to six feet in width. The speed limit is posted at 55 MPH for travel in both directions.

Peaceful Valley Road is a two lane collector facility that intersects NY Route 28 from the south forming a T-intersection. Gore Mountain Road intersects Peaceful Valley Road from the west at nearly 90 degrees. Gore Mountain Road provides a circuitous alignment and is on a steady westbound upgrade approaching the ski area.

The NY Route 28/Peaceful Valley Road intersection provides an exclusive westbound left turn lane on NY Route 28 to turn onto Peaceful Valley Road. The approach to NY Route 28 on Peaceful Valley Road has right turn and left turn lanes with the right turn lane facilitating traffic flow back towards Warrensburg.

Saturday is consistently the busiest day of the week. There is a distinct morning arrival peak that occurs between 8:00 and 10:00 and a distinct afternoon departure peak between 3:00 and 5:00.

2. Community Services

Police Protection

The Warren County Sheriff's Office and the New York State Police provide police protection in the Town of Johnsburg.

Fire and Rescue Services

The Town of Johnsburg has multiple volunteer fire departments. The North Creek Fire House, located on Main Street, covers the Gore Mountain area.

The Johnsburg Volunteer Emergency Squad is located on Peaceful Valley Road and serves the Gore Mountain Area. In most instances the Gore Ski Patrol and first aid staff have patients stabilized for transport when the Emergency Squad arrives. A large number of Ski Patrol people and first aid staff are members of the Johnsburg or Minerva emergency squads.

Solid Waste Disposal

A private hauler takes refuse and recyclables from Gore Mountain to the Town of Johnsburg Recycling Center Transfer Station in North Creek where it is compacted and then disposed of through Warren county contracts with the incinerator in Hudson Falls.

Hospital and Physician Services

Most medical emergencies are transported to Glens Falls Hospital which is a travel time of approximately 45 minutes.

North Creek Health Center on Ski Bowl Road does provide emergency medical services, but they are only open certain hours of the day and are closed on Sunday.

The Warrensburg Health Center provided urgent care 7 days a week but only for certain hours of the day.

Schools

The Johnsburg Central School District incorporates most of the Town of Johnsburg and portions of the Towns of Chestertown and Thurman. The K-12 school is located in North Creek and graduated 14 students in 2016.

Water Supplies

The North Creek area is within the North Creek Water District which serves 355 structures or between 900 and 950 individuals. The water source is drilled wells. Those living outside the District rely on individual wells. Gore Mountain has its own water supply and distribution system and does not rely on the North Creek Water District (see section II.C.1.h, Potable Water).

Sewage

There is no public sewage treatment facility in Johnsburg. See section II.C1.i, Sanitary Wastewater.

Electric and Telecommunications

Niagara Mohawk Power Corporation provides electric services to the Johnsburg area.

A number of “household” phone services are available in the Johnsburg area.

Cellphone service on the mountain and along NY Route 28 in the vicinity of the mountain is variable depending on the cell phone provider.

3. Local Land Use Plans

The Town of Johnsburg has a total land area of 204.6 square miles, representing 23.5 percent of all of Warren County lands, making it the largest township in the county. The town is entirely located in the Adirondack Park with approximately two-thirds of the land area designated as wilderness, wild forest or other public lands. As reported by the Adirondack Park Agency in June 2017, approximately 40% of lands in the Town of Johnsburg are privately owned and the other 60% is owned by the State of New York. These lands are distributed under the private and state land classification in the Table below.

Table 2
Town of Johnsburg Land Classifications

Land Use Classification	Acres	Percentage
PRIVATE LANDS		
Hamlet	1,911	3.6%
Resource Management	5,376	10%
Moderate Intensity	648	1.2%
Industrial Use	939	1.8%
Low Intensity	8,634	16.1%
Rural Use	36,111	67.4%
TOTAL	53,619	100%
STATE LANDS		
Wilderness	51,900	65.4%
Wild Forest	21,517	27.1%
Primitive	4	<1%
Intensive Use	3,844 (Gore Mt. Ski Resort)	4.8%
Pending State	173	<1%
Water	2,023	2.6%
TOTAL	79,288	100%

Source: Adirondack Park Agency

The Adirondack Park Agency regulates land uses within the boundaries of each of the above land classifications. In addition, the Town of Johnsburg regulates land use through its approved Local Land Use Program (LLUP) completed in 2007, which also serves as the Town of Johnsburg Zoning Law. The Johnsburg Zoning Law designates residential, business and mixed-use districts within the hamlet of North Creek. The remainder of land is classified as rural mixed use generally following the APA Land Use Classification boundaries and density requirements. The Zoning Law regulates land uses and area requirements and includes Commercial-Industrial Floating Zone, sign regulations, and special use and site plan review provisions.

The Town's LLUP received strong support from the 2005 Johnsburg Comprehensive Plan which is intended to serve as a guide for future growth, development, and preservation in the Town of Johnsburg. This plan was also intended to serve as the basis for requests for any requests to amend the Adirondack Park Land Use and Development Plan Map pursuant to Section 805, part 2, c, (3) of the Adirondack Park Agency (APA) Act. Specifically, it is meant to serve as the "comprehensive inventory and analysis of the natural resource, public, economic and other land use factors as may reflect the relative development amenability and limitations of the lands within the entire jurisdiction," as well as the formally adopted comprehensive master plan cited in the aforementioned section and part of the APA Act.

A goal of the plan is to promote tourism and recreation for all seasons in order to provide local employment opportunities. Specific policies supported in the LLUP are as follows:

- Support the Gore Mountain Unit Management Plan that proposes to link the Gore Mountain Ski Resort with the hamlet of North Creek.
- Pursue other enhancements for the North Creek hamlet area and Ski-Bowl Park as may be part of on-going implementation of the various plans prepared in the past.
- Continue to work with the Gore Mountain Region Chamber of Commerce, ORDA, and other interested groups to identify infrastructure improvements likely to be attractive to tourists.
- Identify appropriate locations for tourist and recreation businesses, and revise local zoning accordingly.

Other planning initiatives that support Gore Mountain improvements include:

- North Creek Action Plan (1993) dealt with economic development, hamlet revitalization, increasing tourism potential, and Main Street revitalization.
- Ski Bowl Park Enhancement Plan (1997) that provided details and cost estimates for needed facilities at the town owned and operated Ski Bowl Park.
- First Wilderness Heritage Corridor Plan (2001) for the rail corridor between Saratoga and North Creek was prepared. This plan established North Creek, Riparius, and The Glen as stops along the tourist railroad that began operation in 1999. Facilities constructed at each stop include parking, interpretative signs and small parks.

4. Historical and Archaeological Resources

There are no known historical or archeological resources present in the area proposed for the improvements.

C. Man-Made Facilities

1. Inventory of Constructed Facilities

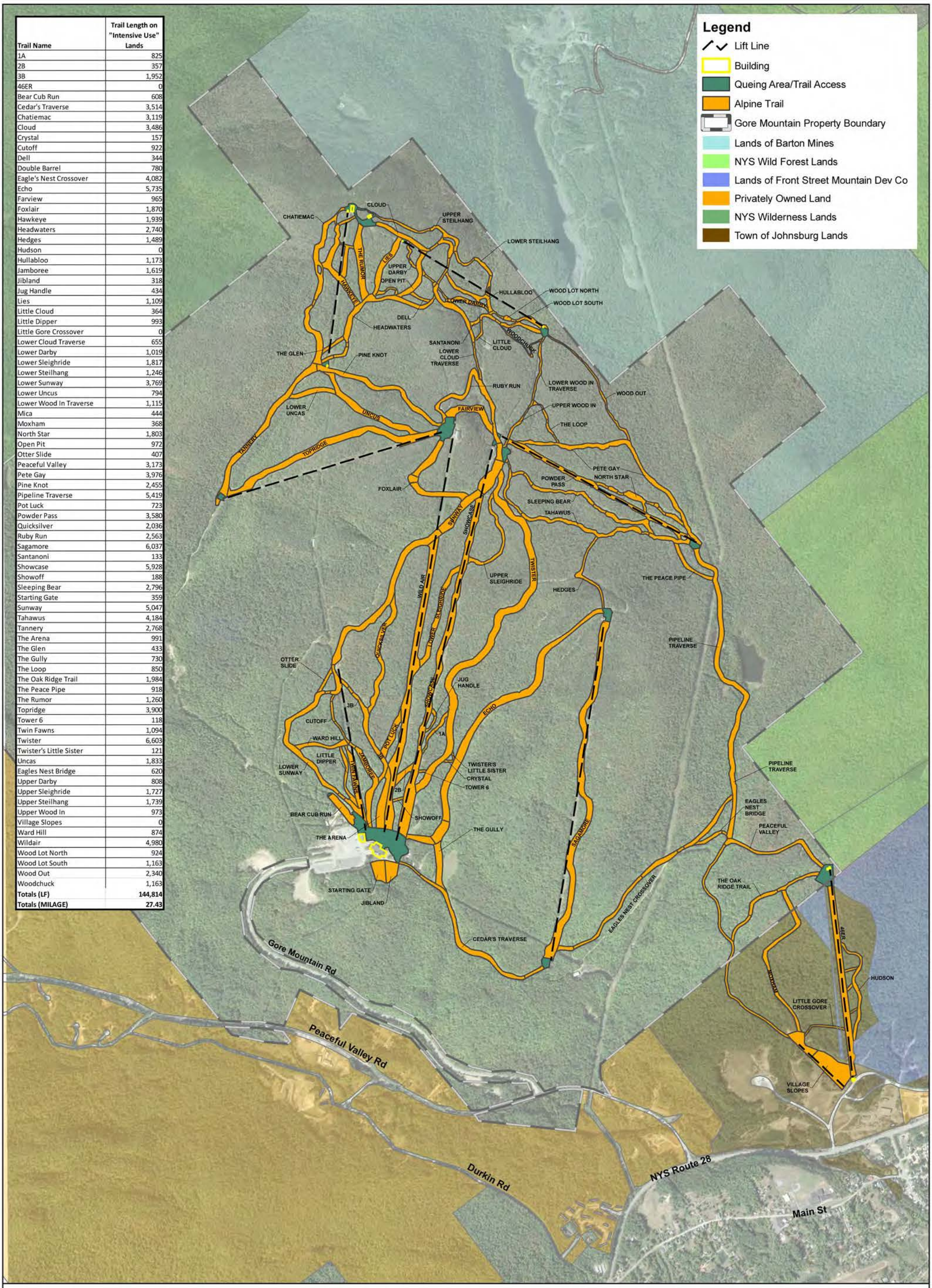
a. Downhill Ski Slopes

A comprehensive inventory of existing downhill ski trails at Gore Mountain was undertaken for this 2018 UMP Amendment. See **Appendix** 5.

Figure 22, “Gore Mountain, Ski Trail Inventory,” illustrates the existing ski trails at Gore Mountain for the Winter 2016/2017 ski season.

Final trail length measurements were made electronically using AutoCAD Civil 3D-2014 and GIS software. **Table 1** in Appendix 5, “Gore Mountain Trail Inventory,” presents the results of the inventory and mileage measurement for each trail. The Table lists each trail by name, indicates if a ski lift and/or snowmaking exists on a trail, and presents lengths of each trail by width (less

Trail Name	Trail Length on "Intensive Use" Lands
1A	825
2B	357
3B	1,952
46ER	0
Bear Cub Run	608
Cedar's Traverse	3,514
Chatiemac	3,119
Cloud	3,486
Crystal	157
Cutoff	922
Dell	344
Double Barrel	780
Eagle's Nest Crossover	4,082
Echo	5,735
Farview	965
Foxlair	1,870
Hawkeye	1,939
Headwaters	2,740
Hedges	1,489
Hudson	0
Hullabloo	1,173
Jamboree	1,619
Jibland	318
Jug Handle	434
Lies	1,109
Little Cloud	364
Little Dipper	993
Little Gore Crossover	0
Lower Cloud Traverse	655
Lower Darby	1,019
Lower Sleighride	1,817
Lower Steilhang	1,246
Lower Sunway	3,769
Lower Uncus	794
Lower Wood In Traverse	1,115
Mica	444
Moxham	368
North Star	1,803
Open Pit	972
Otter Slide	407
Peaceful Valley	3,173
Pete Gay	3,976
Pine Knot	2,455
Pipeline Traverse	5,419
Pot Luck	723
Powder Pass	3,580
Quicksilver	2,036
Ruby Run	2,563
Sagamore	6,037
Santanoni	133
Showcase	5,928
Showoff	188
Sleeping Bear	2,796
Starting Gate	359
Sunway	5,047
Tahawus	4,184
Tannery	2,768
The Arena	991
The Glen	433
The Gully	730
The Loop	850
The Oak Ridge Trail	1,984
The Peace Pipe	918
The Rumor	1,260
Topridge	3,900
Tower 6	118
Twin Fawns	1,094
Twister	6,603
Twister's Little Sister	121
Uncas	1,833
Eagles Nest Bridge	620
Upper Darby	808
Upper Sleighride	1,727
Upper Steilhang	1,739
Upper Wood In	973
Village Slopes	0
Ward Hill	874
Wildair	4,980
Wood Lot North	924
Wood Lot South	1,163
Wood Out	2,340
Woodchuck	1,163
Totals (LF)	**144,814**
Totals (MILAGE)	**27.43**



The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p: 518/587-8100
f: 518/587-0180
www.thelagroup.com

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Olympic Regional Development Authority
2634 Main Street
Lake Placid, New York 12946

GORE MOUNTAIN

Project Title:
Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Drawing Title
Gore Mountain, Ski Trail Inventory

1 inch = 1,500 feet
0 750 1,500
Feet

Date: 12/29/2017
Project No: 201537

Drawing No:
22

than 30 feet wide, 30 feet to 120 feet wide and 120 feet to 200 feet wide. Key totals are summarized below:

1. Total constructed trail length 0-200 feet wide at Gore Mountain, including Ski Bowl Trails 29.9 miles. A breakdown by trail difficulty is as follows:

a)	Easier	5.1 mi	17% of total
b)	More Difficult	17.3 mi	58% of total
c)	Most Difficult	6.5 mi	22% of total
d)	Experts Only	1.0 mi	3% of total

2. Net constructed trail length for trails 0-200 feet wide on "Intensive Use" lands (excluding trails on Town Park lands in the North Creek Ski Bowl) is 27.43 miles.

3. Total trail length by width on "Intensive Use" lands is as follows:

a)	Under 30 feet wide (on trail map and named)	1.31 miles
b)	30 feet to 120 feet wide	25.69 miles
c)	120 feet to 200 feet wide	0.42 miles

4. Total calculated length of previously approved, but not yet constructed trails on Intensive Use lands is 5.52 miles.

5. Total calculated length of Glades on Intensive Use lands at Gore Mountain is 4.85 miles.

As stated above, the total constructed trail length 0-200 feet wide on Intensive Use lands is 27.43 miles. Based on updated calculations using the rules and methodology presented in Sections 2 and 3 in Appendix 5, 32.95 miles are approved to be constructed.

Additional trails proposed in this UMP Amendment as New Management Actions and Conceptual Actions (see Section 4) total 1.30 miles. The addition of these trails to those described above would result in there being (32.95 + 1.30) 34.25 miles of trails.

It is important to clarify that the areas on the mountain approved for trail construction in the 2005 UMP have not changed. The calculation methodology, applied rules and criteria and high resolution aerial imagery used in the inventory in Appendix 5 are more detailed than those applied previously, and therefore have resulted in a different total mileage. The 2005 UMP only provides a 'grand total' mileage calculation, and does not document the mileage individually for each trail. The last time a detailed mileage calculation was performed on a 'trail- by- trail' basis was over 20 years ago in the 1995 UMP. Since that time, portions of some trails have been re-named, previously proposed trails have been abandoned and additional mountain areas have been approved and developed. As a result, a tabulation of mileage calculated for each trail in the 1995 UMP, along with each trail described in the current Trail Inventory in Appendix 5, would not provide comparable data.

b. Cross--country, Hiking and Mountain Bike Trails

Gore Mountain has approximately 14.6 miles of approved crosscountry ski trails averaging 12 feet in width, with terrain ranging from "easiest" to "most difficult." The trails form several loops located on the lower part of Gore Mountain, as illustrated on **Figure** 7, Existing Conditions (South).

The existing hiking trails at Gore Mountain, allowed by the 1995 UMP Amendment, are shown on **Figures** 9 and 10, Existing and Proposed Hiking and Biking Trails (South and North) These trails include a trail from the Ski Bowl (outside the Intensive Use Area) to the top of Gore Mountain, known as the Schaeffer Trail. (A portion of the Schaeffer Trail is also known as the Roaring Brook Trail which runs from Ives Dam to the intersection with the Rabbit Pond Trail.) There is also a looped trail for hikers that starts and ends near the top of the Northwoods Gondola. Hiking also occurs on mountain biking trails shown on Figures 9 and 10.

Existing trails for mountain biking are shown on **Figures** 9 and 10, Existing and Approved Hiking and Biking Trails (South and North). Trails are accessed from the base area or via the Northwoods Gondola during spring, summer and fall.

c. Lifts

There are 13 existing ski lifts at Gore Mountain. Lift locations are illustrated on **Figures** 7 and 8, Existing Conditions (South and North) Lift types and lift ages are listed below in Table 3, “Gore Mountain Lifts.”

Table 3
Gore Mountain Lifts

1	2014 Poma	Quad	Adirondack Express II
2	1997 CTEC	Quad	North Quad
3	1986 Riblet	Double	Sunway Chair
4	1963 Hall	JBar	J-Bar
9d	2001 Sun Kid	Conveyor	Snow train
6	1967 Riblet	Double	Parts from 1987 Riblet & 1996 CTEC High Peaks Chair
7	1995 CTEC	Quad	Straightbrook Quad
8	1999 Poma	Gondola	Northwoods Gondola

9a	1997 Poma	Platter	Old lift modernized & installed by Gore Bear Cub Lift
9c	2013 Sun Kid	Conveyor	Greenway Conveyor
10	2002 CTEC	Triple	Topridge Triple
11	2008 Poma	Detachable	Burnt Ridge Quad
12	Poma	Triple	Hudson Chair (top only in IUA, rest in Ski Bowl)

The Adirondack Express II, Lift #1, runs from the base to an intermediate point on the mountain referred to as the Saddle. The North Quad, Lift #2, services the north side of the mountain and discharges passengers just above the Saddle area. Two lifts run from an intermediate point to the summit (High Peaks Chair - Lift #6 and the Straight Brook Quad - Lift #7). Only the Northwoods Gondola, Lift #8, runs directly from the base to the summit of Bear Mountain. The Sunway Chair, Lift #3, runs from the base to approximately the midpoint of the Sunway trail. The Bear Cub Poma, Lift #9 A, is a beginner facility located southwest of the base lodge. The J-Bar, Lift #4, is another beginner facility located to the east of the base lodge.

d. Parking

Skier and visitor parking are currently provided in five lots located adjacent to the base lodge and gondola area. Four of these lots are dedicated to cars and one to buses. There is also a 6th satellite parking lot located on the lower portion of the access roadway which is limited to employee parking and some overflow bus parking on busy days.

Using an industry standard range of 140 to 180 cars per acre of parking, Gore Mountain's parking facilities can handle between 1,736 and 2,232 cars. During a typical ski weekend, the resort also accommodates between 20 and 25 buses. At the present time, the current available parking area is adequate to handle the parking demand, except during periods of peak demand when parking overflows onto the access road. Such overflows occur 3-5 times per year.

e. Access Roads

No revision to this section is necessary, except to note that the access road now terminates in the redesigned entry, circulation and ski center arrival/drop-off area approved in the 1995 UMP. The entry road will become a one way circular roadway with 3 lanes available in the passenger vehicle drop-off area, and 2 lanes available in the drop off area for buses. The improved circulation and drop-off area will be a significant asset by improving the efficiency and safety of the ski center.

f. Buildings

The ski area has four lodges available for use by skiers and visitors. The main lodge and Northwoods lodge are located at the base of the mountain and the Saddle Lodge is located mid-way up the mountain. The warming hut located at the Straight Brook area has been supplemented with a new Straight Brook lodge in the old summit gondola building.

The main lodge has a total area of approximately 45,000 square feet and consists of two stories. Facilities in the main lodge include food and beverage services, restrooms, ski school, retail sales, ski rental, public lockers, ticket office, bar/lounge, and nursery.

A recent addition to the Northwoods Lodge offers extra space to the rental and repair shop, expansion to the space allotted to the children's Mountain Adventure programs and food service for the Snow Sports School, and improved arrival and registration process. Larger restrooms on the lower level include a "family restroom" to accommodate parents with young children.

There is a new mid-mountain experience at the Saddle Lodge. The size of the space has more than doubled to 7,125 square feet, and occupancy has increased from 100 people to 238. Services now include a full-service or food court style meal with dining in front of a spectacular showcase of the Adirondack High Peaks. Updates to the Saddle Lodge also include an attractively styled vernacular, an expanded and updated kitchen to serve a larger, more creative menu, new bathrooms, and an approachable façade and lobby area upon entry. The fully renovated Saddle Lodge offers guests an appealing lunch alternative to the Base Lodge Food Court and Tannery Pub & Restaurant.

Gore Mountain's guests also have a new summit place to warm up at the Straight Brook Lodge. A complete renovation of the original 1967 gondola unloading station has kept the original structure and most of the lift machinery intact while facilitating the basics of shelter, restrooms, and a place for socializing and camaraderie between skiers. Inside there is a warming room with tables and benches, vending machines, and eco-friendly composting toilets.

g. Maintenance Roads

Approximately 9 miles of maintenance roads traverse the ski area. These roads are used to accomplish summer maintenance of slopes and lifts and to access particular areas such as the saddle, the summit, pumphouse, reservoir, etc.

h. Potable Water

Potable water for the base area is provided by a drilled well located approximately 75 feet from the J-Bar lift. The well is 280 feet deep and has a capacity of 60 gpm at a depth of 46 to 48 feet. All water mains and hydrants are 6-inch cast iron. On demand, water is fed to a 100,000 gallon

holding tank located at the top of the J-Bar hill. From there, the system is gravity fed and metered as it enters the lodge. During periods of high water demand in the lodge, when the well pump is running, water is routed directly into the lodge's distribution system.

Water supply for the Saddle Lodge located at mid-mountain is now supplied by a new 6 inch diameter drilled well. It is located in the vicinity of the Saddle Lodge. The well is 180 feet deep and yields 6+ gpm. The water is transmitted via a new main to the existing 5000 gallon static storage tank and then pumped to an existing 600 gallon pressure tank.

i. Snowmaking

Snowmaking is provided on almost 100% of Gore Mountain's trail terrain which covers approximately 334 acres. Sixty-five all-new high-efficiency ground guns and another new tower gun were added to the mountain in 2016. A fresh fleet of high-efficiency towers was installed in 2015, primarily along Showcase and Wild Air, allowing existing guns to be utilized in other areas. Twenty-two new permanent, high-efficiency tower guns were added the Topridge trail in 2014. These guns require significantly less air than the more traditional ground guns, offsetting energy use. New snowmaking was also placed around the Pipeline Bridge to further improve the interconnect with the Historic North Creek Ski Bowl.

The total snowmaking system combines both air and airless snowmaking technology. The Ski Center has increased its water use from the snowmaking reservoir from 223 million gallons in 2009-2010, to 305 million gallons during the 2013-2014 season. Hours of snowmaking operation averaged approximately 1,450 over the past 5 seasons.

j. Grooming Equipment

Grooming of alpine and nordic trails is accomplished with a fleet of seven grooming machines. It is anticipated that as terrain is developed as a result of the New Actions, that a total of two new grooming machines will be purchased.

k. Water Supply for Snowmaking

Snowmaking water is stored and drawn from the former North Creek Reservoir located northwest of the base area. The reservoir has a storage capacity of approximately 20 million gallons of water and is capable of recharging itself approximately four times per ski season. The Hudson River intake and pipeline was constructed, as proposed in the 1995 UMP, and water is now pumped from the river to the reservoir, and distributed on the mountain. Refer to Table 4, "Snowmaking Utilization" for additional detail.

Table 4 Snowmaking Utilization

		System					
	Trails	Capabilities	Operations	Water Use	Water Use	Average	
	(Acres)	(gpm)	(hours)	(gal)	(ac-ft.)	gpm	Utilization
Long term GOAL	**334**	**4800**	**1250**	**290,000,000**	**1,450**	**3,866.67**	**80.56%**
2015/2016	334	4800	**1384**	276,000,000	1,380	3,323.70	69.24%
2014/2015	334	4800	**1370**	290,000,000	1,450	3,527.98	73.50%
2013/2014	334	4800	1520	305,000,000	1,525	3,344.30	69.67%
2012/2013	332	4800	1677	276,816,000	1,384	2,751.10	57.31%
2011/2012	331.12	4800	1307	208,835,252	1,044	2,663.04	55.48%
2010/2011	331.12	4800	1544	228,528,000	1,143	2,466.84	51.39%
2009/2010	323	4800	1544	222,960,000	1,115	2,406.74	50.14%

l. Sanitary Wastewater

Gore Mountain's base area wastewater treatment plant underwent a major upgrade in 1991-1992. During the winter season (peak use period), wastewater is treated by a microbiologically activated sludge process consisting of equalization/pre-treatment, oxidation ditch and a tertiary microscreen and post-aeration. The plant capacity is 65,000 gallons per day (gpd) and can accommodate all of the proposed improvements to the ski center which are included in this UMP (including the on-mountain lodges). During the off-season, the oxidation ditch is taken off-line and wastewater is treated in a sequencing batch reactor in an extended aeration mode using the activated sludge process. Effluent polishing in the tertiary stage is accomplished by microscreen. The upper limit capacity is 20,000 gpd.

m. Drainage

Gore Mountain’s existing stormwater drainage at the base of the mountain (lodge and parking lots) consists of pocket ponds, porous gravel lots and vegetated swales. Erosion and sediment control on the mountain is provided by water bars discharging to wooded areas that prevent water from reaching erosive velocities as runoff travels down the mountain.

n. Electrical Distribution

Power is supplied by the Niagara Mohawk Power Corporation to the site and is distributed throughout the ski area via 34,500 volt and 4,800 volt aerial power lines. The Gore Mountain power station is set for a 34,500 volt power supply at a maximum demand load of 7.5 megavolt amperes (MVA). The current peak demand is approximately 7 MVA. Of the total MVA currently used during peak operational periods, 3 MVA operates the air compressors. Niagara Mohawk Power Corporation has allocated a peak load power demand of 7.5 MVA to Gore Mountain. All primary lines originate at a substation where 34,500 incoming volts are distributed. Distribution is then accomplished via 34,500 volt aerial lines to some parts of the mountain, and by 4,800 volt aerial lines to other parts of the mountain.

o. Solid Waste Management

Solid waste from the ski center is hauled by ski center employees to the transfer station in North Creek. The town then transports refuse to the Adirondack Resource Recovery Facility in Hudson Falls. Approximately 448 cubic yards of compacted waste per year is generated by the ski center.

p. Equipment Inventory

The ski area owns and maintains equipment ranging from office and computer equipment to furniture, carpentry equipment, trail grooming equipment, vehicles and snowmaking equipment. A complete listing of "Inventory Equipment" is available for review at ORDA headquarters in Lake Placid, New York.

2. Inventory of Systems

a. Management

Gore Mountain Ski Center was built in the early 1960's and was first opened to the public in 1964. Early management was under the direction of the Bureau of Winter Recreation, Conservation Department (now known as the Department of Environmental Conservation). On April 1, 1984, management was delegated to the Olympic Regional Development Authority (ORDA) through an agreement with DEC, authorized by Chapter 99 of the Laws of 1984 (Article 8, Title 28, Section 2614, Public Authorities Law).

This agreement transferred to ORDA the use, operation, maintenance and management of the ski area. DEC remains the statutory custodian of the state-owned ski area. Under the agreement, ORDA is to maintain the facility subject to DEC inspections; make capital improvements with DEC'S prior written approval; establish a sinking fund for capital improvements; continue the level of prior public recreation; comply with specified prior agreements; and cooperate with DEC in completion of a Unit Management Plan for the ski area.

In 1991 DEC and ORDA entered into a Memorandum of Understanding superseding a 1984 memorandum between the parties, establishing methods and procedures by which managerial requirements contained in the underlying DEC/ORDA management agreements are to be complied with, and setting forth requirements for the operation of ORDA facilities and detailing procedures on how Unit Management Plans for each of the ORDA facilities are to be implemented. The MOU, in particular, relates to requirements for notices of management actions described in Unit Management Plans; the need to adhere to the DEC tree cutting policy; and identifies those activities that need to be undertaken which are not described in Unit Management Plans. This 1991 MOU was incorporated into the current (2013) DEC/ORDA Consolidation Agreement that covers Whiteface, Gore, the Memorial Highway and Mount Van Hoevenberg. A copy of the 2013 Consolidation Agreement is in **Appendix** 2 of this UMP. The 2013 Consolidation Agreement reestablishes the procedures for preparation of UMP's including such things as UMP content, UMP conformance with the APSLMP, and the roles of ORDA, DEC and the APA in preparation, review and approval of UMPs.

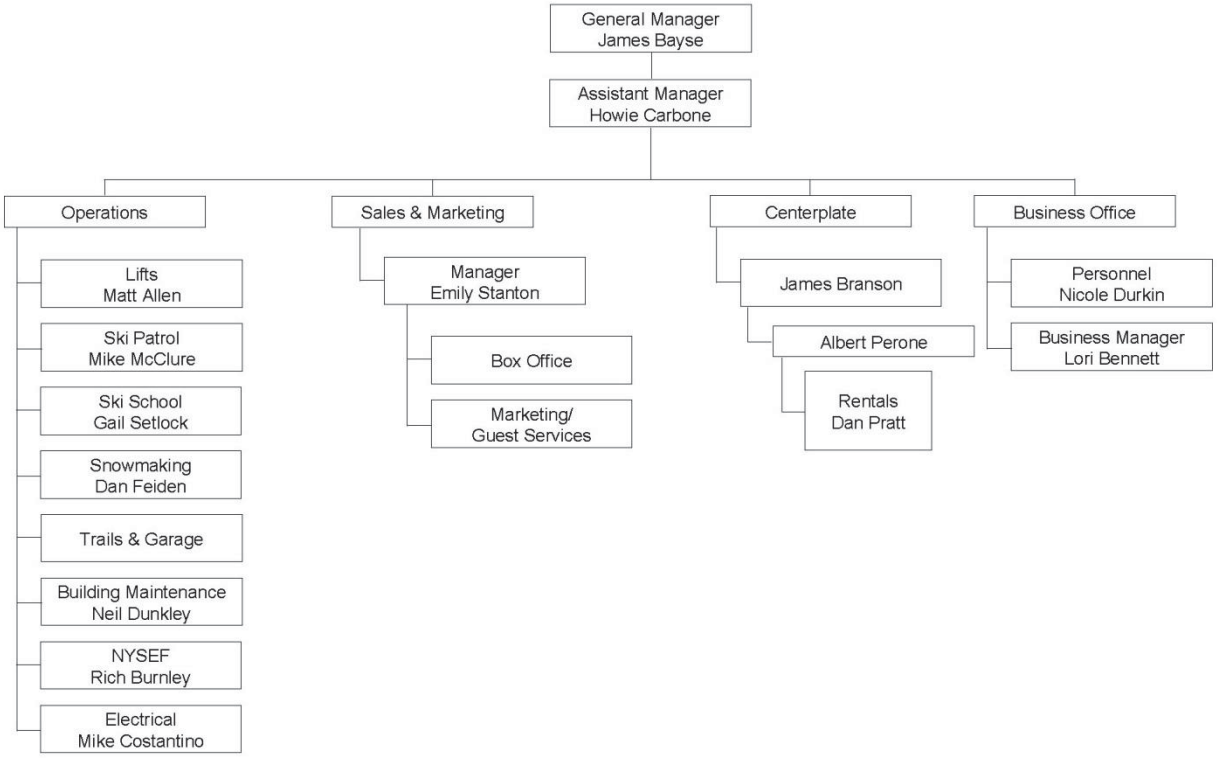
b. Organization

The New York State Olympic Regional Development Authority (ORDA) was created in 1981 by the State Legislature as a public authority to oversee and manage the Olympic facilities in an effort to insure continued use and enjoyment of the facilities by the public. ORDA is composed of twelve members, three of these the Commissioners of the NYS Department of Environmental Conservation, Economic Development, and Parks & Recreation Departments, and the remaining seven appointed by the Governor of the State of New York. One of the appointed members, since the management of Gore Mountain was transferred to ORDA, must be a resident of Warren County. ORDA manages and operates the Gore Mountain Ski Center under its agreement with the Department of Environmental Conservation. The staff is led by the Authority's President and Chief Executive Officer.

c. Operations

Personnel employed at Gore Mountain Ski Center vary with the season. During the winter season there are approximately 47 permanent and 453 seasonal staff. The ski school employs approximate one year-round, 4 full-time seasonal and 189 part-time personnel. The ski patrol operates with 45 staff and approximately 90 volunteers. During the summer months, there are approximately 37 fulltime staff and a maintenance crew which totals approximately 70 personnel.

Figure 23
Organizational Structure
Gore Mountain Ski Area



d. Contractual Arrangements

On July 16, 2011, the Authority entered into a 10 year agreement with Centerplate whereby the Authority granted Centerplate a license to have exclusive rights to furnish and install certain equipment and improvements and to manage and operate the food, beverage, catering and merchandise services, equipment rental/ski touring concessions including liquor/sales, food, and retail services at all ORDA Olympic facilities on a year-round basis. Per the Agreement, the license is valid until July 15, 2021 with an option to renew for another 10 years upon the mutual written consent of both parties.

Under the terms of the Agreement, Centerplate's exclusive rights are subject to certain other contracts existing with the Authority, including: for Whiteface: the summer mountain bike rental concession agreement with High Peaks Cyclery of Lake Placid, New York.

Part and parcel to the Agreement is Centerplate's obligation to comply with all present and future federal and state laws, codes and regulations applicable to the conduct of the activities authorized, including all other applicable governmental regulations affecting the ORDA and the

Olympic facilities in regard to the sale, use and storage of materials. Centerplate is also responsible for procuring, at its own expense, all permits, licenses or other approvals necessary for the performance of its duties under the terms of the License.

Snowmaking Water Supply - In accordance with the management agreement with DEC, ORDA continues to abide by the license granted by the Town of Johnsburg for the use of water in the North Creek Reservoir in connection with snowmaking operations at Gore Mountain Ski Center.

D. Public Use of the Ski Center

1. Ski Season Use

In **Table** 5, Winter Public Use of Gore Mountain Ski Center, it can be seen that there was no clear trend in the number of ticketed visits between 2005/2006 and this past winter (2016-2017). Average annual ticketed visits to the Ski Center during this time period was 137,090.

Similarly, there was no clear trend over time for the number of annual season pass holder visits. Average annual passholder visits for the period was 78,174.

The peak ticketed days of attendance used to always be within the February Presidents' Week. Since the last UMP Amendment, this has changed. President's Week continues to be the time of highest attendance with 8 of the 12 years reported below occurring during this February holiday. For two of the years below, the peak attendance day occurred in January during the Martin Luther King holiday weekend period. In one year (2012-2013) peak attendance occurred during the week of Christmas on December 28th. Last season's peak day attendance of 7,225 was the highest for the 2005-2017period.

Table 5
Winter Public Use of Gore Mountain Ski Center
from 2005-2006 until 2016-2017 (includes passholders)

Snow Season	Ticketed Visits	Passholder Visits	Total Visits
05-06	164,363	69,930	234,293
06-07	127,277	74,820	202,097
07-08	147,960	82,275	230,235
08-09	141,134	82,488	223,622
09-10	133,772	84,000	217,772
10-11	131,824	80,463	212,287
11-12	119,288	74,115	193,403
12-13	148,264	70,740	219,004
13-14	161,757	79,695	241,452
14-15	154,217	82,815	237,032
15-16	78,314	82,170	160,484
16-17	136,907	74,580	211,487

Snow Season	Peak Day	Ticketed Visits
05-06	2/18/2006	4,417
06-07	2/14/2007	5,989
07-08	2/16/2008	6,002
08-09	2/14/2009	5,414
09-10	2/13/2010	6,520
10-11	1/15/2011	5,476
11-12	2/18/2012	5,405
12-13	12/28/2012	5,763
13-14	2/16/2014	5,919
14-15	1/18/2015	5,428
15-16	1/17/2016	4,753
16-17	2/19/2017	7,225

Snow Season	President's Holiday Week (Ticketed Visits)
05-06	31,662
06-07	35,537
07-08	31,390
08-09	31,955
09-10	33,446
10-11	31,134

11-12	29,358
12-13	28,302
13-14	32,636
14-15	25,450
15-16	20,004
16-17	32,748

2. Non-Ski Season Use

The summer and fall season program centers around hiking, mountain biking (including mountain bike racing), educational interpretive opportunities and nature-oriented activities. Gore Mountain hosts an annual fall festival. The gondola is operated as a tourist attraction year-round. Hunting, trapping and fishing are prohibited at the Gore Mountain Ski Center. Only non-consumptive use of wildlife resources is permitted on Ski Center lands.

Use data for mountain biking, scenic rides, hiking, and base area activities have all been collected since the 2012-2013 season and those data are presented in the table below. During this period there has been a decline in mountain biking by almost 2/3. There was no real trend over the years for the number of gondola riders/hikers with the average for the 5-year period being 9,565. There is a decreasing trend in the number of base area activities participants, but not a consistent trend through the 5 year period.

Table 6
Non-winter Public Use of Gore Mountain Ski Center
(2012-2013 to 2016-2017)

	2016-17	2015-16	2014-15	2013-14	2012-13
Summer / Fall Visits	Visits	Visits	Visits	Visits	Visits
Mountain Biking	134	212	248	257	391
Scenic Rides/Hiking	7780	10,088	8,442	11,615	9,899
Other (disc golf, bungee, etc.)	614	869	843	1,037	936
	8,528	11,169	9,533	12,909	11,226

SECTION III MANAGEMENT AND POLICY

A. Orientation and Evolution of Management Philosophy

ORDA's central management goal and management philosophy as stated in the 1987 UMP:

"The Olympic Regional Development Authority will continue to provide a safe, quality, recreational experience to the public and promote both local and regional economic benefits through its responsibility to manage and operate the Gore Mountain Ski Center to the highest standard."

ORDA's goals and management philosophy have evolved since its inception following the 1980 Olympic Games. Originally created as a management organization with a priority of providing a safe, quality, recreational experience, ORDA has expanded its operational philosophy to encompass business strategies that are similar to leaders in the ski resort and sports industry. It is recognized that ORDA's unique portfolio of assets have an ability to positively impact the economies in which it operates. In addition, ORDA's sporting events, attractions, and training facilities enhance people's lives.

Today, ORDA continues to build on the foundation of its mission and is deploying a philosophy that will allow the organization to be sustainable long into the future. This will be accomplished through strategic planning and open communication both internally and externally with all constituents. The business priorities are organized into three categories:

1.) Revenue Growth and Opportunities
2.) Capital Projects and Development
3.) Organizational Excellence

Within each of these categories, ORDA's centralized team works with management teams to develop strategic business plans for each venue that are in line with ORDA's goals and objectives. Short descriptions of these priorities are as follows:

<u>Revenue Growth and Opportunities</u>

Each year, management teams evaluate short term and long term concepts to increase revenue. Additionally, they explore opportunities in hosting major events, creating new partnerships that amplify ORDA's offerings, and overall, provide guests with the best experience. ORDA measures success through end of the year evaluations in specific revenue segments, visitation numbers, event profit and loss statements, and NPS (Net Promoter Score). (NPS is system utilized by leading resort operators in the industry and has been directly correlated with the ability to increase visitation and revenue.)

Capital Projects and Environment

Capital projects will be initiated through management and in line with ORDA's strategic plans. General priorities include refurbishment of outdated structures for safety, development or improvement of attractions or infrastructure that enhance the guest experience or allows ORDA to increase visitation and revenue.

Many ORDA venues exist within the boundaries of State protected lands and the impact of climate change on our environment is recognized. ORDA will be a leader in environmental stewardship with consistent commitment to sustainability, responsible development practices, and continuous communication with DEC, APA, and other regulatory agencies to ensure we are taking the appropriate measures.

Organizational Excellence

ORDA will strive for organizational excellence in every facet of its operation. From financial management, team building, communication, education, strategic planning, to overall safety, organizational excellence is a vision where every employee focuses on ways to improve or positively influence our operations.

B. Regulatory Issues

1. New York State Constitution Article 14

Article 14 of the State Constitution defines the intended "Forever Wild" character of Forest Preserve lands and establishes authorized uses and exceptions. Significant issues with respect to Gore Mountain are as follows:

a. Ski Trails

Article 14 establishes allowable limits for timber cutting to construct ski slopes on Forest Preserve lands at certain specified lengths and widths. As originally promulgated, Article 14 allowed up to thirty (30) miles of ski-trails from thirty (30) to eighty (80) feet in width on the slopes of Gore and Pete Gay Mountains in the Gore Mountain Intensive Use Area. In 1987, Article 14 was amended to allow up to forty (40) miles of trails and to increase the maximum allowable width of ski trails on the slopes of Gore and Pete Gay Mountains from 80 feet to 200 feet, provided that no more than eight miles of such trails are in excess of 120 feet wide. Based on Attorney General and NYSDEC legal reviews, the cross-country trails are not considered a part of the 40 mile limit. The 1987 Constitutional Amendment removed South Mountain from the Gore Mountain Ski Center.

The construction of cross country ski trails was authorized by an Attorney General's Opinion dated January 18, 1934. These trails are allowed on Forest Preserve land when the cutting of

trees "to any material degree" will not be necessary, and the character of the preserve is not impaired.

The Constitution, while it establishes a limit for the width of ski trails, infers that these trails will be separated by buffer strips. There are no specific guidelines for widths of buffer zones that separate ski trails from other trails, lifts, access roadways, snowmaking facilities and buildings.

Buffer zone widths are influenced by variations in topography, drainage patterns, rock outcrops, soil stabilization concerns, safety considerations, machinery requirements and visual aesthetics.

b. Vegetative Cutting

Article 14 states that Forest Preserve land, as currently fixed by law, either presently owned or acquired in the future by the State, will be kept forever as wild forest lands. As such, Forest Preserve lands cannot be leased, sold, or exchanged, or be taken by any public or private corporation. Timber on Forest Preserve land cannot be removed, sold or destroyed. In the interest of public safety and in consideration of the development of protective and recreational facilities, it has been necessary for the Department of Environmental Conservation, as the managing authority for Forest Preserve lands, to periodically ascertain the limitations of legislative intent from the State Attorney General pertaining to the cutting, removal and destruction of trees.

In instances where cutting has not been sanctioned by constitutional amendment, the opinion and interpretation of the State's Attorney General has been sought on allowable cutting activities. One such opinion, dated January 18, 1934, pertaining to ski trail construction stated; "ski-trails (cross-country) may be constructed by the Conservation Department in the Forest Preserve when cutting trees to any material degree, will not be necessary and the wild forest character of the Preserve will not be impaired."

In addition, trees may be removed for several other purposes. An Attorney General's opinion dated February 5, 1935 authorizes the removal of trees in the Forest Preserve that endanger public safety. An Attorney General's opinion dated September 20, 1934 allows the use or removal of vegetation for surveying triangulation stations, where these stations serve as an aid to the conservation work of the State, and where the number of small trees used or removed for the work appear immaterial.

The cutting of trees to establish scenic vistas is addressed in an Attorney General's opinion of January 17, 1935. In this opinion, vistas may be established as long as the work is "carried on with care in order that the tree removal may not be sufficient to pass the point of immateriality."

Before the creation of a vista, alternate locations in the area and alternate methods of achieving the view must be considered. For example, a more sparsely wooded site might be found, or an observation platform erected.

The salvage of windfall timber is authorized when it is determined that it represents a fire hazard in an opinion dated July 26, 1945. Salvaged timber cannot be sold or given away to anyone who may sell it, but it can be used for any project under Department of Environmental Conservation jurisdiction.

A June 24, 1986 Attorney General Opinion (No. 86-F3) addresses the issue of whether the DEC may cut live-standing trees for use in the maintenance of existing trails in the forest preserve. The opinion concludes that: "The carefully planned and supervised selective cutting in the forest preserve of only those few scattered trees necessary for the maintenance of popular and steep trails to lessen soil compaction, erosion and the destruction of vegetation may be conducted consistent with the 'forever wild' provisions of the State Constitution, as long as it does not occur to any material degree." The Gore Mountain Unit Management Plan and supporting GEIS provides the necessary framework and procedures to ensure compliance with this standard.

Adherence to the DEC Commissioner's Tree Cutting Policy (Organization and Delegation Memorandum 84-06) is mandated in the 1991 DEC/ORDA Memorandum of Understanding for the implementation of Unit Management Plans. The Memorandum of Understanding requires approval of the DEC Director of the Division of Lands and Forest for the cutting of any vegetation at the State Facilities under ORDA's control. The request for approval to cut trees for the purposes of new construction, expansion or modification of projects must be submitted in writing and include specifically required detailed information. Furthermore, the DEC policy and procedures were amended in 1986 to include the requirement for adequate notice in the Environmental Notice Bulletin to the public as to the number of trees proposed to be cut and the size of the land involved on specific projects.

These requirements combine to assure that the test for "carefully planned and supervised selective cutting" will be met. In addition to authorizing tree cutting for ski trails, Article 14 permits cutting for appurtenances associated with the trails. ORDA, as did the previous DEC management, considers appurtenances to the ski trails to be those improvements and structures necessary to operate a modem, state-of-the-art ski center for safe, enjoyable skiing. Generally, these include such facilities as ski lifts, lodges, service roadways, parking lots, utility and water lines and other buildings and improvements needed for the operation and management of the ski center. Appurtenances are constructed on a case-by-case basis based upon criteria of effective use, safe engineering design and minimum disturbance to vegetation and other natural features. They are performed in accordance with this UMP and the 2013 DEC/ORDA Consolidation Agreement, as well as in accordance with the guidelines and criteria expressed in the Adirondack Park State Land Master Plan.

DEC'S established policy regarding cutting, removal and destruction of trees and other vegetation on all forest preserve lands is found in the Policies and Procedures of the Commissioner of Environmental Conservation (Organization and Delegation Memorandum #84-06 as amended). This policy recognizes the tree cutting sanctioned through constitutional amendment (e.g. ski trails) and by the Attorney General's Opinions above. Adherence to the commissioner's tree cutting policy is mandated in the DEC/ORDA Memorandum of Understanding of 1991 that is part of the 2013 DEC/ORDA Consolidation Agreement. All vegetation cutting at the Gore Mountain Ski Center must be in accordance with this policy.

The removal of cut trees may be done in any manner consistent with the guidelines of DEC Policy LF-91-2, the UMP and Article 8 of the ECL.

c. Non-Alienation

Article 14 of the State Constitution provides that Forest Preserve Lands "...shall not be leased, sold or exchanged to any corporation public or private".

In the case of Slutsky vs. Cuomo et.al., the DEC management agreement with ORDA was challenged as violative of the non-alienation of State Forest Preserve land provisions in Article 14. The Appellate Division, Third Department, affirmed a lower court decision and upheld the constitutionality of this statutorily mandated agreement. On June 10, 1986, the Court of Appeals dismissed the Appellants appeal on the ground that no substantial constitutional ground was involved in the matter.

2. Adirondack Park State Land Master Plan

The APSLMP classifies State Lands in the Forest Preserve according to their character and capacity to withstand use and sets forth general guidelines and criteria for the management and use of state lands. The APSLMP classifies the Gore Mountain Ski Center as an Intensive Use Area. Intensive Use Areas are defined as follows:

> "An Intensive Use Area is an area where the state provides facilities for intensive forms of outdoor recreation by the public. Two types of Intensive Use Areas are defined by this plan: campground and day use areas."
>
> "These areas provide overnight accommodations or day use facilities for a significant number of visitors to the Park and often function as a base for use of wild forest, wilderness, primitive and canoe areas."

Guidelines for management and use which apply to Intensive Use Areas, including Gore Mountain, include:

- "The primary management guideline for Intensive Use Areas will be to provide the public opportunities for family group camping, developed swimming and boating, downhill skiing, cross country skiing under competitive or developed conditions on improved cross country

ski trails, visitor information and similar outdoor recreational pursuits in a setting and on a scale that are in harmony with the relatively wild and undeveloped character of the Adirondack Park.

- "All intensive use facilities should be located, designed and managed so as to blend with the Adirondack environment and to have the minimum adverse impact possible on surrounding state lands and nearby private holdings. They will not be situated where they will aggravate problems on lands already subject to or threatened by overuse, such as the eastern portion of the High Peaks Wilderness, the Pharaoh Lake Wilderness or the St. Regis Canoe Area or where they will have a negative impact on competing private facilities. Such facilities will be adjacent to or serviceable from existing public road systems or water bodies open to motorboat use within the Park."

- "Construction and development activities in Intensive Use Areas will:
    - avoid material alteration of wetlands;
    - minimize extensive topographic alterations;
    - limit vegetative clearing; and,
    - preserve the scenic, natural and open space resources of the Intensive Use Area."

- "Priority should be given to the rehabilitation and modernization of existing Intensive Use Areas and the complete development of partially developed existing Intensive Use Areas before the construction of new facilities is considered."

- "No new structures or improvements at any Intensive Use Area will be constructed except in conformity with a final adopted unit management plan for such area. This guideline will not prevent the ordinary maintenance rehabilitation or minor relocation of conforming structures or improvements."

- "Since the concentrations of visitors at certain intensive use facilities often pose a threat of water pollution, the state should set an example for the private sector by installing modern sewage treatment systems with the objective of maintaining high water quality. Standards for the state should in no case be less than those for the private sector and in all cases any pit privy, leach field or seepage pit will be at least 150 feet from the mean high water mark of any lake, pond, river or stream."

There is one management guideline specific to Gore Mountain in the APSLMP:

"Existing downhill ski centers at Gore and Whiteface should be modernized to the extent physical and biological resources allow. Cross country skiing on improved cross-country ski trails may be developed at these downhill ski centers."

The APSLMP provides that Unit Management Plans be developed by the DEC in consultation with the APA for management of state lands. Such management plans shall conform to the

general guidelines and criteria set forth in the APSLMP. UMPs are also to be amended from time to time. The responsibility for preparation of the Gore Mountain UMP has been delegated to ORDA, as discussed below.

3. 2005 Unit Management Plan Amendment

The following is a summary of the current status of management action that have changed since the 2005 UMP Amendment. The status of all actions is included in **Table** 1 in Section 1 of this UMP/GEIS.

New Trails and Crossovers

- 12-A Pipeline Access to Gore Base is now 30% complete
- 12-B Oak Ridge access to Pipeline Trail is now 50% complete

Existing Trail Widening

- 1-F Upper Twister 80% is now complete
- 1-F Lower Twister 80% is now complete

Lifts – Lift #1 has been constructed

Lodges and Buildings

- Entry Drive/Drop off/Parking Renovation is now 50% complete
- Learning Center is completed

Trail Markers and Interpretive Systems – Interpretive Systems are now 25% complete

Parking Lots – New Passenger Car Lots are now 50% complete.

4. Environmental Conservation Law

Section 9-09031 of the Environmental Conservation Law places the "care, custody and control" of the Gore Mountain Ski Center with the Department of Environmental Conservation.

5. Olympic Regional Development Authority Act

The Olympic Regional Development Act (Article 8, Title 28, NYS Public Authorities Law) establishes the Olympic Regional Development Authority (ORDA) and sets forth its responsibilities, functions and duties. The management of the Gore Mountain Ski Center was transferred to ORDA pursuant to Chapter 99 of the Laws of 1984. This authority was implemented by an agreement between the DEC and ORDA on April 1, 1984.

6. DEC - ORDA Memorandum of Understanding and Consolidation Agreement

The DEC and ORDA implement their mutual responsibilities for management of Gore through a Memorandum of Understanding (MOU) dated March 8, 1991. The MOU sets forth mutually agreeable methods and procedures by which managerial requirements are implemented. The MOU also establishes the means by which the existing UMP is implemented. Such means generally involve notification, inspection and review of actions to ensure compliance with the UMP and applicable regulations.

In 2013 DEC and ORDA entered into a Consolidation Agreement that, in part, incorporates the 1991 MOU. A copy of this *Agreement Consolidating the Management Agreements for the Gore Mountain Ski Center, the Whiteface Mountain Ski Center and Memorial Highway, and the Mount Van Hoevenberg Recreation Area* is in **Appendix** 2. The 2013 Consolidation Agreement reestablishes the procedures for preparation of UMP's including such things as UMP content, UMP conformance with the APSLMP, and the roles of ORDA, DEC and the APA in preparation, review and approval of UMPs.

C. Management Goals and Objectives

Gore Management has established goals and objectives in line with ORDA's key priorities:

1.) Revenue Growth and Opportunities
2.) Capital Projects and Environment
3.) Organizational Excellence

<u>Revenue Growth and Opportunities</u>

a. Gore Mountain will seek to modernize facilities at Gore in order to enhance the guest experience, improve skier safety, and increase local and regional economic benefits, while maintaining environmental quality.

b. Gore Mountain will seek to develop new summer and fall usage of the Ski Center to provide greater year-round use of the facility by the public, consistent with Article 14 and the APSLMP.

c. Gore Mountain will work closely with the North Creek community and Town of Johnsburg to provide information to visitors about the area and to cooperate in the establishment of a shuttle link between the Ski Center and North Creek and a physical ski link to Ski Bowl Park in order that public use may better help promote the economy of the area.

Capital Projects and Environment

a. Gore Mountain Ski Center is a participator in Sustainable Slopes, which is the environmental charter for ski areas compiled by the National Ski Areas Association. Ski areas provide a quality outdoor recreation experience in a manner that complements the natural and aesthetic qualities that draws skiers to the mountains. Gore Mountain Ski Center is committed to improving environmental performance in all aspects of its operations and managing the area to allow for continued enjoyment by future generations.

b. Gore Mountain will seek to increase the capacity of the ski area in concert with other modernization objectives in order to provide a higher quality skiing experience.

c. Gore Mountain will implement a capital improvements program to achieve the above objectives. Specific elements are discussed in Section IV below.

Organizational Excellence

a. Gore Mountain management will seek to establish annual budgets and schedules in support of the proposed capital improvements plan and other management objectives.

b. Gore Mountain will seek to improve infrastructure reliability in order to reduce the high frequency of breakdown, excessive staffing requirements and consequent financial drain.

c. Gore Mountain will seek to reduce its operations and maintenance costs by replacing outdated and aged equipment.

d. Gore Mountain will seek to improve its economic return by making the mountain more attractive to skiers, and thus increasing ticket sales.

e. Gore Mountain will seek to improve skier safety and enjoyment by widening certain trails and improving certain trail intersections.

f. Gore Mountain will seek to improve trail selection and create a better balance among trails in order to appeal to a greater cross-section of the skiing market by increasing the number of trails for the beginning and advanced skier.

g. Gore Mountain will continue to develop informational and interpretive graphics and displays which will educate the ski center's users to the historical, cultural and environmental conditions in the North Creek area as well as the Adirondack Park in general.

SECTION IV PROPOSED MANAGEMENT ACTIONS AND PROJECTED USE

A. Proposed Management Actions to be Undertaken after Acceptance and Adoption of this UMP and Conceptual Management Actions

1. General

ORDA proposes to undertake a number of management actions to further its goals for the future of Gore Mountain. Those goals include the following.

- Make Gore Mountain more desirable for recreational guests, athlete training and hosting premier events.
- Modernize aging facilities and infrastructure
- Continue energy efficiency improvements
- Improve operational efficiency
- Increase competitiveness in the marketplace
- Explore potential for, and increase development of year-round and summer attractions
- Improve quality and diversity of recreational facilities
- Attract more visitors, including the younger generation/next generation

2. New Downhill Trails and Lifts

a. Widen Non-Beginner Trails

Trail Widening is proposed for Twister and for Echo.

The plan for Twister is to build upon previously approved widening efforts and widen portions less than 120 feet wide to 120 feet to achieve consistent width along the entire trail.

The bottom of the Echo trail it is proposed be widened to 120 feet to accommodate the new trail connection from Burnt Ridge and to better accommodate existing ski racing on Echo.

b. Add new triple or quad chair (Lift 9B), from Northwoods Lodge up Lower Sunway to just past the bend in Lower Sunway

Sunway/Lower Sunway is the longest beginner ski trail on Gore Mountain. The trail extends from its top near the Saddle Lodge down to the Northwoods Lodge. While the trail as a whole is rated as a beginner/easiest trail, different sections of the trail have different levels of difficulty.

Beginning skiers will typically progress from starting with the surface lifts on Bear Cub Run and the J-bar lift at Starting Gate to riding the existing Sunway Chair. This progression of terrain difficulty is sometimes too challenging for the beginning skier.

By adding this additional lift that puts beginning skiers lower on Lower Sunway where terrain is less challenging, there can be a more gradual progression of terrain difficulty for beginning skiers.

c. Widen Sunway and other green trails served by Lift 3

Figure 1, 2018 New Management Actions (South), shows the areas of trail widening.

- Sunway above and below the relocated Sunway lift
- Otter Slide
- 3B
- Cutoff
- Ward Hill
- Lower Sunway
- Little Dipper
- Jamboree

Trail widening in these areas will lessen congestion and provide for more enjoyable and safer skiing conditions on this beginner and intermediate terrain.

d. Construct Trails 11-O and 12-O

Trail 11-O is a new intermediate-level trail that will connect the Burnt Ridge portion of Gore Mountain with the base lodge area. Trail 11-O will start off of the existing Sagamore trail on skier's right. The upper portion of this trail will be constructed on the location of previously approved Trail 11-J that is currently part of the Cirque Glades. The trail will then turn to the south and connect with the base lodge area just downhill of the existing Echo ski trail.

Trail 12-O will be constructed in the area that is currently the Half-and-Half Glade. Half of this new trail will be within the Intensive Use Area and the other half will be within the North Creek Ski Bowl on Town of Johnsburg lands. This trail will connect the existing Oak Ridge Trail near its intersection with the Peaceful Valley Trail with the Moxham Trail in the Ski Bowl.

3. Snowmaking - Enlarge snowmaking reservoir

During periods of optimal snowmaking weather, the capacity of the existing snowmaking reservoir can limit the ski trail snowmaking capability on Gore Mountain.

The primary snowmaking water source for Gore Mountain is its intake on the Hudson River near the North Creek train station. Gore Mountain is permitted to withdraw 4,800 gallons per minute at its Hudson River intake (2014 NYSDEC Water Withdrawal Permit). Water that is

withdrawn from the Hudson River is pumped up to the existing snowmaking reservoir near the Pipeline Traverse.

There is a snowmaking pumphouse located adjacent to the reservoir that pumps water from the reservoir up to the mountain snowmaking system. Pumping capacity at the pumphouse is permitted for 6,800 gpm (2005 UMP).

Thus, the withdrawal capacity from the reservoir can exceed the supply capacity from the Hudson River by 2,000 gpm. This 2,000 gpm can be considered as a "supply deficit."

The snowmaking reservoir has a surface area of +/- 5.2 acres and a storage capacity of +/- 19,000,000 gallons (19 Mgal). See **Figure** 24, Existing Snowmaking Reservoir.

With a supply deficit of 2,000 gpm, the reservoir can be emptied in times of peak snowmaking in approximately 6 ½ days of continuous peak withdrawal snowmaking.

Providing more storage volume would extend the time period when Gore Mountain can make snow during optimal snowmaking conditions.

Various options were examined for expanding the storage capacity of the snowmaking reservoir.

Option 1 involves excavating out portions of the reservoir within its existing footprint. By creating 3:1 sideslopes around the perimeter of the reservoir down to the depth of the reservoir intake, the volume of the reservoir could be increased from 19 Mgal to 23.5 Mgal (+4.5 Mgal).

Other options involve expanding the footprint of the existing reservoir.

Examination of these options included delineation of wetlands. The APSLMP Guidelines for Management and Use of Intensive Use Areas include avoidance of material alteration of wetlands from construction and development activities. Identified wetlands included a complex located on the west end along the main reservoir inlet and a coniferous wetland located on a topographic bench between the Pipeline Traverse and the south shore of the reservoir.

Figure 25, Snowmaking Reservoir Expansion, illustrates an option for expanding the reservoir that avoids material alteration of wetlands. Under this option the reservoir snowmaking water supply storage capacity increases from 19 Mgal to 30.1 Mgal. This additional 11.1 Mgal would provide for an additional 92 continuous hours of peak snowmaking water supply from the reservoir.

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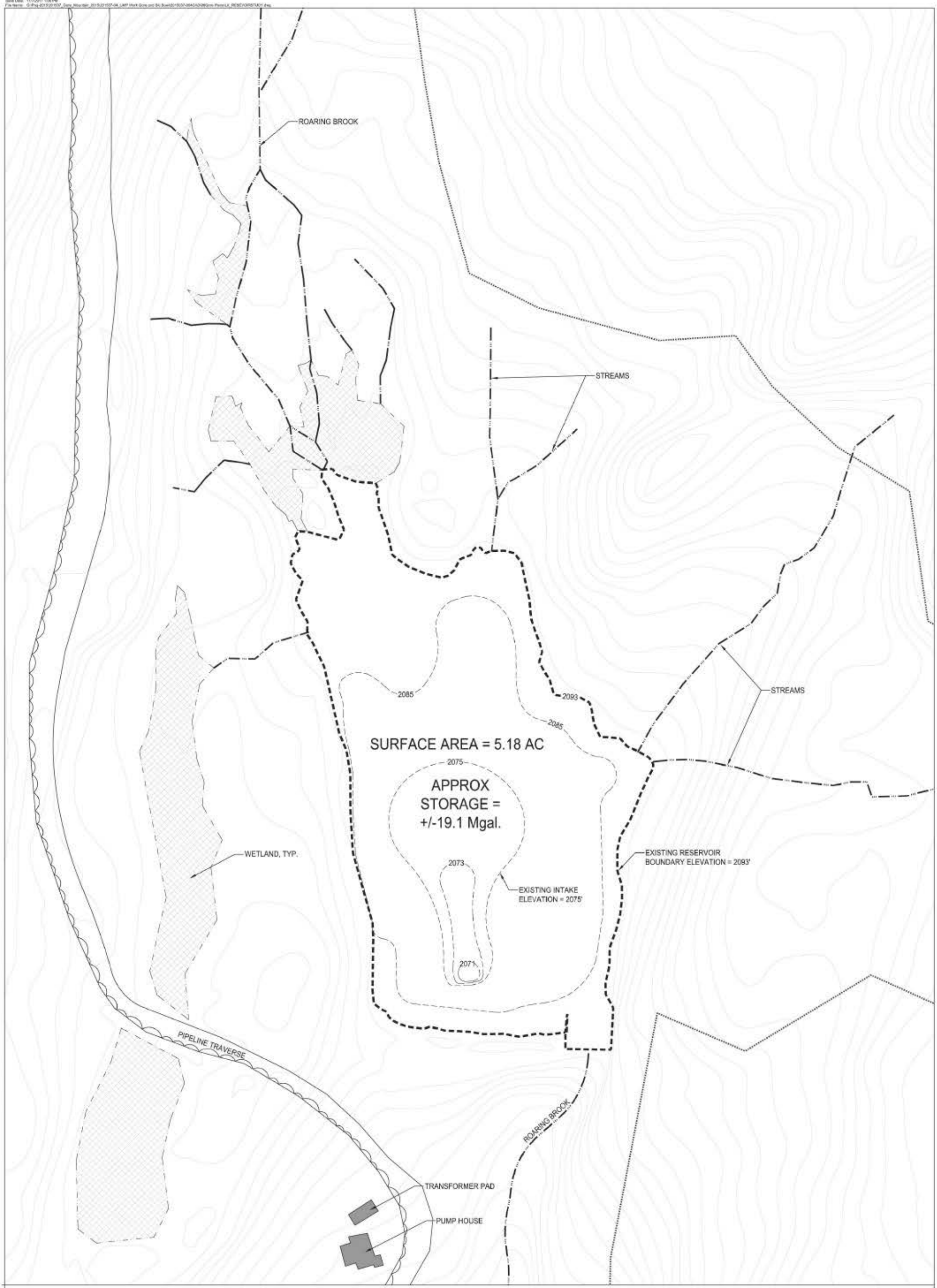

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p 518-587-8100
f 518-587-0480
www.thelagroup.com

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Prepared for:
Olympic Regional Development Authority
New York

Olympic Regional Development Authority
2634 Main Street
Lake Placid, New York 12946

GORE MOUNTAIN

Project Title
Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Drawing Title
Snowmaking Reservoir Existing Conditions

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Scale: 1" = 60'

Date:	November 6, 2017
Scale:	1" = 60'
Design:	MJT
Drawn:	KMK
Chk'd:	KJF
Project No.:	2015037

Drawing No:
24

Plotted By: BRETT STREM
Save Date: 11/7/2017 1:09 PM
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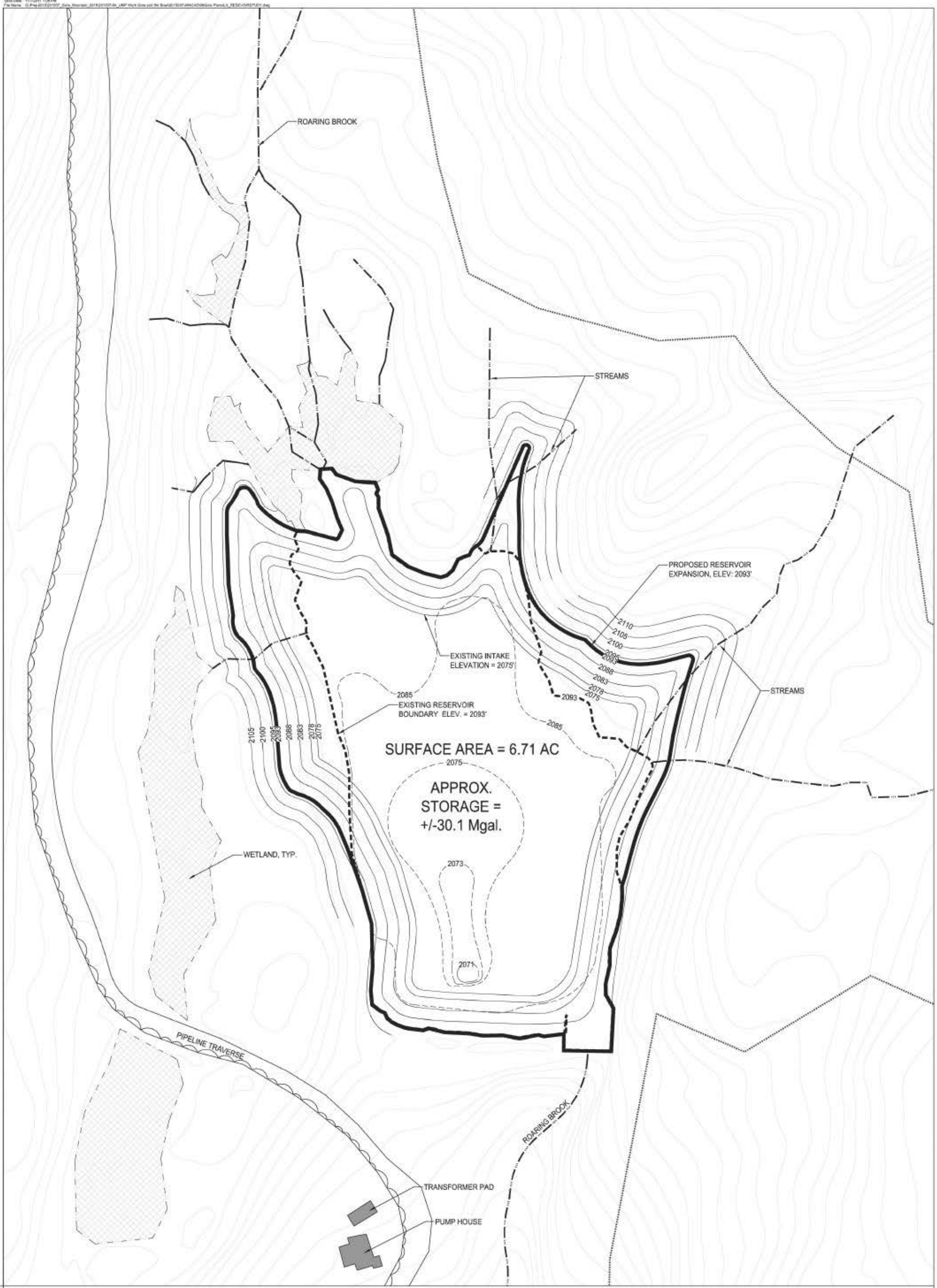

The LA GROUP
Landscape Architecture & Engineering P.C.
Pittsfield, Pittsford, Albany
110 Lang Alley
Saratoga Springs
NY 12866
p 518-587-8100
f 518-587-0180
www.thelagroup.com

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GORE MOUNTAIN

Project Title
Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Drawing Title
Proposed Snowmaking Reservoir Expansion

60 0 20 40 60
Scale: 1" = 60'

Date:	November 6, 2017
Scale:	1" = 60'
Design:	MJT
Drawn:	KMK
Chk'd:	KJF
Project No.:	2015037

Drawing No.
25

4. Buildings

a. Expand NYSEF building

Two additions will be built on the NYSEF building. See **Figure** 14, 2018 Master Plan – Approved and Proposed Actions (Base Area).

The first will be a 2,350 square feet (25 x 47) addition. This may be one story or it may be two stories.

The second addition will be 775 square feet (31 x 25) and will be one story.

These additions will house administrative space, expanded and improved restrooms, expanded ski tuning area, an event registration room, ski and equipment storage, and meeting space.

b. Reconfigure 1995 UMP-approved maintenance area to locate groomer garage and fueling adjacent to existing ski trail

Figure 14, 2018 Master Plan – Approved and Proposed Action (Base Area), illustrates the location of the garage where Gore Mountain groomers are stored and maintained as well as the location of the fuel pumps used to fuel the groomers.

These locations do not have direct access to and from ski trails and present operational issues when grooming takes place. Groomers are forced to travel over areas without snow cover to get in and out of the garage and to get fuel. This results in damage to groomer tracks and cleats that must be repaired and groomers being out of service during repairs. In addition, groomers currently track dirt/mud onto the ski trails after they refuel and go back onto the mountain.

Figure 14, 2018 Master Plan – Approved and Proposed Action (Base Area), illustrates the location of a new groomer garage building located in a currently wooded area adjacent to the Sunway trail. There are existing work roads on the east and south sides of the proposed new garage.

The 75 feet by 120 feet garage building will be able to house 9 groomers. There will be garage doors on the north and south ends of the building. Attached to the garage would be a 20 feet by 40 feet area for office/shop uses.

Groomers would come off a lower section of the new lift 9B and onto the upper section of the existing work road. Snowmaking will be added to the section of the work road leading up to the garage. A new fuel tank will be located adjacent to the snow covered work road. Groomers would then proceed up to the garage building. When exiting the building and going on-

mountain, groomers would take the other existing work road, which will have snowmaking, onto the Sunway Trail.

5. Mountain Bike Trail - Single track bike trail at top of Little Gore

See **Figure** 10, Existing and Proposed Hiking and Mountain Bike Trails (North). Currently there is a mountain bike trail located on Town property in the Ski Bowl that switches back between the Oak Ridge and Moxham trails. The trail currently extends just a short distance onto the Intensive Use Area where it ends. It is proposed that a single track mountain bike trail be provided from where the existing trail currently ends, to the top of the existing Lift 12 (the 46er lift). As shown on **Figure** 10, the trail would generally follow the route of the Oak Ridge Trail, switching back a number of times including some crossings of the Oak Ridge Trail as well as the upper part of the Moxham Trail.

6. Vehicle Access-modify 1995 UMP-approved shuttle lane separated from and independent of main traffic circulation route and parking

Figure 32 of the 1995 UMP included a plan for a shuttle path that started at the lower parking lots, ran to the west of the entry road and parking, and had a circular drop-off at the Northwoods Lodge.

The 1995 plan has been modified and is shown on **Figure** 26, Shuttle Lane Plan. A two way shuttle lane, separate from general traffic would begin along the section of the access road that is widened and allows for parallel parking along the access road. The shuttle lane would then loop through Lot G, cross the access road, parallel the east side of the road, pass through Lot E, and then continue past Lot D and Lot A to a drop-off and turnaround at the Main Base Lodge. This modified shuttle plan also includes optional loops into Lot B and into Lot F for less busy days when the shuttle does not need to return to the starting point as quickly.

Designated pick up/drop off points will be established along the separated shuttle lane in order increase shuttle efficiency. Shuttle stop locations will be clearly identified through simple signage. Related amenities such as ski racks and/or shelters may be installed at shuttle stop locations. Shuttle stops may be equipped with call buttons linked to the shuttle vehicles to alert shuttle drivers to waiting skiers.

7. Land reclassification involving Gore Mountain Intensive Use Area, Vanderwhacker Mountain Wild Forest and Siamese Ponds Wilderness Area which could allow the historic Rabbit Pond trail to be reclaimed and used winter and summer (Conceptual Action)

See **Figure** 27, Suggested Land Reclassification Map. This UMP Amendment proposes that 33

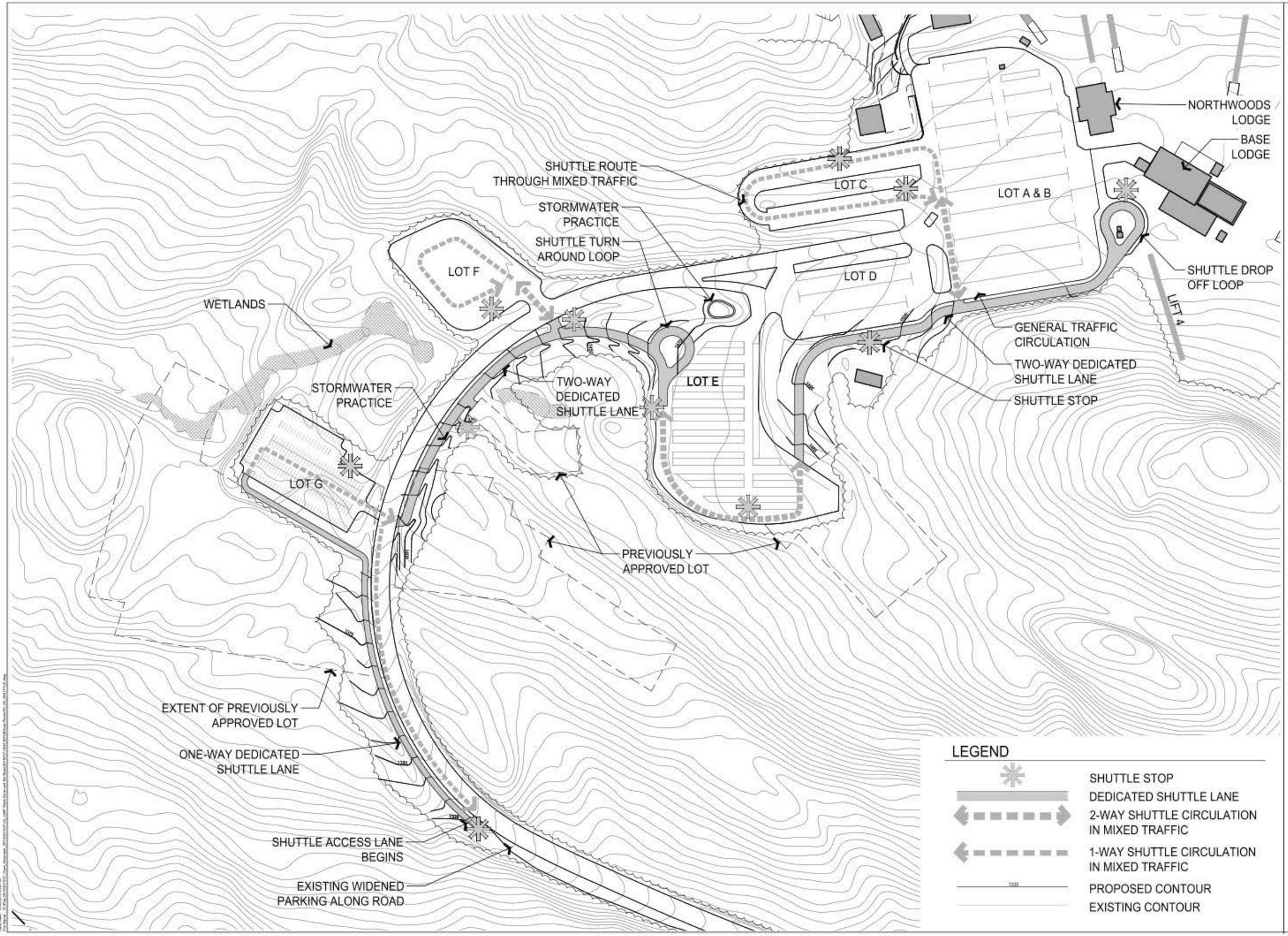

Figure 26

Shuttle Lane Plan

SCALE: 1" = 240 AT 11x17

GORE MOUNTAIN

Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Olympic Regional Development Authority
2634 Main Street
Lake Placid, New York 12946

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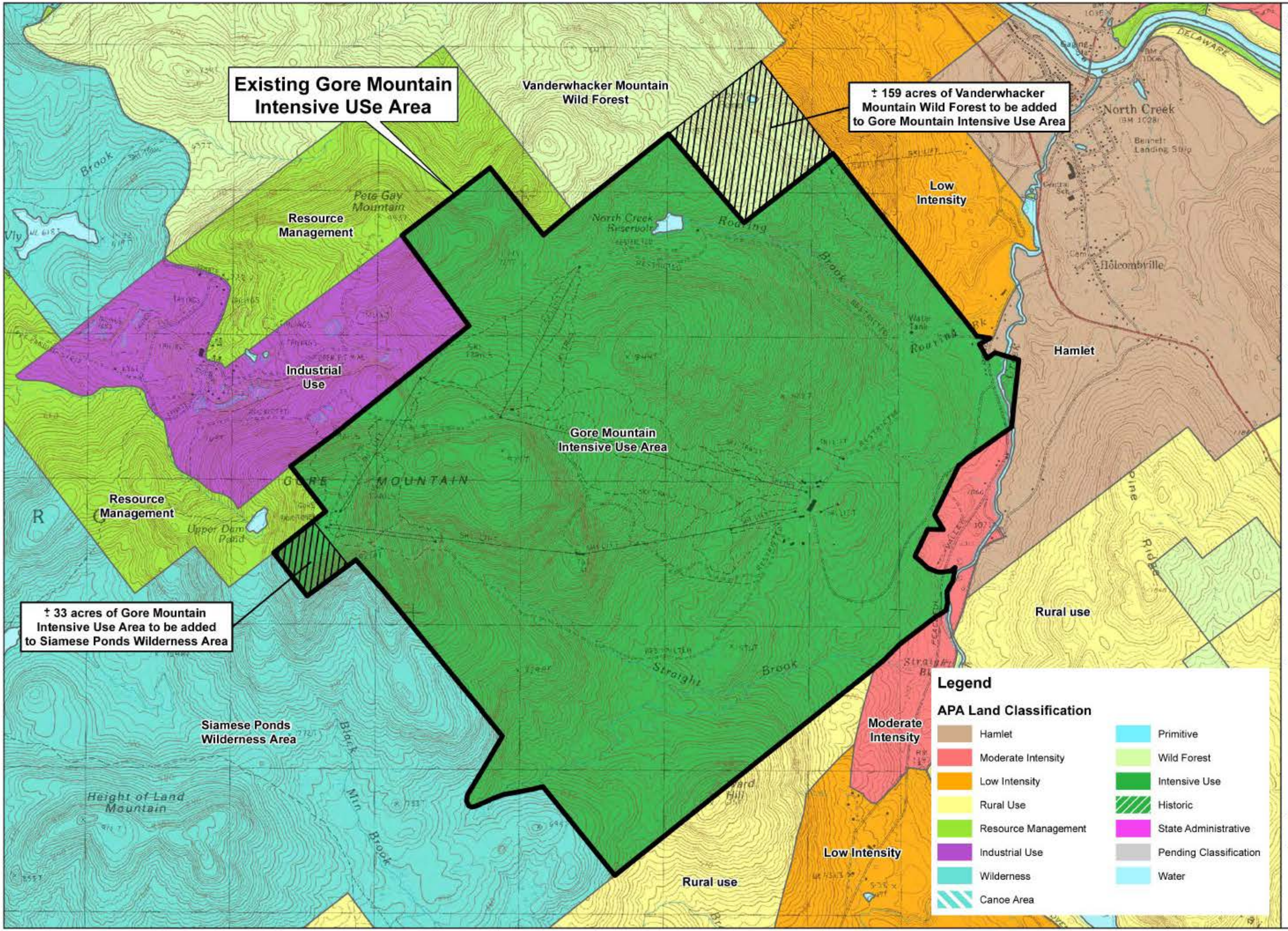

Date: 12/28/2017
Project No: 201537

Drawing No: 27

Drawing Title: Land Reclassification Map

1 inch = 2,000 feet
0 1,000 2,000 Feet

Project Title: Gore Mountain: 2018 Unit Management Plan Amendment & Final Generic Environmental Impact Statement

Prepared for: Olympic Regional Development Authority
2634 Main Street
Lake Placid, New York 12946

The LA GROUP
Landscape Architecture & Engineering P.C.
Public Purpose Place
40 Long Alley
Saratoga Springs
NY 12866
p. 518/587-8100
f. 518/587-0190
www.thelagroup.com

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acres in the Gore Mountain Intensive Use Area becomes part of the abutting Siamese Pond Wilderness Area. In addition, 159 acres of Vanderwhacker Mountain Wild Forest would be added to the Gore Mountain Intensive Use Area. This land reclassification would require an APA process separate from this UMP.

The Adirondack Park Agency cannot find that a UMP Amendment proposing management actions on lands to be reclassified conforms to the APSLMP before the land is reclassified. First, the Agency must receive a request to reclassify, accompanied by a UMP for the proposed Intensive Use lands. The Agency must follow SEQRA regulations regarding public notice and comment and must hold hearings inside and outside the Adirondack Park on the request to reclassify, pursuant to the APSLMP. After notice, comment and hearings, the reclassification proposals would be presented to the Agency for a recommendation to the Governor for approval of the classification. The process culminates in the Governor's action on that recommendation. This UMP Amendment does not assume that a reclassification request will be approved and does not authorize any actions on lands to be reclassified, based on a proposed future classification. The actual request for reclassification and a UMP Amendment for those actions on the lands proposed for reclassification would be presented separately from this UMP Amendment. Discussion of actions on those lands in this is conceptual only, and those actions cannot be authorized by this UMP Amendment.

Intensive Use Area to Wilderness Area

The lands on the top of Gore Mountain that would go into the Siamese Ponds Wilderness are at elevations 2,785 to 3,585 feet and are predominantly mountain spruce-fir forest with some beech-maple mesic forest at the lower elevations. This area is part of the Adirondack Sub Alpine Forest Bird Conservation Area and the dense subalpine coniferous forest is favored by Bicknell's thrush and other neotropical bird species.

Wild Forest to Intensive Use Area

There are trails in the vicinity of Rabbit Pond (Roaring Brook, Rabbit and Oak Ridge trails) that were presumably built in connection with ski use of Little Gore, perhaps as early as the 1920's (Vanderwhacker Mountain Wild Forest (VMWF) UMP, 2005). In the middle of the twentieth century, a network of ski trails was operated on and around Gore Mountain and Peter Gay Mountain on state and private land. Some of these trails on private land were eventually closed, and other became part of Little Gore (also known as North Creek Ski Bowl) (Ibid.). A Management Action proposed in the 2005 VMWF UMP involved the construction of the Raymond Brook nordic ski trail that would connect a new trailhead off of NY Route 28 with trails in the Siamese Pond Wilderness Area. See **Appendix** 6 for text and map excerpts from the 2005 VMWF UMP. This trail has been constructed.

This UMP management action also included: "If an agreement can be reached with the neighboring private owner(s), a short trail will connect from Forest Preserve to existing ski trails on Little Gore (see map). The Town of Johnsburg has indicated that they have arranged for permission to cut and mark ski/hiking trails from the North Creek Ski Bowl across this private land to the state boundary." This connection (Ski Bowl Connection) has also been constructed.

ORDA has been long time proponent of making a strong connection between the IUA and North Creek. ORDA's dedication to strengthening this connection is evidenced by past and present UMP Management Actions to link Gore Mountain, the Ski Bowl and North Creek.

See **Figure** 2, 2018 New Management Actions (North), Adding the area around Rabbit Pond into the Gore Mountain Intensive Use Area would provide the opportunity for ORDA to construct a ski lift from the base of the Ski Bowl to a point high enough on Little Gore that would allow skiers to ski to the west to the Rabbit Pond Trail, ski on a section of the Rabbit Pond Trail and then tie into trails that return to the base of the Ski Bowl. This ski connection would make use of currently approved, but not yet constructed ski trails on Town of Johnsburg lands. The connection would also require some new sections of trail on private lands that would need to get subdivided out of the private lands and transferring these lands to the Town of Johnsburg. A similar transfer of lands to the Town would be required for the upper portion of the lift that is located on currently private lands. See **Figure** 2. The owner of these private lands has indicated to ORDA their willingness to convey these lands to the Town.

<u>APSLMP Intensive Use Area Guidelines</u>

The following 10 numbered items and the language that follows them demonstrate how the suggested reclassification of existing lands from Wild Forest to Intensive Use Area comply with the 10 applicable Intensive Use Area guidelines in the APSLMP.

1. *The primary management guideline for Intensive Use Areas will be to provide the public opportunities for family group camping, developed swimming and boating, downhill skiing, cross country skiing under competitive or developed conditions on improved cross country ski trails, visitor information and similar outdoor recreational pursuits in a setting and on a scale that are in harmony with the relatively wild and undeveloped character of the Adirondack Park.*

The proposed reclassification will provide public opportunities for downhill skiing, cross country skiing under competitive or developed conditions on improved cross-country skill trails in a setting and on a scale that are harmony with the relatively wild and undeveloped character of the Adirondack Park.

The involved lands are currently on outer edge of the VMWF in close proximity to the hamlet of

North Creek. The involved lands have contained ski trails dating back to the 1940s and possibly as far back as the 1920's. The involved lands are bounded on three sides by ski area development from the Gore Mountain Ski Area and the Town of Johnsburg Ski Bowl Park.

The possible activities involve installing a chairlift that would roughly parallel an existing Ski Bowl Chair lift and terminate at its top, just inside of the new Intensive Use Area lands. Potential ski trails in the additional Intensive Use Area would extend to from the upper lift terminal to a portion of the historic Rabbit Pond Trail. The remaining western portion of the Rabbit Pond trail in the Intensive Use Area would be actively maintained for cross country skiing and hiking.

2. *All intensive use facilities should be located, designed and managed so as to blend with the Adirondack environment and to have the minimum adverse impact possible on surrounding state lands and nearby private holdings. They will not be situated where they will aggravate problems on lands already subject to or threatened by overuse, such as the eastern portion of the High Peaks Wilderness, the Pharaoh Lake Wilderness or the St. Regis Canoe Area or where they will have a negative impact on competing private facilities. Such facilities will be adjacent to or serviceable from existing public road systems or water bodies open to motorboat use within the Park.*

The reclassification would result in an addition to an existing Intensive Use Area that is compatible with the character of the Adirondack environment and surrounding land uses. The suggested reclassification is not in the vicinity of areas of potential overuse, including the aforementioned units.

3. *Construction and development activities in Intensive Use Areas will:*
   - *minimize extensive topographic alterations;*
   - *limit vegetative clearing; and,*
   - *preserve the scenic, natural and open space resources of the Intensive Use Area.*

Minimal topographic alteration would be required to construct the upper lift terminal and possibly a lift tower or two below the upper terminal. Limited alpine trail construction would follow existing fall lines and would require minimal topographic alteration.

Vegetative clearing would be limited to only that needed to construct the lift and limited alpine trails. The cross-country ski/hiking trail would just require brushing and blowdown removal from the historic Rabbit Pond trail.

Only the very eastern edge of the Intensive Use Area lands would experience any disturbance.

4. *Day use areas will not provide for overnight camping or other overnight*

accommodations for the public.

No overnight accommodations, including camping would occur.

5. *Priority should be given to the rehabilitation and modernization of existing Intensive Use Areas and the complete development of partially developed existing Intensive Use Areas before the construction of new facilities is considered.*

The action would involve the slight expansion of an existing Intensive Use Area into an area that has historically been used for skiing. The action promotes the ongoing goal of providing for a better connection between the Intensive Use Area and North Creek.

6. *Additions to the intensive use category should come either from new acquisitions or from the reclassification of appropriate wild forest areas, and only in exceptional circumstances from wilderness, primitive or canoe areas.*

The suggested addition would come from the reclassification of a small outlying area of the VMWF.

7. *Any request for classification of a new acquisition or reclassification of existing lands from another land use category to an Intensive Use Area will be accompanied by a draft unit management plan for the proposed Intensive Use Area that will demonstrate how the applicable guidelines will be respected.*

The 10 applicable guidelines are being evaluated in this 2018 UMP Amendment for the Gore Mountain Intensive Use Area.

8. *No new structures or improvements at any Intensive Use Area will be constructed except in conformity with a final adopted unit management plan for such area. This guideline will not prevent the ordinary maintenance, rehabilitation or minor relocation of conforming structures or improvements.*

The only structures being contemplated in this UMP Amendment are the upper lift terminal and possibly a lift tower or two below the terminal. Likewise, the only other improvements being considered are some limited amounts of alpine ski trail to connect with previously approved ski trails at the North Creek Ski Bowl.

9. *Since the concentrations of visitors at certain intensive use facilities often pose a threat of water pollution, the state should set an example for the private sector by installing modern sewage treatment systems with the objective of maintaining high water quality. Standards for the state should in no case be less than those for the private sector and in all cases any pit privy, leach field or seepage pit will be at*

least 150 feet from the mean high water mark of any lake, pond, river or stream.

No sewage treatment systems would be proposed.

10. *Any new, reconstructed or relocated buildings or structures located on shorelines of lakes, ponds, rivers or major streams, other than docks, primitive tent sites not a part of a campground (which will be governed by the general guidelines for such sites set forth elsewhere in this master plan) boat launching sites, fishing and waterway access sites, boathouses, and similar water related facilities, will be set back a minimum of 150 feet from the mean high water mark and will be located so as to be reasonably screened from the water body to avoid intruding on the natural character of the shoreline and the public enjoyment and use thereof.*

The only involved shoreline is that of Rabbit Pond. The nearest structure would be the upper lift terminal located over 1,000 feet from the shoreline of Rabbit Pond.

8. Rabbit Pond Trail Activities (Conceptual Action)

As shown on **Figure** 2, 2018 New Management Actions (North), a new ski trail is proposed along +/- 600 feet of the existing Rabbit Pond Trail.

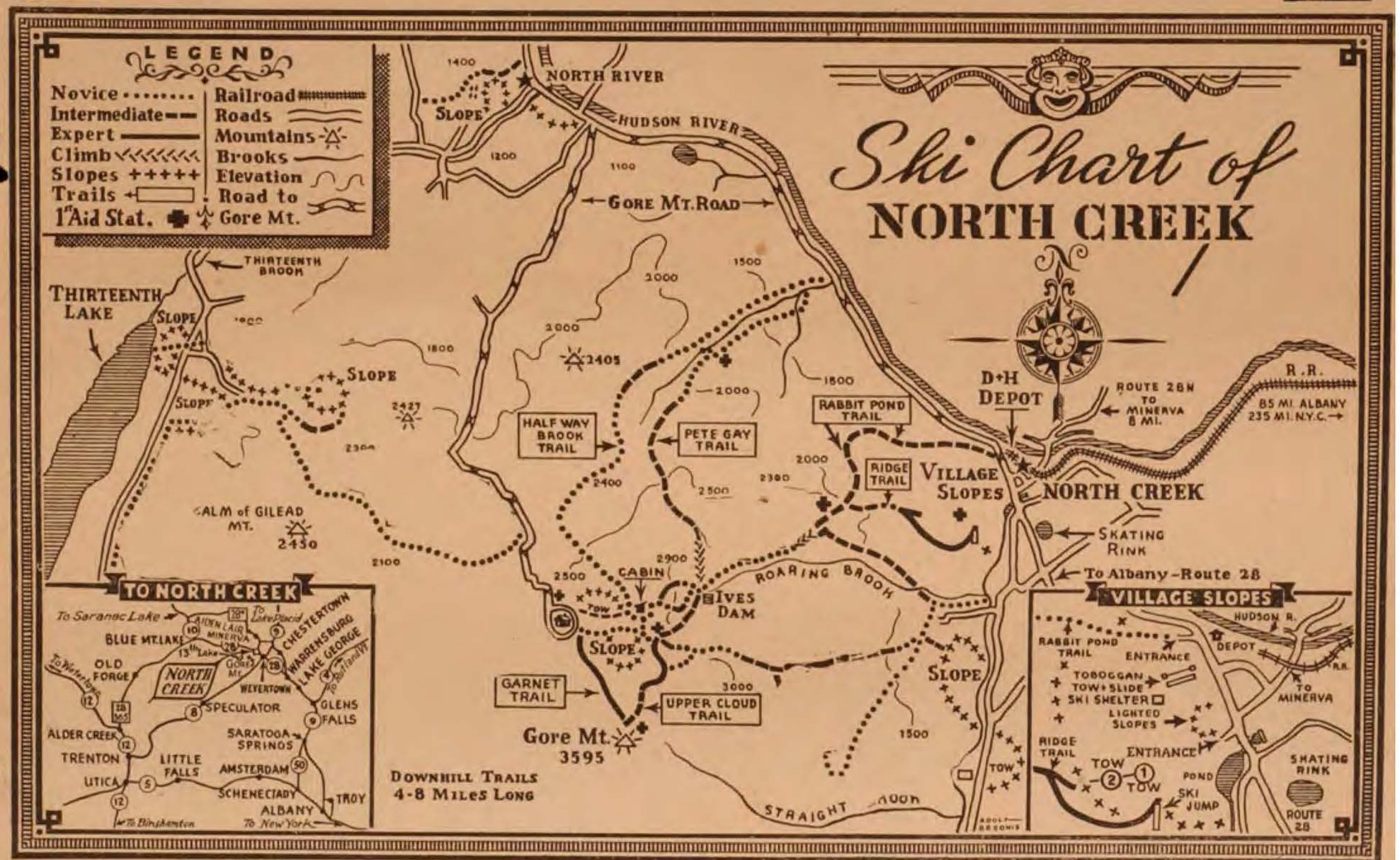
The Rabbit Pond Trail was among the early ski trails created in the North Creek/North River area in the 1930's and 1940's. A circa 1940's map entitled 'Precise Ski Data of North Creek, N.Y., A Stone's Throw from Train to Tow" (see Figure 27A) shows the intermediate Rabbit Pond Trail located at the "Village Slopes". The trail and Rabbit Pond itself also appear on the 1958 USGS map of the area shown on Figure 27B.

Figure 27C shows the current mapping of the Rabbit Pond Trail, the 1958 USGS mapping of the Rabbit Pond Trail and the UMP-proposed ski trail. Mapping of the current Rabbit Pond Trail on Figure 27C was produced from GPS data collected by Wilderness Property Management Inc. (Steve Ovitt) and mapped by Warren County GIS Department (Ski Bowl Park 2017 Smart Growth Grant Long Trail to Little Gore Summit). Approximately 600 feet of the existing Rabbit Pond Trail would be within or very near the proposed ski trail.

Figure 27D shows how this section of the existing Rabbit Pond Trail could be easily relocated slightly to the north and away from the proposed ski trail where it would pass over terrain similar to what is currently crossed. Figure 27D shows the area within which the trail could be relocated. ORDA will work with NYSDEC, Steve Ovitt and members of the local hiking and backcountry skiing community to select the best Rabbit Pond Trail location within this area, including a location that provides adequate setbacks from the proposed ski trail.

Creation of the alpine trail and relocation of the section of Rabbit Pond Trail are not anticipated to cause any significant adverse impacts to the ecology of Rabbit Pond. Water quality within

Precise Ski Data of North Creek, N. Y.



"A Stone's Throw From Train to Tow"

Date: 02/16/2018
Project No. 201537.01

Figure: 27A

Project Title:
Gore Mountain: 2017 Unit Management Plan Draft Amendment & Draft Generic Environmental Impact Statement

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2634 Main Street
Lake Placid, New York 12946

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p 518/587-8100
f 518/587-0180
www.thelagroup.com

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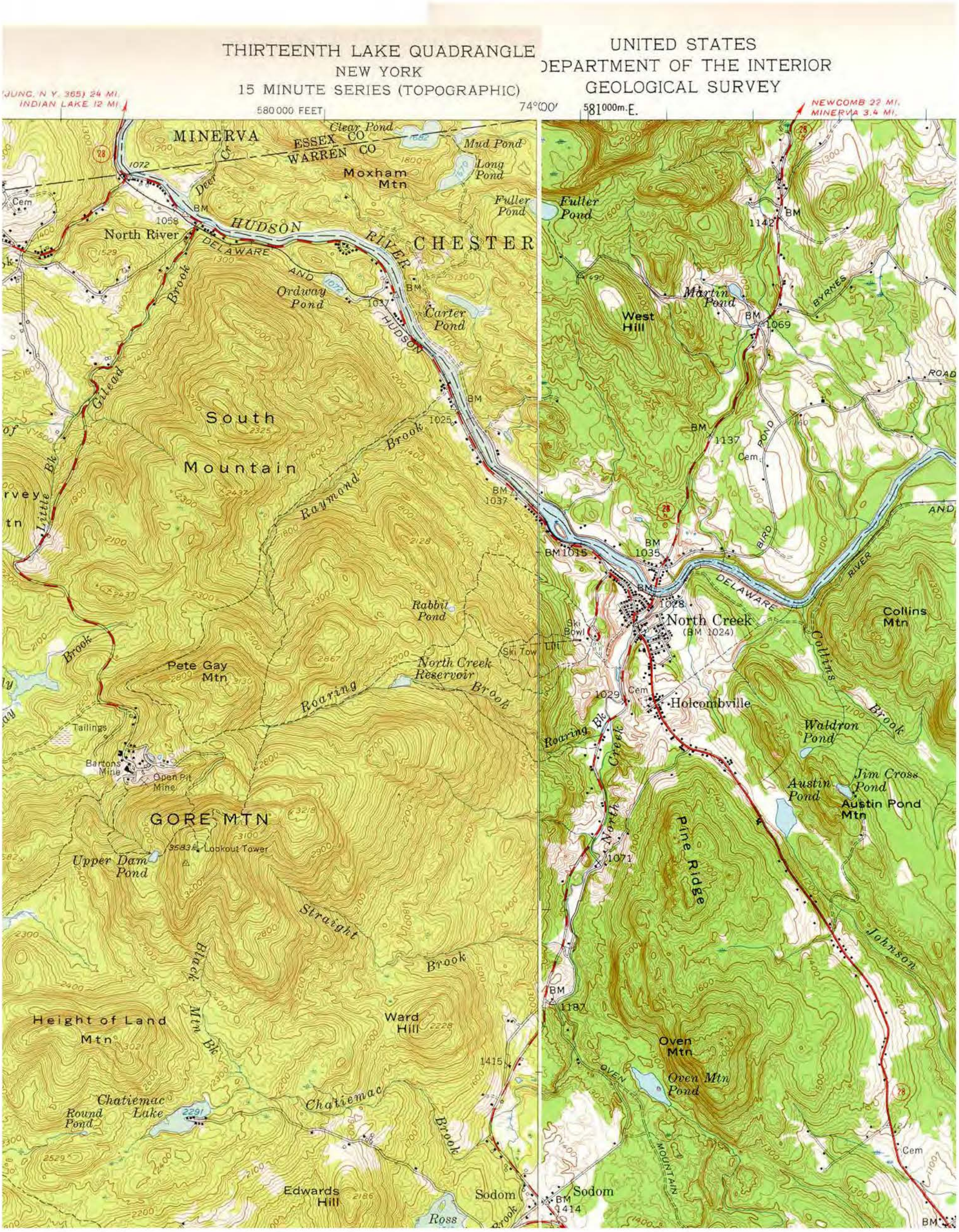

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Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p: 518/587-8100
f: 518/587-0180
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GORE MOUNTAIN

Project Title:
Gore Mountain: 2017 Unit Management Plan Draft Amendment & Draft Generic Environmental Impact Statement

Drawing Title
1958 USGS Map
Gore Mountain Area

Date: 02/16/2018
Project No: 201537.01

Figure:
27B

LEGEND

- EXISTING LAND USE BOUNDARY
- PROPERTY LINE
- PROPOSED LAND USE BOUNDARY
- HISTORIC RABBIT POND SKI TRAIL
- HIKING AND XC SKI TRAILS
- MOUNTAIN BIKING TRAILS
- FUTURE / PROPOSED MOUNTAIN BIKING TRAIL
- EXISTING NORDIC & XC TRAILS
- EXISTING SKI TRAILS
- PREVIOUSLY APPROVED SKI TRAILS
- PROPOSED SKI TRAILS
- EXISTING GLADES
- LIFT — EXISTING LIFTS
- LIFT — PROPOSED LIFTS
- EXISTING BUILDING

POTENTIAL SNOWMAKING RESERVOIR ENLARGEMENT

SCHAEFFER TRAIL

RABBIT POND TRAIL

VANDERWHACKER MOUNTAIN WILD FOREST LAND REQUESTED TO BE RECLASSIFIED AS INTENSIVE USE AREA

HISTORIC RABBIT POND SKI TRAIL LOCATION

RAYMOND BROOK TRAIL

RABBIT POND

RABBIT POND TRAIL

GORE MOUNTAIN INTENSIVE USE AREA

PROPOSED SKI TRAILS

PREVIOUSLY APPROVED SKI TRAILS

SCHAEFFER TRAIL

RAYMOND BROOK TRAIL

SKI BOWL CONNECTOR TRAIL

REPLACE LIFT 12 WITH A HIGH SPEED QUAD & RELOCATE

EXTEND LIFT 13, ADD TRAIL CONNECTION

NYS ROUTE 28

2N-L
11B-LOWER
11-M
11-L
12-L
12-M
12-I
12-J
12-G
12-H
12-E
12N

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40 Long Alley
Saratoga Springs, NY 12866
p 518-587-8100
f 518-587-0180
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GORE MOUNTAIN

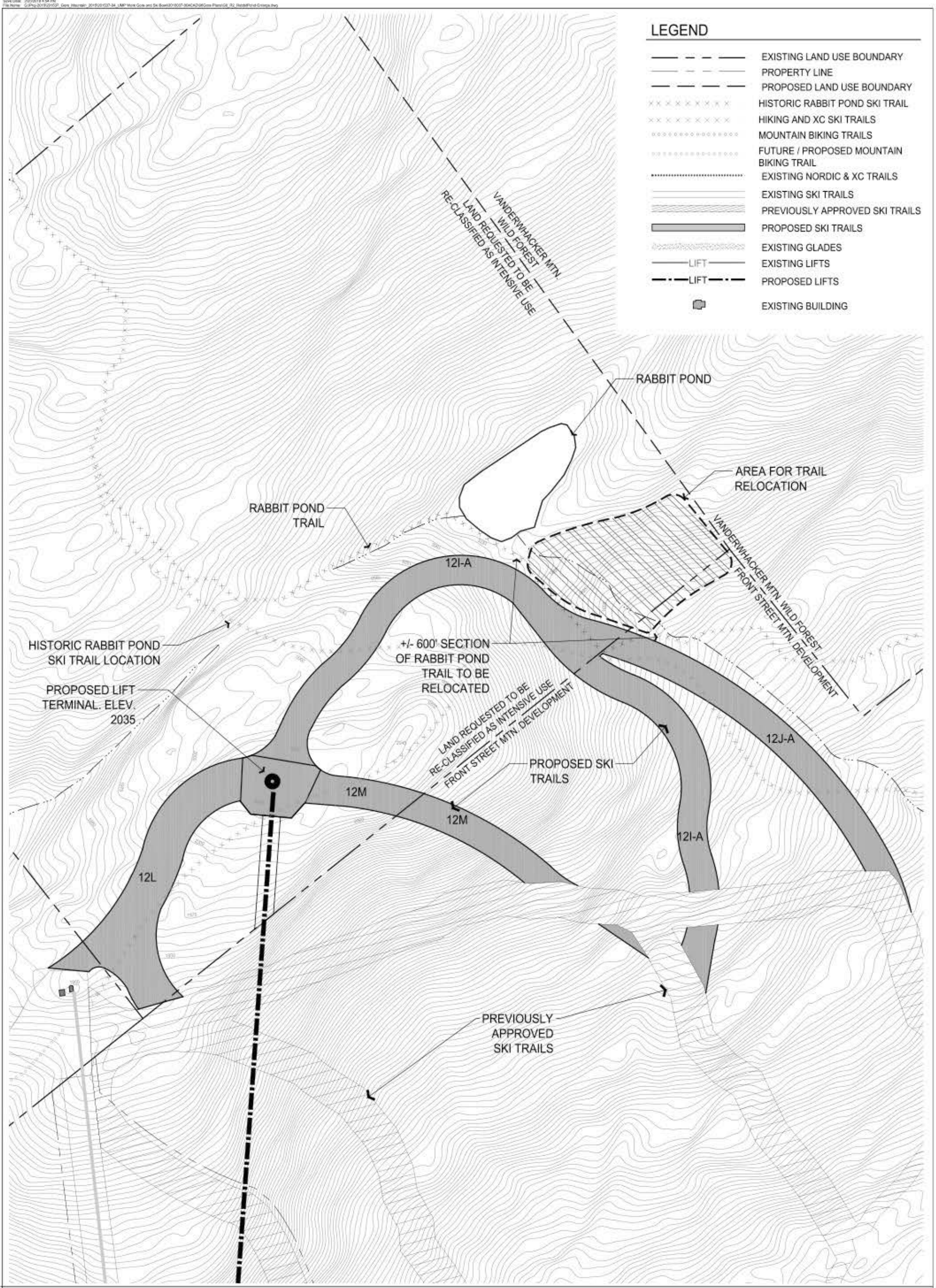
Project Title:
Gore Mountain: 2018 Unit Management Plan Draft Amendment & Draft Generic Environmental Impact Statement

Drawing Title:
Ski Bowl Trail Network

0 200 500 1000
SCALE: 1" = 1000' AT 11x17

Date:	March 2018
Scale:	1"=1000'
Design:	MJT
Drawn:	KMK
Chk'd:	KJF
Project No.:	2015037

Drawing No:
Figure 27C



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GORE MOUNTAIN

Project Title:
Gore Mountain: 2018 Unit Management Plan Draft Amendment & Draft Generic Environmental Impact Statement

Drawing Title:
Rabbit Pond Trail Relocation Area

0 60 150 300
SCALE: 1" =300 AT 11x17

Date:	March 2018
Scale:	1" =300'
Design:	MJT
Drawn:	KMK
Chk'd:	KJF
Project No.:	2015037

Drawing No:
Figure 27D

the pond will not be impacted. Data in previous UMP's have demonstrated that creation of ski trails in previously wooded areas do not impact nutrient and solids levels in nearby receiving waters. Data in previous UMP's have also demonstrated that snowmaking within a drainage basin does not significantly alter rates of stormwater runoff. The pond itself will not be physically affected. The mapping in Figure 4 shows that both the ski trail and the hiking trail will be no closer to the pond than what currently exists.

From the overall perspective of the attractiveness of the area's backcountry character and the benefits that are derived therefrom, ORDA believes that the relocation of +/- 600 feet of one trail within a network that consists of miles of interconnected trails will not cause a significant impact. ORDA believes that the proposed conceptual action will not cause significant economic or experiential issues.

B. Projected Use

As per attendance figures previously provided in Section 2, ticketed and passholder ski visits are expected to fluctuate around the 215,200 per year average.

Peak day attendance is expected to range from 5,000 to 6,000 ski visits with peak day attendance over 7,000 being possible. President's Day weekend is expected to be the most likely time of peak day attendance.

Off-season visits for things such as mountain biking, gondola rides, hiking etc. are expected to average 11,000 per year.

C. Actions Approved in Previous UMP/EIS which are Part of the Foregoing 5-year Plan

Table 1 in Section 1 previously presented an accounting of management actions from previous UMP/EIS documents. Included in this accounting were categories for previously approved management actions that are partially completed and management actions that were approved and for which construction is pending.

These categories include the following which will continue to be part of the foregoing 5-year plan.

- Continued trail development
- Ongoing trail widening
- Lift improvements
- Lodge improvements and expansion
- Parking development
- Snowmaking modernization/improvements

- Continued infrastructure and energy efficiency improvements
- Continue to develop/improve compatible recreation amenities and public access
- Continue to develop/improve strong connections between Gore, the Ski Bowl and North Creek

D. Prioritization of Management Actions

The following is a listing of new management actions by priority.

Top Priority

- Replace and relocate Sunway Lift
- Add new lift from Northwoods Lodge to Lower Sunway
- Widen Sunway and other green trails served by these lifts
- Snowmaking - enlarge snowmaking reservoir
- Dedicated shuttle circulation

Moderate Priority

- Reconfigure groomer garage and fueling

Lower Priority

- Expand NYSEF building
- Single track bike trail on Little Gore