

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

February 2007
Division of Lands & Forests

Interim Recreation Management Plan
Lyme Adirondack Timberland II, LLC Conservation Easement
Luzerne Tract
Tract Number: 9 LG1
DEC Project Number: Warren 188
Phase: II - III

Warren County
Town of Lake Luzerne

I. Introduction:

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

The Conservation Easement for the Lake Luzerne Tract, Tract Number 9 grants the State of New York a legal interest in the Tract and sets forth terms, restrictions, and rights of LAT II and the State with respect to the Tract, and thus establishing a framework for its future use and management for public recreation. The Conservation Easement guarantees the State of New York the right to permit public access to the Tract, to participate in natural resource-based outdoor recreational activities. These initial uses and any additional public recreational opportunities, will be described in greater detail in the subsequent Final Recreation Management Plan.

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

II. Tract Overview: *See Map: “LUZERNE TRACT, Warren 188, Public Recreation Access Map, Tract 9, Phase II - III,” dated January 5, 2007, attached.*

1. The land area known as the Lake Luzerne Tract (“Tract”), is located within Warren County, New York, within the Town of Lake Luzerne. This Interim Recreation Management Plan, however, addresses only lands designated as Tract 9.
2. The total land area subject to this Interim Recreation Management Plan is 3,611 +/- acres, all of which lands are subject to the terms of Conservation Easement-B.

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

1. Public access and recreation on the Tract will occur and be managed in accordance with the provisions of New York State Law, the Conservation Easement,

and other relevant laws and regulations.

2. DEC will have primary responsibility for managing public access and recreation.
3. Identification of immediate and proposed uses that will be permitted on the Tract, consistent with existing laws and regulations such as state regulations.

III. Summary of Natural Resources:

1. Water Bodies: *See Luzerne Tract Map.*
2. Ponded Water: There is one small water body within the Tract, Bullhead Pond.
3. Watercourses: A complex network of watercourses exists within the Tract, including Bird Brook, Anderson Brook, and Seymour Brook, as well as many unnamed streams.
4. Wild, Scenic, and Recreational Rivers: There are no designated Wild, Scenic, or Recreational Rivers or watercourses within the Tract.
5. Wetlands: Wetlands within the Tract are being inventoried and mapped by the Adirondack Park Agency. Wetlands are primarily concentrated along major drainages and in association with area lakes and ponds or rivers. Maps will be provided at a later date.
6. Vegetation: The lands within the Tract are almost entirely forested with species composition the result of past historical events, forest management, and differences in site factors, including soil types, soil moisture and climatic conditions determined by elevation, slope and aspect. A mixture of forest types can be found, including in order of abundance northern hardwoods, mixed woods, and softwoods of various size classes. A review of the Master Habitat Data Base for this Tract found no endangered or threatened species or exemplary natural communities for the area.
7. Wildlife: The Tract is located within the Central Adirondack Mountain Ecological Zone of New York State. A comprehensive description of wildlife species of the region is being developed.
8. Hunting: Hunting by the public will not be allowed on the Tract.
9. Fishing: Fishing will not be allowed on the tract.
10. Visual/Scenic Areas: The aesthetic appeal of the Tract is unique since it is nestled between several mountains including Bullhead Pond Mountain, Bucktail Mountain, and Bartlett Mountain. The Tract is located in the Luzerne Mountains, which represents a significant scenic resource for the City of Glens Falls and surrounding area.

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

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

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

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

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

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

Conservation Easement – B: Lands subject to the terms of "Conservation Easement - B"

are currently leased to hunting and fishing clubs and, as such, public recreational access is restricted to designated hiking trails, designated snowmobile trails, and parking areas.

- (a) Hiking Trails. Non-motorized access, for hiking only, is granted on those trails identified for such use.
 - (i) Existing. This Interim Recreation Management Plan does not identify existing public hiking trails.
 - (ii) Proposed. This Interim Recreation Management Plan does not propose new public hiking trails.

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

- (i) Existing: The snowmobile trails identified on the *Luzerne Tract Map* as “State Public Snowmobile Corridors” are open for public snowmobile use in accordance with this Interim Recreation Management Plan. No roads or trails have been designated for motorized vehicle or ATV use in this Interim Recreation Plan.
- (ii) Proposed: This Interim Recreation Management Plan does not propose any snowmobile trails except the “State Public Snowmobile Corridors” identified on the *Map*.

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

- (c) Existing and Proposed Public Parking.
 - (i) This Interim Recreation Management Plan does not identify any existing public parking areas.
 - (ii) This Interim Recreation Management Plan does not propose new public parking areas.
- (d) Future Parking Not Yet Designated.
 - (i) With regard to the trails located on Conservation Easement-B Tracts that cross a public highway, Grantee may establish parking areas, at the location of such crossing, for the parking of motor vehicles used by the public to access those trails, provided the location of the specific parking

areas is identified in subsequent Recreation Management Plans or the Final Recreation Management Plan and subject to approval by LAT II.

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

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Tract No.: 9, LG1
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Phase: II – III

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

LYME ADIRONDACK TIMBERLANDS II, LLC

By: *Tom Moran*
Its: *Pres.*
Date: *3/1/07*



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

By: *Nancy Lussier*
Nancy Lussier
Its: Director, Division of Management and Budget
Date: *3/1/07*