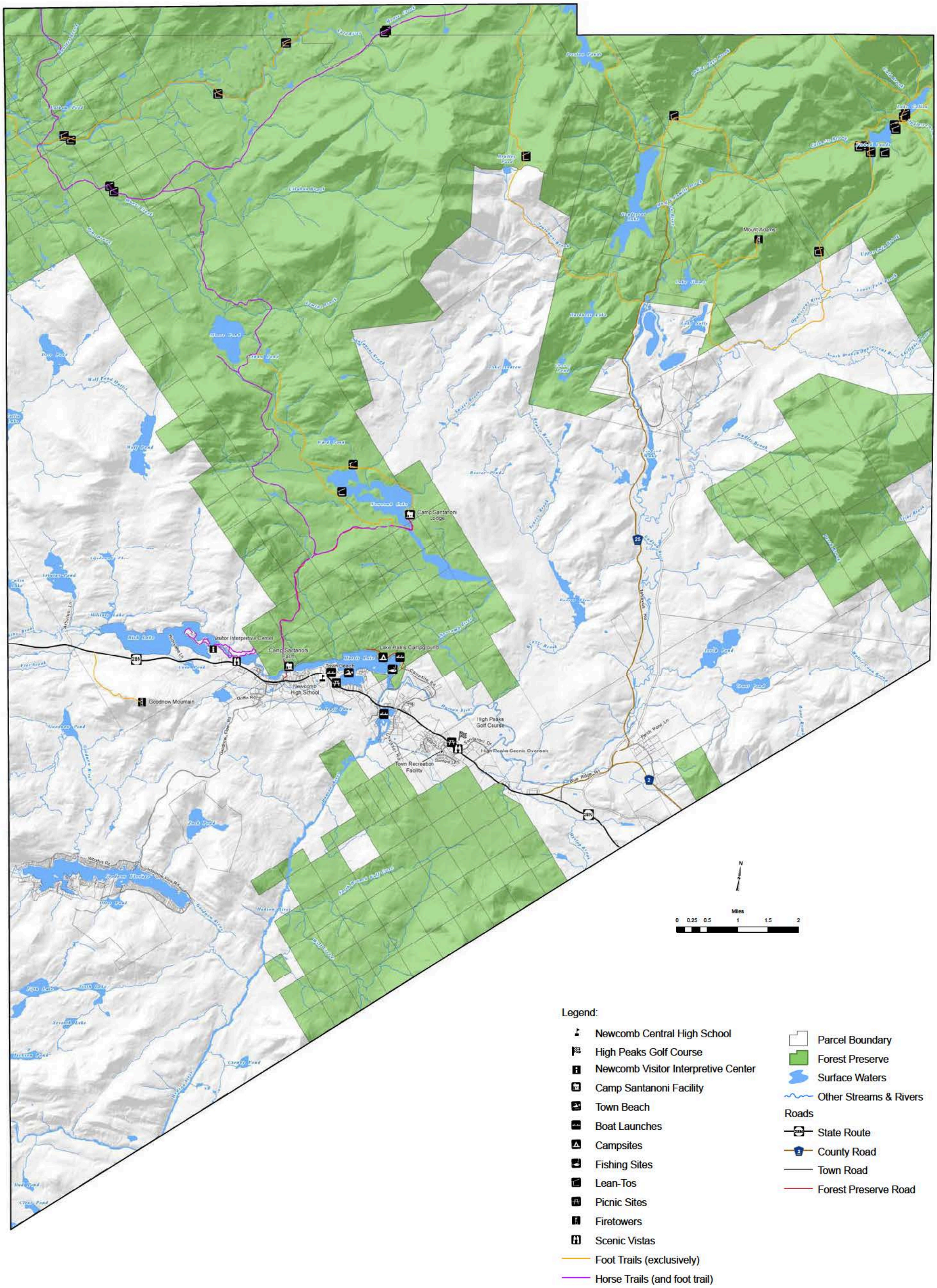
Appendix I

Maps



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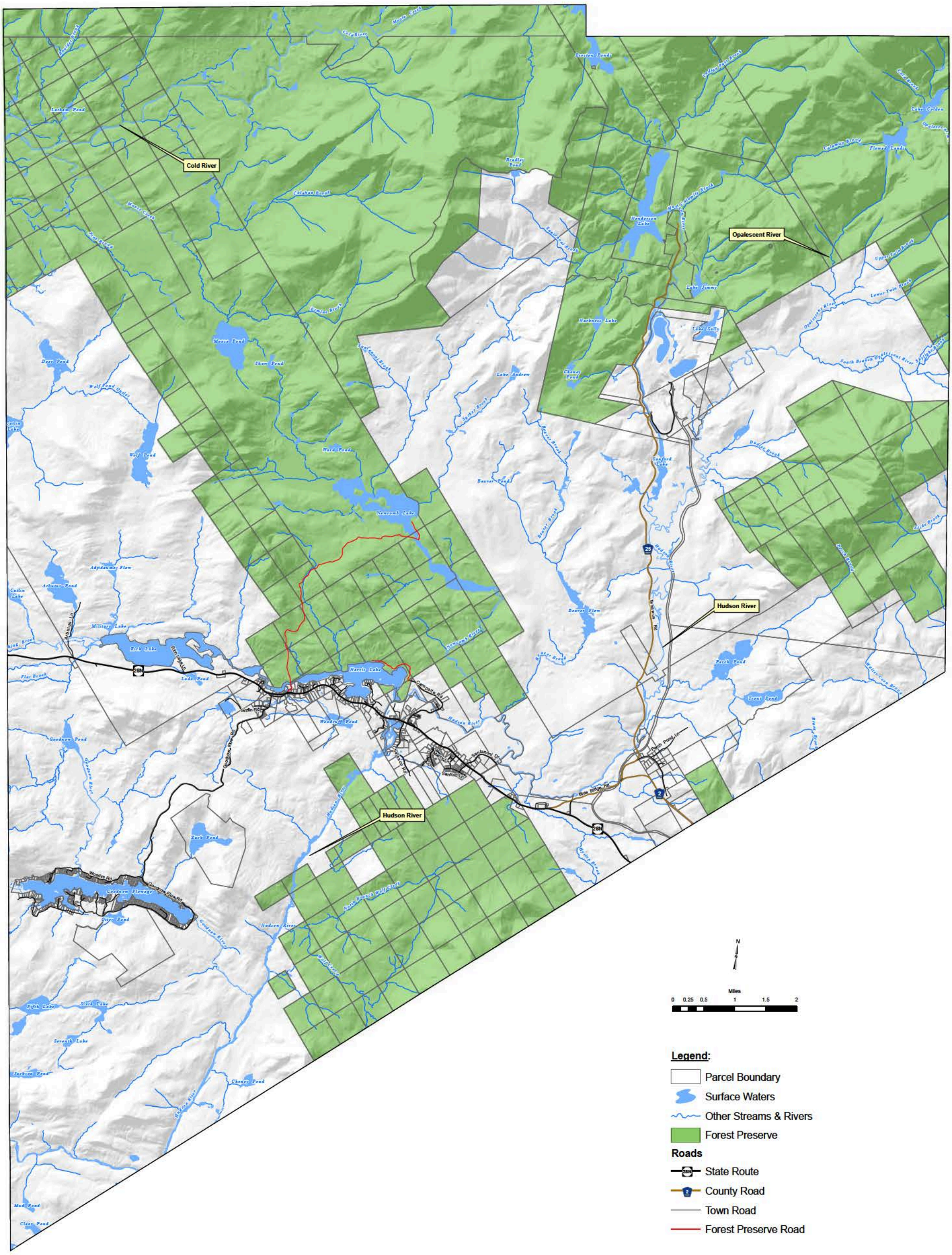
Town of Newcomb Comprehensive Plan

Recreational Resources

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	9



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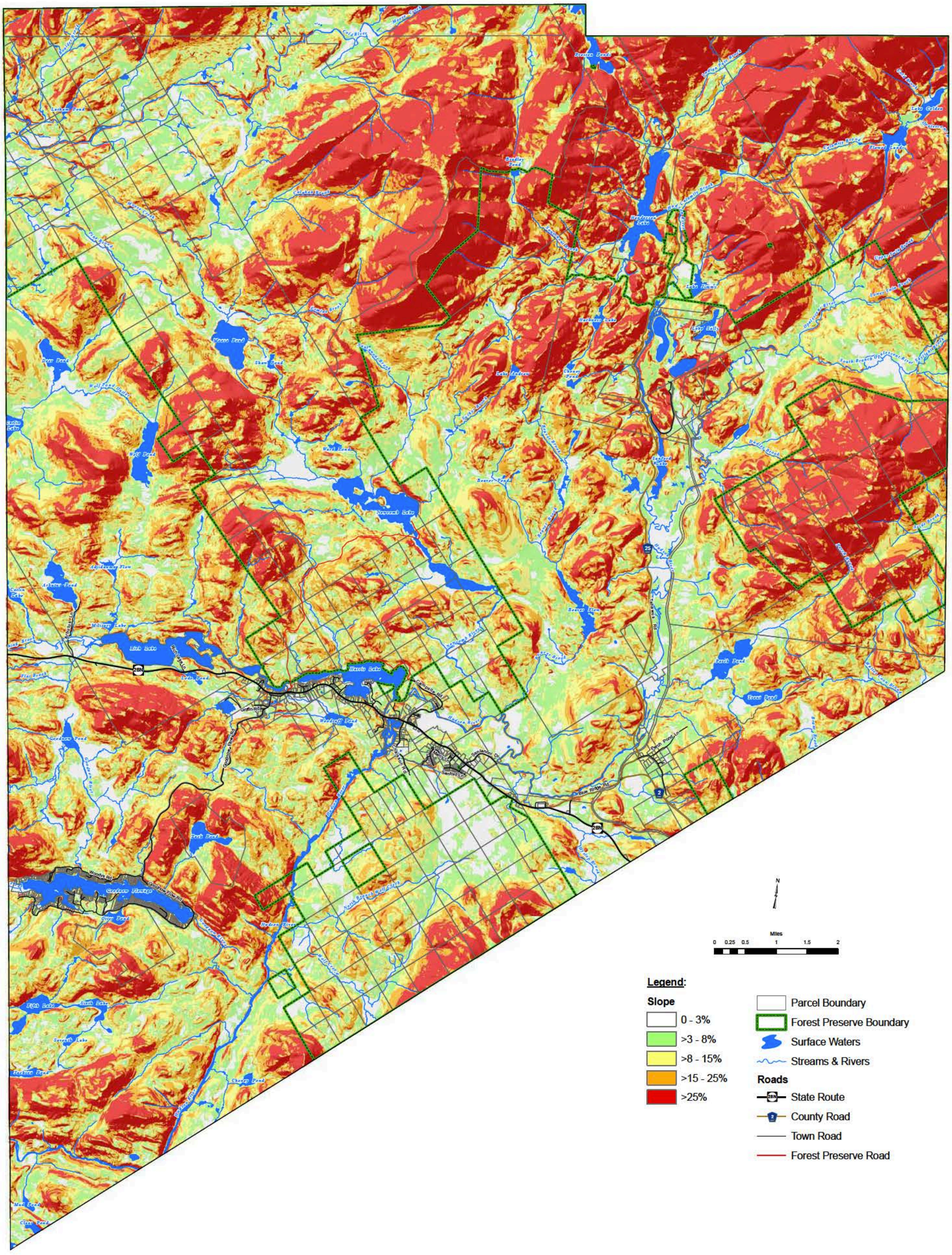
Town of Newcomb Comprehensive Plan

Transportation Network

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	11



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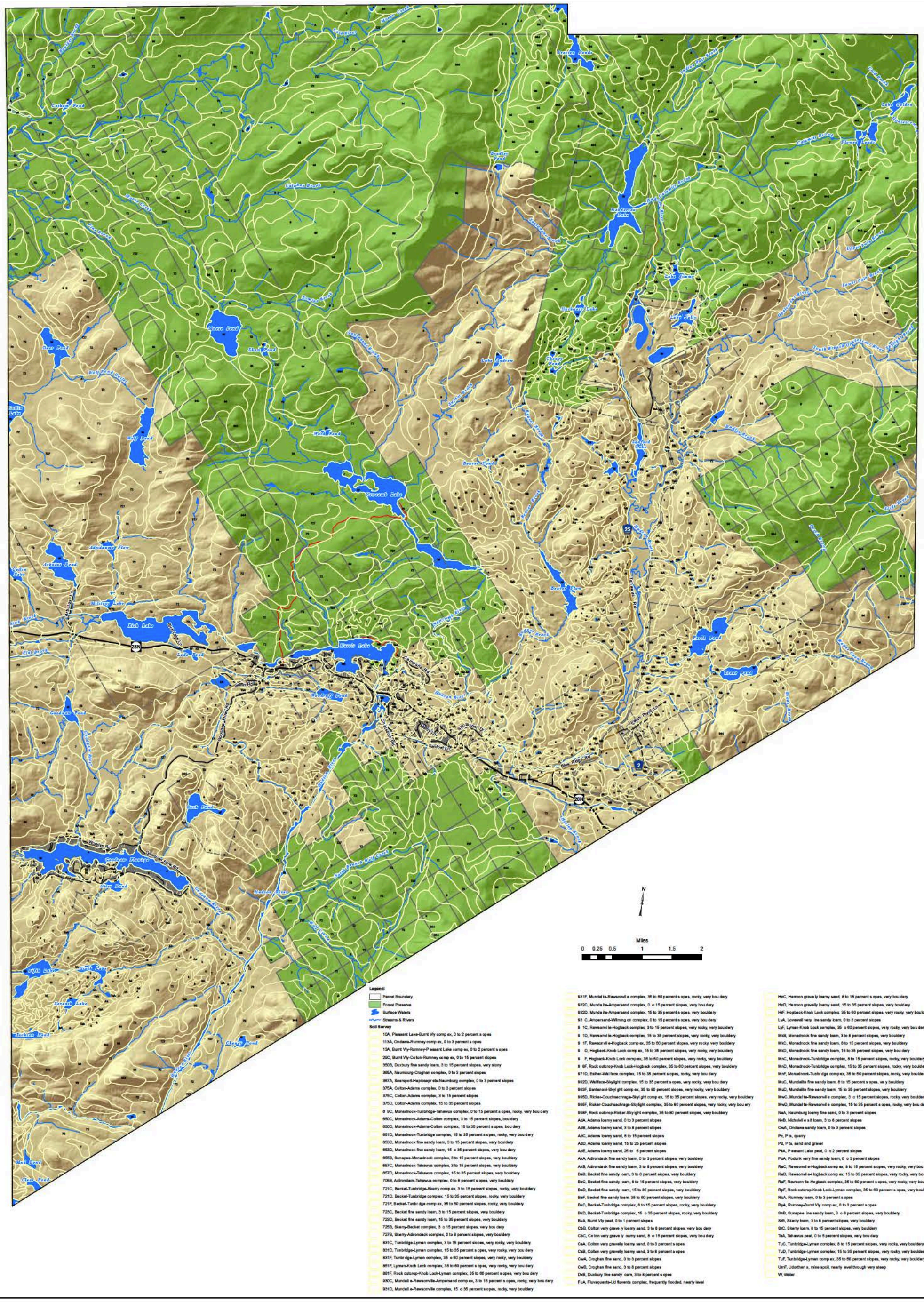
Town of Newcomb Comprehensive Plan

Slope

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	12



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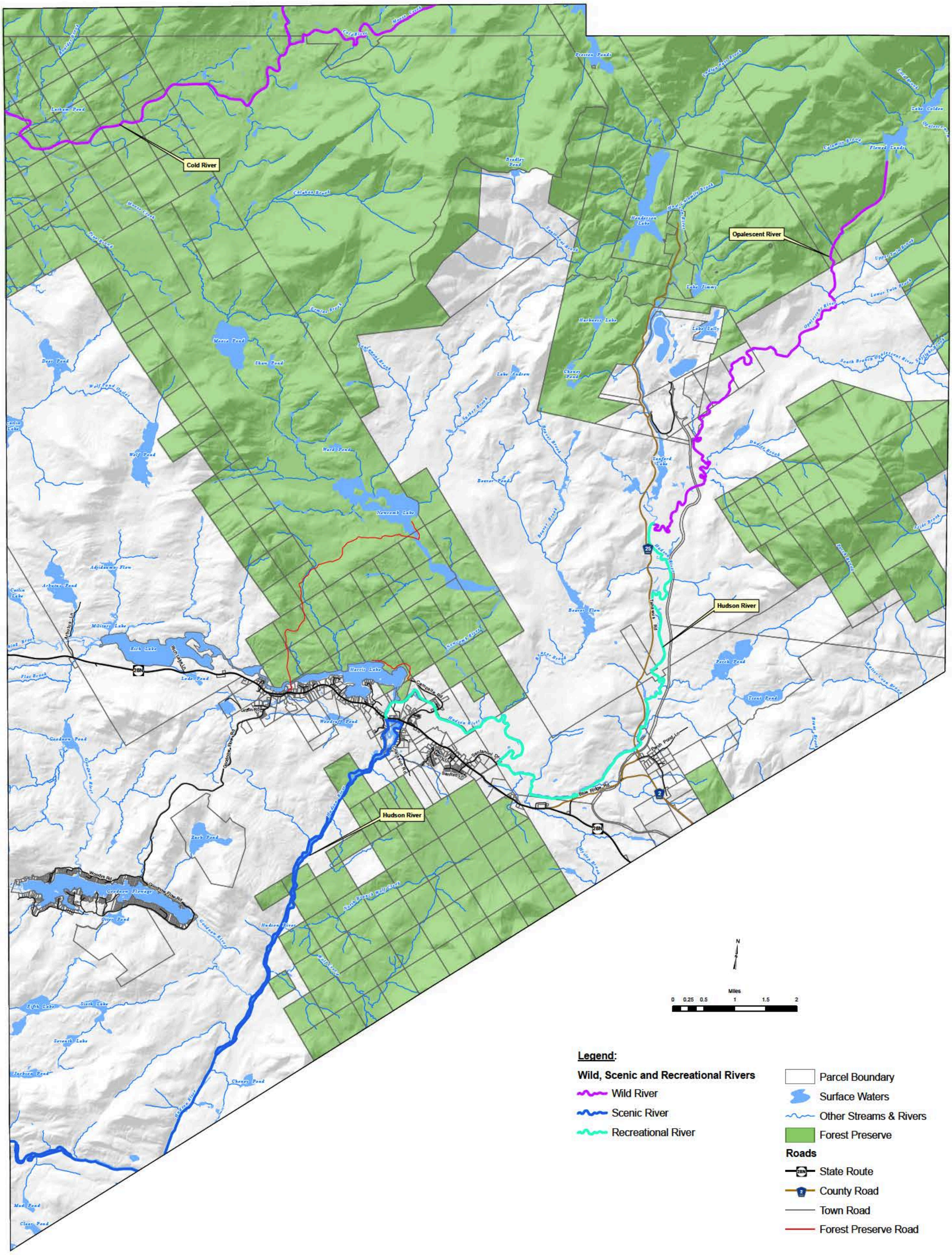
Town of Newcomb Comprehensive Plan

Soils

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	13

Map Document: (R:\90901-00\GIS\90901_00_NewcombCompPlan\Q Exhibits\90901_00_Soils_2 x36.mxd)
3/2 /2009 - 7:27: 0 AM



Legend:

Wild, Scenic and Recreational Rivers

- Wild River
- Scenic River
- Recreational River

- Parcel Boundary
- Surface Waters
- Other Streams & Rivers
- Forest Preserve

Roads

- State Route
- County Road
- Town Road
- Forest Preserve Road

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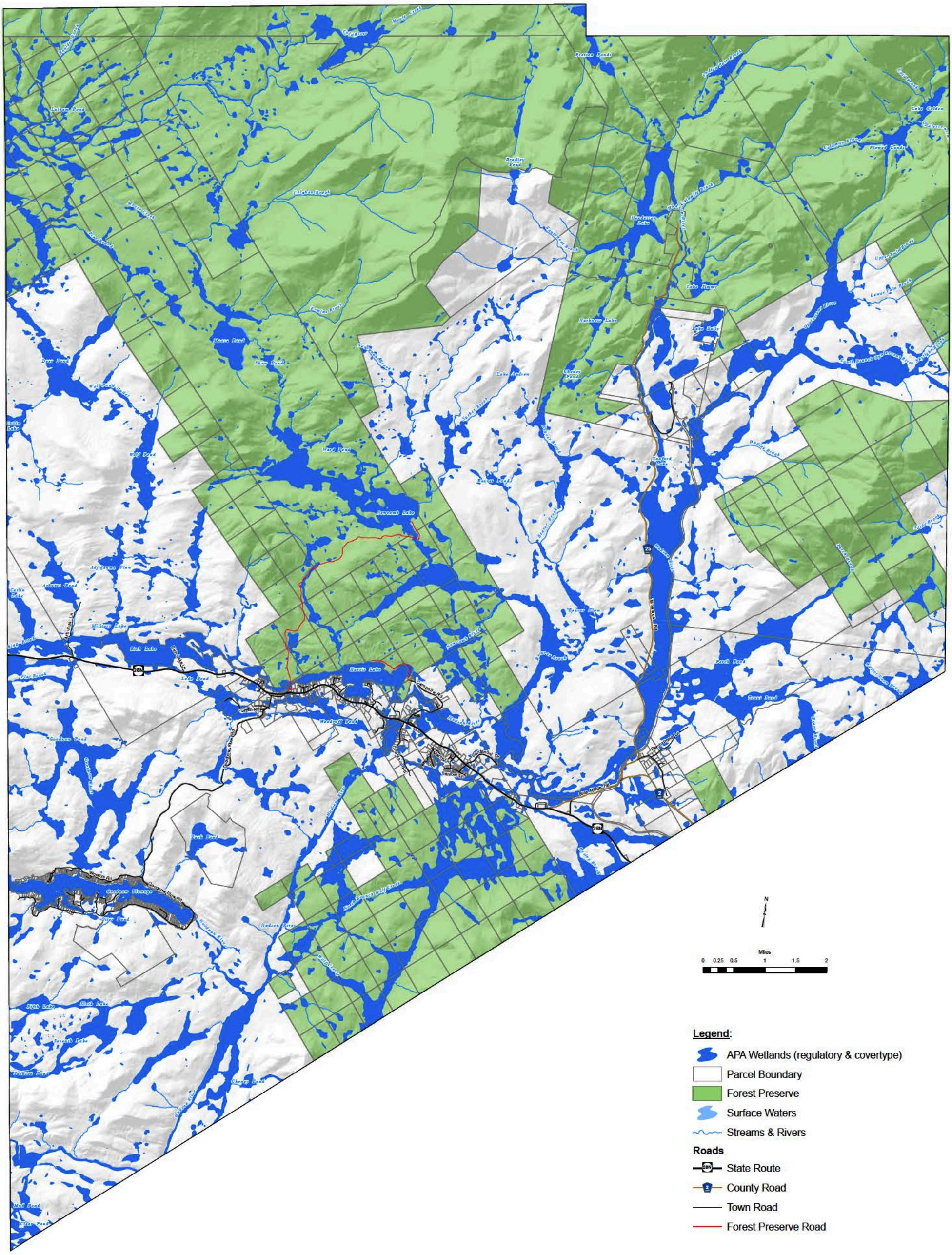
Town of Newcomb Comprehensive Plan

Water Resources

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	15



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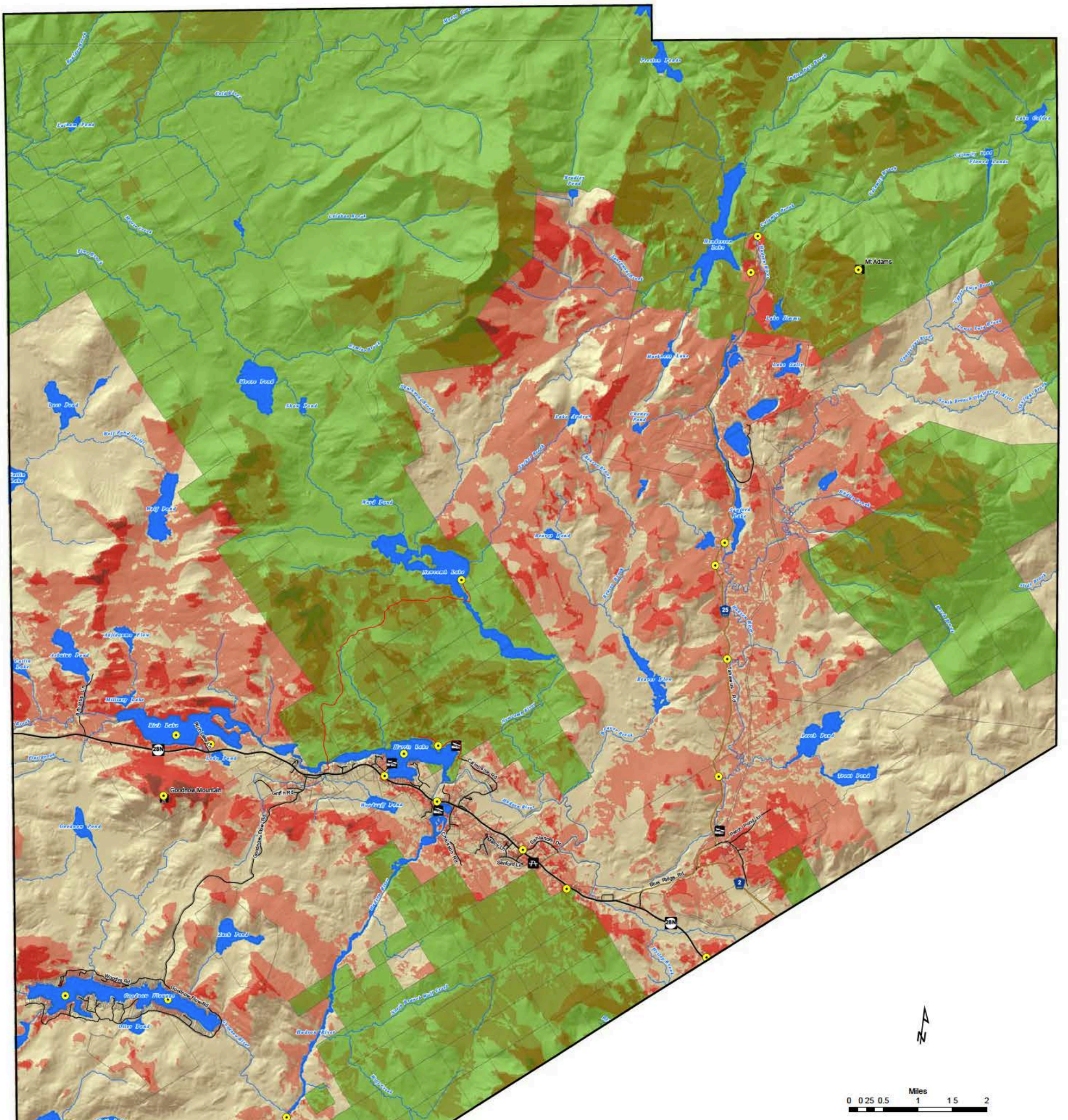
Town of Newcomb Comprehensive Plan

Wetlands

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	16



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Newcomb Comprehensive Plan

Viewshed Analysis

Town of Newcomb
Essex County, New York

Drawn	PWC
Date	07/09/2009
Scale	1:44,000
Project	90901.00
Figure	17

N

Miles

0 0.25 0.5 1 1.5 2

Legend:

APA Land Classification*

- Hamlet
- Moderate Intensity
- Low Intensity
- Rural Use
- Resource Management
- Industrial Use
- Wilderness
- Wild Forest
- Intensive Use
- Historic
- Pending Classification to Wilderness
- Water

- Parcel Boundary
- Forest Preserve Boundary
- Surface Waters
- Streams & Rivers

Roads

- State Route
- County Road
- Town Road
- Forest Preserve Road

* **Note:**
APA Land Classifications do not exactly match parcel boundaries.

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Town of Newcomb Comprehensive Plan

APA Land Classification

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	11/17/2009
Scale	1:44,000
Project	90901.00
Figure	18

N

Miles

0 0.25 0.5 1 1.5 2

Legend:

Zoning Districts

- Residential 3.2 (R-3.2)
- Residential 1.3 (R-1.3)
- Residential/Commercial 1 (RC-1)
- Residential 8.5 (R-8.5)
- Low Intensity (LI)
- Rural Use (RU)
- Resource Management (RM)
- Industrial Use (IU)
- Wilderness (W)
- Wild Forest (WF)
- Intensive Use (INT)
- Historic (HI)
- Pending Classification to Wilderness
- Water

- Parcel Boundary
- Forest Preserve Boundary
- Surface Waters
- Streams & Rivers

Roads

- State Route
- County Road
- Town Road
- Forest Preserve Road

As recommended by the Comprehensive Plan, APA Land Classification and Newcomb Zoning District boundaries should be rectified to match parcel boundaries where appropriate as illustrated in this figure.

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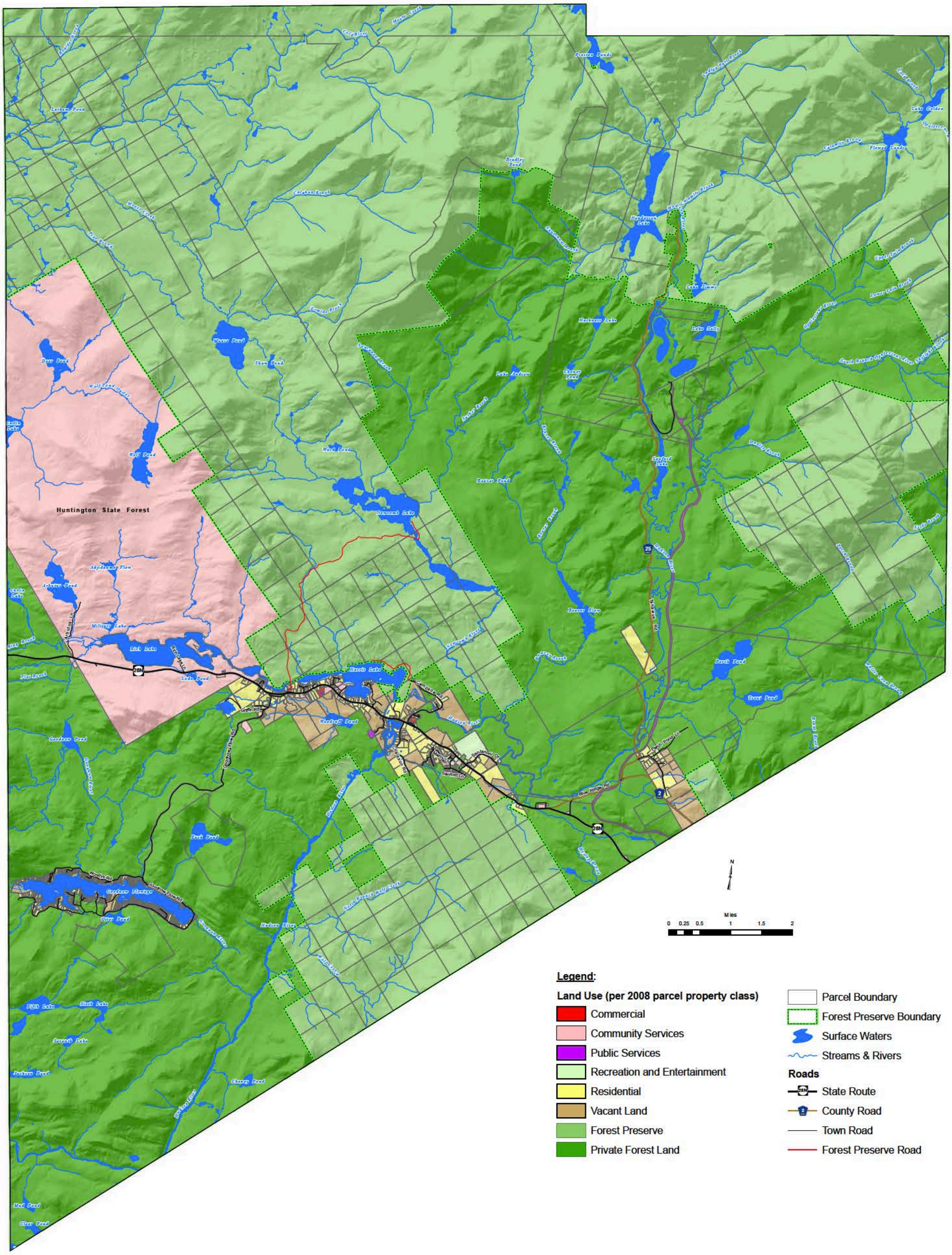
Town of Newcomb Comprehensive Plan

Zoning Districts

(Not Official Zoning Map)

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/23/2009
Scale	1:44,000
Project	90901.00
Figure	19



Legend:

Land Use (per 2008 parcel property class)

- Commercial
- Community Services
- Public Services
- Recreation and Entertainment
- Residential
- Vacant Land
- Forest Preserve
- Private Forest Land

- Parcel Boundary
- Forest Preserve Boundary
- Surface Waters
- Streams & Rivers

Roads

- State Route
- County Road
- Town Road
- Forest Preserve Road

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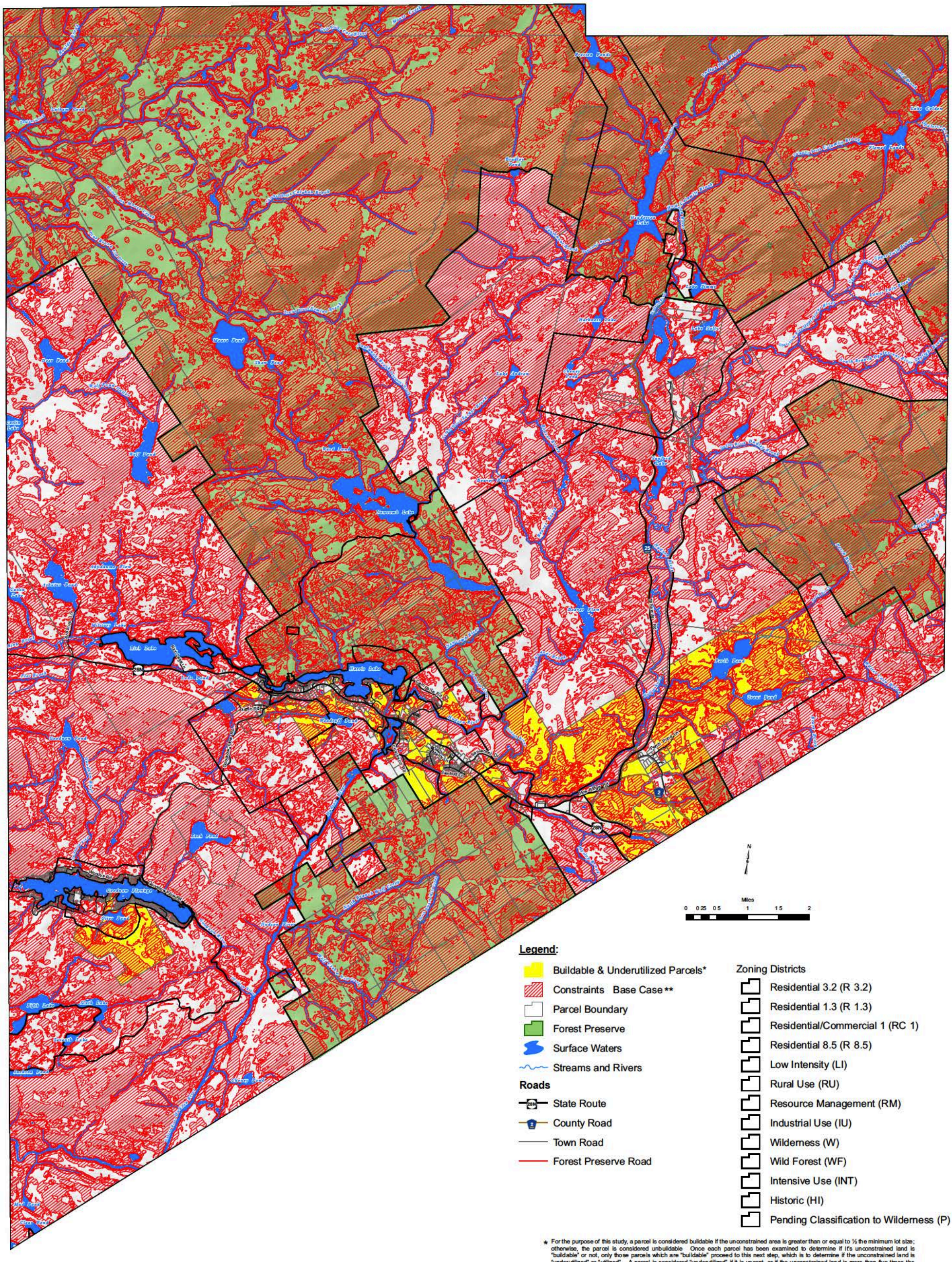
Town of Newcomb Comprehensive Plan

Land Use

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	02/24/2009
Scale	1:44,000
Project	90901.00
Figure	20



* For the purpose of this study, a parcel is considered buildable if the unconstrained area is greater than or equal to ½ the minimum lot size; otherwise, the parcel is considered unbuildable Once each parcel has been examined to determine if it's unconstrained land is "buildable" or not, only those parcels which are "buildable" proceed to this next step, which is to determine if the unconstrained land is "underutilized" or "utilized" A parcel is considered "underutilized" if it is vacant, or if the unconstrained land is more than five times the minimum lot size; otherwise the parcel is considered "utilized" and therefore excluded from further consideration The purpose of this step is to consider the possibility that large parcels on which a single dwelling unit is currently located may be resubdivided in the future, allowing for additional development

** Constraints to development for the "Base Case" scenario consist of
1 Surface waters and streams + 100 foot buffer zone, and
2 APA wetlands + 100 foot buffer zone, and
3 Slope greater than 15%

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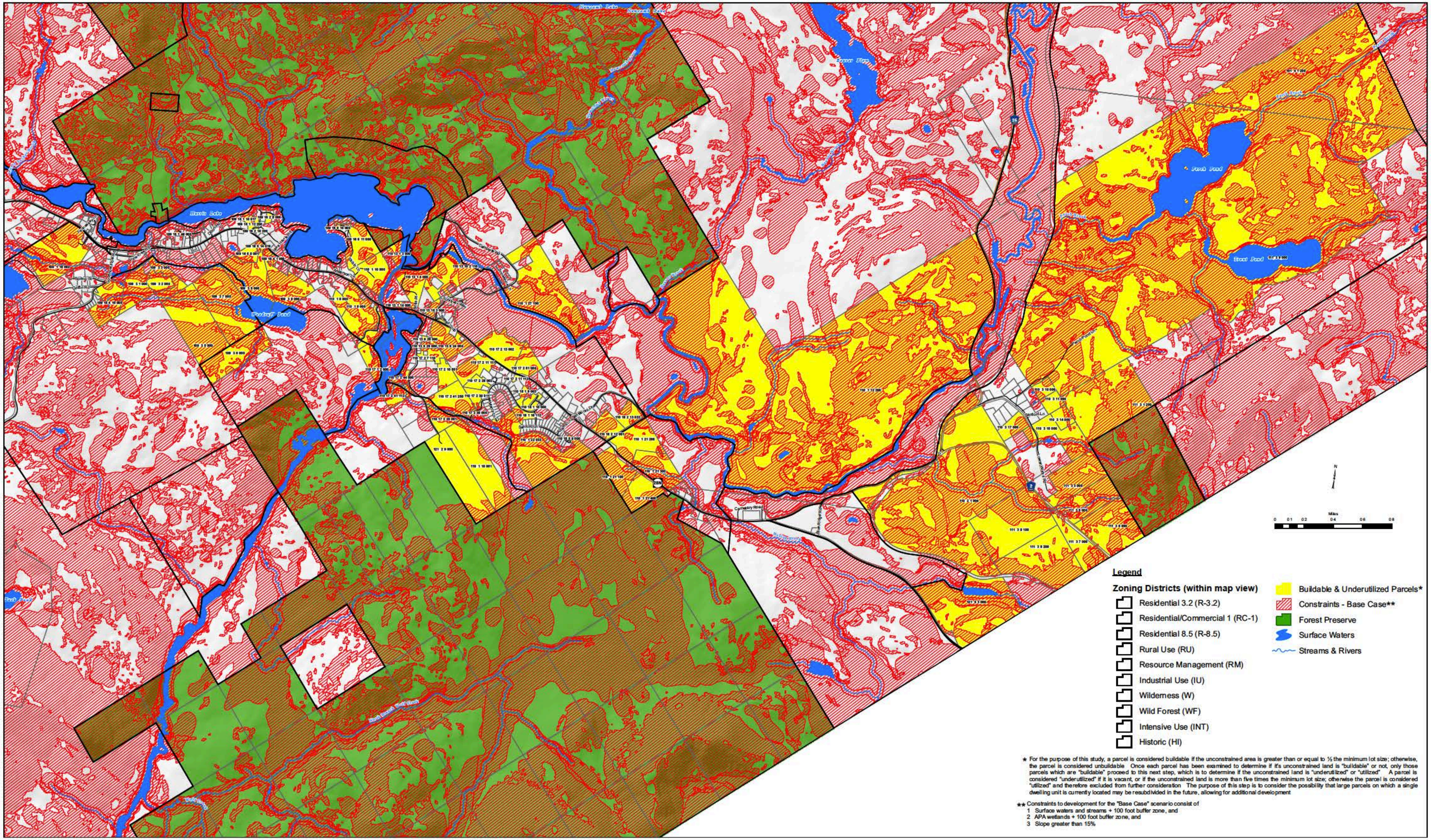
Town of Newcomb Comprehensive Plan

Scenario 1 Constraints: Town Wide

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	11/18/2009
Scale	1 44,000
Project	90901 00
Figure	21



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2. APA wetlands + 100 foot buffer zone, and
3. Slope greater than 15%

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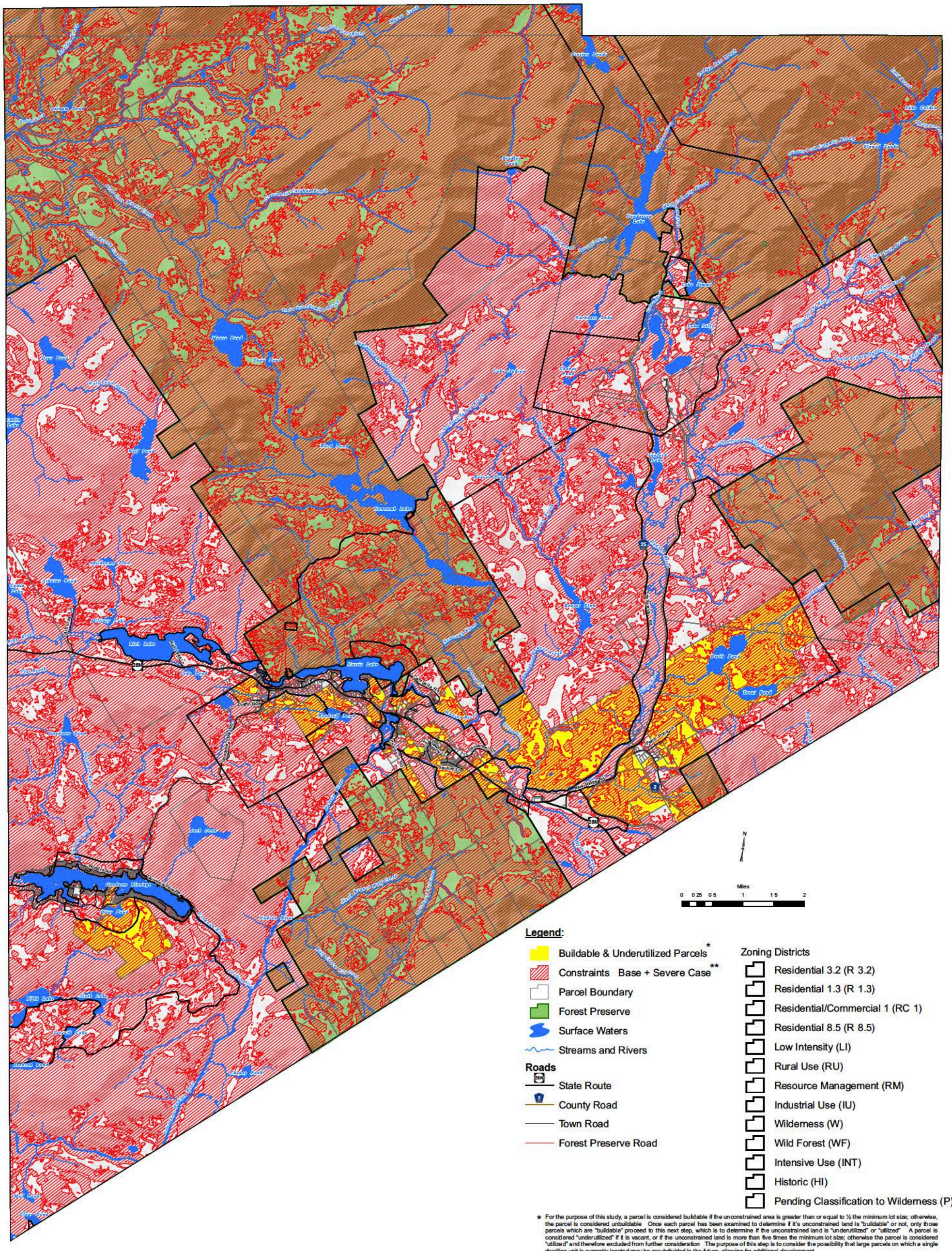
Town of Newcomb Comprehensive Plan

Scenario 1 Constraints: Hamlet

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	11/18/2009
Scale	1:18,000
Project	90901.00
Figure	22



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★★ Constraints to development for the "Base Case" + "Severe Case" scenario consist of
1 Surface waters and streams + 100 foot buffer zone, and
2 APA wetlands + 100 foot buffer zone, and
3 Slope greater than 15%, and
4 Depth to bedrock less than 2 feet, and
5 Depth to water table less than 2 feet, and
6 Elevation greater than 2,500 feet, and
7 Lands within 100 feet of an historic site

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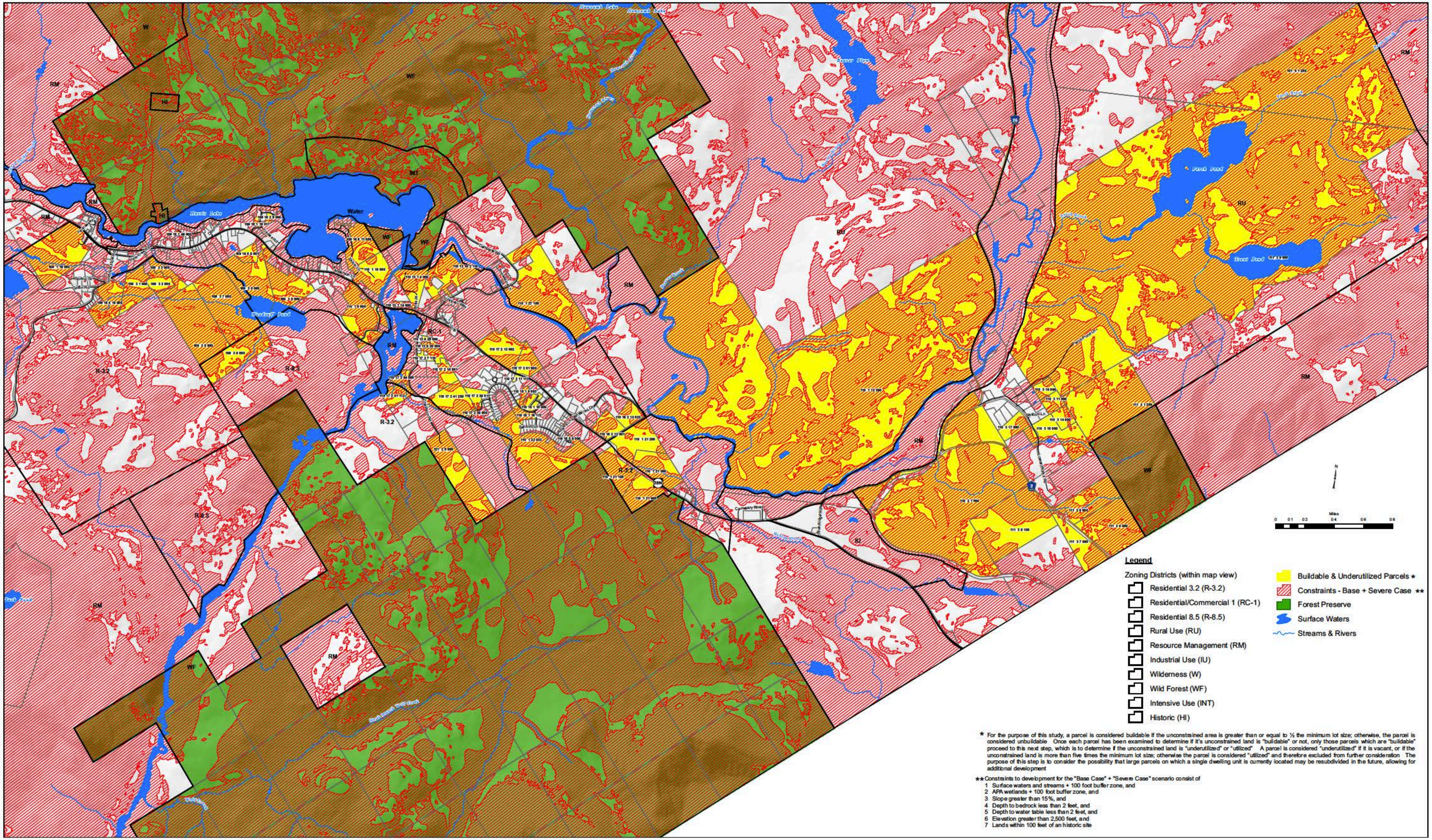
Town of Newcomb Comprehensive Plan

Scenario 2 Constraints: Town Wide

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	11/18/2009
Scale	1 44,000
Project	90901 00
Figure	23



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** Constraints to development for the "Base Case" + "Severe Case" scenario consist of
1. Surface waters and streams + 100 foot buffer zone, and
2. APA wetlands + 100 foot buffer zone, and
3. Slope greater than 15%, and
4. Depth to bedrock less than 2 feet, and
5. Depth to water table less than 2 feet, and
6. Elevation greater than 2,500 feet, and
7. Lands within 100 feet of an historic site

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Town of Newcomb Comprehensive Plan

Scenario 2 Constraints: Hamlet

Town of Newcomb
Essex County, New York

Drawn	CLC
Date	11/18/2009
Scale	1 18,000
Project	90901 00
Figure	24

Adirondac Historic Core Area

Fire Tower: Historic / Cultural Resource

NL Industries: Reuse / Redevelopment

Huntington Wildlife Forest

Multi-Use Rail-Trail Development

Santanoni Access & Recreation Improvements

Fire Tower: Historic / Cultural Resource

Planning Concepts

- Improved Access
- Sustainable Resources Industrial Park
- State Route 28 Corridor Plan
- Winebrook Water & Sewer District Improvements

Key Sites

- NL Industries
- Tahawus Historic Core Area
- Huntington Wildlife Forest
- Firetowers
- Hamlet
- Forest Preserve
- Foot Trails (exclusively)
- Cross-Country Ski
- Boat Launches
- Lean-Tos
- Picnic Sites

Newcomb Central School Initiatives

Central Commercial Area

Cross-Country Ski Trail Network & Clubhouse Improvements

State Route 28N Corridor Plan

High Peaks Overlook Master Plan

Winebrook Water & Sewer District Improvements

Sustainable Resources Industrial Park

THE Chazen COMPANIES®
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Landscape Architects

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Town of Newcomb Comprehensive Plan

Concept Map

Town of Newcomb
Essex County, New York

Drawn:	PWC / CLC
Date:	09/28/2009
Scale:	See map
Project:	90901.00
Figure:	28

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