

Newcomb Comprehensive Plan

Map Description

Figure 1 Orthophotograph. This is a 2003 photo.

Figure 2 Land Use. Land uses are derived from Essex County Real Property records. These records may not be up to date with respect to recent ownership transfers, especially from conservation owners to New York State. The State land coverage on this and other maps will be updated when the real property records are updated in the spring.

Figure 3 Zoning Districts. This map is derived from Town zoning data.

Figure 4 APA Land Classification. This map is derived from the APA.

Figure 5 Soils. The source is the U.S. Soil Conservation Service (SCS). Note that this map is accurate for planning purposes; individual property characteristics may vary from those shown.

Figure 6 Depth to Bedrock. Depth to bedrock is derived from SCS data. Health Department regulations require 4' of vertical separation between the bottom of a sanitary sewage system and bedrock. If less than 4' is available, an alternative system is required. In general, depths to bedrock < 2' are considered severely constrained, while depths of 2' – 4' are moderately constrained. Note that this map is accurate for planning purposes; individual property characteristics may vary from those shown.

Figure 7 Depth to Water Table. Depth to water table is derived from SCS data. Health Department regulations require 4' of vertical separation between the bottom of a sanitary sewage system and the seasonal high water table. If less than 4' is available, an alternative system is required. In general, depths to the water table < 2' are considered severely constrained, while depths of 2' – 4' are moderately constrained. Note that this map is accurate for planning purposes; individual property characteristics may vary from those shown.

Figure 8 Topography. The source is USGS mapping.

Figure 9 Slope. Slope is derived from USGS mapping. For planning purposes, slopes from 0-8% are considered slightly constrained for development purposes; slopes from 8 – 15% are considered moderately constrained and slopes > 15% are considered severely constrained.

Figure 10 Water Resources. Water resource data is from NYS Department of Environmental Conservation sources.

Figure 11 Wetlands. The source is the Adirondack Park Agency. Wetland boundaries are derived from aerial photographs. Actual boundaries for regulatory purposes may differ from those shown and can only be established by field investigation. For planning purposes, wetlands and all lands within 100' are considered severely constrained.

Figure 12 Unique Natural and Cultural Features. The features on this map were digitized from prior town planning maps.

Figure 13 Recreation Resources. The features on this map are based on Town, DEC and APA data.

Figure 14 Water and Sewer District. This figure illustrates the boundaries of the Winebrook Water and Sewer District.

Figures 15 – 18 Build-out Analysis Maps

Two Constraints to Development Maps were developed to analyze the suitability of areas in the Town for development based on natural resource considerations. A constraint to development is an area considered unbuildable because of natural resource considerations. The scenarios were as follows.

Scenario #1 “Base Case”

Environmental constraints consist of:

- Slope greater than 15%, and
- APA Wetlands + 100-foot buffer, and
- Surface Waters and Streams + 100-foot buffer

Scenario #2 “Severe Case”

Environmental constraints consist of:

- All of the constraints in the “base case”, and
- Depth to bedrock less than 2 feet, and
- Depth to water table less than 2 feet, and
- Elevation greater than 2,500 feet, and
- Lands within 100 feet of an historic site

The results were then used to conduct the build-out analysis. Refer to the Build-out Methodology description for a discussion of this analysis. Figures 15 and 16 depict the results of the base and severe case analyses town-wide. Figures 17 and 18 are at a smaller scale and depict the results in the Hamlet and surrounding area.