

Wetland Delineation Report
For Essex County Tax Parcel 32.280-1-2.120, called the
‘Village of Saranac Lake – Will Rogers Sand Pit’
Saranac Lake, Essex County, New York
Owned by The Village of Saranac Lake
July 2, 2026



Prepared at the Request of:

Northern Forest Center

Prepared By:

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Background

The Saranac Village of Lake – Will Rogers Sand Pit Property (hereafter, “the Property”) is located at 43 Will Rogers Drive in the Village of Saranac Lake, Essex County, New York. The Property is currently used as a sand and gravel mine by the Village of Saranac Lake. Borealis Consulting LLC was contracted by the Northern Forest Center to delineate wetlands on this parcel to inform the feasibility of future development of housing.

This wetland delineation follows protocols established by the New York State Freshwater Wetland Delineation Manual (NYSDEC 1995) which includes 1) a desktop assessment using publicly available GIS data, and 2) a field inspection and wetland delineation where wetland boundaries are marked on the ground.

The desktop assessment was done in June 2026 using QGIS software. Field work occurred on June 8 and June 11, 2026. At this time wetland boundaries on the property (i.e., westerly of the rail trail) were flagged with 18-inch tall, pink pin-flags approximately every 75 – 100 ft along the wetland-upland boundary. Additionally, pink flagging tape reading “Wetland Delineation” was tied to the nearest tree to increase visibility of the pin flags. The coordinates for each pin-flag were collected using a Juniper Systems Geode GNS3S GPS unit which provides sub-meter horizontal accuracy under typical field conditions. Although the Geode is not a survey-grade GNSS instrument, its positional accuracy is adequate for delineating wetland boundaries for environmental planning, permitting, and project design. Each pin flag and tape was labeled with a “Wetland #” that corresponds a GPS point. GPS data was imported into GIS software for desktop analysis with QGIS 3.44.9 and data layers obtained from Discover GIS Data NY (orthos.dhSES.ny.gov), and other publicly available GIS clearinghouses.

At the time of the field work for this wetland delineation the Property was an active sand and gravel mine. A 2015 Reclamation plan for the sand and gravel pit was prepared by AEDA and provided to Borealis Consulting by the Northern Forest Center. It is assumed that the reclamation plan has not been completed at the time of our field work, and we note that reclamation plan calls for the creation of storm water settling areas in the active area of the sand and gravel mine. This may create new wetlands on the Property that do not exist now.

Desktop Assessment

Site Description

The Village of Saranac Lake – Will Rogers Sand Pit is in the Village of Saranac Lake, Essex County, NY, and includes ±10.55 acres (area from Survey). The Property ranges in elevation from 1529 ft in a depressed area between the sand pit and Adirondack Rail Trail, to 1604 ft

at the top of the remaining esker on the north side of the property. The Property is in the Moose Creek-Saranac River HUC12 subwatershed of the Saranac River that drains to Lake Flower, the Saranac River and then to Lake Champlain. The Property is adjacent to the Adirondack Rail Trail for approximately 1370 ft and includes a swale between the Property and graded railroad bed. That swale has been delineated as wetland. An ephemeral stream flows out of a culvert passing under the Property and then under the Rail Trail to McKenzie Brook.

Geology and Soils

Surficial geology maps show this area as Esker and Kame deposits where sand, gravel and till left retreating glaciers make it a valuable area as a sand and gravel mine. Dominant soils on the property are derived from these glacial materials and are loamy sands of varying slopes considered 'somewhat excessively drained' (Figure 1, Table 1). We note that soil maps represent the Property's soils prior to mining and drainage class of the reclaimed area may now be altered.

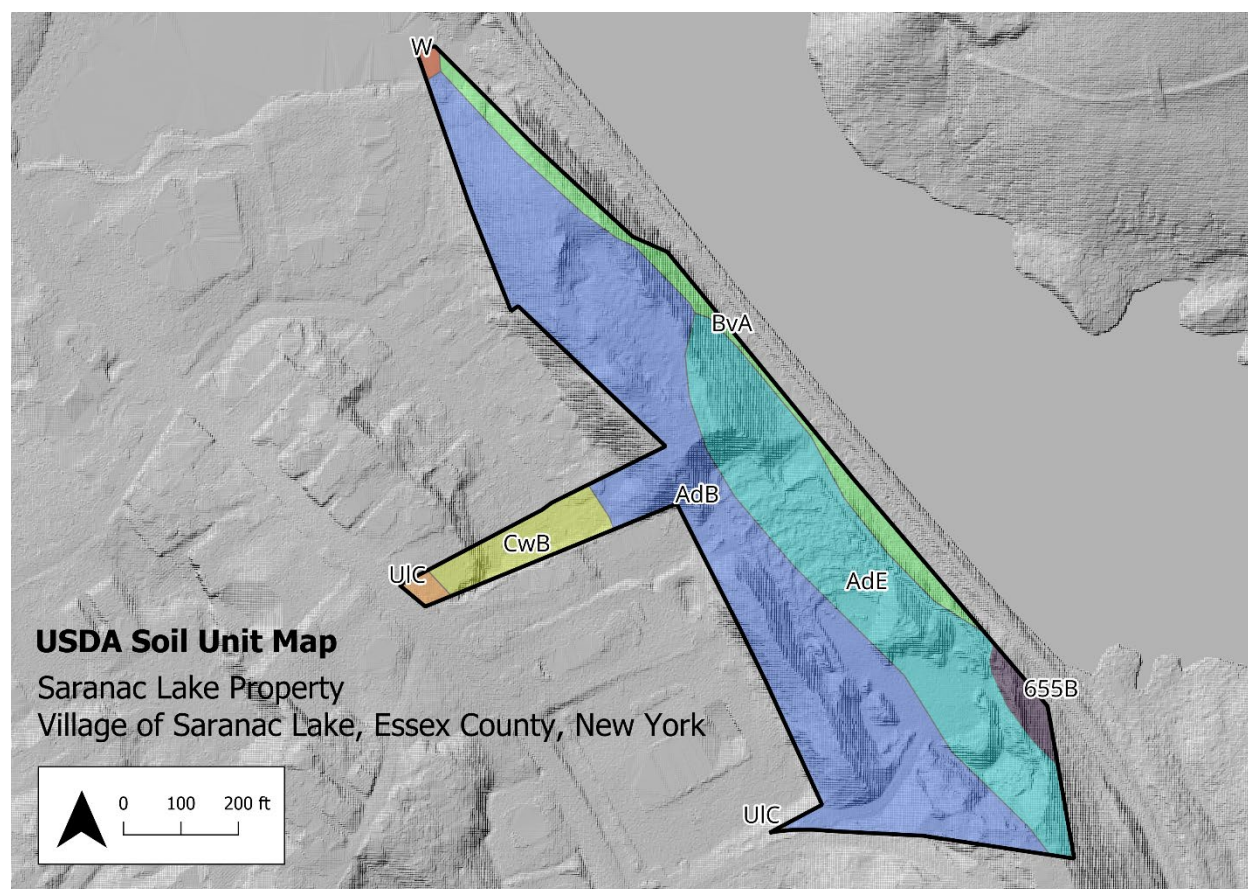


Figure 1: USDA Soils Map with 2015 1-meter LIDAR derived digital elevation model.

Table 1: Map Key USDA Soils Map.

Map Key	Soil Unit Name	Spring Water Table Depth	Drainage Class	Acres	Percent
AdB	Adams loamy sand, 3 to 8 percent slopes	NA	Somewhat excessively drained	6.13	56%
AdE	Adams loamy sand, 25 to 45 percent slopes	NA	Somewhat excessively drained	3.27	30%
BvA	Burnt Vly peat, 0 to 1 percent slopes	0	Very poorly drained	0.76	7%
CwB	Croghan fine sand, 3 to 8 percent slopes	58	Moderately well drained	0.53	5%
655B	Sunapee-Monadnock complex, 3 to 15 percent slopes, very bouldery	64	Moderately well drained	0.20	2%
UIC	Udorthents, nearly level through strongly sloping	NA	Well drained	0.07	1%
W	Water	NA		0.04	0%
Total				11.00	100%

Mapped Wetlands

National Wetland Inventory Maps developed by the NY State Adirondack Park Agency Wetland Mapping (available from: [Download Seamless Wetlands Data by State | U.S. Fish & Wildlife Service](#)) shows wetlands directly adjacent on the northeast boundary of the Property (Figure 2). The wetlands adjacent to the Property are classified as a PUBH (Palustrine Unconsolidated Bottom, Permanently Flooded), PUBHh (Palustrine Unconsolidated Bottom, Permanently Flooded, Impounded) and PFO5/UBHb (Palustrine Forested, Dead/Unconsolidated Bottom, Permanently Flooded, Beaver Modified). The 2025 Informational Freshwater Wetland Maps ([Informational Freshwater Wetland Mapping | NYS GIS Clearinghouse Data](#)) show wetland boundaries that extend further onto the Property (not shown).

The wetlands adjacent to the Property are part of a large wetland complex (> 100 acres) that has surface water connectivity with Lake Flower downstream and as far upstream as McKenzie Pond. The hydrology of these adjacent wetlands has been altered by historic human land use including transportation infrastructure like the railroad grade, state, county, and village roads.



Figure 2. National Wetland Inventory maps created by the NYS Adirondack Park Agency.

Field Wetland Delineation

We identified and flagged the westerly boundaries of two discrete wetlands on the Property: 1) the North Wetland being 0.28 acres with surface water connectivity to the pond to the north of the Property, and 2) the South Wetland being 0.55 acres with surface water connectivity to the pond (i.e., McKenzie Brook) to the west of the property via a culvert under the rail trail (Figure 3). Both sites are swales adjacent to the Adirondack Rail Trail (i.e., former railroad bed). We found no wetlands along that part of the Property that extends to Lake Flower Avenue to the west (i.e., north of Blueline Brewery and Carcuzzi).

Property boundary line survey monumentation was not seen during field assessment of the Property. The wetland boundary flagging may extend off the property. If additional flagging is needed, it can be provided at no additional cost.

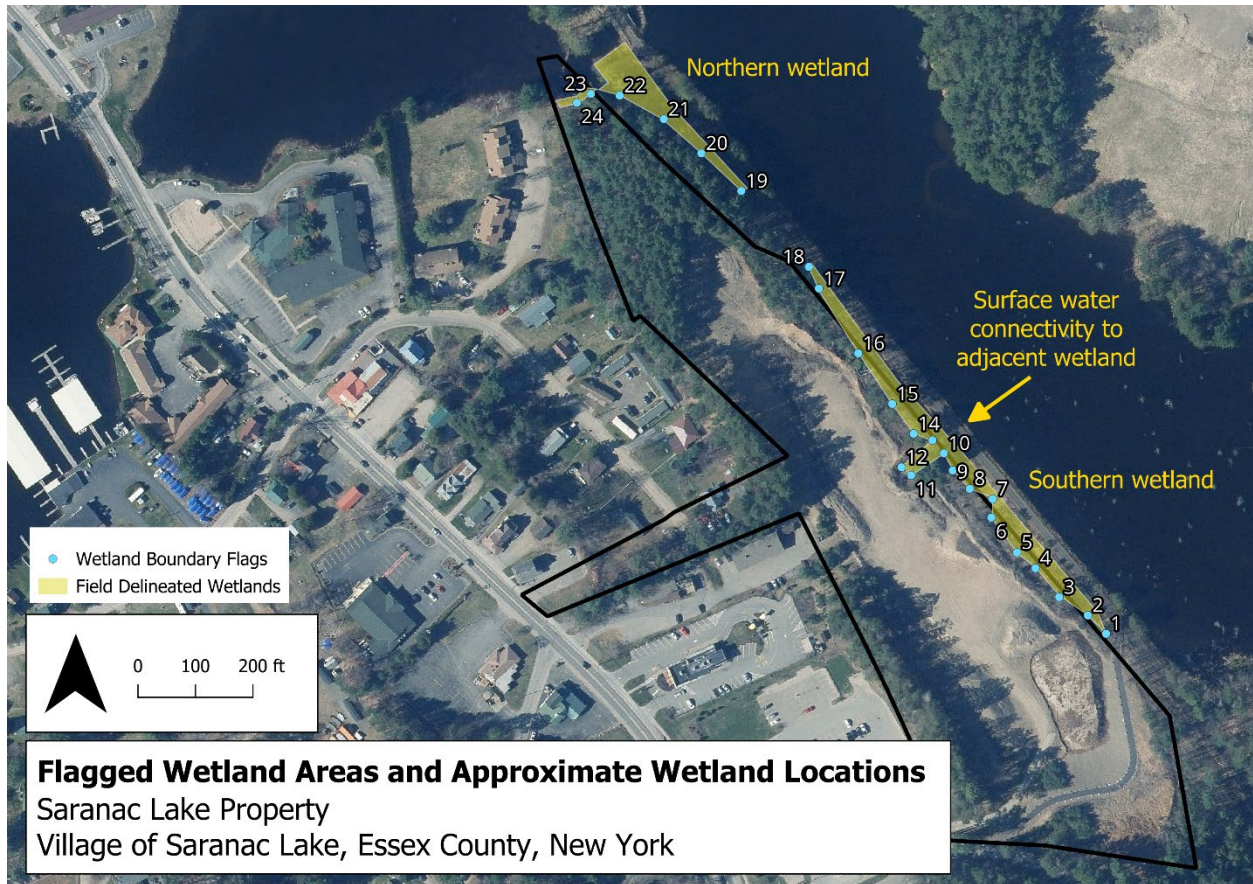


Figure 3. Wetland delineation on the Saranac Lake Parcel shows two wetlands adjacent to the property. The more southerly wetland on the east side of the property is 0.55 acres and includes a culvert drainage connecting to McKenzie Brook. The north wetland is 0.28 acres and connects to Lake Flower.

END OF REPORT