S. E. A.

Students for Environmental Alternatives
St. Lawrence University
Hulett Hall
Canton, New York 13617

Citizens to Save the Adirondack Park

March 23,1972

Enclosed is a "pamphlet" of information conerning the fight by residents of Upstate New York against the Horizon Corporation, of Tucson, Arizona, which is presently formulating plans for the development of 24,300 acres of prime wet-land within the Adirondack Park Blue Line, into 8,000 - 10,000 lots of "bi-seasonal homes". Included, in this pamphlet, is this general cover letter, a fact sheet on the Horizon development, a fact sheet on potential hazards presented by the development, a petition asking the Adirondack Park Agency to reject the Horizon development, news releases, letters to the editor from concerned area citizens and newspaper clippings.

The Horizon Corporation is a public corporation which has a history of buying up large areas of land across the country and subdividing them into small plots, grossing large profits, with little or no concern for the environmental and sociological effects on the area.

The proposed Horizon land development has pricked the conscience of a large number of people and their interest will not wane on this issue. The value of the area in question as a recreational site will be destroyed by the massive influx of 21,000 - 36,000 people. Our purpose, working together with area residents, is to raise enough objection to the project throughout the state and around the country, consolidate support within these next four (4) months and convince the Park Agency to deny the request for development. The fight is organized under"The Citizens to Save the Adirondack Park" who have combined forces with St. Lawrence County residents and Students for Environmental Alternatives. Through numerous votes and referendums since 1890, the people of New York State have defended the "Forever Wild" concept of the Adirondack Park. In fact, eight years ago, this exact tract of land was recommended by the County Ranger to be purchased by the state and added to the Forest Preserve.

Should Horizon get permission to develop the area from the Adirondack Park Agency, several other developers will also start negotiations with large land owners. This could be the beginning of the end.

Our basis for opposing the project is that the development lies within the "Blue Line" of the Adirondack Park and poses a serious threat to the "Forever Wild" concept upon which the Park is based. Secondly, the development plan for the project, as disclosed by the project engineer to the Director of the Office of the St. Lawrence County Planning Board and described in the attached fact sheet, will cause serious damage to the environment of the area. Thirdly, the Horizon Corporation has provided insufficient planning upon which to base the advancement of the project. We believe the large scale destruction of land and the sudden influx of 21,000 - 36,000 people

would seriously injure the peace, solitude and beauty now available.

The envisioned community is to be established on some of the finest wet-lands in North America. This area is presently being utilized for feeding, habitation and breeding by deer, fur bearing animals, fish and water fowl. The community will obviously displace and destroy these animals, having brought destruction to their homeland.

It will also be necessary, according to Horizon representative Ted Steel, a vice-president, to annihilate the insect population for the "comfort" of the "residents". This will have a direct negative affect on bird, water fowl and fish populations, which rely heavily on insects as basic diet. This analysis can never include the immeasureable effect of the pesticides and poisons on the plant life and overall long-term ecological balance of the area.

At this point, we are confronted by a corporation which has no definite plans for treatment of ecological issues. The lack of details as to what Horizon proposes to do to prevent this wanton destruction of the environment leaves one to suspect disregard of environmental concerns with a major emphasis on the profit motive. There is, and always will be, an inability to deal with one basic problem - the irreversable damage to the land being used. This land should not, and was never meant to be developed in the manner proposed by Horizon. Not only will this community become more than five (5) times larger than any town in the immediate area, creating diverse socio-logical problems to the present residents, but there will also be a tremendous stress on the municipal and state facilities (public works and highways).

A choice has to be made by every citizen between mass urbanization and unblemished tracts of land. The park cannot survive on its own. It cannot defend itself. Wilderness areas will stay wild only if successive generations continue to fight for their survival. This is what we intend to do - what has to be done.

For further information contact :

Mark S. Lazar
Students for Environmental Alternatives
Hulett Hall
St. Lawrence University
Canton, New York 13617
(315) 379 - 5921

**Mrs. Evelyn Cropper
Citizens to Save the Adirondack Park
5 Crescent Street
Canton, New York 13617
(315) 386 - 8629

**Richard W. Grover, Director
Office of the St. Lawrence County Planning Board
126 Clarkson Hall
Potsdam, New York 13676
(315) 265 - 3750

(compiled and edited by S.E.A: Mark S. Lazar, Dana Oviatt, Jeff Isaac)

Please write or telegraph any or all of the following to voice concern:

Richard Lawrence, Chairman
Adirondack Park Agency
Ray Brook, New York

Henry Diamond, Commissioner
Department of Environmental Conservation
50 Wolf Road
Albany, New York

Senator Bernard C. Smith
Capitol Building
Albany, New York

Assemblyman Clarence D. Lane
Capitol Building
Albany, New York

Glen Harris, Chairman
Joint Legislative Committee
Capitol Building
Albany, New York

Governor Nelson Rockefeller
Capitol Building
Albany, New York

Horizon Corporation
4400 E. Broadway Blvd.
P.O. Box 5634
Tucson, Arizona 85703

Sidney Nelson, President
Joseph Timan, Chairman
Russell C. Wild, Vice - President
Ted Steel, Vice - President

Any "letter to the Editor" of any newspaper.

Senator H. Douglas Barclay
Capitol Building
Albany, N. Y.

Assemblyman Daniel Haley
Capitol Building
Albany, N. Y.

March 16, 1972

# FACT SHEET

## PROPOSED RECREATIONAL DEVELOPMENT

(prepared by Richard Grover, Director of the Office of the St. Lawrence County Planning Board based upon interivews with Fred Keith, Engineer, Stearns and Wheeler)

location

*St. Lawrence County
*Within Adirondack Park
*Almost entirely within Town of Colton
*Approximately one mile of frontage on State Route 56, both sides
*Situated primarily west of Carry Falls Reservoir

size

*24,300 acres

developer

*Horizon Corporation, Tucson, Arizona
*One of the nation's largest new town developers
*Principally a land sales oriented company; not building oriented
*Previous projects in New Mexico, Arizona, Colorado, California, and Texas

site planner

*Gruen Associates, Los Angeles, California

engineer

*Stearns and Wheeler, Cazanovia, New York

former owner

*Northern Lumber Company

proposed uses and activities

*Second-home community
*Lots to be sold for individual development
*6,000 - 9,000 lots contemplated
*Ultimate population 21,000 - 36,000
*Bi-seasonal occupancy (summer-winter)

-more-

*some year-round living
*At least one championship 18 hole golf course, perhaps two.
*Family ski run, 400 ' drop, on Brunner Hill, with ski center.
*Three water impoundments (reservoirs), one on Deerskin Creek (a tributary of the Middle Branch of the Grasse River), two on the North Branch of the Grasse River
*Average size of each water impoundment 200 - 300 acres
*Community center to include stores and shops to serve daily needs of residents
*Resort type motel
*Olympic size swimming pool
*25% of site will remain in open space
*Ownership of open space undetermined
*Swamps, wetlands and steep slopes to be avoided in development
*Undetermined if recreation facilities to be open to public

lot sizes and cost

*Lot sizes to vary between one and ten acres
*Majority of lots in 1 1/2 - 2 acre range
*Average selling price approximately $5,000

development controls and use restrictions

*No local zoning, subdivision or other ordinances
*No county sanitary code
*Deed restrictions to be used to control development
*Mobile homes not permitted
*Some architectural controls included

approval authority

*Within jurisdiction of Adirondack Park Agency, Ray Brook, New York
*Other interested agencies:
St. Lawrence County Planning Board, Potsdam, New York
St. Lawrence County Environmental Management Council, Canton, New York
New York State Department of Environmental Conservation, Watertown, New York
Black River-St. Lawrence Regional Planning Board, Canton, New York
*Once plans are finalized, a public hearing will be held by the Adirondack Park Agency

improvements and services

*All roads to be unpaved except major loop roads which may be paved
*Maintenance responsibility for roads undecided, may be town or may be private
*Community management corporation to be created for provision of community services
*Garbage and trash disposal to be provided in an on-site sanitary landfill operated by the corporation
*Individual on-site wells

-more-

*Public water and/or sewerage system in community center
*Individual on-site septic tanks
*Fire protection by volunteer fire company
*Developer may contribute to construction of new fire station and purchase of truck and equipment
*Snow removal to be confined to community center area.
*Winter access to other sections by snowmobile
*Insert control by spray

time schedule

*Land acquisition closing date, April 1, 1972
*Environmental studies and master planning (by Gruen) to be complete in six months
*Public hearing thereafter
*No development timetable established

Potential Problems and Conflicts

*Within Adirondack Park; incompatible with "Forever Wild" concept

*Stream impoundments incompatible with "scenic rivers" concept

*Wildlife habitat destruction

*Fish, (trout) habitat destruction

*Destruction of insect population by insectides, pesticides or poisonous sprays-immediate demise of insectevores (birds, fish, waterfowl

*Destruction of plant cycle and succession

*Destruction of rare speciesindigenous to Adirondacks (ie. Fisher)

*Forest resource destruction

*Noise pollution (outboard motors, snowmobiles, trailbikes, autos)

*Air pollution

*Ground water pollution

*Surface water pollution

*Drainage and ground water disruption by damming and community existence

*Damming of deGrasse River and increased sewage input will affect communities downstream by decreasing flow and quality

*Stimulate out-of-control perifery development and strip development on Route 56 (motel, gas stations, drive-in theatres, shops)

*Cost of increased municipal services (schools, road maintenance sewers, police) more than new tax revenues generated; higher real estate taxes

*Creating precedent for other interested developers

To: Governor Rockefeller
The New York State Assembly
The Adirondack Park Agency
The New York State Senate
The New York State Department of Environmental Conservation
The Environmental Defense Fund
The Environmental Planning Lobby
The Friends of the Earth
The Sierra Club
The St. Lawrence County Board of Supervisors
The St. Lawrence County Environmental Council
The St. Lawrence County Planning Board

From: The undersigned citizens of New York State Date: 23 March 1972

The recently revealed plan of the Horizon Corporation of Tucson, Arizona, to develop a tract of more than 24,000 acres inside the Adirondack Park in St. Lawrence County constitutes a dangerous project which runs directly counter to the purposes of the Adirondack Park.

The purpose of the New York State legislature in creating the Adirondack Park Agency was to protect and preserve the "unique scenic, historic, ecological and natural resources of the Adirondack Park." This park is one of the largest and most unspoiled scenic areas in North America. It is treasured by millions of people-from many states and Canada-who come here to enjoy its unique solitude, peace, and beauty.

The area to be developed is an important feeding ground for deer and other wildlife. This watershed provides drinking water for down-stream communities on the Grass River. Proposed destruction of the insect population by insectides, pestecides and poisonous spray methods will adversley affect birds, fish and waterfowl which rely on this insects. Conservationists have urged that this area of the western Adirondacks by protected for hikers and nature lovers so that heavy use can be diverted from the high peak areas seriously damaged in recent years.

The proposal to dam up the waters of this area, create man-made lakes and develop the surrounding thousands of acres for commercial purposes is an outrageous attack on the central purposes of the Adirondack Park. The fact that this project has been rushed toward completion during the period of transition when the Adirondack Park Agency is preparing a land use and development plan-as required by the Law of New York State- is a cause of serious alarm to citizens of this state.

We urge all public authorities which have jurisdiction over zoning and planning of any kind within the Adirondack park to do everything within their power to delay action on this proposal- and all similar proposals-until the Adirondack Park Agency has completed its land use and development plan, and until these authorities have conducted well advertised hearings to inform the public about what is happening to the park. This park should be preserved for the welfare and enjoyment of all citizens, and for future generations.

We strongly urge the Adirondack Park Agency to reject all such proposals for private profit-making activities within the Adirondack Park.

- more -

The concerned citizens who have signed this petition strongly urge the agencies and organizations named above to respond by addressing their letters and invitations for testimony to:

Citizens to Save the Adirondack Park
c/o Dr. Bernard Lammers
9 University Avenue
Canton, N.Y. 13617

(Mr. Evan Meltzer, 74 Riverside Drive, Canton, N.Y. will serve as chairman of a committee distributing this petition.)

ST. LAWRENCE COUNTY ENVIRONMENTAL MANAGEMENT COUNCIL

RESOLUTION

MARCH 16, 1972

BE IT RESOLVED, that the St. Lawrence County Environmental Management Council opposes the seasonal home development proposed by the Horizon Corporation of Tucson, Arizona to be located within the Adirondack Park in the Towns of Colton and Clare, St. Lawrence County, New York, for the following reasons:

1) that the development lies within the "Blue Line" of the Adirondack Park and poses a serious threat to the "Forever Wild Concept" upon which the Park is based,

2) that the development plan for the project, as disclosed by the project engineer to the Director of the Office of the St. Lawrence County Planning Board and described in the attached fact sheet, will cause serious damage to the environment of the area,

3) that the Horizon Corporation has provided insufficient planning upon which to base the advancement of the project.

Charles Nevin, Chairman
Canton, N. Y.

Members of the Environmental Management Council include biologists, chemists, physicists, educators, water management engineers and professionals.

March 23, 1972

For Immediate Release

The St. Lawrence County Environmental Management Council, and invited guests, met tonight with Ted Steel, Vice-President of Horizon Corporation, which is planning to build an 8,000 - 10,000 lot development on 24,300 acres of land within the Adirondack Blue Line. With Mr. Steel was Frank Dickenson, of Stearns and Wheeler, the engineering firm hired by Horizon for the development.

Horizon announced that they had purchased the land and Mr. Steel discussed tentative research plans for the land. Admitting that they had purchased the land before having fully researched the area and having surveyed the ecological effects on the wildlife and land areas, Mr. Steel persisted in evading questions with ambiguous answers and feigning "lack of information" and "we hadn't thought about that."

Mr. Dickenson presented all the basic research on the soils and topography done to date on the site. This was sparse and inconclusive (ie. percolation tests at less than 1 per mile)

Everyone attending left with an uneasiness concerning the indefinite plans and inability of either company to answer some basic ecological issues which will have to be dealt with before this development progresses beyond the planning stages.

March 17, 1972

for immediate release

The St. Lawrence County Environmental Management Council last night (March 16) unanimously rejected the recently announced proposal by the Horizon Corporation of Tucson, Airzona to construct a 6,000 - 9,000 unit seasonal home development on 24,300 forested acres within the Adirondack Park in St. Lawrence County, New York. The Council's opposition to the project is based upon three criteria. The project seriously threatens the "forever wild concept" upon which the Adirondack Park was created. Secondly, the conceptual development plan for the proposed project threatens the environment of the area. These plans, as unvailed to the County Planning Director by representatives of the Horizon Corporation, in addition to showing building lots for a seasonal population of 21,000 - 36,000 persons, call for the construction of three recreation water impoundments, 200 to 300 acres in size, on the north and middle branches of the Grass River. Also proposed in Horizon's preliminary development plan is one and perhaps two eighteen hole golf courses, a family ski run, and a community center including condominium type apartments, a resort motel, swimming pool, convenience stores and shops and related facilities. The community center may be serviced by a public sewerage system, presumably discharging its effluent into the north branch of the Grass River, but the balance of the community, which is envisioned by Horizon as a bi-seasonal development, will be serviced by individual on-site wells and septic tank waste disposal systems. Individual lot sizes will vary between one and perhaps as much as ten acres, but most will be in the 1 1/2 to 2 acre range and sell for approximately $5,000. The feasibility of relying upon individual septic tanks, according to Horizons' engineers, was based upon the results of approximately

one percolation test per square mile. No other soils suitability information is available for the site. The Horizon corporation is basically a land sales oriented firm with all previous projects in the west, southwest, and rocky mountain area. A system of mostly unpaved roads will serve the development. Home construction will be the responsibility of the individual. No local planning, zoning, or other land use controls exist, and the entire responsibility for the project lies with the Horizon Corporation, the New York State Department of Environmental Conservation, and the newly created Adirondack Park Agency. Horizon intends to exercise control over the development of the project through the use of deed restrictions. The Adirondack Park Agency is now operating under interim rules and regulations and is without a land use plan or specific development controls or guidelines.

The Council's third objection is by reason of the apparent inadequate project planning done by the Horizon Corporation which has led to their decision to proceed with the acquisition of land for the project.

The Environmental Management Council was created last year by the County Board of Supervisors, the legislative body of St. Lawrence County, to serve in an advisory role on matters relating to the County's natural resources. The Council's eighteen citizen members represent a cross section of environmental interests including environmental agriculture, education, science, technology, and environmental action. The Council's actions with regard to the Horizon project were taken immediately subsequent to an "environmental speak-out" held by the Council in Canton, St. Lawrence County's county seat. The speak-out

was attended by a standing room only crowd in excess of 150 persons composed of a broad cross section of county residents. While other environmental topics were discussed, those present voiced unanimous opposition to the proposed Horizon project because of its location within the Adirondack Park and the projects threat to the Park and the natural resources of the area. Opponents also rejected the promise of economic benefits resulting from the project, and noted the the project would benefit only the developer and a small group of others. Economic benefits to the people of St. Lawrence County were seen as being limited to very short term construction employment. Higher local taxes and bad side effects from the project are also feared. This action by the Environmental Management Council was taken at this time to serve notice on the developers, their agents, and the public agencies involved that there is diverse and wide spread official and citizen opposition to this project as now conceived. The purchase price was approximately $100 per acre for a total estimated cost of $2,300,000.

## Save "Sunday Rock"

**The Editor, The Plaindealer:**

St. Lawrence County residents should think twice about the proposal of out-of-state developers putting a colony of "second homes" in the Adirondack woods above South Colton. The economic benefits would be a brief shot in the arm, shorter-lived than those which once excited us when the St. Lawrence Seaway was proposed.

We do not need short-term jobs that end with the completion of a development. What we do need is light industries that will not pollute our air and water but will provide steady jobs and keep money circulating in the county, not going largely to swell the profits of out-of-state entrepreneurs.

We all know Route 56, that lovely, lightly-traveled road that winds upward through the Cold Brook gorge onto the Adirondack plateau and into the big woods. For generations it has been the way in to a different world---a wild, forest land of space, freedom, relaxation, and adventure. The road has changed over the years, but there is still little development in the nineteen miles from South Colton to Sevey Corners---just a few farmhouses, hunters' shacks, and a couple of taverns.

But now a developer proposes to change all that by building a network of roads through the woods, damming the waters and making artificial lakes, and erecting vacation homes on 24,300 acres on the west side of Route 56 above the Plains and the Huggard Farm, in Granshue and Hollywood townships in the Town of Colton, and spilling over into the Town of Clare.

At present this land is all wild forest. Recent lumbering has stripped it of most marketable timber, but it is still excellent habitat for deer, with wintering yards in the swampy headwaters of the north branch of the Grasse. These swamps would be flooded. The winter yards would go, and the resulting lakes would warm the waters of one of the best remaining trout streams in the county, not to speak of inevitable pollution from even the most advanced of sewage systems.

The site is within the blue line of the Adirondack Park. Here at the northwest corner of the park we are unfortunate in having little state-owned forest preserve. There is one small block of state land at Church Pond and another tract on both sides of the road near Sevey's. Most other tracts are owned either by Niagara Mohawk or by lumber companies which lease hunting and fishing rites. The alliance between the lumber companies and game clubs does not preserve wilderness; but it has worked reasonably well to hold development in check, make favorable conditions for most species of wildlife, and keep traffic sparse on our roads into the woods and mountains.

Now one of the lumber companies intends to break this pattern by selling out to developers willing to pay nearly $100 an acre for cut-over land. It is a high price. It is going to raise the hopes of all the lumbering interests along Route 56. What we have to look forward to, if the proposed development is successful, is colonies of vacation homes all the way from Cold Brook gorge to the tract of state land below Sevey's.

The legend of Sunday Rock is probably known to everyone in the county. The boulder beside Route 56 at South Colton has been a proud landmark for over a century. It divides, we say, the developed part of the county from the wilds or South Woods, as we used to call the Adirondacks. The rock means different things to different people because an aura of emotion surrounds it. Father passes the legend on to son. Sunday Rock is a link with our past and a hope for our future. That hope (for most of us in the County, I think) is that South Woods will remain the proper home of the deer, the bear, the coyote, and the beaver, a place where man is only a temporary visitor.

Twice, when Route 56 was widened, the people of the county, and even some outsiders who knew our legend, have rallied to save Sunday Rock from the dynamiters by moving it a few yards from its original stand. Now the time has come to save Sunday Rock again; not the rock itself but all that it stands for in our feelings and memories.

Let's revive the Sunday Rock Association and address petitions to the Adirondack Park Agency and the State Department of Environmental Conservation. Let them know that we do not want South Woods developed by Horizon Corp. of Tucson, Arizona, or any other group.

**Paul F. Jamieson**

## Save Our Land

**The Editor: The Plaindealer;**

I have read with great interest of the proposal of Horizon Corp. to purchase 24,000 acres in the towns of Clare and Colton for purposes of development. While I believe in modest development of recreational lands in the North Country I am opposed to the Horizon Corp. proposal for a number of reasons.

First of all, the land in question is within the "blue line" - the Adirondack Park boundary. The Temporary Study Commission on the Future of the Adirondacks, in its thoughtful and carefully-constructed report released in 1970, took a strong stand against developments of the Horizon Corp. variety.

The Commission pointed out that local governments within the Park are inadequately organized to prevent large corporations from subdividing large lots and noted, "without adequate planning and land use controls, subdividing will destroy the Park." (p.27)

The Commission went on to say that "uncontrolled development is a greater threat to the Adirondacks than was the uncontrolled lumbering at the turn of the century....(for) the forests have recovered over time...." "Seasonal residence development," however, "will become a permanent feature of the Adirondack landscape. The subdivision of large tracts into lots ranging from less than one acre to a few acres will destroy forever the open space character of the area." (p.91)

Apparently Mr. Sidney Nelson, of Tucson, Arizona, the President of Horizon Corp., read the Commission's report differently. He told reporters that the Study Commission on the Future of the Adirondacks "recommended development of 'certain areas, of which this is one' in the periphery of the Adirondacks".

This is a blatant distortion of fact, for nothing of the kind is recommended anywhere in the Commission's report. Indeed, the whole tenor of the Study Commission's report was that the Adirondacks should be preserved in their natural condition for the enjoyment of all of the people of the State - not for a privileged few.

Make no mistake about one thing - Horizon Corp. is in this for a profit. When a corporation spends $2.3 million for 24,000 acres of land it intends a large scale operation.

If, as has been suggested, the land is developed into access roads, golf courses, lakes, marinas,etc. the costs to Horizon Corp. will be staggering. The only way to realize profits will then be to subdivide and subdivide some more.

The "low density" settlement which Mr. Nelson has promised us doesn't seem to make economical sense and leaves one wondering about Horizon Corp.'s definition of "low density."

Some other things don't seem to make much sense, either. With an April 1 closing date on the purchase, why can't Mr. Nelson give more definite answers to such questions as: plans for the development (really, now, what businessman would spend $2.3 million for a site with "no definite plans" for its development?); prices of the lots; proposed recreational development; and environmental impact?

The latter question is particularly important, for what would a major development do to the hunting and fishing of the area? What water and sewage problems would arise? Where would solid wastes be dumped? What woods and wildlife would be destroyed?

The Adirondack Park constitutes the greatest wilderness area east of the Mississippi. Those of us who live in and around the Park can no longer take this great area for granted. When a corporation based in Arizona plans to change the landscape of a large segment of our County, we have reason for concern.

If the Adirondack Park Agency, which emerged from the work of the Temporary Study Commission on the Future of the Adirondacks, does not have the authority to halt this development within the Park, then the Towns of Clare and Colton, the Conservation Department, the St. Lawrence County Conservation Council, the Board of Supervisors and other area organizations should demand that Horizon Corp. provide the people of this area with satisfactory answers before proceeding with their project.

Peter E. Van de Water
41 Judson Street

(3)

Watertown Daily Times
Watertown, N. Y.
Friday, March 10, 1972

# Horizon's "Colton Project" Now County Planning Issue

...ere are no local zoning ...ubdivision ordinances to ...ct the interests of the ...ple of Colton, he ob... ...ed, adding "it is good we ...e the Adirondack Park ...ority, which may exer... ...some control through ... restrictions."

By EVA S. DEAN
Times Potsdam Bureau

POTSDAM — The battle has apparently been joined in the matter of the so-called "Colton Project", the planned community development that was revealed earlier this week for that town.

Colton residents appeared at the county planning board meeting in Canton Thursday night to vigorously protest statements indicating supervisors Harold Buck was enthusiastic and supporting the idea.

The spokesman for the group, who was not identified by name, asserted "all of Colton" is opposed to the whole concept of a planned development. She cited the beauty of the area, declaring "we want to keep it just like it is. It is too beautiful to be commercialized."

She contended newspaper articles have been misleading in that they project the supervisor's opinions as that of the official community. In reality, she insisted, "he never told anyone, not even the other members of the town board, about the preliminary explorations and talks with Horizon personnel.

"He just went ahead and let it happen. The first we knew was when we read it in the paper and heard it on the radio. All of Colton is upset. We do not want this development."

Her concerns are obviously shared by Richard Grover, county planning director, who presented a data sheet listing some of the potential probelms he anticipates. He promised much more study and said he will be offering a complete report on the matter after he has made the studies and has consulted with experts and officials.

### Planners Views

Mr. Grover pointed out Horizon Corp., the company that has announced its intent to exercise its option to purchase some 24,000 acres of land, mostly in the Town of Colton, from Northern Lumber Company of Poland, specializes in large scale acquisition of property. It does not build, but subdivides and sells, relying upon others to...

Among preliminary data compiled by the county planner are:

No plans for water supply, but dependence upon individual wells; no sewage except for individual septic tanks; road maintenance would be the responsibility of the Town of Colton, as would fire and police protection, garbage and trash removal.

He fears an undermining of the local tax base, putting an additional heavy tax burden on the local community for road construction, maintenance, paving, snow removal. Destruction of wild life habitat, fish habitat and forest resources, because of ground and surface water pollution, was also cited by the planner.

There is no sanitary code or program in Colton, no soils information on the tract under discussion. North of the tract though, where information is available, there are limitations for septic drains and disposal. Sewage construction would be extremely costly because of the type of soils and the topography, he fears.

See COUNTY — Page 3

There wouuld be increased traffic flow on Route 56, which is often described as already too heavy. Thus, the highway would require substantial improvement which in turn would mean additional environmental problems, Gover contends.

Mr. Gover also expressed the fear that when this development occurs, the competition will also come in and there is the threat of peripheral development because of no local planning or zoning.

"I have told supervisor Harold Buck I am fearful the projected plans will do more harm than good I have mixed emotions at this point, though I believe the whole idea is ill-conceived," he stated.

Mr. Buck reportedly said today that he is having second thoughts in the matter and expressed soome reservations about the value and long term benefits of the proposal.

### Who Controls?

There was some discussion regarding which agency or governmental entity has precedence, the town of Colton or Adirondack Park Agency, when it comes to enacting controls at this point. It was generally conceded nothing can be done within the so-called blue line without the approval of the APA.

Mr. Grover said he wants to play a meaningful role in the planning and development, if it does go through, and he also expects the county's environmental planning council to become involved.

The planning board, chaired by Dr. Herma Shulman, gave unanimous approval to his request to take on the Colton project as an official staff investiagtion. He will contact officials in other sections of the country where Horizon has been involved.

George J. Savage, regional manager for the state commerce department, who was in the room as an observe... urged the county planner ... seek out and report on t... good points of the project. ... well as the adverse points. ... cited the need for expand... economic opportunities ... that particular section, ... well as the desirability f... conservation considerations.

Mr. Grover promised ... would be objective in his r... view and report.

# Opposition Mounts On Horizon Project

CANTON —The new chapter here of the Adirondack Mountain Club, a statewide organization concerned with conservation and outdoor recreation, reports pressure for opposition to the propsed Horizon Corp. development of land in the Towns of Clare and Colton to be rising rapidly.

The 38-square mile tract of land where the Arizona firm proposes to level forest lands for construction of a golf course, ski site, hotel-motel complex and vacation homes for 20,000 to 30,000 people, and to dam the north branch of the Grasse River for three man-made lakes is reported to lie wholly within the officially designated "blue line" boundaries of the Adirondack Park.

The conservation-oriented club is readying a petition to be presented to the two state agencies, the Department of Environmental Conservation and the Adirondack Park Agency, whose approval must be gained before the large-scale project by Horizon Corp. can get under way.

The petition, which will be available for public signature at various local points, including Barbour's Store in Canton, is being prepared by Prof. Bernard Lammers, who teaches environmental law at St. Lawrence University.

Lammers, a Columbia graduate who has been a member of the St. Lawrence faculty six years, spent last year on leave at the University of Law, Chicago, where he worked with the American Bar Foundation on an environmental law bibliography and was chairman of the library committee of the Environmental Law Society.

Moved 12 Watertown Times