



George E. Pataki, *Governor* | Ross S. Whaley, *Chairman* | Richard Lefebvre, *Executive Director*

State of New York Adirondack Park Agency, Route 86, P.O. Box 99, Ray Brook, NY 12977, 518.891.4050, [www.apa.state.ny.us](http://www.apa.state.ny.us)  
Paul Smiths Visitor Interpretive Center, Route 30, P.O. Box 3000, Paul Smiths, NY 12970, 518.327.3000  
Newcomb Visitor Interpretive Center, Route 28N, P.O. Box 101, Newcomb, NY 12852, 518.582.2000

ADIRONDACK PARK AGENCY 2005 Annual Report  
George E. Pataki, *Governor*

*"Sustaining our Park for today's  
communities and tomorrow's  
children."* —CHAIRMAN ROSS WHALEY





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*[cover] Newcomb VIC educator Ellen Rathbone teaches Keene Central School students about tree identification; [right] Visitors enter the Paul Smiths VIC for a summer day of fun.*



## Message from the Governor

The Adirondack Park is truly a State and national treasure that has been enjoyed by so many New Yorkers over the years, and it is vital that we continue our efforts to protect these vast and beautiful lands and waters. ■ I am pleased that we have strengthened partnerships to maintain and enhance the special character of the Park – and clearly, the State must continue to work with local governments and an engaged citizenry to accomplish this goal. ■ I am proud of the progress we have made and applaud the commitment and efforts of the Adirondack Park Agency staff. The agency serves an important role and must remain vigilant in protecting the Park and its residents. ■ This year, we have seen progress with the addition of an entirely new Wilderness area – the Bog River Wilderness; significant additions to the Five Ponds Wilderness Area; the creation of the Raquette River Wild Forest-Jordan Boreal Primitive Area; and the subdivision of the Tahawus tract to lay the



foundation for additions to the Forest Preserve.

■ These areas will be places where New Yorkers today and the generations to follow can recapture the past and refresh their spirits. We have made

valuable investments in community infrastructure to improve the reliability of electric power in the Tri-Lakes area and upgrade community water and wastewater treatment systems throughout the Park. ■ The Adirondack Park is truly a model for sustaining our human and natural communities in harmony, while also keeping us aware of the need to protect our treasured resources in the years ahead. ■ The progress we have made is part of a larger, ongoing effort, and I am confident that we will continue to see great achievements in the protection and stewardship of the Adirondack Park.

A handwritten signature in black ink that reads "G. E. Pataki".

George E. Pataki, Governor



## Message from the Chairman

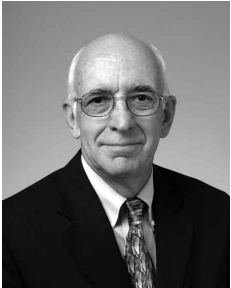
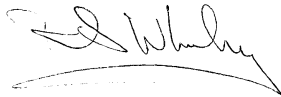




With tongue in cheek, we often comment that if no one is pleased with a particular decision made by the Park Agency we just might have reached the “right” balance in that decision. Clearly, a better measure of the collective decisions over the years is to assess the Park in comparison to other areas around the country with similar kinds of development pressures or concerns.

Compared to areas surrounding some of our national parks and seashores I think we stack-up quite well. I see a Park not cluttered with subdivisions that are insensitive to protecting the natural environment that adjoins them. I see uninterrupted, beautiful vistas of lakes, mountains, forests and wetlands. Between the vistas are communities of proud, hard-working citizens who care about the place and each other. They care enough to be involved in the decisions that affect their community. They express their care through writing letters, showing up for public meetings and sharing their opinion in the local coffee shop. Maybe this is one place where old-time democracy is still alive and well.

There is a continuing job ahead of us in protecting this special place while assuring that people who want to live here can find a job, an affordable place to live, good schools, friendly/caring neighbors, and local government services that are affordable.



Ross S. Whaley, Ph.D., *Chairman*

APPROPRIATED FUNDS 2005-2006

Total Operating Funds .....	\$4,318,000
Local Government Review Board .....	\$50,000

STAFFING LEVEL FOR 2005

Permanent Staff .....	63
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***[facing page] Deer River Primitive Area, part of the Northern Flow Rivers Primitive Canoe Corridors Area.***

Agency Board



The Adirondack Park Agency is an independent agency in the Executive Department. It reports directly to the Governor.

The Board consists of eleven members. Eight are appointed by the Governor and three are ex-officio members: the Commissioner of the Department of Environmental Conservation, the Secretary of State, and the Chairman of the Department of Economic Development. This membership represents a careful balance of local, regional and statewide interests.

The Adirondack Park Agency Act gives the Agency broad authority which has been refined through a Delegation Resolution to involve a discrete set of tasks, such as ordering a project to hearing, and matters of overall policy. The Agency conducts its business at regular monthly public meetings and does so through specialized committees charged with responsibilities in specific issue areas.

The Agency has further defined those tasks most appropriately handled by staff. Under these delegated responsibilities, staff members provide the Agency with the technical information and analysis necessary to make informed decisions or to develop policy direction. Under the direction of the Executive Director, the staff also exercises broad authority to conduct certain aspects of the Agency's business. A careful balance of activities between the Agency Board and staff is a matter of ongoing dialogue and close attention.

#### AGENCY BOARD

Ross S. Whaley, *Chairman, Franklin County*  
William H. Kissel, *Essex County*  
Frank Mezzano, *Hamilton County*  
Deanne Rehm, *Warren County*  
Katherine O. Roberts, *Putnam County*  
James T. Townsend, *Monroe County*  
Leilani C. Ulrich, *Herkimer County*  
Cecil Wray, *New York County*  
Denise M. Sheehan, *Commissioner*  
*Department of Environmental Conservation*  
Charles A. Gargano, *Commissioner Department*  
*of Economic Development*  
Randy A. Daniels, *Secretary of State*  
Randy Beach, *Designee Department of Economic*  
*Development*  
Stuart A. Buchanan, *Designee Department of*  
*Environmental Conservation*  
Richard L. Hoffman, *Designee Department of*  
*State*

***[facing page] Back Row (left to right): James T. Townsend, Katherine O. Roberts, Ross S. Whaley, Richard L. Hoffman, William H. Kissel, Cecil Wray. Front Row (left to right): Deanne Rehm, Frank Mezzano, Stuart A. Buchanan, Randy Beach; [inset] Leilani C. Ulrich.***



## 2005 State Land Classification Package



In 2005, the Adirondack Park Agency was a partner to the most comprehensive classification/reclassification of state lands undertaken inside the Blue Line in the past twenty years.

Governor Pataki approved the Adirondack Park Agency's state land recommendations for newly acquired Forest Preserve lands inside the Adirondack Park. This action included the classification of 70 new state land parcels totaling approximately 47,575 acres, plus eight state land reclassifications totaling an estimated 26,308 acres. The total acreage involved was approximately 73,880 acres. The action involved lands in nine counties including: Essex, Franklin, Hamilton, Herkimer, Lewis, St. Lawrence, Saratoga, Warren and Washington Counties.

With this action, the Governor classified approximately 42,000 acres of land as either Wilderness or Primitive lands. These state land classifications are the most stringent designation and will result in significant protection for critical natural resources.

In addition, 28,000 acres of Forest Preserve lands were designated as Wild Forest. These lands will provide the opportunity for a greater range of outdoor recreational activities, which ultimately will be determined through the Department of Environmental Conservation's unit management planning process, in consultation with the Park Agency's state land staff.

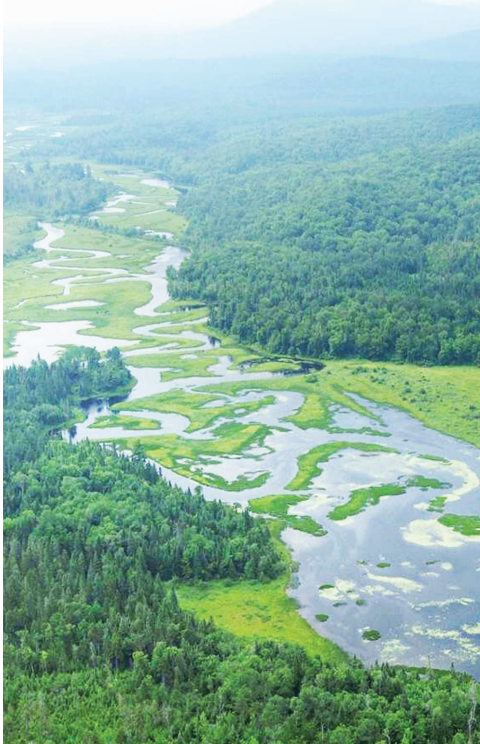


***The Madawaska Flow/Quebec Brook Primitive Area is located in the towns of Santa Clara and Waverly, Franklin County. The classification was based on the sensitivity of the large wetlands complex of Madawaska Flow and Quebec Brook, which is primarily utilized as a canoe/kayak route.***

***[above] Quebec Brook.***

***[facing page] Madawaska Flow.***





***Northern Flow Rivers Wild Forest Canoe Corridors include the main and east branches of the St. Regis River, west branch of the Oswegatchie, Raquette River north of Carry Falls, and south branch of the Grasse River. These river corridors provide a wide range of unsurpassed recreational opportunities for fishing, kayaking, canoeing and duck hunting. [above, Main Branch of St. Regis River]***

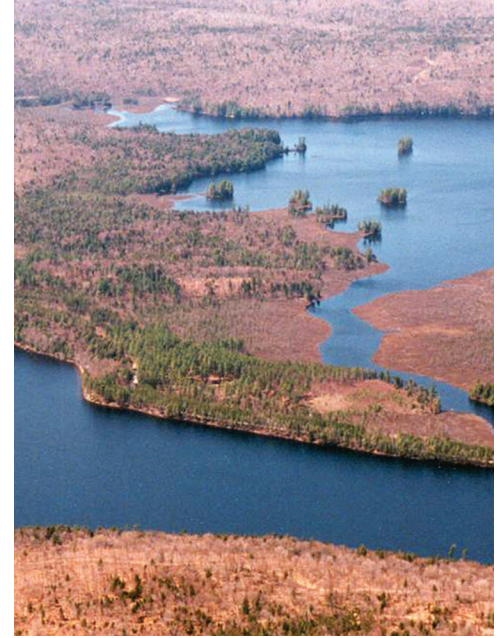
These classifications were the culmination of months of Park Agency and Department of Environmental Conservation staff collaboration and fieldwork. The process included an extensive public outreach component which helped shape a package that represents a strong commitment to protecting the unique and diverse natural resources of the Adirondacks and – where appropriate – enhances our world class outdoor recreational opportunities.

During the public hearing process on this classification package, a wide range of public comments were received which emphasized the need to provide increased public access to state lands while also restricting motorized access to sensitive natural areas. These recommendations approved by the Governor clearly balance these objectives.

The classification includes creation of the following new state land units:

- Round Lake Wilderness – approximately 11,000 acres via classification of Round Lake and reclassification of portions of the Horseshoe Lake Wild Forest and Hitchens Pond Primitive Area to Wilderness
- Madawaska Flow/Quebec Brook Primitive Area – approximately 6,200 acres
- Boreal Primitive Area – approximately 11,000 acres

- Raquette River Wild Forest – approximately 2,000 acres
- Northern Flow Rivers Primitive Canoe Corridors, including the Raquette River Primitive Area north of Piercefield, Dead Creek Primitive Area and the Deer River Primitive Area – combined, create over 5,600 acres of river corridor for canoeing and kayaking opportunities
- Northern Flow Rivers Wild Forest Canoe Corridors, including the main and east branches of the St. Regis River, west branch of the Oswegatchie, Raquette River north of Carry Falls, and south branch of the Grasse River – create a series of corridors for use by canoes, kayaks and small water craft totaling over 19,600 acres in new public recreation opportunities
- The Adirondack Park Agency, in partnership with the Department of Environmental Conservation, pursuant to the guidelines and criteria of the State Land Master Plan and section 816 of the Adirondack Park Agency Act, prepared recommendations for the Governor’s review and approval. The Adirondack Park Agency Act requires the agency to classify the state lands in the Park according to “their characteristics and capacity to withstand use.”



***A new Round Lake Wilderness Area was created through the classification of approximately 5,836 acres of recently acquired land from The Nature Conservancy and reclassification of portions of the Horseshoe Lake Wild Forest and Hitchens Pond Primitive Area to Wilderness. The new wilderness area will encompass over 11,000 acres and provide important new wilderness recreation experience within the Park.***

***[above] Looking northwest across Little Tupper Lake in foreground, Round Lake in middleground and Lost Pond in distant left.***

## Regulatory Programs Division





The Agency considered a diverse variety of regional projects during the year and took the following actions with respect to some of them:

- The Adirondack Park Agency worked in partnership with Essex County to permit the Essex County Public Safety Building. This project addresses space and operational deficiencies. While the existing jail had the capacity to accommodate 26 inmates, the new facility will house up to 120 inmates, a State Police Substation and the Essex County Emergency Services 911 operations.

The Public Safety Building is located on a 33.5-acre site on the south side of Stowersville Road (County Road 12) in the Town of Lewis. Approximately 115 people will work at the new public safety building. This project represents a sensible balance between the preservation of the park's resources and open space character with the complementary needs of local governments for growth, service areas, employment, and a strong economic base.

- Marion River Carry Railroad, Inc. was granted a permit for a new commercial sand and gravel extraction to be operated over 30 years.

***[facing page] Essex County Public Safety Building.***



James Townsend, *Chair Regulatory Programs*

The Regulatory Programs Division is responsible for the review, recommendations or determination of all project permit applications subject to Agency jurisdiction. The year 2005 was the busiest year in recent history as Regulatory Programs received 452 applications, issued 363 permits and one variance, determined 29 projects to be non-jurisdictional and sent two projects to public hearing. Twenty-one applications were withdrawn.

**WORKLOAD**

	<b>2005</b>	2004
Applications Received	<b>452</b>	402
Permits Issued	<b>363</b>	310





Mark E. Sengenberger, *Deputy Director*

*Staff*

Holly E. Kneeshaw, *Assistant Director*

Tracy J. Darrah, *Secretary 1*

Stephanie C. Summers, *Keyboard Specialist 1*

John L. Quinn, *Environmental Program Specialist 3*

George V. Outcalt, *Environmental Program  
Specialist 2*

Colleen C. Parker, *Environmental Program  
Specialist 2*

Thomas E. Saehrig, *Environmental Program  
Specialist 2*

Michael P. Hannon, *Environmental Program  
Specialist 1*

Suzanne B. McSherry, *Environmental Program  
Specialist 1*

Virginia Yamrick, *Environmental Program Specialist 1*

Leigh R. Walrath, *Environmental Program  
Specialist 1*

- The Agency granted an 814 Order to NYS Department of Transportation for a new salt storage facility/reload site. A total of 2.1± acres were transferred from the NYS DOT land bank to NYS DEC to mitigate the use of Forest Preserve lands for the reload site.
- The Agency sent to public hearing a project involving the proposed construction of three new ridge-top and mountaintop emergency communication towers as part of Saratoga County's 800 MHz Trunked Radio System.
- The Agency completed pre-application conceptual review of the Adirondack Club and Resort Project and received an application for the redevelopment of the Big Tupper Ski Area and the subdivision of about 6,000± surrounding acres into sites and lots for the purpose of creating more than 720 new condo/hotel units, multiple family dwelling units and single family dwelling units.
- Lake Placid Vacation Corp. was granted a permit to expand the main building of the Holiday Inn Resort to create 40 new guest rooms and new lobby area.
- Nextel Partners, Inc. was granted a permit to construct a 114 ft. tall simulated tree telecommunications tower and associated equipment building to be located east of the Pilot Knob Road in Fort Ann.

- The Agency approved five new general permits: (1) Minor Projects Not In or Impacting Wetlands; (2) Replacement of or Installation of Certain New Telecommunications Antennas on Existing Towers or Other Tall Structures; (3) Hunting and Fishing Cabins Greater Than 500 Square Feet in a Resource Management Area; (4) Subdivision to Convey Two or More Lots without Principal Building Rights; and (5) Certain Minor Regulated Activities by NYS DEC in APA-Jurisdictional Freshwater Wetlands.
- Essex County IDA was granted a permit for the development of a new seven-lot Business Park, "The Moriah Business Park."
- New York State Department of Correctional Services was granted two permits for installation of telecommunication panel antennas; one for antennas on an existing 212 foot tall NYS DOCS smoke stack in Dannemora and one permit for antennas on the top of an existing 47± foot tall water storage tank at Adirondack Correctional Facility.
- The Agency issued a permit for the Black Point Sewer District project which will serve the Towns of Ticonderoga and Putnam. The proposed project in Ticonderoga involves the construction of a low-pressure sewer system involving individual home grinder pump units and service laterals, force main sewers, and main pump stations.



***Computer simulation of the Crowne Plaza hotel expansion in Lake Placid used to determine project's visible impacts.***



***The Agency approved a general permit to efficiently review and install telecommunication facilities on existing towers, or other tall structures.***

## Legal Division



**Jurisdictional Office**

The public’s first point of contact with the Agency is often a letter or phone call handled by the Jurisdictional Inquiry Office at the Agency. The Agency received 1134 written requests for formal jurisdictional determinations in 2005, with an average response time of 18 days. Staff in this office addressed 8171 telephone contacts and met with 419 walk-in members of the public who visited Agency headquarters to obtain information.

The Jurisdictional Inquiry Office continued to address staffing and management during the year to improve service to the public and insure consistency and clarity in issuance of jurisdictional determinations.

**Staff Attorneys**

The Agency’s four staff attorneys, Counsel and Associate Counsel continue to provide legal services and advice for all aspects of the Agency’s business. The Division also manages litigation matters working with the Attorney General and saw the successful conclusion of litigation involving the enforcement of Agency permit conditions, the approval of the Chester local land use program and Agency approval of a Nextel cell phone facility near Pilot Knob on Lake George.

***[facing page] Project Administrator Brian Ford guides a member of the public through the Agency’s rules and regulations. The Legal Division’s Jurisdictional Inquiry Office answers thousands of phone calls and handles hundreds of walk-ins on an annual basis.***



James Townsend, *Chair Legal Affairs*  
Cecil Wray, *Chair Enforcement*

The Legal Division’s attorneys provide legal advice to the Agency and its staff on most issues. The Division also oversees the Jurisdictional Inquiry and Enforcement Offices.

**WORKLOAD**

	<b>2005</b>	2004
<i>Jurisdictional Determinations</i>		
Written Inquiries	<b>1,134</b>	1,021
Responses	<b>1,039</b>	1,021
Phone Calls	<b>8,171</b>	7,321
<i>Enforcement Cases</i>		
Open	<b>388</b>	246
Closed	<b>424</b>	23





John S. Banta, *Counsel*

#### *Staff*

Barbara A. Rottier, *Associate Counsel*

Paul Van Cott, *Associate Attorney*

Mary L. Reardon, *Keyboard Specialist 1*

Mary B. Palmer, *Keyboard Specialist 1*

Ellen Egan George, *Senior Attorney*

Mitchell Goroski, *Senior Attorney*

Richard R. Terry, *Senior Attorney*

Rita G. Quinn, *Environmental Program Specialist 2*

Brian M. Ford, *Environmental Program Specialist 1*

Trevor S. Fravor, *Environmental Program Specialist 1*

Nancy M. Heath, *Environmental Program*

*Specialist 1 Trainee*

Susan H. Parker, *Environmental Program*

*Specialist 1*

Emily M. Tyner, *Environmental Program Specialist 1*

Douglas W. Miller, *Environmental Program*

*Specialist 1*

A number of technical corrections to the Agency Rules and Regulations were concluded in 2005, including codification of boundary line adjustment guidance and consolidation of variance procedures. Major proposals for new definitions for “campground,” “hunting and fishing cabin,” “involving wetlands,” and some other significant procedural revisions completed review with the Agency’s Technical Advisors and Legal Affairs Committee and are now pending SAPA review.

The Division assisted the Agency in developing potential legislative reforms derived from ideas generated at the Adirondack Park Agency’s 30th Anniversary Conference held in 2003 in Lake Placid and discussed with different constituency groups in 2005.

#### **Enforcement**

The first goal of the Enforcement Office is to prevent violations through public education and close coordination with local municipal officials. Where violations have occurred, the four enforcement officers are responsible for the identification and resolution of violations, with the primary objective of requiring the repair of environmental damage and bringing project sites into compliance with regulatory standards.

Since 2000, the enforcement program has made significant strides. Under the leadership of Cecil Wray, the program has expanded its capabilities through the addition of an enforcement attorney and an additional enforcement officer. Enforcement backlog was significantly reduced, as the enforcement program

improved its efficiency and focused its efforts on environmental priorities. A 2001 regulatory initiative resulted in new enforcement regulations that strengthened the Agency's ability to enforce wetlands violations. The results have been impressive.

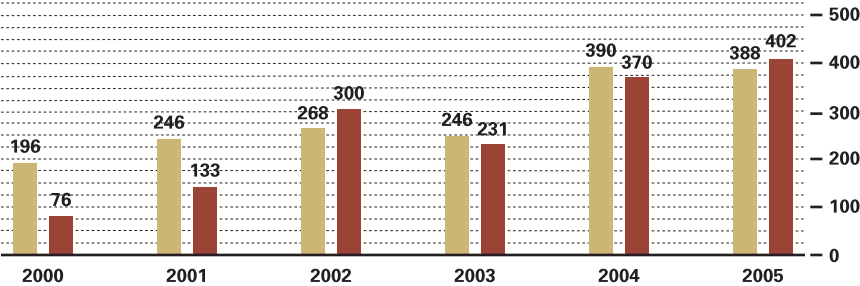
In 2005, the enforcement program resolved 402 cases, compared to 76 in 2000. Similarly, in 2005 enforcement staff negotiated 165 settlements, compared to 39 in 2000. During the same period, Agency actions were affirmed by the courts in every case where settlements were unobtainable through negotiations.



**Adirondack Association of Towns and Villages' President John Risley (left) discusses proposed regulatory reform with Agency Counsel John Banta.**

**Enforcement**

*Enforcement Case Load 2000-2005*



■ Cases Opened  
■ Cases Resolved

*Enforcement program reorganization is resulting in increased resolution of cases.*



Resource Analysis & Scientific Services Division



The Resource Analysis and Scientific Services unit (RASS) experienced significant personnel change in 2005. Ray Curran, in 2004, retired after 31 years of public service at the Agency, which led to Dan Spada’s promotion to Supervisor of Natural Resource Analysis. Three new staff members were added including Larry Phillips (Forest Resources), Mary O’Dell (Biologist 1, Ecology) and Greg Bendell (Environmental Engineer).

RASS contributed to the review of several major projects including the Adirondack Club and Resort, the North Creek Snowbowl, the Lake Algonquin dredge, the Ellsworth Marina dredge, the Upper Saranac Lake milfoil project and the Fish Creek Ponds Campground erosion control project. On a daily basis, the RASS engineer and soils scientist review project applications to substantiate “no undue adverse impacts” to critical natural resources.

RASS assisted Enforcement Officers and Legal staff to reduce the enforcement case backlog. Staff conducted site visits and prepared affidavits for enforcement cases involving major wetland fills, soil erosion stabilization and shoreline vegetation cutting violations. RASS staff also provided technical overview of regulatory reform efforts and wetland jurisdictional determinations.

RASS provided critical guidance to Planning staff regarding resource impacts from proposed development activities on state land and in reviewing Unit Management Plans. Staff participated in implementing a general permit for Certain Minor Activities Involving Wetlands on state lands and helped develop a jurisdictional determination/



Katherine O. Roberts, *Chair Park Ecology*

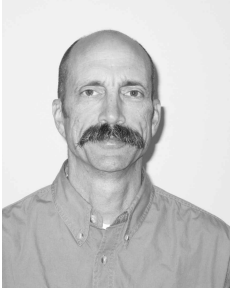
The Resource Analysis and Scientific Services (RASS) Unit provides the scientific and technical data supporting most Agency matters including project review, enforcement, and state land activities. The Agency’s scientists provide daily guidance on septic systems and storm water runoff, soils analysis, forestry, invasive species and wildlife habitat. Staff also conducts wetland delineations.

WORKLOAD

	2005	2004
<i>Wetland Delineations</i>	<b>347</b>	266

***[facing page] Dan Spada (left) conducts field training with new staff members Mary O’Dell (center) and Larry Phillips (right).***





Daniel M. Spada, *Supervisor-Natural Resource Analysis*

*Staff*

Shaun LaLonde, *Soil and Water Engineering Specialist*

Greg A. Bendell, *Environmental Engineer*

Lawrence P. Phillips, *Associate AP Project Analyst, Forest Resources*

W. Mark Rooks, *Associate AP Project Analyst, Biological Resources*

Edward S. Snizek, *Associate AP Project Analyst, Fresh Water Resources*

Mary A. O'Dell, *Biologist 1 (Ecology)*

Sunita Halasz, *Environmental Program Specialist 1*

general permit application for DEC projects proposed for state land. These efforts have streamlined jurisdictional determinations and wetlands permits improving interagency effectiveness.

Requests for wetland delineations remained high. Staff conducted 347 delineations in 2005. In Essex, Warren, Franklin, Hamilton, Herkimer and Clinton counties staff conducted the bulk (83%) of all wetland delineations.

In an effort to increase understanding of the Park Agency's role and responsibilities, RASS staff worked with high schools and developed a three-day course curriculum for senior Participation in Government classes. Staff will teach this three-day curriculum at two high schools in the fall of 2006.

The Adirondack GIS Users Group partnership continued to be active with meetings around the region. The ADK GIS session at Local Government Day focused on the different software products available, including free GIS software. Notes from this meeting are available at <http://www.adkgis.org/>.

RASS staff were involved in a number of different conservation partnership initiatives in 2005 including:

- Adirondack Park Invasive Plant Program
- Adirondack Cooperative Loon Project
- Adirondack All-Taxa Biodiversity Inventory
- Interagency Wetlands Working Group
- Adirondack Research Consortium
- UMP-GIS Initiative
- The Nature Conservancy's Matrix Block planning effort
- SUNY ESF's Ecological Land Unit initiative
- Natural History Museum of the Adirondacks
- Adirondack Watershed Institute
- ORDA/ Wildlife Conservation Society Bicknell's Thrush habitat study on Whiteface Mountain.

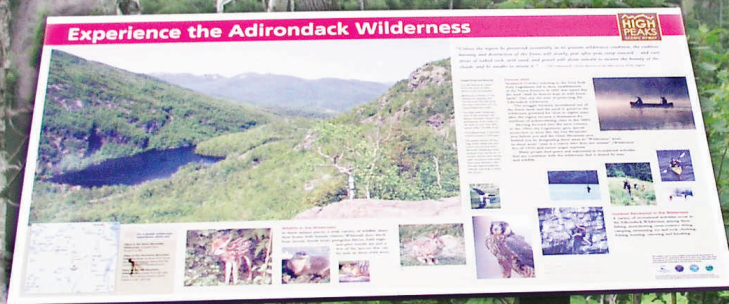
***[top right] Soil and Water Engineering Specialist Shaun LaLonde (back to camera) meets with potential applicants to discuss soil suitability for an on-site septic system. Mr. LaLonde reviews hundreds of proposed septic and water system designs yearly as part of project review.***

***[bottom right] Project Analyst for Forest Resources, Larry Phillips examines a soil test pit. Mr. Phillips provides an important service when determining soil suitability for development.***





## Park Policy and Planning Division





## Park Planning

In addition to being responsible for coordinating ongoing State Lands initiatives and providing assistance to Park local governments, the Planning Division continued its long history and leadership role in developing and maintaining the Agency's GIS and mapped data, scenic byways improvements, managing the Agency's records systems, and providing essential support to the functions of the other Agency Divisions.

Some notable Planning Division accomplishments include:

- Posted to the Agency's website GIS statistics and information for all Park municipalities. It's become among the most visited parts of our website;
- Environmental Systems Research Institute (ESRI) is the world leader in GIS technology—they featured the Agency's Park Plan and State Land Maps in their GIS IN STATE GOVERNMENT publication that illustrates the best examples of how state governments are using GIS technology to manage their resources;
- Work was completed on the Agency's Rte 73 Trailhead Parking, Safety and Signage Improvements project. The nine trailheads all now have improved parking, directional and information signage and some have new interpretive exhibits;
- A new 75 car fully landscaped parking lot at the southwest corner of Marcy Field was completed, providing overflow parking space for some of the most heavily used hiking trails in the Eastern High Peaks;

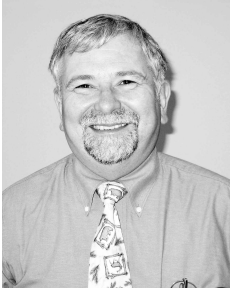


*Cecil Wray, Chair Park Policy and Planning*

The Adirondack Park Agency's Planning Division is responsible for administering and maintaining the State Land Master Plan; completing the ongoing review of the private land plan for the Park; leading all Agency activities related to information, data and Geographical Information Systems (GIS) management and analysis; processing amendments to the Adirondack Park Land Use and Development Plan Map; identifying and developing Park policy; long-range planning and policy development; and providing Park policy advice and direction.

***[facing page] Interpretive exhibit at Chapel Pond – part of the Route 73 Byways improvement project.***





James E. Connolly, *Deputy Director, Planning*

*Staff*

Edward J. Hood, *Assistant Director, Planning*

Brian F. Grisi, *Local Planning Assistance Specialist*

Patricia A. Kimpton, *Secretary 1*

Susan Van Wormer, *Calculations Clerk 2*

Henry A. Savarie, *Senior Natural Resource Planner*

Richard E. Weber III, *Supervisor, AP Regional  
Planning*

John W. Barge, *Mapping Technologist 2*

Walter W. Linck, *Project Assistant (State Land  
Planning)*

- The old Town of Keene Highway garage was demolished and the riverfront site reclaimed as a small parking lot that provides parking and trail access to the Ausable River for people with disabilities;
- The Rte 73 highway now carries an Agency designed and DOT approved new name and logo—the High Peaks Scenic Byway;
- Provided additional scenic byway financial support to the Town of Keene enabling the Town to install new entrance signs, electronic speed boards, create a new public parking area, and a small riverside park;
- Developed in cooperation with DOT and DEC an application for funds to improve riverside access and parking, river and resource interpretation opportunities along NYS Rte 86 and the West Branch of the Ausable River;
- Hired a consultant to overhaul the Agency's Visitor Interpretive Centers website—this one year project scheduled for completion in Fall 2006 will provide improved site navigation capabilities, more information, and flash animation features;
- Continued processing Agency records—arranged to have converted to CD format some 65 boxes of Agency paper and map files and records; initiated a comprehensive effort to revise and update the Agency's official records retention and disposition plan.

## State Lands

An important aspect of the Agency's State Land program is its work with the NYS Department of Environmental Conservation to complete or update unit management plans (UMPs) for the state-owned lands in the Park. These activities require the Agency's review for compliance with the State Land Master Plan.

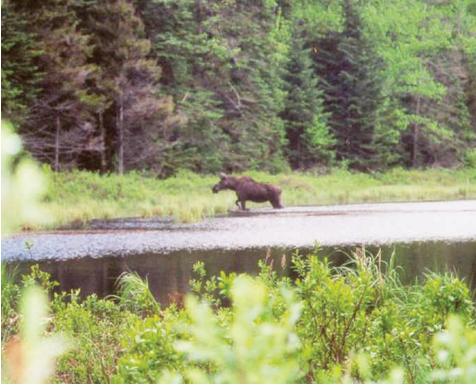
One of the most compelling issues facing this Agency and our sister Agency DEC is ensuring the Forest Preserve lands will survive their popularity. The Adirondack Park is within a one-day drive of 60 million people, many of whom, at times, desire to get away from it all. They crave the wonderful solitude, peacefulness and rugged challenges that our Adirondack wild lands provide.

The Agency is extremely proud that through hard work and collaboration the APA and DEC have completed or initiated work on all 38 of the Unit Management Plans that are part of Governor Pataki's ambitious Adirondack UMP initiative. These plans ensure future generations will continue to enjoy the East's largest wilderness without adversely impacting its unique natural resources.



William Kissel, *Chair State Lands*

The State Land Team, within the Planning Division, is charged with review of unit management plans prepared by the DEC (and the Olympic Regional Development Authority under the authority of the DEC) for their consistency with the Adirondack Park State Land Master Plan (APSLMP), consultation with the DEC concerning proposed state land projects, as well as review of past or ongoing state land projects and activities, for their consistency with the APSLMP and preparing recommendations for classification of new state land acquisitions in the Adirondack Park.

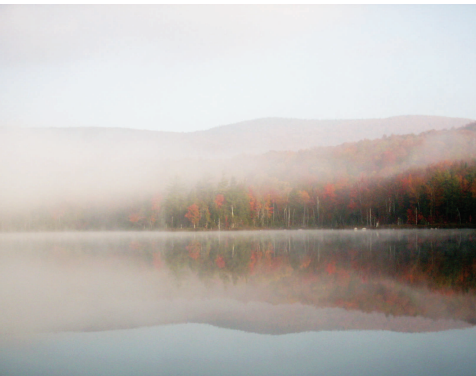


In 2005, the Agency reviewed and approved the following UMPs for their consistency with the guidelines and criteria of the State Land Master Plan:

- Vanderwhacker Mountain Wild Forest
- Siamese Ponds Wilderness Area
- Split Rock Mountain Wild Forest
- Wilmington Wild Forest
- Shaker Mountain Wild Forest
- Whiteface Mountain Ski Center Intensive Use Area – Amendment
- Lewey Lake Public Campground
- Northampton Beach Public Campground

Staff also reviewed and provided comments on the following draft UMPs:

- Blue Ridge Wilderness
- Ferris Lake Wild Forest
- Watson's East Triangle Wild Forest
- White Hill Wild Forest
- Moose River Plains Wild Forest



***[top left] Moose sighting at Hayes Flow in Siamese Pond Wilderness Area during field visit for UMP review; [center left] Catching rainbow trout in Goose Pond is one of the many world class outdoor recreational opportunities that exist in the Adirondack Park; [bottom left] Moose River Plains Wild Forest – Wakely Pond at sunrise.***

The 2005 Annual Classification Package was the largest single classification effort since the adoption of the Master Plan in 1973. State Land staff spent over a year and a half in consultation with DEC to develop balanced recommendations that were ultimately approved by Governor Pataki.

Staff reviewed 21 projects on state lands for wetland and state land compliance. These projects ranged from rehabilitation or ordinary maintenance work on foot trails, upgrading of water supply and sanitary systems in public campgrounds, road culvert replacements to minor snowmobile trail relocation and bridge replacement.

APA staff worked with DEC staff to review a number of project proposals in order to provide improved access for persons with disabilities to the state lands in the Park. Projects included motor vehicle access opportunities by permit, waterway access sites and primitive camping sites.

***[top right] The NYS Adirondack Park Agency and NYS Department of Environmental Conservation have worked to improve access to trails for persons with disabilities; [center right] Agency State Land staff discuss roadside camping with Agency Board members and DEC staff; [bottom right] Senior Natural Resource Planner Henry Savarie conducts field work to verify proposed state land map adjustments.***





Local Government Services





With 103 towns and villages inside the Park, the Local Government Services Division always has a busy year and 2005 was a very activity and productive year.

Staff member Brian Grisi became the Agency's Local Planning Assistance Specialist. In his new position, Grisi assists local officials with their land use planning needs and acts as a liaison between the Agency and town and village governments. Mr. Grisi replaced James Hotaling who retired from this position in 2003. Brian's diverse background, which includes service as the Agency's forester and soil scientist, will allow him to provide a wide range of assistance.

Staff reviewed twelve local land use program amendments, including approval of the Town of Chester's Local Land Use Program. Chester is the seventeenth town in the Park to obtain Agency approval for its Local Land Use Program. Significant jurisdiction transfers to local governments with approved plans. The approval process also included amendments to the land use map. Amendments accommodate future community development needs while ensuring protection of natural resources. The Town of Chester's approval was a significant milestone for 2005.

Filling the Local Planning Assistance Specialist position allowed us to increase the level of planning support provided to Park communities. The Agency held a series of workshops with the Department of State for code enforcement officers, planning board and zoning board members and other local officials. These workshops provide required continuing education credits for local government officials and better understanding of APA regulations. Staff presented informational workshops around



Deanne Rehm, *Chair Local Government Services*  
Brian Grisi, *Local Planning Assistance Specialist*



The Local Government Services division at the Agency works with individual towns in the Park to assist them in planning, zoning, and administering Agency approved local land use programs. Local Government Services staff also assists communities by attending community meetings, providing written advice, designing workshops, and providing plan and code review.

***[facing page] The former Chester Central School was renovated and now serves as the Town of Chester Municipal Center. In addition to municipal services, the building contains a public library, local history museum and a performing arts center.***



***[top] Planning Secretary Lauretta Bullis registers local government officials at one of the many workshops organized by the Agency. Workshops are provided throughout the year with assistance from the Department of State. Local government officials receive continuing education credits for attending; [bottom] A distinguished group of local government officials, community development specialists and concerned citizens attended the Local Government Service's December workshop on Affordable Housing.***

the Park focusing on jurisdictional determinations, improved local enforcement methods and understanding the permit applications process.

Staff assisted the Governor's Office of Small Cities, Department of State and Empire State Development and held grant workshops in our conference room. These informational seminars, attended by local government officials and community development professionals, provided information on important grant programs.

The eighth annual Adirondack Park Local Government Day took place at the Hotel Saranac in March. More than 140 participants participated in this annual event. The event combined workshops and case studies that examined a wide range of community development topics such as land use planning and grant opportunities to address affordable housing, regulation of ridgeline development via overlay districts and examples of local land use controls designed to protect water quality.

In November and December, the Agency held two well-attended panel discussions on Workplace and Affordable Housing. The Local Government Services Division hosted the second of these discussions, which focused on possible solutions to housing issues in the Park. Local officials discussed experiences and detailed community plans designed to increase the availability of affordable housing in their towns. The Department of State and Adirondack Park Agency staff described land use tools such as inclusionary zoning, incentive zoning, cluster provisions and approved local land use programs to address zoning density issues.

Panelists and guests included:

Tom Both, Town Supervisor, Keene

William Johnston, Planning Board Chair, Westport

Mark Bergman, Planning Board, Johnsburg

Brian Cassini of Comlinks, Malone

Scott Campbell of Friends of the North Country, Keeseville

Alan Hipps, Executive Director for the Housing Assistance Program of Essex County

Erik Miller from the NYS Department of State

James Connolly, APA Deputy Director for Planning

The Agency worked with the Town of Day to implement a local law designed to protect the viewsheds of the Great Sacandaga Lake from hillside development. Staff reviewed the local ordinance and provided advice. The Agency's GIS team also conducted computer modeling and plotted overlay maps. With assistance from the Park Agency, the Town of Day approved a very innovative and effective law.



***As part of improved outreach to local government, the Agency offered to host the Governor's Office for Small Cities annual grant workshop for the Adirondack Region. In November 2005 about thirty local officials meet with program administrators from the Small Cities Office in the Agency's conference rooms.***



## Economic Affairs



The Economic Affairs Committee in 2005 hosted discussions of Franklin County's strategic plans for economic improvement, including the adoption of birding as a regional tourism-related economic activity. The Economic Affairs and Park Ecology Committees also met jointly to discuss the impacts of fugitive light from municipal and private fixtures from both environmental and economic perspectives. Toward the end of the year, the Economic Affairs and Local Government Services Committees turned their focus to the issue of workforce/affordable housing, which culminated in two public workshops held in November and December at the Paul Smiths VIC.

On the staff level, the Economic Services unit assisted entrepreneurs needing Agency permits to establish or expand their businesses. Economic staff also provided expertise on economic and fiscal issues to the Regulatory Programs Division and other Agency divisions. This included work on the 8th annual Local Government Day conference in March 2005.

The Agency is proud of its increased attention to community and economic issues and the quest for a sustainable economic future for the Park. Notable among its accomplishments over the past 12 years has been the definition of a process by which "shovel ready" business development sites could be permitted. While projects involving "shovel ready" sites do require additional front-end site planning work, further processing time for enterprises which are located on these sites can usually be reduced. Two Agency permitted business parks in Chesterfield and Moriah, Essex County, include "shovel ready" sites.



Frank Mezzano, *Chair Economic Affairs*



Stephen M. Erman, *Special Assistant-Economic Affairs*

The Economic Services Unit provides expertise in real estate and financial feasibility analysis, economic and fiscal impact analysis and economic development planning. The Economic Services Unit provides general public guidance on development sites, and assists project sponsors, economic developers and planners in the evaluation of specific business development sites.

***[facing page] The Outpost Shopping Plaza in Lake Placid is an excellent example of local planning controls ensuring commercial development is in keeping with the character of the community.***





***Permitted Moriah Business Park - 30 acre site designated "shovel ready" in the Town of Moriah.***

### **Moriah Business Park**

In order to ensure that communities in the Adirondack Park were able to take advantage of economic development incentives offered by New York State through the "Build Now – NY" and other programs, the Agency's Economic Affairs Committee defined an approach to pre-approve business parks as "shovel ready." In 2005, the Moriah Business Park was a prime example of this initiative. Since 1995, six business parks were approved by the Agency; those developed in Moriah and Chesterfield are designated "shovel ready."

The 30 acre site of the Moriah Business Park had previously been approved for a 20,000 square foot "incubator building" which includes a precision machining operation and a firm that produces products from composite materials. With approval of the Moriah Business Park proposal in 2005, an additional five business development lots were added ranging in size from two to four acres. The business park is served by municipal water and sewer systems and includes underground electric and telephone lines to each lot.

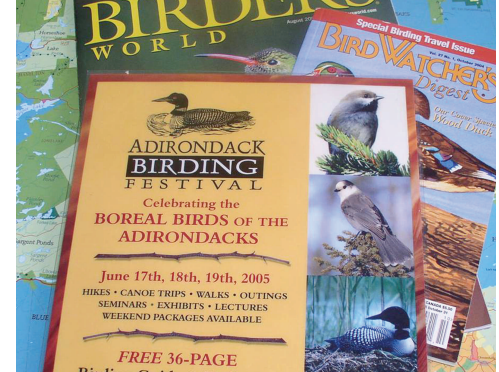
***Architect's rendering for authorized Moriah Health Center - next tenant in the Moriah Business Park.***





The Moriah Health Center will be the next tenant of this new business park. This 4,808± square foot health facility will be an important quality of life improvement for people living in and around the Town of Moriah.

The permitting of business parks, including those with “shovel ready” sites, helps create a more diverse economy in the Adirondacks by allowing Adirondack Park communities to be more competitive in attracting businesses.



***[top right] The Economic Affairs Committee highlighted Hamilton County's Birding Festival. Birding is gaining in popularity and the Adirondacks offer outstanding opportunities.***

***[center right] The Agency's Economic Affairs staff works to ensure Adirondack communities remain vibrant with a diverse economy. Pictured: Main Street, Town of Essex.***



***[bottom right] Community development grants play a key role in revitalizing Adirondack communities. The Village of Saranac Lake utilized the Department of State's Waterfront Revitalization Program to improve access to the Saranac River. Economic Affairs staff often coordinate between local communities and state agencies.***



## Visitor Interpretive Centers



The year 2005 was a banner year at the two Adirondack Park Agency Visitor Interpretive Centers (VICs) in Paul Smiths and Newcomb. The Interpretive Programs Division solidified its partnership with the Adirondack community as the VICs provided excellent service to more people than any other year since the first building opened in 1989. The centers served more than 103,000 visitors in 2005.

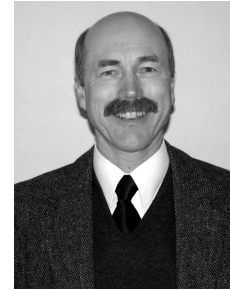
### **Accomplishments**

Both VICs saw record visitation numbers in 2005, with Newcomb serving 26,342 people and Paul Smiths serving 76,831. Despite higher travel costs, more visitors are taking advantage of the centers' high-quality facilities, educational programs, special events and scenic trails. It is a positive sign that the traveling public is in need of affordable state-operated visitor centers such as the Adirondack Park VICs.

The VICs published a new marketing tool, a two-sided rack card, and hired a brochure service to distribute the publications throughout the Adirondack North Country region.

Improvement projects continued at the Newcomb VIC, including the construction of the 1.1-mile R.V. Sage Jr. Memorial Trail, the removal of the arch in the lobby, the placing of new crusher rock from the parking lot to the main building, and painting the classroom and the lobby.

The Paul Smiths VIC began to institute a more efficient, cost-effective maintenance plan, spreading out the workload and costs by systematizing the routine maintenance of the building and grounds.



Stuart Buchanan, *Chair Interpretive Programs*

The New York State Adirondack Park Agency Visitor Interpretive Centers (VICs) in Newcomb and Paul Smiths were created to introduce residents and visitors to the wonders of the 6-million-acre Adirondack Park. They serve as environmental education and visitor orientation centers, complete with trail systems, visitor information services, special events, historical and environmental exhibits and a year-round schedule of public programs.

***[facing page] Ed Frankel looks at a moose in the Paul Smiths VIC's Heron Marsh.***

***Photo: Sue Frankel.***





Michael Brennan, *Environmental Educator 3 (Facility Manager-Paul Smiths)*



Rynda McCray, *Environmental Educator 3 (Facility Manager-Newcomb)*

#### VISITATION STATISTICS

	2006	2005
Paul Smiths .....	<b>76,831</b>	69,348
Newcomb .....	<b>26,342</b>	24,351

#### New Initiatives

The Interpretive Programs Division bolstered its partnership with the Adirondack Mountain Club and created new educational programs at the annual Chilly Snowshoe Festival in Newcomb and the first-ever Friends & Families Snowshoe Day at Paul Smiths.

The Newcomb VIC partnered with the High Peaks Audubon Society, the Newcomb Central School, and the town of Newcomb and established a bluebird nestbox trail at the town's High Peaks Golf Course.

With the SUNY College of Environmental Science and Forestry, the Newcomb VIC created a new educational publication: a self-guided science trail on the Sucker Brook Trail for teachers and students.

#### Volunteers

Let's hear it for the volunteers! Without them, we would not be as successful. The VIC volunteers assist in many areas both on and off the centers' properties. In 2005, about 3,000 volunteer hours (equivalent of two full-time staffers) were donated at Paul Smiths, and 478 were donated at Newcomb. In addition, inmate crews from the Department of Correctional Services facilities at Camp Gabriels in Brighton and the Moriah Shock Camp provide invaluable assistance to maintenance staff at both facilities, including about 7,300 hours at Paul Smiths and about 3,300 hours at Newcomb.



*Paul Smiths Staff*

Milton B. Adams, *Environmental Educator 2*  
Joanne B. MacDowell, *Administrative Aide*  
Cara McCann, *Artist Designer 3*  
Andrew Flynn, *Senior Public Information Specialist*  
Clarence G. Hare, *Maintenance Supervisor I*  
Robbie Cox, *Laborer*  
Lydia Wright, *Coordinator of Volunteer Services*  
Penny Dufrane, *Maintenance Assistant*  
Camille Burns, *Student Aide*

*Newcomb Staff*

Ellen Rathbone, *Environmental Educator 1*  
Michael Tracy, *Maintenance Assistant*  
Kathleen Jennings, *Keyboard Specialist 1*  
Ann LaRose, *Coordinator of Volunteer Services*  
Mary Tisi, *Student Aide*  
Kathy Poulton, *Student Aide*

**Keene Central School seventh-graders look  
for Eastern Screech Owl habitat at the  
Newcomb VIC.**



***API supports environmentally focused education and interpretation programs at the two Visitor Interpretive Centers located in Paul Smith's and Newcomb, NY. Some current examples of API supported programs are: BUTTERFLY THEATER LIBRARY SERIES, a traveling outreach program; ART EXPOSURE, art classes offered to high school students and taught by prominent local artists; and STALKING SCIENCE, an accredited course offered to educators each July.***

***[above] Beth Bidwell, of The Wildlife Institute of Eastern New York, shows off a peregrine at the Adirondack Wildlife Festival, which is held the second Sunday of every August at the Paul Smiths VIC.***

The Adirondack Park Institute, Inc. (API) was created in 1989 as a 501(c) 3 not-for-profit corporation to provide enhanced environmental educational and interpretive opportunities to schools, area visitors, children and their families. API accomplishes this mission through a partnership with the Visitors Interpretive Centers operated by the Adirondack Park Agency. The API motto, "Teaching a Generation to Care," reflects this important mission.

API's primary source of funding comes from its membership base. This is a dedicated group, which is asked to renew their commitment on an annual basis. With your help, API can continue to teach the importance of caring for the world around us, and help preserve the natural beauty of our environment.

You can learn more about the API by contacting its office at 518-582-2022 or at [www.adirondackparkinstitute.org](http://www.adirondackparkinstitute.org).

*Officers and Executive Director*

President, *Pieter V. C. Litchfield*

Secretary, *Mary E. Lyle*

Treasurer, *George H. Canon*

Vice President, *Development/Membership, Charles F. Monzeglio, Jr.*

Executive Director, *Tina E. Helms*



## Adirondack Park Local Government Review Board

Section 803-a of the Adirondack Park Agency Act provides for the establishment of the Adirondack Park Local Government Review Board. As provided by law, the purpose of the Review Board is to advise and assist the Agency in carrying out its mission. The Agency enjoys a strong working relationship with the Review Board through open discussion and dialogue focused on local government perspectives.

Agency Members and staff regularly attend the Review Board meetings which are held monthly throughout the Adirondack Park. At the monthly Adirondack Park Agency meetings, Review Board staff plays a prominent and active role in all deliberations. The Agency's efforts to achieve balanced decision making are greatly enhanced by this dialogue.

In keeping with his commitment to foster a strong working relationship with the communities of the Adirondack Park, Governor Pataki includes \$50,000 in operating funds for the Adirondack Park Local Government Review Board in the Agency's budget.

### *Chairman and Staff*

Chairman, *Lloyd Moore, St. Lawrence County*

Executive Director, *Fredrick Monroe*

Counsel, *John C. McDonald*

Secretary, *Carol A. Monroe*



***[top] Chairman Lloyd Moore (left) and Executive Director Frederick H. Monroe (center) present Nellie Staves the Local Government Review Board's 2005 "Outstanding Adirondack Citizen Award." Nellie, described as a "true Adirondacker," was honored for her life long commitment to conservation and hunter/trapper education programs.***

***[bottom] After more than a decade of dedicated services to the communities of the Adirondack Park, Joseph Rota (left) stepped down as the Local Government Review Board Executive Director. The Review Board voted Frederick Monroe (right), Town of Chester Supervisor, as its new Executive Director.***



## Message from the Executive Director



Frank Mezzano, *Chair Administration Services*  
Richard H. Lefebvre, *Executive Director*



The Administration Services Division is responsible for all fiscal management, contract administration, personnel management, physical plan management, and office support. This includes fiscal matters such as: preparation of purchase orders and vouchers, determination of division allocations, fiscal record keeping, determination of the availability of funds for division programs and computerization of fiscal records. Staff are also responsible for media relations, community relations and outreach.

I reflect on our past from the unique vantage point of a former Agency Chairman now serving as the Executive Director. Looking back over the past year and beyond, I am inspired by the remarkable progress accomplished by our Agency on behalf of the environment and communities of this great Park. We have focused on the balanced mandate of the APA Act and ensured that good science guides our planning and regulatory efforts.

Our progress is partly the result of a strategic planning effort begun in the late 1990s. The initial objectives of the strategic plan were improved permit timeliness, reduced enforcement backlog, increased public communications and greater clarity of rules and regulations. We have achieved much, in part by recognizing that all staff members, with all their specialties, serve important roles, working together, in the effectiveness of the Agency.

In our Regulatory Programs Division, we have improved permit timeliness in spite of a growing workload. Internal management improvements including computer-based tracking of project reviews, general permits for routinely approvable projects, standardized application forms, permits and permit conditions, where possible, have helped the agency manage its growing workload. In addition, the Agency's powerful Geographic Information System (GIS) resources assist in all project reviews.

These improvements have made the Agency's permit application process clearer, more predictable and timely while maintaining the necessary analytical rigor required by our statutes.

The Agency has reduced its violation backlog by increasing enforcement staff and dedicating an attorney to full-time enforcement responsibilities. Efforts to better educate the public about resource conservation, best development practices, and the specific requirements of the Agency are positively contributing to compliance.

The Agency has improved communications by filling the long vacant Director of Public Information position, by creating a friendlier website and by conducting workshops designed to disseminate information to and encourage suggestions from the public.

In our Planning Division, renewed effort to work with Park communities has resulted in local empowerment. Since 1996, the Agency has approved local land use programs for communities such as Chester, Edinburg, and Westport.

We are collaborating with local governments to address community development needs by providing advice and expertise on important grant programs such as Affordable Housing, Waterfront Revitalization, Quality Communities, Scenic Byways and Downtown Revitalization. We have coordinated with State agencies such as the Governor's Office of Small Cities, Department of State and Empire State Development to better serve the needs of Adirondack towns and villages.

The Planning Division also responded to Governor Pataki's initiative to hasten the preparation and implementation of Unit Management Plans (UMPs) for the State Forest Preserve lands of the Adirondack Park. This is a partnership effort with the

#### *Administration*

Richard H. Lefebvre, *Executive Director\**  
Deborah A. Lester, *Secretary to Executive Director*  
Keith P. McKeever, *Public Information Director*  
Judith A. Smith, *Office Services Manager*  
Robert P. Kreider, *Sr. Computer Programmer/Analyst*  
Patrick R. Farrell, *General Mechanic*  
Susan A. Carey, *Principal Clerk*  
Stephanie Petith, *Keyboard Specialist 1*  
Lauretta H. Bullis, *Keyboard Specialist 1*  
Howard Baker, *Green Thumb*  
Cheri Phillips, *Green Thumb*  
Charles Smith, *Maintenance Assistant*  
Stephanie Segard, *Maintenance Assistant*  
Norma Howard, *Administration*

*\*Daniel T. Fitts resigned August 2005.*





Department of Environmental Conservation and has generated direction on how to best manage the Adirondack Forest Preserve.

Finally, we have advanced the long-term effort to revise the Agency's Rules and Regulations, an effort that began over a decade ago. Working closely with the Governor's Office of Regulatory Reform, the Agency has completed four sets of regulatory revisions involving definitions and procedures. The rules governing development in the Park were last visited in 1982.



Our balanced approach over the past few years has established a standard for future Agency efforts in Park protection and community enhancement. We have achieved greater efficiency, improved understanding of our law and increased cooperation with local governments. We are "working a great conservation experiment" and doing so with a small but dedicated staff. I am proud of our efforts to date and look optimistically towards the future.

***[top left] Round Pond in the Dix Mountain Wilderness Area; [bottom left] Fall is a perfect time to experience Adirondack foliage on the Paul Smiths VIC's Barnum Brook Trail.***



## CREDITS

Many thanks in the development of this report for the work of Mrs. Eleanor F. Brown of Schenectady, New York and Ms. Kathi Tevlin of In the Woods Design Studio in Lake Placid, New York. We are also grateful for the photos submitted by Andy Flynn and other APA staff and the NYS Department of Environmental Conservation.

***Paul Smiths VIC naturalist Camille Burns helps two Lake Clear Elementary School students tag monarch butterflies at the Native Species Butterfly House.***