

# Annual Report 2018



**Governor Andrew M. Cuomo**

Acting Chair Karen Feldman  
Executive Director Terry Martino



NEW YORK  
STATE OF  
OPPORTUNITY.

**Adirondack  
Park Agency**

## Chairman Message



Acting Chair  
Karen Feldman

Top: Fly fishing on the Ausable River.  
Photo Credit: Sean Platt

Cover: Backcountry skiers take a break along the Jack Rabbit Trail in the McKenzie Mountain Wilderness.  
Photo Credit: Jamie West McGiver

Below Left: A father and son explore an Adirondack bog.  
Photo Credit: Steve Langdon

Below Right: The Village of Saranac Lake, Franklin County.  
Photo Credit: Cycle Adirondacks/Pure ADK



It is a great privilege to serve as Acting Chair of the Adirondack Park Agency. I thank Governor Cuomo for this important opportunity to be part of New York State's legacy of environmental leadership. The formation of the Adirondack Park Agency was a visionary endeavor which has evolved over the decades into a global example of sustainable development and environmental preservation.

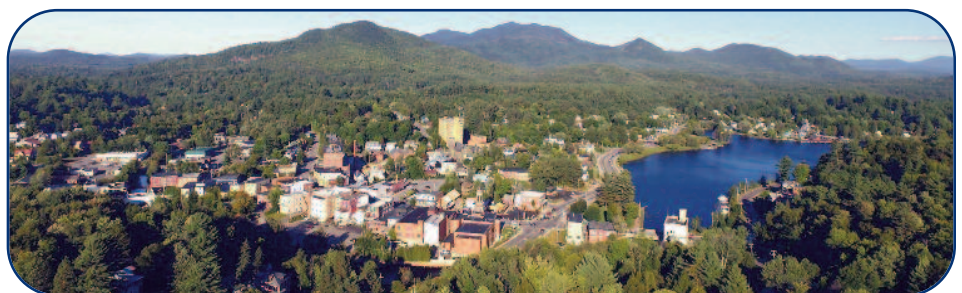
The responsibility invested in the Agency, an obligation to safeguard natural resources for future generations and concurrently address the complicated task of expanding rural economies, is a daunting one. I intend to continue to seek the sage advice of my Board colleagues, the professional staff of the Agency and all Park stakeholders.

I am very committed to build upon the successes of former Chairs – most recently Sherman Craig. Mr. Craig was first appointed to the Board in 2011 and was designated Chairman in 2016. He led the Agency through the complex Classification Package involving the Boreas Ponds Tract. His leadership was driven by his boundless enthusiasm for the Park's wild places, communities and citizens. I was also fortunate to serve with Board Member Barbara Rice. She instilled indispensable advice on the needs of local government and businesses. We commend Chairman Craig and Barbara Rice and wish them continued success.

It was an honor to induct former Chairman John Collins into our arboretum – "The Forest of Heroes." Mr. Collins was a lifelong conservationist who profoundly cared about the preservation of the Forest Preserve and the well-being of the Park.

We gained valuable insight from our friend Fred Monroe who retired in September from his position as Executive Director of the Adirondack Park Local Government Review Board. Throughout his life, Mr. Monroe has been an exemplary advocate for the people and communities of the Adirondack Park. His compassion and diplomacy will never be forgotten.

In my time as Acting Chair, I have experienced the invigorating excitement of leading one of the world's most unique environmental agencies. I am eager to press forward in 2019 to increase public awareness of the Adirondack Park and the essential work of the Adirondack Park Agency. The Agency Board and staff work unrelentingly on behalf of all New Yorkers. The natural wonders of the Adirondacks and the fervency of all who cherish this magnificent place inspires us. We are humbled knowing that we are a small part of a storied past and the amazing future yet to come.





# Executive Director Message



Executive Director  
Terry Martino

Top: Backcountry skiers glide across Avalanche Lake in the High Peaks Wilderness.

Photo Credit: Jamie West McGiver

Below Right: Department of Environmental Conservation Region 5 Director and APA Board Member Designee Robert Stegemann (center) is joined by State and Local Officials for grand opening of Mt. Van Hoevenberg East Trail.

Below Right: Dog days of summer in the Adirondacks.

Photo Credit: Brendan Wiltse



With the close of 2018, I have the distinct honor to embark on what will be ten years of service as the Adirondack Park Agency Executive Director. It has been a remarkable opportunity. The administration of two of the most profound regional land use plans in the nation is a constant challenge. Through the unwavering commitment of a dedicated staff and Board, we strive for accomplishments that benefit the public we serve while protecting Park resources.

A constant in life is change and the Agency is certainly not exempt. We will miss Chairman Sherman Craig and Board Member Barbara Rice. During their tenure much was accomplished and we thank them for their service while welcoming the opportunity to work with Karen Feldman in her position as Acting Chair.

Staff transitions continued during 2018 with the retirement of long-serving employees, new hires, and staff reassignments. A combined one hundred and thirty-seven years of public service concluded with the retirements of Suzanne McSherry, John Barge, Edward Snizek, Steven Brewer and James Townsend. The Agency applauds them for their significant contributions and wishes them success. Additionally, we are pleased to welcome Matthew Brown and Molly Jordon. I am also excited to work with Kathy Regan in her new role as Supervisor of Natural Resource Analysis and Scientific Services as well as with Richard Weber who will begin serving as the Deputy Director Planning in March 2019.

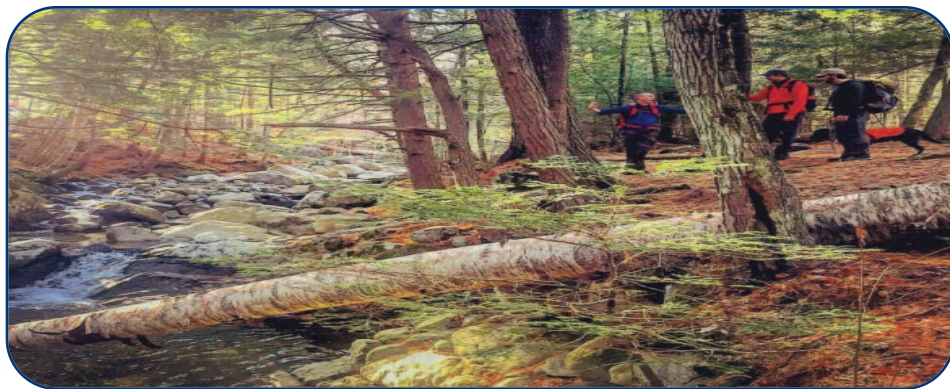
2018 was a year of awesome achievement. Our wide-ranging work comprised critical public infrastructure projects, invasive species management, water quality protection, Olympic sports venues and tourism improvements, local planning and economic development support. Interdisciplinary staff work resulted in a major revision to our large-scale subdivision application process where conceptual design review and public input engagement is prioritized at the onset of the project planning process. Changes to variance applications and appendices include project specific questions that help to streamline submissions and expedite review. In addition, vital 21st century communication services were expanded without diminishing the Park's globally unique scenic appeal. Singletrack guidance for bicycle trails on Forest Preserve lands was adopted, conformance determinations were issued for numerous unit management plans and a major classification action created a 275,000 acre contiguous wilderness area in the heart of the Adirondack Park.

I value the contributions of staff and the Board in the vast range of topics and projects that come before the Agency; their loyalty to our mission is resolute. The Agency is well positioned to build on achievements and strengths in its commitment to the environmental protection of the Adirondack Park while working to ensure the Park is a great place to live, work and visit.





## About the Adirondack Park



Celebrated during the Adirondack Park Centennial as a “place of people and natural wonder,” the Park has a legacy dating back to 1892 when it was created by the State of New York amid concerns about water and timber resources. The Adirondack Park represents a story of conservation—of how people, communities, wilderness and open space can coexist—for the more than 6 million acres of land that comprise the park.

The heart of the Adirondack Park is the Forest Preserve which was created by an act of the New York State Legislature in 1885. Through Article 14 of the New York State Constitution, the Forest Preserve lands are constitutionally protected: “The lands now or hereafter constituting them shall be forever kept as wild forest lands. They shall not be sold, nor shall they be leased or taken by any person or corporation public or private.”

The mix of State and private lands is an underlying characteristic of the Adirondack Park. Comprised of 101 towns and villages, the Park includes diverse communities with unique Main Streets, farms, small businesses, working forests, open space, and a range of services and products. The abundance of world-class nature-based tourism opportunities, combined with the character and appearance of its public and private lands, make the Park notably different.

The Park represents one-fifth of New York’s land area and has the largest publicly protected area in the contiguous United States—comparable in size to the State of Vermont. The Park is home to 132,000 residents and boasts more than 10,000 lakes, 30,000 miles of rivers and streams, and a wide variety of habitats including wetlands and old-growth forests recognized for their ecological significance. Situated within a day’s drive of nearly 85 million people, the Park is well positioned to offer its unique blend of wilderness solitude, outdoor recreation and community life to the millions of visitors who in increasing numbers see the Park as a unique travel destination. The blend of public and private lands provides the Adirondack Park with a unique diversity found nowhere else.



Top: Hikers in the Giant Mountain Wilderness.

Photo Credit: Brendan Wiltse

Above: Ice climber ascends a classic route above Chapel Pond.

Photo Credit: Matthew Horner

Below Left: Fisherman releases a native brook trout.

Below Right: The Village of Lake Placid, Essex County.





# About the Adirondack Park Agency

Agency Divisions include:  
Administration

Legal Affairs

Economic Affairs

Regulatory Programs

Park Policy and Planning

- State Land

- Local Government Services

Resource Analysis and  
Scientific Services

Top: Farmers Market, Marcy Field,  
Town of Keene, Essex County.  
Photo Credit: Fledging Crow Farm

Below Left: Rock climber negotiates a  
crux in the Trap Dyke on Mt. Colden in  
the High Peaks Wilderness.  
Photo Credit: Jamie West McGiver

Below Right: Village of Schroon Lake,  
Essex County  
Photo Credit: Cycle Adirondacks/Pure  
ADK



The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature with the mission to protect the public and private resources within the “Blue Line” of the Adirondack Park. The purpose of the APA Act is “to insure optimum overall conservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack Park.”

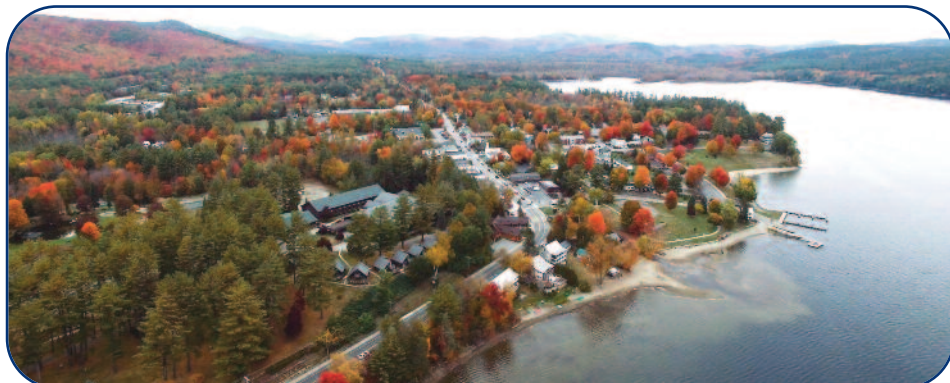
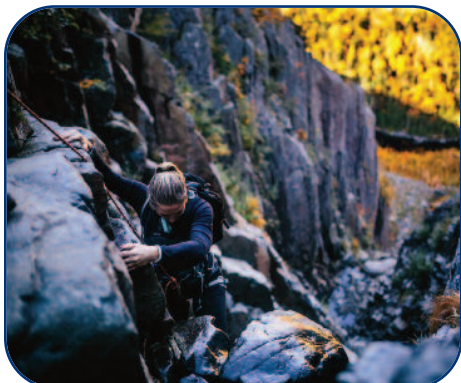
The Agency administers two regional land use plans: the Adirondack Park State Land Master Plan (APSLMP) and the Adirondack Park Private Land Use and Development Plan. These documents classify State and private lands according to their characteristics and capacity to sustain use.

In the APSLMP, State lands are classified in one of the following categories: Wilderness, Primitive, Canoe, Wild Forest, Intensive Use, Historic and State Administrative. The APSLMP establishes policy for the management of these lands and was developed in cooperation with the Department of Environmental Conservation (DEC) with approval by the Governor.

The Adirondack Park Land Use and Development Plan (APLUDP) applies to private land use and development in the Park. The plan defines Agency jurisdiction and is designed to conserve the Park’s natural resources and open-space character by directing and clustering development to minimize impact.

All private lands are mapped into six land use classifications: Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use. The Agency has limited jurisdiction in Hamlet areas, extensive jurisdiction in Resource Management areas, and various degrees of jurisdiction within the other land use classifications.

Within the Park, the Agency also administers the State Wild, Scenic and Recreational Rivers System Act for private lands and the State Freshwater Wetlands Act for both the Park’s public and private lands.



## Agency Board

### BOARD MEMBERS

Sherman Craig, Chairman - thru 7/18  
In-Park: St. Lawrence County  
Karen Feldman, Acting Chair - 8/18  
Out-of-Park: Columbia County  
Arthur Lussi,  
In-Park: Essex County  
Daniel Wilt,  
In-Park: Hamilton County  
William H. Thomas,  
In-Park: Warren County  
Dr. Chad P. Dawson,  
Out-of-Park: Onondaga County  
Barbara Rice, thru 5/18  
In-Park: Franklin County  
John Lyman Ernst,  
Out-of-Park: New York County

Howard Zemsky, Commissioner  
Department of  
Economic Development  
Designee: Bradley Austin  
Basil Seggos, Commissioner  
Department of Environmental  
Conservation  
Designee: Robert Stegemann  
Rossana Rosado,  
Secretary of State  
Designee: Lynne Mahoney

Below Left: Board field visit to Mt. Van  
Hoevenburg Olympic Sports Complex.



The Adirondack Park Agency is a New York State government agency with an eleven-member Board of Commissioners, five of whom must be residents of the Adirondack Park. The Governor appoints eight members, subject to confirmation by the Senate, and three ex-officio members: the Commissioner of the Department of Economic Development, the Secretary of State, and the Commissioner of the Department of Environmental Conservation. The Board represents a careful balance of local, regional and statewide interests in the Adirondack Park.

Highlights of projects approved by the Agency Board included an emergency services communication tower to support Herkimer County's public safety project; improvements to Gore Mountain and Ski Bowl Village in the Town of Johnsburg, Warren County; a new universally designed accessible campground – the Frontier Town Campground, Equestrian and Day Use Area - in the Town of North Hudson, Essex County; a new commercial use excavation contracting business and 6,000 square foot building in the Town of Fort Ann, Washington County; and a rebuild of a 46kV transmission line running from Kent Falls to High Falls substations in the Town of Saranac, Clinton County.

The Board approved the 2016-2017 State Land Classification Package including the 20,543-acre Boreas Ponds parcel - located in the Towns of Newcomb and North Hudson, Essex County. Amendments to the Adirondack Park State Land Master clarifying the Travel Corridors classification category and guidelines for management and use were authorized. Guidance for the construction and maintenance of single-track bicycle trails was adopted.

Adirondack Park State Land Master Plan conformance decisions were rendered for a number of Unit Management Plans including: High Peaks Wilderness, Vanderhack Wild Forest, Mount Van Hoevenberg, Whiteface Mountain, Gore Mountain and the Grasse River.

The Board heard informational presentations from Ward Lumber, the Adirondack Watershed Institute, the Department of Environmental Conservation (Conservation Easement Program), Empire State Forest Products, Molpus Woodlands Group and the Adirondack Diversity Initiative.

### 2018 Adirondack Park Agency Board

Board Members and APA staff celebrate retirement of Local Government Review Board Executive Director Fred Monroe. From Left: Board Member Daniel Wilt, Board Member John Ernst, Board Member Dr. Chad Dawson, DOS Designee Lynne Mahoney, Review Board Chairman Gerald Delaney, Board Member William Thomas, Acting Chair Karen Feldman, Board Member Arthur Lussi, Review Board Executive Director Fred Monroe, DEC Designee Robert Stegemann, Acting Counsel Sarah Reynolds and Empire State Development Designee Bradley Austin.

[Link to 2018 Agency Board Highlights](#)





## Administration

### STAFF

Terry Martino,  
Executive Director  
Elaine Caldwell,  
Administrative Officer 1  
Keith McKeever,  
Public Information Officer  
Daniel Kelleher,  
Special Assistant for  
Economic Affairs  
Susan Streiff,  
Secretary to Executive Director  
Robert P. Kreider,  
Information Technology Specialist 2  
Amy Hall,  
Calculations Clerk 2  
C. George Hare,  
Maintenance Supervisor 1  
Norma Howard,  
Student Assistant  
Elizabeth Stankus,  
Assistant Office Services Manager  
Kyle Martin,  
Laborer  
Rod Williams,  
Green Thumb Program  
Judy Huffer,  
Green Thumb Program



Above Left: Karen Feldman  
Chair Administration Committee  
Above Right: William Thomas  
Chair Public Awareness and  
Communications Committee

At Right: Boreas Classification Panel  
discussion at Paul Smiths College.  
Seated from Left: Rocci Aguirre,  
Adirondack Council, Jack Drury, Ham-  
lets to Huts, Keith McKeever, APA,  
Ron Moore, Supervisor Town of North  
Hudson.

The Administrative Services Division is responsible for all fiscal management, contract administration, personnel management, physical plant management and office support. Division staff are involved in the preparation of purchase orders and vouchers, fiscal record keeping, determination of availability of funds for the Agency's division programs, payroll and computerization of fiscal records. Staff are also responsible for media and relations community relations.

### Fiscal Management

The Administrative Services Division implemented Governor Cuomo's FY2018-19 budget as enacted. The Agency met all directives issued by the NYS Division of Budget and managed funding to maintain the Agency headquarters and staffing. The Agency continued to work with the Business Service Center (BSC) and the Statewide Financial System for many of its fiscal transactions.

### Information Services

Staff continued to assist the Information Technology Services Center (ITS) in implementing Governor Cuomo's directive to reorganize state information technology services to reduce costs through shared services. The Agency interacts with ITS on a daily basis regarding its information technology needs and resources. The Agency worked with ITS on the ordering of on-site replacement servers and on getting the complete Agency into the ITS domain.

### Human Resources

The Administrative Services Division worked with the NYS Office of General Services, Business Services Center on Governor's Cuomo's mandate to consolidate many of the Human Resources (HR) functions across state agencies. During the FY 18-19, the Agency's Administrative Division continued to work with the Business Service Center to streamline processes for the Agency.

### Public and Media Relations

The Public Information Officer (PIO) responded to 369 media inquiries, issued 32 press releases and conducted 10 outreach events to international delegations, local officials, college students, special interest groups and the general public. The PIO served as Hearing Officer for eight variance hearings, three Adirondack Park State Land Master Plan amendment hearings, one State Land reclassification action hearing and one State Land Unit Management Plan compliance hearing. The PIO continues to manage the Agency's Facebook and Twitter accounts. Staff represent the Agency at State Agency PIO meetings and Local Government Review Board meetings. In addition, the PIO administers the Agency Board meeting webcasts and is responsible for preparing the Annual Report.

### Facilities Management

The Agency continued to work with the Biomass Team on the Ray Brook Biomass District Heating system. The program is an important State facility component of the Governor's Statewide Energy Efficiency Program BuildSmart NY.



## Regulatory Programs

### Staff

Richard Weber III,  
Deputy Director  
Colleen Parker,  
Environmental Program Specialist 3  
Thomas Saehrig,  
Environmental Program Specialist 2  
Ariel Lynch,  
Environmental Program Specialist 2  
Suzanne McSherry, - thru 5/18  
Environmental Program Specialist 2  
Virginia Yamrick,  
Environmental Program Specialist 1  
Devan Korn,  
Environmental Program Specialist 1  
Patrick Connally, thru 10/18  
Environmental Program Specialist 1  
Bart Haralson,  
Environmental Program Specialist 1  
Lauretta H. Bullis  
Secretary 1  
Stephanie Petith,  
Secretary 1



Above Left: Daniel Wilt  
Chair Regulatory Programs Committee  
Above Right: Richard Weber  
Deputy Director Regulatory Programs

At Right: The New York State Office Complex wood pellet boiler system was constructed and went on line in 2018. The boiler provides renewal energy to the NYS Police, DEC and APA.

The Regulatory Programs Division implements the statutory and regulatory provisions of the APA Act, the Freshwater Wetlands Act, and the Wild, Scenic and Recreational Rivers System Act. Staff provide pre-application project guidance and assessment, determine application completeness, apply review standards and prepare permit, variance or denial orders. In 2018, the Regulatory Programs Division received 329 project applications and issued 252 permits and 10 non jurisdictional determinations. In addition, 109 preapplication files were initiated. The following tables summarize permit activity in 2018.

Permits Issued	2017	2018
Minor	83	63
Major	57	72
Variance	9	7
State Agency Order	2	12
Amendments/Renewals	45	68
General Permits	30	30
Total	226	252

Project Categories	2018
Subdivision Projects	92
Single Family Dwelling Permits	44
Resource Management Land Part of Project Site	64
Wetlands Projects	44
Commercial Use	18
Towers/ Telecommunication projects	15
Sand and Gravel Mining	15
Timber Harvesting	4
Major Public Utility	9
Municipal Bridges and Roads	9

\* The above list is not comprehensive of all project categories. And a single permit may comprise multiple project categories.





## Telecommunication Projects

In 2018, the Agency issued 15 telecommunications permits and amendments. Of these, two permits authorized new towers, including one new simulated tree tower in the Town of Willsboro and one new public safety radio tower in the Town of Webb (for Herkimer County, on McCauley Mt). 13 of the telecommunications approvals were permit amendments (including 3 General Permits) which authorized modifications and upgrades to existing towers, including antenna replacements and co-locations on existing, free standing towers, ski jumps, water tanks, and buildings.

## Variances

The Agency issued 7 variances in 2018. Three variances were authorized by the Deputy Director Regulatory Programs per delegated authority. Five of the variances were granted for the expansion of existing dwellings located within established shoreline setbacks. One shoreline lot width variance was also approved and one variance was issued for the installation of an on-site wastewater treatment system within 100 feet of the mean high-water mark. The Agency's Variance Committee comprised of staff and Board members met regularly in 2018 to review procedures regarding the variance review process. The committee revised variance application forms and streamlined the hearing process to reduce redundancy and unnecessary cost on applicants.

## Commercial Use Projects

Eighteen commercial use permits were approved in 2018. Three new or expanded campgrounds were permitted including the New York State Department of Environmental Conservation's universally designed accessible campground – the "Frontier Town Campground, Equestrian and Day Use Area" (North Hudson, Essex County). The "Lake George Riverview RV Park" (Town of Lake George, Warren County) was granted an expansion from 94 sites to 167 sites. Other noteworthy Commercial permits include: K&C Holding, LLC's new commercial use excavation business which included the construction of a 6,000 square foot building (Fort Ann, Washington County), Adirondack Treetop Adventure – a new tourist attraction consisting of 36 platforms and 44 obstacles suspended from mature trees (Lake Luzerne, Warren County), a commercial boat storage facility and a new commercial brewery both approved for sites in the Town of North Elba, Essex County.

## Subdivision Projects

Ninety-two Subdivision permits were issued. P2015-158 authorized "Trailside at Fawn Ridge," a 43-lot subdivision in the Town of North Elba, as Phase 2 of the previously authorized Fawn Ridge subdivision. P2010-235 authorized a 16-lot subdivision in Low Intensity Use, including a 48± acre lot to remain as agricultural use land. P2017-0073 authorized a 10-lot subdivision on 29± acres of Moderate Intensity Use lands in the Town of Long Lake. P2018-73 authorized a 15-lot subdivision on 416± acres of Low Intensity Use lands in the Town of Russia. In 2018, the Agency also finalized a new permit application for large scale subdivisions and began reviewing the first project using this new form: Project 2018-0123, a proposed 37-lot subdivision of approximately 1200± acres classified Rural Use and Resource Management in the Towns of Northampton and Mayfield.

## Renewable Energy Projects

Staff worked with renewable energy companies on four pre-applications involving 15 different sites for new solar energy projects. The proposals involve solar fields of 2 MW capacity encompassing approximately 20-50± acres. Several of the proposed sites are classified Resource Management and involve abandoned agricultural lands.

## General Permits

The Agency issued 30 General Permits in 2018. Fifteen General Permits were authorized for minor impacts to wetlands related to road improvements/replacement projects, including culvert and bridge replacements. Three general permits were granted for the management of aquatic and terrestrial invasive species.



Colleen Parker (right) and Essex County IDA staff tour Whistle Pig distillation and bottling warehouse located in the Moriah Business Park. 14,000 barrels are stored and aged in seven commercial warehouse buildings.



New York State Department of Environmental Conservation's Frontier Town Campground, Equestrian and Day Use Area. North Hudson, Essex County.

Virginia Yamrick conducts site visit of an invasive species treatment authorized through an APA general permit.



## Planning Division

### STAFF

Kathy Regan,  
Deputy Director Planning - thru 10/18  
John Barge,  
Mapping Technologist 3 - thru 6/18  
Robyn Burgess,  
A.P. Local Planning Assistance  
Specialist  
Walter Linck,  
Associate Natural Resources Planner  
Matthew Kendall,  
Associate Natural Resources Planner  
Kevin Prickett,  
Senior Natural Resources Planner  
Matthew McNamara,  
Environmental Program Specialist 1  
Kate-Lyn Knight,  
Environmental Program Specialist 1  
Molly Jordon,  
Mapping Technologist 1  
Mary Palmer,  
Office Assistant 2  
Annemarie Peer,  
Office Assistant 2



Above Left: Dr. Chad Dawson  
Chair Park Policy and  
Planning Committee

At Right: From Left, Genevieve Trahan, a Department of Environmental Conservation Backcountry steward, works with APA State Land staff member Kevin Prickett to assess conditions of primitive tent sites in the St. Regis Canoe Area.

The Agency's Planning Division is responsible for local government services, Adirondack Park Land Use and Development Plan Map updates and map amendments, State lands planning, Park policy, Geographic Information System (GIS), cartographic services and web site management.

### Park Policy and Planning

Staff worked with the Town of Westport on a proposed amendment to the Adirondack Park Land Use and Development Plan (APLUDP) map to increase their hamlet area by 29 acres. A decision on the proposal is anticipated in the first quarter of 2019. Staff worked with the Town of Duane in review of the development potential for the town's private lands as currently classified. Staff created a series of land use and resource limitation maps and met with the Town Board to discuss the APLUDP map classifications and the map amendment process. Staff also provided mapping assistance and land use statistics to the Town of Crown Point's comprehensive planning efforts, and mapping assistance to the Town of Inlet for their comprehensive planning efforts.

### Major Data Updates and Improvements

Staff updated all Wild, Scenic, Recreational, and Study Rivers System setbacks, terminal boundaries, and water features using National Hydrography Data. Highway and Wilderness Critical Environmental Area mapping was also updated based on most current data. A geographic database was created to maintain the geography of changes to land use classifications and boundaries. Other major GIS data updates in 2018 include 2017 aerial imagery and high-resolution elevation derived from LIDAR. 5,000 copies of the revised Adirondack Park Land Use and Development Plan Map and State Land Map were produced. Staff also produced a digital map of conservation easements in the Park.

Staff attended training on ArcGIS API for JavaScript to develop the next generation of the Agency's map information system, the "Lookup System." Wetland delineation mapping created by RASS staff using latest high-resolution aerial imagery and elevation data for a portion of the Park was added to the Lookup System.

### Website Development

An addition to the Agency's website was developed for Large-scale Subdivision projects under review. This allows the agency to post all relevant materials for the public to access throughout the application and review process.

2018 GIS/Web Tasks	Total
GIS Agency Program Administration	72
GIS Map Production	81
LUA Boundary/Blue Line Inquiry	82
Map Amendments Review	13
State Land Classification/Reclassification Review	106
Web Administration/Content Management	51
Administrative Tasks	14





## State Lands



Above: The 20,534 acre Boreas Ponds track is the largest of the 25 parcels The Nature Conservancy conveyed to New York State between 2012 and 2016. The tract includes a diversity of lowland terrain, wetlands and mountain ridges. The 345 acre Boreas Ponds are a central feature, in addition to seven other waterbodies, 27 miles of streams, rivers and tributaries.



Above Left: John Ernst  
Chair State Lands Committee

At Right: State Land Planning staff Kevin Prickett (foreground) volunteers with local trail crew to build a new mountain bike specific multi-use trail in the Wilmington Wild Forest Unit.

State Land staff work with DEC to prepare and review Unit Management Plans (UMPs) consistent with the Adirondack Park State Land Master Plan (APSLMP); provide guidance and interpretation regarding the APSLMP to DEC staff and the Agency's Board; consult with DEC on long-range plans for the future of State lands; review proposed DEC projects on State lands to ensure conformance with the APSLMP; and consult with the DEC to develop Agency proposals for the classification and reclassification of State lands.

### State Land Master Plan

Governor Cuomo approved a historically significant State Land Classification action in 2018 which involved lands in all twelve Adirondack Park counties including the final tract of the Finch Pruyn & Company land deal – the 20,543 acre Boreas Ponds parcel located in the Towns of North Hudson and Newcomb, Essex County. This action classified: 25,824 acres to Wilderness, 26,545 acres to Wild Forest, 172 acres to Primitive, 110 acres to State Administrative, 77 acres to Intensive Use and 2.5 acres to Historic.

The Agency also reclassified lands involving the Gore Mountain Intensive Use Ski Area. Steep, high-elevation, spruce-fir forest was added to the Siamese Ponds Wilderness and gentler, lower elevation terrain was reclassified to the Gore Mountain Ski Center Intensive Use Area. In addition, the Agency approved revisions to the definition and guidelines for Travel Corridors. The revision clarified how certain rail corridors in the Parks such as the Remsen to Lake Placid corridor could be developed into rail trails.

### Unit Management Plans

As part of a comprehensive revitalization of New York's major winter sports venues in the Adirondacks, the Agency approved major amendments to the Gore Mountain and Whiteface Mountain Ski Centers, and the Mount Van Hoevenberg Olympic Sports Complex. Improvements to these facilities will meet world class standards required for hosting upcoming national and international events. Important amendments to the High Peaks Wilderness Complex and the Vanderwhacker Wild Forest were also approved. This contiguous wilderness zone in the heart of the Adirondack Park now rivals in size national parks such as Rocky Mountain National Park, Mount Rainier National Park and Zion National Park.

The Agency also determined that the following UMPs or amendments conformed to the APSLMP: Black River Wild Forest, Vanderwhacker Mountain Wild Forest, Grass River Wild Forest, Cranberry Lake Boat Launch Intensive Use Area, Lake George Beach and Battlefield Park, Eagle Point Public Campground and Brown Tract Pond Public Campground. An amendment to the Generic UMP for Campgrounds and Day-Use Areas attests to New York's commitment to lowering greenhouse gas emissions by approving installment of EV charging stations at designated DEC public campgrounds.

### State Land Planning

The Agency adopted guidance for the Siting, Construction and Maintenance of Singletrack Bike Trails and for Implementing Best Management Practices to Control Terrestrial and Aquatic Invasive Species on DEC Administered lands of the Adirondack Park.



## Local Government Services

The Local Government Services staff assist individual towns in the Park to develop planning initiatives and land use controls that meet local needs. Staff also administer Agency-approved local land use programs (ALLUPs). During the year, staff attend community meetings, provide advice and guidance on land use issues, prepare and present training workshops and provide plan and code review. Two program staff provide oversight of the eighteen Agency-approved local land use programs and review approximately 100 variance referrals and 30-50 zoning amendments annually.

The table below summarizes Local Government Services accomplishments in 2018.

### Adirondack Park Local Government Day

The 21st annual Local Government Day Conference was held in April 2018 in Lake Placid, New York. The conference focused on economic development strategies and the promotion of projects that benefit rural economies. Local officials described successful projects that improved infrastructure, entrepreneurial initiatives, municipal energy management and the control of invasive species. Three hundred and sixty people representing 47 Adirondack towns and villages and 67 organizations attended the 2018 event.



Left: Dan Wilt  
Chair Local Government Services Committee  
Right: Robyn Burgess  
A.P. Local Planning Assistance Specialist

At Right: Robyn Burgess leads training program for local government officials at the 21st annual Adirondack Park Local Government Day Conference.

Local Government Services Activities	2018
Land Use Regulation Consultations/Reviewed	49
ALLUP Amendments Approved	5
ALLUP Variances Reviewed	97
ALLUP Variances Reversed	6
Comprehensive Plans Reviewed	4
Meetings with Town Officials	18
Responses to Land Use Planning Inquiries	197
Training & Workshops Provided	3
Intra-Agency Local Planning Assistance	25
Town and Village interactions	57
Agency Board Presentations	1

In 2018, staff met with 57 of the 101 Adirondack Park towns and villages. Interactions included town meetings, training, comprehensive planning, zoning consultations and Local Government Day. Staff also worked closely with Economic Services staff on several hamlet economic assistance programs and local planning efforts.





## Economic Services



Above: Daniel Kelleher (left) and Robert Kreider (seated) prepare presentation for annual Adirondack Park Local Government Day.



Above Left: Arthur Lussi  
Chair Economic Affairs Committee  
Above Right: Daniel Kelleher  
Special Assistant for Economic  
Affairs

At Right: From Center Left, Mollie Ward and Jay Ward of the long-time forest products family business - Ward Lumber - receive a certificate of appreciation from Karen Feldman and Art Lussi for their presentation to the Economic Affairs Committee.

The Economic Services Unit provides expertise in market and financial feasibility analysis, economic and fiscal impact analysis, and economic development planning to the Agency, State and local economic development organizations, and the region's business community. Staff assist project sponsors and economic developers in evaluating business locations and identifying other sources of assistance for business development.

### Project Permitting

Staff advised the Agency on the economic impacts of nine projects including a ropes course (Lake Luzerne, Saratoga County), hospitality facilities (Long Lake, Hamilton County and Lake George, Warren County), and a recreational event (Minerva, Essex County). Staff also provided technical expertise during the pre-application process for large-scale and entrepreneurial ventures such as a brewery in Franklin County, a biotechnology facility in Franklin County, a hospitality project in Saratoga County, and a large-scale subdivision in Fulton County.

### Community Outreach

Staff attended 75 public outreach, workgroup, and community development meetings regarding economic development initiatives and comprehensive planning efforts - the most attended by Economic Services staff in the past seven years. Staff assisted the Town of Crown Point in the development of its Comprehensive Plan, worked with the Town of Schroon Lake on their Local Waterfront Revitalization Strategy, and helped facilitate community outreach and economic development planning in the Town of Chester. Overall, staff was involved in planning efforts in thirteen Adirondack municipalities in 2018.

### Regional Council Support

In 2018, the three Regional Economic Development Councils (REDC) representing the Adirondack Park, the Capital Region, Mohawk Valley, and North Country Councils, received a combined \$217.20 million in grant and loan funding through Governor Cuomo's REDC competition. Key projects funded include a Local Waterfront Revitalization Plan for the Village of Northville, Fulton County, a new hotel in Tupper Lake, Franklin County, a new senior center in Keeseville, Essex County, a tourist accommodation in North Creek, Warren County, and park improvements in the Town of Bolton, Warren County. A total of 41 projects located inside the Park were funded.

### Envision Adirondacks Initiative

In 2018, the Adirondack Park Agency piloted its Envision Adirondacks initiative. The initiative worked with local community stakeholder groups to envision new development in the Towns of Johnsburg and North Elba, as well as in the Village of Lake Placid. The initiative seeks to stimulate community dialog by providing visual simulations of diverse development scenarios.

### Economic Affairs Committee

In 2018, the Committee heard informational presentations from Tom Williams on the Adirondack Watershed Institute's invasive species Business Community Outreach Program, and from Jay Ward on his family's local forest products business - Ward Lumber.



## Legal Division

### Jurisdictional Office

#### STAFF

James Townsend,  
Counsel - thru 4/18  
Sarah Reynolds,  
Acting Counsel  
Paul Van Cott,  
Associate Attorney  
Elizabeth Phillips,  
Senior Attorney  
Steve Brewer, thru 6/18  
Senior Attorney  
Jennifer Hubbard,  
Senior Attorney  
Mary Palmer,  
Office Assistant 2  
Annemarie Peer,  
Office Assistant 2

Please see page 14 for Jurisdictional  
Inquiry Staff Roster



Above Left: Arthur Lussi  
Chair Legal Affairs /Enforcement Com-  
mittee  
Above Right: Sarah Reynolds  
Acting Counsel

At Right: Agency staff provide work-  
shop on site plan review and project  
applications preparation.  
At Table: From Left, Ariel Lynch,  
Devan Korn and Doug Miller.

The Legal Division consists of four major components: the Office of Counsel, the Legal Services Unit, the Jurisdictional Inquiry Unit, and the Enforcement Unit. The Counsel and Associate Counsel advise all Agency divisions and the Agency Board. Legal Services attorneys review significant permitting, planning, enforcement, and other documents, assist the Attorney General with litigation, manage adjudicatory hearings, and provide other legal advice as necessary.

#### Office of Counsel and Legal Services

The Office of Counsel and Legal Services Unit continued to provide daily legal advice and services to all Agency programs in 2018. Attorneys provided liaison services to the Attorney General's office for pending litigation matters, including the review of briefs; assisted the State Lands program in the review and Agency approval of a number of significant actions involving Adirondack Park State Land Master Plan (APSLMP) classifications and unit management plans, as well as the development and Agency approval of guidance on the APSLMP; assisted the Regulatory Programs division in the review and Agency approval of significant projects and variances; assisted the Local Government Services program in the review and Agency approval of approved local land use program (ALLUP) code revisions, and participated in the review and determination of ALLUP-issued variances; and provided legal advice and support to the Agency's jurisdictional, enforcement and administrative programs.

The Office of Counsel and Legal Services Unit contributed significantly to the development of a new application and process for large-scale applications, new variance application documents and guidance, and to ongoing strategic planning efforts for the Agency's programs and processes.

#### Jurisdictional Inquiry Unit

The Jurisdictional Inquiry Unit provides advice to landowners and potential project sponsors regarding Agency jurisdiction, including informal phone advice and written jurisdictional determinations.

Jurisdictional Inquiry Received	903
Jurisdictional Inquiry Responses	911
Non-Jurisdictional Determinations	650
Jurisdictional Determinations	183
Variance Determinations	29
General Information Response	30
Potential Violation Determination	19
Average Response Time (in days)	15
Telephone Consultations	3671
Walk-In Consultations	132
Site Visits	10
Referrals from other Agencies	426
FOIL Requests Received	216

Staff help citizens determine if an Agency permit or variance is required. Determinations often require a full deed history and other legal and factual research.

The Jurisdictional Inquiry Unit also handles referrals from other agencies, telephone calls and walk-in members of the public.

This is the Agency's initial and most common point of contact with the public; hence, a high priority is placed on prompt responses. The Jurisdictional Unit also includes the Agency's Records Access Officer.





# Enforcement

## STAFF

### Jurisdictional Inquiry Office

Douglas Miller,  
Environmental Program Specialist 2  
Brian Ford,  
Environmental Program Specialist 1  
Emily Tyner,  
Environmental Program Specialist 1  
Tracy Darrah  
Environmental Program Specialist 1

### Enforcement

John Burth,  
Environmental Program Specialist 2  
Trevor Fravor,  
Environmental Program Specialist 1  
Milton Adams,  
Environmental Program Specialist 1  
Emily O'Mahony,  
Environmental Program Specialist 1  
Frederick Aldinger,  
Environmental Program Specialist 1  
Sarah Staab,  
Environmental Program Specialist 1  
Matthew Brown,  
Environmental Program Specialist 1



Above Left: Douglas Miller EPS 2  
Jurisdictional Office  
Above Right: John Burth EPS 2  
Enforcement Office

At Right: Aaron Ziemann measures  
the diameter of a stump as part of  
project compliance for a forest treat-  
ment project.

At Far Right: Alicia Purzycki assists  
property owner measure distance to  
mean high water mark.

## Enforcement Unit

The Enforcement Unit seeks to resolve violations of the laws the Agency is charged to administer. the Agency's Enforcement Program focuses on promptly addressing potential violations in a fair and consistent manner and taking proactive steps to prevent or quickly resolve new violations.

The Enforcement Program began 2018 with 168 unresolved cases. 188 cases were opened. The most common types of enforcement matters reviewed were activities involving wetlands, subdivisions, permit noncompliance, and shoreline structures. Staff conducted 148 enforcement site visits, prepared 81 settlement agreements, and executed 44 settlement agreements with landowners. 44 cases were resolved through voluntary compliance on the part of the landowner, and 97 cases were closed following investigations indicating that no violation had occurred.

Enforcement staff monitor new subdivision activity in the Park through the New York State Office of Real Property Salesweb application. Six enforcement cases were opened as a result of SalesWeb monitoring, and of these cases, four remains under review and two cases were determined to not be violations.

Enforcement staff cross-divisional work in 2018 included 58 jurisdictional determinations issued from enforcement staff, 73 site visits for review of permit applications, and 60 permits issued with enforcement staff as the assigned project review officer.

Alleged Violation	2018
Substandard Lot Subdivision	21
Lot Counting Subdivision	6
RM Subdivision	12
CEA Subdivision	1
Wetland Subdivision	17
Wetland Project	44
Development in River Area	1
Permit Violation	28
Development in CEA	1
Structure Over 40 Feet	1
25-Acre Clearcut	3
Commercial Use	4
Junkyard	2
Shoreline Structure Setback	24
Shoreline Cutting	9
Waste Disposal Area	15
Sand and Gravel Extraction	1
Septic w/in 100' of a wetland	4
Sawmill	1
Marina	1
Group Camp	1

Activity	2017	2018
New Cases Opened	238	188
Site Visits for Enforcement	173	148
Settlement Agreements Sent	83	81
Settlement Agreements Signed	50	44
Jurisdictional Determinations	56	58
Cases Referred to Attorney General	0	0
Case Closed No Violation	112	97
Cases Closed Volunteer Compliance	62	44
Open Cases End of Year	168	163



# Resource Analysis & Scientific Services

## STAFF

Kathy Regan,  
Supervisor Natural Resource  
Analysis  
Edward Snizek,  
Supervisor Natural Resource  
Analysis - thru 5/18  
Shaun LaLonde,  
Soil and Water Engineering Specialist  
Mark Rooks,  
Associate A.P. Project Analyst,  
Biological Resources  
Mary O'Dell,  
Biologist 1 (Ecology)  
Aaron Ziemann,  
Associate A.P. Project Analyst, Forest  
Resources  
Leigh Walrath,  
Associate A.P. Project Analyst, Fresh  
Water Resources  
Alicia Purzycki,  
Environmental Engineer 1  
Annemarie Peer,  
Office Assistant 2



Above Left: John Ernst  
Chair Park Ecology Committee  
Above Right: Kathy Regan  
Supervisor Natural Resource Analysis

At Right: Shaun LaLonde conducts  
site visit for shoreline setback variance  
proposal.

At Far Right: Mary O'Dell provides  
wetland boundary delineation service.

The Resource Analysis and Scientific Services (RASS) Division of the Adirondack Park Agency is responsible for providing scientific and engineering assistance to Agency staff. All Agency transactions that involve wetlands, soils, wastewater treatment, invasive species, stormwater, surface water and/or forests are analyzed by RASS for natural resource protection recommendations.

RASS staff act as the interface between Agency Divisions and with project sponsors, providing technical determinations and insight on a wide range of environmental issues. During site visits, RASS staff provide technical direction and guidance to applicants to avoid adverse environmental impacts. Staff also provide wetland determinations and field delineations to landowners, an integral step for the planning and design of projects. In addition, RASS staff provide technical evaluations on enforcement cases, jurisdictional determinations, variances, and policies.

## Engineering

Evaluating existing and proposed development within the Park requires professional engineering services and technical analysis that is based upon sound science and engineering judgment that is consistent with applicable laws, regulations, standards, policies and guidance documents.

Engineers completed a total of 128 site visits in 2018. Engineering evaluations include, but are not limited to, on-site wastewater treatment systems, site design and access, stormwater management, erosion and sediment control, dam bridge and road design, mineral extraction, traffic and noise studies, and adequacy of municipal infrastructure services

Engineering Reviews by Category	Total
OSWTS Reviews	365
Stormwater Management	247
Shoreline Reviews	306
Shoreline Variance Proposals	219

In addition, staff prepared technical recommendations in support of the following Agency Divisions and activities:

Division (Activity)	Total
Regulatory Programs (Permit Applications)	495
Legal (Jurisdictional Office, legal reviews)	147
Legal (Enforcement)	100
Planning (Local Government)	9
Planning (State Land)	20





Staff Reviews by Category	2018 Totals
Wetland Resources	103
Freshwater Resources	35
Forestry Resources	10
Terrestrial Resources	13

DHTP Categories	2018 Totals
Approved Conventional Systems	78
Approved Shallow Systems	61
Did not meet Agency Guidelines	19



Above: Aaron Ziemann (in test pit) and Sarah Staab brave inclement weather to analyze a deep hole soil test pit to help property owner identify best location for onsite wastewater system.

At Right: Mark Rooks inventories flora as part of wetland survey.

## Wetlands

The NYS Freshwater Wetlands Act and the APA Act have stringent requirements for regulated activities involving wetlands. Wetlands staff provide a high level of service to the public that includes delineation, mitigation, and impact analysis. Staff conducted 209 wetland site visits. The average processing time for site visits was 13 days. In addition, staff completed 361 wetland air photo interpretations. Air photo interpretations augment staff's wetland field delineations and aid in determinations.

## Soils

Interpretations of deep-hole test pits (DHTPs) provide the necessary information to correctly locate OSWT systems. A total of 81 projects involving 159 deep-hole test pits were reviewed by Agency staff. Of the 159 DHTPs, 110 were described by Agency staff and 49 were described by outside consultants. All data submitted by consultants is checked by Agency staff to ensure profile accuracy, separation requirements, and appropriate setback distances. 49 percent of the test pits were approved for conventional on-site wastewater treatment systems (OSWTs), 38 percent were approved for shallow absorption OSWTs, and 12 percent did not meet Agency guidelines. Of the approved shallow systems 92 percent were due to shallow seasonal high groundwater and 8 percent were due to shallow bedrock.

## Freshwater Resources

In addition to providing technical support the Agency's Legal and Regulatory Program Divisions, in 2018 Agency freshwater analyst staff worked with the Adirondack Park Invasive Plant Program's (APIPP) Aquatic Invasives Project Coordinator to develop a citizen scientist-based Lake Management Tracker tool. The survey gives lake associations the ability to independently track the progress of aquatic invasive species management over time. Staff also participated in the Lake Champlain Basin Program's Rapid Response review of a newly discovered fishhook waterflea in Lake Champlain. Agency staff served on the Invasive Species Council, the Adirondack Aquatic Invasive Species Advisory Committee, the NYS Benthic Barrier workgroup, Lake Champlain Technical Advisory Committee, the Adirondack Road Salt Working Group, and is a partner with the APIPP. Staff attended conferences organized by the New York State Federation of Lake Associations and the Lake Champlain Basin Program. Finally, staff provided public outreach and education to numerous lake associations, lake stewards, and the Adirondack Lakes Alliance.

## Forests

In 2018, RASS forestry staff reviewed two proposals for jurisdictional timber harvesting projects on private lands. Both projects met silvicultural goals and established favorable conditions for long-term forest health and timber value. Agency forestry staff conducted compliance reviews on previously issued permits to insure permit conditions were followed. Staff corroborated with State Agencies, forest health researchers, and APIPP to monitor invasive pest disturbances within the Adirondack Park. Vigilance and public education is critically important to mitigate the threat of invasive species to ensure the future health of Adirondack forests.



## Agency Staff Transitions

### Staff Retirements

The Agency experienced the retirement of a number of long serving dedicated staff members and Board Members in 2018. Their contributions to the Park are greatly appreciated.

Chairman Sherman Craig retired in July. He led the Agency through the Historic State Land Classification Package as well as championing a number of private land review process revisions.

Board Member Barbara Rice was a strong advocate for local government and businesses.

Counsel James Townsend admirably counseled the Agency through a period of unprecedented State Land actions.

Edward Snizek was a dedicated public servant. His achievements throughout his career were broad and impressive. He conducted research on the effects of acid precipitation, resolved enforcement cases, evaluated proposals, authored permits, and directed the Agency's initiatives on natural resources.

Suzanne McSherry displayed the highest level of professionalism and responsibility throughout her career. She diligently reviewed project applications resulting in the approval of 1,470 permits.

During his nearly 36 years with the APA, John Barge advanced cartography from hand draw maps to a internationally recognized Geographic Information System.

Steven Brewer skillfully served as a Senior Attorney who provided sound legal advice to all Agency divisions.



Above: Chairman Craig (right) and Mrs. Craig.



Above: Board Member Barbara Rice



Above: Counsel James Townsend and his daughter Sara.

### Staff Hires

Matthew Brown was hired as an Environmental Program Specialist 1. He formerly worked as a District Forester with the St. Lawrence County Soil and Water Conservation District.

Molly Jordon was employed by the Agency as a Mapping Technologist 1. She previously worked for the Adirondack Watershed Institute as a Steward.



From Left: Terry Martino and Suzanne McSherry.



From Left: John and Cindy Barge.



From Left: Matt Brown and Terry Martino.



From Left: Steve Brewer and Acting Chair Feldman.



From Left: Ed and Susan Snizek.



From Left: Acting Chair Feldman welcomes Molly Jordon.



# Adirondack Park Local Government Review Board



Executive Director, Gerald Delaney  
Chairman, Ron Moore  
Secretary, Kate Smart

## Members

### CLINTON COUNTY

Jim Facticeau, Howard Aubin

### ESSEX COUNTY

Ron Moore, Shaun Gilliland,  
John Paradis

### FRANKLIN COUNTY

Brian McDonnell

### FULTON COUNTY

James Groff, Frank Bendl

### HAMILTON COUNTY

Brian Wells, Clark Seaman

### HERKIMER COUNTY

Linda Eykelhoff, Robert Grose

### LEWIS COUNTY

Craig Brennan

### ST. LAWRENCE COUNTY

Ron Roberts, Mark Hall

### SARATOGA COUNTY

Bruce Brownell, Sylvia Parker,  
Jean Raymond

### WARREN COUNTY

Kevin Geraghty, Matt Simpson

### WASHINGTON COUNTY

John LaPointe

Backcover: New "old" bridge over the  
West Branch of the Ausable River in  
the Town of Wilmington, Essex County.

Section 803-a of the APA Act establishes 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, the Review Board Executive Director has an active role in all deliberations. The Agency's efforts to achieve balanced decision making are greatly enhanced by this dialogue. The State of New York provides operating funds for the Local Government Review Board through the Agency's budget.



Gerald Delaney (second from right) leads his first Local Government Review Board meeting as Executive Director.



Above From Right: Acting Chair Feldman, Executive Director Monroe and Public Information Officer McKeever.

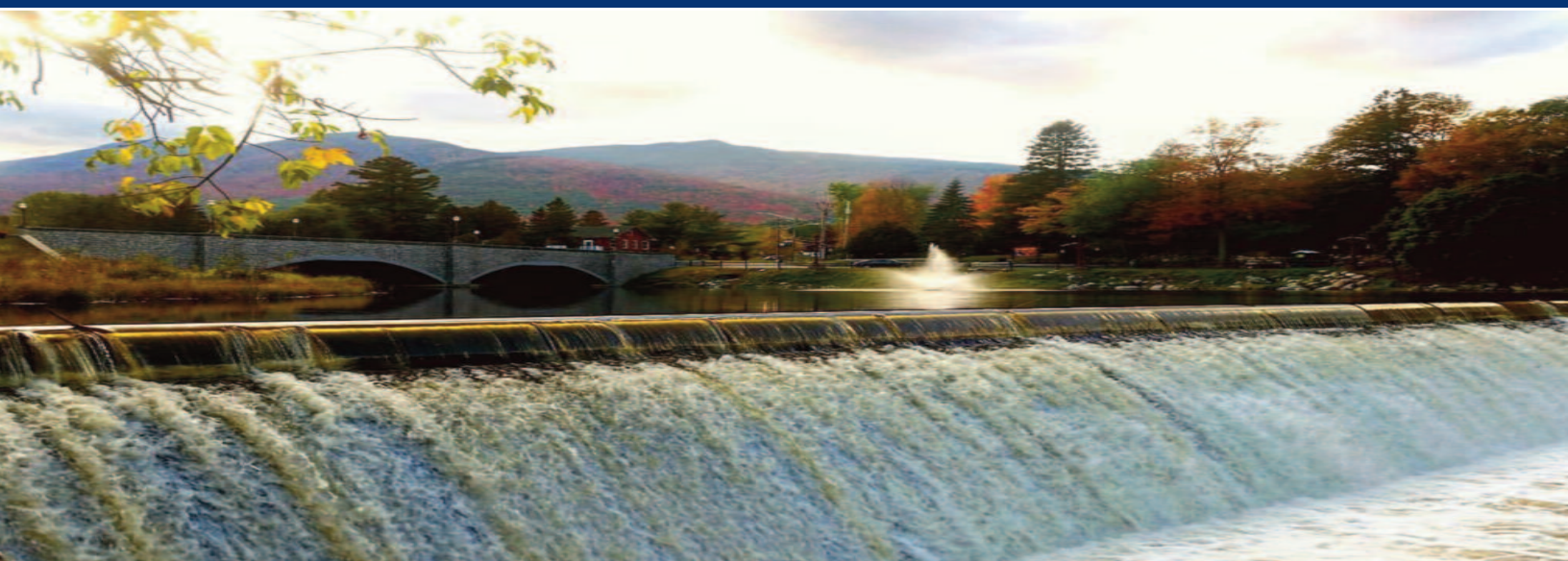
Fred Monroe dutifully served as Local Government Review Board Counsel and was appointed Executive Director in April of 2005. He retired in September. Mr. Monroe defended private property rights, testified at congressional and State hearings, worked tirelessly to streamline State regulations, and was an effective representative at Agency Board meetings. His public comments and motivating speeches swayed many debates, and ingrained his reputation as a "Gentleman Warrior." He will be missed.

Below: Tim Burke (center) accepts Local Government Day Award on behalf of local Olympians. From Left: AATV President Matthew Simpson, Chairman Craig, Karen Feldman, Executive Director Martino, Tim Burke, Assemblyman Jones, Essex County Chair Randy Preston, Assemblyman Stec, LGRB Executive Director Fred Monroe. Local Government Day 2018.





**Adirondack  
Park Agency**



**Andrew M. Cuomo, Governor**

Karen Feldman, Acting Chair | Terry Martino, Executive Director

Route 86, P.O. Box 99, Ray Brook, NY 12977 | (518) 891- 4050 | [www.apa.ny.gov](http://www.apa.ny.gov)

Follow us on Facebook and Twitter