

ADIRONDACK PARK AGENCY Division of Regulatory Programs PO Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Telephone (518) 891-4050 www.apa.ny.gov	 Adirondack Park Agency	APPLICATION FOR VARIANCE FROM SHORELINE RESTRICTIONS APPENDIX E
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Appendix E

Construction of a single family dwelling without the minimum required shoreline lot width

1. Please evaluate the alternatives listed below. If any of the following alternatives could meet the applicant's objectives, please contact the Agency before completing the remainder of this application because a variance may not be required. If the alternatives listed below are not feasible, please provide a narrative describing why and include any supporting documentation:
 - a. Making use of the variance site without a structure considered to be a principal building by the Agency. This would allow for the construction of a hunting and fishing cabin, or a shoreline access only lot with a travel trailer, boathouse, dock, or lean-to, etc.
 - b. Acquiring additional property (in whole or in part) that would increase the shoreline lot width of the site to meet minimum requirements.
2. Is a new, expanded, or replacement on-site wastewater treatment system proposed? If yes, please provide a detailed design report and plans prepared by a NYS licensed or registered design professional which include deep-hole soils test pit logs, percolation tests number of bedrooms and other relevant details. For additional information, please refer to the Agency's publication "Minimum Requirements for Engineering Plans for On-Site Wastewater Treatment Systems," available at https://www.apa.ny.gov/Documents/Guidelines/OnSite_Wastewater.pdf.
3. Attach a plan sheet depicting the proposed structure(s) prepared by a qualified professional (NYS licensed surveyor, engineer, architect, etc.) and clearly labeled to scale, with the date of preparation and name of preparer. The plan sheet should depict any proposed buildings or structures, including attached structures such as decks, stairs, and porches. Also provide a construction detail indicating to-scale elevation views of the proposed structure. For buildings, please also provide a floor plan prepared by a qualified professional and clearly labeled to scale with the date of preparation and name of preparer.

4. After consultation with Agency staff, if necessary, attach a building floor plan prepared by a qualified professional (NYS licensed surveyor, engineer, architect, etc.) and clearly labeled to scale, with the date of preparation and name of preparer. The building floor plan should depict the proposed dwelling, including attached structures such as decks, stairs, and porches. Please provide to-scale elevation views of the proposed dwelling.
5. Attach a site plan map prepared by a qualified professional (NYS licensed surveyor, engineer, architect, etc.) and clearly labeled with the scale, north arrow, date of preparation, and name of preparer. Draw the map to an appropriate engineer's scale between 1" = 10' and 1" = 50' to show the entire variance site. Depict and label the following on the plan, as applicable:
 - a. property boundary lines, including dimensions of each line, and any applicable local setbacks from roads, water bodies, property lines, etc.;
 - b. existing structures (single family dwellings, mobile homes, sheds, docks, decks, boathouses, etc.), including location and size;
 - c. proposed footprint of any new structure;
 - d. APA land use areas;
 - e. mean high water mark of any lake, pond, or navigable river or stream (to be determined or verified by Agency staff);
 - f. centerline of all non-navigable streams, including intermittent streams;
 - g. wetlands as delineated in the field by Agency staff or a qualified wetlands biologist;
 - h. topography within 100 feet of the new structure (minimum 10-foot field-verified contour intervals);
 - i. existing areas of steep slopes (greater than 15%) within 100 feet of the new structure;
 - j. existing and proposed paved and unpaved roads, driveways, and parking areas, including locations, dimensions, and construction materials;
 - k. existing and proposed on-site wastewater treatment systems and water supplies, including all components;
 - l. existing areas of vegetation and cover types (fields, woodlands, shrub areas, lawns, etc.);
 - m. proposed erosion and sediment control measures such as plantings, sediment basins, silt fence, and straw bales;
 - n. proposed stormwater management practices such as eave infiltration trenches, rain gardens, and infiltration basins;
 - o. proposed areas of vegetative clearing; and
 - p. proposed landscape plantings, including plant names and size.
6. After consultation with Agency staff, if necessary, provide a separate Stormwater Management Plan and Erosion and Sediment Control Plan prepared by a qualified professional (NYS licensed surveyor, engineer, architect, etc.). The Stormwater Management Plan must include treatment of the water quality volume associated with any new upland impervious area. To the extent practicable, the Plan should also treat existing impervious areas. For purposes of sizing, stormwater practices, and water quality treatment, 1.5 gallons of runoff per square foot of impervious area can be assumed. For additional information describing various practices, please refer to the 2015 *New York State*

Stormwater Management Design Manual. For additional information regarding erosion and sediment control, please refer to the 2016 *New York State Standards & Specifications for Erosion and Sediment Control*.

7. Variance Justification:

Minimization:

- a. Describe how the proposed dwelling is sited and constructed to minimize impacts to Park resources.

Potential Impacts:

- b. Describe the extent to which the variance, if granted, would create impacts to the natural, scenic, open space, or other resources of the Park. Describe and provide photographs depicting the existing character of the shoreline near the variance site, on the same and opposite sides of the water body, and describe how the variance, if granted, would produce a change in the character of the shoreline in this area. Provide supporting facts and documentation. Please note that supplemental information may be requested as part of the application review, including photo-simulations or photographs altered to depict post-development conditions.
- c. Describe any potential impacts that the variance, if granted, would cause to water quality, including stormwater runoff, erosion, and sedimentation. Also describe how any new or enhanced wastewater treatment system or other project components could impact water quality. Please include any potential benefits to water quality from the proposal.
- d. Describe any other effects, such as grading, stormwater runoff, and visual impacts that the variance, if granted, would have on adjoining and nearby properties due to the addition of a new structure in this area. Provide supporting facts and documentation, including photographs, as appropriate.

Variance Site History:

- e. Describe how the need for a variance arose. For example, was the property part of a larger parcel prior to May 22, 1973 (the enactment date of the APA Act)?

Adverse Consequences:

- f. Describe and provide supporting documentation of any adverse consequences that would result from denial of the variance.