



New York State
Adirondack
Park Agency

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Development in the Adirondack Park (DAP)

An Advisory Publication for the Design and Review of Projects in the Adirondack Park

INTRODUCTION

The Adirondack Park was created by the State of New York amid concerns for the water and timber resources of the region. Today, the Park encompasses slightly less than 6 million acres, of which approximately half is privately owned and half belongs to the people of New York State as constitutionally protected “Forever Wild” forest preserve. This mix of private and State land ownership is a unique characteristic of the Adirondack Park.

Comprised of more than 100 towns and villages, the Park includes diverse communities with individual Main streets, farms, small businesses, working forests, open space, and a range of services and products. The abundance of nature-based tourism and world-class outdoor recreational opportunities, combined with the character and appearance of its public and private lands, make the Park notably different from most other rural areas.

The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature to insure the optimum overall conservation, protection, development, and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological, and natural resources of the Adirondack Park. To accomplish its mission the APA administers the Adirondack Park Agency Act (which includes the Adirondack Park Land Use and Development Plan for private lands and the State Land Master Plan for public lands), the New York State Wild, Scenic and Recreational Rivers System Act, and the New York State Freshwater Wetlands Act. These laws and their implementing regulations define the activities within the Park that are subject to review by the APA and provide standards for the review and issuance of permits.

Development in the Adirondack Park (DAP) is an advisory publication written by Agency staff to provide guidance and assist project sponsors in designing proposals. The guidance set forth in DAP is also generally applied by Agency staff after taking into account the specific facts and circumstances of each particular application. DAP is intended to provide guidance while allowing for individual and professional creativity, and for innovation in project design. DAP is an evolving document and is continually revised and updated by Agency staff.

The first section of DAP is organized around the 37 development considerations listed in section 805 of the APA Act. A brief description of several development considerations is found in section 574.5 of the Agency's regulations; the material included in DAP provides additional explanation.

DAP also includes individual Project Guidelines, which are intended to provide guidance for applicants regarding specific resources and impact concerns. The Project Guidelines also serve as a review guide for Agency staff to assure completeness and consistency in the review of projects. Work is underway by Agency staff to provide additional project guidelines.

DAP and other materials that may be useful to applicants are available on the Agency's website at www.apa.ny.gov.