



Adirondack Park Agency

SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

MEMORANDUM

TO: Terry Martino
FROM: Kathy Regan
DATE: October 6, 2016
RE: Planning Division Activity Report for September

This report reflects monthly activity of the State land and other planning staff within the Division.

APSLMP CONSULTATIONS

UMP Development/Review

- Met with Ed Frantz (DOT) to review suggested changes and comments concerning a Team Draft Travel Corridor Generic UMP.
- Began review of a Team Draft UMP for the Independence River Wild Forest.
- Reviewed and provided comments on a revised Initial Draft of the Saranac Lakes Wild Forest UMP.
- Conducted field work to evaluate the viability of trail alignments proposed in a public draft of the Moose River Plains Wild Forest UMP.

APA/DEC MOU Consultation

- Completed review of a State land project proposal submitted by DEC for reconstruction of a horse and snowmobile trail bridge over Otter Creek on the Erie Canal Trail in the Independence River Wild Forest.
- Conducted field work with DEC staff along the Raquette River in the High Peaks Wilderness to discuss shoreline stabilization at primitive tent sites.
- Completed review of a power pole reconfiguration and removal project involving State lands Essex County Highway right-of-way on the Blue Ridge Road in North Hudson.
- Completed review of a proposal for repairs and minor improvements to SUNY ESF Ranger School grounds and facilities located on State lands in the town of Fine.

Permit Review

- With Regulatory Programs and RASS staff, participated in a phone conference call with DOT concerning our review of work that will be undertaken to restore the railroad between Tupper Lake and Big Moose Station in Thendara.
- Evaluated trail alignment alternatives involving wetlands on easement lands in Lewis County with RASS staff and DEC staff.

APSLMP REVISION

State Land Classification

- Drafted the Draft Supplemental Environmental Impact Statement (DSEIS) for the 2016 Classification Action.
- Shared multiple drafts of the DSEIS and associated maps with the Department.

PARK POLICY AND PLANNING

Park-wide Recreation Planning

- Conducted field work within the Remsen-Lake Placid Travel Corridor between Lake Placid and Saranac Lake in preparation for a meeting in which design of the approved rail trail was discussed.
- Participated in the second meeting of the Recreational Trail Core Stakeholder Group now involved in planning development of the approved rail trail between Tupper Lake and Lake Placid within the Remsen-Lake Placid Travel Corridor.
- Continued working to develop a proposal for conducting a Park-wide inventory of water bodies in an interagency effort modeled along the lines of the federal "Water and Land Recreation Opportunity Spectrum."
- Worked with DEC staff to prepare guidance for developing ski touring trails that will be made available for public comment.
- Conducted field work in the Green Mountain National Forest to learn more about facilities for backcountry skiing.
- Worked with DEC staff to develop a Minimal Requirements Analysis approach to construction, in Wild Forest areas, of bridges made of non-natural materials.
- Conducted field work with DEC staff to evaluate plans for public access and recreational opportunities on Conservation Easement lands in St. Lawrence County.

ADMINISTRATION (State Land Staff)

Reporting

- Submitted weekly and monthly reports.

Legal Support

- Provided administrative support for pending litigation.

HISTORIC PRESERVATION ACT REVIEW

- Reviewed a proposed project in the Town of Fort Ann.

September State Land Tasks Summary:

Task	Count	Year to Date
APSLMP Consultations	10	124
APSLMP Revision	2	29
Park Policy and Planning	7	37
Administration	2	87
Historic Preservation Act Review	1	23

GIS AGENCY PROGRAM ADMINISTRATION

- GIS staff have continued reviewing information and producing materials for the State land classification package.

LOCAL GOVERNMENT SERVICES PROGRAM

Outreach

- **HEPA:** Attended public meeting for the Town and Village of Lake George.
- **Lake George:** Met with the Town Planning Director to discuss the Town's ALLUP.

Correspondence and Consultations

- **Horicon:** Responded to questions regarding docks.
- **Queensbury:** Discussed the SEQR process for amendments to ALLUPs.
- **Hague:** Provided the Town with information regarding the JIF process.
- **Chester:** Provided the public with information regarding shoreline structures
- **Lake George:** Discussed the Agency's review of amendments to local controls over stormwater.
- **Queensbury:** Provided the Town with information regarding the history of a parcel.
- **Horicon:** Responded to an inquiry from the Town regarding campgrounds and mobile homes.

- **Hague:** Responded to questions from the Town regarding a proposed subdivision.
- **Hague:** Provided the Town with information regarding the JIF process.
- **Queensbury:** Responded to questions from the Town the ALLUP amendment process.
- **Caroga:** Provided the Town with information regarding a proposed subdivision in Low Intensity Use.
- **Horicon:** Responded to questions from the Town regarding structures constructed prior to the Town's ALLUP.
- **Jurisdictional Office:** Coordinated with staff regarding a proposed bridge project in the Town of Johnsburg.
- **St. Lawrence County:** Coordinated with the County regarding proposed changes to the Town of Colton zoning code.

Agency-approved Local Land Use Programs (ALLUPs)

Amendments

- **Caroga:** The Town is currently in the process of rewriting its zoning code. The Town is working with the Fulton County Planning Office to prepare the document.
 - Status: Informal review process. Agency LGS and Legal staff have reviewed the most recent version of the code (June 6, 2016) and sent comments to the Town on August 30th for their review.
- **Chester:** The Town has begun preliminary discussion to address needed amendments to its zoning code.
 - Status: Informal review process. Staff has offered to meet with the Town committee that will be tasked with drafting amendments.
- **Colton:** The Town has been working with St. Lawrence County on revising its local land use program and has submitted components to the Agency for informal review. The Town is also currently going through the process of amending their code for portions of the Town outside of the Adirondack Park. These amendments will not require review or approval by the Agency.
 - Status: Informal review process. Staff plans on meeting with the Town and county at the beginning of October to go over the document.
- **Horicon:** The Town has a public hearing scheduled for October 20th at which time they anticipate approving the amendments to their ALLUP.
 - Status: Approved by the Agency at the September Agency meeting.
- **Indian Lake:** The Town is currently in the process of writing a Comprehensive Plan.
 - Status: Informal review process. Staff is reviewing components of the draft Plan.

- **Lake George:** The Town has submitted amendments to its local laws involving stormwater management for review.
 - Status: Formal review process. Agency Planning and RASS are reviewing the documents for presentation to the Board in November.
- **Bolton:** The Town has been working with a consultant to update its zoning code.
 - Status: Informal review process. Staff has been notified by the Town's consultant that a revised version of the code is forthcoming.
- **Queensbury:** The Town has requested formal review of amendments to its zoning code regarding signs and interior storage facilities. These amendments are part of a larger package of amendments that involve areas of the Town outside of the Adirondack Park.
 - Status: These amendments are on the agenda for the October Agency meeting.

Variances (7)

- **Bolton (1)**
 - Project [LV2016-0068] involved an after-the-fact variance for a handicap ramp and stairs to access a single family dwelling and patio. Relief was required from the Town front yard setback, the Town side yard setback, the Town shoreline setback and from the Town Code to alter a non-conforming structure. The Agency respected the findings of the ZBA and no further review of the variance was required.
- **Chester (1)**
 - Project [LV2016-0080] involved replacement of an onsite wastewater treatment system. Relief was required from the Town Sanitary Code as the system could not meet separation distance requirements. No further Agency review of this variance was required since the project did not involve provisions of the Act.
- **Edinburg (1)**
 - Project [LV2016-0038] involved replacement of a camp with a new single family dwelling on a parcel with 4 existing buildings. The ZBA determined that no variance was required as the buildings predate the Town zoning ordinance which allows only one principal building per parcel in the Lakefront Residential District. There was no variance required and therefore no further Agency review necessary.
- **Horicon (1)**
 - Project [LV2016-0066] involved after-the-fact construction of a removable deck over existing cement peers. Relief was required from the Town

shoreline setback and from the Town side yard setback. No action was taken on behalf of this variance.

- **Queensbury (3)**

- Project [LV2016-0069] involved a two-lot subdivision with existing buildings. Relief was required from the Town side yard setback as the existing buildings could not meet the setback from the newly created lot line. No further Agency review of this variance was required since the project did not vary provisions of the Act.
- Project [LV2016-0070] involved replacing an existing single family dwelling and detached garage with a new 4-bedroom single family dwelling with attached garage. Relief was required from the Town side yard setbacks. No further Agency review of this variance was required since the project did not involve provisions of the Act.
- Project [LV2016-0072] involved construction of a new on-site wastewater disposal system. Relief was required from the Town Sewage Disposal Ordinance for the system's slope side to be 2H:1V instead of the required 3H:1V. No further Agency review of this variance was required since the project did not involve provisions of the Act.

Summary of Local Planning Unit Program Accomplishments September 2016				
Reportable Items	Municipalities		Month Total	Year to Date
	ALLUP	Other		
Land use regulations reviewed	6	0	6	44
ALLUP amendments approved	1	--	1	3
ALLUP variances reviewed/reversed	7/0	--	7/0	77/2
Comprehensive Plans reviewed	0	0	0	2
Meetings with Town officials	1	0	1	23
Responded to land use planning inquiries	12	0	12	193
Training & Workshops provided	0	0	0	5
Intra-Agency local planning assistance	1	0	1	37
Inter-Agency Coordination	--	--	1	25
Coordination with Other Regional Organizations	--	--	0	18
<i>ALLUP - denotes "APA-approved Local Land Use Program"</i>				