



KAREN FELDMAN
Acting Chair

TERRY MARTINO
Executive Director

MEMORANDUM

TO: Terry Martino
FROM: Kathy Regan
DATE: September 6, 2018
RE: Planning Division Activity Report for June, July and August 2018

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

APSLMP CONSULTATIONS

UMP Development/Review

- Met with DEC staff to discuss UMP amendments for High Peaks Wilderness and Vanderwhacker Mountain Wild Forest.
- Reviewed Draft UMP amendments for the High Peaks Wilderness and Vanderwhacker Mountain Wild Forest UMPs.
- Completed responses to public comments regarding the High Peaks Wilderness and Vanderwhacker Mountain Wild Forest UMPs.
- Met with ORDA and DEC staff to discuss UMP for the Mount Van Hoevenberg Recreation Area Intensive Use Area.
- Reviewed a public draft of Mount Van Hoevenberg UMP and conducted two days of field work at the Mount Van Hoevenberg Intensive Use Area.
- Reviewed the Grass River Wild Forest UMP and public comments submitted concerning APSLMP conformance.
- Concluded reviews of the Black River Wild Forest UMP and Cranberry Lake Boat Launch UMP and recommended to the Agency Board they be approved as compliant with the APSLMP.
- Reviewed a team draft amendment to the Blue Ridge Wilderness UMP and conducted a day of field work near Raquette Lake associated with that review.
- Reviewed a team draft of a new UMP for the Hammond Pond Wild Forest and conducted two days of field work near North Hudson associated with that review.
- Consulted with DEC staff concerning potential installment of electric vehicle charging stations at some DEC public campgrounds. Assisted with development

of a team draft amendment to the Generic UMP for Campgrounds and Day-Use Areas for these charging stations.

- Completed reviews of Initial Draft UMPs for Eagle Point and Brown Tract Ponds Public Campgrounds.
- Conducted two days of field work in the Fulton Chain Wild Forest as part of preparing to review an anticipated team draft of a new UMP for the unit.
- Met with DEC and APA staff to discuss and develop initial steps regarding the Wildland Monitoring Plans for the High Peaks Wilderness and Vanderwhacker Mountain Wild Forest.
- Met with DEC staff to discuss UMP for Saranac Lakes Wild Forest.
- Reviewed final draft of UMP for the Saranac Lakes Wild Forest and conducted field work on Upper Saranac Lake.

APA/DEC MOU Consultation

- Reviewed State Land project proposal for a reroute of a snowmobile trail in the Ferris Lake Wild Forest.
- Reviewed State Land project proposal for reroute of a snowmobile trail in the Independence River Wild Forest.
- Reviewed State Land project proposal for reroute of a snowmobile trail in the Saranac Lakes Wild Forest.
- Reviewed a State Land project proposal for a short reroute of a foot trail in Ferris Lake Wild Forest.
- Consulted with DEC Central Office and Region 6 staff concerning a proposal under consideration to use herbicides to control vegetation at certain accessible improvements in Region 6.
- Consulted with APA RASS and Regulatory Program staff concerning a DEC proposal to lime Benz Pond in the Madawaska Flow – Quebec Brook Primitive Area.
- Consulted with DEC Region 6 staff concerning a proposal to improve a bench-cut section of horse trail in Independence River Wild Forest to prevent erosion.
- Consulted with DEC Region 6 staff concerning potential installation of culverts in a qualified-abandoned road in White Hill Wild Forest.
- Consulted with DEC Region 6 staff concerning the proposed removal of a large bridge in Independence River Wild Forest.

Permit Review

- Reviewed a permit application for a National Grid project partially located in White Hill Wild Forest. A wetland GP is needed.
- Began review of two DOT projects in early stages of development: one aimed at replacing the State Highway 28 bridge over South Inlet, and the other aimed at paving several gravel parking areas along State Highway 28 between Blue Mountain Lake and Old Forge.

- Completed review of an amended RMP and Drafted an 814 Order to DEC for the use of Bald Mountain Road in the Town of Croghan as part of the Lewis County Multiple Use Trail Network.
- Consulted with DEC Region 6 staff and RASS staff on potential wetlands projects involving the Massawepie Scout Camp easement lands.
- Consulted with St Lawrence Co. Snowmobile Club staff and RASS staff regarding the potential relocation of a snowmobile trail within the Remsen Lake Placid Travel Corridor.

APSLMP REVISION

State Land Classification

- Conducted two public hearings for the proposed Gore Mountain reclassification and UMP amendment action.
- Drafted the FSEIS for the above action, including a summary of the Response to Public Comments. Presented the FSEIS at the August Agency meeting.

Substantive Revision

- Reviewed incoming public comments for the APSLMP proposed amendment to modify the definition and guidelines for management and use of Travel Corridors.
- Incorporated changes in the DSEIS.
- Drafted the FSEIS for inter-agency review on this action.

PARK POLICY AND PLANNING

Park-wide Recreation Planning

- Worked with DEC staff to revise guidance materials in response to public comment for the Best Management Practices for Design and Layout of Primitive Tent Sites.
- Attended webinar regarding Visitor Use Monitoring Program Development and Implementation.

Training/Conferences

- Attended the Adirondack Research Consortium conference.
- Attended a stake-holder meeting on the Remsen-LP Travel Corridor.
- Attended a conference on the Champlain-Adirondack Biosphere Reserve.

Other

- Attended the annual meeting with National Grid and NYSEG staff to review planned maintenance projects and discuss Agency jurisdiction regarding pole relocation and replacements.

ADMINISTRATION (State Land Staff)

Reporting

- Submitted weekly and monthly reports.

Training

- Completed on-line training modules mandated by the State.

Legal Support

- Provided administrative support for pending litigation.

HISTORIC PRESERVATION ACT REVIEW

- Reviewed proposed projects in the Towns of Keene, Ausable, Lake Pleasant, North Elba.

GIS AGENCY PROGRAM ADMINISTRATION

Consultation

- Provided guidance for a private timber company on Wild, Scenic and Recreational River mapping in the Park.
- Provided land use, easement and classification statistics to Town of Crown Point for use in their comprehensive planning process.
- Provided advice to a project sponsor for coordinate systems for use in developing a park-wide dataset for a project that will come before the Agency in the future.

Data Management

- Fixed Lookup system errors preventing access to photos layer.
- Corrected errors in Agency transaction database.
- Obtained high resolution elevation data for portions of the Park.

Hardware/Software Management

- Created new administrative connection for managing Lookup data.
- Attempted to fix connections to edit website for a single user.
- Assisted in restoring connection to website server after statewide system updates.
- Modified settings to restore connection to website server for all staff who make website edits.
- Documented setting for alternative connection to website server.

Training

- Provided training to RASS staff regarding use of Survey123.
- Provided training to APA staff on use of GPS cameras.

GIS MAP PRODUCTION

- Created a map showing important agricultural soils in Essex County.
- Created graphics for use in a variance review.
- Created map showing potential map amendment areas in the Town of Duane as requested by the Town.

LUA BOUNDARY/BLUE LINE INQUIRY

- Researched and provided the Town of Willsboro with information regarding river mapping.

MAP AMENDMENTS REVIEW

- Met with a landowner and representative for the Town of Harrietstown to discuss a possible map amendment for the Town.
- Attended meeting with the Town of Duane Board to explain Agency subdivision regulations and the map amendment process.
- Met with Town of Westport to discuss potential Hamlet expansion application
- Sent initial notifications for MA2018-02.

WEB ADMINISTRATION/CONTENT MANAGEMENT

- Posted updates/edits to “Laws, Regulations and Standards” page.
- Posted updates to the “Commissioners” web page.
- Updated Wild, Scenic and Recreation Rivers data available for download.
- Posted updates to Agency Employment page.
- Posted notification and application data for a large-scale subdivision application to “Public Input” page.
- Corrected error in staff name in website content manager system.
- Posted updated to shoreline variance application and appendices.

June-August GIS/Web Tasks Summary:

Task	Count	Year to Date
GIS Agency Program Administration	13	57
GIS Map Production	15	61
LUA Boundary/Blue Line Inquiry	11	60
Map Amendments Review	3	9
State Land Classification/Reclassification Review	1	106
Web Administration/Content Management	11	34
Administrative Tasks	0	8

LOCAL GOVERNMENT SERVICES PROGRAM

Outreach

- **Newcomb:** Met with the Supervisor and CEO to discuss the Town's Approved Program.
- **Willsboro:** Met with the Town Zoning and Planning Boards to discuss the Town's Approved Program.
- **Westport:** Met with the Supervisor and CEO to discuss the Town's Approved Program.
- **Johnsburg:** Met with the Town Supervisor, CEO and Planning Board Chair to discuss the Town's Approved Program.
- **Lake George:** Met with the Town to discuss revisions to its Approved Program.
- **Horicon:** Met with the CEO to discuss retaining walls.
- **St. Armand:** Met with the Supervisor to discuss local land use controls.
- **LGRB:** Attended the July LGRB Meeting.
- **ANCA:** Attended ANCA's Cryptocurrency Summit.
- **Common Ground Alliance:** Attended the Common Ground Alliance annual meeting.
- **Cemetery Workshop:** Attended a webinar regarding municipalities and cemeteries.
- **NYS DOS:** Met with NYS DOS Local Government Staff to discuss zoning and land use in the Adirondack Park.

Correspondence and Consultations

- **Caroga:** Discussed pergolas on docks with CEO.
- **Caroga:** Discussed a number of shoreline questions with CEO.
- **Caroga:** Discussed JIF submittal with Town Clerk.
- **Caroga:** Talked with upcoming variance applicant regarding the review of variances in Approved Towns.
- **Caroga:** Responded to applicant call about whether we've received materials related to a proposed project.
- **Arietta:** Responded to message from Town regarding status of variance.
- **Hague:** Responded to questions regarding single family and multiple family dwellings.
- **Horicon:** Provided information to the Town regarding retaining walls.
- **Hague:** Responded to questions regarding boundary line adjustments and wetlands.
- **Johnsburg:** Provided information to the Town regarding J2017-0142.
- **Horicon:** Responded to questions regarding a shoreline parcel in Hamlet.
- **Chesterfield:** Provided information to the Town regarding agricultural uses in Hamlet.
- **Horicon:** Provided information regarding docks and boathouses.

- **Caroga:** Provided information regarding JIFs and variances in approved towns.
- **Chester:** Responded to questions from the public regarding a proposed subdivision in Hamlet.
- **Queensbury:** Responded to questions from the Town regarding a 2017 enforcement case.
- **Horicon:** Provided information to the Town regarding bunkhouses.
- **Horicon:** Responded to questions from the Town regarding retaining walls.
- **Hague:** Provided information to the Town regarding solar projects.
- **Caroga:** Provided information to the Town regarding a 2017 jurisdictional determination.
- **Horicon:** Provided information to the Town regarding 2017 project.
- **Horicon:** Provided the Town with information regarding a pre-existing subdivision.
- **Chester:** Responded to questions from the public regarding a proposed project in Moderate Intensity Use.
- **Johnsburg:** Responded to questions from the public regarding a proposed 'glamping' project.
- **Chesterfield:** Responded to questions from the Town regarding mobile homes.
- **Indian Lake:** Responded to questions from the public regarding a proposed hotel project.
- **Chesterfield:** Responded to questions from the Town regarding the keeping of chickens.
- **Horicon:** Provided information regarding a possible subdivision.
- **Chesterfield:** Provided information to the Town regarding a 2017 JIF.
- **Caroga:** Provided the Town with information regarding subdivisions.
- **Chester:** Responded to questions from the Town regarding a 2-lot subdivision.
- **Caroga:** Provided information to the Town regarding the SEQR process.
- **Horicon:** Responded to questions from the Town regarding retaining walls and attached patios.
- **Caroga:** Provided information to the Town regarding boardwalks in wetlands.
- **Chesterfield:** Provided information to the Town regarding boundary line adjustments and subdivisions.
- **Horicon:** Responded to questions from the Town regarding accessory structures in a Rivers Area.
- **Lake George:** Provided information to the Town regarding the variance referral process.
- **Horicon:** Responded to questions from the Town regarding retaining walls.
- **Newcomb:** Responded to questions from the public regarding hazard trees.
- **Lake George:** Provided information to the Town regarding the Class B referral process.
- **Horicon:** Responded to questions from the Town regarding a 2017 subdivision.
- **Chester:** Coordinated with the Town regarding a potential violation.

- **Chesterfield:** Provided information to the Town regarding projects involving wetlands.
- **Lake George:** Provided information to the Town regarding a property in Hamlet.
- **Caroga:** Responded to questions from the Town regarding the dimensions of docks.
- **Indian Lake:** Responded to questions from the public regarding a dam on the Cedar River.
- **Chester:** Provided information to the Town regarding a property in Moderate Intensity Use.
- **Horicon:** Discussed septic variance question with CEO.
- **Caroga:** Discussed potential ATF variance with CEO.
- **Newcomb:** Corresponded w/CEO regarding materials to assist w/7-lot subdivision.
- **Queensbury:** Discussed merger clause with Planning/Zoning director
- **Caroga:** Discussed driveway/culvert project with CEO.
- **Chester:** Discussed potential subdivision/boundary line adjustment w/Planning Administrator.
- **Caroga:** Responded to questions from the Town regarding a variance referral.
- **Chester:** Responded to call from CEO regarding upland boathouses.
- **Horicon:** Responded to question from the CEO regarding a shoreline project.
- **Caroga:** Provided information to the Town regarding expansion of non-conforming structures.
- **Chesterfield:** Responded to questions from the Town regarding a subdivision proposal.
- **Newcomb:** Provided information to the Town regarding the Agency's towers policy.
- **Horicon:** Provided the Town with information regarding retaining walls.
- **Newcomb:** Provided information to the Town regarding a 2012 Agency permit.
- **Chester:** Responded to questions for the Town regarding accessory structures without a primary structure.
- **Newcomb:** Responded to questions from an applicant regarding a 2012 permit renewal.
- **Hague:** Responded to questions from the Town regarding completed and proposed projects in the Town.
- **Fort Ann:** Provided the Town with a map and JIF business cards.
- **Saratoga County:** Provided information to the county planning department regarding projects in towns with an Approved Programs.
- **Lake Luzerne:** Provided information to the public regarding zoning in Lake Luzerne
- **Local Government Day:** Provided information in regard to LGD speaker.
- **General:** Responded to question regarding USGS physical feature name changes.

- **Regulatory Programs:** Provided information regarding a proposed project in Newcomb.
- **Regulatory Programs:** Provided information regarding a proposed subdivision in Caroga.
- **Regulatory Programs:** Provided information regarding Class A's by agreement in Newcomb.
- **Regulatory Programs:** Provided information regarding prohibited uses.
- **Regulatory Programs:** Provided information regarding the Town of Bolton's Approved Program.
- **RASS:** Attended a wetland site visit with staff in Caroga.
- **RASS:** Participated in a site visit with staff in the Town of Hope to discuss potential tear-down/re-build of SFD within designated river area.
- **Enforcement:** Participated in a site visit with staff for a potential violation in Indian Lake.
- **Enforcement:** Provided information to staff regarding administration of shoreline regulations in Approved Towns.
- **Enforcement:** Responded to questions regarding shoreline projects in Horicon.

Agency-approved Local Land Use Programs (ALLUPs)

- **Arietta:** The Town has begun discussions regarding updating its subdivision regulations. Arietta became an ALLUP in 1983.
 - *Status:* Informal review process. It is expected that due to the extensive nature of these amendments that they should go before the Agency Board when complete. Staff has provided the Town with a word version of their current code and have offered to assist the Town in this endeavor.
- **Bolton:** The Town has been working with a consultant for a full rewrite of its zoning code. Bolton became an ALLUP in 1980.
 - *Status:* Informal review process. It is expected that due to the extensive nature of these amendments that they will be required to go before the Agency Board. Staff has been notified by the Town's consultant that a revised version of the code is forthcoming.
- **Bolton:** The Town proposes to change references in its zoning code from Special Use Permit to Site Plan Review. The code did not have procedures for Special Use Permits and Town practice has been to administer site plan review for these uses.
 - *Status:* The Agency informed the Town on August 24 that the amendment constituted a technical correction and did not require Agency approval.
- **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. Staff met with the Town and Fulton County on May 21 to discuss next steps for approval. Caroga became an ALLUP in 1980.

- *Status:* Formal review process pending SEQR completion. Agency staff cannot proceed with review of the proposed amendment to the Town's Approved Program without appropriate SEQR documentation. This amendment was approved by the Agency at its August meeting.
- **Chester:** The Town has been working on amendments to its zoning code. The proposed amendments involve the Town definitions, docks, signs, parking, travel trailer, and solar sections of their zoning code. Chester became an ALLUP in 2005.
 - *Status:* Informal review process. Due to the nature of the proposed amendments staff believe they will be eligible for approval under the Del Res.
- **Chesterfield:** The Town is currently in the process of revising its zoning code to incorporate portions of the former Village of Keeseville. The Village dissolved in 2015 and is now divided between the Town of AuSable and Chesterfield. Chesterfield became an ALLUP in 2002.
 - *Status:* Informal review process. Information is insufficient at this time to determine if these amendments will be required to go before the Agency Board. Staff has offered to meet with the Town to discuss steps for the amendment.
- **Horicon:** The Town has begun discussions regarding revisions to its sanitary code, last updated in 1979. In addition, the Town is considering amending portions of its recently updated zoning code. Horicon became an ALLUP in 1978.
 - *Status:* Informal review process. Information is insufficient at this time to determine if these amendments will be required to go before the Agency Board. Staff will assist the Town as necessary to help develop the revised code.
- **Indian Lake:** The Town is drafting revisions to its zoning code following its new Comprehensive Plan. Agency staff have been working with the Town and its consultant to ensure compliance with the requirements of their ALLUP. Indian Lake became an ALLUP in 1977.
 - *Status:* Informal review process. Due to the extensive nature of this re-write this amendment will be required to go before the Agency Board. Staff will continue to assist the Town as necessary to help develop the revised code.
- **Lake George:** The Town has drafted amendments to its zoning and subdivision codes. The proposed amendments address several new uses such as solar and short-term rentals and other updates to the code. Staff met with the Town on August 30 to discuss revisions. Lake George became an ALLUP in 1978.
 - *Status:* Formal review process. Due to the nature of the proposed amendments staff believe they will be eligible for approval in September under the Del Res.
- **Newcomb:** The Town is proposing changes to several defined terms in its zoning code.
 - *Status:* Informal review process. Information is insufficient at this time to determine if these amendments will be required to go before the Agency Board.

- **Queensbury:** The Town has proposed a correction to its zoning code to address an omission from its 2014 amendments involving Commercial Sand, Gravel & Topsoil Extraction. The change will confirm that the use requires a Special Use Permit in the Rural Residential District and will need to meet certain requirements.
 - *Status:* The Agency informed the Town on July 23 that the amendment constituted a technical correction and did not require Agency approval.

- **Village of Lake George:** The Village is in the process of amending Sections 220-42 and 220-85 of its zoning regulations. The proposed amendment will give the Planning Board authority to waive certain provisions for site plan review and streamline the variance referral process to both the Planning Board and the Agency. The Village of Lake George is entirely Hamlet and no variance referrals are required under the APA Act for variances in Hamlet. The Village of Lake George became an ALLUP in 1985.
 - *Status:* This amendment was approved under the authority of the Del Res on July 10.

Variances (31)

- **Arietta (2)**
 - Project [LV2018-0030] involved the construction of an addition to an existing non-conforming single family dwelling. Relief was required from the Town for rearward and upward expansion completely within the shoreline setback. Agency staff determined that the record did not support the ZBA's variance authorization and a variance reversal letter was issued.
 - Project [LV2018-0046] involved the previously reversed construction of an addition to an existing, non-conforming SFD. Relief was required from the Town for rearward and upward expansion completely within the shoreline setback. The 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.

- **Bolton (3)**
 - Project [LV2018-0051] involved an after-the-fact variance for construction of steps and landings on an existing, non-conforming single family dwelling. Relief was required from the Town for alteration of a non-conforming structure and from the Town shoreline and side yard setbacks. The 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.
 - Project [LV2018-0065] involved construction of a 3-car garage with 2nd floor living space attached to an existing single family dwelling. Relief was required from the Town for alteration of a non-conforming structure. It is noted that the proposed porch within the shoreline setback was no longer part of the project. No further Agency review was required for this variance since the garage is entirely outside of the statutory 75-foot shoreline setback and

- therefore the project does not vary provisions of the Adirondack Park Agency Act.
- Project [LV2018-0066] involved construction of a 108-foot long by 4-foot wide dock with a 16 x 4 foot “L” shape at the end in the location of the prior dock. Relief was required from the Town 20-foot side yard setback for the dock to sit -0 feet from the neighbor’s property line as it extends perpendicular into a body of water from the shoreline. No further Agency review was required for this Town issued variance; however, the proposed project is subject to APA permit P2013-0175A and the applicant will need to comply with conditions of the APA permit.
- **Caroga (4)**
 - Project [LV2018-0027] involved construction of an 8 x 10 foot deck attached to an existing single family dwelling. Relief was required from the Town for the deck to be built entirely within the shoreline setback. The Agency’s 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.
 - Project [LV2018-0044] involved construction of a 24 x 48 square foot single family dwelling. Relief was required from the Town front yard setback. No further Agency review was required for this variance since the project did not vary provisions of the Adirondack Park Agency Act. However, there are jurisdictional wetlands on the parcel and it was noted that an Agency permit is required for certain projects involving wetlands.
 - Project [LV2018-0048] involved construction of a deck with embedded stairs attached to an existing SFD and expansion of a detached garage/shed. Relief was required from the Town side yard setback for the garage and from the Town shoreline setback for construction of the deck. The ZBA approved the deck with the condition that it be no wider than 6 feet, bringing it to within 2 feet of the shoreline setback and conditioned any re-build of the garage on it being no bigger than the current footprint. The Agency deferred to the findings of the ZBA and no further review of this variance was required.
 - Project [LV2018-0069] involved replacement of an existing 10 x 14-foot shed with a new 16 x 16-foot shed to be more centrally located on the property. Relief is required from the Town for placement of an accessory structure in the LF1 District where this use is not allowed. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.
 - **Chester (1)**
 - Project [LV2018-0052] involved placement of two 2,000 gallon holding tanks. Relief was required from the Town On-Site Wastewater Treatment Local Law for placement of the tanks within the town property line setback and within the setback distance of an intermittent watercourse. No further review of this variance was required as the property lies in an area designated Hamlet on

the Adirondack Park Land Use and Development Map and therefore not required to be referred to the Agency if located in a Town with an ALLUP.

- **Edinburg (1)**
 - Project [LV2018-0068] involved a request to reduce the requirement for lot size. Relief was required from the Town minimum lot size in the Lakefront Residential district. No Agency review was required for this variance since the project was denied by the Town's ZBA and a letter was sent to the town thanking them for the referral.

- **Hague (3)**
 - Project [LV2018-0039] involved an after-the-fact variance for construction of a 24 x 26 square foot detached garage. Relief was required from the Town front line setback where 25 feet is required and 2.9 feet is proposed. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.
 - Project [LV2018-0042] involved to a two-lot subdivision of 3.89 acres, creating a 1.8 acre parcel and a 2 acre parcel. Relief was required from the Town Zoning Ordinance for creating undersized lots in the OCI district. The ZBA approved the variance with the condition that storm water management be part of any new development on the newly created vacant lot. The Agency deferred to the findings of the ZBA and no further review of this variance was required.
 - Project [LV2018-0050] involved construction of split rail fence. Relief was required from the Town shoreline setback. No further Agency review was required for this variance since the project did not vary provisions of the Adirondack Park Agency Act.

- **Horicon (5)**
 - Project [LV2018-0028] involved construction of a covered winter boat storage/open area attached to an existing garage. Relief was required from the Town shoreline setback. The 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.
 - Project [LV2018-0056] involved alteration of the rooflines on an existing non-conforming single-family dwelling with the construction of a dormer and balcony within the existing footprint. Relief was required from the Town front yard setback and shoreline setback. The 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.
 - Project [LV2018-0040] involved replacement of an existing failed septic system with a new enhanced treatment system. Relief was required from the Town for deficient setbacks from the proposed absorption bed to MHW and to the dwelling. The Agency respected the findings of the Local Board of Health and no further review of the variance was required.

- Project [LV2018-0062] involved removal of 3 existing sheds replacing them with a 20 x 28 square foot detached garage. Relief was required from the Town roadway setback from Butler Loop, side yard setback and Town maximum lot coverage. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.
- Project [LV2018-0063] involved the subdivision of a nonconforming lot into two smaller, equal parcels with one existing dwelling on each lot. Relief was required from the Town density requirement, roadway frontage and side yard setback. No further Agency review was required for this variance since the project did not create any opportunity for additional principal buildings.
- **Indian Lake (1)**
 - Project [LV2018-0055] involved expansion of a deck attached to an existing, non-conforming single family dwelling. Relief was required from the Town shoreline setback. The parcel is in lands classified as Moderate Intensity Use by the Agency and therefore required only a 50-foot shoreline setback. The Agency deferred to the findings of the ZBA and no further review of this variance was required.
- **Johnsburg (4)**
 - Project [LV2018-0043] involved construction of a new home. Relief of 5 feet was required for right of way. No further review of this variance was required as the property lies in an area designated Hamlet on the Adirondack Park Land Use and Development Map and therefore was not required to be referred to the Agency.
 - Project [LV2018-0049] involved construction of an 18 x 26-foot addition to an existing single family dwelling. Relief was required from the Town roadway/frontline setback. No further review of this variance was required as the property lies in an area designated Hamlet on the Adirondack Park Land Use and Development Map and therefore not required to be referred to the Agency if located in a Town with an ALLUP.
 - Project [LV2018-0059] involved construction of a porch and addition to an existing single family dwelling. Relief was required from the Town roadway setback. Based on the information presented in the record, no further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.
 - Project [LV2018-0060] involved replacement of a mobile home with a single family dwelling on a non-conforming lot. Relief was required from the Town front yard setback and minimum lot size. The 30-day review period expired and a letter was sent confirming that the Town had completed its referral to the Agency as required.

- **Lake George (1)**
 - Project [LV2018-0058] involved replacement of an existing cottage with a new 864 square foot single family dwelling on the existing foundation with expansion of the second floor. The proposal includes construction of a 30 x 50-foot storage building on the northern part of the property. Relief is required from the Town for expansion of an existing, non-conforming structure. No further Agency review was required for this variance since it did not involve provisions of the Adirondack Park Agency Act. However, there appear to be jurisdictional wetlands on the parcel and the applicant should contact the Agency to determine if an APA permit is required.

- **Newcomb (1)**
 - Project [LV2017-0045] involved construction of a 100 x 40-foot Mini Storage Building. Relief was required from the Town side, rear and front yard setbacks and for exceeding maximum lot coverage. No further review of this variance was required as the property lies in an area designated Hamlet on the Adirondack Park Land Use and Development Map and therefore not required to be referred to the Agency if located in a Town with an ALLUP.

- **Queensbury (4)**
 - Project [LV2018-0047] involved replacement of an on-site septic system. Relief was required from the Town for insufficient setbacks from the proposed absorption bed to the side property line, residence, and water supply well. The Agency deferred to the Local Board of Health and no further review of this variance was required.
 - Project [LV2018-0053] involved construction of a 624 square foot garage addition and a 252 square foot residential addition as well as conversion of the existing garage into living space. Relief was required from the Town front yard setback for the garage and from the rear property line for the residential addition. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.
 - Project [LV2018-0057] involved a lot line adjustment between two existing non-conforming lots, creating two lots of equal size. Relief was required from the Town minimum lot size in the WR zoning district as the proposed parcels will each be 1.1 acre where a 2-acre lot is required. No further Agency review was required for this variance since the project did not vary provisions of the Adirondack Park Agency Act.
 - Project [LV2018-0067] involved construction of a 136 square foot single-story addition to the non-shoreline side an existing non-conforming single family dwelling. Relief was required from the Town side yard setback and from the maximum Floor Area Ratio in the WR zoning district. The Zoning Board placed conditions on the variance for vegetative plantings and adherence to terms in the follow-up letter. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.

- **Willsboro (1)**
 - Project [LV2018-0041] involved construction of a 14 x 20-foot addition to an existing SFD and construction of an 8 x 20-foot attached deck. Relief was required from the Town rear and side yard setbacks. No further Agency review was required for this variance since the project did not involve provisions of the Adirondack Park Agency Act.

Summary of Local Government Services Accomplishments June–August 2018				
Reportable Items	Municipalities		Period Total	Year to Date
	ALLUP	Other		
Land Use Regulations review/approved (note – reviewed total may include multiple reviews of same section or code)	12/2	1	13/2	31/3
ALLUP variances review/reversed	31/1		31/1	76/4
Comprehensive Plans reviewed	0	1	1	2
Meetings with Town officials	7	1	8	11
Training & Workshops provided	0	1	1	3
Correspondence & Consultations	64	5	69	138
Intra-Agency local planning assistance	11	0	11	15
ALLUP – denotes “APA-approved Local Land Use Program”				