



Adirondack Park Agency

SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

MEMORANDUM

TO: Terry Martino
FROM: Kathy Regan
DATE: January 5, 2017
RE: Planning Division Activity Report for November and December 2016

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

APSLMP CONSULTATIONS

UMP Development/Review

- Continued to review the Generic Travel Corridor UMP. Participated in a meeting with Regulatory Programs regarding this draft UMP.
- Continued to review the Moose River Plains Wild Forest Amendment.
- Completed reviews of team drafts of UMPs for the Caroga Lake and Piseco Lake Public Campgrounds.

APA/DEC MOU Consultation

- Reviewed and responded to a proposal for improvements to Reynolds Road in Wilcox Lake Wild Forest.
- Consulted with DEC Region 6 staff concerning an anticipated landowner proposal to construct a Sugar Shack on Tooley Pond Easement lands.
- Completed review of a State land project proposal submitted by DEC for reconstruction of a snowmobile trail bridge over Fawn Lake Outlet (Jessup River Wild Forest).

Permit Review

- Participated with Legal and Regulatory Programs staff in a meeting with a representative of Imerys Corp. concerning upcoming anticipated additional drilling and permitting for Lot 8 mining (Jay Mountain Wilderness Area).

WSR Rivers Review/Consultation

- Reviewed the WSRRA as in context with the 2016-2017 Classification Package.

APSLMP REVISION

State Land Classification

- Hosted eight Public Hearings for the 2016-2017 Classification Package. Hearings were held in Ray Brook, Northville, Newcomb, Schroon Lake, Rochester, Canton, Bear Mountain (Tompkins Cove) and Albany. 1,215 people registered and 462 people spoke.
- Started to process emails, letters, faxes and petitions for the Response to Public Comment section of the FSEIS.
- Researched various subjects for the FSEIS.
- Developed presentation regarding accessible recreational opportunities in the outdoors for the January Board meeting.

PARK POLICY AND PLANNING

Park-wide Recreation Planning

- Participated in two meetings 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.
- Conducted field work along the Remsen-Lake Placid Travel Corridor.
- Consulted with DOT and APA RASS staff concerning a vegetation reduction plan for that portion of the Remsen-Lake Placid Travel Corridor between Tupper Lake and Moose River Station where train service will be restored.
- Met with Karen Roy of Adirondack Lake Survey Corporation regarding the bathymetry of Adirondack Park water bodies.
- Worked with DEC staff to develop a Minimal Requirements Analysis approach to construction, in Wild Forest areas, of trail bridges made of non-natural materials.

Scenic Byways

- Provided a NYSDOT contractor with two interpretive signs for installation on Route 86. These signs were produced as part of the Route 86 Scenic Byways project.

Easement Lands Planning

- Reviewed a DEC application involving the re-routing of a snowmobile trail.
- Reviewed the St. Lawrence County Multiple Use Trail network and other easement land projects involving Rivers Areas. Consulted with legal staff regarding jurisdiction over motorized recreational use within 100' of a Scenic Rivers Area.
- Reviewed a potential wetland fill on private lands that are subject to a DEC Conservation Easement.

- Reviewed a new public parking and hand launch site proposed by DEC within the West Branch of Sacandaga Recreational River Area.

ADMINISTRATION (State Land Staff)

Reporting

- Submitted weekly and monthly reports.

Training

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

Website Development

- Updated the State Land web page.

Legal Support

- Provided administrative support for pending litigation.

Other

- Attended the DEC Environmental Excellence Award ceremony. The Nature Conservancy and the Adirondack Mountain Club shared an award for the Summit Stewardship Program.

HISTORIC PRESERVATION ACT REVIEW

- Reviewed proposed projects in the Town of Croghan and Indian Lake.

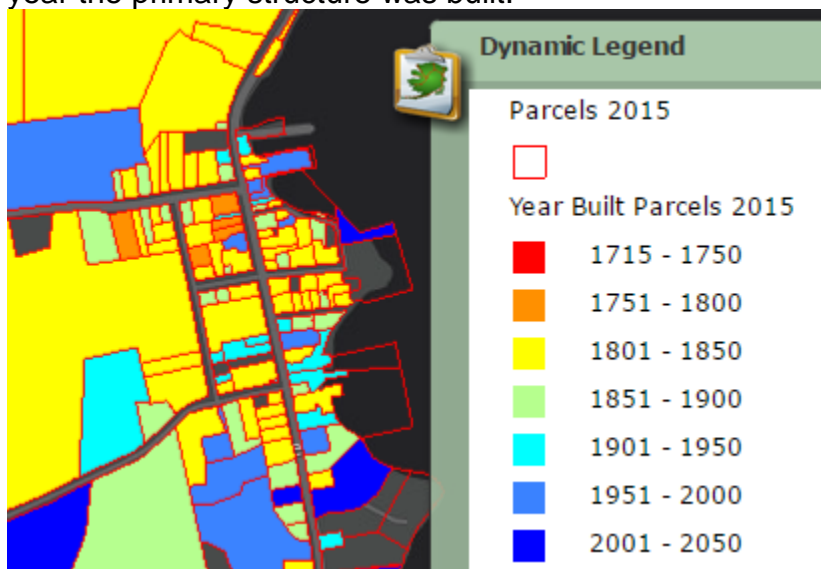
November and December State Land Tasks Summary:

Task	Count	Year to Date
APSLMP Consultations	10	144
APSLMP Revision	11	44
Park Policy and Planning	12	53
Administration	5	98
Historic Preservation Act Review	2	30

GIS AGENCY PROGRAM ADMINISTRATION

Data Management

- Georeferenced 2016 shoreline photos collected by Legal staff. Photos are viewable through maps in the Lookup System.
- Developed a new map layer in the Lookup System that shows parcels by the year the primary structure was built.



Hardware/Software Management

- Performed network troubleshooting with ITS staff to correct a problem with Lookup System printing after the Agency implemented new IP addressing. The problem remains. Printing workarounds were implemented. The JIF Office is most affected.
- Programmed new Lookup System tools to analyze parcels selected by the user. Reports of occurrences and acreage of jurisdictional and ecological factors are generated. An abutters list tool generates mailing lists for adjacent landowner notification.

GIS MAP PRODUCTION

- Developed map highlighting unique resources of Valcour and Schuyler Islands as part of the Champlain Islands Unit Management Plan.
- Developed a map of roads on the Boreas Tract with pictures of roads

MAP AMENDMENTS REVIEW

- Met with representatives from the Town of Webb to discuss possible map amendments around the Hamlet of Forge.

STATE LAND CLASSIFICATION /RECLASSIFICATION REVIEW

- Assisted State Land Classification hearings in Rochester and Canton.
- Performed GIS analysis on Forest Preserve recreational opportunities as part of classification alternatives

WEB ADMINISTRATION/CONTENT MANAGEMENT

- Began implementing a directive from the ISO to use HTTPS and redirect all HTTP requests to HTTPS.

ADMINISTRATION (GIS STAFF)

- Completed six mandatory staff trainings.

November and December GIS/Web Tasks Summary:

Task	Count	Year to Date
GIS Agency Program Administration	4	68
GIS Map Production	8	254
LUA Boundary/Blue Line Inquiry	8	1673
Map Amendments Review	2	15
State Land Classification/Reclassification Review	3	106
Web Administration/Content Management	3	48
Administrative Tasks	6	25

LOCAL GOVERNMENT SERVICES PROGRAM

Outreach

- **BRASS:** Attended stakeholder meeting of Boquet River Association to discuss best management practices for the watershed.
- **HEPA:** LGS and Economic Services Staff met with Lake George stakeholders to discuss progress of their HEPA initiative.
- **AATV:** LGS Staff attended the AATV membership meeting in Lake George.
- **Colton:** Met with Town officials and St. Lawrence County to discuss the Town's draft zoning code.

Correspondence and Consultations

- **Caroga:** Responded to questions from the Town Clerk involving NYS DOT recognized hamlets.
- **Bolton:** Provided the Town with information regarding a JIF.

- **Hague:** Responded to questions from the Town regarding the review process for Class A projects.
- **Horicon:** Provided the Town with information regarding boundary line adjustments.
- **Willsboro:** Provided the ZBA Chair with information regarding variances for retaining walls.
- **Willsboro:** Provided the Town with information regarding how to measure retaining walls.
- **Chester:** Responded to questions from the Town regarding enforcement of junkyards.
- **Lake George:** Provided the Town with information regarding a 2013 wetland subdivision violation.
- **Lake George:** Provided the public with information regarding tourist attractions.
- **Willsboro:** Provided the public with information regarding retaining walls.
- **Willsboro:** Provided the Town with information regarding the variance referral process.
- **Queensbury:** Provided consultant working with the Town with information regarding the Agency's review of sanitary code
- **Hague:** Provided the Town with information regarding the Agency's local government notice form.
- **Hague:** Provided the Town with information regarding the coordinated project review process.
- **Colton:** Provided St. Lawrence County with information regarding Colton's ALLUP.
- **Horicon:** Responded to questions from the Town regarding wetlands.
- **Horicon:** Provided the Town with information regarding campgrounds.
- **Hague:** Responded to questions from the Town regarding their ALLUP.
- **Caroga:** Provided the public with information regarding the variance reversal process.
- **Chesterfield:** Provided the Town with information regarding zoning in Hamlet.
- **Horicon:** Provided the Town with information regarding open space recreation and commercial uses.
- **Horicon:** Responded to questions from the Town regarding group camps.
- **Village of Lake George:** Responded to questions from the Village regarding projects near wetlands.

- **Regulatory Programs:** Coordinated with Regulatory Programs staff on a project in Hague.
- **Regulatory Programs:** Coordinated with Regulatory Programs staff on a project in Bolton.
- **Jurisdictional Office:** Coordinated with the JIF office regarding a project in Newcomb.

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. Caroga became an ALLUP in 1980.
 - Status: Informal review process. Agency staff continue to coordinate with the Town and County on incorporating revisions and comments into the revised code.
- **Chester:** The Town has begun preliminary discussion to address needed amendments to its zoning code. Chester became an ALLUP in 2005.
 - Status: Informal review process. Staff has offered to meet with the Town committee that will be tasked with drafting amendments.
- **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. Staff has offered to meet with the Town to discuss steps for the amendment.
- **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 do not require review or approval by the Agency. Colton became an ALLUP in 1982.
 - Status: Informal review process. Staff met with the Town and County and provided comments for incorporation into the revised code. Amendment is expected to go before the Agency Board in early 2017.
- **Indian Lake:** The Town is currently drafting a Comprehensive Plan. Indian Lake became an ALLUP in 1977.
 - Status: Informal review. Staff is reviewing the draft Plan.

- **Lake George:** The Town has adopted amendments to its local laws involving stormwater management, entitled Chapter 147: Storm Sewer System Discharges, Activities and Connections & Chapter 148: Stormwater Management and Erosion & Sediment Control. Lake George became an ALLUP in 1978.
 - Status: Complete. These amendments were approved by the Agency in November and adopted by the Town in December
- **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. Staff has been notified by the Town's consultant that a revised version of the code is forthcoming.

Variances (16)

- **Bolton (1)**
 - Project [LV2016-0087] involved replacement of wooden retaining walls with new rock retaining walls and steps. Relief was required from the Town side yard setback and from the Town 75-foot shoreline setback where the APA's shoreline setback is 50 feet. No further Agency review of this variance was required since the project did not vary provisions of the Act.
- **Caroga (1)**
 - Project [LV2016-0085] involved the construction of a replacement single family dwelling. Relief was required from the Town 75-foot shoreline setback. This variance was reversed by the Agency.
- **Edinburg (2)**
 - Project [LV2016-0050] involved the temporary placement of an RV with holding tank during construction of a single family dwelling. Relief was required from the Town minimum square footage for a single family dwelling. No further Agency review was required, however, the proposed project is subject to a previously issued APA permit.
 - Project [LV2016-0078] involved an after-the-fact variance for construction of a garage. Relief was required from the Town front and side yard setbacks. No further Agency review of this variance was required since the project did not involve provisions of the Adirondack Park Agency Act.
- **Horicon (3)**
 - Project [LV2016-0086] involved the replacement of an on-site wastewater treatment system. Relief was required from the Town sanitary regulations for insufficient setbacks from the proposed leach field and distribution box to the shoreline. No action was required for this variance as the property is located in a Hamlet Land Use Area and therefore did not require review by the APA.
 - Project [LV2016-0088] involved creation of a two-lot subdivision. Relief was required from the Town road frontage requirement and from the Town

minimum lot size per principal building. No further Agency review was required for this variance, however, the project will need to comply with both the Town issued variance and the conditions contained in the APA permit under review for the subdivision.

- Project [LV2016-0089] involved construction of a 24 x 36 foot garage. Relief was required from the Town 100-foot shoreline setback in lands classified as Rural Use where the APA's shoreline setback is 75 feet. No further Agency review of this variance was required since the project did not vary provisions of the Act.

- **Indian Lake (1)**

- Project [LV2016-0098] involved removal of ZBA conditions imposed on the property during the granting of a previous variance. Relief was required from the restrictions imposed during the Town's 1995 decision to allow an after-the-fact variance for placement of a garage that does not meet side yard setbacks. The Agency deferred to the findings of the ZBA and no further review of this variance was required.

- **Johnsburg (1)**

- Project [LV2016-0093] involved conversion of a vacant restaurant into a bottle redemption center within a highway CEA. Relief was required from the Town zoning code for a use that is not permitted in a Scenic Corridor Overlay. This use variance was not reviewable by the Agency as it is a listed compatible use in a Rural Use area.

- **Newcomb (1)**

- Project [LV2016-0092] involved construction of a 12x24 foot garage/storage shed. Relief was required from the Town roadway setback. No further review of this variance was required since the project did not involve provisions of the Act.

- **Queensbury (5)**

- Project [LV2016-0090] involved after-the-fact construction of a 120 square foot shoreline deck to replace an existing concrete pad area. Relief was required from the Town shoreline and side property line 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 [LV2016-0091] involved construction of a single family dwelling with associated well and septic. Relief was required from the Town front and side yard setbacks. No further Agency review of this variance was required since the project did not involve provisions of the Act.
- Project [LV2016-0094] involved demolishing a barn and replacing it with a garage/storage building. Relief was required from the Town maximum allowable square footage of combined accessory structures, number of allowable accessory structures and for having more than one garage. No

- further Agency review of this variance was required since the project did not involve provisions of the Act.
- Project [LV2016-0096] involved replacement of an on-site wastewater treatment system. Relief was required from the Town on-Site Sewage Disposal Ordinance for side yard setback, separation distance to dwelling, and for placing the tank within the 50-foot shoreline setback. The Agency deferred to the findings of the Town and no further review of this variance was required.
 - Project [LV2016-0097] involved replacement of an on-site wastewater treatment system with holding tanks. Relief was required from the Town On-Site Sewage Disposal Ordinance which prohibits holding tanks without a variance from the Local Board of Health. The Agency deferred to the findings of the Local BOH and no further review of this variance was required.
- **Willsboro (1)**
 - Project [LV2016-0095] involved construction of a Redi-Rock retaining wall 2 feet from the mean high water mark of Lake Champlain. Relief was required from the Town 50-foot shoreline setback. The Agency deferred to the findings of the ZBA and no further review of this variance was required.

Summary of Local Government Services Accomplishments November - December 2016				
Reportable Items	Municipalities		Month Total	Year to Date
	ALLUP	Other		
Land use regulations reviewed	7	1	8	60
ALLUP amendments approved	1	--	1	5
ALLUP variances reviewed/reversed	16/1	--	16/1	100/4
Comprehensive Plans reviewed	1	0	1	3
Meetings with Town officials	1	0	1	24
Responded to land use planning inquiries	23	0	23	226
Training & Workshops provided	0	0	0	5
Intra-Agency local planning assistance	4	0	4	42
Inter-Agency Coordination	--	--	0	26
Coordination with Other Regional Organizations	--	--	1	19
<i>ALLUP - denotes "APA-approved Local Land Use Program"</i>				