

New York State
Adirondack Park Agency

Development in the Adirondack Park
(DAP)

Revised 2013 / Last Updated 2016

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



**Adirondack
Park Agency**

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INTRODUCTION

The Adirondack Park (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 103 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

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 also allowing for individual and professional creativity, and innovation in project design.

DAP is an evolving document and will be continually revised and updated by Agency staff. The Agency welcomes comments to assist staff in its ongoing efforts to revise the publication.

HOW DAP WILL BE ORGANIZED

DAP is designed to include the following two main sections:

- Development Considerations
- Project Guidelines

In addition, DAP will contain a reference section comprised of support documents.

I. Development Considerations

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 in this section provides additional explanation of each of the 37 development considerations.

II. Project Guidelines

This section will describe the resources that may be involved in any given project and will provide guidance on what resource concerns should be considered to avoid adverse impacts. It will 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.

III. Support Documents

This section of DAP will contain the Agency's flyers and best management practices and other publications from other State agencies and organizations, along with additional reference information identified by Agency staff. Additional material in this section is forthcoming.

DAP is available on the NYS Adirondack Park Agency's website at www.apa.ny.gov. The Agency will continually update DAP.