

## **2016 Planning Division**

### **State Lands**

State land staff work with DEC staff to prepare and review individual unit management plans (UMPs) consistent with the Adirondack Park State Land Master Plan (APSLMP); provide guidance and interpretation regarding the APSLMP to DEC staff and the Agency's Board; consult with DEC to develop long-range planning for State lands; review proposed DEC State land projects to ensure their conformance with the APSLMP; and develop staff proposals for the classification and reclassification of State lands in the Park, also in consultation with DEC.

#### **Unit Management Plans**

Culminating a years-long public planning process, the Agency determined that DEC's amendment to the 1996 Remsen – Lake Placid Travel Corridor UMP is consistent with provisions of the APSLMP. The approved Plan is expected to optimize the recreational, economic and transportation benefits the whole of the 119-mile Corridor can provide through fully restoring scenic rail service from Remsen to Tupper Lake, while repurposing the final 34 miles from Tupper Lake to Lake Placid as a multi-use "rail trail."

Other UMP amendments reviewed by State land staff and determined by the Agency Board to be compliant with guidelines and criteria of the APSLMP were three amendments to existing UMPs for the Hammond Pond, Wilmington and Vanderwhacker Mountain Wild Forest Areas, all in the eastern part of the Park.

The Agency also determined that new UMPs for the Lake Durant, Cranberry Lake, Eighth Lake and Limekiln Lake Public Campgrounds are compliant with the APSLMP.

In related ongoing efforts, State land staff have continued to consult extensively with DEC staff in the Department's development of other new UMPs and amendments to UMPs. These include plans for Saranac Lakes, Wilcox Lake, Black River, Grasse River, Independence River, Chazy Highlands and Moose River Plains Wild Forest Areas; Lake Champlain Islands Complex; Caroga Lake and the Piseco Lake Public Campgrounds; and Crown Point Historic Area.

#### **Revisions to the Adirondack Park State Land Master Plan**

Staff held public hearings in January concerning proposed amendments to the APSLMP. The proposed changes to basic management guidelines of the APSLMP are the fulfillments of a commitment made by the Agency Board. The Agency Board committed to considering changes during the 2013 classification of lands that now comprise the Essex Chain Lakes and Pine Lake Primitive Areas. Before the public hearings in January, staff considered over 1,000 public comments from the 2014 listening sessions and consultations with DEC staff. The Agency Board approved the proposed amendments for submission to Governor Cuomo, and the Governor approved them.

The amended APSLMP allows for the use of non-natural materials in the construction of bridges in Wild Forest under specified conditions. These conditions are satisfied when use of natural materials is not possible and an analysis of the minimum requirements for bridge construction is completed. Staff have begun to develop, in consultation with DEC staff, a minimum requirements analysis approach for the use of non-natural materials for bridge construction.

Staff began assembling a significant State Land classification package in 2016 that features 102 separate parcels of land throughout the Park that need to be classified for the first time (which are typically recent State acquisitions) or that should be reclassified. Staff presented the draft package to the Agency Board and the public in October, after which a series of eight public hearings were held across the State in November and December. The public hearings were well attended, with 1,215 people registering and 462 people speaking. At the close of the public comment period, December 30, 2016, the Agency had received over 11,000 comments.

### **Regulatory Review**

Agency staff consulted with Regulatory Program and RASS staff on wetland permitting and the review of Recreational Management Plans (RMPs) for Conservation Easements held by New York State in the Adirondacks. Wetlands permits were issued to DEC. Four RMPs, developed by DEC, were reviewed by State land staff for the Grasse River, Tooley Pond, Oswegatchie and Kildare Conservation Easements, all in St. Lawrence County.

### **State Land Planning**

During the year, the Great South Woods Project was concluded as a first-of-its-kind recreational planning project for the Park. Having successfully engaged stakeholders throughout the southern half of the Adirondacks, the proposed implementation “strategy,” as drafted by SUNY College of ESF staff, was finalized and presented to DEC and the Agency for acceptance. Agency State land staff then joined DEC and ESF staff and others for a panel discussion regarding the project that was well attended during the Agency’s Local Government Day conference in April. Subsequent to approval of the Remsen – Lake Placid Travel Corridor UMP amendment, a stakeholders’ group was organized under the aegis of DEC to help develop a plan for design, construction and use of the proposed rail-trail between Tupper Lake and Lake Placid. State land staff of the Agency attended meetings held during the year.

State land staff completed review of 43 projects involving every classification category except Canoe. These consultations are to determine APSLMP compliance and if a wetland permit is needed. Projects ranged from new trail construction, re-routing of existing trails, bridge construction and maintenance activities such as addressing beaver flooding are typical.

Additionally, staff worked on a project with DEC staff in the drafting a set of best management practices for the construction of all-terrain bicycle trails on Forest Preserve lands in the Adirondacks. It is expected this will be presented to the Agency’s Board for

a determination of compliance with the APSLMP in the future. Staff also continued to conduct field work and meetings with DEC staff and stakeholders to evaluate the potential for development of new management of back-country ski trails in the Forest Preserve compliant with the APSLMP.

**Historic Resource Reviews**

Staff completed required historic resource reviews for various projects throughout the Adirondack region. These were undertaken in twenty-four different Towns.

**2016 State Land Tasks Summary:**

<b>Task</b>	<b>Year to Date</b>
APSLMP Consultations	144
APSLMP Revision	44
Park Policy and Planning	53
Administration	98
Historic Preservation Act Review	30

**Park Policy and Planning**

**Map Amendments**

The Agency approved two amendments to the Adirondack Park Land Use and Development Plan Map. One was requested by a landowner in the Town of Minerva. This map amendment reclassified approximately 4 acres in an area adjacent to the Hamlet of Olmstedville from Resource Low Intensity Use to Hamlet. The Agency also approved a map amendment at the request of the Town of Crown Point that expanded the Hamlet of Crown Point. This map amendment reclassified approximately 6 acres from Low Intensity Use to Hamlet. A map amendment requested by a landowner in the Town of St. Armand to reclassify 30 acres from Rural Use to Low Intensity was denied by the Agency. The Agency concluded that the area was not readily accessible after the Town Supervisor and several involved and neighboring landowners expressed concerns with the status of the private road that provides access to the area.

**Geographic Information Analysis**

**APLUDP/SLMP Data Improvement**

The Agency made significant mapping improvements to the Adirondack Park Land Use and Development Plan and State Land Master Plan map as required in the APA Act. Large scale parcels, water, and roads information were used to improve land classification boundaries.

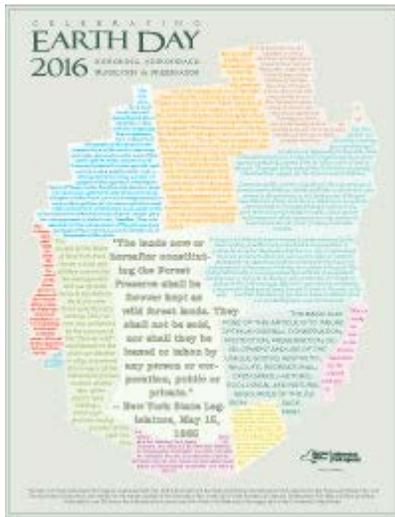
**Lookup System Improvements**

The Agency’s map information system, the “Lookup System,” received major improvements with new analytic tools reporting the ecology, regulatory jurisdiction, and

adjacent landowners of park parcels. For the first time, the Lookup System and ATRADS, the Agency's business transaction tracking system, were connected in real time allowing staff to retrieve authoritative, complete, and current business information through the map interface. Staff use these custom, home-grown systems daily in their work on regulatory projects, jurisdiction inquiry review, enforcement cases, wetland determinations, local land use variances, and State land projects.

### Earth Day Poster

The Agency celebrated Earth Day 2016 [creating a poster](#) with inspiring words from the State Constitution, the Adirondack Park Agency Act, the State Land Master Plan, and Environmental Conservation Law.



### State Land Classification Package

Staff produced mapping products for review of the 2016-2017 State Land Classification and Reclassification Package covering 102 parcels around the park.

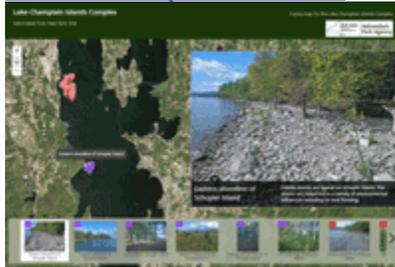
### Online Map Resources

The Agency continued improving its exemplary online mapping services to the public. Links to 2016 maps include:

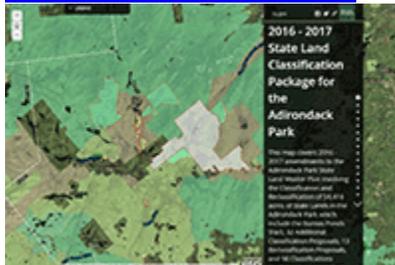
#### [Boreas Ponds Tour](#)



## [Lake Champlain Islands](#)



## [State Land Classification](#)



## [Northville Community Tour](#)



## **Major Data Updates**

The Agency depends on high quality GIS data produced internally and received from external sources. Major GIS data updates in 2016 include the following: parcels, Natural Heritage sites, Lidar elevation, photo points, telecommunication towers, regulatory transactions, roads, utility corridors, wetlands, and zoning.

## **Website Development**

The Agency continued to provide valuable information to its constituents through [www.apa.ny.gov](http://www.apa.ny.gov). Significant content in 2016 included posting all Agency Monthly Meeting document materials and webcasting meetings; State Land Classification Package review documents, maps, and public hearing record; State Land Master Plan Amendment materials; Regulatory Rule Review; FOIL Rule Making; Unit Management Plan public comment; and Local Government Day information.

2016 GIS/Web Tasks Summary:

<b>Task</b>	<b>Year to Date</b>
GIS Agency Program Administration	64
GIS Map Production	246
LUA Boundary/Blue Line Inquiry	1,665
Map Amendments Review	13
State Land Classification/Reclassification Review	103
Web Administration/Content Management	45
Administrative Tasks	19

### **Local Government Services Program**

The Local Government Services Program administers Sections 807 and 808 of the Adirondack Park Agency Act and its implementing regulations. Two program staff provide oversight of the eighteen Agency-approved Local Land Use Programs and review approximately 100 variance referrals and 30-50 zoning amendments annually from the participating program municipalities. Additionally, staff respond to numerous informational requests from local officials within the Park. The workload is driven by strict statutory deadlines for responses to variance referrals and the need to provide timely responses to inquiries from elected and appointed officials.

A summary of Local Government Services accomplishments and reportable items in 2016 is provided in the table below. The information is compiled from LGS Committee monthly reports. The data highlights the number of Adirondack communities and officials that staff consulted with and provided assistance to during the course of 2016. The table also includes the number of intra-Agency consultations with Agency staff and coordination and planning initiatives with other state agencies and regional and state organizations.

<b>Local Government Services Summary of Program Accomplishments and Reportable Items</b>	<b>2016 Totals</b>
Land use regulations consulted/reviewed	60 <sup>i</sup>
ALLUP amendments approved	4
ALLUP variances reviewed/reversed	101/4
Comprehensive Plans reviewed	1
Meetings with town officials	24
Responded to land use planning inquiries	226
Training & Workshops provided	5

Intra-Agency local planning assistance	42
Coordination with other regional organizations and agencies	19
Presentations to the Agency Board	5
<i>“ALLUP” denotes “APA-approved local land use program”</i>	

**The reportable items in the table above include the following activities in each category:**

- In-Park towns and villages consulted - Of 102 Adirondack Park towns and villages, staff met with or had interactions with 55 of those communities. Interactions include town meetings, training and Local Government Day.
- Land use regulations consulted/reviewed - Staff are regularly requested to review and comment on local land use laws. Most of the local laws are from municipalities with ALLUPs where the Agency has a statutory requirement to review. Non-ALLUP communities also request review of their local laws to determine compliance with or to avoid conflicts with APA regulations. Staff try to comply with those requests on a case-by-case basis as time permits. In 2016 staff reviewed a total of 12 different land use laws from communities in the Park.
- ALLUP amendments approved - The Town of Horicon, which received original approval in 1978, adopted a revised new code in 2016. This was a complete repeal and replacement of the Town code. In addition the Town of Lake George, which received original approval in 1978, received approval from the Agency for a revised sanitary code and stormwater controls. Agency staff also worked with several other communities on ALLUP amendments which have not yet received Board approval.
- ALLUP variances - Towns with an ALLUP are required to refer all locally approved variances (outside of Hamlet land use areas) to the Agency. The Agency has 30-days for review in which time it may reverse the local determination if it was not based upon the appropriate statutory basis. In 2016 staff reviewed 101 locally granted variances from ALLUPs with four of the local grants reversed by the Agency.
- Comprehensive Plans reviewed - Comprehensive Plans serve as the primary instrument for protecting the public interest and attaining local development objectives, as well as articulating the town’s vision of present and future goals for growth. While the Agency has responsibility to review Comprehensive Plans from ALLUPs, staff also receive requests to review and comment on Comprehensive Plans from other towns in in the Park. The review of community comprehensive plans further supports the Agency’s regional land use planning role. In 2016 staff reviewed three Comprehensive Plans.
- Meetings with town officials - Staff regularly meet with elected and appointed officials to discuss Agency and local issues. These meetings occur with individual town

representatives or with town boards in public meeting sessions. In 2016 staff conducted 24 meetings with town officials.

- Responding to land use planning inquiries - Local Government Services staff routinely meet with local officials for both formal advisories and informal guidance. In 2016 staff responded to 226 inquiries from local officials.
- Training & Workshops provided - Working cooperatively with other state agencies, Agency staff, and local officials, the local planning staff provides training for municipal officials. The largest outreach program is the Adirondack Park Local Government Day conference in which over 340 people representing 41 Adirondack towns and villages, and 66 other organizations attended the 2016 event. The keynote speaker for the 2016 Conference was Lt. Governor Kathy Hochul.
- Intra-Agency local planning assistance - The local government services staff regularly provide assistance to Agency staff working on projects in towns with an ALLUP and other towns where local laws or processes require clarification. In 2016 local planning staff provided assistance to other Agency staff on 42 issues involving local zoning matters.
- Coordination with other agencies and regional organizations - The local government services staff regularly works with other State agencies and regional planning organizations to provide training, coordinate the review of projects, and implement local planning initiatives. In 2016 staff consulted with other agencies on 26 occasions.
- Agency Board presentations - The local government services staff presented five items to the Agency Board. Staff provided a summary of the Local Government Day Conference; Town of Queensbury ALLUP amendment for Agency approval; Town of Horicon zoning code rewrite for Agency approval; and two amendments for the Town of Lake George for wastewater and stormwater for Agency approval.

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<sup>i</sup> Includes some amendments that required multiple reviews.