



M E M O R A N D U M

TO: Terry Martino
FROM: Brian Grisi
DATE: April 2, 2012
RE: Local Government Services Program Report,
March 2012

I. Program Highlights

A. Outreach

- **Adirondack Park Local Government Day Conference** - The 15th annual Adirondack Park Local Government Day Conference was held on March 20 and 21 in Lake Placid, NY. The conference featured a Tuesday afternoon session with 150 local officials and representatives from many Adirondack organizations attending. ESD Regional Directors from the Capital, Mohawk and North Country regions provided a discussion of economic development strategies for the Park and projects to benefit small rural economies, infrastructure and entrepreneurial initiatives. Later in the afternoon representatives from AATV, LGRB, Adirondack Partnership, APA, ESD, DEC and DOS offered thoughts on the role for local governments and State agencies for the future of the Park.

An informal reception followed that evening with State and local officials welcoming the attendees and offering congratulations to the North Country Regional Economic Development Council for their "Best Plan" award.

On Wednesday, a full day of informational and training sessions drew over 300 people representing 48 Adirondack towns and villages, and 77 other organizations. Kenneth Adams, President & CEO and Commissioner of Empire State Development Corporation provided the keynote address. Randy Douglas, Chairman of Essex County Board of Supervisors, accepted the conference recognition award

on behalf of all the towns who provide manpower and equipment to neighboring towns to overcome the devastating effects of unprecedented flooding caused by Hurricane Irene and also to local elected officials, along with town and county emergency response staff, who worked tirelessly to respond and protect the safety of citizens and to restore vital services. Brian Towers, President of AATV, with Senator Elizabeth Little, via Skype connection, presented the award.

The conference is a collaborative effort presented by the Adirondack Park Agency, the Adirondack Association of Towns and Villages, Adirondack Park Local Government Review Board, Empire State Development Corporation, NYS Department of State and NYS Department of Environmental Conservation and is held annually in late March.

- **Lake George Watershed Coalition** - Agency Board Member, William Thomas and planning staff Brian Grisi attended the Lake George Watershed Coalition project review and oversight subcommittee meeting in Bolton, Warren County, NY. The committee is reviewing ongoing and proposed projects designed to protect the waters of Lake George from stormwater and invasive species. After the meeting staff met with Town Supervisors Edna Frasier (Hague), Dennis Dickerson (Lake George) and Ron Conover (Bolton) to discuss their town's land use programs and arrange for individual meetings in each of the towns.
- **Northern Adirondack Code Enforcement Officers Association** - Agency staff from the Planning, Regulatory Programs, Legal and RASS units staffed an information booth at the Northern Adirondack Code Enforcement Officers Educational Conference in Lake Placid on March 5 - 8, 2012. The four-day event brought together 230 CEOs from towns and villages throughout the North Country. Fourteen APA staff, taking shifts in two-person teams, were available to meet with the CEOs and answer a variety of questions involving APA process and procedures, land use planning and resource analyses. In all, staff had 130 contacts with CEOs from 42 Adirondack towns and villages and seven surrounding towns during the conference.

II. Referrals from Towns with Approved Local Land Use Programs

A. Amendments

- **Bolton** - The Town of Bolton continues to work on a revised zoning law. It will be a complete repeal and replacement of the existing local law. Town recently sought information on the community housing bill and its implications for local zoning laws. Status: Unchanged from prior month.
- **Colton** - The Town of Colton is completing a working draft to revise portions of its zoning and subdivision laws. Staff discussed the review of approved local land use program amendments and will coordinate the review process with town officials.
- **Day** - The Town of Day completed a working draft to revise portions of its zoning and subdivision laws. Agency staff reviewed the documents and provided informal comments on the initial drafts in December 2011. Status: Staff again responded to several additional inquires on specific provisions of the zoning law.
- **Horicon** - The Town of Horicon submitted a draft zoning law and revisions to its existing subdivision law for informal review. The changes to the zoning law will result in a complete repeal and replacement of the existing law. Agency staff reviewed the documents and provided informal comments to town officials for the town board to consider at an upcoming meeting. Status: Unchanged from prior month.
- **Willsboro** - The Town of Willsboro is finalizing its comprehensive plan and started discussions with Agency staff on revisions to its zoning law. Staff provided examples of zoning laws and provisions used by similar communities to address specific land use issues the town is planning to revise. Status: Unchanged from prior month.

B. Variances (3)

- **Horicon (2)** - Staff received two variances referred by the Town.
 - Project [LGV2012-0010] involved the construction of a 92 x 8 foot dock. Relief was sought from the Town dock length and maximum dock surface area requirements. Based on the information presented in the record, no further Agency review was required for this since the project did not vary the applicable standards of the Adirondack Park Agency Act.
 - Project [LGV2012-0012] involved the construction of a 209 square foot living space addition and a 119 square foot deck addition to an existing, non-conforming single family dwelling. Relief was required from the Town roadway and shoreline setbacks. The existing dwelling sits 16-feet from the shoreline of Schroon Lake at its closest point and no increase in this non-conformance was proposed. Agency staff concurred with the findings of the ZBA and no further review of this variance was required.
- **Chester (1)** - Staff received one variance referred by the Town.
 - Project [LGV2012-0013] involved the installation of a new septic system in order to accommodate a proposed new single family dwelling. Relief was required from the Town 100-foot setback requirement for wastewater systems from wells and the shoreline of Loon Lake. This variance was referred by the Town Board acting as the local Board of Health. Based on the information presented in the record the Agency respects the findings of the local Board of Health and no further review of this variance was required.

III. Correspondence and Consultations

- **Au Sable** - Staff provided the Town with maps and information relating to Agency jurisdiction to aid the Town's Planning Board in their duties.
- **Bellmont** - Staff arranged with project review and RASS staff to assist the town in a local road rebuild project. Staff also provided the Town with a large format map of the town including the APA Land Use Area Classifications.

- **Bolton** - Staff provided the town with advisory comments on a revision to local variance approval involving an addition to a shoreline structure. Staff also provided town officials information on a wetland project currently under review by agency staff.
- **Caroga** - Staff provided the town with information on the agency's new jurisdictional inquiry form (JIF) and its use in towns with an approved local land use program.
- **Colton** - Staff provided the town with information on the review of approve local land use amendments.
- **Day** - Staff provided continued support of the town's on-going initiative to revision it local zoning law. Staff also provided the town with information on the SEQRA requirements for land use projects the town reviews.
- **Fort Ann** - Staff responded to the town's request to updated contact information for local officials.
- **Hague** - Staff provided the town with advisory comments on a local variance application involving an addition to a shoreline structure.
- **Horicon** - Staff provided the town with advisory comments on a local variance involving retaining walls within the shoreline setback area.
- **Lake George** - Staff provided the town with information and examples of local laws that allow and provide control of poultry livestock in residential neighborhoods.
- **Minerva** - Staff provided information to the Town about the procedures and requirements of an Agency-approved Local Land Use Program.
- **Stony Creek** - Staff continues to work with the Town to develop and implement their Hamlet Concept Revitalization Plan.
- **Ticonderoga** - Staff provided the town with information about the Agency's Approved Local Land Use Program to consider as the town revises its local land use laws.

- **Warrensburg** - Staff consulted with staff from the Department of State on the town's comprehensive planning process and the opportunity for agency participation in the review process.
- **Webb** - Staff provided the town with jurisdictional information on communication towers and wind-power generating structures.
- **Willsboro** - Staff continue to review the town comprehensive planning project status reports.

VI. Summary Table

Summary of Local Planning Unit Program Accomplishments March 2012			
Reportable Items	Municipalities		Total
	ALLUP	Other	
Town/Village/Counties consulted	8	7	15
Land use regulations consulted/reviewed	1		1
ALLUP Amendments approved		--	0
ALLUP Variances reviewed	3	--	3
Comprehensive Plans reviewed			0
Meetings with town officials		1	1
Responded to land use planning inquiries	25	9	34
Planning & Zoning Board actions reviewed	14		14
Training & Workshops		2	2
Intra-Agency local planning assistance	5	4	9
<i>Notes: ALLUP - APA approved local land use program</i>			

BFG:REB:lhb

cc: James Connolly
 Robyn Burgess