



**Community Housing Density Relief**

Encourages Community Housing projects near hamlet areas  
inside the Adirondack Park

**Assembly Bill No.: A11464**

**Assembly Sponsors: Sweeney - D. Long Island**

**Senate Bill No.: S.3367-B**

**Senate Sponsors: Carl Kruger, D- Brooklyn**

**Purpose:**

The purpose of this bill is to increase affordable housing opportunities within the Adirondack Park on land best suited to sustain a higher density of development. The bill would encourage Community Housing projects, within a three mile radius of APA classified Hamlet land use areas, through special treatment under the "overall intensity guidelines" of the Adirondack Park Agency Act (APA Act) Act, Executive Law (EL) Article 27.

This bill would establish a special provision for "Community Housing" that modifies the definition of "principal building" to allow up to 4 dwelling units to qualify as one principal building on lands classified **Low Intensity** or **Moderate Intensity Use** within 3 miles of designated hamlets, or 1 mile of the Post office for certain other locations. The use of a Community Land Trust model, such as the Adirondack Housing Trust, will guarantee properties are perpetually "affordable".

**Background:**

Over the past several decades a number of factors have increased housing demand and property values in some Adirondack park communities to a point where the purchase of a detached or townhouse dwelling unit is unaffordable for many year-round residents. The growing recognition of the Park as a tourist destination and as a desirable place to live contributes to higher housing costs. In addition, housing values are impacted by land, construction and utility costs as well as property costs.

If density limitations are modified, developable land and existing structures in need of rehabilitation, within eligible locations, would provide the greatest opportunity

to increase the availability of affordable primary residences for permanent Park residents. In Adirondack communities facing serious affordable housing shortages, limited changes to the APA intensity rule would increase flexibility and reduce site development costs for qualified community based institutions serving resident homeowners and renters. The lack of adequate affordable housing is a problem that must be solved to retain year-round families and ensure community sustainability.

**Bill Provisions:**

Increase Overall Intensity Guidelines to allow up to 4 dwelling units to qualify as one principal building in **Low Intensity and Moderate Intensity Land Use Areas** provided:

- Maximum floor space of 1500 square feet per building, excluded garage
- No closer than 1/10 mile from shoreline
- Located within 3 miles of hamlet land use area boundary or 1 mile from the following Post Offices
  - Athol, NY 12810
  - Brantingham, NY 13312
  - Gabriels, NY 12939
  - Hoffmeister, NY 13353
  - Hulett's Landing, NY 12841
  - Kattskill Bay, NY 12844
  - Paul Smiths, NY 12970
  - Piseco, NY 12139
  - Sabael, NY 12864
  - Wanakena, NY 13695
  - White Lake, NY 12786
- Primary residence, affordable over time for successive owners or occupants - residential use only
- Adirondack Park Agency permit required for all proposed community housing projects

In addition, this bill would also require that potential homeowners meet an income eligibility criterion that is consistent with the Adirondack Housing Trust Program's guidelines. Criteria include:

- Only households which earn 120% or less of the median income for the county in which the project is located are eligible

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