

Compilation of Codes, Rules and Regulations of the State of New York
Title 9. Executive Department
Subtitle Q. Adirondack Park Agency
Chapter I. Introduction and Definitions
Part 570. Introduction; Definitions Used in these Regulations

NYCRR Title 9, Subt. Q, Ch. I, Pt. 570, Refs & Annos
[Currentness](#)

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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Title 9. Executive Department
Subtitle Q. Adirondack Park Agency
Chapter I. Introduction and Definitions
Part 570. Introduction; Definitions Used in these Regulations (Refs & Annos)

9 NYCRR 570.1

Section 570.1. Statutes administered by the agency

Currentness

The agency administers the Adirondack Park Agency Act (Executive Law, article 27), the Freshwater Wetlands Act (Environmental Conservation Law, article 24) within the Adirondack Park and, for private lands within the Adirondack Park, the Wild, Scenic and Recreational Rivers System Act (Environmental Conservation Law, article 15, title 27).

Credits

Sec. filed Dec. 20, 1971; renum. 6050.1, filed May 9, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 570.1, 9 NY ADC 570.1

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9 NYCRR 570.2

Section 570.2. Organization of these regulations

Currentness

- (a) These regulations should be read in conjunction with the Adirondack Park Agency Act, the Freshwater Wetlands Act and the Wild, Scenic and Recreational Rivers System Act.
- (b) The statutes are administered through (1) permit requirements and (2) restrictions applying whether or not a permit is required, which must be adhered to unless a variance is granted.
- (c) The procedures for determining whether a permit and/or variance is required are set forth in Part 571 of this Title.
- (d) The procedures for the review of permit and variance applications are set forth in Parts 572 and 576 of this Title, respectively.
- (e) The substantive permit and variance requirements of the Adirondack Park Agency Act are separately set out in Parts 573-576 of this Title.
- (f) Special provisions relating to wild, scenic and recreational rivers and to freshwater wetlands are set forth in Parts 577 and 578 of this Title, respectively.
- (g) These regulations also contain provisions with respect to State agency projects (Part 579), hearing procedures (Part 580), enforcement (Part 581), local and regional land use planning (Parts 583 and 584), implementation of the State Environmental Quality Review Act (Part 586), and implementation of the Freedom of Information Law and Open Meetings Law (Part 587).

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 570.2, 9 NY ADC 570.2

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9 NYCRR 570.3

Section 570.3. Definitions used in these regulations

Currentness

The definitions of section 802 of the Adirondack Park Agency Act, some of which are clarified in this section, and the additional definitions set forth in this section, shall apply to these regulations. Certain definitions which apply only to wild, scenic and recreational rivers and river areas or only to freshwater wetlands are set forth in sections 577.2 and 578.3 of this Title, respectively. Certain other definitions with limited applicability may be found in other Parts of these regulations.

- (a) **Agency member** means an agency member or designee.
- (b) **Bed and breakfast** means a tourist accommodation located within a single family dwelling or multiple family dwelling.
- (c) **Boathouse** means a covered structure with direct access to a navigable body of water which:
- (1) is used only for the storage of boats and associated equipment;
 - (2) does not contain bathroom facilities, sanitary plumbing, or sanitary drains of any kind;
 - (3) does not contain kitchen facilities of any kind;
 - (4) does not contain a heating system of any kind;
 - (5) does not contain beds or sleeping quarters of any kind;
 - (6) does not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and all rigid roof surfaces have a minimum pitch of 4 on 12, or, alternatively, 1 flat roof covers the entire structure; and
 - (7) has a footprint of 1200 square feet or less measured at the exterior walls (or in the absence of exterior walls, at the perimeter of the roof), and a height of 15 feet or less. For the purpose of this definition, the height of a boathouse shall be measured from the surface of the floor serving the boat berths to the highest point of the structure. The dimensional requirements specified herein shall not apply to a covered structure for berthing boats located within the Lake George

Park, provided the structure is built or modified in accordance with a permit from the Lake George Park Commission and is located fully lakeward of the mean high-water mark of Lake George.

(d) **Campground** means:

(1) any area designed and in fact used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar facility designed for temporary shelter, without structural additions to or removal of wheels from vehicles admitted.

(2) For the purpose of this definition, **camp trailers, travel trailers, motor homes or similar facility designed for temporary shelter** shall not include any single vehicle exceeding eight feet in width or 35 feet in length or vehicles including a trailer or semi-trailer or any combination exceeding eight feet in width or a total of 55 feet in length nor shall any campground permit structural additions to or removal of wheels from vehicles admitted or furnish all-weather water supply or sewage disposal connections at individual sites.

(e) **Chief elected officer** means a town supervisor or a village mayor.

(f) **Clearcutting** means:

(1) any cutting of trees over six inches in diameter at breast height over any 10-year cutting cycle where the average residual basal area of such trees after such cutting is less than 30 square feet per acre, measured within the area harvested.

(2) Where regeneration is assured by stand conditions such that after such cutting the average residual basal area of trees at least one inch in diameter at breast height is at least 30 square feet per acre, measured within the area harvested, clearcutting will not be deemed to have taken place unless the average residual basal area of trees over six inches in diameter at breast height is less than 10 square feet per acre, similarly measured.

(g) **Critical environmental area** means:

(1) in a hamlet area, wetlands;

(2) in moderate intensity use, low intensity use, rural use and resource management areas: (i) wetlands; (ii) lands at elevations of 2,500 feet or more; (iii) lands within 1/8 mile of State lands classified wilderness, primitive or canoe by the State Land Master Plan; and (iv) lands within 1/4 mile of rivers navigable by canoe designated by [section 15-2715 of the Environmental Conservation Law](#) to be studied for inclusion in the wild, scenic and recreational rivers system. The rivers to be studied are listed in Appendix Q-6 of this Title; and

(3) in rural use areas, lands within 150 feet of, and in resource management areas, lands within 300 feet of, the edge of the rights-of-way of State or Federal highways, or such county highways as may be designated as major travel corridors by rule or regulation of the agency or in an approved local land use program.

(h) **Customarily incidental** means, for purposes of the definitions of accessory use and accessory structure, a structure or use which commonly accompanies or is associated with the type of principal land use that is located on the same property.

(i) **Development considerations** means the list of factors relating to the potential for undue adverse impact upon the resources of the Adirondack Park contained in section 805(4) of the Adirondack Park Agency Act and section 574.5 of this Title and considered by the agency in reviewing a class A or class B regional project. Certain of the development considerations are further defined for this purpose in section 574.5 of this Title.

(j) **Dock** means a floating or fixed structure that:

(1) extends horizontally (parallel with the water surface) into or over a lake, pond, or navigable river or stream from only that portion of the immediate shoreline or boathouse necessary to attach the floating or fixed structure to the shoreline or boathouse;

(2) is no more than eight feet in width; or in the case of interconnected structures intended to accommodate multiple watercraft or other authorized use, each element of which is no more than eight feet in width; and

(3) is built or used for the purposes of securing and/or loading or unloading water craft and/or for swimming or water recreation.

A permanent supporting structure located within the applicable setback area which is used to suspend a dock above water level for storage by means of a hoist or other mechanical device is limited to not more than 100 square feet, measured in the aggregate if more than one such supporting structure is used. A dock must remain parallel with the water when suspended for storage, unless the size of the total structure does not exceed 100 square feet. Mechanisms necessary to hoist or suspend the dock must be temporary and must be removed during the boating season.

(k) **Freshwater wetlands** or **wetlands** means wetlands as defined in subdivision (ap) of this section.

(l) **Guest cottage** means not more than one residential structure which is associated with a single family dwelling and which:

(1) is used only on an occasional basis;

(2) is used only by guests of the resident(s) of the single family dwelling;

(3) is not for rent or hire separately from the single family dwelling;

(4) contains one-half or less of the enclosed floor space of the associated single family dwelling or 2,000 square feet, whichever is less; and

(5) otherwise meets the definition of accessory structure.

(m) **Hunting and fishing cabin** and **hunting and fishing and other private club structure** means a cabin, camp or lean-to or other similar structure designed and used only for occasional occupancy and primarily for hunting, fishing, and similar purposes that:

(1) is a one-story structure but may include a sleeping loft;

(2) is built on posts or piers and does not have a permanent foundation;

(3) is served by a sanitary pit privy or chemical toilet and does not have a conventional, onsite wastewater treatment system;

(4) does not have pressurized or indoor plumbing (this prohibition does not preclude a kitchen sink with appropriate grey water leach pit); and

(5) is not connected to any public utilities (such as electric, phone, cable, water or sewer systems).

(n) **Immediate family** means parents, children, brothers and sisters, grandparents, grandchildren and spouses. The term includes members of a family, whether by adoption or blood relation, and includes half-blood members.

(o) **Involving wetlands means** any activity which is a regulated activity as defined in section 578.3(n) of this Title.

(p) **Land use and development plan or plan** means the Adirondack Park land use and development plan prepared by the agency and adopted in section 805(1) of the Adirondack Park Agency Act, including the plan map; the provisions of the plan as contained in section 805(3) and section 805(4) of the Act and sometimes referred to as the provisions of the plan; and the shoreline restrictions contained in section 806 of the Act.

(q) **Large-scale projects** means those projects for which, because of:

(1) a substantial amount of land or number of lots;

(2) a lengthy construction time;

(3) technical complexities; or

(4) any other reason, the requirement of furnishing all final detailed engineering and planning information and other detailed data necessary for the issuance of a permit for development of the project at any one time may be unduly burdensome.

(r) **Local government** means any town or village whose boundaries lie wholly or partly within the Adirondack Park, except that such term shall not include that portion of a town within any incorporated village.

(s) **Local land use program** means any comprehensive land use and development planning and control program undertaken by a local government that includes local land use controls, including zoning and subdivision regulations and a sanitary code, and governs land use and development and subdivision of land within the entire jurisdiction of the local government.

(t) **Major public utility use** means:

(1) any electric power transmission or distribution line and associated equipment of a rating of more than 15 kilovolts which is one mile or more in length; any telephone inter-exchange or trunk cable or feeder cable which is one mile or more in length; any telephone distribution facility containing 25 or more pairs of wire and designed to provide initial telephone service for new structures; any television, cable television, radio, telephone or other communication transmission tower; any pipe or conduit or other appurtenance used for the transmission of gas, oil or other fuel which is one mile or more in length; any electric substation, generating facility or maintenance building and any water or sewage pipes or conduits, including any water storage tanks, designed to service 50 or more principal buildings.

(2) Any use which is subject to the jurisdiction of the Public Service Commission pursuant to article seven or eight of the Public Service Law or other prior approval by the Public Service Commission pursuant to the Public Service Law is not a major public utility use for the purpose of these regulations except for the shoreline restrictions in which case the bodies having jurisdiction over such uses under such article or other provisions shall have the authority of the agency or a local government under these regulations.

(u) **Marina** means any facility providing boat docks or moorings or a fee or other consideration and often offering supply, storage, repair and other services.

(v) **Material detrimental reliance** means, for the purposes of applying section 571.5 of this Title, that the recipient of a jurisdictional determination has completed significant project components, or expended significant sums of money or otherwise taken significant actions in furtherance of the project, based upon a written formal jurisdictional determination issued by those agency staff members identified in section 571.5(b) of this Title and would experience a substantial adverse economic effect if the jurisdictional determination were reversed.

(w) **Official Map** means the Adirondack Park Land Use and Development Plan Map which depicts the private land use areas as identified, updated and filed pursuant to section 805 of the Adirondack Park Agency Act and which is maintained in an electronic format at the headquarters of the Adirondack Park Agency.

(x) **Multiple family dwelling** means:

(1) any apartment, town house, condominium, cooperative or similar building, including the conversion of an existing single family dwelling, designed for occupancy in separate dwelling units therein by more than one family.

(2) Multiple family dwelling shall also include any such building containing two or more separate dwelling units used on a time-sharing, leased time or other similar basis whereby more than one person, group of persons or family has a legal right of occupancy at differing times.

(y) Open space recreation use means:

(1) any recreation use particularly oriented to and utilizing the outdoor character of an area, including a snowmobile, trail bike, jeep or all-terrain vehicle trail; cross-country ski trail; hiking and backpacking trail; bicycle trail; horse trail; or playground, picnic area, public park, public beach, or similar use.

(2) A use involving filling of wetlands or substantial construction or land disturbance is not an open space recreation use.

(z) **Overall intensity guidelines** means the following guidelines for development of the private land use areas of the park:

Land use area	Approximate number of principal buildings per square mile
Hamlet	No guideline
Moderate intensity use	500
Low intensity use	200
Rural use	75
Resource management	15
Industrial use	No guideline

(aa) **Preexisting land use or development or preexisting use** means any land use or development, including any structure, lawfully in existence prior to August 1, 1973. For the purposes of this definition, lawfully means in full compliance with all applicable laws, rules and regulations, including possession of and compliance with any permit or other approval required under the Public Health Law, the Environmental Conservation Law, or any local or other governmental regulation.

(ab) **Preexisting subdivision of land or preexisting subdivision** means any subdivision or portion of a subdivision lawfully in existence prior to August 1, 1973. For the purposes of this definition, lawfully shall have the meaning set forth in subdivision (aa) of this section.

(ac) **Principal building** means any one of the following:

(1) a single family dwelling or mobile home constitutes one principal building;

(2) a tourist cabin or similar structure for rent or hire involving 300 square feet or more of floor space constitutes one principal building;

(3) each dwelling unit of a multiple family dwelling, including each separate dwelling unit used on a time-sharing, leased time or other similar basis whereby more than one person, group of persons or family has a legal right of occupancy at differing times, constitutes one principal building;

(4) each motel unit, hotel unit or similar tourist accommodation unit which is attached to a similar unit by a party wall, each accommodation unit of a tourist home or similar structure, and each tourist cabin or similar structure for rent or hire involving less than 300 square feet of floor space, constitutes one tenth of a principal building;

(5) each commercial use structure and each industrial use structure in excess of 300 square feet constitutes one principal building, except that for a commercial use structure which involves the retail sale or rental or distribution of goods, services or commodities, each 11,000 square feet of floor space or portion thereof of such commercial use structure constitutes one principal building;

(6) all agricultural use structures and single family dwellings or mobile homes occupied by a farmer of land in agricultural use, his employees engaged in such use and members of their respective immediate families, will together constitute and count as one principal building;

(7) any other structure which exceeds 1,250 feet of floor space constitutes one principal building;

(8) a structure containing a commercial use which is also used as a single family dwelling constitutes one principal building.

An accessory structure does not constitute a principal building.

(ad) **Project sponsor** means any person having a legal interest in property, including a landowner, tenant, mortgagee, contract vendee, or optionee, and who makes application to the agency or a local government for the review of a project proposed on such property.

(ae) **Retaining wall** means a permanent structure of cribbing, wood, masonry, stone, concrete or other material that supports a mass of soil.

(af) **Rivers project** means those new land uses, developments or subdivisions of land requiring a permit pursuant to section 577.5 of this Title.

(ag) **Shoreline restrictions** means those restrictions upon land use and development or subdivision of land contained in section 806 of the Adirondack Park Agency Act and Part 575 of this Title.

(ah) Square feet of floor space of a building shall be the area in square feet measured from the exterior walls of a structure, including the sum total of all floor areas, and including all attached covered porches and covered decks, and all other attached

components with a roof or cover. The area shall also include any finished attic or basement. For the purposes of this definition, a finished basement or attic is one which contains walls, flooring, and ceiling suitable for use as a bedroom, living room, playroom or office area, or if a non-residential use, suitable for storage, work area, or office.

(ai) Square footage of a structure other than a building shall be the exterior area of the structure, measured in either the elevation (face) or plan (top) view, whichever is larger.

(aj) **State Land Master Plan** means the master plan for the management of State lands referred to in section 816 of the Adirondack Park Agency Act.

(ak) **Structure** means:

(1) any object constructed, installed or placed on land to facilitate land use and development or subdivision of land, such as buildings, sheds, single family dwellings, mobile homes, signs, tanks, fences and poles, and any fixtures, additions and alterations thereto.

(2) For the purpose of Part 577 of this Title pertaining to wild, scenic and recreational rivers, “structure” is defined in section 577.2(u) of this Title.

(al) **Subdivision of land** or **subdivision** means:

(1) any division of land into two or more lots, parcels or sites, whether adjoining or not, for the purpose of sale, lease, license or any form of separate ownership or occupancy (including any grading, road construction, installation of utilities or other improvements or any other land use and development preparatory or incidental to any such division) by any person or by any other person controlled by, under common control with or controlling such person, or by any group of persons acting in concert as part of a common scheme or plan. **Subdivision of land** shall include any map, plat or other plan of the division of land, whether or not previously filed.

(2) Subdivision includes, but is not limited to:

(i) residential subdivisions, which may include surveyed lot lines, building sites, roads, utilities, water and sewerage facilities, and the like;

(ii) subdivisions where land is divided into sites by lease, license or separate occupancy without any formal conveyance of fee title or other interest in realty, such as the granting of permission for emplacement of a number of mobile homes, or the construction of a single family dwelling or mobile home on a lot already containing an existing single family dwelling or mobile home;

(iii) subdivisions consisting of land transfers for nonresidential purposes, such as large-scale bulk land sales;

(iv) subdivisions not pursuant to a filed plat, such as the division of a farm or forested tract into parcels of acreage larger than conventional homesite lots, whether or not construction is planned.

(3) The mere filing of maps, plats or plans required by statute, or entering into a contract of sale or other agreement where possession of or title to land is not actually or constructively transferred, shall not be considered to be the undertaking of a **subdivision**. **Undertake** is further defined in subdivision (am) of this section.

(4) **Subdivision of land** shall not include the lease of land for hunting and fishing and other open space recreation uses.

(am) **Undertake** means:

(1) any commencement of a material disturbance of land, including the commencement of road construction, grading, the installation of utilities, clearing of building sites, excavation (including excavation for the installation of foundations, footings and septic systems), or any commencement of landscaping or any other material disturbance of land preparatory or incidental to a proposed land use or development or subdivision.

(2) Undertake also means in the case of a subdivision to execute and to deliver any contract, mortgage or conveyance which actually or constructively transfers possession of or title to land.

(3) Preliminary field survey work unaccompanied by more than minimal vegetative clearing necessary for such purposes, the digging of soil test pits, the performing of soil percolation tests and other minor site inspections, the staking of lots or the securing of other approvals or permits required by law, shall not be considered undertaking a project.

(an) **Wastewater** means any sewage, septic or other liquid wastes for purposes of administering the Adirondack Park Agency Act, the Freshwater Wetlands Act, and the Wild, Scenic and Recreational Rivers Act.

(ao) **Watershed management or flood control project** means any dam, impoundment, dike, riprap or other structure or channelization or dredging activity designed to alter or regulate the natural flow or condition of a river or permanent or intermittent stream or the natural level or condition of lake or pond. Any such project for which a permit or approval is required prior to commencement from the Department of Environmental Conservation is not a watershed management or flood control project or a use for the purpose of these regulations.

(ap) **Wetlands or freshwater wetlands** means:

(1) any land annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp or marsh, which is (i) one acre or more in size, or (ii) located adjacent to a body of water, including a permanent stream, with which there is free interchange of water at the surface, in which case there is no size limitation.

(2) Open waters immediately adjacent to wetlands and lands entirely surrounded by wetlands will be considered part of the wetlands if these areas are essential to the preservation of the wetland vegetation.

(3) The definition of wetlands is stated in technical terms in section 578.3(k) of this Title. Lands will not be considered wetlands unless they also meet that definition.

(aq) **Wetlands project** means those activities in freshwater wetlands or adjacent areas requiring a permit pursuant to section 578.2 of this Title.

Credits

Sec. filed March 12, 1979; ams. filed: Oct. 15, 1982; April 15, 2002; Aug. 25, 2005 eff. Sept. 14, 2005; ams. filed Dec. 16, 2008 eff. Dec. 31, 2008; filed May 22, 2009 eff. June 3, 2009; ams. filed Aug. 20, 2010 eff. Sept. 21, 2010; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 571, Refs & Annos
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9 NYCRR 571.1

Section 571.1. Determination of agency permit or variance jurisdiction

Currentness

The agency will, upon request of any person having a legal interest in property and contemplating land use or development or subdivision thereon, determine whether an agency permit is required, or whether a variance is required from the shoreline restrictions or other restrictions of these regulations.

Credits

Sec. filed March 12, 1979; ams. filed Oct. 15, 1982; Aug. 25, 2005 eff. Sept. 14, 2005; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 571.2

Section 571.2. Determination of the existence of a wetland

Currentness

The agency will, upon request of any person having a legal interest in property and contemplating a land use or development or subdivision within the boundaries of wetlands thereon, determine whether wetlands are present, and the exact location of wetland boundaries.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 571.3

Section 571.3. Determination of mean high water

Currentness

- (a) The agency will, upon request of any person having a legal interest in property and contemplating land use or development or subdivision thereon, determine the mean high water mark of any lake, pond, river or stream at relevant points.
- (b) Where recorded hydrological data allow, the agency will provide mean high water expressed as an elevation above mean sea level for the water body involved, and will list it in Appendix Q-2 of these regulations.
- (c) Where recorded hydrological data cannot be used, the agency will physically locate the mean high water mark upon the land in question, utilizing standard vegetative tests, water marks, soil characteristics and other means customarily employed in making such determinations.
- (d) The agency will generally accept the written and certified determination of a professional land surveyor licensed by the State of New York of the mean high water mark on any particular lot.
- (e) Except where it clearly appears, based upon inspection of the lot, that the original determination was inaccurate, the agency will generally accept any determination of mean high water set forth in a deed to the premises.
- (f) Where the application of subdivision (b), (c), (d) or (e) of this section yields materially different results, the agency will reasonably fix the mean high water mark in the exercise of discretion.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 571.4

Section 571.4. Determination of navigability of river or stream

Currentness

The agency will, at the request of any person having a legal interest in property and contemplating land use or development or subdivision thereon subject to the shoreline restrictions, determine whether a given river or stream or portion thereof is navigable for the purposes of section 806 of the Adirondack Park Agency Act and these regulations.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 571.5

Section 571.5. General rules for determinations made pursuant to this Part

Currentness

(a) Requests pursuant to this Part may be made by any person having a legal interest in the property in question, including a landowner, tenant, mortgagee, contract vendee or optionee. The agency will endeavor to respond to all requests, in writing, within 15 days of receipt.

(b) The agency will be bound by any determination made pursuant to this Part when signed by its executive director, deputy director-regulatory programs, project administrator or counsel, and when there has been material detrimental reliance thereon. No binding oral determinations can be made. The agency will not be bound in the case of misrepresentation or error in the facts or intentions stated in any inquiry made pursuant to this Part.

(c) A letter from the agency with respect to its permit or variance jurisdiction shall not excuse the responsible person from obtaining any other approvals or permits required by other governmental agencies, such as the Department of Environmental Conservation, Department of Health, or local governments.

(d) A determination made pursuant to subdivision (b) of this section may be appealed to the agency by the person who requested it under the procedures set forth in section 588.2 of these regulations.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; Aug. 25, 2005 eff. Sept. 14, 2005. Amended (b).

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Part 572. Procedures for the Review of Projects

NYCRR Title 9, Subt. Q, Ch. II, Pt. 572, Refs & Annos
[Currentness](#)

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9 NYCRR 572.1

Section 572.1. Procedures for review of projects; general rules

Currentness

(a) All class A and class B regional projects, rivers projects and wetlands projects shall be reviewed according to the procedures of section 809 of the Adirondack Park Agency Act and this Part.

(b) State agency projects except those which are class A or class B regional projects shall be reviewed according to the procedures of section 814 of the Adirondack Park Agency Act and Part 579 of this Title.

(c) The agency may enter into written agreements with other State agencies to enhance the exchange of information and to establish coordinated pre-application, application and review procedures.

(d) Any such agreements may provide that (unless in the opinion of the agency board a project sponsor establishes good cause to do otherwise) no application to the agency shall be deemed complete until all other State agencies, that are party to the agreement and have review and permitting jurisdiction over the same project site have, in the opinion of each, received sufficient application materials that they have, respectively, deemed the applications made to them to be complete.

Credits

Sec. filed March 12, 1979; ams. filed: Oct. 15, 1982; Dec. 18, 2000 eff. Jan. 3, 2001. Amended sec. title, added (c)-(d).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 572.2

Section 572.2. Project sponsor's options

Currentness

(a) *Pre-application procedures.* Prior to applying for a permit, a project sponsor may seek preliminary consultations and/or conceptual review pursuant to section 572.3 of this Part.

(b) *Application procedures.* Whether or not he has sought preliminary consultations and/or conceptual review, a project sponsor may:

(1) apply for a permit pursuant to the general application procedures of section 572.4 of this Part; or

(2) if the project is a minor project (single family dwelling, mobile home or subdivision involving two lots, parcels or sites), apply for a permit pursuant to the expedited procedures of section 572.5 of this Part; or

(3) if the project is a large scale project, or other project to be undertaken in sections, apply for a permit pursuant to section 572.6 of this Part.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 572.3

Section 572.3. Preliminary consultations and preapplication conceptual review

Currentness

(a) Any sponsor of a proposed large scale project may request preliminary consultations and an informal assessment of the proposed project and site by the agency staff. A general description of the proposed project and general information concerning the project site should be provided. A sponsor may also request written recommendations from agency staff.

(b)

(1) Any project sponsor of a proposed large scale project may after preliminary consultations and informal assessment with staff as provided in subdivision (a) of this section request preapplication conceptual review by the regulatory programs committee.

(2) Requests for preapplication conceptual review shall be submitted in writing to the deputy director-regulatory programs. The request shall include identification of the project site and a statement of the goal(s) of the project, and any reasonable alternative preliminary project designs which also achieve the project goal(s). Should a project sponsor believe that no reasonable alternatives exist which achieve the project goal(s), the project sponsor may include a statement describing the reasons for such a conclusion. Upon receipt of a conceptual review request, agency staff may provide an individualized request for additional information regarding the project and any reasonable alternatives which would achieve the project goal(s). Agency staff shall also publish notice of the request for conceptual review in the Environmental Notice Bulletin.

(3) The staff shall, within 45 calendar days, review the materials once all the information agreed to has been submitted and formulate recommendations to the regulatory programs committee. The agency may solicit public comment on the project sponsor's materials and the recommendations of staff. The staff recommendations to the regulatory programs committee shall include consideration of the calculation of the overall intensity guidelines, the compatibility of the project with the land use area and community, and potential impacts of any alternatives under consideration. The staff shall also recommend its preferred alternative, shall identify any issues that should be addressed in the permit application as can be identified in the information provided, suggest guidelines for the development of the final plan, and make any other recommendations relevant to impacts and approvability of the project or alternatives.

(4) Should staff conclude, within 45 calendar days, that a project sponsor has provided insufficient information as part of a request for conceptual review specified in paragraph (2) of this subdivision, staff shall recommend to the regulatory programs committee that the committee deny the applicant's request for conceptual review. The recommendation shall

specify the deficiency of the information provided regarding the project site, goal(s) of the project, and/or reasonable alternative preliminary project designs.

(5) The request for preapplication conceptual review and the staff recommendation shall be presented to the regulatory programs committee, which shall consider the matter at a regularly scheduled meeting at which members of the general public are invited to be heard. The agency shall provide reasonable prior notice to the public of such meeting and of the opportunity to be heard. After the meeting, and the expiration of an additional 30-day period for public comment, the committee shall provide its recommendations in writing.

(6) The members of the committee shall endeavor, through the formulation of consensus recommendations, to provide the project sponsor as much guidance as possible in the design of the project to conform with pertinent approval criteria.

(7) The amount and value of guidance which can be expected in preliminary consultations and conceptual review is dependent on the quality of the information provided. In this respect such information (including when requested permission to enter upon the project site) will be critical to that guidance; and, thus should be provided as soon as reasonably practical.

(c) Plans and information provided by the project sponsor shall not be binding upon the project sponsor; nor shall findings or recommendations by the agency staff for purposes of this section constitute authorization to commence the project and shall not be binding upon the agency with respect to any subsequent permit application or other approval for the proposed project.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; Dec. 18, 2000 eff. Jan. 3, 2001; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 572.4

Section 572.4. Permit application requirements generally

Currentness

(a)

(1) Applications may be submitted only by a project sponsor, as defined in section 570.3(ad) of these regulations, shall contain the signatures of the owners of record of the land involved as co-applicant, and shall contain a description of the project in the form and manner required in the appropriate application form. The agency will promptly notify the project sponsor that the submission does not contain the minimal information necessary to initiate the application process, such as signatures of the landowners, an incomplete site plan or project description or is missing required attachments (e.g., copy of the current deed); and the agency will not commence review clocks or other processing without this information.

(2) All applications for subdivisions shall be accompanied by a survey or deed plot prepared by an appropriately qualified person to so act in this State. For purposes of this section, the term *deed plot* shall mean a scaled sketch map depicting the property boundaries as set forth in the property deed.

(3) All applications for subdivisions shall also be accompanied by a site plan map. In the case of subdivision projects involving five or more lots, parcels or sites, the site plan map shall be prepared by an appropriately qualified person to so act in this State.

(4) In this section, *site plan map* means: the scaled development plan for one or more lots on which are shown the existing and proposed natural and man-made conditions of the lot in the vicinity of the proposed development. Conditions that should be shown if present on the site include water bodies, wetlands, floodplains, vegetation, roads, utilities, structures and buildings, water and sewage systems and other resources that may be impacted by a proposed development.

(5) The deputy director-regulatory programs is authorized to grant an exception to any of the information requirements of paragraph (4) of this subdivision in cases where such information is not necessary to determine adverse impact to site resources or compliance with law.

(b) Where agreed to by the local government involved, each application shall be accompanied by a form signed by an appropriate municipal official indicating (1) whether any permit or approval will be required by the local government, and, if so, whether such permit or approval has been granted or denied, and (2) whether the proposed project is a prohibited use under any local law or ordinance.

(c) The agency may request any additional information and data reasonably necessary to enable it to make the findings and determinations required by section 809 of the Adirondack Park Agency Act or by these regulations. Except in the case of minor projects, the additional information may include:

- (1) an environmental impact statement containing some or all of the elements described in [section 8-0109\(2\) of the Environmental Conservation Law](#), including information as to alternatives to the project;
- (2) an analysis of the ability of the public to provide supporting facilities and services made necessary by the project;
- (3) a report on the benefits that might be derived from the project;
- (4) any plans the project sponsor has for future development related to the project;
- (5) any relevant information describing the project sponsor, including financial capacity, and any professional advisors or consultants who participated in the preparation of the application;
- (6) information related to alternate sites, in the case of projects which are not site-specific, such as antennae, towers, utility lines or other facilities, public buildings and facilities, and in cases where the project sponsor has the power of eminent domain; and
- (7) information related to reasonable alternative means of achieving project goals.

Credits

Sec. filed March 12, 1979; repealed, new added by renum. and amd. 572.5, filed Oct. 15, 1982; amds. filed: Dec. 18, 2000; Aug. 25, 2005 eff. Sept. 14, 2005; filed May 22, 2009 eff. June 3, 2009; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 572.4, 9 NY ADC 572.4

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9 NYCRR 572.5

Section 572.5. Expedited review of minor projects

Currentness

Single family dwellings, mobile homes or subdivisions of land involving two lots, parcels or sites shall be eligible for the expedited review procedures set forth in this section.

(a) Special simplified application forms shall be used.

(b) The agency shall, within approximately 15 business days after receipt of a completed application, review and approve all such projects which do not involve a variance to the shoreline restrictions or other provisions of these regulations, and concerning which no public hearing will be held.

(c) The agency may issue a permit in lieu of a notice of application completion or incompleteness for such projects, in which case the permit shall be deemed to constitute a notice of completion, and a copy of the permit shall be sent to those persons who normally would have received the notice of completion.

(d) In its review of projects pursuant to this section, the agency shall consult with appropriate local government officials and may make separate agreements for their timely involvement in the expedited review.

Credits

Sec. filed March 12, 1979; renum. 572.4, new added by renum. and amd. 572.6, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.6

Section 572.6. General requirements for the review of large
scale projects or other projects to be undertaken in sections

Currentness

(a) Permits may be granted for the development of large scale projects or other projects to be undertaken in sections, subject to conditions relating to improvements and services for and completion of the total project that the agency deems reasonable and necessary.

(b) No application for a large scale project or other project to be undertaken in sections shall be deemed complete unless it contains sufficient information as to design of the entire project to allow the agency to assess the impact of the entire project pursuant to section 809(9) or 809(10)(e) of the Adirondack Park Agency Act. The agency may request additional information as to the entire project before determining complete the permit application for initial section(s).

(c) In addition to details as to final design of those sections of the project which the sponsor desires to develop first, an application for the review of a large scale project or other project to be undertaken in sections shall contain the following, unless demonstrated by the project sponsor not to be pertinent:

(1) Maps.

(i) A project site base map, at a scale appropriate to the project, showing ownership boundary lines, the boundary of the project (if not identical with the property boundaries), owners of inholdings, if any, adjoining and adjacent landowners, existing facilities, buildings and structures on the site, streams (including intermittent streams), rivers, ponds, lakes and existing roads.

(ii) A soils map, at the same scale as the project site base map, delineating all soil series at an appropriate level of detail.

(iii) A slope map, at the same scale as the project site base map, indicating contour elevations at intervals to be determined by the agency, and shaded to show slope categories of 0-3%, 3-8%, 8-15%, 15-25%, and 25%+.

(iv) A critical areas map, at the same scale as the project site base map, indicating:

(a) fragile lands such as shorelines and wetlands;

(b) rare or valuable ecosystems and geological formations;

(c) significant wildlife habitats;

(d) unique scenic or historic areas;

(e) natural hazard lands such as 100-year floodplains, areas frequently subject to weather disasters, and areas of unstable geological, ice or snow formations; and

(f) renewable resource lands such as aquifers and aquifer recharge areas, mineral resource areas, significant agricultural lands, public watershed lands, areas presently visible from public roads or waterways, and areas that will become visible upon completion of the project.

(v) A generalized resource capability map, at the same scale as the project site base map, indicating, through the use of overlay shadings and a development limitation rating system, the cumulative limitations to development due to the above resource maps. This map should be done prior to any survey, engineering, site layout or design work.

(vi) A proposed general development map, at the same scale as the project site base map, showing generally areas of proposed development; the approximate number of lots and average size or other type of development in each general area; areas proposed to be retained as open space; the plan map land use area boundaries; the location of proposed facilities such as dams and impoundments, community water systems, storm drainage systems, community sewerage systems, industrial wastewater discharges, and waste disposal areas; the proposed primary road network; and all areas to be disturbed by construction activities.

(2) Narrative and non-map data. A project sponsor will be expected to describe the following, as well as the methodology used to develop, design or ascertain the existence of each item:

(i) soil, slope and critical resources data not presented on the base maps;

(ii) terrestrial and aquatic flora and fauna;

(iii) surface drainage patterns;

(iv) aesthetics;

(v) adjoining and nearby land uses;

(vi) existing on-site land uses;

(vii) public transportation facilities;

(viii) public water and sewage systems, other public utilities, storm drainage plans; erosion and sedimentation control measures, solid waste disposal methods; alterations to shorelines, wetlands and water bodies;

(ix) natural materials to be used in construction;

(x) proposed uses of pesticides and herbicides;

(xi) sources of air and noise pollution;

(xii) outdoor recreational facilities and open-space resources;

(xiii) all legal instruments, such as homeowners' association charters and agreements, proposed declarations of covenants, deeds and other documents and instruments of conveyance;

(xiv) economic and governmental service considerations, such as existing governmental capabilities, burden or benefit of the project on local levels of employment, and the tax base; and

(xv) plans to develop other lands in common with, in a group of, controlling, or controlled by others acting in concert with the sponsor or as part of a common scheme or plan.

The agency may require the submission of reasonable additional data, including information listed in section 572.4 of these regulations.

(d) An agency decision relating to a section of a project shall contain findings and conclusions with respect to the likely impact of the entire project and its compliance with section 809(9) or 809(10) of the Adirondack Park Agency Act.

Credits

Sec. filed March 12, 1979; renum. 572.5, new added by renum. and amd. 572.7, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.7

Section 572.7. Notice of application incompleteness and additional information request

Currentness

(a) Within 15 days after receipt of an application, the agency will advise the project sponsor by certified mail whether or not the application is complete. If the application is incomplete, the agency will provide a concise statement of the additional information required.

(b) A project sponsor may appeal a determination that an application is incomplete, or the contents of a request for additional information, under the procedures specified in section 572.22 of these regulations.

Credits

Sec. filed March 12, 1979; renum. 572.6, new added by renum. and amd. 572.8, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.8

Section 572.8. Notice of application completion and advisory comments

Currentness

(a) Copies of notices of application completion required to be sent by section 809(2) of the Adirondack Park Agency Act shall also be sent, in the case of non-minor projects, to adjoining landowners to the extent reasonably discernible from the latest completed tax assessment roll.

(b) The mailing of a notice shall constitute an invitation to submit written advisory comments on the project. Advisory comments in response to a notice of application completion shall be submitted to the agency at its headquarters in Ray Brook, New York within 15 days of mailing of the notice of application completion, or any lesser time that is agreed upon by the board or official and the agency.

(c) Persons receiving copies of a notice are encouraged to discuss any aspect of the project with the agency staff.

(d) The issuance of a notice of application completion shall mean that an application is in an approved form and is complete for the purpose of commencing review of the application. During the course of review, reasonable additional information may be required in order to enable the agency to make the findings and determinations required by the Adirondack Park Agency Act or these regulations.

Credits

Sec. filed March 12, 1979; renum. 572.7, new added by renum. and amd. 572.9, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.9

Section 572.9. Site inspections by the agency

Currentness

By submitting an application, a project sponsor shall be deemed to have consented to the agency conducting investigations on the project site, at reasonable times and with advance notice where possible, to verify information contained in the application and to determine compliance with the terms and conditions of any permit issued.

Credits

Sec. filed March 12, 1979; renum. 572.8, new added by renum. and amd. 572.10, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.10

Section 572.10. Projects which require variances

Currentness

(a) Where a project requires a variance from the shoreline restrictions or other provisions of these regulations, an application for a variance shall be submitted with the project application.

(b) The agency will hold a public hearing on any variance application. If a public hearing is also to be held on the project, Part 580 of these regulations shall govern the conduct of the consolidated hearing. A public hearing solely concerning the variance application shall be conducted pursuant to section 576.5 of this Title.

(c) The deputy director-regulatory programs shall have authority to decide whether the public hearing to consider the variance shall also consider the project.

Credits

Sec. filed March 12, 1979; renum. 572.9, new added by renum. and amd. 572.11, filed Oct. 15, 1982; amds. filed: Aug. 25, 2005; Sept. 10, 2013 eff. Sept. 25, 2013. Amended (b).

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9 NYCRR 572.11

Section 572.11. Deputy director-regulatory programs authority to approve certain projects

Currentness

(a) The deputy director-regulatory programs may review and approve, or approve subject to conditions, and issue permits for, all projects other than:

- (1) class B regional projects in land use areas governed by an approved local land use program;
- (2) subdivisions involving 50 or more lots; and
- (3) projects which have been the subject of a public hearing held pursuant to Part 580 of this Title; and
- (4) projects requiring variances which have been the subject of a public hearing held pursuant to section 576.5 of this Title.

(b) The deputy director-regulatory programs shall report the exercise of such authority at each regular meeting of the agency.

(c) The deputy director-regulatory programs shall have discretion to refer any project to the agency for review.

Credits

Sec. filed March 12, 1979; renum. 572.10, new added by renum. and amd. 572.12, filed Oct. 15, 1982; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 572.12

Section 572.12. Initial review of projects by regulatory programs committee

Currentness

(a) The chairman may appoint a regulatory programs committee consisting of a minimum of three agency members. A quorum of the committee shall be three of its members. A decision of the committee shall require an affirmative vote of a majority plus one of its members. If no decision is reached upon any matter considered pursuant to this section, it shall be considered by the agency at its next meeting.

(b) *Initial review of projects.*

(1) A project before the agency for initial action (including those referred to the agency by the deputy director-regulatory programs in the exercise of his discretion), or for action following a public hearing, shall be referred to the regulatory programs committee. Certain appeals and requests for reconsideration shall also be referred initially to the regulatory programs committee as set forth in section 572.22 of this Part.

(2) Following review, the committee shall recommend a decision on each project. Where the committee has been unable to reach a decision, the agency shall take action as provided in the Adirondack Park Agency Act and these regulations.

(3) Any agency member may request that the agency schedule full discussion of any recommended decision.

(4) The agency may ratify, modify or reverse the committee recommendation.

Credits

Sec. filed March 12, 1979; renum. 572.11, new added by renum. and amd. 572.13, filed Oct. 15, 1982; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005. Amd. (a)-(b).

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9 NYCRR 572.13

Section 572.13. Review of class A regional projects in land
use areas governed by an approved local land use program

Currentness

(a) The following additional procedures shall govern agency review of class A regional projects, other than minor projects, proposed to be located in a land use area governed by an approved local land use program, unless otherwise agreed to by the agency and the local government.

(b) The agency shall consult with the planning board of the town or village in which the project is proposed to be located, or with such other body or officer designated by the town or village board. The planning board or other designated body or officer may examine or receive a copy of the application, discuss the project with the agency staff, participate in meetings between the project sponsor or his representatives and the agency staff, and generally participate informally in the review of the project.

(c) The planning board or other designated body or officer shall have 30 days following issuance of the notice of application completion, or such shorter period which may have been agreed upon in writing by the agency and the town or village, within which to advise the agency whether the project complies with the local land use program.

(d) The agency will accept and adopt as its own findings any recommendations made by the planning board or other designated body or officer as to compliance with the dimensional and other technical requirements of the local land use program, unless such recommendations are inconsistent with the express terms of the local program.

Credits

Sec. filed March 12, 1979; renum. 572.12, new added by renum. and amd. 572.14, filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 572.13, 9 NY ADC 572.13

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9 NYCRR 572.14

Section 572.14. Public hearings on projects

Currentness

Public hearings on projects, except those hearings to be held solely to consider an associated variance application, shall be noticed and conducted in the manner specified in Part 580 of these regulations.

Credits

Sec. filed March 12, 1979; renum. 572.13, new added by renum. and amd. 572.15, filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 572.15

Section 572.15. Emergency projects

Currentness

(a) General. This section provides the procedural requirements for the issuance of an emergency certification or an emergency recovery authorization for a project undertaken to address an emergency. No other requirements of this Subtitle shall apply to an emergency project. It is within the agency's discretion to determine whether a specific event or conditions constitutes an emergency and whether proposed land use or development is an emergency project.

(b) Definitions used in this section.

(1) Emergency means:

(i) a specific event or condition that presents an immediate threat to life or property; or

(ii) a specific storm event or calamity that has been declared to be an emergency by federal or state officials.

(2) Emergency project means land use or development that is immediately necessary for the protection of life or property and that would otherwise require a permit, order, or variance.

(3) Emergency certification means a written determination by the agency that an emergency exists or has existed and that an emergency project may be undertaken or has been undertaken to prepare for or mitigate the emergency.

(4) Emergency recovery authorization means a written determination by the agency authorizing an emergency project that is necessary for repair, remediation or recovery from an emergency as defined in subdivision (b)(1) of this section and that is not covered by an emergency certification.

(c) Emergency Certification Procedures.

(1) To obtain an emergency certification, a project sponsor shall:

(i) notify the agency with sufficient information to allow for an agency determination whether an emergency as defined in paragraphs (b)(1)(i) and (ii) of this section exists or existed and whether the project is an emergency project as defined in subdivision (b)(2) of this section; and

(ii) obtain an emergency certification prior to undertaking an emergency project or as soon thereafter as practicable.

(2) The agency shall issue an emergency certification upon a determination that:

(i) an emergency exists or existed; and

(ii) the emergency project is limited in scope to the land use and development necessary to prepare for or mitigate the emergency. The agency shall have two business days from receipt of sufficient information to issue an emergency certification.

(3) The emergency certification shall include a description of the land use and development comprising the emergency project, and may include conditions to limit the timing and duration of the emergency project and its impact on any of the natural, scenic, aesthetic, ecological, wildlife, historic, recreational, or open space resources of the Park.

(4) An emergency certification may only be issued by the executive director, deputy director-regulatory programs, and such other agency staff as the executive director shall designate in writing.

(d) Emergency Recovery Authorization Procedures.

(1) A project sponsor proposing an emergency project under this subdivision shall notify the agency prior to undertaking the emergency project and provide the agency with the following information:

(i) a brief statement identifying the emergency, as defined in paragraph (b)(1) of this section that created the need for the emergency project;

(ii) a description of the proposed land use and development and why it is necessary for repair, remediation or recovery from an emergency;

(iii) documentation of existing conditions;

(iv) a location map;

(v) actions proposed to be taken to minimize environmental impacts; and

(vi) any additional information requested by the agency necessary for the issuance of an emergency recovery authorization.

(2) The agency shall issue an emergency recovery authorization for an emergency project upon a determination that:

(i) the emergency project is directly related to an emergency as defined in paragraph (b)(1) of this section;

(ii) the emergency project is limited in scope to the land use and development necessary to repair, remediate or recover from the emergency; and

(iii) the emergency project will cause the least change, modification, disturbance, or damage to the environment as practicable. The agency shall have five business days to respond to a request for an emergency recovery authorization upon receipt of sufficient information.

(3) The emergency recovery authorization shall include a description of the land use and development comprising the emergency project and may include conditions to limit the timing and duration of the emergency project and its impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational, or open space resources of the Park.

(4) An emergency recovery authorization may only be issued by the executive director, deputy director-regulatory programs and such other agency staff as the executive director shall designate in writing.

(e) Limitations.

(1) The agency may modify or rescind an emergency certification or emergency recovery authorization if new information demonstrates that an emergency does not, or no longer, exist or that the emergency project is not, or no longer, necessary or appropriate.

(2) Any person who undertakes land use or development that otherwise would require a permit or variance from the Agency that is not described in an emergency certification or emergency recovery authorization issued to such person pursuant to this section may be subject to enforcement action.

Credits

Sec. filed March 12, 1979; renum. 572.14, new added by renum. and amd. 572.16, filed Oct. 15, 1982; renum. 576.5, filed Aug. 25, 2005 eff. Sept. 14, 2005; amd. filed June 2, 2015 eff. June 17, 2015.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 572.15, 9 NY ADC 572.15

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9 NYCRR 572.16

Section 572.16. Renumbered

Currentness

Credits

Sec. filed March 12, 1979; renum. 572.15, new added by renum. and amd. 572.17, filed Oct. 15, 1982; renum 576.6, filed Aug. 25, 2005 eff. Sept. 14, 2005.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 572.17

Section 572.17. Renumbered

Currentness

Credits

Sec. filed March 12, 1979; renum. 572.16, new added by renum. and amd. 572.18, filed Oct. 15, 1982; renum. 576.7, filed Aug. 25, 2005 eff. Sept. 14, 2005.

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9 NYCRR 572.18

Section 572.18. Renumbered

Currentness

Credits

Sec. filed March 12, 1979; renum. 572.17, new added by renum. and amd. 572.19, filed Oct. 15, 1982; renum. 576.8, filed Aug. 25, 2005 eff. Sept. 14, 2005.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 572.18, 9 NY ADC 572.18

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9 NYCRR 572.19

Section 572.19. Amendment of permits

Currentness

(a) The holder of an agency permit which has not expired may file with the agency a written request for amendment. Such requests shall be governed by section 809(8)(b) of the Adirondack Park Agency Act and this section.

(b) The deputy director-regulatory programs shall have authority to determine whether a request to amend a permit involves a material change as defined in section 809(8)(b)(1) of the act, and to issue an amended permit for, or deny, those requests that do not involve a material change. The deputy director-regulatory programs may require additional information pertaining to any amendment request, and the statutory 15-day decision period for non-material amendment requests shall not begin to run until such information has been provided.

(c) Any request to amend a permit which may involve a material change shall be treated as an application for a new permit pursuant to section 809(8)(b)(2) of the act, except that a request to amend a condition of a permit without any change in the project proposal, applicable law or environmental conditions or technology may be treated by the agency as an appeal and governed by section 572.22 of this Part. In the case of a request which is treated as a new application, the parties to any public hearing previously held on the project or variance shall be notified of such request.

Credits

Sec. filed March 12, 1979; renum. 572.18, new added by renum. and amd. 572.21, filed Oct. 15, 1982; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005. Amended sec. title, (a)-(c).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 572.20

Section 572.20. Renewal of permits

Currentness

(a) A permit for a project which is not in existence within the period specified in the permit shall expire and be void at the end of such specified period unless renewed by the agency pursuant to section 809(8)(b) of the Adirondack Park Agency Act and this section.

(b) A request for permit renewal shall be made prior to expiration of the permit. Any request thereafter shall be treated as an application for a new permit.

(c) A timely renewal request shall be reviewed as follows:

(1) The deputy director-regulatory programs may issue a renewed permit for one additional period (not in excess of the length of the original period specified in the permit) in the case of renewal requests which do not involve a material change in the project proposal, applicable law or environmental conditions or technology.

(2) Renewal requests which may involve such a material change shall be treated as an application for a new permit.

(3) Requests for renewal of permits which have previously been renewed shall be referred to the regulatory programs committee for initial review pursuant to section 572.12 of these regulations. In such a case, the agency may, following committee review, renew the permit, renew the permit with modifications, notify the project sponsor of its intent to hold a public hearing on the request, or deny the request without prejudice to submission of an application for a new permit.

(d)

(1) For the purpose of determining if a project (except a subdivision) was in existence within the period stipulated in the permit the agency will consider, among other factors occurring within the period, the nature, extent and cost of structures and improvements completed or commenced and necessary to the new land use and development authorized by the permit.

(2) For the purpose of determining if a subdivision (or portion thereof) was in existence within the period stipulated in the permit, the agency will consider, among other factors occurring within the period:

(i) the location and number of lots sold relative to the total number of lots in the subdivision;

(ii) the location, nature, extent and cost of necessary structures and improvements completed or commenced relative to all other necessary structures and improvements related to the subdivision; and

(iii) demonstrated efforts to sell lots.

(3) Every project permit issued or renewed by the agency shall recite the provisions of paragraph (1) or (2) of this subdivision, as applicable.

Credits

Sec. filed March 12, 1979; repealed, new filed Oct. 15, 1982; amds. filed: Dec. 18, 2000; Aug. 25, 2005 eff Sept. 14, 2005. Amended (c)(1), (3).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 572.20, 9 NY ADC 572.20

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9 NYCRR 572.21

Section 572.21. Recording, effects, and transfer of permits

Currentness

(a) An agency permit shall expire within 60 days of the date of issuance, unless within such period it shall have been duly recorded in the name of the owner of record of the land involved in the office of the clerk of the county in which the project is to be located.

(b) A permit when properly recorded shall operate and be construed as actual notice of the right to undertake the project and of the terms and conditions imposed by the permit. The right shall extend to, and the terms and conditions of the permit shall be binding upon, the landowner and all subsequent grantees of the land area subject to the permit, except those conditions which are to be performed only by the project sponsor and except as may be otherwise provided in the permit.

Credits

Sec. filed March 12, 1979; renum. 572.19, new added by renum. and amd. 572.22, filed Oct. 15, 1982; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005. Repealed (c).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 572.22

Section 572.22. Appeals and requests for reconsideration

Currentness

(a) *Appeals of actions taken by agency staff.*

(1) Any project sponsor or variance applicant may appeal the following actions of the deputy director-regulatory programs to the agency:

(i) determinations whether a project or variance application is complete, and the contents of requests for additional information;

(ii) conditions precedent to the issuance of, and conditions imposed in, permits issued pursuant to the authority delegated in section 572.11 of this Part;

(iii) determinations pursuant to section 572.19(b) of this Part whether a request to amend a permit or variance involves a material change;

(iv) denial or conditional approval of requests to amend permits or variances, or requests to renew permits; or

(v) any other action with respect to a project or a variance pursuant to delegated authority.

(2) Any person may appeal any determination made pursuant to section 572.15 of this Part declining to issue an emergency certification or emergency recovery authorization.

(b) *Requests for reconsideration of actions by the full agency.*

(1) Any project sponsor or variance applicant may request reconsideration of any action taken by the full agency on a project or variance. Six affirmative votes shall be required to grant reconsideration. If reconsideration is granted, eight affirmative votes shall be required to act with respect to the merits of the request.

(2) Reconsideration may be granted if the agency finds that the previous action was based on materially erroneous findings of fact or conclusions of law, or that a relevant policy or interpretation has changed since the previous action.

(c) An appeal or request for reconsideration shall be in writing, and shall be filed with the agency not later than 30 days following the action in question. Upon request made within such 30 day period, and for good cause shown, the agency may allow an additional 30 days for filing.

(d) At least 20 days prior to the date the appeal or request is to be considered, the agency shall give notice that it is pending to all persons who received a notice of application completion pursuant to section 809(2) of the Adirondack Park Agency Act and section 572.8 of this Part, and, in the case of variances, and projects subject to a public hearing, to all parties to the hearing, and invite a written response thereto.

(e) New evidence may not be submitted upon any appeal or request for reconsideration. New evidence may be submitted as part of a request to amend a permit pursuant to section 572.19 of this Part, or, for variances or projects subject to a public hearing, by motion to reopen the hearing pursuant to sections 576.5 or 580.14(h) of this Title, as applicable.

(f) The terms and conditions of any permit or variance shall be complied with while the appeal or request is pending.

(g) An appeal or request shall be referred initially to the regulatory programs committee, which shall make an advisory recommendation to the agency.

(h) The agency shall act on an appeal or request within 90 days of its filing. The statutory time periods in sections 806 and 809 of the Adirondack Park Agency Act shall not run during the time an appeal or request is pending. A decision upon appeal or reconsideration may consist of any determination which the agency might make pursuant to sections 806 and 809 of the Adirondack Park Agency Act and these regulations.

Credits

Sec. filed March 12, 1979; renum. 572.21, new filed Oct. 15, 1982; amds. filed: Dec. 18, 2000; Aug. 25, 2005 eff. Sept. 14, 2005; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013; amd. filed June 2, 2015 eff. June 17, 2015.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 572.22, 9 NY ADC 572.22

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9 NYCRR 572.23

Section 572.23. General permits

Currentness

(a) The agency may approve a general permit for any class of projects in relation to which the agency makes the requisite statutory findings and determinations on a general basis in compliance with the following provisions.

(b) The agency may propose issuance of any general permit, by the adoption of a resolution in writing specifying with respect to each such permit:

(1) the geographic area eligible for the permit;

(2) the time period for which the permit will be effective;

(3) the basis of jurisdiction under section 809 of the Adirondack Park Agency Act and/or article 15 or 24 of the Environmental Conservation Law;

(4) the activity or activities authorized by the permit or permits, including their probable extent and frequency;

(5) findings of fact, conclusions of law and mitigating conditions to address potential adverse environmental impacts and the statutory criteria for permit issuance; and

(6) if appropriate, the procedure for issuance of a certificate pursuant to the general permit to any person proposing to undertake the specified jurisdictional activity.

(c) The agency shall provide notice of the proposal in accordance with 6 NYCRR Part 617 describing the six elements prescribed above with respect to each such permit:

(1) in the Environmental Notice Bulletin;

(2) in not less than three newspapers of general circulation within the park and one such paper outside the park; and

(3) to the Adirondack Park local government review board.

(d) The issuance of a general permit by the agency shall constitute a type I action, for purposes of Part 617 cited above.

(e) A draft final order setting out the elements established in subdivision (b) of this section with respect to each such proposed permit, shall be provided for public review and comment not less than 30 days prior to agency board action. The board shall approve or disapprove the order after expiration of such period.

(f) As soon as practicable after the approval of a general permit pursuant to this section, notice of such approval shall be published in the same manner specified in subdivision (c) of this section, and the permit shall be recorded by the agency in the counties within which it is effective in the usual manner.

(g) In the event that use of a certificate is deemed appropriate, and upon application by any qualified person, the deputy director-regulatory programs (or designee) shall issue to that person for the location specified, a certificate setting forth the terms and conditions of the general permit approved pursuant to this section. Failure to comply with the terms and conditions of the general permit or certificate automatically voids the authority granted thereunder.

(h) The general permit shall expire according to its terms and may be revoked at any time after 10 days' notice otherwise given in the same manner specified in subdivision (c) of this section. Expiration or revocation of the general permit automatically voids any certificate issued under the permit unless an earlier expiration is provided in the certificate.

Credits

Sec. filed Dec. 18, 2000 eff. Jan. 3, 2001; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 573, Refs & Annos
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9 NYCRR 573.1

Section 573.1. General rule

Currentness

No person shall undertake a class A regional project, or a class B regional project in a land use area not governed by an approved local land use program, without first obtaining an agency permit. Class A and class B regional projects are listed in section 810 of the Adirondack Park Agency Act.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 573.1, 9 NY ADC 573.1

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9 NYCRR 573.2

Section 573.2. Projects involving more than one land use area

Currentness

If a new land use or development or subdivision of land will be located in more than one land use area, determination of agency review jurisdiction shall be based upon the portion of the new land use or development or subdivision of land proposed for each land use area involved.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 573.2, 9 NY ADC 573.2

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9 NYCRR 573.3

Section 573.3. Projects located in critical environmental areas

Currentness

Except in the case of a project involving wetlands, review of a land use or development or subdivision which requires an agency permit solely because it is located, in part, in a critical environmental area shall be confined to that portion of the land use or development actually located within the critical environmental area or, in the case of a subdivision, to those lots proposed to be sold which are located within or have situate upon them a critical environmental area.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amds. filed Dec. 16, 2008 eff. Dec. 31, 2008.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 573.3, 9 NY ADC 573.3

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9 NYCRR 573.4

Section 573.4. Subdivisions

Currentness

(a) *Subdivisions along land use area boundaries.* A subdivision of land solely along a land use area boundary does not require an agency permit.

(b) *Counting lots.* For the purpose of determining agency jurisdiction based on the number of lots created from a parcel of land on or after August 1, 1973, any lot to be retained by the subdivider shall be counted.

(c) *Review of land use or development in subdivisions.* All land use or development proposed for lots, parcels or sites in a subdivision shall be subject to review as part of the subdivision.

(d) *Subdivision by related persons and persons acting in concert, or as part of a common plan.* A subdivision shall be reviewed with regard to its final planned size regardless of whether different phases are undertaken by (1) different but related persons or legal entities at different times, such as the development of a large subdivision in smaller increments by subsidiaries or affiliates of a corporation, or (2) unrelated persons acting in concert as part of a common scheme or plan.

(e) *Division of land by gift, devise or inheritance.*

(1) Subject to the other provisions of this section, the mere division of land by bona fide gift, devise or inheritance, by and from natural persons is not subject to review by the agency.

(2) Each immediate family member of a person who has continuously owned a landholding since May 22, 1973 may receive one parcel from that landholding, provided that the parcel is conveyed by the landowner by bona fide gift, devise or inheritance. In such a case, so as to allow the construction of one single family dwelling or mobile home on the gift lot, the overall intensity guidelines and minimum lot size requirements of the Adirondack Park Agency Act shall not apply; however, the minimum shoreline lot width and setback requirements of these regulations shall apply.

(3) A permit is required for the division of land by bona fide gift, devise or inheritance by a person who has not owned the land continuously since May 22, 1973, if the resulting lots do not comply with the overall intensity guidelines and minimum lot size criteria of the Adirondack Park Agency Act and with the minimum shoreline lot width and setback requirements of these regulations.

(4) A permit is required for the construction of a single family dwelling or mobile home on a lot, parcel or site even though created by gift, devise or inheritance if the lot, parcel or site created by gift, devise or inheritance is located in a resource management area, industrial use area or critical environmental area.

(5) The subdivision of a parcel of land owned in joint or common tenancy, tenancy by the entirety, or other joint ownership between or among the owners will not be considered to be by bona fide gift, even if no consideration passes among the parties. Such a subdivision requires an agency permit if a class A or class B regional project as provided in section 810 of the Adirondack Park Agency Act.

(6) A permit is required for the division of land through conveyance by gift, devise or inheritance of any lot, parcel or site located outside a hamlet or moderate intensity use area but within a designated river area.

(7) A permit is required for the division of land through conveyance by gift, devise or inheritance of any lot, parcel, or site which is a regulated wetland activity as defined in section 578.3(n)(3) of this Title. However, a proposed gift lot may not require a permit if the requirements of section 578.3(n)(3) of this Title and this section are met.

(f) *Preexisting subdivisions.*

(1) No agency permit is required for the conveyance of a lot or lots in a lawfully preexisting subdivision, provided no individual lot is subdivided. The shoreline building and sewage disposal system setbacks and the vegetative cutting restrictions of section 806 of the Adirondack Park Agency Act apply to all new land uses or developments on lots in preexisting subdivisions; the minimum shoreline lot width requirements apply to preexisting subdivisions which have not received Department of Health approval.

(2) A *preexisting subdivision* is one determined by the agency pursuant to paragraph (4) of this subdivision to have been substantially commenced prior to August 1, 1973 and involving substantial expenditures made for structures or improvements prior to such date.

(3) *Lawfully* means in full compliance with all applicable laws, rules and regulations, including, without limitation, possession of and compliance with any permit or other approval required under the Public Health Law, the Environmental Conservation Law and any local or other governmental regulations. (See also Real Property Law and Public Health Law requiring subdivision plats to be filed.)

(4) For the purpose of determining whether a subdivision or portion thereof was in existence as of August 1, 1973, the agency will consider, among other relevant factors, (i) the number of lots sold prior to such date relative to the total number of lots in the subdivision, (ii) the locations of such lots sold, (iii) the nature, extent and cost of structures and improvements directly related to the subdivision completed or commenced prior to such date, relative to all such necessary improvements related to the subdivision, (iv) the location of such completed or commenced improvements, and (v) demonstrated efforts to sell lots prior to such date.

(5) The agency may determine that all or only a portion or portions of a subdivision, or groups of such subdivision lots are preexisting, depending on the pattern of sale of lots and installed infrastructure.

(6) An agency permit is required for the construction of a single family dwelling or mobile home on a lot in a preexisting subdivision which has not received New York State Department of Health approval if located in a resource management or industrial use area, or in a critical environmental area.

(g) *Merger of lots acquired prior to May 22, 1973.* Adjoining lots owned by one landowner, each acquired prior to May 22, 1973, except lots in a preexisting subdivision or separately-owned preexisting vacant lots of record as described in section 811(1)(a) of the Adirondack Park Agency Act, shall be deemed to have merged into one undivided lot as of that date, even if described in different deeds or acquired at various times. A sale of any such lot(s) while retaining adjoining land constitutes a subdivision which requires an agency permit if a class A or class B regional project as provided in section 810 of the act.

(h) *Preexisting vacant lots of record acquired subsequent to May 22, 1973.* No agency permit is required for the resale of a preexisting, separately-owned vacant lot of record as of May 22, 1973 as described in section 811(1)(a) of the Adirondack Park Agency Act which is subsequently acquired by an owner of adjoining lands. An agency permit is required for any new land use or development on the lot which is a class A or class B regional project as provided in section 810 of the Adirondack Park Agency Act.

(i) Boundary line adjustments.

(1) A reconfiguration of the boundary between adjoining parcels which were not in common ownership as of May 22, 1973, making one parcel larger and the other smaller, is a subdivision, but will not require an agency permit provided all the following criteria are met:

(i) the land being conveyed as a boundary line adjustment must be smaller than 1/4 acre in size and less than 25 feet in width; and

(ii) the boundary line adjustment parcel must be conveyed to the landowner(s) of the adjoining parcel (“receiving parcel”, and the boundary line adjustment parcel must be merged with that adjoining parcel by deed covenants stating:

(a) this boundary line adjustment parcel merges with the adjoining “receiving parcel” and may not be sold separately from that parcel without a permit from the Adirondack Park Agency;

(b) the land being conveyed as a boundary line adjustment may not be used by the receiving parcel towards the mathematical calculation of the potential for principal buildings under the Adirondack Park Agency Act; and

(c) these covenants shall “run with, touch and concern the land and shall be enforceable by the Adirondack Park Agency, the State of New York, and the grantor of the lands which constitute the boundary line adjustment” and

(iii) a new deed must be executed and delivered for the lands which are the subject of the boundary line adjustment, with the covenants cited above. Such deed must be recorded in the Office of the County Clerk within 30 days after the execution of the deed.

(2) A reconfiguration of the boundary between adjoining parcels which were not in common ownership as of May 22, 1973, but which does not meet the criteria specified above, may be approved in advance as a “boundary line adjustment” in the discretion of agency staff if the boundary line adjustment lands are of a size, nature and configuration which could not reasonably accommodate the construction of a principal building. Subparagraphs (1) (ii) and (iii) of this subdivision will still apply.

(3) The boundaries between two adjoining parcels which are the subject of an agency permit, order or settlement agreement, or which are considered lots in a preexisting subdivision, may not be altered by a conveyance of land between them as a “boundary line adjustment” unless authorized by a new or amended agency permit, order or settlement agreement.

(4) Adjoining parcels which were in common ownership as of May 22, 1973 are treated as one merged parcel pursuant to Section 811(1)(a) of the Adirondack Park Agency Act. A reconfiguration of the boundaries of such parcels is a subdivision, and will require an agency permit pursuant to the terms of Section 810 of the Adirondack Park Agency Act.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; Dec. 18, 2000; Aug. 25, 2005 eff. Sept. 14, 2005; amds. filed Dec. 16, 2008 eff. Dec. 31, 2008; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 573.4, 9 NY ADC 573.4

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9 NYCRR 573.5

Section 573.5. Increase or expansion of certain land uses or developments

Currentness

(a) *General rule.*

(1) No agency permit is required for the increase or expansion, whether in successive stages or at one time, of any lawfully existing land use or development by a total of up to 25 percent of its size or square footage as of May 22, 1973 or when originally built or undertaken, whichever is later. Increases or expansions thereafter require an agency permit if the land use, if new, is a class A or B regional project as provided in section 810 of the Adirondack Park Agency Act.

(2) A single family dwelling or mobile home may be expanded to any extent provided it continues to be used as such.

(3) All increases or expansions involving an existing nonconformance with the shoreline building setback restrictions shall be subject to section 575.5 of these regulations.

(b) *Mobile home courts and campgrounds.* Expansions of mobile home courts or campgrounds shall be measured in terms of the number of new sites in relation to existing sites.

(c) *Hotels, motels and tourist accommodations.* Expansions of hotels, motels and tourist accommodation complexes (whether in one or more than one building) shall be measured in terms of either the increase in total accommodation units or in the amount of new square footage (excepting accessory structures). An increase by 25 percent or more in either total number of units or total square footage shall be considered a 25 percent expansion of the use.

(d) *Group camps.* Expansions of group camps shall be measured in terms of either the increase in capacity of the group camp or in total square footage (excepting accessory structures). An increase by 25 percent or more in either shall be considered a 25 percent expansion of the use.

(e) *Public and semi-public buildings.* An expansion by 25 percent or more of the existing floor space of a municipal building, or of any component building of a college, school, hospital, animal hospital, library, place of worship, museum, research center, rehabilitation center or similar facility, shall be deemed a 25 percent expansion of a public or semi-public building. An agency permit is required for the construction of any new component building, other than an accessory structure, which is a class A or class B regional project as provided in sections 810 and 811(5) of the Adirondack Park Agency Act.

(f) *Ski centers; golf courses.* Expansions of ski centers and golf courses shall be measured in terms of the increase in the ground surface area disturbed by the use.

(g) *Commercial sand and gravel extractions.* Expansions of commercial sand and gravel extractions shall be measured in terms of the increase in the total ground surface area disturbed by the use. Vertical and subsurface expansions will not be considered.

(h) *Mineral extractions.* Expansions of mineral extractions shall be measured in terms of the increase in the total ground surface area disturbed by all aspects of the mineral extraction operation. Vertical and subsurface expansions will not be considered, nor will increased productivity brought about by improved technology, increased manpower or different methods of extraction.

(i) *Municipal roads.* Lateral expansions of municipal roads shall be measured in terms of the amount of clearing (cutting of woody vegetation four inches or more in diameter at breast height), grading or other disturbance of land adjacent thereto. A municipal road consists of the roadway, shoulders, ditches and cut and fill areas. Any lineal extension of an existing road shall be considered a new road rather than an expansion.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 573.6

Section 573.6. Rebuilding and replacement of existing land uses or developments

Currentness

Pursuant to section 811(5) of the Adirondack Park Agency Act:

(a) No agency permit is required for the rebuilding or replacement of any existing land use or development, including structures in existence August 1, 1973 being rebuilt or replaced on the same foundation or in the same location, provided subdivisions (c), (d), (e) and (f) of this section are adhered to. Existing uses not located in critical environmental areas may also be rebuilt or replaced in the same immediate vicinity subject to subdivisions (c), (d), (e) and (f).

(b) The rebuilding or replacement of a structure that was removed or destroyed prior to August 1, 1973 shall be considered new land use or development and requires an agency permit if a class A or class B regional project as provided in section 810 of the Adirondack Park Agency Act.

(c) No rebuilding, replacement or restoration pursuant to section 811(5) of the Adirondack Park Agency Act or this section shall increase any lawfully existing noncompliance with the shoreline restrictions, as described in section 575.5 of these regulations.

(d) No agency permit is required for the rebuilding, replacement or restoration of a structure originally more than 40 feet in height to the same height.

(e) No agency permit is required for the replacement of a mobile home by a single family dwelling, or a single family dwelling by a mobile home. Where the existing dwelling will not be removed until after the new dwelling is emplaced or constructed, an agency permit is required for the "subdivision into sites" which would result if the subdivision is a class A or class B regional project as provided in section 810 of the Adirondack Park Agency Act.

(f) An agency permit is required for the recommencement of any existing land use or development, except a single family dwelling, which has been discontinued for a period exceeding five years, or under circumstances which indicate that such use has been abandoned, if the land use or development is a class A or class B regional project as provided in section 810 of the Adirondack Park Agency Act.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 573.6, 9 NY ADC 573.6

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9 NYCRR 573.7

Section 573.7. Jurisdiction and review of clearcutting

Currentness

(a) *Definitions used in this section.*

(1) *Clearcutting* means any cutting of trees over six inches in diameter at breast height over any 10-year cutting cycle where the average residual basal area of such trees after such cutting is less than 30 square feet per acre, measured within the area harvested. Provided, however, that where regeneration is assured by stand conditions such that after such cutting the average residual basal area of trees at least one inch in diameter at breast height is at least 30 square feet per acre, measured within the area harvested, a clearcut will not be deemed to have taken place unless the average residual basal area of trees over six inches in diameter at breast height is less than 10 square feet per acre, similarly measured.

(2) *River area* means the wild, scenic, and recreational rivers and the private lands in their immediate environs as set forth in Appendix Q-6 of these regulations.

(3) *Wood road* means any dirt or other unimproved road designed and used solely for forest management purposes or related fish and game activities, not intended for use by the general public, and simply constructed by grading, filling and/or corduroying, without extensive finish or maintenance work.

(b) *Agency jurisdiction over clearcutting.*

(1) An agency permit is required for:

(i) clearcutting of more than 25 acres, except within industrial use areas and non-wetland areas within hamlet areas;

(ii) effective August 1, 1983, clearcutting of more than three acres within a freshwater wetland.

Individual clearcut areas of eight acres or more will be aggregated in computing the 25-acre jurisdictional threshold prescribed in this subdivision if they are not separated from each other by an intervening uncut area at least 300 feet wide at all points.

(2) Clearcutting is not allowed in river areas except in accordance with sections 577.6(c) and 577.8 of this Title.

(c) *Application requirements.* In addition to the general requirements for applications in section 572.4 of this Title, no application for a permit to clearcut shall be deemed complete unless it includes a draft harvest plan containing:

- (1) A map or maps of the area to be clearcut and all lands within one-quarter mile thereof, at a scale of 1:24,000 or less, showing:
 - (i) wetlands, unique natural and cultural features, areas with slopes in excess of 25 percent, waterbodies (including permanent streams) and public roads. The agency will supply such a map on request.
 - (ii) existing, and approximate location of proposed, wood roads, stream crossings and culverts;
 - (iii) buffers proposed;
 - (iv) significant areas of timber infestation or disease on the area to be clearcut, including beech bark disease, scleroderris canker, spruce budworm, and pine blister rust;
 - (v) any areas where the general public is allowed access or use pursuant to a formal contract or conveyance to the State or a local government, such as public hiking or snowmobile trails, public fishing access, and the like.
- (2) The name and address of the individual who prepared the draft plan, and his forestry qualifications.
- (3) A description of the location and nature of any harvesting on the area to be clearcut or within one-quarter mile thereof within the prior 10 years.
- (4) A description of harvest methods (including use of portable chippers), preharvest and postharvest techniques and harvest objectives.
- (5) In the event pesticide or herbicide use is proposed, the name of the chemical and the applicator and the manner and rate of application.

(d) *Standards for the review of clearcutting.*

- (1) The agency will not issue a permit to allow clearcutting subject to jurisdiction as a class A regional project, unless:
 - (i) the clearcutting is for a recognized silvicultural purpose;
 - (ii) there are adequate buffers on the shorelines of lakes, ponds, rivers or streams; along major travel corridors, and, if necessary, around dwellings on adjacent lands, so as to preserve water quality and visual quality and to control noise;

(iii) habitats of rare and endangered species and other key wildlife habitats will be protected;

(iv) regeneration of timber is assured;

(v) if proposed, and if allowed by the agency, any use of pesticides and herbicides will be strictly controlled;

(vi) harvest will be controlled by qualified personnel by contract, marked stand, direct supervision, or other adequate means;

(vii) wood roads and skid trails will be located, and equipment will be operated, so as to minimize erosion on slopes and elsewhere;

(viii) the storage, mixing, or bulk handling of fuel, chemicals, or other hazardous materials will be strictly controlled;

(ix) the latest edition of the *New York State Forestry Best Management Practices for Water Quality: BMP Field Guide* (Watershed Agricultural Council Forestry Program, New York State Department of Environmental Conservation, and Empire State Forest Products Association) will be adhered to, at a minimum; and

(x) the agency is able to make the findings required by section 809(9) or section 809(10) of the Adirondack Park Agency Act and by Part 574 of this Title.

(2) Effective August 1, 1983, section 578.10 of this Title shall in addition apply to clearcutting in freshwater wetlands.

(e) *Agency jurisdiction over other timber harvesting activities.* Certain timber harvesting activities other than clearcutting, and activities related thereto, also require agency permits or are otherwise regulated by the agency, as follows:

(1) Effective August 1, 1983, the construction of wood roads in freshwater wetlands, when such construction involves the placing of fill; any other filling or material disturbance of a wetland, and any other regulated activity, all as set forth in Part 578 of this Title.

(2) In wild, scenic and recreational river areas, the activities set forth in sections 577.4(b) and 577.6 of this Title.

(3) Sawmills, chipping mills, pallet mills and similar wood using facilities require agency permits except when proposed to be located in (i) non-wetland areas of hamlet areas or (ii) non-wetland areas of industrial use areas governed by an agency-approved local land use program.

(4) Forestry use structures require agency permits in critical environmental areas and in resource management areas not governed by an agency-approved local land use program.

Credits

Sec. filed Oct. 15, 1982; amd. filed Aug. 1, 1983 eff. Aug. 1, 1983; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 573.7, 9 NY ADC 573.7

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9 NYCRR 573.8

Section 573.8. Accessory uses to residential structures

Currentness

(a) Professional, commercial or artisan activities associated with residential or accessory structures on the same premises shall be considered accessory uses if they:

- (1) involve the employment at one time of not more than two persons not residing on the premises;
- (2) will involve the use of not more than two signs, nonilluminated and larger in the aggregate than five square feet in size;
- (3) do not change the residential character of the principal land use or development; and
- (4) otherwise meet the definition of accessory use.

(b) A bed and breakfast shall be considered an accessory use and not a tourist accommodation if the following criteria are met:

- (1) the guest rooms are located within a structure that has been used as a single family dwelling for a period of five years or more prior to conversion to a bed and breakfast;
- (2) the single family dwelling is the owner's primary residence and at least one bedroom is reserved for the owner's exclusive personal use;
- (3) no meals (except breakfast) are served to paying guests and no meals are served to the general public;
- (4) in a structure containing more than three existing bedrooms, no more than 50 percent of the bedrooms and no more than five bedrooms total are available for paying lodgers;
- (5) the use also meets all the criteria of "accessory use" as defined in subdivision 4 of section 802 of the Adirondack Park Agency Act, except that no accessory structure or guest cottage shall be used as a bed and breakfast;

(6) the wastewater treatment system complies with all applicable New York State Department of Health and local standards;

(7) at least one off-street parking space is provided on premises for each room for rent.

(c) one waste disposal area of less than 25 cubic yards shall be considered accessory to a residential use, provided that:

(1) the area is used solely for the disposal of trees, stumps, yard waste, soil, rock, concrete, brick, untreated wood, wood ash, animal manure, or organic kitchen and vegetable wastes;

(2) the waste is generated on site solely by residential activities;

(3) the area is not within 100 feet of wetlands, surface water or any critical environmental area;

(4) the waste is not commingled with or contaminated by other solid wastes, hazardous wastes, petroleum products, or other household garbage; and

(5) the area is not part of any other jurisdictional project.

Credits

Sec. filed April 15, 2002 eff. May 1, 2002; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 573.8, 9 NY ADC 573.8

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 574, Refs & Annos
[Currentness](#)

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9 NYCRR 574.1

Section 574.1. General rule

Currentness

Class A and class B regional projects subject to agency review shall be reviewed according to the standards set forth in section 809 of the Adirondack Park Agency Act and this Part. Projects which are also rivers projects or wetlands projects shall be subject, as applicable, to the additional standards in Parts 577 and 578 of this Title.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 574.2

Section 574.2. Consultations with agency technical staff

Currentness

Consultations with the agency's technical staff and reference to the development considerations set forth in section 574.5 of this Part will assist in designing a project which avoids undue adverse impact upon the resources of the Adirondack Park and will facilitate its approval. The agency has also developed an advisory publication, *Development in the Adirondack Park: Objectives and Guidelines for Planning and Review*, to assist the project sponsor.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 574.2, 9 NY ADC 574.2

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9 NYCRR 574.3

Section 574.3. Sign standards

Currentness

Signs associated with projects subject to agency review shall comply with the sign standards set forth as Appendix Q-3 of this Title.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 574.4

Section 574.4. Wastewater treatment system standards

Currentness

Unless otherwise provided in an agency permit, wastewater treatment systems associated with a project which are designed to treat less than 1,000 gallons of wastewater per day shall be designed, installed and maintained in accordance with the standards set forth in “*Wastewater Treatment Standards--Residential Onsite Systems*” Appendix 75-A, Title 10, of the *Official Compilation of Codes, Rules and Regulations of the State of New York*, and with the additional standards set forth in Appendix Q-4 of this Title.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 574.5

Section 574.5. Further definitions of the development considerations

Currentness

Those development considerations of section 805(4) of the Adirondack Park Agency Act which are pertinent will be considered by the agency in its review of projects. A list of the development considerations, containing certain further definitions, is set forth below:

(a) *Natural resource considerations.*

(1) Water.

(i) Existing water quality.

(ii) Natural sedimentation or siltation.

(iii) *Eutrophication*, as considered by the agency in its review of projects, means accelerated increases in the content of plant nutrients in a water body, caused by excess phosphorus and nitrogen, which typically result in murky water and nuisance algae blooms. If unchecked, this cultural enrichment will severely limit usage of surface waters for drinking, swimming and fishing, and will lead to the decline or disappearance of aquatic organisms and ultimately the death of the water body.

(iv) Existing drainage and runoff patterns.

(v) Existing flow characteristics.

(vi) *Existing water table and rates of recharge* means the seasonal high groundwater table and the aquifer recharge rate.

(a) The *seasonal high groundwater table* is the highest surface of a zone of saturated soil which is at least six inches thick and which persists during the average year for more than a week when the ground is free of frost.

(b) An *aquifer* is a permeable geologic formation which will yield significant quantities of potable water for supply by such means as drilled or artesian wells, springs and stream recharge.

(c) An *aquifer recharge area* is a region of land surface supplying water to an aquifer, and is characterized by gently sloping (less than 8%) soils with a rapid permeability rate (generally greater than 6.3 inches per minute) or with moderate to highly fractured bedrock at or near the surface.

(2) Land.

(i) Existing topography.

(ii) Erosion and slippage.

(iii) *Floodplain and flood hazard* includes floodplains, floodways and floodway fringes as determined by the highest level of flood that, on the average, is likely to be equalled or exceeded once every 100 years.

(a) A *floodplain* is a normally dry land area, adjoining rivers, streams, ponds, lakes or wetlands, which is susceptible to partial or complete inundation due to:

(1) overflow of inland waters;

(2) unusual or rapid accumulation or runoff of surface waters from any source, including spring snowmelt, severe rainfall, and/or oversaturation of the soil; or

(3) mudslides or mudflows proximately caused or precipitated by accumulations of water on or under the ground.

(b) *Floodways* are the part of the floodplain that must remain unrestricted in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point. They comprise the stream channel and immediately adjacent lands which are frequently flooded and which help carry the major portion of floodwaters during extreme floods.

(c) *Floodway fringes* are the parts of the floodplain extending from the outer edge of the floodway to the outer limit of the 100-year floodplain. Water in floodway fringes is often shallow and slow moving, even during a major flood.

(iv) Mineral resources.

(v) *Viable agricultural soils* means those soils suited for commercial agricultural production. See Feuer and Maine, *Soil Groups for Agriculture: A Report of Soils Occurring Primarily on Private Land Within the Blue Line of the Adirondack Park* (New York State College of Agriculture and Life Sciences at Cornell University, 1972).

(vi) Forest resources.

(vii) Open-space resources.

(viii) Vegetative cover.

(ix) The quality and availability of land for outdoor recreational purposes.

(3) Air.

(i) Air quality.

(4) Noise.

(i) Noise levels.

(5) Critical resource areas.

(i) Rivers and corridors of rivers designated to be studied as wild, scenic or recreational in accordance with [section 15-2715 of the Environmental Conservation Law](#).

(ii) *Rare plant communities* means communities of native terrestrial plant species that occur at less than 30 recorded locations in New York State, as shown on the *Listing of Rare and Endangered Plants* prepared by the agency or as may be located on the *Unique Natural and Culture Feature Maps* maintained by the agency.

(iii) Habitats of rare and endangered species and key wildlife habitats.

(a) *Habitats of rare and endangered species* means habitats and likely habitats of rare plant communities and of terrestrial wildlife listed in *Rare and Endangered Wildlife within the Adirondack Park*, appendix D of the agency publication *Development in the Adirondack Park*.

(b) *Key wildlife habitats* means habitats required for the survival of wildlife species which are characteristic of the northern hardwood and coniferous forests of the Adirondack Park, many of which are unique, within New York, to the Adirondacks or rare or endangered within the State. Key wildlife habitats include:

(1) *deer wintering yards*, which means areas having a distinctive combination of vegetation, topography and hydrological characteristics that offer protection and food for deer forced to seek shelter due to deep snow or severe weather conditions;

(2) *waterfowl nesting, resting and feeding areas*, which means areas vitally important to the maintenance of breeding and migrating waterfowl populations, especially shallow and deep water marshes contiguous to open water;

(3) *ecotones*, which means areas of major vegetation transition zones providing valuable food, shelter, water and rearing areas for a variety of wildlife species, some of which live primarily within the ecotone, and some of which depend on it during certain periods of their life cycle. Ecotones include borders of lakes, ponds, rivers and streams, borders between coniferous and hardwood vegetation, and the edges of open areas such as fields and plains which abut forested lands.

(iv) Alpine and subalpine life zones.

(v) Wetlands.

(vi) Unique features, including gorges, waterfalls and geologic formations.

(6) Wildlife.

(i) Fish and wildlife.

(7) *Aesthetics* means harmonizing land use or development with the natural environment.

(i) *Scenic vistas* include distant views through or along an opening, especially views which frame or focus attention upon a scene of distinctive character and natural beauty such as a prominent landmark, mountain, river valley, plain, or historical monument. Scenic vistas include those designated on the official Adirondack Park land use and development plan map, and those locally designated.

(ii) *Natural and man-made travel corridors* include the land or water visible from natural and man-made transportation routes such as interstate, State, county and town highways, boating and canoe routes, and hiking and horse trails.

(b) *Historic site considerations*.

(1) Historic factors:

(i) historic sites of structures.

(c) *Site development considerations.*

(1) Natural site factors.

(i) Geology.

(ii) Slopes.

(iii) Soil characteristics.

(iv) Depth to groundwater and other hydrological factors.

(2) Other site factors.

(i) Adjoining and nearby land uses.

(ii) Adequacy of site facilities.

(d) *Governmental considerations.*

(1) Governmental service and finance factors.

(i) *Ability of government to provide facilities and services* means the effect of a land use or development or subdivision of land upon the fiscal affairs of all local governments under a duty to provide services and facilities such as education, recreation, police and fire protection, public health, public sewer and water, sanitary landfills and transportation, assuming the current tax structure and tax rates are to be maintained.

(ii) Municipal, school or special district taxes or special district user charges.

(e) *Governmental review considerations.*

(1) Governmental control factors. *Conformance with other governmental controls* includes conformance with local land use controls in accordance with section 574.6 of this Part.

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Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 574.6

Section 574.6. Conformance with local land use controls

Currentness

The agency will not approve a project which has been denied a permit or which is a prohibited use under local zoning requirements and other local laws or ordinances. The agency will also recognize community goals expressed in a formally adopted master plan.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 574.7

Section 574.7. Application of the overall intensity guidelines

Currentness

In addition to the provisions of section 809(10)(c) of the Adirondack Park Agency Act and the applicable exemptions of section 811 of the Act, the following rules shall apply:

(a) The number of new principal buildings associated with a project shall be the net increase in principal buildings on a project site. A project that does not result in such a net increase (such as tearing down an existing principal building and constructing a new principal building elsewhere on the project site) will not be considered to involve a new principal building for the purpose of applying the overall intensity guidelines.

(b) Where a purely mathematical application of the overall intensity guidelines to a given project site results in a fractional number of permissible principal buildings, that number shall be rounded to the nearest whole number, which shall be the arithmetically permissible number of principal buildings.

(c) As many as a 10 percent greater number of principal buildings than are arithmetically permissible may be permitted where justified by natural resource and public considerations, such as where a common sewerage system is provided or where the project would be substantially invisible from travel corridors.

(d) The overall intensity guidelines shall apply to all principal buildings which are part of a project, except single family dwellings or mobile homes which are proposed to be located on (1) a preexisting vacant lot of record as described in section 811(1)(a) of the Adirondack Park Agency Act, (2) a lot located in a preexisting subdivision which has received New York State Department of Health approval, or (3) a lot created by bona fide gift, devise or inheritance where the donor or decedent continuously owned the property since prior to May 22, 1973 and the recipient was a member of his immediate family.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 574.8

Section 574.8. Conversion of resort hotels, rental cottages and group camps

Currentness

(a) For purposes of applying the conversion provision of section 811(1)(b) of the Adirondack Park Agency Act, structures associated with resort hotels, rental cottages and group camps shall only include a single or multiple family dwelling, dormitory, hotel, main lodge, cabin, cottage, bungalow, bunkhouse or other structure which is permanently affixed to the land and is suitable for conversion to single family residential use, taking into account its existing character, condition and facilities, and general site considerations.

(b) In the review of conversions pursuant to section 811(1)(b) of the Adirondack Park Agency Act, the agency will apply the following criteria:

(1) A structure shall be converted only at its existing location unless the agency determines that the purposes and policies of the Adirondack Park Agency Act would be better served by the removal of the structure to, or the replacement of the structure at, a different location on the project site.

(2) A single structure containing over 1,250 square feet of net interior floor space as of May 22, 1973 may be converted to more than one single family residential unit at the approximate rate of one unit for each 1,250 square feet of floor space in the structure prior to conversion; however, there shall be no fixed square footage requirement for the resulting units.

(3) For the purpose of determining whether any additional principal buildings may be constructed on the project site, each single family residential unit resulting from the conversion shall be considered a new principal building, and the overall intensity guidelines will be applied pursuant to the Adirondack Park Agency Act and section 547.7 of this Part. All contiguous or adjacent lands associated with the prior use or in the same ownership shall be included in the area upon which the overall intensity guidelines will be applied.

(c) The agency will, upon request and after an application is complete, advise whether a conversion proposal meets the criteria of this section.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; April 15, 2002 eff. May 1, 2002; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 575.1

Section 575.1. General rule

Currentness

(a) No person shall engage in land use or development or subdivision that involves shoreline in the Adirondack Park, whether or not an agency permit is also required, except in accordance with the shoreline restrictions.

(b) The shoreline building setback, vegetative cutting and minimum lot width restrictions apply to lands in proximity to:

(1) lakes or ponds;

(2) rivers designated by [section 15-2715 of the Environmental Conservation Law](#) for possible inclusion in the wild, scenic and recreational rivers system and listed in Appendix Q-5 of this Title;

(3) all other rivers and all streams which are navigable by boat, including canoe. Agency determinations of navigability may be obtained pursuant to section 571.4 of this Title. *Navigable* means, solely for purposes of applying the shoreline restrictions, those rivers and streams that are “navigable in fact” or upon which a boat with a capacity of one or more persons, including a canoe, can be operated despite interruptions to navigation by artificial structures, shallows, rapids or other obstructions, or by seasonal variation in water level.

(c) The shoreline setback requirement for onsite sewage disposal systems applies to all lakes, ponds, rivers and streams, including an intermittent stream with a defined bed and banks, regardless of navigability.

(d) Additional restrictions, set forth in Part 577 of this Title, apply to the shorelines of wild, scenic and recreational rivers.

(e) The shoreline restrictions are set forth in tabular form below:

(1) MINIMUM LOT WIDTHS AND BUILDING SETBACKS.

Land use area	Minimum	Minimum
lot width building setback		
Hamlet	50 ft.	50 ft.
Moderate intensity use	100 ft.	50 ft.
Low intensity use	125 ft.	75 ft.

Rural use 150 ft. 75 ft.

Resource management 200 ft. 100 ft.

Industrial use -- --

(2) MINIMUM ONSITE WASTEWATER TREATMENT SYSTEM SETBACKS.

All land use areas 100 ft.

(3) MINIMUM VEGETATIVE CUTTING RESTRICTIONS.

All land use areas

(i) Not more than 30 percent of the trees six inches or more in diameter at breast height within 35 feet of the mean high water mark may be cut over any 10-year period.

(ii) No cutting of any vegetation may take place within six feet of the mean high water mark, except that up to 30 percent of the shorefront may be cleared of vegetation on any individual lot.

(iii) These standards do not prevent the removal of diseased vegetation, or of rotten or damaged trees or of other vegetation presenting safety or health hazards. Any person having a legal interest in property and planning to cut shoreline trees or vegetation thereon may request an agency determination whether such trees or vegetation qualify for removal pursuant to this subparagraph.

(4) MINIMUM FRONTAGES FOR DEEDED OR CONTRACTUAL ACCESS TO WATER BODIES (by lots, parcels or sites or multiple family dwelling units not having separate and distinct shoreline ownership).

All land use areas.

(i) Where 5-20 lots or units are involved, at least 100 feet.

(ii) Where 21-100 lots or units are involved, 100 feet, and at least three feet for each lot or unit exceeding 20.

(iii) Where 101-150 lots or units are involved, 340 feet, and at least two feet for each lot or unit exceeding 100.

(iv) Where more than 150 lots or units are involved, 440 feet, and at least one foot for each lot or unit exceeding 150.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; April 15, 2002 eff. May 1, 2002; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 575.2

Section 575.2. Measuring distances

Currentness

- (a) All distances specified in the shoreline restrictions are measured horizontally. Shoreline lot widths are measured along the shoreline as it winds and turns at the mean high water mark.
- (b) Building setback restrictions are measured along the shortest line between any point of the structure and any point on the mean high water mark.
- (c) Wastewater treatment system setbacks are measured along the shortest line between any point of the seepage pit, drainage field or other leaching facility and any point on the mean high water mark.
- (d) In the case of the Great Sacandaga Lake, *mean high water mark* shall mean the spillway elevation contour of 771 feet above mean sea level.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 575.3

Section 575.3. Variances of less than two feet

Currentness

The agency will not require that a landowner in need of a shoreline building setback, onsite sewage disposal system setback, or minimum lot width variance of two feet or less, submit an application for such variance, provided that the town or village involved is consulted and does not object to the proposed action.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 575.3, 9 NY ADC 575.3

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9 NYCRR 575.4

Section 575.4. Structures subject to building setback restrictions

Currentness

- (a) The shoreline building setback restrictions apply to all principal buildings and to all accessory structures exceeding 100 square feet in size, including garages, sheds, porches, decks, barns, gazebos, guest cottages, tennis courts and permanent swimming pools, but not including boathouses or docks.
- (b) Porches, decks and other structures attached to single family dwellings or to other structures subject to the building setback restrictions shall be considered part of the structure for purposes of applying the setback restriction.
- (c) Decks or porches which are above water level and extend beyond the structural footprint of any boathouse, as that term is defined in section 570.3(c) of this Title, are subject to the shoreline setback restrictions if those portions which extend beyond the structural footprint exceed 100 square feet in the aggregate.
- (d) Decks or patios which are not attached to another structure are subject to the building setback restrictions if they exceed 100 square feet, unless flush with natural ground level without raised elements such as railings or walls.
- (e) Retaining walls shall be measured either in elevation (face) view or plan (top) view, whichever is larger.
- (f) A retaining wall which is constructed of dry laid stone or untreated natural logs, and is smaller than 200 square feet in size, and does not exceed two feet in height above the mean high water mark, shall not be subject to the applicable shoreline setback requirements and variance procedures, provided that it:
- (1) is designed to control an on-going erosion problem;
 - (2) is limited to the area necessary to control such erosion; and
 - (3) follows the existing natural elevation and contour of the shoreline.

Credits

Sec. filed March 12, 1979; ams. filed: Oct. 15, 1982; April 15, 2002 eff. May 1, 2002; filed May 22, 2009 eff. June 3, 2009; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 575.5

Section 575.5. Replacement and expansion of existing structures

Currentness

(a) Any existing structure lawfully in nonconformance with the building setback restrictions, or any such structure which was existing on August 1, 1973 and was thereafter removed or destroyed may be replaced in kind on the same foundation or location or in the same immediate vicinity, provided the previously existing setback nonconformance is not increased. A mobile home may be replaced by a single family dwelling, and a single family dwelling may be replaced by a mobile home.

(b) Expansions of existing structures in proximity to lakes, ponds, rivers or navigable streams shall be subject to the shoreline building setback restrictions according to the following rules:

(1) Expansions of existing structures which are in compliance with the building setback restrictions may not result in violation of such restrictions.

(2) An existing structure located within the shoreline setback area may not be expanded in any direction within the shoreline setback area, including an increase of structure height, without a variance; provided, however, no such variance shall be required for a minor rearward expansion or a minor height expansion specified in an agency letter to the property owner.

(c) Expansions of existing structures may also be subject to agency permit jurisdiction, according to the rules set forth in section 573.5 of these regulations.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amds. filed Dec. 16, 2008 eff. Dec. 31, 2008.

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9 NYCRR 575.6

Section 575.6. Application of lot width restrictions

Currentness

(a) Except as provided in subdivision (c) of this section, the shoreline lot width restrictions apply to any lot, parcel or site which adjoins or includes a shoreline, or is located in whole or in part within the applicable building setback distance.

(b) The shoreline lot width restrictions apply to all new single family dwellings or mobile homes, including those to be located on lots created by a subdivision by gift, devise or inheritance, and on lots in preexisting subdivisions which have not received New York State Department of Health approval.

(c) The shoreline lot width restrictions shall not apply to subdivisions which do not involve the construction of any new single family residence or other new principal building, such as a subdivision solely involving existing buildings, or a subdivision of land for a boundary adjustment.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 575.7

Section 575.7. Application of sewage system setback restrictions

Currentness

(a) Any seepage pit, drainage field or other leaching facility receiving any form of household effluent, regardless of whether it receives toilet wastes, is subject to the sewage disposal system setback restrictions.

(b) Any outhouse privy or other pit privy which is not a self-contained system is subject to the sewage disposal system setback restrictions.

(c) Any lawfully existing onsite wastewater treatment system which is in non-conformance with the agency shoreline setback requirements, when proposed to be replaced, must be replaced in conformance with the setback requirements to the greatest extent possible, and in any case, no closer to the mean high water mark. No variance will be required for a replacement system which meets this requirement and which will also provide enhanced treatment over the lawfully existing system as determined by the agency, provided such system is not also being expanded to meet an actual or potential occupancy increase.

(d) Any proposed expansion of a non-conforming onsite wastewater treatment system designed to service an actual or potential increase in occupancy of the shoreline structure served must meet all existing standards for such systems, including the shoreline setback requirements. Otherwise, a variance will be required for the system expansion.

Credits

Sec. filed March 12, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013. Amended (c), (d).

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 576, Refs & Annos
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9 NYCRR 576.1

Section 576.1. General rules

Currentness

- (a) Where there are practical difficulties in carrying out the strict letter of the provisions of the plan or the shoreline restrictions, the agency may, after public hearing, vary or modify their application so that their spirit is observed, public safety and welfare secured and substantial justice done.
- (b) A variance will be granted when the adverse consequences to the applicant resulting from denial are greater than the public purpose sought to be served by the restriction.
- (c) In determining whether a variance shall be granted, the agency will consider, among other relevant factors:
- (1) whether the application requests the minimum relief necessary;
 - (2) whether granting the variance will create a substantial detriment to adjoining or nearby landowners;
 - (3) whether the difficulty can be obviated by a feasible method other than a variance;
 - (4) the manner in which the difficulty arose;
 - (5) whether granting the variance will adversely affect the natural, scenic, and open space resources of the park and any adjoining water body, due to erosion, surface runoff, subsurface sewage effluent, change in aesthetic character, or any other impacts which would not otherwise occur; and
 - (6) whether the imposition of conditions upon the granting of the variance will ameliorate the adverse effects referred to in paragraph (5) of this subdivision.

Credits

Sec. filed March 12, 1979; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005. Amended (a), (c)(5).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 576.2

Section 576.2. Significant economic injury

Currentness

- (a) The applicant may seek to prove, by specific financial documentation and expert testimony, that the strict application of the relevant restrictions will result in significant economic injury.
- (b) The testimony shall be limited to the effect of the restrictions upon the value of the property in question; whether the value would be enhanced were a variance granted shall not be relevant.

Credits

Sec. filed March 12, 1979; amd. filed Aug. 25, 2005 eff. Sept. 14, 2005. Amended (a), (b).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 576.3

Section 576.3. When proof of significant economic injury offered

Currentness

If, in the opinion of the hearing officer, the applicant has proven significant economic injury, the hearing officer may order that proof be taken as to whether the strict application of the restriction in question is reasonably related to the public health, safety and welfare and the purposes sought to be served by section 806 of the Adirondack Park Agency Act. The agency staff may also offer such proof on its own initiative.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

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9 NYCRR 576.4

Section 576.4. Self-created difficulty or economic injury

Currentness

The agency will not deny a variance, or refuse to consider proof of significant economic injury, on the sole ground that the practical difficulty or alleged economic injury is self-created.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 576.4, 9 NY ADC 576.4

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9 NYCRR 576.5

Section 576.5. Procedures for review of variances

Currentness

- (a) *General rule.* All variance applications shall be reviewed according to the procedures set forth in this section.
- (b) *Application requirements.* Applications for variances may be submitted only by a person having a legal interest in property and contemplating land use or development or subdivision thereon, shall contain the signature of the owner of record of the land involved as co-applicant, and shall be submitted to the agency at its headquarters in Ray Brook, New York. Applications shall contain a description of the property involved and the basis of the variance request. The agency may request any additional information reasonably necessary for its review of the variance application.
- (c) *Site inspections.* By submitting an application, an applicant shall be deemed to have consented to the agency conducting investigations on the site, at reasonable times and with advance notice where possible, to verify information contained in the application and to determine compliance with the terms and conditions of any variance granted.
- (d) *Notice of public hearing.*
- (1) The agency shall, within 15 days of the receipt of a variance application not associated with a project application and any additional information requested, schedule a public hearing to commence within 30 days of scheduling. Failure by the agency to comply with this time period shall not constitute the granting of a variance.
 - (2) Not less than 10 days notice of the hearing shall be sent:
 - (i) by certified mail to the applicant and the owner of record of the land involved, if other than the applicant; and
 - (ii) by mail to any landowner within 500 feet of any border of the property (to the extent reasonably discernible from the latest completed tax assessment roll), the planning board chairman and town supervisor or village mayor and the Adirondack Park local government review board.

Notice of any public hearing shall also be given at least 10 days in advance by publication in a newspaper having general circulation in the area.

(e) *Public hearing on variances.*

(1) Any person or public agency entitled to individual notice pursuant to paragraph (d)(2) of this section, and, at the discretion of the agency or its hearing officer, any other persons or public agencies, may participate. Hearings shall be informal and legislative in nature. Testimony will consist principally of statements and the agency is not limited to the record of the hearing in its rendering of a decision; provided that the hearing officer shall have authority to adopt such procedures as he deems necessary for the orderly conduct of the hearing, including the formal taking of testimony, cross-examination of witnesses and reasonable limitations on testimony.

(2) Public hearings on variances shall be held within the village or town in which the property is located.

(3) The burden of demonstrating compliance with the standards set forth in this Part shall rest with the applicant.

Credits

Sec. added by renum. and amd. 572.15, filed Aug. 25, 2005 eff. Sept. 14, 2005.

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9 NYCRR 576.6

Section 576.6. Special procedures applicable to certain variance applications

Currentness

(a) When the deputy director-regulatory programs believes that grounds for the variance clearly exist, the notice of hearing shall state that he intends to recommend to the agency that the variance be granted and shall state any conditions which he recommends be imposed.

(b) An agency staff member will appear at the hearing solely to receive objections to the granting of the variance. If significant issues are raised, an adjournment will be taken and another hearing will be scheduled.

Credits

Sec. added by renum. and amd. 572.16, filed Aug. 25, 2005 eff. Sept. 14, 2005.

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9 NYCRR 576.7

Section 576.7. Agency decision on variance applications

Currentness

The agency shall act upon all variance applications within 45 days of:

- (a) the close of the hearing, if the hearing is tape-recorded; or
- (b) the day upon which the stenographic transcript is received by the agency or the record as defined by paragraphs (a) through (e) of section 302 of the State Administrative Procedure Act is otherwise complete, whichever is later; or
- (c) such other date as may be stipulated by the parties or determined by the presiding officer.

Credits

Sec. added by renum. 572.17, filed Aug. 25, 2005 eff. Sept. 14, 2005.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 576.7, 9 NY ADC 576.7

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9 NYCRR 576.8

Section 576.8. Initial review of variances by operations committee

Currentness

A variance application before the agency for formal action shall be referred to the regulatory programs committee, which shall review it initially pursuant to the same procedures as those set forth for projects in section 572.12(b) of this Title. Certain appeals and requests for reconsideration shall also be referred initially to the regulatory programs committee as set forth in section 572.22 of this Title.

Credits

Sec. added by renum. and amd. 572.18, filed Aug. 25, 2005 eff. Sept. 14, 2005.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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& Annos)

9 NYCRR 576.9

Section 576.9. Amendment of variances

Currentness

- (a) The holder of an agency variance may file with the agency a written request for amendment.
- (b) The deputy director-regulatory programs shall have authority to determine whether a request to amend a variance involves a material change in variance conditions, the applicable law, environmental conditions or technology since the date of issuance of the variance, and to issue an amended variance for, or deny, those requests that do not involve a material change. The deputy director-regulatory programs may require additional information pertaining to any amendment request, and any applicable time period shall not begin to run until such information has been provided.
- (c) Any request to amend a variance which may involve a material change shall be treated as an application for a new variance, except that a request to amend a condition of a variance without any change in the project proposal, applicable law or environmental conditions or technology may be treated by the agency as a request for reconsideration and governed by section 572.22 of this Title. In the case of a request which is treated as a new application, the parties to any public hearing previously held on the variance shall be notified of such request.

Credits

Sec. filed Aug. 25, 2005 eff. Sept. 14, 2005.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 576.9, 9 NY ADC 576.9

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 577, Refs & Annos
[Currentness](#)

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9 NYCRR 577.1

Section 577.1. Applicability of this Part

Currentness

This Part applies to land use and development and subdivision of land on privately owned lands within wild, scenic and recreational river areas located in the Adirondack Park. The wild, scenic and recreational rivers and river areas are set forth in Appendix Q-6 of this Title.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 577.2

Section 577.2. Definitions used in this Part

Currentness

In addition to the definitions in [section 15-2703 of the Environmental Conservation Law](#), the following words and terms shall have the following definitions:

(a) **Agricultural use** means any management of any land for agriculture; raising of cows, horses, pigs, poultry and other livestock; horticulture or orchards; including the sale of products grown or raised directly on such land, and including the construction, alteration or maintenance of fences, agricultural roads, agricultural drainage systems and farm ponds.

(b) **Agricultural use structure** means any barn, stable, shed, silo, garage, fruit and vegetable stand or other building or structure directly and customarily associated with agricultural use.

(c) **Basal area** means the sum of the cross-sectional areas, measured at 4.5 feet above ground, of all vegetation within a given area.

(d) **Forest management** means forestry practices, including harvesting of a forest, woodland or plantation and other types of cuttings planned as part of a deliberate forest management program, the construction, alteration or maintenance of wood roads, skidways, landings and fences, and related research and educational activities.

(e) **Land management plan** or **rivers system land management plan** means a plan for the management of a river area or areas pursuant to section 577.9 of this Part.

(f) **Motor vehicle** means a device for transporting people or material, incorporating a motor of any type for propulsion and with wheels, tracks, skids, skis, air cushion or other contrivance for traveling on or adjacent to land and water or through or over water.

(g) **Motorized open space recreation use** means any open space recreation use which customarily utilizes one or more motor vehicles.

(h) **Person** means any individual, corporation, partnership, joint venture, association, organization, government or any agency or political subdivision thereof (including the State or any State agency) or any other entity.

(i) **Privately owned** means owned by any person, but not by the State or any State agency.

(j) **Private road** means any road other than a wood road or a public road.

(k) **Public road** means any road over which the public has a right to travel.

(l) **Public utility use** means any public utility use, equipment or structure which is not a “major public utility use” A public utility use does not include any use which is subject to the jurisdiction of the Public Service Commission pursuant to article seven or article eight of the Public Service Law.

(m) **Restrictions and standards** means the provisions of section 577.6 of this Part.

(n) **River** means that portion of a flowing body of water, such as a river, stream or lake, to the mean high water mark thereof, which is designated as a wild, scenic or recreational river in Appendix Q-6 of this Title, but shall not include any tributary thereto unless expressly included in such designation.

(o) **River area** means the wild, scenic and recreational rivers and the private lands in their immediate environs as set forth in Appendix Q-6 of this Title.

(p) **River area utility** use means any electric power transmission and distribution line, telephone trunk and feeder cable or distribution line, pipe or conduit for the transmission of gas, oil and other fuels, and any water and sewage system pipe or conduit, whether or not such use is subject to the jurisdiction of the Public Service Commission.

(q) **Rivers project** means any new land use or development or subdivision of land set forth in section 577.5 of this Part.

(r) **Road** means any highway, hard-surfaced road, improved or dirt road, but not including any bridge.

(s) **Shoreline lot** means any lot (1) within or adjoining the mean high water mark of a wild, scenic or recreational river, or (2) located within 100 feet of such mean high water mark or within any applicable setback distance of this Part, whichever is greater.

(t) **Stream improvement structures for fishery management purposes** means structures and improvements, including but not limited to fish barrier dams, fish passage structures, minor diking, cribbing, bank stabilization and stream deflectors and other structures or improvements designed solely for fishery management purposes which do not materially alter the natural character of the waterway.

(u) **Structure** means any object constructed, installed or placed on land to facilitate land use and development or subdivision of land, such as buildings, sheds, single family dwellings, mobile homes, bridges, signs, tanks, fences and poles, outdoor lighting, trailers, travel trailers, campers or tents constructed, installed or placed on land (excepting trailers, campers or tents outside a campground and for a temporary period only), and any fixtures, additions or alterations.

(v) **Vegetation** means trees and woody-stemmed plants, except agricultural crops.

(w) **Wild, Scenic and Recreational Rivers System Act** means title 27 of article 15 of the Environmental Conservation Law.

(x) **Wood road** means any dirt or other unimproved road designed and used solely for forest management purposes or related fish and game activities, not intended for use by the general public, and simply constructed by grading, filling and/or corduroying, without extensive finish or maintenance work.

Credits

Sec. filed March 12, 1979; amds. filed: Oct. 15, 1982; April 15, 2002 eff. May 1, 2002; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 577.3

Section 577.3. Boundaries of river areas; amendments of river
area boundaries; distance measurements within river areas

Currentness

(a) *Description of river area boundaries.* The boundaries of river areas described in Appendix Q-6 of these regulations as a uniform distance from a river bank shall themselves wind and turn as the river does. Terminal boundaries shall be lines perpendicular to the flow, extending through the terminal points in Appendix Q-6.

(b) *Amendments of river area boundaries.* The agency and the Commissioner of Environmental Conservation may, after public hearing, amend the boundaries of any river area located in the Adirondack Park. No public hearing is required in the case of boundary amendments occurring as part of approval of a local land use program or in connection with amendments clarifying or providing a more readily identifiable river area boundary and not materially affecting the river area.

(c) *Distance measurements within river areas.* Distances shall be measured horizontally from the mean high water mark of the river. Upon request of any person having a legal interest in property contemplating land use or development or subdivision thereon, the agency shall determine the river area boundary, or the the mean high water mark at relevant points of the river involved pursuant to the procedures set forth in section 571.3 of these regulations.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 577.4

Section 577.4. General rules

Currentness

- (a) No person shall undertake a rivers project without first obtaining an agency permit.
- (b) The following may be undertaken without a permit if in compliance with the restrictions and standards set forth in section 577.6 of this Part:
- (1) in all river areas, forest management except:
 - (i) wood roads within wild river areas, or bridges over wild rivers;
 - (ii) wood roads inside or within 100 feet of the mean high water mark of the river in scenic and recreational river areas;
 - (iii) vegetative cutting inside or within 100 feet of the mean high water mark of the river not exempted by section 577.6(c)(1) of this Part; and
 - (iv) sand and gravel extractions for forest management purposes in wild river areas;
 - (2) in wild river areas, nonmotorized open space recreation uses, except bridges over wild rivers which do not require a permit from the Department of Environmental Conservation;
 - (3) in scenic and recreational river areas:
 - (i) all subdivisions of land, and all land use and development, within hamlet and moderate intensity use areas, except as provided in subdivisions (b) and (c) of section 577.5 of this Part;
 - (ii) agricultural uses, agricultural use structures, open space recreation uses, game preserves and private parks and accessory uses and structures to such uses or to any preexisting use, except bridges over scenic or recreational rivers which do not require a permit from the Department of Environmental Conservation, docks in scenic river areas and boathouses in scenic and recreational river areas;

(iii) bridges which are constructed pursuant to a permit from the Department of Environmental Conservation;

(iv) stream improvement structures for fishery management purposes constructed by or pursuant to a permit from the Department of Environmental Conservation;

(v) river area utility uses:

(a) subject to the review of the Public Service Commission pursuant to article seven or article eight of the Public Service Law; or

(b) which are not major public utility uses and which will not be located within the applicable building setback distance set forth in section 577.6(b) of this Part.

(c) Any other new land use or development or subdivision, except those permitted by subdivisions (a) and (b) of this section, is prohibited, unless undertaken pursuant to a river system land management plan approved under section 577.9 of this Part.

(d) To the extent applicable and unless in conflict with the Wild, Scenic and Recreational Rivers System Act or this Part, Part 573 and sections 575.2 through 575.7 of these regulations, which apply to agency jurisdiction pursuant to the Adirondack Park Agency Act, shall also apply to agency jurisdiction pursuant to this Part.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 577.5

Section 577.5. Rivers projects

Currentness

(a) *In wild river areas:*

(1) Subdivision of land.

(2) The harvesting, cutting, culling, removal, thinning or other disturbance of timber or other vegetation inside the mean high water mark of the river, or within 100 feet of the mean high water mark, other than cutting exempted by section 577.6(c)(1)(i) of this Part.

(3) Wood roads.

(4) Sand and gravel extractions for forest management purposes.

(5) Footbridges over wild rivers for nonmotorized open space recreation use which do not require a permit from the Department of Environmental Conservation.

(b) *In scenic river areas:*

(1) Outside hamlet and moderate intensity use areas:

(i) the harvesting, cutting, culling, removal, thinning or other disturbance of vegetation inside the mean high water mark of the river, or within 100 feet of the mean high water mark, other than cutting exempted by section 577.6(c)(1) of this Part;

(ii) public or private roads;

(iii) wood roads inside the mean high water mark of the river, or within 100 feet of the mean high water mark;

(iv) trails for motorized open space recreation use located inside the mean high water mark of the river, or within 100 feet of the mean high water mark;

(v) hunting and fishing cabins, and hunting and fishing and other private club structures;

(vi) single family dwellings;

(vii) individual mobile homes;

(viii) docks;

(ix) river area utility uses not subject to review pursuant to article seven or article eight of the Public Service Law which (a) are major public utility uses, or which (b) cross the river, or are proposed to be located inside the mean high water mark of the river, or within 250 feet of the mean high water mark;

(x) subdivision of land.

(2) Bridges over scenic rivers which do not require a permit from the Department of Environmental Conservation.

(3) Stream improvement structures for fishery management purposes, except those constructed by or pursuant to a permit from the Department of Environmental Conservation.

(c) In recreational river areas:

(1) Outside hamlet and moderate intensity use areas, all subdivisions of land and all land uses and developments classified compatible uses by the Adirondack Park land use and development plan.

(2) Stream improvement structures for fishery management purposes, except those constructed by or pursuant to a permit from the Department of Environmental Conservation.

(3) Modifications or disturbances of the course, banks or bed of a recreational river which do not require a permit from the Department of Environmental Conservation pursuant to [section 15-0501\(2\) of the Environmental Conservation Law](#).

(4) Excavation or the placement of fill in a recreational river which is not considered navigable, pursuant to [section 15-0505\(1\) of the Environmental Conservation Law](#).

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 577.6

Section 577.6. Restrictions and standards in river areas

Currentness

(a) *General rule.* All land uses and developments in river areas, whether or not an agency permit is required, shall be subject to the restrictions and standards set forth in this section.

(b) *Structures.*

(1) In wild river areas, no new structures shall be permitted, except footbridges for nonmotorized open space recreation use.

(2) In scenic river areas, new structures, except for fences, poles, signs of less than two square feet in area, lean-tos, docks, bridges and stream improvement structures for fishery management purposes, shall not be permitted inside the mean high water mark of the river or within 250 feet of the mean high water mark, except in hamlet and moderate intensity use areas.

(3) In recreational river areas, new structures, except for fences, poles, signs of less than two square feet in area, lean-tos, docks, boathouses, bridges and stream improvement structures for fishery management purposes, shall not be permitted inside the mean high water mark of the river or within 150 feet of the mean high water mark, except in hamlet and moderate intensity use areas.

(4) Within hamlet and moderate intensity use areas in scenic and recreational river areas, the building setback restrictions of section 806 of the Adirondack Park Agency Act and section 575.1 of this Title shall apply.

(c) *Forest management and vegetative cutting.* In wild river areas and in scenic and recreational river areas outside hamlet and moderate intensity use areas, the following standards apply:

(1) Inside the mean high water mark of the river, or within 100 feet of the mean high water mark, no trees or other vegetation shall be harvested, cut, culled, removed, thinned or otherwise disturbed, other than:

(i) the cutting and removal of up to a maximum of five percent of the total basal area of timber or other vegetation per acre during any 10-year period for the purpose of clearing the river or a tributary thereof of fallen trees, or trees which pose a threat of bank undercutting or erosion, or for the undertaking of land use and development or subdivision listed in section 577.4(b) of this Part;

- (ii) vegetative cutting upon lands directly associated with any structure lawfully in existence on April 19, 1976, to the extent necessary that any existing view of the river from such structure may be preserved;
 - (iii) the cutting of firewood by the resident of a dwelling within the river area for personal use in such dwelling, provided that alternative sites for the cutting of such firewood are not readily available to such resident; or
 - (iv) in accordance with the terms of an agency rivers project permit.
- (2) Between 100 feet from the mean high water mark of the river and the exterior boundary of the river area:
- (i) The cutting and removal of trees and other vegetation shall be permitted for the undertaking of rivers projects, land use and development or subdivision listed in section 577.4(b) of this Part, or activities pursuant to a rivers system land management plan.
 - (ii) Forest management shall conform to recognized silvicultural systems as defined in *The Dictionary of Forestry* (Society of American Foresters, 1998) appropriate to the site, and shall be in accordance with the terms of the latest edition of the *New York State Forestry Best Management Practices for Water Quality: BMP Field Guide* (Watershed Agricultural Council Forestry Program, New York State Department of Environmental Conservation, and Empire State Forest Products Association).
 - (iii) If an even-aged stand of commercial timber species is present, one recognized regeneration cutting that removes the main crown canopy of such stand shall be permitted upon not more than one third of the total area of the stand within the river area during any 10-year period if undertaken as part of a plan to regenerate the stand.
 - (iv) In no event, however, shall more than 15 contiguous acres in the same ownership be clearcut, nor shall more than 50 percent of the basal area of timber in any tract of 30 contiguous acres in the same ownership be cut during any 10-year period.
- (3) No trees shall be felled into or across the river where avoidable, and logging debris which may enter the river shall be removed. Any logging debris which may enter the area inside the mean high water mark of the river or within 100 feet of such mean high water mark shall be removed, or shall be lopped, for hardwoods, in such fashion that no such debris measures higher than four feet from ground level, and for conifers, in accordance with [section 9-1113 of the Environmental Conservation Law](#).
- (4) No new landings shall be established inside the mean high water mark of the river or within 200 feet of the mean high water mark. Adequate provisions shall be made after timber harvesting to stabilize soil on all landings, skid trails and wood roads in the river area.
- (5) No new sand and gravel extractions associated with forest management shall be located inside the mean high water mark of the river or within 200 feet of the mean high water mark. Such extractions shall be invisible from the river.

(6) All timber harvesting operations shall be subject to article 15 (Water Resources) of the Environmental Conservation Law, governing, among other things, disturbances, modification and crossing of rivers and streams. In addition, skidding of logs or trees across rivers shall not be permitted, except where no feasible alternative exists and a permit therefor has been obtained pursuant to such article.

(7) Logging equipment shall not be stored within 100 feet of the river, or abandoned within the river area.

(8) Wood roads shall be located so as to be invisible from wild rivers and to minimize their visibility from scenic and recreational rivers.

(d) *Bridges over wild, scenic and recreational rivers.*

(1) No new bridges over wild rivers shall be permitted, except footbridges for nonmotorized open space recreation use constructed pursuant to a permit from the agency or the Department of Environmental Conservation.

(2) New bridges over scenic and recreational rivers shall be allowed subject to agency and Department of Environmental Conservation permit requirements.

(3) Bridges over wild, scenic or recreational rivers shall be constructed, to the extent feasible, of naturally occurring materials such as wood and stone, and shall not interfere with the recreational use of the river.

(e) *Stream improvement structures for fishery management purposes.* Stream improvement structures for fishery management purposes in wild rivers are not permitted. In scenic and recreational rivers, such structures shall be constructed principally of naturally occurring materials such as wood and stone, and shall be so designed and constructed as to avoid material alteration of the natural character of the waterway.

(f) *River area utility uses.*

(1) In scenic and recreational river areas, river area utility uses subject to review pursuant to article seven or article eight of the Public Service Law shall be limited to locations where support structures, lines, cables, pipes and other associated equipment and accessories will be substantially invisible from the river and, except for crossings, not inside the mean high water mark, and where visual impact on other parts of the river area can be minimized. River crossings, if any, shall be minimized, and in the case of a scenic river shall not be more frequent than once every two miles.

(2) Other river area utility uses shall be located and constructed as to minimize visibility from the river and the river area of support structures, lines, cables, pipes and other associated equipment and accessories.

(g) *Water quality and natural flow.*

(1) No new direct discharge of any substance into a wild river shall be permitted.

(2) No new direct discharge of any substance into a scenic or recreational river shall be permitted, unless consistent at a minimum with applicable water quality standards promulgated by the Department of Environmental Conservation.

(3) The existing water quality in each wild, scenic or recreational river shall be maintained or improved.

(4) The natural water flow of each wild, scenic or recreational river shall be maintained and there shall be no diversions. Limited water withdrawals from scenic or recreational rivers for agricultural, domestic or other lawful purposes which do not materially affect the natural flow of the river shall be permitted.

(h) *Use of motor vehicles in wild river areas.* The use of motor vehicles, including snowmobiles, shall only be permitted within wild river areas as necessary for forest management undertaken in accordance with the restrictions and standards set forth in subdivision (c) of this section.

(i) *Operation of mechanically propelled vessels and aircraft on wild and scenic rivers.*

(1) Operation of mechanically propelled vessels and aircraft is prohibited on wild rivers, and on scenic rivers except for the following:

(i) Marion River;

(ii) Raquette River between Raquette Falls and Trombley Landing;

(iii) the Elm Lake section of the Kunjamuk River;

(iv) Bog River from the confluence with Round Lake outlet to Tupper Lake; and

(v) all ponds and lakes which are a part of a river, which are accessible by road and which have a surface area exceeding 50 acres.

(2) Operation of mechanically propelled vessels not exceeding 7 1/2 horsepower shall be permitted on the East Branch of the St. Regis River from the rapids approximately six miles downstream of the Route 30 crossing to one-half mile upstream of Everton Falls.

Credits

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9 NYCRR 577.7

Section 577.7. Existing uses

Currentness

(a) *Existing uses in wild river areas.* Land uses and development in wild river areas which shall have been lawfully in existence on April 19, 1976, including access by motor vehicle, may continue and be replaced in kind on the same foundation or in the same location, but may not be expanded.

(b) *Existing uses in scenic and recreational river areas.*

(1) Land uses and development and subdivisions of land in scenic and recreational river areas which shall have been lawfully in existence on April 19, 1976, including access by motor vehicle, shall not be subject to agency review and may continue. Any structure in existence as of such date may be replaced in kind on the same foundation or in the same location. Any such existing use may be altered or expanded pursuant to section 811(5) of the Adirondack Park Agency Act, provided that in no case shall such alteration or expansion violate or increase noncompliance with any of the restrictions and standards contained in section 577.6 of this Part.

(2) One single family dwelling or mobile home may be constructed, without agency review, on any lot in a subdivision lawfully in existence on April 19, 1976 which has been approved by the State Department of Health. The restrictions and standards of section 577.6 of this Part shall apply.

(c) *Conversions of certain existing uses within recreational river areas.* Those structures in existence in recreational river areas on May 22, 1973 that are associated with resort hotels, rental cottages and group camps shall be allowed, pursuant to agency permit and in accordance with section 574.8 of this Title, to be converted from their previous use to individual single family residence use, even if such structures, as converted, do not conform to the building setback, lot width, lot area or intensity regulations of this Part.

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9 NYCRR 577.8

Section 577.8. Standards for the review of rivers projects

Currentness

(a) *General rule.* Rivers projects shall be reviewed according to the standards set forth in this Part. Rivers projects which are class A or class B regional projects or wetland projects shall also be subject to the standards in Parts 574 and 578 of this Title.

(b) *Standards applicable to all rivers projects.* The agency shall not issue a permit for any rivers project unless it shall determine that:

(1) the project would be consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act;

(2) the project would comply with the applicable restrictions and standards of section 577.6 of this Part;

(3) the project would not cause an undue adverse impact upon the natural, scenic, aesthetic, ecological, botanical, fish and wildlife, historic, cultural, archeological, scientific, recreational or open space resources of the river area, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived from the project. In making this determination, the agency shall consider those factors contained in the development considerations of the land use and development plan which are pertinent to the project.

(c) *Specific standards applicable to certain rivers projects.* The agency shall not issue a rivers system permit for the following rivers projects unless it shall determine that the following specific criteria are met:

(1) The harvesting, cutting, culling, removal or other disturbance of timber or other vegetation inside the mean high water mark of the river or within 100 feet of the mean high water mark is:

(i) for compelling purposes as would be consistent with recognized sound forestry or agricultural practices; or

(ii) in recreational river areas, selected and dispersed cutting of vegetation to the extent necessary to create a view of the river from any new structure or from any lawfully existing structure lacking such a view.

(2) New public or private roads, wood roads and trails for motorized open space recreation uses will be so located and constructed as to minimize visibility from the river, minimize alteration of the natural environment, will be reasonable and necessary, and will be effectively restricted to those uses specified by the applicant. Within scenic river areas, public roads, or private roads open to the general public, shall be permitted if such road:

(i) affords access to a part of the river area which is at least two miles from an existing road open to the general public, and located on the same side of the river in the river area; and

(ii) will be substantially invisible from the river.

If there is no other vehicular access to a land use or development within a scenic river area, a new private road shall be permitted.

(3) New docks or boathouses will not impede the natural flow of the river, and will be so located and constructed as to minimize intrusion into the water body.

(4) New subdivisions in which the intended use of any resulting lot, parcel or site is a single family dwelling or individual mobile home, or which otherwise involves the construction of principal buildings, will:

(i) meet the following applicable minimum lot widths, unless clustering is employed pursuant to paragraph (5) of this subdivision:

MINIMUM SHORELINE LOT WIDTHS (linear feet per principal building)

Land use area Scenic river areas Recreational river areas

Moderate intensity use 100* 100*

Low intensity use 150 150

Rural use 200 200

Resource management 750 300

Industrial use No minimum* No minimum*

* The same as those mandated by the land use and development plan.

(ii) be consistent with the overall intensity guidelines of the land use and development plan, applied pursuant to section 809(10)(c) of the Adirondack Park Agency Act and section 574.7 of these regulations, except that in scenic river areas lands otherwise includible in the calculation which are more than one-half mile distant from the river shall not be included in such calculation. This subparagraph shall not apply to subdivisions in scenic and recreational river areas effected by bona fide gift, devise or inheritance where the donor owned the land involved as of April 19, 1976 and the donee is a member of his immediate family. The minimum lot size of such subdivisions shall be: in low intensity use areas, 50,000 square feet; in rural use areas, 80,000 square feet; and in resource management areas, 160,000 square feet.

(5) New subdivisions involving shoreline clustering will have an average shoreline width of lots, parcels or sites equal to or exceeding the applicable minimum shoreline lot width requirement of paragraph (4) of this subdivision.

(6) New subdivisions in wild river areas are intended only for purposes of forest management or nonmotorized open space recreation use.

(7) Modifications or disturbances of the course, bed or banks of recreational rivers or excavation or placement of fill in recreational rivers will meet the applicable criteria of the Wild, Scenic and Recreational Rivers System Act and of article 15, title 5, of the Environmental Conservation Law.

Credits

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N.Y. Comp. Codes R. & Regs. tit. 9, § 577.8, 9 NY ADC 577.8

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9 NYCRR 577.9

Section 577.9. Rivers system land management plans

Currentness

(a) *General rule.* In a river area or portion thereof governed by a rivers system land management plan approved by the agency, the provisions of such plan shall apply to new land use activities in lieu of the provisions of this Part.

(b) *Application for approval of land management plan.* Any person or persons who own 500 or more acres of contiguous land within a river area, or a local government with respect to all of the acreage within its jurisdiction which falls within a river area, may propose a land management plan for agency approval. A land management plan proposed by a local government may be part of a local land use program.

(c) *Contents of land management plans.* A land management plan shall include:

- (1) a detailed program of land management covering a period of not less than 10 years, which identifies land management objectives and means proposed for achieving them;
- (2) regulatory elements;
- (3) river area boundary amendment requests, if any;
- (4) topographic and natural resource inventory information, including detailed maps;
- (5) in the case of a land management plan proposed by private owners, legal assurance of performance of the affirmative obligations imposed upon them.

(d) *Procedure for approval of land management plan.*

- (1) The agency may request reasonable additional information to enable it to evaluate the plan.

(2) The agency shall, except where a land management plan is submitted as part of a local land use program, hold a public hearing after not less than 10 days notice by publication at least twice in a newspaper of general circulation in such area, by conspicuous posting of the land involved, and by individual notice sent by mail to:

(i) the chief elected officer, chairman of the planning board, if any, and the clerk of each local government;

(ii) the chairman of the county planning agency, if any, and the clerk of each county where the land is located;

(iii) the chairman of the regional planning agency, if any, within whose jurisdiction the land is located; and

(iv) the Adirondack Park local government review board.

(3) Within 90 days after a determination by the agency that it has sufficient information to evaluate the plan, the agency shall approve, approve subject to conditions, or disapprove the plan.

(4) Notice of agency approval of any land management plan shall be given by publication at least once, in a newspaper of general circulation in the area, and by individual notice sent by mail to the persons specified in paragraph (2) of this subdivision. The agency shall retain a copy of the approved land management plan and a descriptive map on file for public inspection at agency headquarters and district offices. A list of approved land management plans is set forth in Appendix Q-7 of these regulations.

(e) Scope of agency authority in approving land management plans.

(1) The agency shall not approve a land management plan unless it finds that the plan is consistent with the purposes and policies of the Wild, Scenic and Recreational Rivers System Act and the Adirondack Park Agency Act and the applicable restrictions and standards of sections 577.6 and 577.8 of this Part.

(2) In approving a land management plan, the agency may vary or modify any of the provisions of this Part except those requirements specifically imposed by the Wild, Scenic and Recreational Rivers System Act.

(3) In approving a land management plan, the agency may impose any reasonable condition, limitation or requirement necessary to satisfy the criteria set forth in this section.

(4) Prior to approving any river area boundary amendments, the agency shall consult and reach agreement with the Commissioner of Environmental Conservation.

(f) Review provisions.

(1) The agency shall review every plan at least every five years to determine if it has been implemented according to its terms.

(2) If the agency shall conclude, either in connection with a review prescribed by paragraph (1) of this subdivision or otherwise, that a land management plan has not been implemented according to its terms, the agency may, after public hearing upon notice given as set forth in paragraph (d)(2) of this section, revoke its approval.

(3) Notice of revocation shall be given by publication at least twice in a newspaper having general circulation in the area wherein the land management plan had effect, and by individual notice sent by mail to the persons specified in paragraph (d)(2) of this section. On the date of such notice of revocation, the land management plan shall become null and void, any provisions of this Part varied or modified pursuant to the approval shall thereupon be in full force and effect, and land use and development and subdivision of land in the area formerly governed by the land management plan shall thereafter be governed by this Part.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 577.10

Section 577.10. Variances from the provisions of this Part

Currentness

(a) Where there are practical difficulties or unnecessary hardships in carrying out the restrictions and standards set forth in section 577.6 of this Part, or the terms and conditions of an approved land management plan, the agency may, after public hearing, vary or modify the application of such provisions so that the spirit of the provisions shall be observed, public safety and welfare secured and substantial justice done.

(b) The procedures governing the agency's review of application for variances from the provisions of this Part, and public hearings thereon, shall be:

(1) for variance applications involving a rivers project, the same as those set forth in section 572.10 of this Title; and

(2) for variance applications not involving a rivers project, the same as those set forth in section 576.5 of this Title.

(c) A request for a variance to an approved land management plan administered by a local government shall be submitted to the local government, which shall apply in its decision the criteria set forth in this section for the consideration of variances by the agency.

(d) Upon receipt of an application for a variance from any provision of an approved land management plan administered by a local government, the local government body or officer having jurisdiction shall give written notice to the agency. If such variance is granted, it shall not take effect for 30 days after it is granted. If, within such 30-day period, the agency determines that such variance was not based upon the appropriate basis of practical difficulties or unnecessary hardships, the agency may reverse the local determination.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 577.11

Section 577.11. Access to private lands

Currentness

Neither the Wild, Scenic and Recreational Rivers System Act nor this Part shall be construed to create or to confer upon any person any right of access, or of ingress and egress, over, upon or to any private lands, waters or bodies of water.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 578, Refs & Annos
[Currentness](#)

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9 NYCRR 578.1

Section 578.1. Applicability of this Part

Currentness

- (a) This Part applies to the undertaking of regulated activities on private or State lands.
- (b) This Part does not apply to any regulated activity in freshwater wetlands or any activity in adjacent areas listed in section 578.2(b) of this Part if undertaken pursuant to permit issued prior to May 1, 1983 either by the agency, or by the Department of Environmental Conservation acting pursuant to [section 15-0505 of the Environmental Conservation Law](#). The permit requirements of this Part apply, however, if the activity has not been substantially commenced within two years of the date of issuance of the permit or within any other time period specified therein.
- (c) This Part does not apply to the replacement in kind or to the routine repair of structures, roads, or onsite wastewater treatment systems lawfully existing in wetlands on May 1, 1983, provided there is no (1) draining, (2) filling, (3) substantial increase in erosion, siltation or sedimentation, (4) diversion of surface or subsurface drainage that adversely affects the natural hydrologic regime, or (5) other material alteration of the wetland.
- (d) The Public Service Commission and the New York Board on Electric Generation Siting and the Environment shall apply the substantive provisions of this Part in determining whether to issue a certificate of environmental compatibility and public need pursuant to article seven or article eight of the Public Service Law.

Credits

Sec. filed Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 578.1, 9 NY ADC 578.1

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9 NYCRR 578.2

Section 578.2. General rules

Currentness

(a) No person shall undertake any regulated activity without first obtaining an agency permit.

(b) No person shall install any leaching component of an onsite wastewater treatment system or seepage pit or any sewer outfall within the area adjacent to a freshwater wetland without first obtaining an agency permit pursuant to section 578.11 of this Part.

Credits

Sec. filed Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 578.3

Section 578.3. Definitions used in this Part

Currentness

In addition to the definitions in [section 24-0107 of the Environmental Conservation Law](#), the following terms shall have the following definitions:

- (a) **Adjacent area** means lands or waters within 100 feet, measured horizontally, of the boundaries of a freshwater wetland.
- (b) **Artificial mudflat** means generally unvegetated mud bottoms exposed by human action, such as those exposed by reservoir drawdowns.
- (c) **Bog** means a wetland where standing or slowly running water is at or near the surface during a normal growing season, and where the vegetation grows on an accumulation of largely undecomposed acidic organic debris which is saturated at or near the ground surface by standing or slowly flowing water throughout a normal growing season. The base of the vegetative community is typically a mat formed by peat moss (*Sphagnum* spp.) and which also contains some or all of the following species, many of which are specially adapted to saturated or acid soil conditions: leatherleaf (*Chamaedaphne calyculata*), sheep and swamp laurels (*Kalmia angustifolia*, *K. polifolia*), labrador tea (*Ledum groenlandicum*), bog rosemary (*Andromeda Polifolia*), low-bush cranberries (*Vaccinium oxycoccos*, *V. macrocarpon*), rhodora (*Rhododendron canadense*), cottongrasses (*Eriophorum* spp.), sedges (*Carex* spp., *Cyperus* spp.), black spruce (*Picea mariana*), American larch or tamarack (*Larix laricina*), bog aster (*Oclemena nemoralis*), pitcher plant (*Sarracenia purpurea*), sundews (*Drosera* spp.), liverwort (*Cladopodiella fluitans*), and orchids (*Arethusa bulbosa*, *Pogonia ophioglossoides*, *Calopogon tuberosus*, *Platanthera* spp.). Other commonly associated species include sweet gale (*Myrica gale*), chokeberry (*Photinia* spp.), northern white cedar (*Thuja occidentalis*), red maple (*Acer rubrum*), and white pine (*Pinus strobus*).
- (d)
- (1) **Boundaries of a freshwater wetland or wetland boundaries** means the outer limits of the vegetation referred to in paragraphs (1) and (2) of the definition of “freshwater wetlands” in this section and of the lands and waters referred to in paragraph (3) thereof. In any case where indicator species are present, seasonal or permanent flooding or sufficiently water-logged soils to give them a competitive advantage over non-wetland species must also be present.

(2) The agency will determine the exact location of wetland boundaries at the request of any person having a legal interest in property and contemplating thereon a regulated activity, or an activity in adjacent areas listed in section 578.2 (b) of this Part.

(e) **Classic or kettlehole bog** means a wetland at least 250 feet in diameter within a closed drainage basin with a minimal or wholly subterranean inlet and a minimal or no outlet stream, composed of differing wetland vegetative cover types in substantially concentric zones, proceeding from (1) an outer edge of coniferous wooded wetlands growing on saturated organic deposits composed mainly of partially decayed sphagnum moss, inward towards (2) a floating mat of sphagnum mosses and shrubby heath plants to (3) an inner area of open water, known as the bog pond, which has an acidity of pH 5.00 or lower, and is typically anoxic and stained a dark brown in color from decaying vegetation.

(f) **Coniferous swamp** means a wetland or wetland coertype where a significant part of the vegetational community consists of live coniferous trees over 20 feet in height, usually growing on hummocky terrain or on deep organic soil deposits and with pockets of water and/or sphagnum moss between the hummocks. Coniferous swamps usually contain some or all of the following trees: black spruce (*Picea mariana*), American larch or tamarack (*Larix laricina*), hemlock (*Tsuga canadensis*), white cedar (*Thuja occidentalis*), red spruce (*Picea rubens*), balsam fir (*Abies balsamea*), and occasionally white pine (*Pinus strobus*).

(g) **Coertype or wetland coverage** means any of the groups of wetland vegetation set forth in the definitions of “artificial mudflat,” “coniferous swamp,” “deciduous swamp,” “deep water marsh,” “emergent marsh,” “shrub swamp,” and “wet meadow” in this section. Where technical and common, colloquial or local type names were inconsistent, the prevailing common usage is employed.

(h) **Deciduous swamp** means a wetland or wetland coertype where a significant part of the vegetational community consists of live deciduous trees over 20 feet in height, usually growing in hummocky terrain or on seasonally or permanently flooded areas. Deciduous swamps usually contain some or all of the following trees: American elm (*Ulmus americana*), silver, red or mountain maples (*Acer saccharinum*, *A. rubrum*, *A. spicatum*), black or green ashes (*Fraxinus nigra*, *F. pennsylvanica*), willows (*Salix* spp.), and (more commonly in lower elevations of the Lake Champlain and Hudson, Black, and St. Lawrence River valleys) swamp white oak (*Quercus bicolor*), witch hazel (*Hamamelis virginiana*), and American hornbeam/ironwood (*Carpinus caroliniana*).

(i) **Deep water marsh** means a wetland or wetland coertype where a significant part of the vegetational community consists of free floating vegetation, rooted vegetation with floating leaves, or submergent vegetation, usually containing some or all of the following plants: duckweed (*Lemna* spp.), water lilies (*Nymphaea* spp., *Nuphar* spp., *Nymphoides* spp.), coontail (*Ceratophyllum demersum*), water milfoil (*Myriophyllum* spp.), bladderwort (*Utricularia* spp.), pondweeds (*Potamogeton* spp.), watershield (*Brasenia schreberi*), big duckweed (*Spirodela polyrrhiza*), watermeal (*Wolffia* spp.), naiads (*Najas* spp.), wild celery (*Vallisneria americana*), muskgrass (*Chara* spp.), stonewort (*Nitella* spp.), waterweeds (*Elodea* spp.) and water smartweed (*Polygonum* spp.).

(j) **Emergent marsh** means a wetland or wetland coertype where a significant part of the vegetational community consists of herbaceous plants encroaching on water areas and flooded with standing or running water much of the year. Emergent marshes usually contain some or all of the following plants: arums (*Peltandra* spp., *Calla* spp.), pickerel weeds (*Pontederia cordata*), water milfoils (*Myriophyllum* spp.), water starworts (*Callitriche* spp.), bladderworts (*Utricularia* spp.), water smartweeds (*Polygonum* spp.), water plantains (*Alisma* spp.), arrowheads (*Sagittaria* spp.), loosestrifes (*Lythrum* spp.), water willow/swamp loosestrife (*Decodon verticillatus*), rushes (*Juncus* spp.), bur-reeds (*Sparganium* spp.), cattails (*Typha latifolia*, *T. angustifolia*),

horsetails (*Equisetum* spp.), pipeworts (*Eriocaulon* spp.), spikerushes (*Eleocharis* spp.), bulrushes (*Scirpus* spp.), sedges (*Carex* spp., *Cyperus* spp., *Dulichium arundinaceum*), common reed (*Phragmites australis*), wild rice (*Zizania aquatica*), blueflag (*Iris* spp.), hydrophilic grasses (*Phalaris arundinacea*, *Glyceria* spp., *Calamagrostis* spp., *Leersia* spp.), royal fern (*Osmunda regalis*), sweet gale (*Myrica gale*), and occasionally leatherleaf (*Chamaedaphne calyculata*).

(k) **Freshwater wetlands** or **wetlands** means:

(1) lands and submerged lands, commonly called marshes, swamps, sloughs, vlys, bogs, and flats which are seasonally or permanently flooded or contain sufficiently water-logged soils to support and give a competitive advantage to the aquatic or semi-aquatic vegetation set forth by common name, genus and species in the individual definitions of “artificial mudflats,” “bog,” “coniferous swamp,” “deciduous swamp,” “deep water marsh,” “emergent marsh,” “shrub swamp,” or “wet meadow” in this section;

(2) lands and submerged lands containing remnants of any nonaquatic or semiaquatic vegetation that has died because of prolonged wet conditions not exceeding a maximum seasonal water depth of six feet and which, barring human intervention, can be expected to persist indefinitely;

(3) lands and open water substantially enclosed by the aquatic or semi-aquatic vegetation referred to in paragraph (1) or by the dead vegetation referred to in paragraph (2) of this definition, the regulation of which is necessary to protect and preserve the aquatic or semi-aquatic vegetation; and

(4) the waters overlying the lands referred to in paragraphs (1) and (2) of this subdivision and the lands underlying the open waters referred to in paragraph (3) of this subdivision.

The agency will determine whether wetlands are present, and delineate their boundaries, at the request of any person described in section 571.5(a) of this Title contemplating a regulated activity, or an activity in adjacent areas listed in section 578.2(b) of this Part.

(l) **Freshwater Wetlands Act** means article 24 of the Environmental Conservation Law.

(m) **Person** means any corporation, firm, partnership, association trust, estate, one or more individuals, and any unit of government or subdivision thereof, including the State and any State agency.

(n)

(1) **Regulated activity** means any of the following within the boundaries of a freshwater wetland:

(i) land use and development;

(ii) any form of draining, dredging, excavation, removal of soil, peat, mud, sand, shells, gravel or other aggregate from any freshwater wetland, either directly or indirectly;

(iii) any form dumping, filling, or depositing of any soil, stones, sand, gravel, mud, rubbish or fill of any kind, either directly or indirectly;

(iv) erecting any structures, constructing any roads, driving pilings, or placing of any other obstructions whether or not changing the pattern of flow or elevation of the water; or

(v) clearcutting of more than three acres.

(2) **Regulated activities** also include, whether or not within wetland boundaries:

(i) any form of pollution, including installing a septic tank or sewer outfall, discharging wastewater treatment effluent or other liquid wastes into or so as to drain into a freshwater wetland; or

(ii) any other activity which substantially impairs the functions served by or the benefits derived from freshwater wetlands set forth in section 24-0105 of the Freshwater Wetlands Act, including any diversion of surface or subsurface drainage that adversely affects the natural hydrological regime of, or substantially increases erosion of or siltation or sedimentation into, the wetland.

(3) **Regulated activities for subdivision involving wetlands.**

(i) For subdivision, a *regulated activity* includes any proposed lot which contains wetlands (including the parcel proposed for the subdivision road) and any proposed lot adjoining such wetland lot, and all land use and development related to such lots. The lots referred to in this paragraph constitute the “wetland subdivision group” for each wetland.

(ii) If all lots in a “wetland subdivision group” meet the following criteria, that group will not be considered a regulated activity. If any lot does not meet the criteria, the subdivision of the entire group will remain a regulated activity. The criteria are:

(a) all proposed parcel boundaries for the wetland subdivision group must be located at least 200 feet from any wetland boundary at all points; and

(b) all subdivision roads which provide access for more than one lot must be located at least 50 feet from the wetland; and

(c) all non-wetland areas of each lot must be able to be reached by an access road which does not require a wetland crossing and which will not cause adverse wetland impacts, unless such non-wetland areas are designated by deed covenant to be non-development areas; and

(d) if any lot described in subparagraph (i) of this paragraph contains a lawfully existing principal building, the lot must meet these criteria:

(1) the onsite water supply and wastewater treatment systems for the principal building must be located on the lot containing that principal building; and

(2) there must be identified on that lot an adequate replacement site for the onsite wastewater treatment system which is located at least 100 feet from the wetland.

(iii) The landowner proposing the subdivision must obtain a written jurisdictional determination pursuant to section 571.1(a) of this Title to take advantage of the exception from wetland subdivision review provided by subparagraph (ii) of this paragraph.

(iv) The burden is on the landowner to demonstrate compliance with this section. A subdivision map must be submitted which identifies the proposed boundaries of lots for the entire subdivision, and for each lot in the wetland subdivision group. The map must also identify the location of all proposed subdivision roads and appropriate non-wetland access to all upland areas for all lots in the wetland subdivision group.

(v) The landowner shall provide all purchasers of lots with a copy of the jurisdictional determination and subdivision map which were authorized pursuant to this section.

(vi) The construction of a structure on any lot in a subdivision or wetland subdivision group may require a wetland permit pursuant to paragraph (1) or (2) of this subdivision.

(vii) Nothing in this section affects agency jurisdiction created by other sections of law or regulation.

(4) **Regulated activities** do not include:

(i) deposition or removal of the natural products of freshwater wetlands by recreational or commercial fishing, ricing, berrying, shellfishing, aquaculture, hunting or trapping;

(ii) the activities of farmers or other landowners in:

(a) grazing and watering livestock;

(b) making reasonable use of water resources;

(c) harvesting natural products of the wetlands;

(d) selectively cutting timber and constructing and using skid trails for removal of such timber;

(e) draining land or wetlands for growing agricultural products; and

(f) otherwise engaging in the use of wetlands or other land for growing agricultural products.

The activities of farmers or other landowners listed in this subparagraph include the construction of structures required to be located in the wetland or adjacent area for enhancement or maintenance of the agricultural productivity of the land, but exclude any filling activities (including the construction of wood roads involving the placing of fill) or other material disturbance of a wetland; and

(iii) public health activities, orders and regulations of the Department of Health.

(o) **Resident habitat** means the habitat of year-round animal species or the breeding or wintering habitat of migratory species.

(p) **Selective cutting of timber** means any cutting of timber within the boundaries of a freshwater wetland (1) which is not “clearcutting” as defined in section 570.3(f) of this Title, or (2) which results in a cut area less than three acres in size.

(q) **Shrub swamp** means a wetland or wetland coertype where a significant part of the vegetational community consists of woody vegetation less than 20 feet in height, often found in floodplains, in frost pockets and other depressions, on the edges of ponds, lakes and bogs, and in hillside drainages. Shrub swamps usually contain some or all of the following shrubs: alders (*Alnus* spp.), willows (*Salix* spp.), viburnums (*Viburnum* spp.), dogwoods (*Cornus* spp.), chokeberries (*Photinia* spp.), meadowsweet (*Spirea* spp.), sweet gale (*Myrica gale*), buttonbush (*Cephalanthus occidentalis*), leatherleaf (*Chamaedaphne calyculata*), highbush blueberries and lowbush cranberries (*Vaccinium corymbosum*, *V. oxycoccos*, *V. macrocarpon*), sheep and swamp laurels (*Kalmia angustifolia*, *K. polifolia*), labrador tea (*Ledum groenlandicum*), bog rosemary (*Andromeda polifolia*), and mountain holly (*Nemopanthus mucronatus*).

(r) **Wetland associated with open water** means a wetland bordering (1) lakes or ponds containing, throughout an average year, water too deep to support rooted aquatic vegetation over an area of one acre or larger, or (2) rivers or streams containing, throughout an average year, flowing water at the surface and having a surface water flow between the open water and the wetland at some time during an average year.

(s) **Wetlands project** means those activities in freshwater wetlands or adjacent areas requiring a permit pursuant to section 578.2 of this Part.

(t) **Wet meadow** means a wetland or wetland coertype where a significant part of the vegetational community consists of sedges, rushes, and coarse grasses, most of which tend to grow in clumps or tussocks. Groundwater is at or near the surface for most of the year including a significant part of the growing season, creating saturated soils. Wet meadows are often found in lake and river annual flood plains and in abandoned beaver and dam flowages. In agricultural areas, they are often maintained but uncultivated parcels used for pasture and/or hayfields, uses which can alter their physical appearance or species composition. Under natural conditions, however, tussocks in wet meadows may support some or all of the following species: rushes (*Juncus* spp.), sedges (*Carex* spp. and *Cyperus* spp.), bluejoint grasses (*Calamagrostis* spp.), bulrushes (*Scirpus* spp.), spikerushes

(*Eleocharis* spp.), rice cut-grass (*Leersia oryzoides*), reed canary grass (*Phalaris arundinacea*), blueflag (*Iris* spp.), sensitive fern (*Onoclea sensibilis*), marsh fern (*Thelypteris palustris*), vervains (*Verbena* spp.), thoroughwort (*Eupatorium* spp.), St. Johnsworts (*Hypericum* spp.), false loosestrifes (*Ludwigia* spp.), loosestrifes (*Lythrum* spp.), and smartweeds (*Polygonum* spp.). Cattails (*Typha latifolia*, *T. angustifolia*) may be present between tussocks.

(u) **Wetland with unusual species abundance or diversity** means a wetland that is one or more of the following:

- (1) an ecosystem with combinations or numbers of species not commonly encountered;
- (2) the site of large heron rookeries or other colonial nesting grounds;
- (3) used intensively by migrating birds; or
- (4) used by large numbers or a wide range of species of wildlife or fish.

(v) **Wood road** means any road used for forest management purposes or related fish and game activities, not intended for use by the general public, and simply constructed by grading, filling, and/or corduroying, without extensive finish or maintenance work.

Credits

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9 NYCRR 578.4

Section 578.4. General values of wetlands

Currentness

(a) *Flood damage and storm water control.* Wetlands slow water runoff and temporarily store water, slowing movement of the crest downstream and lowering its elevation, thus helping to protect downstream areas from flooding and siltation or sedimentation. Public health and private property in one part of a watershed may be harmed if wetlands are destroyed or substantially altered in upstream parts of that watershed.

(b) *Wildlife habitat.* Wetlands are of unparalleled value as wildlife habitat. Many of the wetland bird species, such as ducks, geese, herons and the endangered bald eagle, are migratory. They must have nesting, migrating and wintering habitat. The destruction of one kind of habitat in one part of the State will reduce populations in other parts of the State or country and deprive bird-watchers, hunters and others of recreational opportunities. Where a specific wetland is the only known location of a key endangered species habitat, destruction of that wetland may threaten the survival of the species.

(c) *Protection of water resources and valuable watersheds through pollution treatment or sediment control.* The protection of surface and subsurface water resources afforded by wetlands benefits all potential users of those water resources. The cleansing action of wetlands, through sedimentation and oxidation or precipitation of pollutants, may provide water cleaner than would be the case if the wetlands were destroyed. The loss of wetlands may result in a decline in water quality downstream or in adjacent lakes.

(d) *Recreation.* Wetlands provide spawning and nursery grounds for several species of fish. The availability of these fish may be adversely affected by the loss of these or adjacent wetlands. Nutrients supplied by wetlands are often important to the fisheries food chains of adjacent waters. In addition to their importance to fishermen, many wetland areas provide important hunting, boating, hiking, birdwatching, photography, and other recreational opportunities.

(e) *Other values.* Wetlands provide opportunities for scientific research, visual variety and open space, and educational benefits.

Credits

Sec. filed Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 578.4, 9 NY ADC 578.4

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9 NYCRR 578.5

Section 578.5. Values of particular wetlands

Currentness

The following list describes several wetland covertypes and most other wetland characteristics and assigns one of four value ratings to each. Wetlands may have one or several of these characteristics. The value ratings indicate the overall worth of a given wetland, and in combination with the standards in sections 578.6 through 578.10 of this Part, will provide general guidance to applicants whether a permit will be issued pursuant to this Part.

Values of Particular Value

Wetland Covertypes Rating

(a) Bogs are relatively specialized communities which often contain 2 unusual plant or animal species, including many typical of boreal zones, and are usually very slow-growing.

(b) Classic or kettlehole bogs are very rare, support a limited 1 community of plants highly specialized for life in bogs and are very sensitive to disruption and slow to recover.

(c) Emergent marsh is the most valuable individual covertype and 2 one of the highest in productivity of all temperate ecosystems. The emergent vegetation provides nesting habitat, food and cover for many waterfowl and other wildlife, provides large annual increases in biomass, and cycles large quantities of nutrients into foodchains. Emergent marshes usually contrast with surrounding areas in physical structure and therefore provide habitat diversity and "edge." 56Where purple loosestrife (*Lythrum salicaria*) or reed (*Phragmites australis*) constitute approximately two-thirds or more of the wetland, however, the value assigned is lower (3) as these species are less productive and support much less wildlife use than other marsh species.

(d) Deciduous swamps are frequently used by nesting and migrating 2 waterfowl. They are also heavily used by other birds and wildlife. Deciduous swamps are often intermittently flooded and desiccated. Their soils exhibit high fertility which promotes rapid plant growth and a wide variety of flora and fauna. Windthrow of the shallow rooted trees found in such swamps tends to create habitat variety. During the growing season, such swamps transpire and filter great quantities of water, contributing to the maintenance of water quality and the moderation of micro-climatic conditions.

(e) Deep water marsh may be an important food source for waterfowl 3 and is frequently a valuable area for fish spawning and nurseries. When located adjacent to a larger waterbody it is valuable as well as a water storage area.

(f) Shrub swamps generally have variable values for fish and 3 wildlife. Since they are likely to be of different vegetational

structure than surrounding or adjoining areas, they often supply significant nesting and other wildlife habitat. Shrub swamps adjacent to permanent bodies of water are frequently flooded and provide additional water storage capacity to ameliorate downstream flooding. Shrub swamps may also be located in zones subject to scouring by ice or other waterborne debris. In these areas, shrub swamps, which contain species resistant to scouring damage, stabilize soil and prevent erosion and downstream sedimentation.

(g) Wetlands composed of two or more structural groups have greater value as fish or wildlife habitat. Three structural groups are recognized for determining this value:

- (1) low types, found in wet meadows and emergent marshes;
- (2) shrubs and trees, found in deciduous, coniferous and shrub swamps;
- (3) flat or water, found in deep water marshes, open water and mudflats.

A group must comprise at least 10 percent of the wetland area to be counted as a separate structural group for the purposes of this subdivision.

(h) Coniferous swamps are capable of transpiring large quantities of water over a major portion of the year. This process may, during the summer, contribute to the maintenance of low soil and water temperatures critical to the survival of cold water fish in streams fed by or running through such swamps.

(i) Wet meadows, when associated with other covertypes, are valuable for wildlife, including nesting by wetland birds. When associated with open water and certain other wetland covertypes, wet meadows may also be valuable for fish spawning. When not associated with other wetland covertypes, however, wet meadow is likely to be of relatively lower value.

(j) Artificial mudflats usually have limited or no values for fish and wildlife due to the unpredictability and usually prolonged duration of exposure.

Wetlands Related to Surface Water Systems

(k) Wetlands associated with open water provide breeding and spawning areas as well as food and cover for wildlife and fish using the open water. They are an integral part of open water ecosystems and provide natural nutrient exchange. They purify water entering the open water and may improve its quality whether measured in rate of flow, dissolved oxygen content, clarity, or ionic content. They often provide temporary storm water storage and ameliorate downstream flooding. Wetlands with over 20 acres within the mean high water mark of lakes, ponds, rivers and streams are integral parts of those water bodies and can dramatically affect quality and flow in those waterbodies and are rated highest (1). Wetlands with under two acres in size or not within the mean high water mark are of much less importance to the adjoining water body and are rated lower (3).

(l) Wetlands that are not part of permanent surface water systems have lower hydrological value and are less supportive of fish and waterfowl.

Wetlands with Values due to Productivity or Diversity

(m) Wetlands with unusual species abundance or diversity are unique ecosystems which may contain large heron rookeries, may be the site of other colonial nesting grounds, may be used intensively by migrating birds, or may contain some other abundance or diversity of wildlife or fish. They are relatively more valuable if they are unique or exemplary compared to other wetlands in the State, in the

Adirondacks, or in the county in which they are located, and are rated highest (1).

(n) Wetlands with a total alkalinity of at least 50 ppm are valuable for fish and wildlife since their buffering capacity promotes conditions favorable to the growth of vegetation, providing good wildlife habitat. Alkalinity also indicates natural fertility of the underlying substrate, with potentially high productivity and nutrient turnover.

(o) Wetlands adjacent to fertile upland, indicated by the presence of growing crops or soils suitable for growing crops in the immediate vicinity, are valuable as fish and wildlife habitat due to higher levels of available plant and nutrients and trace elements reaching the wetland.

Wetlands with Values due to Presence of Threatened or Endangered Species

(p) Wetlands with significant evidence of use as key habitat for endangered or threatened wildlife species contribute significantly to the survival prospects for that species. Wetlands providing resident habitat for a species considered endangered or threatened in New York State or the Adirondack Park are the most critical. Wetlands providing migratory habitat, while also essential for perpetuation of the species, are rated lower (2).

(q) Wetlands containing an endangered or threatened plant species similarly contribute to the prospects for survival of such species. If five or fewer sites are known where the plant occurs within New York State or the Adirondack Park, the wetland provides virtually irreplaceable habitat. Wetlands providing any habitat supporting plants endangered or threatened in New York State or the Adirondack Park are nevertheless valuable (2).

Wetlands with Values Due to Geological Features

(r) Wetlands containing, owing their existence to, or ecologically associated with high quality or "textbook examples" of geological features are generally of scientific and educational interest.

(s) Wetlands with slopes greater than one percent have little hydrologic value due to decreased water retention.

Wetlands with Values due to Social Factors

(t) Wetlands located in towns where wetlands of the same covertype are one percent or less of total acreage are valuable due to comparative rarity.

(u) Wetlands that are among the three largest in the town in which located are assigned high values due to comparative rarity.

Wetlands among the three largest of the same covertype are valuable for the same reason (3).

(v) Wetlands with island(s) present within their boundaries provide nesting and refuge for wildlife, visual variety and interest, and an opportunity for recreational or educational activities.

(w) Wetlands of demonstrable historical, archeological or paleontological significance are generally of high value for scientists and laymen alike depending upon the specific historic event, or archeological or paleontological feature involved.

(x) Wetlands that contribute significantly to open space aesthetic values in a hamlet, moderate intensity or low intensity use area serve to preserve open space and aesthetic values in areas where most growth will and should occur according to the Adirondack Park land use and development plan map.

They often provide welcome visual relief due to their natural character, and opportunities for wildlife viewing within built-up areas.

Credits

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Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 578.5, 9 NY ADC 578.5

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9 NYCRR 578.6

Section 578.6. Method for determining overall wetland value

Currentness

Where a wetland contains multiple values based upon more than one factor listed in section 578.5 of this Part:

- (a) The overall wetland value will be no lower than its highest associated value.
- (b) Three or more medium value characteristics (3) will raise a wetland associated value to high (2).
- (c) Three or more high value characteristics (2) will raise a wetland associated value to highest (1).

Credits

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9 NYCRR 578.7

Section 578.7. Advisory opinions as to wetland value ratings

Currentness

(a) The agency staff will, at the request of any person having a legal interest in property and contemplating a regulated activity thereon, provide an advisory opinion as to the value rating of any particular wetland. The opinion may be based on:

(1) the specific characteristics of the wetlands involved, such as:

(i) proximity to streams, lakes, rivers, and aquifer recharge areas;

(ii) coertype or types;

(iii) historical, archaeological or geographical significance;

(iv) location and size in relation to the drainage basin involved;

(v) underlying soil types; and

(vi) historical or traditional use;

(2) whether the wetland possesses any additional values not mentioned in the Freshwater Wetlands Act or this Part;

(3) whether preexisting degradation is present and, if so, if such degradation is irreversible or has diminished the original values of the wetland; and

(4) whether, due to any of these considerations, a value rating other than that derived from these general guidelines is recommended and the basis therefor.

(b) The advisory opinion shall not bind the agency in its review of wetlands projects pursuant to this Part.

Credits

Sec. filed Oct. 15, 1982.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 578.7, 9 NY ADC 578.7

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9 NYCRR 578.8

Section 578.8. Impacts of certain regulated activities

Currentness

Regulated activities will usually have the following impacts:

(a) *Draining* of wetlands lowers average water table elevations. It may increase downstream peak flows and, if normal flow channels are blocked, decrease water storage capacity and downstream base flows. Secondary impacts may occur, such as a successional change in wetland vegetative covertype toward drier types, increased water temperatures, and changes in fish and wildlife use. Complete draining can eliminate wetland vegetation or wetlands themselves.

(b) *Dredging, excavating, or channelizing wetlands, or removing soil, mud, sand, shells, or other aggregate from wetlands* may increase water depth and remove wetland plant species, altering the basic substrate characteristics. Wetlands may be eliminated by creating water levels too deep for wetland vegetation to survive. Fish and wildlife feeding or reproductive use may be altered. Water storage capacity may be increased while changes in covertype variability, turbidity, sediment deposition and substrate erosion may result.

(c) *Filling, dumping, or construction of roads* may decrease wetland area, hence decreasing the multiple benefits derived from wetlands. Impacts may extend beyond the boundaries of the filled area especially if surface or subsurface water movement is affected. For example, loss of storage capacity may result in increased sedimentation of adjacent waters. Ancillary use of the filled area could lead to runoff or leaching of noxious materials or chemicals. Extraneous material incompatible with the wetland (such as certain metals or waste oil and other chemicals) may adversely impact water quality and fish and wildlife use. Such activities may degrade the aesthetic character of the wetland. Ultimately, filling may eliminate a wetland entirely.

(d) *Creation of impervious surfaces* in wetlands, irrespective of other associated developmental activities, may increase surface runoff and thereby may increase turbidity, sedimentation and water flow through wetlands. Increased water flow through wetlands may increase erosion, interfere with natural biological and chemical processes, change covertype patterns, and alter temperatures. Decreases in the functional capacity of wetlands may result as may also introduction of incompatible materials or chemicals (such as trash or gasoline) from the impervious surface over wide areas of the wetland.

(e) *Erecting structures* in wetlands, irrespective of other associated developmental activities, may shade and thus alter wetland vegetation, obstruct or interfere with surface or subsurface water flow, and interfere with fish and wildlife use.

(f) *Placing obstructions or driving piles* in wetlands may interfere with surface or subsurface water flow, or increase water levels, thus affecting wetland water supply, flooding potential and vegetative patterns. The level of impact is related to the amount and location of obstruction. The placing of piles for support of other structures may be a reasonable alternative to placement of fill when water storage capacity or hydrologic absorption values are the primary benefits derived from the wetland, especially when such placement of piles will not create a hazardous obstruction to flowing water containing ice or other water-borne material.

(g) *Introducing wastewater treatment effluent or installing septic tanks or sewer outfalls* in wetlands or adjacent areas may contaminate ground or surface water with undesirable nutrients or organisms. Excessive nutrient loads may alter the vegetative composition or fish and wildlife use, and/or affect the suitability of water for human use. Organisms introduced with wastewater effluent may create a general health hazard. Effluent may increase successional rates through the introduction of excessive levels of nutrients or by warming ambient water temperatures. Abnormal levels of water may be created in wetlands. These impacts may interfere with fish and wildlife as well as human use of water resources.

(h) *Construction of dams, dikes, and other impoundments and control structures* in wetlands or on water bodies running through them usually increases water levels or restricts water flow, altering or eliminating wetland vegetation, and may destroy whole wetlands.

(i) *Other regulated activities* may introduce or increase toxins, noise and other forms of pollution, remove or reduce vegetation or expose soil to erosion. Such activities include, for example, the operation of all-terrain vehicles and airboats, construction of utilities in existing or new corridors, either overhead or underground, disposal of chemicals, introduction or discharge of pollutants, application of pesticides and other chemicals, disposal of solid wastes, clearcutting or other timber harvesting practices, and construction or removal of groins, bulkheads, berms or levies.

Credits

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9 NYCRR 578.9

Section 578.9. Benefits of activity proposed

Currentness

In its review of wetlands projects pursuant to this Part the agency will consider the relative values of wetlands set forth in section 578.5 of this Part, as well as any economic, social or other benefits to be derived from the activity proposed. Such benefits may compel a departure from the general guidelines of this Part, in which case the agency shall document the specific benefits compelling such departure.

Credits

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9 NYCRR 578.10

Section 578.10. Issuance of permits

Currentness

(a) Unless the economic, social and other benefits to be derived from the activity proposed compel a departure from these guidelines, the agency shall not issue a permit for regulated activities in the following wetlands unless the findings set forth below are made.

(1) Wetlands rated 1. The proposed activity:

- (i) would be compatible with preservation of the entire wetland; and
- (ii) would not result in degradation or loss of any part of the wetland or its associated values.

(2) Wetlands rated 2. The proposed activity:

- (i) would result in minimal degradation or destruction of the wetland or its associated values; and
- (ii) is the only alternative which reasonably can accomplish the applicant's objectives; or
- (iii) alternatively to subparagraph (ii), is the only alternative which provides an essential public benefit.

(3) Wetlands rated 3. The proposed activity:

- (i) would result in the minimum possible degradation or destruction of any part of the wetland or its associated values;
- (ii) is the only alternative which reasonably can accomplish the applicant's objectives; and
- (iii) would, weighing the benefits of the activity against its cost and the wetland values lost, provide a net social and/or economic gain to the community.

(4) Wetlands rated 4. The proposed activity is the only alternative which reasonably can accomplish the applicant's objectives.

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9 NYCRR 578.11

Section 578.11. Adjacent area regulation

Currentness

(a) No person shall install any leaching component of an onsite wastewater treatment system or seepage pit or any sewer outfall within the area adjacent to a freshwater wetland without first obtaining an agency permit.

(b) Where, in its review of an application made pursuant to this section, the agency finds that the activity proposed will not impinge upon or otherwise substantially affect the wetland, it may treat the application as a request for determination of jurisdiction pursuant to sections 571.1 and 571.5 of these regulations and issue its determination that no permit is required.

Credits

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9 NYCRR 578.12

Section 578.12. Procedures for the readjustment of freshwater wetlands maps

Currentness

(a) Following promulgation by the Commissioner of Environmental Conservation pursuant to section 24-0301(5) of the Freshwater Wetlands Act of a freshwater wetlands map for any area within the Adirondack Park, the agency may upon application of any person, or upon its own initiative, readjust any such map to clarify the boundaries of the wetlands shown thereon, to correct any errors on the map, or to effect any additions, deletions or technical changes in the map, and to reflect changes as have occurred as a result of the granting of permits pursuant to section 24-0703 of the Freshwater Wetlands Act, section 809 of the Adirondack Park Agency Act or this Part, or natural changes which have occurred through erosion, accretion or otherwise.

(b) Notice of such readjustments shall be given by:

(1) filing a copy of the agency's order and relevant portion of the map in (i) the central office of the Department of Environmental Conservation, and (ii) each regional office of the Department of Environmental Conservation and the office of the clerk of each county, town or village in which the affected wetlands or parts thereof are located;

(2) mailing a copy of such order and portion of the map by certified mail to (i) each owner of the wetlands or portions thereof affected as shown on the latest completed tax assessment roll, and by mail to (ii) the chief administrative officer and clerk of each county, town or village in which the affected wetlands or parts thereof are located; and

(3) causing a copy of such order to be published in at least two newspapers of general circulation in the area where the affected wetlands or parts thereof are located.

Credits

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9 NYCRR 578.13

Section 578.13. Freshwater Wetlands Appeals Board

Currentness

The Freshwater Wetlands Appeals Board is empowered to review the following agency actions:

- (a) determinations pursuant to section 571.2 of these regulations as to the existence of wetlands and the locations of wetland boundaries;
- (b) actions on wetlands projects jurisdictional solely pursuant to the Freshwater Wetlands Act;
- (c) classification of wetlands, promulgation of minimum land use regulations for freshwater wetlands, approval or disapproval of proposed freshwater wetland land use regulations submitted by a local government and farming land use regulations in the event of disapproval, action on applications to change such land use regulations, and orders or regulations issued pursuant to section 582.2 of these regulations;
- (d) determination of applications and determinations not to require a permit made pursuant to section 578.11 of this Part;
- (e) determinations to regulate extended adjacent areas made pursuant to section 582.8(d) of these regulations;
- (f) readjustment of freshwater wetlands maps pursuant to section 578.12 of this Part;
- (g) any other order or decision made pursuant to this Part and reviewable pursuant to section 24-1103 of the Freshwater Wetlands Act. The regulations of the board are set forth at 6 NYCRR Part 647.

Credits

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9 NYCRR 578.14

Section 578.14. Effective date of this Part

Currentness

This Part shall take effect May, 1, 1983, except that:

- (a) as to those activities referred to in sections 573.7(b)(1)(ii) and 573.7(e)(1) of this Title in coniferous swamps, it shall take effect August 1, 1983; and
- (b) it shall apply to State agencies immediately.

Credits

Sec. filed Oct. 15, 1982; amd. filed Aug. 1, 1983 eff. Aug. 1, 1983.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 578.14, 9 NY ADC 578.14

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 579, Refs & Annos
[Currentness](#)

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9 NYCRR 579.1

Section 579.1. General rules

Currentness

(a) Any State agency which intends to undertake new land use or development on State or private land within the Adirondack Park, other than the Department of Environmental Conservation, whose activities are governed by the State Land Master Plan and individual unit management plans adopted thereunder, shall:

(1) give due regard to the provisions of the land use and development plan and the shoreline restrictions; and

(2) comply with section 814 of the Adirondack Park Agency Act and the provisions of this Part.

(b) A land use or development proposed to be undertaken on State land by any person shall be considered the project of the State agency having jurisdiction over the land and shall be subject to section 814 of the Act and the provisions of this Part.

(c) A class A or class B regional project proposed by a State agency, other than a rivers project or a wetlands project, shall be reviewed according to the procedures set forth in Part 572 of these regulations.

(d) Any State agency proposing a rivers project on private land shall obtain an agency permit pursuant to Part 577 of these regulations.

(e) Any State agency proposing a wetlands project on State or private land shall obtain an agency permit pursuant to section 578.3 of these regulations.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 579.1, 9 NY ADC 579.1

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9 NYCRR 579.2

Section 579.2. Definitions

Currentness

As used in this Part:

(a) **Prior to the submission of a formal budget request** shall mean prior to the submission of a request to the Division of the Budget for authorization to advertise for receipt of bids (bid authorization) as required by the **Budget Policy and Reporting Manual**, item E-010. In preparing such requests, State agencies should identify the fact that the location of the project is in the Adirondack Park and subject to section 814 of the Adirondack Park Agency Act.

(b) **State agency** means any department, bureau, commission, board or other agency of the State, including any public benefit corporation any member of which is appointed by the Governor.

(c) **State agency project** means any new land use or development by a State agency, other than a class A or class B regional project, a river project or a wetlands project.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 579.2, 9 NY ADC 579.2

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9 NYCRR 579.3

Section 579.3. Procedures for review of State agency projects

Currentness

- (a) Any State agency proposing a State agency project shall file a notice of intent with the agency which shall:
- (1) consist of a completed agency notice of intent form or be labelled Notice of Intent to Undertake Land Use or Development Within the Adirondack Park;
 - (2) be filed at the earliest time practicable in the planning of the project, and in any event prior to the submission of a formal budget request for the funding of the project;
 - (3) include all materials prepared by the State agency pursuant to the State Environmental Quality Review Act.
- (b) Within 15 working days of the filing of a notice of intent, the agency shall determine whether the notice is complete. If the agency fails to make such determination within such 15-day period, the notice shall be deemed complete. If the agency determines the notice is incomplete, it shall provide the State agency a concise statement of the additional information that will be required. The submission of additional information shall commence a new 15-day period for agency determination of completeness.
- (c) The notice of intent shall not be complete unless it contains the same information as would be required under Part 572 of these regulations for a project of the same nature and scope.
- (d) Following an agency determination that the notice of intent is complete, the State agency shall not undertake the project for a period of 30 days. During this period, the agency shall make one of the following determinations:
- (1) the project will not be inconsistent with the provisions of the Adirondack Park land use and development plan and the shoreline restrictions, and will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the park, taking into account the economic and social benefits to be derived from the project;
 - (2) the project will not be inconsistent with the plan and will not have an undue adverse impact provided certain conditions are met; or

(3) the project might be inconsistent with the plan or may have an undue adverse impact. In making the determination as to undue adverse impact, the agency shall apply the development considerations as further defined by section 574.5 of these regulations.

(e) The agency determination pursuant to subdivision (d) of this section shall be provided the State agency prior to the end of the 30-day period. Unless, within 15 days of its receipt of the determination, the State agency reports, pursuant to section 579.4(a)(2)(i) of this Part that it will comply with the conditions set forth by the agency, an agency determination pursuant to paragraph (d)(2) of this section will convert to a paragraph (d)(3) determination.

(f) If the agency determines, pursuant to paragraph (d)(3) of this section, that the State agency project might be inconsistent with the provisions of the plan or may have an undue adverse resource impact, or if such a determination is reached pursuant to subdivision (e) of this section, it shall notify the State agency by mail that a public hearing will be commenced on the project within 30 days of the notice and, at the same time, shall issue an order not to undertake the project for up to 90 days following the commencement of the hearing.

(g) Public hearings on State agency projects shall be governed by the provisions of Part 580 of these regulations. The burden of proving that a project will not be inconsistent with the plan and will not have an undue adverse impact shall rest with the State agency.

(h) Within 90 days of the completion of a public hearing on a State agency project, the agency shall make one of the following determinations and transmit it to the State agency:

(1) the project will not be inconsistent with the provisions of the land use and development plan and the shoreline restrictions, and will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the park, taking into account the economic and social benefits to be derived from the project;

(2) the project will not be inconsistent with the plan and will not have an undue adverse impact, provided certain conditions are met; or

(3) the project will be inconsistent with the plan or will have an undue adverse impact.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 579.3, 9 NY ADC 579.3

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9 NYCRR 579.4

Section 579.4. State agency response to agency determinations

Currentness

(a) Within 15 days of receipt of an agency determination concerning a State agency project (except those pursuant to section 579.3[d][3] of this Part), the State agency shall make one of the following responses to the agency, in writing:

(1) if the agency determined that the project will not be inconsistent with the plan and will not have an undue adverse impact upon the resources of the park, the State agency shall report that it will undertake the project in accordance with the findings of fact of the agency decision;

(2) if the agency determined that the project will not be inconsistent with the plan and will not have an undue adverse impact, provided certain conditions are met, the State agency (i) shall report that it will comply with the conditions, or (ii) if it proposes not to comply with the conditions, shall fully explain and justify why it will not comply;

(3) if the agency determined that the project will be inconsistent with the plan or will have an undue adverse impact, the State agency (i) shall report that it will not undertake the project, or (ii) if it proposes to undertake the project, shall fully explain and justify such decision and describe the measures it will take to mitigate the inconsistency or adverse impacts.

(b) The State agency shall file its responses under this section with the office of the Governor and with the chief elected officer and planning board chairman of each county, town or village in which the project is proposed.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 579.4, 9 NY ADC 579.4

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9 NYCRR 579.5

Section 579.5. Repealed

[Currentness](#)

Credits

Sec. filed March 12, 1979; repealed, filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 579.5, 9 NY ADC 579.5

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9 NYCRR 580.0

Section 580.0. Repealed

[Currentness](#)

Credits

Sec. filed Feb. 1, 1972; repealed, filed March 28, 1974.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.1

Section 580.1. Applicability of this Part

Currentness

- (a) Except as provided in subdivision (b) of this section, this Part applies to public hearings held on all projects.
- (b) This Part does not apply to public hearings on variances where no agency permit is required, or to public hearings on projects requiring variances which are held solely to consider the variance request. Such hearings will be held in accordance with section 576.5 of this Title.
- (c) Except as required by article 3 of the State Administrative Procedure Act, the agency staff is authorized to waive any or all of the procedural provisions of this Part in the case of single family dwellings, mobile homes or subdivisions of land involving less than five lots, parcels or sites. Hearings on such projects shall be as informal as possible.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, new filed: March 28, 1974; March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.1, 9 NY ADC 580.1

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9 NYCRR 580.2

Section 580.2. Determination to conduct public hearing

Currentness

(a) *Criteria.* The criteria employed in determining whether to conduct a public hearing include:

- (1) the size and/or complexity of the project, whether measured by cost, area, effect upon municipalities, or uniqueness of resources likely to be affected;
- (2) the degree of public interest in the project, as evidenced by communication from the general public, governmental officials or private organizations;
- (3) the presence of significant issues relating to the criteria for approval of the project;
- (4) the possibility that the project can only be approved if major modifications are made or substantial conditions are imposed;
- (5) the possibility that information presented at a public hearing would be of assistance to the agency in its review;
- (6) the extent of public involvement achieved by other means;
- (7) whether an environmental impact statement will be prepared pursuant to the State Environmental Quality Review Act; and
- (8) the statutory finding required by section 814(2) of the Adirondack Park Agency Act in the case of State agency projects reviewed thereunder.

(b) *When determination made.* The agency will make the determination not later than 60 calendar days (or, in the case of minor projects, 45 calendar days) following notification that the application is complete. A determination may be made prior to such notification with the agreement of the project sponsor.

(c) *Delegation of determination.* The agency may, in any particular case, delegate the authority to determine to hold a public hearing, or to cancel or not schedule a hearing and approve a project upon specified conditions, to the chairman, executive director or the deputy director-regulatory programs.

(d) *Notification of determination; opportunity for submission of new application.* The notification that a public hearing will be held shall state that the project sponsor may submit a new application. The hearing shall not be held or scheduled until the 15th day following the notification, unless such period is waived in writing by the project sponsor. If a new application is submitted, the agency shall reconsider its determination to hold a public hearing.

(e) If a hearing is to be held, a summary of hearing procedures shall be made available to the project sponsor and any other person on request.

Credits

Sec. filed Feb. 1, 1972; repealed, new filed: March 28, 1974; March 12, 1979; amds. filed: Oct. 15, 1982; Aug. 25, 2005 eff. Sept. 14, 2005. Amended (c).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.2, 9 NY ADC 580.2

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9 NYCRR 580.3

Section 580.3. Limitation of issues

Currentness

The agency may determine to limit the issues to be considered at the hearing, in which case it will advise the project sponsor of its determination and the notice of hearing will specify the issues to be considered.

Credits

Sec. filed Feb. 1, 1972; repealed, new filed: March 28, 1974; March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.4

Section 580.4. Notice of public hearing

Currentness

(a) *Contents.* The notice of public hearing shall include:

- (1) the time and place of the hearing;
- (2) the authority pursuant to which the hearing is held;
- (3) the name of the project sponsor;
- (4) a brief description of the location, nature and scope of the project;
- (5) if the project requires a variance from the shoreline restrictions of section 806 of the Adirondack Park Agency Act or of Part 577 of this Title, the type and degree of variance required;
- (6) unless the agency has limited the issues to be considered pursuant to section 580.3 of this Part, the major issues likely to be considered at the hearing;
- (7) a statement that the application and supporting materials are available for public inspection pursuant to Part 587 of this Title;
- (8) a statement that any person may speak or submit a written statement; and
- (9) a statement that any person (other than those listed in this subdivision and subdivision [b] of this section) who desires to become a party to the hearing in order to present evidence and cross-examine witnesses must comply with the procedures set forth in section 580.7 of this Part.

(b) *To whom sent.* Notice of public hearing shall be given:

- (1) by sending a copy of the notice, by certified mail, to the project sponsor;
 - (2) by sending a copy of the notice, by certified mail, to each owner of record of the land involved;
 - (3) by sending a copy of the notice, by mail, to:
 - (i) the Adirondack Park local government review board;
 - (ii) the chairman of the county, town or village planning board or agency, if any; the clerk of the county, town or village; the supervisor of the town and, if applicable, the mayor of the village, wherein the project is proposed to be located;
 - (iii) the chairman of the appropriate regional planning board;
 - (iv) any landowners within 500 feet of any border of the property (to the extent reasonably discernible from the latest completed tax assessment roll);
 - (v) the clerk of any town or village within 500 feet of the land involved;
 - (4) by publication of a copy of the notice, at least once, in a newspaper having general circulation in the area;
 - (5) by conspicuous posting, on the land involved, of a notice of the time, date, place of the hearing;
 - (6) by sending a copy of the notice by mail to the environmental notice bulletin for publication therein, and to any person or State agency which has previously filed with the agency, in January of the current year, a written request for individual notice of the particular hearing, or of hearings on particular types of projects, or those to be located in particular places or types of places, in accordance with the terms of the request; and
 - (7) by sending a copy of the notice by mail to any person upon request and to such other persons as the agency determines.
- (c) The notices referred to in paragraphs (b)(1), (2), (3) and (6) of this section shall be mailed at least 15 days in advance of the hearing. The publication and posting requirements of paragraphs (b)(4) and (5) shall be complied with at least 10 days in advance of the hearing.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amds. filed: Oct. 15, 1982; April 15, 2002 eff. May 1, 2002; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 580.4, 9 NY ADC 580.4

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9 NYCRR 580.5

Section 580.5. Parties to the hearing

Currentness

In addition to the project sponsor and the persons named in section 809(3)(e) of the Adirondack Park Agency Act, the parties to the hearing shall be:

- (a) any State agency;
- (b) any person receiving individual notice pursuant to section 580.4(b)(3) of this Part; and
- (c) persons granted intervention pursuant to section 580.7 of this Part.

Credits

Sec. filed Feb. 1, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.5, 9 NY ADC 580.5

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9 NYCRR 580.6

Section 580.6. Duty of the agency staff

Currentness

- (a) The agency staff shall present evidence concerning the pertinent development considerations and the other required findings of section 809(9) or section 809(10) of the Adirondack Park Agency Act, the Wild, Scenic and Recreational Rivers System Act, section 814 of the Adirondack Park Agency Act, or other applicable provisions of these regulations. The agency staff, while not a party to the hearing, shall have the right to participate fully in the hearing and shall act as an advocate for a full and complete record upon which an informed decision can be made. The staff is not required to assume the project sponsor's burden of proof.
- (b) The agency staff shall state at the outset of the hearing which of the development considerations and other required findings it considers pertinent to the project and shall briefly outline the evidence it intends to present.
- (c) Upon a sufficient showing by any person or party made at any time during the hearing, or on his own motion, the hearing officer may order the agency staff to produce evidence with respect to any of the development considerations or other required findings.
- (d) The agency staff shall assist any uncounselled sponsor of a minor project in entering his application and supporting evidence on the record.
- (e) Any documents required to be served upon a party shall also be served upon the agency staff.

Credits

Sec. filed Feb. 1, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.6, 9 NY ADC 580.6

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9 NYCRR 580.7

Section 580.7. Intervention

Currentness

(a) Any person may seek to become a party in order to present evidence, cross-examine witnesses, and otherwise participate in a public hearing by filing a written petition with the executive director or, if he has been selected at the time of its filing, the hearing officer. The petition shall be filed prior to the commencement of the hearing and shall:

(1) if submitted by an organization, state the nature and purpose of the organization, number of members, organizational structure, history of formation and legal nature, and include a copy of any charter, certificate of incorporation, bylaws, constitution or the like;

(2) demonstrate capacity to participate in administrative proceedings and to supply information or expertise relative to matters likely to be considered at the hearing;

(3) state whether the petitioner has participated in any previous legal or administrative proceedings similar to those conducted by the agency;

(4) state the petitioner's relationship to the matters involved, the nature of the evidence or argument he intends to present, and any other matter the petitioner believes relevant to granting the petition;

(5) demonstrate that the petitioner has a material social, economic or environmental interest which is likely to be affected by the agency decision concerning the project.

(b) The executive director or hearing officer may require additional information from the petitioner, including evidence in support of the petition and shall allow other parties to be heard with respect to the petition. He may conduct an inquiry into any issues arising from the petition, which will be made a part of the record of the hearing.

(c) The executive director or hearing officer shall grant or deny the petition within five business days of its receipt, or the receipt of such additional information or testimony as has been requested.

(d) The executive director or hearing officer shall grant the petition if he finds that the petitioner has an interest described in paragraph (a)(5) of this section, or that granting party status to the petitioner is necessary to or would further the purpose of the hearing.

(e) In granting the petition, the executive director or hearing officer may limit the participation of the petitioner to areas in which his expertise would prove beneficial or in which his interests may be affected.

(f)

(1) Any decision of the executive director or the hearing officer to grant or deny intervention may, within five days of receipt, be appealed to the agency, which will decide the appeal at its next regular meeting. Other parties may submit briefs in support of or in opposition to the decision.

(2) Notice of such appeal and a copy of all materials submitted in support thereof shall be given the executive director or hearing officer and all parties to the hearing. Upon receipt of notice of such an appeal, the hearing officer shall decide whether to adjourn the hearing, or to make such other order protecting the interests of the parties and the petitioner as justice requires, including an order that witnesses be recalled should the decision be reversed.

(g) The hearing officer may permit any person to petition for intervention at any time after the first day of the hearing and before the last day on which testimony is taken, if it is shown that reasonable cause exists for failure to file timely, that no party will be prejudiced, and that the participation of the petitioner is essential to an informed decision.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.7, 9 NY ADC 580.7

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9 NYCRR 580.8

Section 580.8. Selection of hearing officer

Currentness

(a) The agency shall select a hearing officer as early as possible following its determination to hold a hearing. The hearing officer shall make full disclosure, as part of the record, of all information he deems relevant to the issue of bias or other disqualification.

(b) Any issue concerning the qualification of the hearing officer shall be resolved in a pre-hearing conference if possible. All parties shall be given sufficient opportunity to challenge his designation by filing the affidavit referred to in [section 303 of the State Administrative Procedure Act](#) with the executive director, on notice to the hearing officer and the other parties.

(c) Upon receipt of a copy of the affidavit, the hearing officer and the other parties to the hearing may submit responding similar affidavits concerning bias or disqualification. Failure to do so will be considered to mean that the selection of the hearing officer is acceptable to the party.

(d) The executive director shall decide the challenge within two business days of receipt of the affidavit and any responding affidavits. If he deems the challenging affidavit insufficient, he may either allow the party filing it to submit further written evidence, or he may order that the proceedings continue.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.8, 9 NY ADC 580.8

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9 NYCRR 580.9

Section 580.9. Pre-hearing conferences

Currentness

The hearing officer may direct the parties to appear for a conference to simplify, define, limit or resolve issues. The hearing officer shall summarize for the record the action taken at the conference and any admissions, stipulations or agreements which were made by the parties.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.9, 9 NY ADC 580.9

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9 NYCRR 580.10

Section 580.10. Appearances

Currentness

- (a) Any person representing a party may be required, on the motion of any party or on the hearing officer's own motion, to demonstrate his authority to act for and to bind the party.
- (b) If a party fails to appear at the hearing, he shall be deemed to have waived the right to participate in the proceedings, except for good cause shown and in the discretion of the hearing officer.
- (c) In the event that a party appears at a hearing and no other party appears, he may elect to present his evidence in the form of affidavits to be submitted at a future date or by oral testimony before the hearing officer.
- (d) The hearing officer may relieve any party of the consequences of any default upon a showing of good cause.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.10, 9 NY ADC 580.10

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9 NYCRR 580.11

Section 580.11. Pleadings; motions

Currentness

(a) *Notice of hearing.* The notice of hearing and all documentary proof of notice, the application and all supporting documents shall be deemed admitted, subject to a motion to strike, made before the close of the hearing. Upon a motion to strike the notice of hearing or any documentary proof of notice, the hearing officer may direct the agency staff to present testimony concerning notice.

(b) The burden shall be on the project sponsor to present testimony concerning the matters alleged in the application.

(c) *Motions.* Applications to the hearing officer for rulings, orders or determinations, including requests to recommend that the application be approved, approved on stated conditions, or disapproved, may be made orally during the hearing or in writing. The hearing officer shall give all parties an opportunity to respond thereto.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982. Amended (a).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.11, 9 NY ADC 580.11

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9 NYCRR 580.12

Section 580.12. Adjournments

Currentness

- (a) An application for an adjournment made in advance of the first hearing day, or while the hearing is in recess, shall not be granted except for good cause shown and unless written request is presented therefor to the hearing officer on notice to the parties three business days in advance of the next scheduled hearing session.
- (b) An application for an adjournment made during a hearing shall not be granted except for good cause shown.
- (c) Hearings shall be adjourned to a time, day and place certain. No further formal notice need be given; however, the agency may give such notice of the reconvening of a hearing as it deems appropriate.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.13

Section 580.13. Consolidation, severance and failure of notice

Currentness

The hearing officer shall have power concerning consolidation, severance and failure of notice to make such order as justice requires. Upon his own motion and upon motion of any party, he may order a joint hearing of any or all matters in issue involving common questions of fact. He may, jointly with any other agency hearing officer, order consolidation of hearings, and may make any other orders as may tend to avoid delay. He may order a severance of the hearing and may order separate hearings in respect to any issue.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.14

Section 580.14. Conduct of the hearing

Currentness

(a) *The hearing officer.*

(1) Any public hearing may be conducted by an agency member or employee or other person designated as a hearing officer by the agency. The designation of a hearing officer shall be in writing and made part of the record.

(2) A person may not serve as a hearing officer if he:

(i) has any financial interest, direct or indirect, in any matter involved in the proceedings;

(ii) is related by blood or marriage to any party;

(iii) has participated in any investigation with respect to the project or in the development or evidence to be introduced at the hearing; or

(iv) is otherwise disqualified.

(3) The hearing officer shall conduct the hearing in a fair and impartial manner, and shall assure that a complete record is kept pursuant to paragraph (g)(2) of this section.

(4) The hearing officer shall have power to:

(i) direct the parties to appear and confer at any time prior to or during the course of the hearing to consider the simplification of issues by consent of the parties;

(ii) rule upon motions;

(iii) set the time and place of hearings beyond the initial hearing day, regulate the course of the hearing; adjourn the hearing from time to time, indicate the place of the adjourned hearing; and fix the time for the filing of briefs and other documents;

(iv) administer oaths and affirmations;

(v) in conformance with subdivision (d) of this section, sign and issue subpoenas in the name of the agency at the request of any party, requiring the attendance and testimony of witnesses and the production of books, papers, records, contracts and other documentary evidence; however, this subparagraph shall not affect the authority of an attorney for a party to issue subpoenas under the Civil Practice Law and Rules;

(vi) summon and examine witnesses and receive evidence;

(vii) upon good cause shown by any party, order the production of specified documents for inspection and copying, and the use of written interrogatories, consistent with the general principles of article 31 of the Civil Practice Law and Rules;

(viii) provide for the taking of testimony by deposition;

(ix) admit or exclude evidence;

(x) hear and determine arguments of fact or law; and

(xi) do all acts and take all measures necessary for the maintenance of order and the efficient conduct of the hearing.

(5) If requested to do so by the agency at the time of his designation, the hearing officer shall make findings of fact and conclusions of law based on the record and shall forward a report to the agency for acceptance, rejection or modification.

(6) Upon declination, failure to serve, death, resignation, removal or disqualification of the hearing officer, the agency may designate a successor who may continue the proceedings.

(b) *Order of proceedings.*

(1) The hearing officer shall convene the hearing and shall present a brief summary of the hearing, the project involved, the applicable statutes and regulations, the possible consequences of the determination in the proceedings, and the procedures to be followed during the hearing.

(2) The appearance of each party shall be entered on the record.

(3) The hearing officer may order the project sponsor to make a brief, informal presentation of the project at the outset of the hearing and to answer questions from members of the public who are not parties. Such a proceeding shall not relieve the project sponsor of his burden to present competent evidence in support of the application, nor shall it deprive the other parties of the right to cross-examine witnesses.

(4) The hearing officer may determine the sequence of participation, taking into account the convenience of parties or witnesses, clarity of the record, and similar considerations. As a general rule, the project sponsor shall proceed first, followed by the agency staff, other governmental agencies, and other parties.

(5) All parties may make brief opening statements outlining their position regarding the project.

(6) Direct case.

(i) In addition to proving the allegations of the application, the project sponsor shall have the burden of demonstrating that the project will be in compliance with applicable statutory and regulatory requirements.

(ii) Each other party shall have the right to introduce testimony and other evidence.

(7) Cross-examination.

(i) Each party shall be entitled to cross-examine the witnesses of every other party.

(ii) Generally, cross-examination shall take place immediately after direct examination.

(iii) The hearing officer shall assist unrepresented parties in cross-examination and may also conduct examination.

(iv) The hearing officer may allow redirect and recross-examination.

(v) The hearing officer may call or recall witnesses.

(8) Rebuttal.

(i) Each party may offer rebuttal evidence to deny any material affirmative facts upon which evidence from any other party has been entered.

(ii) Rebuttal evidence shall be limited to evidence presented in the direct case of the parties.

(9) Closing statements and briefs.

(i) After the testimony and evidence have been received, all parties may make brief closing statements summarizing their positions.

(ii) The hearing officer may request or allow the filing of hearing briefs, during the course of or upon the conclusion of the hearing, relating to any issue of law, motions, rulings or positions taken.

(iii) Fifteen copies of final briefs shall be submitted to the agency and shall contain proposed findings of fact, with citation to the record as to where such finding finds support, and proposed conclusions of law relative to the required statutory and regulatory determinations. Final briefs may propose conditions to be imposed upon agency approval of the project.

(iv) The hearing officer shall establish the time for submission of hearing and final briefs.

(10) Hearings shall be adjourned on the final day by the hearing officer, subject to any further action that may be taken by the agency.

(11) The hearing shall be officially closed upon the receipt of the stenographic transcript, the receipt of any additional documents or other material agreed at the hearing to be made available after the hearing, or the submission of final briefs by the parties, whichever occurs later.

(c) *Post-hearing motions.* The hearing officer is authorized to rule upon all motions made prior to the last day of the hearing. The agency will rule upon all motions and requests submitted thereafter in the course of its determination on the project.

(d) *Subpoenas.*

(1) A subpoena compelling the production of books or records shall only be issued by the hearing officer upon written showing of necessity. Such a subpoena shall designate specifically the documents required to be produced.

(2) The service of a subpoena is the responsibility of the party requesting it.

(3) If a witness fails to respond to a subpoena, the record of the hearing shall note such default. If the hearing officer determines that the testimony of the witness is essential for the completion of a party's case, he shall adjourn the hearing until the party has a reasonable opportunity to attempt to obtain compliance with the subpoena.

(e) *Stipulations.* Stipulations may be incorporated into the stenographic record of the hearing or subscribed in writing and filed with the hearing officer.

(f) *Prefiled testimony.*

(1) Wherever feasible, the hearing officer may request or require that testimony be reduced to writing and distributed to the parties sufficiently in advance of the hearing date to permit their review.

(2) Unless otherwise stipulated by the parties, prefiled testimony shall be attested to at the hearing and the witness shall be available to be cross-examined.

(g) *Record of the hearing.*

(1) Testimony and other proceedings shall be transcribed verbatim; however, where the parties so stipulate, or in any hearing on a minor project, testimony may be recorded by electronic means and a summary thereof may be prepared by the agency staff, upon notice to the other parties and with an opportunity to file comments or argument as to its completeness.

(2) The official record of the hearing shall be filed with the agency and shall include:

(i) the application and all notices (including the notice of hearing and any notices of appearance) and motions;

(ii) any affidavit of publication of the notice of hearing;

(iii) the transcript of the testimony taken at the hearing, and the exhibits entered into evidence;

(iv) any letters, statements, petitions or comments;

(v) any admissions, agreements or stipulations;

(vi) a statement of matters officially noticed;

(vii) offers of proof, objections thereto and rulings thereon;

(viii) proposed findings and exceptions, if any; and

(ix) the hearing officer's report to the agency, if any.

(3) The agency may use electronic recording devices and any other reasonable method of recording of the proceedings in lieu of a certified reporter. A copy of the transcript will be available at agency headquarters for review by the parties.

(h) *Reopening of the hearing.*

(1) At any time prior to issuing its final determination, on its own motion or at the request of any party, the agency may direct that the hearing be reopened to secure additional evidence. At the option of the project sponsor, the hearing shall not be deemed closed until the reopened proceedings are complete.

(2) Requests to the agency to reopen the hearing thereafter must be made within 30 days of the issuance of a final determination, may be made only by the project sponsor, and may be made only for good cause shown.

(i) *Service of papers.* Except where statute or these regulations otherwise provide, all notices and papers connected with a hearing and the order or final determination of the agency may be served by ordinary mail. Any party initiating motions, requests, briefs or other written material in connection with the hearing shall serve such materials on the other parties.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.14, 9 NY ADC 580.14

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9 NYCRR 580.15

Section 580.15. Evidence

Currentness

(a) *General.*

- (1) The rules of evidence observed by courts shall not be strictly applied, but all evidence must be competent, material and relevant. Hearsay evidence is admissible if a reasonable degree of reliability thereof is shown.
- (2) The hearing officer shall preclude immaterial, irrelevant or unduly repetitious evidence or cross-examination.
- (3) No decision, determination or order shall be made except upon consideration of the record as a whole and as supported by and in accordance with substantial evidence.

(b) *Official notice.*

- (1) Official notice may be taken by the hearing officer or agency:
 - (i) of such facts which are so generally known or of such common notoriety that they cannot reasonably be the subject of dispute; or
 - (ii) of specific facts and propositions of generalized knowledge which are capable of immediate and accurate determination by resort to easily accessible sources of indisputable accuracy; or
 - (iii) of generally recognized technical or scientific facts within the agency's specialized knowledge.
- (2) Parties shall be notified of any facts as to which official notice is proposed to be taken and afforded an opportunity to dispute the facts or their materiality.

(c) *Documentary and demonstrative evidence.*

(1) Documentary evidence may be offered but must be relevant, competent and material.

(2) Where a part of a document is read into evidence, any party is entitled to have the whole of the document read or made a part of the record.

(3) Demonstrative evidence shall be allowed if competent, relevant and material, and if a record of the demonstration can be preserved by testimony and exhibit.

(d) *Witnesses*. Each witness shall be sworn or make an affirmation.

(e) *Unsworn testimony*. Unsworn testimony will be considered arguments bearing on evidence otherwise entered.

Credits

Sec. filed Feb. 1, 1972; amd. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 580.16

Section 580.16. Joint proceedings

Currentness

The agency may, by agreement with any Federal, State or local governmental body having concurrent jurisdiction over a project or related application, provide for joint notices and joint hearings. Joint hearings will be held whenever possible.

Credits

Sec. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.17

Section 580.17. Ex parte communications

Currentness

- (a) No party shall, directly or through a representative, communicate with the hearing officer designated for any particular hearing, in connection with any issue of fact or law involved in any pending application, except upon notice and opportunity for all parties to participate.
- (b) Hearing officers requested to hear and report may have the aid and advice of agency staff other than the staff which has been or is engaged in the investigative or prosecuting functions in connection with the case under consideration or a similar case.
- (c) Section 587.4 of this Title, concerning ex parte communications with the agency, shall also apply.

Credits

Sec. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.18

Section 580.18. Agency determination and order

Currentness

(a) The agency staff may summarize the record of any hearing for the aid of the agency. The parties participating in the hearing shall be provided an opportunity to make written comment with respect to the completeness of the summary. Comments shall be directed to the record and shall not consist of argument or reference to matters outside the record.

(b) Agency members deliberating and voting on a project may communicate with other members of the agency and may have the aid and advice of agency staff other than staff which has been or is engaged in the investigative or litigating functions in connection with the review of the project or any factually related matters.

(c) The decision, determination or order shall be in writing or stated in the minutes required by section 587.2(e) of these regulations, and shall include findings of fact and conclusions of law or reasons for the decision, determination or order. The making of findings of fact shall constitute a ruling upon each finding proposed by the parties.

(d) Unless otherwise ordered by the hearing officer or unless the parties stipulate to a longer period, the agency decision, determination or order shall be mailed on or before 60 calendar days after receipt by the agency of a complete record, as defined in [section 302\(1\)\(a\)-\(e\) of the State Administrative Procedure Act](#).

(e) A copy of the decision, determination or order shall be delivered or mailed to each party and to his attorney of record.

Credits

Sec. filed Dec. 26, 1972; repealed, filed March 28, 1974; new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982. Amended (c).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.18, 9 NY ADC 580.18

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9 NYCRR 580.19

Section 580.19. Public hearings on draft environmental impact statements to be combined

Currentness

Any hearing on a draft environmental impact statement prepared pursuant to the State Environmental Quality Review Act shall be consolidated with any hearing held pursuant to this Part to the maximum extent practicable.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 580.20

Section 580.20. Extension of time by consent

Currentness

Any time period specified in this Part may be extended for good cause by written mutual consent of the project sponsor and the agency staff.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 580.20, 9 NY ADC 580.20

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 581, Refs & Annos
[Currentness](#)

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Subpart 581-1. Introduction

NYCRR Title 9, Subt. Q, Ch. II, Pt. 581, Subpt. 581-1, Refs & Annos
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Part 581. Enforcement (Refs & Annos)
Subpart 581-1. Introduction (Refs & Annos)

9 NYCRR 581-1.1

Section 581-1.1. Applicability

Currentness

(a) Any violation of the Adirondack Park Agency Act, the New York State Freshwater Wetlands Act within the Adirondack Park, the New York State Wild, Scenic and Recreational River Systems Act on private lands within the Adirondack Park, the agency's regulations, the terms or conditions of any permit or order issued by the agency, or of the terms or conditions of any agreement administratively resolving a violation, shall be grounds for enforcement in accordance with the provisions of this Part.

(b) Any agency proposal to modify the terms or conditions of any permit or variance issued by the agency shall be undertaken in accordance with the provisions of this Part.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-1.1, 9 NY ADC 581-1.1

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Subpart 581-1. Introduction (Refs & Annos)

9 NYCRR 581-1.2

Section 581-1.2. Definition of terms

Currentness

The following terms shall have the stated meanings when used in Part 581:

- (a) **Act** means the Adirondack Park Agency Act, Executive Law, article 27.
- (b) **Agency** means the Adirondack Park Agency as defined in [Executive Law, section 803](#).
- (c) **ECL** means the New York State Environmental Conservation Law.
- (d) **Executive director** means the executive director of the agency or his designee.
- (e) **FWA** means the Freshwater Wetlands Act, ECL article 24.
- (f) **Hearing officer** means an officer, employee or other designee of the agency who presides over administrative enforcement hearings and related proceedings.
- (g) **Order** means any order issued by the agency or its designated agent.
- (h) **Permit** means any permit or variance issued by the agency or its designated agent.
- (i) **Permit holder** means any person or State agency that has been issued an agency permit or variance pursuant to the Act, the FWA, or the Rivers Act or any person or State agency that has assumed the benefits and obligations of an agency permit or variance pursuant to law, regulation, permit condition or property ownership.
- (j) **Person** means an individual, corporation, partnership, association, trustee, municipality or other legal entity but shall not include the State or any State agency except for matters considered pursuant to the FWA and the Rivers Act.

(k) **Respondent** means any person receiving a notice of apparent violation, a notice of hearing or a notice of intent, a cease and desist order, or any other order pursuant to this Part, or who resolves a violation by agreement with the agency.

(l) **SAPA** means the State Administrative Procedure Act.

(m) **Rivers Act** means the Wild, Scenic & Recreational River Systems Act, ECL article 15, title 27.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 581-1.2, 9 NY ADC 581-1.2

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Subpart 581-2. General Enforcement Process

NYCRR Title 9, Subt. Q, Ch. II, Pt. 581, Subpt. 581-2, Refs & Annos
[Currentness](#)

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Subpart 581-2. General Enforcement Process (Refs & Annos)

9 NYCRR 581-2.1

Section 581-2.1. Authority and duties of enforcement committee

Currentness

- (a) An enforcement committee consisting of three or more agency members to be appointed by the agency's chairman will act for the agency in enforcement actions undertaken by and on behalf of the agency. The chairman of the agency may sit as a voting member of the enforcement committee at any time.
- (b) The enforcement committee shall provide guidance to the executive director in his actions relating to alleged violations and make recommendations to the agency regarding enforcement policies, operation of the enforcement program, and rules and regulations related to enforcement.
- (c) Any alleged violation or any other particular matter may be considered by the enforcement committee upon:
- (1) a referral by the executive director; or
 - (2) a request by a majority of enforcement committee members.
- (d) The enforcement committee may determine whether a violation has occurred and decide on an appropriate disposition of any enforcement action it considers.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-2.1, 9 NY ADC 581-2.1

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9 NYCRR 581-2.2

Section 581-2.2. Authority and duties of the agency with respect to enforcement

Currentness

(a) Any alleged violation may be considered by the agency upon:

(1) a referral by the enforcement committee prior to a determination by the enforcement committee; or

(2) a request by a majority of the agency members made prior to consideration of the alleged violation by the enforcement committee.

(b) The agency may determine whether a violation has occurred and decide on an appropriate disposition of any enforcement action it considers.

(c) The agency may hold hearings and issue determinations and orders as provided for in Subparts 581-3 and 581-4 of this Part.

Credits

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9 NYCRR 581-2.3

Section 581-2.3. Authority and duties of executive director

Currentness

- (a) The executive director shall have authority and responsibility to take the following actions under this Part:
- (1) oversee agency staff investigations of alleged violations;
 - (2) resolve violations by agreement with landowners and other persons responsible for such violations;
 - (3) issue cease-and-desist orders;
 - (4) request immediate remediation of any land on which there has been or is continuing any illegal construction, land use or development or subdivision of land;
 - (5) serve notices of apparent violation and refer enforcement cases to the enforcement committee and advise enforcement committee members and/or agency members of the status of investigations and of recommendations for their disposition;
 - (6) commence administrative enforcement hearings to enforce the FWA;
 - (7) serve notices of intent for purposes of modifying, suspending or revoking agency permits; and
 - (8) refer alleged violations to the Attorney General in accordance with section 581-2.8 of this Subpart.
- (b) The executive director shall prepare periodic reports for the agency on the status of open enforcement cases, administrative resolutions, and litigation related to enforcement.
- (c) The executive director may delegate any or all authority provided for in this Subpart to other agency staff with the advice and consent of the enforcement committee.

Credits

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N.Y. Comp. Codes R. & Regs. tit. 9, § 581-2.3, 9 NY ADC 581-2.3

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9 NYCRR 581-2.4

Section 581-2.4. Cessation of illegal development or
subdivision; immediate abatement and remediation

Currentness

(a) In the case of an apparent violation involving ongoing construction, land disturbance or subdivision of land, the landowner and all lessees, contractors, builders, and other agents may be ordered in writing to cease and desist such activities until the apparent violation is resolved according to the provisions of this Part or by a court. When there is a danger that the elements may cause irreparable damage to a partially completed use or structure, the order or a modification thereto may allow measures to prevent such damage provided that such authorization shall not substitute for any required permit or variance.

(b) In the case of an apparent violation involving ongoing or threatened damage to the resources of the Adirondack Park, the landowner and all lessees, contractors, builders, and other agents may be requested in writing to take immediate measures to redress such ongoing or threatened damage.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

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9 NYCRR 581-2.5

Section 581-2.5. Administrative resolution of violations

Currentness

- (a) Violations may be resolved administratively by agreement(s) entered into with any person(s) responsible for a violation.
- (b) An administrative resolution may include a compromise of penalties, injunctive relief, and such other measures or actions as the agency, the enforcement committee, or the executive director, deems necessary or appropriate.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

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9 NYCRR 581-2.6

Section 581-2.6. Enforcement proceedings

Currentness

(a) The executive director may initiate an enforcement proceeding to be held by the enforcement committee for a determination whether a violation has occurred and a decision on an appropriate disposition of an enforcement action. Whenever this section refers to the enforcement committee, it shall mean the agency where the agency considers an alleged violation pursuant to section 581-2.2 of this Subpart.

(b) To initiate enforcement proceedings, the executive director shall serve a notice of apparent violation upon the respondent reciting the material facts and documentary evidence, and the provisions of law upon which the notice is based. The notice may also include a recommendation for resolution of the enforcement action. The notice shall include:

(1) the date and place the enforcement committee will consider the matter;

(2) a statement that any written response to the notice shall be signed by the respondent or his attorney and served upon the executive director within 30 days of the date of the notice; and

(3) a statement that the respondent may appear before the enforcement committee either in person or by counsel, and be heard concerning any disputed matter of fact or law or with respect to the nature of any proposed resolution. The notice shall state that a respondent may authorize the person other than an attorney to speak on his behalf so long as the respondent appears in person before the enforcement committee.

(c) Within 30 days of the date of the notice of apparent violation, the respondent may serve a written response upon the executive director signed by the respondent or his attorney, including all material facts and documentary evidence, and any affirmative defenses. If the respondent fails to respond to the notice of apparent violation within such 30-day period, the enforcement committee may accept as correct the allegations of fact and law set forth in the notice of apparent violation.

(d) Following the enforcement proceeding, the enforcement committee shall consider the alleged violation in executive session, and may make a determination as to whether a violation has occurred. The enforcement committee may also decide on an appropriate disposition of the enforcement action, or may decide to adjourn the matter for additional investigation or consideration or for any other reason it deems appropriate.

(e) A copy of any determination made by the enforcement committee shall be served upon the respondent within 15 days of the date of the enforcement committee determination.

(f) Service of the notice of apparent violation and the enforcement committee's determination shall be by certified mail or other means designed to provide actual notice. Service of any other papers connected with an enforcement proceeding may be by ordinary mail or hand-delivery.

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9 NYCRR 581-2.7

Section 581-2.7. Agency review of permit or variance applications involving violations

Currentness

(a) Where the executive director determines that there is reasonable cause to believe that a violation has occurred, an application involving an unresolved violation on the proposed project site shall not be processed and the time periods of section 809 of the Act shall not run until the alleged violation is resolved in accordance with the provisions of this Part or by a court. The executive director shall notify the **project sponsor** of such determination and action in writing.

(b) Local government officials of the municipality which is the location of the proposed project site and alleged violation, and the Adirondack Park Local Government Review Board, shall be notified of the receipt of an application which involves such alleged violation.

Credits

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9 NYCRR 581-2.8

Section 581-2.8. Referrals to the Attorney General

Currentness

An alleged violation of the statutes and regulations administered by the agency, of any permit or order issued by the agency or its designee, of any agreement administratively resolving a violation, or a refusal to comply with a request for access to property or information involving a violation or to redress ongoing damage to the natural resources of the Adirondack Park, may be referred to the Attorney General pursuant to [section 63 of the Executive Law](#) and section 813 of the Act or the relevant provisions of the ECL as follows:

- (a) by the executive director with the advice and consent of the chairperson(s) of the enforcement committee; or
- (b) by the enforcement committee or the agency.

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 581, Subpt. 581-3, Refs & Annos
[Currentness](#)

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9 NYCRR 581-3.1

Section 581-3.1. Grounds for permit modification, suspension, revocation

Currentness

The agency may propose to modify, suspend or revoke an agency permit on any of the grounds set forth below:

- (a) the filing of materially false or inaccurate statements in the permit application or supporting papers or false or misleading testimony in any agency hearing on the application;
- (b) activities exceeding the scope of the project or varying the project as described in the permit; or
- (c) noncompliance with the terms and conditions of an agency permit or order, or noncompliance with any provision of the Act, ECL, or agency regulations, related to the permitted activity.

Credits

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9 NYCRR 581-3.2

Section 581-3.2. Commencement of proceedings
to modify, suspend, or revoke an agency permit

Currentness

(a) The executive director, on his own initiative or at the direction of the enforcement committee or the agency, may commence proceedings to modify, suspend or revoke an agency permit pursuant to this Subpart.

(b) To commence such proceedings, the executive director shall serve a notice of intent to modify, suspend or revoke an agency permit on the permit holder reciting the grounds for the agency's action, and identifying the material facts, documentary evidence, the provisions of law upon which the notice is based, and the requested agency actions. The notice may identify alternative actions to be considered and decided by the agency. The notice shall include:

(1) the date and place the agency will consider the matter;

(2) a statement that any written response to the notice of intent shall be signed by the permit holder or his attorney and served upon the executive director within 30 days of the date of the notice;

(3) a statement offering the permit holder an opportunity for a hearing in accordance with the hearing procedures set forth under Subpart 581-4 of this Part; and

(4) a statement that the permit holder may appear at the hearing either in person or by counsel, and be heard concerning any disputed matter of fact or law or with respect to the nature of any proposed resolution. The notice shall state that a permit holder may authorize a person other than an attorney to speak on his behalf so long as the permit holder appears in person at the hearing.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 581-3.3

Section 581-3.3. Permit holder response to notice of intent

Currentness

Within 30 days of the date of the notice of intent, the permit holder may serve a written response upon the executive director signed by the permit holder or his attorney giving reasons why the permit should not be modified, suspended or revoked, including the material facts, documentary evidence, and the provisions of law upon which such statement is based, and if desired, requesting a hearing. If the permit holder fails to respond to the notice of intent within such 30-day period, the agency may accept as correct the allegations of fact and law set forth in the notice of intent.

Credits

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9 NYCRR 581-3.4

Section 581-3.4. Agency action

Currentness

- (a) If the permit holder requests a hearing, the executive director shall appoint a hearing officer and a hearing shall be held and an agency determination shall be made in accordance with the hearing procedures set forth under Subpart 581-4 of this Part.
- (b) If the permit holder does not request a hearing, the enforcement committee shall consider the notice of intent and any written response from the permit holder and shall make a recommendation to the agency for consideration.
- (c) In reaching its determination, the agency shall either:
- (1) rescind the notice of intent; or
 - (2) issue a final determination and order.
- (d) Any agency determination made pursuant to this subdivision shall be served upon the permit holder within 30 days of the date on which the agency considers this matter.
- (e) When the agency proposes to modify, suspend or revoke a permit, the terms and conditions of the original permit will remain in effect until the agency has issued a final determination under this section or pursuant to section 581-4.16 of this Part, provided that nothing in this Subpart shall preclude or affect the agency's authority to commence other proceedings or to refer a violation to the Attorney General for legal action.

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9 NYCRR 581-3.5

Section 581-3.5. Service of paper

Currentness

Service of the notice of intent and the agency's determination upon the permit holder shall be by certified mail or other means designed to provide actual notice. Service of any other papers connected with a proposal to modify, suspend or revoke a permit under this Subpart may be by ordinary mail or hand-delivery.

Credits

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NYCRR Title 9, Subt. Q, Ch. II, Pt. 581, Subpt. 581-4, Refs & Annos
[Currentness](#)

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9 NYCRR 581-4.1

Section 581-4.1. Applicability

Currentness

This Subpart is applicable to agency hearings arising out of the following circumstances:

- (a) all administrative enforcement hearings brought to enforce the Freshwater Wetlands Act; and
- (b) all hearings pursuant to Subpart 581-3 of this Part where the agency has initiated proceedings to modify, suspend, or revoke an agency permit. The notice of intent and permit holder response provided by sections 581-3.2 and 581-3.3 of this Part shall satisfy the requirements of sections 581-4.3 and 581-4.4 of this Subpart in such hearings.

Credits

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9 NYCRR 581-4.2

Section 581-4.2. Definitions

Currentness

Whenever used in this Subpart, unless otherwise expressly stated, the following terms will have the meanings indicated in this section:

- (a) **Discovery** means disclosure of facts, titles, documents, or other materials which are within the knowledge or possession of a party and which are necessary to the person requesting the discovery as a part of the requester's case.
- (b) **Evidence** means the sworn testimony of a witness, physical objects, documents, records or photographs representative of facts which have been admitted into the record by a hearing officer.
- (c) **Motion** means a request for a ruling.
- (d) **Party** means the executive director, the respondent(s), permit holder(s) and any other person granted intervenor status.
- (e) **Relevant** means tending to support or refute the existence of any fact that is of consequence or material to the agency's determination.
- (f) **Stipulation** means an agreement between two or more parties to a hearing, and entered into the hearing record, concerning one or more issues of fact or law which are the subject of the hearing.

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9 NYCRR 581-4.3

Section 581-4.3. Commencement of an administrative enforcement hearing

Currentness

(a) The executive director may commence an administrative enforcement hearing to enforce the FWA by service upon the respondent of a notice of hearing and a complaint. The notice of hearing shall include the following:

(1) a statement that a hearing date will be set by the hearing officer;

(2) a statement that any answer shall be signed by the respondent or his attorney, and that any affirmative defenses, including exemptions to permit requirements, will be waived unless raised in the answer; and that the failure to answer or to appear at the hearing will result in a default and a waiver of respondent's right to a hearing; and

(3) a statement that the respondent may appear at the hearing either in person or by counsel, and be heard concerning any disputed matter of fact or law or with respect to the nature of any proposed resolution. The notice should state that a respondent may authorize a person other than an attorney to speak on his behalf so long as the respondent appears in person at the hearing.

(b) The complaint shall recite the grounds for the agency's action, and shall identify the material facts, documentary evidence, and the provisions of law upon which the complaint is based, and the requested agency relief.

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9 NYCRR 581-4.4

Section 581-4.4. Answer

Currentness

(a) Within 30 days of the date of the notice of hearing and complaint, the respondent shall serve upon the executive director an answer signed by the respondent or his attorney.

(b) The respondent's answer shall specify which allegations he admits, which allegations he denies, and which allegations he has insufficient information upon which to form an opinion regarding the allegation, and must also explicitly assert any affirmative defenses together with a statement of the facts which constitute the grounds of each affirmative defense asserted. Whenever the complaint alleges that the respondent conducted an activity without a required permit, a defense based upon the inapplicability of the permit requirement to the activity shall constitute an affirmative defense. Affirmative defenses not pled in the answer may not be raised in the hearing unless allowed by the hearing officer. The hearing officer shall only allow such defense upon the filing of a satisfactory explanation as to why the defense was not pled in the answer and a showing that such affirmative defense is likely to be meritorious.

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9 NYCRR 581-4.5

Section 581-4.5. Parties

Currentness

- (a) Parties to the hearing shall include the executive director and the respondent(s) and/or permit holder(s).
- (b) At any time after the institution of a proceeding and prior to close of the hearing, the hearing officer may permit a person to intervene as a party where it is demonstrated that there is a reasonable likelihood that the petitioner's private rights would be substantially affected by the result sought by the executive director or within the authority of the agency to determine and that those rights cannot be adequately represented by the executive director, the respondent and/or permit holder, or any other party to the proceeding. In addition, the hearing officer may permit a person to intervene as a party with amicus status upon a finding that the petitioner has identified a legal or policy issue that should be addressed in the hearing and in the final determination of the agency and that the petitioner has a sufficient interest in such issue and through expertise, special knowledge or unique perspective may contribute materially to the record on such issue.
- (c) A party has the right to participate at the hearing in person or through an attorney licensed in the State of New York to present relevant evidence, to cross-examine witnesses, to present argument on issues of law and fact, and to exercise any other right conferred on the parties by this Subpart or SAPA. A party with amicus status has the right to file a brief at the conclusion of the hearing.

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9 NYCRR 581-4.6

Section 581-4.6. Service of paper

Currentness

Service of the notice of hearing and complaint and the agency's determination upon the respondent shall be by certified mail or other means designed to provide actual notice. Service of any other papers connected with hearings under this Subpart may be by ordinary mail or hand-delivery.

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N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.6, 9 NY ADC 581-4.6

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9 NYCRR 581-4.7

Section 581-4.7. Appointment of hearing officer

Currentness

(a) At the request of any party, the executive director shall appoint a hearing officer to preside over a hearing brought pursuant to this Subpart.

(b) The appointment of a hearing officer shall be in writing and served on the parties to the hearing. The appointment letter shall specify:

(1) whether a hearing report is requested by the agency; and

(2) the means by which testimony at the hearing shall be recorded verbatim.

(c) Not later than 10 days after the date of the appointment letter, any party may file with the chairman of the agency a motion, together with a supporting affidavit, in support of a request that the hearing officer be removed. Any decision by the chairman of the agency regarding the removal of a hearing officer shall be final.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.7, 9 NY ADC 581-4.7

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9 NYCRR 581-4.8

Section 581-4.8. Powers of the hearing officer

Currentness

The hearing officer shall conduct the hearing in a fair and impartial manner. The hearing officer shall have the power to take the following actions:

- (a) rule upon procedural motions and requests;
- (b) set the time and the place of the hearing and any recesses and adjournments;
- (c) administer oaths and affirmations;
- (d) regulate discovery as reasonable and necessary to promote full disclosure and administrative efficiency;
- (e) issue subpoenas requiring the attendance and testimony of witnesses and the production of records and other evidence upon request of a party not represented by counsel admitted to practice in New York State;
- (f) upon the request of a party, quash and modify subpoenas except that in the case of a non-party witness the hearing officer may quash or modify a subpoena regardless of whether or not a party has so requested;
- (g) summon and examine witnesses;
- (h) admit or exclude evidence;
- (i) take official notice of all facts of which judicial notice could be taken and of facts within the specialized knowledge of the agency;
- (j) hear oral argument on facts and law so long as it is recorded;

- (k) direct the convening of any conference required for administrative efficiency;
- (l) preclude irrelevant or unduly repetitious, tangential or speculative testimony or argument;
- (m) limit the length of cross-examination, length of briefs and similar matters;
- (n) do all acts and take all measures necessary for the maintenance of order and efficient conduct of the hearing;
- (o) act as custodian of hearing exhibits until such time as the hearing record is forwarded to the agency;
- (p) prepare a hearing report if requested; and
- (q) exercise any other authority available to presiding officers under article 3 of SAPA.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.8, 9 NY ADC 581-4.8

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9 NYCRR 581-4.9

Section 581-4.9. Motions

Currentness

(a) Motions made at any time shall be part of the hearing record. Every motion must clearly state the requested relief and the facts upon which it is based and may present legal argument in support of the motion.

(b) Prior to, and after the hearing but prior to the close of the hearing record, any motions shall be submitted in writing to the hearing officer.

(c) During the hearing, motions may be made orally, except where otherwise directed by the hearing officer. All parties may respond orally to such motions, except where otherwise directed by the hearing officer.

(d) The hearing officer shall rule promptly on any motion and must rule on all pending motions prior to the close of the hearing record. Any motions not ruled upon at that time will be deemed denied.

(e) Any motions made after the close of the hearing record shall be in writing and submitted to the agency's chairman for a ruling by the agency.

(1) Any such motion shall be served on all parties no more than 10 days after the close of the hearing record.

(2) The agency shall rule on any such motion prior to making its determination with regard to the hearing.

(f) Copies of all written motions shall be served on all parties. All parties have at least 10 days after a written motion is served to serve a response.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.9, 9 NY ADC 581-4.9

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9 NYCRR 581-4.10

Section 581-4.10. Discovery

Currentness

- (a) There shall be full and complete discovery within the guidelines of this section.
- (b) A party, upon receipt of notice to produce documents and materials from any other party, shall furnish all such requested items relevant to the proceeding within 10 days of the date of such notice, or within such other period as a hearing officer shall direct.
- (c) Depositions and written interrogatories will only be allowed with permission of the hearing officer upon a finding that they are likely to expedite the proceeding. Bills of particulars are not permitted.
- (d) A party who is served with a notice to produce documents and materials may move for a ruling from the hearing officer denying or modifying such notice within 10 days of the date of the notice and shall specify his objections thereto. Such ruling may also be made by the hearing officer on his own initiative. Any such ruling shall be designed to avoid unnecessary delay of the hearing or to prevent unreasonable annoyance, expense, embarrassment, or prejudice to any party.
- (e) If a party fails to comply with a discovery demand without having made a timely objection, the proponent of the discovery demand may apply to the hearing officer to compel disclosure. If a party fails to comply with the ruling of a hearing officer compelling discovery, the agency may accept as correct the allegations of fact made by the opposing party as to which the undisclosed material would be relevant as evidence.
- (f) Subpoenas may be issued consistent with article 23 of the Civil Practice Law and Rules as follows:
- (1) any attorney of record in a hearing has power to issue subpoenas as provided by that article;
 - (2) a party not represented by an attorney admitted to practice in New York may request the hearing officer to issue a subpoena, stating the items or witnesses needed by the party to present its case;
 - (3) service of a subpoena is the responsibility of its sponsor; and

(4) all subpoenas shall give notice that the hearing officer may quash or modify the subpoena pursuant to the standards set forth under that article.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.10, 9 NY ADC 581-4.10

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9 NYCRR 581-4.11

Section 581-4.11. Evidence

Currentness

- (a) The rules of evidence shall not be strictly applied; provided, however, the hearing officer will exclude irrelevant, immaterial or unduly repetitious evidence and must give effect to the rules of privilege or confidentiality recognized by law.
- (b) All parties shall have a fair opportunity to present their evidence, to cross-examine witnesses, and to make opening and closing statements.
- (c) Each witness shall, before testifying, be sworn or make affirmation. Pre-filed written testimony may be presented by any party with permission of and subject to the discretion of the hearing officer or may be required upon motion of any party by written directive of the hearing officer. Such permission shall be freely granted in the interest of expediting the proceeding. Pre-filed testimony shall be sworn to by the witness and subject to cross-examination.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.11, 9 NY ADC 581-4.11

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9 NYCRR 581-4.12

Section 581-4.12. Ex parte rule

Currentness

(a) Except as provided below, a hearing officer must not communicate, directly or through a representative, with any person in connection with any issue that relates in any way to the merits of the hearing without providing notice and an opportunity for all parties to participate.

(b) A hearing officer may consult on questions of law or procedure with any agency staff provided such staff have not been engaged in investigative or prosecutorial functions in connection with the adjudicatory hearing under consideration or a factually related adjudicatory hearing.

(c) A hearing officer may communicate with any person on ministerial matters, such a scheduling or the location of a hearing.

(d) Parties and their attorneys must not communicate with the hearing officer or the agency, or any person advising or consulting or eligible to advise or consult with the hearing officer or agency, in connection with any issue without providing proper notice to all other parties.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.12, 9 NY ADC 581-4.12

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9 NYCRR 581-4.13

Section 581-4.13. Stipulations and administrative
resolution of violations during hearing process

Currentness

(a) At any time prior to the close of the hearing record, the parties may enter into a stipulation to resolve an issue of fact or law pending in a hearing brought under this Subpart.

(b) At any time prior to the submission of the hearing record to the agency pursuant to section 581-4.14(h) of this Subpart, the executive director may resolve a violation by agreement with the respondent on specified terms and conditions.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.13, 9 NY ADC 581-4.13

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9 NYCRR 581-4.14

Section 581-4.14. Conduct of the hearing

Currentness

- (a) The hearing officer shall set the time, date and place of a hearing brought pursuant to this Subpart at the request of the executive director.
- (b) The hearing officer shall notify the parties in writing of the time and place for the hearing.
- (c) After a date has been set for the hearing, adjournments may be arranged by agreement of the parties or will otherwise be granted only for good cause and with the permission of the hearing officer. Except for adjournments by agreement, a request for an adjournment prior to commencement of the hearing must be in writing and filed with the hearing officer and all parties. Adjournments must specify the time, day and place when the hearing will resume or specify the time and day on which the parties will advise the hearing officer of the status of the case.
- (d) The hearing officer will determine the sequence in which the issues will be tried and otherwise regulate the conduct of the hearing in order to achieve an efficient and fair disposition of the matters at issue.
- (e) If requested by the parties or the hearing officer at the concluding session of the hearing, the parties shall have the opportunity to submit briefs on a schedule set by the hearing officer.
- (f) At the concluding session of the hearing, the hearing officer shall set a date for the closure of the hearing record.
- (g) At any time before the close of the hearing record, the hearing officer may reopen the record and/or the hearing to consider significant new evidence.
- (h) The hearing officer shall submit the hearing record to the agency within 15 days of the close of the hearing record, unless a hearing report is requested, in which case the hearing officer shall submit the hearing record to the agency within 45 days of the close of the record.
- (i) After the close of the hearing record but prior to the issuance of any final determination, the agency may direct the reopening of the record and/or the hearing to consider significant new evidence upon a showing that the new evidence

could affect the agency's determination and that there is a justifiable excuse why the evidence was not produced prior to the close of the hearing record.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.14, 9 NY ADC 581-4.14

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9 NYCRR 581-4.15

Section 581-4.15. Record of the hearing

Currentness

(a) The hearing record shall include the following, as applicable: the notice of hearing and complaint; notice of intent and response; any other pleadings; the appointment letter; motions and requests filed, and rulings thereon; the transcript of testimony taken at the hearing; pre-filed testimony; exhibits admitted into evidence; any stipulations between parties; a statement of matters officially noticed except matters so obvious that a statement of them would serve no useful purpose; and briefs.

(b) The hearing record shall also include a hearing report, if requested by the agency. Unless otherwise specified, the hearing report shall include proposed findings of fact, conclusions of law and recommendations on all issues to be decided by the agency.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.15, 9 NY ADC 581-4.15

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9 NYCRR 581-4.16

Section 581-4.16. Final agency determination

Currentness

(a) Upon the Agency's receipt of a hearing record pursuant to section 581-4.14(h) of this Subpart, the enforcement committee shall review the record and make a recommendation to the agency for consideration.

(b) In reaching its determination, the agency shall review the record and committee recommendations and make a final determination. The agency's final determination will be embodied in an order which contains findings of fact and conclusions of law and may provide for:

- (1) a finding of liability or dismissal of the charges;
- (2) an assessment of penalties or other sanctions consistent with the applicable provisions of the Act or the ECL;
- (3) injunctive relief including abatement or restoration activities, and provision for financial security to assure completion of such activities;
- (4) modification, suspension or revocation of an agency permit;
- (5) a combination of any or all of the foregoing; and
- (6) any determination deemed appropriate under the circumstances and consistent with applicable provisions of the Act, the ECL and/or the rules and regulations of the agency.

(c) The final determination of the agency shall be issued on or before 60 days after the receipt by the agency of a hearing record.

(d) A copy of the final determination and order shall be served on the parties.

Credits

Sec. filed Jan. 14, 2003 eff. Jan. 29, 2003; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 581-4.16, 9 NY ADC 581-4.16

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NYCRR Title 9, Subt. Q, Ch. III, Pt. 582, Refs & Annos
[Currentness](#)

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9 NYCRR 582.1

Section 582.1. Local land use programs under the Adirondack Park Agency Act

Currentness

(a) Agency approval and local enactment of a local land use program (1) transfers to local government agency review jurisdiction over class B regional projects and variances from the shoreline restrictions, and (2) requires the agency to apply certain of the standards and requirements of the local land use program in its review of class A regional projects.

(b) The agency has prepared model local land use controls to meet the criteria of section 807(2) of the Adirondack Park Agency Act and section 582.2 of this Part. Copies may be obtained from the agency.

Credits

Sec. filed March 28, 1974; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982. Amended (a).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.1, 9 NY ADC 582.1

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9 NYCRR 582.2

Section 582.2. Criteria for approval of local land use programs

Currentness

A local land use program will comply with section 807(2) of the Adirondack Park Agency Act if:

(a)

(1) It is based upon a current and comprehensive inventory and analysis of the natural resources of the lands and existing facilities within the local government; and

(2) it contains statutes and regulations which guide land use and development throughout the local jurisdiction and establish boundaries of local land use districts which reflect all natural and man-made opportunities for and limitations to development.

The scope and intensity of the studies may differ from community to community in light of community resources, previous planning work, if any, and the data base essential for the review of class B regional projects.

(b) It contains local land use controls, including subdivision regulations, a zoning ordinance or local law, and a sanitary code, which:

(1) conform with applicable provisions of State law;

(2) provide for land use control throughout the jurisdiction of the local government; and

(3) provide for the referral to the agency of any proposed amendments described in section 582.5 of this Part.

(c) It contains subdivision regulations which:

(1) make appropriate provision for the review of subdivisions which are class B regional projects as provided in section 807(2)(f) of the Adirondack Park Agency Act;

(2) provide opportunity for clustering of new development;

(3) contain adequate standards relating to lot layout, road design and construction, public utility installation, erosion control and revegetation of disturbed areas, protection of shorelines and unique natural and cultural features, and provision of recreation areas and preservation of open space;

(4) provide for the review of all subdivisions of land of two or more lots except that, where local conditions warrant, a local land use program may utilize a different review threshold for subdivisions, to include no less than all divisions of land into five or more lots, parcels or sites, and all other divisions of land involving a new public or private road regardless of the number of lots involved.

Paragraphs (2) and (3) of this subdivision may be satisfied by other provisions in a local land use program including zoning and/or land use controls other than subdivision regulations.

(d) It contains zoning regulations which:

(1) provide for and encourage, in each local land use district, land uses and developments that are compatible with the character, description and objectives of that district as stated in the local comprehensive plan, and reasonably apply the compatible uses lists of the Adirondack Park land use and development plan;

(2) reasonably apply the overall intensity guidelines, through minimum lot area specifications or other appropriate means, and if a wild, scenic or recreational river is located within the local government, provide for a rivers system land management plan or for intensity controls in conformance with Part 577 of these regulations;

(3) include dimensional regulations in which the minimum shoreline lot widths and building setbacks comply with or exceed section 806 of the Adirondack Park Agency Act;

(4) include at a minimum the shoreline vegetative cutting restrictions, and restrictions concerning deeded or contractual access to shoreline of section 806 of the Adirondack Park Agency Act;

(5) incorporate, or make reference to, for purposes of determining regional project jurisdiction, the official Adirondack Park Land Use and Development Plan Map;

(6) make provision for the review of class B regional projects as provided in section 807(2)(f) of the Adirondack Park Agency Act;

(7) provide for sign and junkyard control, including local sign regulations in conformance, at a minimum, with Appendix Q-3 of these regulations;

(8) include provisions for notice to the agency of variance applications described in section 582.6 of this Part; and

(9) provide for administration and enforcement of the zoning regulations.

(e) It contains a sanitary code, or incorporates by reference the regulations of a consolidated or county health district, which:

(1) provides for site review of all new onsite wastewater treatment systems prior to issuance of building permits; and

(2) complies with the regulations of the Department of Health contained in 10 NYCRR Part 75, the standards set forth in the agency's model sanitary code, and, if required by the agency based upon local soil conditions, the additional standards set forth in Appendix Q-4 of these regulations.

(f) This section shall not be construed to prevent the development and submission of local land use programs which contain additional or supplemental provisions, or to restrain initiative on the part of local governments desiring to develop local land use programs in alternate formats as warranted by local conditions.

Credits

Sec. filed March 28, 1974; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.2, 9 NY ADC 582.2

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9 NYCRR 582.3

Section 582.3. Criteria for approval of local land use programs
relative to a geographic portion of a local government

Currentness

A local land use program submitted for approval relative to a significant geographical portion of a local government pursuant to section 807(4) of the Adirondack Park Agency Act shall be approved if the criteria of section 582.2 of this Part are met with respect to such portion. The transfer of jurisdiction referred to in section 582.1 of this Part shall occur only in those portions subject to such controls.

Credits

Sec. filed March 28, 1974; repealed, new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.3, 9 NY ADC 582.3

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9 NYCRR 582.4

Section 582.4. Criteria for approval of components of local land use programs

Currentness

A component of a local land use program submitted pursuant to section 807(3) of the Adirondack Park Agency Act shall satisfy the criteria of the following subdivisions of section 582.2 of this Part:

- (a) if a zoning ordinance or law, subdivisions (b) and (d);
- (b) if subdivision regulations, subdivisions (b) and (c);
- (c) if a sanitary code, subdivisions (b) and (e);
- (d) if any other component, the applicable criteria.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

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9 NYCRR 582.5

Section 582.5. Amendments to approved local land use programs

Currentness

(a) The following classes of amendments to approved local land use programs, including local land use programs relative to a geographic portion of a local government, shall be subject to agency review pursuant to section 807 of the Adirondack Park Agency Act prior to enactment by the local government:

- (1) creation of a new land use district or amendments to existing boundary lines of such districts outside hamlet areas on the official map;
- (2) additions to the permitted use lists outside hamlet areas which would allow in any land use area on the official map a use not a primary or secondary compatible use for that area;
- (3) amendments to the shoreline restrictions which would fall below the minimums established in section 806 of the Adirondack Park Agency Act;
- (4) amendments to the substantive or procedural provisions relating to review of class B regional projects;
- (5) amendments to provisions relating to administration and enforcement of the land use program;
- (6) amendments to sign or automobile junkyard regulations;
- (7) amendments to the sanitary code or sanitary control provisions;
- (8) amendments to the subdivision regulations;
- (9) amendments to controls governing intensity of development outside hamlet areas, such as minimum lot areas;
- (10) amendments which would repeal any provisions referred to in paragraphs (1) through (9) of this subdivision; and

(11) any other amendments which involve the provisions of the land use and development plan.

(b) The agency shall approve, approve subject to conditions or disapprove such amendment(s) within 45 days of submission.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.5, 9 NY ADC 582.5

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9 NYCRR 582.6

Section 582.6. Agency review of variances from approved local land use programs

Currentness

(a) The following variances from approved local land use programs shall be subject to agency review, pursuant to section 808(3) of the Adirondack Park Agency Act, if outside hamlet areas:

- (1) variances from local shoreline restrictions;
- (2) variances from the local controls governing intensity of development, such as minimum lot areas;
- (3) variances from use restrictions which would allow a use other than those on the classification of compatible use lists in the Adirondack Park Agency Act for the official map land use area in which it would be located; and
- (4) any other variances which involve the provisions of the land use and development plan.

(b) A local government shall provide written notice to the agency of an application for any variance referred to in subdivision (a) of this section within 15 days of receipt or within such period as may be agreed upon. The agency may request additional pertinent information.

(c) Prior to local action on a variance application, the agency may, at the request of the local government, render an advisory opinion as to whether a variance may be granted.

(d) Written notice of the granting of a variance described by this section shall be given to the agency within 15 days thereof. The variance shall not take effect until the agency determines that it will not reverse or modify the variance. If the agency has made no determination within 30 calendar days after receipt of notice, the variance shall take effect at the end of such period.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.6, 9 NY ADC 582.6

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9 NYCRR 582.7

Section 582.7. Notification to the agency of class B regional project applications

Currentness

- (a) A local government with an approved land use program shall notify the agency of an application to undertake a class B regional project within 15 days of receipt or within the period provided in the land use program, or as may be otherwise agreed between the agency and the local government.
- (b) The agency may request additional information, which shall be furnished within 10 days and in any case no later than five days prior to any public hearing.
- (c) Notice of any public hearing on a project shall be furnished to the agency at least 10 days prior to the date of the hearing.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.7, 9 NY ADC 582.7

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9 NYCRR 582.8

Section 582.8. Transfer to local governments of jurisdiction over certain freshwater wetlands

Currentness

(a) Any town or village which has, in a local land use program or otherwise, adopted and implemented a local freshwater wetlands protection law or ordinance may apply to the agency for approval of such law or ordinance and transfer to it of agency jurisdiction over freshwater wetlands as described in this section.

(b) The agency shall approve a local wetlands protection law or ordinance which:

(1) meets the criteria of section 24-0803(2) of the Freshwater Wetlands Act;

(2) contains a classification of wetlands within the municipality according to the values of particular types of wetlands. Agency staff may consult with and give technical assistance to local governments preparing such classifications.

(c) Upon approval of a local freshwater wetlands protection law or ordinance, the agency shall approve or modify the classification system, and may transfer any or all of its jurisdiction over regulated activities conducted upon, or land use and development or subdivision involving, those wetlands located upon private lands which are of lesser regional importance, and are appropriately to be administered by the local government.

(d) In classifying wetlands pursuant to an application to transfer jurisdiction to local government pursuant to this section, or in preparing or reviewing minimum land use regulations for freshwater wetlands pursuant to section 24-0903 of the Freshwater Wetlands Act, the agency may, after public hearing, determine to regulate adjacent areas to such distances greater than 100 feet from the boundaries of certain wetlands as are necessary to protect and preserve such wetlands. A list of wetlands for which a greater adjacent area is regulated shall be filed as an appendix to these regulations.

(e) The public hearing referred to in subdivision (d) of this section shall be held in the town or village in which the affected wetlands are located on not less than 15 days notice by certified mail to the persons named in section 578.12(b) of these regulations and to the owners of the affected adjacent areas, as shown on the latest completed tax assessment rolls, and by publishing a copy of the notice at least 15 days in advance in a newspaper of general circulation in the area.

(f) A copy of any order issued by the agency pursuant to subdivision (d) of this section and a map of the wetland and affected areas shall be mailed to the persons named in subdivision (e) of this section and published in the newspaper referred to therein.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.8, 9 NY ADC 582.8

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9 NYCRR 582.9

Section 582.9. Submission of rivers system land management plans by local governments

Currentness

(a) Local governments are encouraged to submit a rivers system land management plan relative to river areas in their jurisdictions in accordance with section 577.9 of these regulations.

(b) Upon agency approval, a rivers system land management plan shall apply in lieu of agency jurisdiction over the river area involved pursuant to Part 577 of these regulations.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 582.9, 9 NY ADC 582.9

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NYCRR Title 9, Subt. Q, Ch. IV, Pt. 583, Refs & Annos
[Currentness](#)

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9 NYCRR 583.1

Section 583.1. Contents of amendment requests

Currentness

- (a) Requests for amendments to the official Adirondack Park Land Use and Development Plan Map shall be accompanied by maps of a sufficient scale to allow the agency to identify the boundaries of the requested amendment.
- (b) Requests by landowners shall, in addition, include a copy of the instrument of title to the land involved.
- (c) Requests by a town or village shall include a certified copy of a resolution of the town or village board requesting the amendment.
- (d) All requests shall include the names and addresses of adjoining landowners, to the extent discernible from the latest completed tax assessment roll.

Credits

Sec. filed March 28, 1974; repealed, new filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.1, 9 NY ADC 583.1

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9 NYCRR 583.2

Section 583.2. Criteria employed

Currentness

(a) In considering map amendment requests, the agency will refer to the land use area classification determinants set out as Appendix Q-8 of these regulations and augmented by field inspection.

(b) The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls.

Credits

Sec. filed March 28, 1974; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982. Amended (a).

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.2, 9 NY ADC 583.2

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9 NYCRR 583.3

Section 583.3. Nature of technical amendments

Currentness

Amendments made to clarify boundaries, correct errors or effect technical changes pursuant to section 805(2)(c)(4) of the Adirondack Park Agency Act shall be limited to amendments for which no administrative discretion is called for, such as printing errors, illegibility of boundary lines, or the erroneous classification of State lands as private and vice versa.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.3, 9 NY ADC 583.3

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9 NYCRR 583.4

Section 583.4. Notification required; time for agency action

Currentness

(a) Upon receipt of a request to amend the plan map or upon determining to amend the map on its own initiative, the agency will provide notice of receipt of the request, or notice of the determination, and a brief description of the amendment requested or contemplated to the Adirondack Park local government review board, the chairman of the county planning board, if any, the chairman of the appropriate regional planning board, and to the chief elected officer, clerk and planning board chairman, if any, of the local government wherein the land is located, and invite their comments.

(b) The agency will act within 120 days of receipt of a request; however, if it determines to hold a public hearing on the request, it shall schedule the hearing within 90 days of receipt of the request and shall act within 60 days of the close of the hearing. If a request is received when snow cover or ground conditions prevent field investigation, or in the case of a request or series of related requests exceeding 500 acres, the time periods shall be extended an additional 90 days or until adequate field inspection is possible, whichever is sooner. Any time period may be waived or extended by written request of the applicant or the agency on consent of the other; provided, however, that the agency shall not act until Part 586 of these regulations has been complied with.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.4, 9 NY ADC 583.4

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9 NYCRR 583.5

Section 583.5. Hearings on map amendment requests

Currentness

- (a) Notice of hearings on map amendment requests shall be given not less than 15 days prior to the hearing by:
- (1) publication of a copy of the notice at least once in a newspaper of general circulation in the area;
 - (2) conspicuous posting on the land involved of a notice stating the time, place and statutory authority pursuant to which the hearing is held;
 - (3) sending a copy of the notice by certified mail to each owner of the land involved, to the extent discernible from the latest completed tax assessment roll;
 - (4) sending a copy of the notice by mail to:
 - (i) the chairman of the planning board, if any, and the clerk of each town and/or village wherein the land is located;
 - (ii) The chairman of the county planning agency, if any, and the clerk of each county wherein the land is located;
 - (iii) the chairman of the regional planning agency, if any, within whose jurisdiction the land is located;
 - (iv) the Adirondack Park local government review board;
 - (v) the clerk of each town and/or village within 500 feet of the land involved; and
 - (vi) owners of adjoining land, owners of land separated from the land in question by a public or private road, railroad, utility right-of-way, river or stream, and, in the case of applications involving shoreline or islands, owners of nearby islands or mainland, to the extent discernible from the latest completed tax assessment roll.

(b) Hearings shall be legislative in nature, and any person or public agency entitled to individual notice pursuant to subdivision (a) of this section, as well as, at the discretion of the agency or its presiding officer, any other persons or public agencies, may participate.

(c) At the request of the applicant, or on its own initiative, the agency staff may present planning and natural resource information concerning the application of the land use area classification determinants to the land in question.

(d) The presiding officer shall have authority to prescribe the procedure for conducting the hearing.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.5, 9 NY ADC 583.5

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9 NYCRR 583.6

Section 583.6. Initial review of map amendment requests by regional planning committee

Currentness

A map amendment request before the agency for formal action shall be referred initially to the regional planning committee, consisting of at least three agency members appointed by the chairman, which shall have authority to review such requests initially pursuant to the same procedures as set forth for projects in section 572.12(b) of these regulations. Eight affirmative votes shall be required for the agency to grant any map amendment whenever a two-thirds vote is statutorily required.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 583.6, 9 NY ADC 583.6

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NYCRR Title 9, Subt. Q, Ch. IV, Pt. 584, Refs & Annos
[Currentness](#)

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 584.1

Section 584.1. Procedures for amendments to the classification of compatible uses lists

Currentness

- (a) The agency may, on its own initiative and upon an affirmative vote of two thirds of its members, amend the classification of compatible uses lists of the Adirondack Park land use and development plan to make additions thereto.
- (b) Prior to making amendments, the agency shall consult with the Adirondack Park local government review board and shall hold a public hearing thereon within the Adirondack Park.
- (c) Not less than 15 days notice of the public hearings shall be given by publication at least once in a newspaper of general circulation in each county wholly or partially within the park and in at least three metropolitan areas of the State, and by individual notice by mail to the persons specified in section 805(3)(b) of the Adirondack Park Agency Act.
- (d) The agency shall file a certified copy of its resolution adopting the amendment, within 20 days after adoption with the Adirondack Park local government review board, the Secretary of State, the clerks of each county and local government wholly or partially within the Adirondack Park and the Legislature. Amendments shall take effect upon the conclusion of such 20-day period.
- (e) The agency may, after consultation with the Adirondack Park local government review board, and upon an affirmative vote of a majority of its members, recommend subtractions from the compatible uses lists of the plan to the Governor and the Legislature. Prior to the time that the recommendation is made, the agency shall hold a public hearing within the Adirondack Park. Notice of the hearing shall be given by the agency in accordance with subdivision (c) of this section.

Credits

Sec. filed March 28, 1974; renum. 585.1, new filed March 25, 1976; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 584.1, 9 NY ADC 584.1

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9 NYCRR 584.2 to 584.19

Sections 584.2 to 584.19. [Repealed]

[Currentness](#)

Credits

Secs. filed March 25, 1976; repealed, filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 584.2 to 584.19, 9 NY ADC 584.2 to 584.19

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Part 585. [Repealed]

NYCRR Title 9, Subt. Q, Ch. IV, Pt. 585, Refs & Annos
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Part 585. [Repealed] (Refs & Annos)

9 NYCRR 585.1

Section 585.1. Repealed

[Currentness](#)

Credits

Sec. filed March 28, 1974; renum. 586.1, new added by renum. 584.1, filed March 25, 1976; repealed, filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 585.1, 9 NY ADC 585.1

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Part 586. Implementation of State Environmental Quality Review Act

NYCRR Title 9, Subt. Q, Ch. VI, Pt. 586, Refs & Annos
[Currentness](#)

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Part 586. Implementation of State Environmental Quality Review Act (Refs & Annos)

9 NYCRR 586.1

Section 586.1. Purpose of this Part

Currentness

This Part implements the State Environmental Quality Review Act (SEQR) and establishes criteria for determining whether actions under consideration by the agency will have a significant effect on the environment.

Credits

Sec. filed March 28, 1974; renum. 587.1, new added by renum. 585.1, filed March 25, 1976; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.1, 9 NY ADC 586.1

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9 NYCRR 586.2

Section 586.2. Definitions

Currentness

The definitions contained in section 8-0105 of SEQR and [6 NYCRR 617.2](#) apply to this Part. The definitions in section 570.3 of this Title also apply, except when in direct conflict with the definitions governing this Part.

Credits

Sec. filed March 25, 1976; repealed, new filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

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9 NYCRR 586.3

Section 586.3. General rule

Currentness

The agency will not carry out, fund, approve or issue a final decision on any action until there has been full compliance with SEQR, this Part, and 6 NYCRR Part 617.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.3, 9 NY ADC 586.3

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9 NYCRR 586.4

Section 586.4. Certain agency and local actions exempt

Currentness

An environmental impact statement is not required for review and action upon class A regional projects or class B regional projects by the agency or by local governments acting pursuant to an agency-approved local land use program.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.4, 9 NY ADC 586.4

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9 NYCRR 586.5

Section 586.5. Lists of actions

Currentness

(a) *Type I.* The following actions are likely to require preparation of environmental impact statements (EIS's) because they are likely to have a significant effect on the environment:

(1) Review and action upon requests to amend the official Adirondack Park Land Use and Development Plan Map which would permit the construction of 50 or more principal buildings than presently allowed by the official map, or approval of any application or series of related applications to amend the map where the amendments would cumulatively exceed such threshold, except amendments pursuant to section 805(2)(c)(4) of the Adirondack Park Agency Act. A generic statement has been prepared upon the process by which the agency amends the official map.

(2) Recommendations to the Governor and Legislature of amendments to the official Adirondack Park Land Use and Development Plan Map.

(3) Additions to the classification of compatible uses lists, or recommendations to the Governor and Legislature of subtractions therefrom, pursuant to section 805(3)(b) of the Adirondack Park Agency Act.

(4) Approval of local land use programs.

(5) The approval of any rivers project which involves the construction of a boathouse, bridge, public road, trail for motorized open space recreational use, river area utility use that will be located within the applicable setback distance in section 577.6(b) of this Title, or habitable structure (except a single family dwelling or mobile home), except:

(i) projects which are also subject to the jurisdiction of the agency or local government pursuant to section 809 or 808 of the Adirondack Park Agency Act, respectively;

(ii) projects which require a certificate of environmental compatibility and public need under article seven or eight of the Public Service Law; or

(iii) subdivisions of less than five lots, parcels or sites.

(6) The preparation and submission to the Governor of proposed major amendments of the master plan for the management of State lands pursuant to section 816(2) of the Adirondack Park Agency Act, including:

(i) any proposed reclassification of land from a more restrictive to a less restrictive category;

(ii) the designation of a new travel corridor;

(iii) material changes in the guidelines applicable to each classification;

(iv) any periodic review of the entire plan, as called for therein. A generic statement has been prepared on the process by which the agency proposes amendments to the plan.

(7) Preparation of minimum land use regulations, approval of local land use regulations, and framing of land use regulations pursuant to [section 24-0805 of the Environmental Conservation Law](#).

(8) The transfer of agency jurisdiction over freshwater wetlands pursuant to [section 24-0803 of the Environmental Conservation Law](#), including the determination of wetlands subject to the transfer.

(9) The approval of a land management plan pursuant to section 577.9 of this Title.

(10) Revision to the rules and regulations of the agency which effects substantive changes in agency jurisdiction, or in the project review or map amendment functions, or in the local planning assistance program.

(b) *Type II*. The following actions do not have a significant effect on the environment and do not require an environmental impact statement:

(1) Contracting, including the contracting for or acceptance of professional and technical assistance or advice, or any funding or planning activities not in respect to type I actions listed in [6 NYCRR section 617.4](#) or in subdivision (a) of this section.

(2) The preparation and submission to the Governor of any amendments to the master plan for the management of State land not listed as a type I action in paragraph (a)(6) of this section.

(3) The adoption, amendment or repeal of rules and regulations, except for a revision listed in paragraph (a)(10) of this section.

(4) The approval of any rivers project not listed as a type I action in paragraph (a)(5) of this section.

(5) The approval of any wetlands project not subject to the jurisdiction of the agency pursuant to section 809 of the Adirondack Park Agency Act.

(6) The preparation and distribution of any report required by section 804(10) of the Adirondack Park Agency Act.

(7) The granting of individual variances and shoreline clustering permits pursuant to section 806 of the Adirondack Park Agency Act, the reversal of variances pursuant to section 808(3) of the Act, and the granting of individual variances pursuant to Part 577 of this Title.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

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9 NYCRR 586.6

Section 586.6. Information required of applicants

Currentness

(a) The agency may require an applicant to include as a part of any application or other required filing such reasonable information, including a completed environmental assessment form, as is necessary to assist it in:

- (1) determining whether an action is exempt or excluded;
- (2) determining whether an action may have a significant effect on the environment;
- (3) determining whether other agencies, including Federal agencies, have jurisdiction over the action or any portion of it; or
- (4) preparation of an environmental impact statement, if required, and if prepared by the agency.

(b) No application or submission pursuant to section 814 of the Adirondack Park Agency Act, or any other statute or regulation, shall be considered complete until such information is submitted.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.6, 9 NY ADC 586.6

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9 NYCRR 586.7

Section 586.7. Threshold determination

Currentness

As early as possible in its formulation of an action it proposes to undertake, or upon receipt of any application, notice or filing which involves an action, the agency will determine whether the action:

- (a) is subject to SEQR;
- (b) is an exempt or type II action, in which case it shall have no further obligation under SEQR or 6 NYCRR Part 617;
- (c) is an excluded action pursuant to [ECL section 8-0111\(5\)](#);
- (d) involves a Federal agency, in which case it shall act pursuant to [ECL section 8-0111\(1\) or \(2\)](#) and [6 NYCRR section 617.15](#) ;
- (e) involves one or more other agencies, in which case it shall act pursuant to [ECL section 8-0111\(6\)](#) and 6 section NYCRR section 617.6 to establish a lead agency.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.7, 9 NY ADC 586.7

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9 NYCRR 586.8

Section 586.8. Negative declarations

Currentness

(a) If the agency determines that an action is a type I action or unlisted action subject to SEQR and will not have a significant effect upon the environment, it shall prepare, maintain and file a notice of determination that an EIS will not be prepared (“negative declaration” and written analyses and findings supporting such determination in accordance with [6 NYCRR sections 617.7](#) and [617.12](#) and in the file referred to in subdivision (b) of this section.

(b) In order to afford the opportunity for public notice and response, the agency will keep a separate file, updated monthly, containing a brief description of determinations made pursuant to this section, and will incorporate reference to the negative declaration in other notices required by law in connection with the action.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.8, 9 NY ADC 586.8

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9 NYCRR 586.9

Section 586.9. Positive declarations

Currentness

(a) If the agency determines that a type I or unlisted action is subject to SEQR and may have a significant effect on the environment, it shall prepare, maintain and file a notice of determination that an EIS will be prepared (“positive declaration” and maintain written analyses and findings supporting such determination in accordance with 6 NYCRR sections 617.7 and 617.12 and in the file referred to in section 586.8(b) of this Part.

(b) In order to provide an opportunity for public notice and response, the agency will file positive declarations monthly in the file referred to in section 586.8(b) of this Part, and will incorporate reference to the positive declaration in other notices required by law in connection with the action.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.9, 9 NY ADC 586.9

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9 NYCRR 586.10

Section 586.10. Form and contents of draft and final environmental impact statements

Currentness

Environmental impact statements shall conform to the requirements of [6 NYCRR section 617.9](#) as to form and content.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.10, 9 NY ADC 586.10

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9 NYCRR 586.11

Section 586.11. Notice of completion of draft environmental
impact statement; filing of draft environmental impact statement

Currentness

(a) Upon completion of a draft environmental impact statement, or upon acceptance of a draft environmental impact statement from an applicant pursuant to [6 NYCRR section 617.9](#), the agency shall prepare and file a notice of completion in accordance with [6 NYCRR section 617.12](#).

(b) In order to provide an opportunity for public response the agency shall, in addition to the filing required by [6 NYCRR section 617.12](#), file its notices of completion and draft environmental impact statements in the file referred to in section 586.8(b) of this Part and will incorporate reference to them in notices required by law in connection with the action.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.11, 9 NY ADC 586.11

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9 NYCRR 586.12

Section 586.12. Public hearing

Currentness

(a) Upon completion of the draft environmental impact statement, or upon acceptance of a draft environmental impact statement from an applicant pursuant to [6 NYCRR section 617.9](#), the agency shall determine whether to conduct a public hearing thereon, based upon:

(1) the degree of interest shown by other persons in the action;

(2) the extent to which a public hearing can aid its decision-making process by providing a forum for, or an efficient method for the collection of, public comment; and

(3) the criteria set forth in section 580.2 of this Title.

(b) Unless a different time period is provided by statute or regulation for the holding of a public hearing:

(1) the notice of hearing shall be published at least 14 calendar days in advance thereof, in a newspaper of general circulation in the area of potential impacts and effects of the action; and

(2) the hearing shall commence not less than 15 nor more than 60 calendar days after the filing of the draft environmental impact statement.

(c) If the public hearing is one for which the agency otherwise has authority to conduct, the public hearing shall be conducted according to the procedures governing such hearing. If the public hearing is not otherwise authorized, it may be conducted in the manner provided in Part 580 of this Title, or in such other manner as the agency shall direct.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.12, 9 NY ADC 586.12

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9 NYCRR 586.13

Section 586.13. Final environmental impact statement

Currentness

(a) The final environmental impact statement shall be prepared within 45 calendar days after the close of any hearing, or within 60 calendar days after the filing of the draft environmental impact statement, whichever occurs last; the last date for preparation may be extended pursuant to [6 NYCRR section 617.9\(a\)\(5\)\(ii\)](#).

(b) If the action has been withdrawn, or if, on the basis of the draft environmental impact statement or hearing, the agency determines that the action will not have a significant effect on the environment, it will not prepare a final environmental impact statement but will prepare and file its determination in accordance with [6 NYCRR section 617.9\(a\)\(5\)\(i\)](#).

(c) The filing of a notice of completion of a final environmental impact statement and the filing of the statement itself shall take place in the same manner as a draft environmental impact statement in accordance with [6 NYCRR section 617.12](#). Final environmental impact statements and notices of completion shall also be filed in the file referred to in section 586.8(b) of this Part.

(d) The notice of completion shall conform to [6 NYCRR section 617.12](#) in form and content.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.13, 9 NY ADC 586.13

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9 NYCRR 586.14

Section 586.14. Approval or disapproval of action; required findings

Currentness

(a) Agencies and the public shall be afforded a reasonable time period, not less than 10 calendar days, in which to consider the final environmental impact statement. A decision on an action involving an applicant shall be made within 30 calendar days following the filing of a final Federal or SEQR environmental impact statement. The time period for decision may be extended for good cause.

(b) No final decision whether to commence, engage in, fund, or approve an action that has been the subject of a final environmental impact statement shall be made until the specific written findings and statement required by [6 NYCRR section 617.11](#) are prepared and filed in accordance with [6 NYCRR section 617.12](#) and in the file referred to in section 586.8(b) of this Part.

Credits

Sec. filed March 12, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.14, 9 NY ADC 586.14

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9 NYCRR 586.15

Section 586.15. Applicability of regulations of the
Commissioner of Environmental Conservation

Currentness

The provisions of 6 NYCRR Part 617 shall govern any matters not specifically addressed in this Part, and except in cases of direct conflict shall apply in addition to the provisions of this Part.

Credits

Sec. filed March 12, 1979 eff. April 1, 1979.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 586.15, 9 NY ADC 586.15

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Part 587. Access to Agency Records; Open Meetings; Conflicts of Interest

NYCRR Title 9, Subt. Q, Ch. VI, Pt. 587, Refs & Annos
[Currentness](#)

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Part 587. Access to Agency Records; Open Meetings; Conflicts of Interest (Refs & Annos)

9 NYCRR 587.1

Section 587.1. Access to agency records

Currentness

(a) Purpose. The agency shall provide access to records in conformance with the requirements and procedures set forth in Article 6 of the Public Officers Law, entitled “Freedom of Information Law,” and its implementing regulations in 21 NYCRR Part 1401. This section provides regulations specific to the agency's responsibilities under those authorities. Additional information about the agency's implementation of the Freedom of Information Law is on the agency's website at www.apa.ny.gov.

(b) Records access officer. One or more designated project administrators shall be the agency's records access officer(s) with the responsibilities set forth herein and in 21 NYCRR Part 1401. The business address for the records access officer is: Adirondack Park Agency, P.O. Box 99, Ray Brook, New York 12977, and the email address is: FOIL@apa.ny.gov. In the absence of the records access officer, any agency attorney except the counsel may be designated to serve in that capacity.

(c) Requests for access to records. Requests for access to records may be submitted to the agency in writing by email, mail or in person. Record request forms are available at the Adirondack Park Agency, 1133 NYS Route 86, Ray Brook, New York and on the agency's website at www.apa.ny.gov. Oral requests for access to records may also be allowed, although the agency may require a written request. The agency shall respond to requests for access to records in conformance with 21 NYCRR Part 1401. The agency will provide requested records by email or mail, or make them available for inspection at the Adirondack Park Agency, 1133 NYS Route 86, Ray Brook, New York.

(d) Hours for public inspection. The agency shall accept requests for access to records and produce records during all regular business hours. Except on State holidays, or during weather or other emergencies, regular business hours are 8:30 a.m. to 5:00 p.m., Monday through Friday.

(e) Fees.

(1) No fee will be charged for electronic copies of records.

(2) Fees of 25 cents per page may be charged for photocopies of more than 50 pages of records not exceeding 9 by 14 inches in size.

(3) Other fees may be charged for the actual cost of reproducing records in accordance with 21 NYCRR Part 1401.

(f) Requests for exceptions from disclosure of records. Requests for exceptions from disclosure of records shall be governed by section 89(5) of the Freedom of Information Law. A person submitting records to the agency may identify information therein for which an exception from disclosure is requested pursuant to that section and shall specify the facts, in reasonable detail, supporting the request. The records access officer shall identify the person(s) within the agency who shall have custody and/or access to such information and the manner of safeguarding against unauthorized access to such information until 15 days after the entitlement to such exception has been finally determined or such further time as ordered by a court of competent jurisdiction.

(g) Appeals. Appeals shall be governed by the Freedom of Information Law or 21 NYCRR Part 1401, as applicable. Any person denied access to records, or denied a requested exception from disclosure of records, in whole or in part, may appeal in writing to the agency's counsel. The business address of the agency's counsel is Adirondack Park Agency, P.O. Box 99, Ray Brook, New York 12977.

Credits

Sec. added by renum. 586.1, filed March 25, 1976; repealed, new filed March 19, 1979; amd. filed Oct. 15, 1982 eff. Oct. 15, 1982; amd. filed Sept. 10, 2013 eff. Sept. 25, 2013; rep. and new added filed Jan. 13, 2017 eff. Feb. 1, 2017.

Current with amendments included in the New York State Register, Volume XLIII, Issue 19 dated May 12, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § 587.1, 9 NY ADC 587.1

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9 NYCRR App. Q-1

App Q-1. Where agency applications may be filed

Currentness

Appendix Q-1.

(cf. Subtitle Q)

**REGIONAL AND DISTRICT OFFICES OF THE DEPARTMENTS
OF ENVIRONMENTAL CONSERVATION AND HEALTH
WHERE AGENCY APPLICATIONS MAY BE FILED**

Department of Environmental Conservation

1. Regional Permit Administrator

Region 5

Ray Brook, NY 12977

(518) 891-1370

2. Regional Permit Administrator

Region 6

State Office Building

Washington Street

Watertown, NY 13601

(315) 782-0100 (Ext. 314)

Department of Health

1. District Office

11 St. Bernard Street

Saranac Lake, NY 12983

(518) 891-1800

2. District Office

State Office Building

Watertown, NY 13601

(315) 782-0100

3. District Office

Quaker Village

Glens Falls, NY 12801

(518) 793-3893

4. District Office

19 North William Street

Johnstown, NY 12095

(518) 762-3189

5. District Office

State Office Building

Utica, NY 13503

(315) 797-6120

6. District Office

10 Water Street

Massena, NY 13662

(315) 769-2870

7. Clinton County Health Department

Plattsburgh, NY 12901

(518) 563-1500

8. Oneida County Health Department

County Office Building

800 Park Avenue

Utica, NY 13501

(315) 798-5064

Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § App. Q-1, 9 NY ADC App. Q-1

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9 NYCRR App. Q-2

App Q-2. List of mean high water elevations

Currentness

The following mean high water elevations have been made pursuant to section 571.3 of this Title:

1. Lake Champlain 99.8 feet above mean sea level
2. Lake George 320.2 feet above mean sea level
3. Great Sacandaga Lake 771 feet above mean sea level
4. Hinckley Reservoir 1226.41 feet above mean sea level
5. Lake Pleasant
(Hamilton County) 1729.00 feet above mean sea level
6. Raquette Pond 1547.11 feet above mean sea level
7. Sacandaga Lake
(Hamilton County) 1729.30 feet above mean sea level
8. Schroon Lake 811.00 feet above mean sea level

Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § App. Q-2, 9 NY ADC App. Q-2

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Title 9. Executive Department
Appendices

9 NYCRR App. Q-3

App Q-3. Standards for signs associated with projects

Currentness

STANDARDS FOR SIGNS ASSOCIATED WITH PROJECTS

1. The purpose of these standards. The purpose of these standards is to provide a coordinated, uniform and consistent approach for the review by the agency of signs proposed to be erected or maintained onsite in association with projects subject to agency jurisdiction, taking into consideration the natural, scenic, aesthetic and open space resources sought to be protected by the statutes the agency administers.

2. Application of these standards. These standards shall govern the agency in its review of all private signs associated with projects subject to agency jurisdiction which are proposed to be erected or maintained onsite in association with such activities as business, commercial, industrial and tourist, including but not limited to automobile service stations, junkyards, mineral extraction uses and structures, public and private sand and gravel pits, tourist accommodations, tourist attractions, residential subdivisions, campgrounds, trailer parks and mobile home courts.

Off-premises signs are regulated by the Adirondack Park sign law, administered by the Department of Environmental Conservation pursuant to [ECL 9-0305](#) and 6 NYCRR Part 195. If an off-premises sign is also subject to agency jurisdiction, the agency shall apply the standards of this appendix as well as those applicable under 6 NYCRR Part 195.

3. Definitions. (a) *Sign* means any sign, billboard, advertising structure or inscribed surface, pattern of artificial lighting, pictorial or symbolic ornament, emblematic structure, banner, fluttering apparatus, statue, model, ornamental figure or other visually communicative or expressive device that is visible from an out-of-doors position and is used to advertise or call the public's attention to any business, commercial, industrial, tourist or any other activity, object for sale or lease, person or place, or to bear any kind of message. It includes any surface on which a name, text, device, signal, ornament, logotype or advertising matter is made visible. The meaning of sign shall also include any sign currently in disuse but still visible from an out-of-doors position, and any frame or support structure erected specifically to bear or uphold a sign. The meaning of sign shall not include any sign erected by the Federal, State, county or local government or any department or agency thereof, any poster placed temporarily to advertise a civic event or an event sponsored by a house of worship, school, library, museum, social club or society, or any patriotic flag or banner not used for commercial advertising purposes. The meaning of *sign* shall also not include any sign having a sign area no greater than three square feet that is used simply to mark property boundaries, give directions regarding roads or trails, exclude hunting, fishing, or other activities, warn of any hazard or condition; if for a residence, denote the name and address of the occupants of the premises on which the sign is located, or advertise the availability of the premises or some portion thereof for sale or lease.

(b) *Sign area* means the total area of all faces or surfaces of a sign anywhere upon which writing or any illustrative, emblematic or other artistic or expressive matter appears; or, in cases where writing or illustrative, emblematic, or other artistic or expressive matter is not set against any face or surface, the total area within a single continuous rectangular

perimeter enclosing the extreme limits of such writing or illustrative, emblematic or other artistic or expressive matter. The sign area of a sign having more than one face or surface on which writing or illustrative, emblematic or other artistic or expressive matter appears shall be the total area of all such faces or surfaces; but if a sign consists of two such faces or surfaces placed back to back, the sign area of the side having the greater sign area shall constitute the total sign area. The sign area of a group of connected or related signs shall be the sum of the sign areas of the signs belonging to it.

(c) *Erect* means to build, construct, alter, enlarge, relocate, attach, hang, place, affix or maintain any sign, and includes the painting of wall signs.

(d) *Luminous sign* means an incandescent or other sign which gives forth its own light, or any transparent or translucent sign through which artificial light is emitted, including, without limitation, any neon sign, fluorescent sign or advertising light display.

(e) *Level of natural ground* means the level of ground prior to any grading or fill done primarily for the purpose of erecting any sign or raising the level of a sign's allowable height.

4. Number of signs. (a) Not more than two signs may be erected or maintained advertising or otherwise relating to a single business or activity, except for directional signs that do not exceed two square feet in sign area and are limited to such texts as "Office" "Entrance" "Exit" "Parking" and "No Parking"

(b) Not more than one pole sign may be erected or maintained upon the premises of any gasoline or other automotive service station.

5. Design and location of signs. (a) No sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. All luminous signs, indirectly illuminated signs and lighting devices shall employ only lights emitting light of constant intensity.

(b) No luminous sign, indirectly illuminated sign or lighting device shall be placed or directed so as to cause glaring or non-diffuse beams of light to be cast upon any public street, highway, sidewalk or adjacent premises, or otherwise to cause glare or reflection that may constitute a traffic hazard or nuisance. No sign shall in its construction employ any mirror or mirror-like surface, nor any day-glowing or other fluorescent paint or pigment.

(c) No sign or part thereof shall contain or consist of any banner, pennant, ribbon, streamer, spinner or other similar moving, fluttering or revolving device. Such devices, as well as strings of lights, shall not be used for advertising or attracting attention whether or not they are part of any sign. No sign or part thereof may rotate or move back and forth.

(d) No sign shall contain any neon or similar lighting.

(e) No sign shall be placed upon or be supported by any water body or any tree, rock or other natural object rather than the ground.

(f) No sign shall be erected or maintained upon the roof of any building or structure.

(g) No motor vehicle on which is placed, or painted, any sign intending to advertise the premises subject to agency jurisdiction shall be parked or stationed on such premises in a manner primarily intended to display the sign.

(h) No sign shall project more than three feet from the wall of any building, nor shall any sign project from the roof of any building or into any public way.

(i) No sign shall be erected or maintained within the right-of-way, nor within 10 feet of the roadbed of any public street or highway; nor shall any sign exceeding 20 square feet in the sign area be erected or maintained within 20 feet of the roadbed of any public street or highway; provided, however, that these minimum setback distances shall not apply to signs erected upon any building entirely housing the business or activity with which the signs are principally associated. For the purposes of this provision, the roadbed shall mean the trafficable portion of a road, street, or highway, bounded on either side by the outer edge of the shoulder or guardrail, whichever extends farthest. Where there is no shoulder or guardrail, there shall be deemed to be a shoulder extending four feet from the outer edge of the pavement or unpaved traffic lanes.

(j) No sign shall be erected or maintained more than 200 feet from the business or activity with which it is principally associated. For the purposes of this provision, the location of a business or activity shall include all of the principal private access road connecting the actual place of that business or activity with a public street or highway.

(k) No sign shall be erected or maintained in a location primarily directed at travelers upon the Adirondack Northway (Interstate Route 87).

6. Size, height and components of signs. (a) No sign shall be erected or maintained having a sign area greater than 40 square feet. No luminous sign shall be erected or maintained having a sign area greater than 15 square feet.

(b) If two signs are erected or maintained with respect to a given activity, the total sign area of the two signs shall not exceed 60 square feet.

(c) No pole sign erected or maintained upon the premises of any gasoline or other automotive service station shall have a sign area greater than 15 square feet.

(d) No sign shall exceed 20 feet in overall height, measured from the highest level of natural ground immediately beneath the sign to the highest point of the sign or the supporting structure thereof.

(e) Signs shall be made of stone, brick and wood, shall be simple in design and color scheme and shall contain a minimal number of component parts.

7. Number of permitted signs where more than one principal activity is being conducted. Notwithstanding the standard governing the number of signs permitted to be erected or maintained on any parcel of real property set forth in section 4 hereof, the following standards shall guide the agency in its review of all private signs associated with projects described in section 2

hereof when more than one principal activity is proposed to be conducted on a separate and discrete basis upon the parcel of real property associated with the project, such as in the case of a shopping center or other multiple commercial use facility.

(a) A single free-standing sign not in excess of 40 square feet in sign area or more than 20 feet in height may be erected identifying the center or facility as a whole, but shall not contain advertising matter.

(b) One individual wall sign not in excess of 30 square feet in sign area may be erected for each separate principal activity, such as a shop or store.

(c) An overall sign design plan for any such center or facility subject to agency regional project review jurisdiction shall be required, which shall include the sign design plan or plans for each principal activity therein, and shall reflect a reasonable uniformity of design, lettering, lighting and material.

8. Nonconforming signs. If a regional project subject to Adirondack Park Agency review is proposed for a parcel of real property upon which an existing sign is located, and the said existing sign is associated with the principal activity which is the subject of the proposed project but does not conform to these standards, the agency may require that the said non-conforming sign be brought into compliance herewith within a reasonable period of time, not to exceed six years. Such requirement that the non-conforming sign be brought into compliance herewith may entail the compulsory elimination of the sign upon the termination of a period calculated to be the remaining economic life thereof based upon actual depreciation schedules, but in any event not to exceed six years.

9. Residential and other nonbusiness uses. In the case of residential uses and other nonbusiness-oriented uses, the agency will apply these private sign standards, except that only one sign may be erected or maintained upon a parcel of real property, the sign area may not exceed eight square feet, and the overall height of the sign may not exceed six feet.

Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § App. Q-3, 9 NY ADC App. Q-3

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9 NYCRR App. Q-4

App Q-4. Additional standards for the installation
of individual onsite wastewater treatment systems

Currentness

**ADDITIONAL STANDARDS FOR THE INSTALLATION
OF INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEMS**

This appendix sets forth the standards employed by the agency in the review of the type and manner of installation of onsite wastewater treatment systems associated with a project which are designed to treat less than 1,000 gallons of wastewater per day.

These standards are applied in addition to those standards set forth in “Wastewater Treatment Standards--Residential Onsite Systems” Appendix 75-A, Title 10, of the *Official Compilation of Codes, Rules and Regulations of the State of New York*.

1. The natural ground intended for the leaching facility of an onsite wastewater treatment system shall have a minimum depth of four feet of usable soil above bedrock, impervious material, or maximum high seasonal groundwater. When fractured bedrock is encountered, the usable soil depth shall be at least six feet.
2. Within 200 feet of the shoreline of a lake, pond, river or stream, if the soil percolation rate is 0 to 3 minutes per inch, a leaching facility for an onsite wastewater treatment system will not be permitted.
3. Precatory or hortatory language such as “should” in “Wastewater Treatment Standards--Residential Onsite Systems” Appendix 75-A, Title 10, of the *Official Compilation of Codes, Rules and Regulations of the State of New York* shall be deemed to be mandatory; provided that the agency may approve modifications in the course of its review of individual projects.

Credits

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Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

N.Y. Comp. Codes R. & Regs. tit. 9, § App. Q-4, 9 NY ADC App. Q-4

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9 NYCRR App. Q-5

App Q-5. List of study rivers

Currentness

LIST OF STUDY RIVERS

The following rivers are designated by law to be studied for possible inclusion into the wild, scenic and recreational rivers system. Lands within one-quarter mile of study rivers, except in hamlet and industrial use areas on the Adirondack Park land use and development plan map, are a statutory “critical environmental area” within which all subdivisions of land and virtually all land uses and developments require an agency permit.

1. *Bouquet River, North Branch* (from Trout Pond to the confluence with the Main Branch).
2. *The Branch* (from Elk Lake to the confluence with the Schroon River).
3. *East Stony Creek* (from Harrisburg Lake to Great Sacandaga Lake).
4. *Grasse River, Main Branch* (from the confluence with the South Branch to the most northerly intersection with the park boundary).
5. *Moose River, Middle Branch* (from the confluence with the North Branch to the confluence with the South Branch).
6. *Moose River, North Branch* (from Big Moose Lake to the confluence with the Middle Branch).
7. *Osgood River* (from Jones Pond to Meacham Lake).
8. *Oswegatchie River, Main Branch* (from the Cranberry Lake Outlet to River Road).
9. *Pleasant Lake Stream* (from Pleasant Lake to the confluence with the Middle Branch of the Grasse River).
10. *Saranac River, North Branch* (from Mud Pond to the confluence with the Main Branch).

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9 NYCRR App. Q-6

App Q-6. Wild, scenic and recreational rivers and river areas

Currentness

WILD, SCENIC AND RECREATIONAL RIVERS AND RIVER AREAS

In this appendix are set forth the rivers designated by the wild, scenic and recreational rivers system act as wild, scenic or recreational rivers, together with the boundaries of the river areas of each, as agreed upon by the agency and the Commissioner of Environmental Conservation, and promulgated by the agency. Provision is made in section 577.3 of this Title for the amendment of river area boundaries. In addition, provision is made for modification of boundaries of river areas in connection with agency review and approval of rivers system land management plans pursuant to section 577.9 of this Title. However, amendment of the designations of rivers as wild, scenic or recreational rivers may be accomplished only by legislation.

WILD RIVERS

Towns of Newcomb, Minerva and Indian Lake--Counties of Essex and Hamilton

1a. Cedar River (From southwest boundary of Lot 82, Township 17, Toten and Crossfield's Purchase to Hamilton county line)--1/4 mile from each bank.

Towns of Indian Lake, Lake Pleasant and Arietta--County of Hamilton

1b. Cedar River (From outlet of Cedar Lakes to the road crossing 1 1/2 miles upstream of Cedar River Flow)--1/4 mile from each bank.

Towns of Harrietstown, Newcomb and Long Lake--Counties of Essex, Franklin and Hamilton

2. Cold River (Duck Hole to Raquette River and all of Ouluska Pass Brook)--1/4 mile from each bank.

Towns of Minerva and Indian Lake--Counties of Essex and Hamilton

3. Hudson River (Confluence with Cedar River to confluence with Boreas River)--1/4 mile from each bank.

Towns of Morehouse and Ohio--Counties of Hamilton and Herkimer

4. Indian River (Outlet of Brook Trout Lake to South Branch Moose River)--1/4 mile from each bank.

Town of Wells--County of Hamilton

5. Kunjamuk (Outlet of South Pond to Fish Barrier Dam near State land boundary)--1/4 mile from each bank.

Town of Newcomb--County of Essex

6. Opalescent River (Flowed Lands to confluence with Hudson River)--1/4 mile from each bank.

Towns of Webb, Long Lake and Fine--Counties of Herkimer, Hamilton and St. Lawrence

7. Oswegatchie - Main Branch (Partlow Mill Dam to State boundary near Inlet)--1/4 mile from each bank.

Towns of Webb and Fine--Counties of Herkimer and St. Lawrence

8. Oswegatchie - Middle Branch (North boundary of Lot 27, Watson's East Triangle to one mile downstream of Wolf Creek confluence)--1/4 mile from each bank.

Town of Arietta--County of Hamilton

9. Piseco Outlet (One-half mile east of Route 10 bridge to confluence with West Branch of the Sacandaga)--1/4 mile from each bank.

Town of Johnsburgh--County of Warren

10. East Branch Sacandaga River (Outlet of Botheration Pond to one-half mile above Cook Brook Confluence)--1/4 mile from each bank.

Towns of Benson, Arietta, Lake Pleasant and Wells--County of Hamilton

11. West Branch Sacandaga River (1st 9 miles in Silver Lake Wilderness and from the confluence with Cow Creek to Dugway Creek)--1/4 mile from each bank.

Towns of Arietta and Morehouse--County of Hamilton

12. West Canada Creek (Outlet of Mud Lake to State land boundary 2 miles upstream of Old Mitchell Dam site)--1/4 mile from each bank.

13. South Branch West Canada Creek (Headwaters near T-Lake Falls to footbridge 1 mile upstream of the Floe)--1/4 mile from each bank.

SCENIC RIVERS

Town of Harrietstown--County of Franklin

1. Ampersand Brook (Outlet of Ampersand Pond to the Raquette River)--1/4 mile from each bank.

Town of Keene--County of Essex

2. East Branch of the AuSable River (Outlet of Marcy Swamp to St. Huberts)--1/4 mile from each bank.

Town of Ohio--County of Herkimer

3. Black River (Farr Road Crossing to Adirondack Park boundary)--1/4 mile from each bank.

Town of Colton--County of St. Lawrence

4. Blue Mountain Stream (Outlet of Clear Pond to confluence with Pleasant Lake Stream)--1/4 mile from each bank.

Town of Piercefield--County of St. Lawrence

5. Bog River (Dam below Hitchins Pond to Tupper Lake)--1/4 mile from each bank.

Town of Minerva--County of Essex

6. Boreas River (100 feet below Lester Dam to confluence with Hudson)--1/4 mile from each bank, excepting any portion of the lands within the above-described boundaries which are included in the lands set out as being a part of the Wild River Area of the Hudson River.

Towns of Keene and North Hudson--County of Essex

7. Bouquet River North and South Forks (From their headwaters to respective Route 73 bridges)--1/4 mile from each bank.

Towns of Minerva and Newcomb--County of Essex

- 8a. Cedar River (From Hamilton-Essex county line to Hudson River)--1/4 mile from each bank, excepting any portion of the lands within the above-described boundaries which are included in the lands set out as being a part of the Wild River Area of the Hudson River.

Towns of Lake Pleasant and Indian Lake--County of Hamilton

- 8b. Cedar River (From the road crossing 1 1/2 miles upstream of Cedar River Flow to 1/2 mile upstream of Browns Brook)--1/4 mile from each bank.

Towns of Duane and Santa Clara--County of Franklin

9. Deer River (Outlet of Deer River Flow to Adirondack Park boundary)--1/4 mile from each bank.

Towns of Arietta, Stratford, Oppenheim and Salisbury--Counties of Hamilton, Fulton and Herkimer

10. East Canada Creek (Powley Place to southernmost Adirondack Park boundary near Sprite Creek)--1/4 mile from each bank.

Towns of Colton and Clare--County of St. Lawrence

11. Middle Branch of the Grasse River (Confluence of Pleasant Lake Stream and Blue Mountain Stream to the confluence with the South Branch)--1/4 mile from each bank.

12. North Branch of the Grasse River (Outlet of Church Pond to the Adirondack Park boundary)--1/4 mile from each bank.

Towns of Piercefield, Colton, Clifton and Clare--County of St. Lawrence

13a. South Branch of the Grasse River (Outlet of Center Pond to Allen Pond Outlet and from the Adirondack Park boundary to the confluence with the Middle Branch)--1/4 mile from each bank with the following exceptions:

Towns of Colton and Clifton--County of St. Lawrence

13b. South Branch of the Grasse River (Grasse River Flow area to Twin Ponds Outlet) Beginning at a point due south of the outlet of Grasse River Flow at a point 1/4 mile from the south bank of said river; thence westerly along a line that is 1/4 mile from and parallel to the south bank of said river to a point where that line intersects with Route 3; thence northeasterly along Route 3 to a point where said Route 3 intersects with a gravel road to Deer Meadows; thence northwesterly and westerly along said gravel road to a point where said road intersects with a point that is 1/4 mile from the south bank of said river; thence continuing along a line that is 1/4 mile from and parallel to the south bank of said river.

Additionally, beginning at a point southwest of Brother Ponds, in the Town of Clifton, where Twin Ponds Outlet is 1/4 mile from the north bank of said river; thence following Twin Ponds Outlet towards said river until reaching a point that is 400 feet from the east bank of said river; thence southerly along a line that is 400 feet from and parallel to the east bank of said river to a point where that line intersects an intermittent stream from the east; thence easterly along that stream bed to a point that is 1/4 mile from said bank of said river; thence southerly and southeasterly along a line that is 1/4 mile from and parallel to the east or north bank of said river to the point of intersection with a log-haul road used by Draper Corporation and Newton Falls Paper Company; thence following said road southeasterly to a point where said road curves and begins heading northeasterly and intersects with the 1440' contour line; thence southeasterly along a straight line to the top of a height of land at the 1480' contour; thence northeasterly to an adjoining height of land at 1480' elevation; thence continuing northeasterly to the point of intersection with said log-haul road; thence southeasterly along said road to the point of intersection with the 1400' contour line; thence northeasterly along said contour line to a point that is 1/4 mile from the north bank of said South Branch of the Grasse River; thence southeasterly and easterly to the point of intersection with the Clifton-Colton town line; thence southerly along that town line to the point of intersection with said gravel log-haul road jointly used by Draper Corporation and Newton Falls Paper Company; thence southeasterly and easterly along said gravel road to the point of intersection with Route 3; thence northeasterly and easterly along Route 3 to a point where said route is 1/4 mile from the north bank of the Grasse River Flow; thence continuing along a line that is 1/4 mile from and parallel to the north

or east bank of said Flow and said South Branch of the Grasse River.

Towns of Newcomb, Minerva and Indian Lake--Counties of Essex and Hamilton

14. Hudson River (From Route 28N bridge crossing in the hamlet of Newcomb to confluence with Cedar River and from the confluence with the Boreas River to one mile north of North River)--1/4 mile from each bank.

Towns of Webb and Watson--Counties of Herkimer and Lewis

15. Independence River (Outlet of Little Independence Pond to Sperryville Bridge)--1/4 mile from each bank.

Towns of Altamont, Piercefield, Hopkinton and Colton--Counties of Franklin and St. Lawrence

16. Jordan River (Outlet of Marsh Pond to Carry Falls Reservoir)--1/4 mile from each bank.

Towns of Wells and Lake Pleasant--County of Hamilton

17. Kunjamuk River (From Fish Barrier Dam near the State land boundary to the Sacandaga River)--1/4 mile from each bank.

Towns of Waverly and Hopkinton--Counties of Franklin and St. Lawrence

18. Long Pond Outlet (Outlet of Long Pond to the West Branch--St. Regis River confluence)--1/4 mile from each bank.

Towns of Indian Lake, Arietta and Long Lake--County of Hamilton

19. Marion River (Outlet of Utowana Lake to Raquette Lake)--1/4 mile from each bank.

Towns of Webb, Forestport and Lyonsdale--Counties of Herkimer, Oneida and Lewis

20. Main Branch of the Moose River (From confluence of South and Middle Branches of the Moose River to Adirondack Park boundary)--1/4 mile from each bank.

Towns of Inlet, Morehouse, Arietta, Ohio and Webb--Counties of Hamilton and Herkimer

21. South Branch of the Moose River (From the eastern boundary of State land immediately west of Little Moose Lake to the Middle Branch confluence)--1/4 mile from each bank, excepting any portion of lands within the above-described boundaries which are included in the lands set out as being part of the Wild River Area of the Indian River.

Towns of Webb and Diana--Counties of Herkimer and Lewis

22. Middle Branch of the Oswegatchie River (Outlet of Walker Lake to north boundary of Lot 27, Watson's East Triangle and from one mile downstream of Wolf Creek confluence to the Adirondack Park boundary near Middle Branch corners)--1/4 mile from each bank.

Towns of Webb and Croghan--Counties of Herkimer and Lewis

23. West Branch of the Oswegatchie River (Outlet of Buck Pond to foot and snowmobile bridge approximately one mile upstream of Round Pond)--1/4 mile from each bank.

Towns of Arietta and Morehouse--County of Hamilton

24. Otter Brook (Outlet of Lost Pond to confluence with South Branch--Moose River)--1/4 mile from each bank.

Towns of Long Lake, Harriestown, Piercefield and Colton--Counties of Hamilton, Franklin and St. Lawrence

25. Raquette River (Outlet of Long Lake to confluence with a small stream from the northeast, approximately one mile downstream of Trombley Landing and from the confluence with Dead Creek to Carry Falls Reservoir)--1/4 mile from each bank, excepting any portion of lands within the above-described boundaries which are included in the lands set out as being part of the Wild River Area of the Cold River.

Town of Inlet--County of Hamilton

26. Red River (Headwaters to South Branch--Moose River)--1/4 mile from each bank.

Town of Indian Lake--County of Hamilton

27. Rock River (O'Neil Flow Road crossing to confluence with Cedar River)--1/4 mile from each bank, excepting any portion of lands within the above-described boundaries which are included in the lands set out as being part of the Wild River Area of the Cedar River.

Towns of Long Lake and Piercefield--Counties of Hamilton and St. Lawrence

28. Round Lake Outlet (Outlet of Round Lake to confluence with Bog River)--1/4 mile from each bank.

Towns of Duane and Santa Clara--County of Franklin

29. East Branch of the St. Regis River (Route 30 crossing to 1/2 mile upstream of Everton Falls)--1/4 mile from each bank.

Towns of Santa Clara and Waverly--County of Franklin

30. Main Branch of the St. Regis River (From where a private road to Bay Pond crosses the Main Branch in Lot 16, Township 17, Macomb's Purchase, Great Tract 1, to the confluence with Balsam Brook)--1/4 mile from each bank.

Towns of Santa Clara, Waverly, Hopkinton and Parishville--Counties of Franklin and St. Lawrence

31. West Branch of the St. Regis River (Outlet of Little Fish Pond to 1/2 mile downstream of the confluence with Fenner Meadow Brook)--1/4 mile from each bank.

Towns of Morehouse and Ohio--Counties of Hamilton and Herkimer

32. West Canada Creek (From the State land boundary approximately 2 miles upstream of the Old Mitchell Dam site to the Route 8 bridge crossing near Nobleboro)--1/4 mile from each bank.

Towns of Bleecker, Mayfield and Benson--Counties of Fulton and Hamilton

33. West Stony Creek (Tannery Road crossing to the confluence with Hatch Brook)--1/4 mile from each bank.

RECREATIONAL RIVERS

Towns of Keene and Jay--County of Essex

1. East Branch of the AuSable River (St. Huberts to the confluence with the West Branch of the AuSable River)--1/4 mile from each bank.

Towns of Jay, Chesterfield, Black Brook, Ausable and Peru--Counties of Essex and Clinton

2. Main Branch of the AuSable River (Confluence of East and West Branches of the AuSable River to Lake Champlain)--1/4 mile from each bank.

Towns of North Elba, Wilmington, Jay and Black Brook--Counties of Essex and Clinton

3. West Branch of the AusSable River (From the source near Heart Lake to the confluence with the East Branch of the AuSable)--1/4 mile from each bank.

Town of Ohio--County of Herkimer

4. Black River (Outlet of North Lake to the Farr Road crossing)--1/4 mile from each bank.

Towns of Keene, Elizabethtown, Lewis, Essex and Westport--County of Essex

5a. Bouquet River (From confluence with North Fork to Lake Champlain)--1/4 mile from each bank, excepting any portion of lands which are set forth in item 7 (Scenic Rivers) of this Appendix as part of the Scenic River Areas of the North and South Forks of the Bouquet River, and excepting the Town of Willsboro, where the boundary is as set forth in item 5b below.

Town of Willsboro--County of Essex

5b. Bouquet River (Town of Willsboro section)--1/4 mile from each bank, except that on the southern side of the river a portion of the boundary shall be the West Road, from its intersection with Coonrod Road northerly to its interseciton with Middle Road, an approximate distance of 2 1/4 miles; and except that on the northern side of the river a portion of the boundary shall be the Mountain View Road from a point where the 1/4 mile corridor intersects Mountainview Road approximately 600 feet east of

the intersection of Mountain View Road and Joe River Road, thence along Mountain View Road easterly to its intersection with Maple Street, thence northerly along Maple Street to its intersection with Willsboro Point Road, thence easterly along Willsboro Point Road to its intersection with River Road, thence southeasterly along River Road to a point where the 1/4 mile corridor intersects River Road approximately 300 feet before River Road ends, all as shown as the “Bouquet River Recreational River District” on a map entitled “Zoning Map of the Town of Willsboro” comprising a part of the Zoning Ordinance of the Town of Willsboro, as approved by the Agency August 22, 1980.

Town of Indian Lake--County of Hamilton

6. Cedar River (From 1/2 mile upstream of the confluence with Browns Brook to the southwest boundary of Lot 82, Township 17, Totten and Crossfield's Purchase)--1/4 mile from each bank.

Town of Clare--County of St. Lawrence

7. South Branch of the Grasse River (Confluence with Allen Pond Outlet to the Adirondack Park boundary)--1/4 mile from each bank.

Towns of Newcomb, Minerva, Indian Lake, Chester, Johnsbury, Thurman, Warrensburg, Stony Creek, Lake Luzerne and Hadley--Counties of Essex, Hamilton, Warren and Saratoga

8. Hudson River (Confluence with Opalescent to the Route 28N bridge crossing in the hamlet of Newcomb and from 1 mile north of North River to the confluence with the Sacandaga River)--1/4 mile from each bank, excepting any portion of lands within the above-described boundaries which are included in the lands set out as being part of the Wild River Area of the Opalescent River.

Town of Watson--County of Lewis

9. Independence River (From Sperryville Bridge to Adirondack Park boundary)--1/4 mile from each bank.

Towns of Indian Lake and Minerva--Counties of Hamilton and Essex

10. Indian River (Outlet of Indian Lake to confluence with Hudson River)--Except in the Lake Abanakee area where the river area is congruent with the lake shoreline, the area is 1/4 mile from each bank. Also excepting any portion of the lands within the above-described boundaries which are included in the lands set out as being a part of the Wild River Area of the Hudson River.

Town of Fine--County of St. Lawrence

11. Main Branch of the Oswegatchie River (From the State land boundary near Inlet to Wanakena)--1/4 mile from each bank.

Town of Croghan--County of Lewis

12. West Branch of the Oswegatchie River (From the snowmobile and footbridge crossing approximately 1 mile upstream of Round Pond to the Adirondack Park boundary)--1/4 mile from each bank.

Towns of Long Lake, Arietta, Harrietstown, Tupper Lake and Piercefield--Counties of Hamilton, Franklin and St. Lawrence

13. Raquette River (Outlet of Raquette Lake to outlet of Long Lake and from the confluence with a small stream from the northeast, approximately 1 mile downstream of Trombley Landing, to the confluence with Dead Creek)--Excepting Tupper Lake (including Raquette Pond) and Long Lake, where the river area is congruent with the lakes' shorelines, the river area is 1/4 mile from each bank.

Town of Indian Lake--County of Hamilton

14. Rock River (Outlet of Lake Durant at O'Neil Flow Road crossing)--Beginning at a point on the north bank of said river at the outlet of Lake Durant; thence northward to a point 1/4 mile distant from said river; thence generally easterly along a line 1/4 mile distant from and parallel to the said north bank of said river to a point where that line intersects the O'Neil Flow Road crossing; thence southerly along said road to a point where said road intersects with Route 28; thence northwesterly along Route 28 to a point where said route crosses the outlet of Lake Durant; thence generally northerly to the point of beginning.

Towns of Santa Clara and Waverly--County of Franklin

15. East Branch of the St. Regis River (One-half mile upstream of Everton Falls to the confluence with the Main Branch)--1/4 mile from each bank.

Towns of Brighton, Santa Clara and Waverly--County of Franklin

16. Main Branch of the St. Regis River (St. Regis Church to the point where a private road to Bay Pond crosses the Main Branch in Lot 16, Township 17, Macomb's Purchase, Great Tract 1, and from the confluence with Balsam Brook to the Adirondack Park boundary)--1/4 mile from each bank.

Town of Hopkinton--County of St. Lawrence

17. West Branch of the St. Regis River (From 1/2 mile downstream of the confluence with Fenner Meadow Brook to the Adirondack Park boundary)--1/4 mile from each bank.

Towns of Johnsburg, Thurman and Wells--Counties of Warren and Hamilton

18. East Branch of the Sacandaga River (1/2 mile above Cook Brook to the confluence with the Main Branch)--1/4 mile from each bank.

Towns of Lake Pleasant, Wells, Hope and Benson--County of Hamilton

19. Main Branch of the Sacandaga River (Outlet of Lake Pleasant to the inlet of Great Sacandaga Lake)--excepting Lake Algonquin, where the river area is congruent with the lake shoreline, the river area is 1/4 mile from each bank, and excepting any portion of the lands within the above-described boundaries which are included in the lands set out as being part of the Scenic River Area of the Kunjamuk River.

Towns of Arietta and Wells--County of Hamilton

20. West Branch of the Sacandaga River (Silver Lake Wilderness boundary near the most upstream Route 10 bridge crossing to the confluence with Cow Creek and from the confluence with Dugway Creek to the confluence with the Main Branch)--1/4 mile from each bank.

Towns of Franklin and Belmont--County of Franklin

21. Salmon River (Outlet of Elbow Ponds to the Adirondack Park boundary)--1/4 mile from each bank.

Towns of Harrietstown, Franklin, St. Armand, North Elba and Black Brook--Counties of Franklin, Essex and Clinton

22a. Main Branch of the Saranac River (Outlet of Upper Saranac Lake to Adirondack Park boundary)--excepting the Town of Saranac (see area description below) and Middle and Lower Saranac Lakes and Oseetah Lake (where the river area is congruent with the lakes' shorelines)--the river area is 1/4 mile from each bank.

Town of Saranac--County of Clinton

22b. Main Branch of the Saranac River (Town of Saranac section)--Continuing along a line 1/4 mile distant from and parallel to the north bank of said river at the south boundary of the Town of Saranac to a point where that line intersects Route 3; thence along Route 3 until the hamlet of Redford is reached; resuming on the east boundary of said hamlet at a point 1/8 mile distant from the said north bank; thence east and northeasterly along a line 1/8 mile distant from and parallel to said bank of said river to a point where said line intersects a Land Use and Development Plan (L.U.D.P.) Rural Use Area; thence along Route 3 through the Rural Use Area and into the Moderate Intensity Use Area until reaching a point where said Route 3 is 1/8 mile distant from the north bank of said river; thence along a line 1/8 mile distant from and parallel to the north bank of said river until that line intersects again with Route 3; thence along said route until it intersects a L.U.D.P. Low Intensity Use Area; thence following the boundary of said area north, northeasterly and northwesterly until a point where said boundary is 1/4 mile distant to the said north bank of said river; thence northeasterly along a line 1/4 mile distant from and parallel to the said north bank of said river to a point where said line intersects a L.U.D.P. Rural Use Area; thence southerly along the boundary of said area to a point 1/8 mile distant from the north bank of said river; thence generally easterly along a line 1/8 mile distant from and parallel to the said north bank of said river to a point where said line intersects Route 3; thence along Route 3 to the east boundary of the Town of Saranac; thence southerly along said boundary to a point 1/4 mile distant from the south bank of said river; thence southwesterly along a line 1/4 mile distant from and parallel to the said bank of said river to the point where said line intersects a L.U.D.P. Low Intensity Use Area; thence southwesterly along the boundary

of said area to a point 1/8 mile distant from said bank of said river; thence along a line 1/8 mile distant from and parallel to said bank of said river to a point where that line intersects the west boundary of a L.U.D.P. Resource Management Area; thence southerly along said boundary to a point 1/4 mile distant from said bank of said river; thence along a line 1/4 mile distant from and parallel to said bank of said river until intersecting with the south boundary of the Town of Saranac.

Towns of North Hudson, Schroon, Horicon, Chester, Bolton, Warrensburg and Lake George--County of Warren

23a. Schroon River (From the outlet of former Deadwater Pond to the confluence with the Hudson River)--excepting the Town of Horicon, where the boundary is as set forth in item 23b below, and excepting Schroon Lake, where the river area is congruent with the lake shoreline, the river area is 1/4 mile from each bank.

Town of Horicon--Counties of Essex and Warren

23b. Schroon River (Town of Horicon section)--continuing along a line 1/4 mile distant from and parallel to the east bank of said river at the south boundary of the Town of Horicon to a point where that line intersects Route 8; thence westward along Route 8 approximately 500 feet; thence southeasterly along Tannery Road for its entire length of approximately 4500 feet; thence southeasterly perpendicular to County Route 31 to a point 1/4 mile distant from the east bank of the river, thence along a line 1/4 mile distant from and parallel to said bank of said river until intersecting with the north boundary of the Town of Horicon.

Town of Ohio--County of Herkimer

24. West Canada Creek (Route 8 bridge crossing near Nobleboro to Harvey Bridge crossing)--1/4 mile from each bank.

Towns of Morehouse and Ohio--Counties of Hamilton and Herkimer

25. South Branch of the West Canada Creek (From footbridge crossing approximately 1 mile upstream of the Floe to the confluence with the Main Branch)--1/4 mile from each bank.

Towns of Bleecker and Benson--Counties of Fulton and Hamilton

26. West Stony Creek (Perch Road crossing to the Tannery Road crossing and from the confluence with Hatch Brook to the confluence with the Main Branch of the Sacandaga River)--1/4 mile from each bank.

Credits

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N.Y. Comp. Codes R. & Regs. tit. 9, § App. Q-6, 9 NY ADC App. Q-6

Compilation of Codes, Rules and Regulations of the State of New York
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9 NYCRR App. Q-7

App Q-7. List of approved rivers system land management plans

Currentness

LIST OF APPROVED RIVERS SYSTEM LAND MANAGEMENT PLANS

This appendix sets forth brief summaries of rivers system land management plans approved by the agency pursuant to section 577.9 of this Title. These plans, which provide for the management, development and preservation of specified lands within the river areas of wild, scenic and recreational rivers, when approved by the agency, may nullify certain provisions of Part 577 of this Title and may in certain cases vest jurisdiction over river projects in local government.

1. *Proponent:* Town of Horicon

Date of approval: January 20, 1978

Summary of provisions: The Horicon rivers system plan, incorporated in the town zoning ordinance, applies to the river area of the Schroon River (a recreational river) within the town. The ordinance establishes a Recreational River District and includes regulations identical to the applicable provisions in Part 577 of this Title, including activities requiring conditional use approval within the river area, special criteria for such approval, and restrictions and standards for activities not requiring such approval.

The agency approval of the Horicon Plan provided that, once the town zoning ordinance was adopted, the river area of the Schroon within the town be managed and controlled according to the provisions of the ordinance in lieu of Part 577 of this Title.

Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

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Title 9. Executive Department
Appendices

9 NYCRR App. Q-8

App Q-8. Land use area classification determinants

Currentness

LAND USE AREA CLASSIFICATION DETERMINANTS

Many criteria and determinants are used in land use planning. Some are common to any planning process. Others vary with the area for which the plan is to be prepared. The needs of inhabitants, the region, and of society define those determinants that receive primary emphasis.

The determinants used in preparing this Land Use and Development Plan were chosen to identify those areas in the park best suited for development. The determinants fall into the following basic categories: (1) natural resources, (2) existing land use patterns, and (3) public considerations. The determinants found within these three categories help identify areas where similar standards are necessary if development is to provide positive values to both the park and the community in which it is located. Furthermore, they identify areas where the potential costs of development to the developer, the community, the prospective purchaser and the environment are so great that serious consideration should be given to alternative uses.

The natural resource determinants identify those areas that are physically most capable of sustaining development without significant adverse impact. Such determinants as soils, topography, water, vegetation and wildlife have been inventoried and analyzed to assure the protection of the basic elements of the park. Existing land uses must also be carefully considered in the planning process, particularly because they are important determinants of the park's present and future character. These determinants identify the historic patterns of the park's growth and indicate the types of growth that have been and are presently viable. Future development contemplated under the plan must also be considered in light of its relation to existing development.

The Legislature has found that there is a State interest in the preservation of the Adirondack Park, and therefore a variety of public consideration determinants have been analyzed in the preparation of this plan. In general, public consideration determinants help identify areas that must be protected in order to preserve the essential open space character of the park. These areas may be considered important from a public standpoint for such reasons as their location near important State lands or their present use in an open space condition. Additionally, there may be a substantial State interest in preserving certain critical public considerations.

The following determinants were used in the land area classification process. The land use implications paragraph is a general indication of the manner in which these determinants were utilized in preparing the plan:

A. DETERMINANT: SOIL

1. Characteristic: Poorly drained or seasonally wet soils.

Description: Soil with a high-water content or seasonal high-water table less than 1 1/2 feet from the surface.

Land use implications: Onsite wastewater treatment systems will not function adequately and may pollute groundwater supplies. There may also be a problem of flooded basements, backed-up toilets, broken pavements, cracked walls and similar situations. These problems may lead to community health hazards, environmental problems, inconvenience and economic hardship. Severe developmental limitations exist in those areas that contain a high proportion of poorly drained or seasonally wet soils. Such areas are capable of sustaining development at only a very low level of intensity.

2. Characteristic: Moderately drained soils.

Description: Soils with a seasonal high-water table 1 1/2 to 4 feet below the surface.

Land use implications: A potential for onsite wastewater treatment system failure or groundwater pollution exists. The New York State Department of Health recommends that the bottom of an onsite wastewater treatment system tile field be 18 to 30 inches below the soil surface at final grade, with a minimum depth of two feet between the bottom of the tile field and the water table. Special precautions must also be taken to avoid washouts where deep road cuts are necessary. An occasional problem for roads, streets and parking lots on this soil is the “washboard” effect caused by frost heaving. Although these soils can tolerate a higher level of development than can poorly drained soils, moderate development limitations still exist.

3. Characteristic: Well-drained soils.

Description: Soils with a depth to the seasonal high-water table of more than four feet.

Land use implications: Areas containing well-drained soils present only slight development limitations. Generally, this type of soil can adequately filter the effluent from onsite wastewater treatment systems and poses few other construction problems.

4. Characteristic: Low permeability soils.

Description: Soils with a permeability rate of less than one inch per hour.

Land use implications: Soils with low permeability characteristics present severe development problems. Onsite wastewater treatment systems may overflow, causing pollution of surface water. Street, road and parking lot surfaces heave, and building walls and foundations tend to crack. Sanitary landfills may cause acute problems when located on soils with these characteristics.

5. Characteristic: Moderately permeable soils.

Description: Soils with a permeability rate of one inch per 30 to 60 minutes.

Land use implications: Problems experienced in soils with this characteristic are similar to, but slightly less severe than, problems experienced with soils of low permeability. In general, adequately designed and engineered onsite wastewater treatment systems, roads and structures help solve the problems that these soils can cause, but these alternatives tend to be expensive. Areas containing a high percentage of these soils should not be developed at a high level of intensity.

6. Characteristic: Permeable soils.

Description: Soils with a permeability rate of more than one inch per 30 minutes.

Land use implications: Generally, these soils present only slight development limitations, and they can handle a relatively intense level of development. However, excessive permeability may create a potential for the pollution and contamination of groundwater and nearby uncased wells if onsite wastewater treatment systems are employed.

7. Characteristic: Shallow depth to bedrock.

Description: Soils with a depth to bedrock of less than one and 1/2 feet.

Land use implications: These soils present severe development constraints. Massive excavation costs are necessary to do even minimal development. Onsite wastewater treatment systems are not possible under these conditions, as soil depths are not sufficient to provide adequate filtration of effluent. Community sewage systems can only be installed at a prohibitive cost. Shallow soils also present substantial road and building construction problems. These soils should not be developed.

8. Characteristic: Moderate depth to bedrock.

Description: Soils with a depth to bedrock of 1 1/2 to 4 feet.

Land use implications: These soils present moderate development limitations. Onsite wastewater treatment problems can arise with effluent flowing directly over the bedrock into nearby drainages or groundwater supplies. The more shallow portions of these soils result in increased excavation costs. Intense development should not occur in these areas.

9. Characteristic: Deep soils.

Description: Soils with a depth to bedrock of more than four feet.

Land use implications: Relatively intense development can occur on these soils.

10. Characteristic: Extremely stony soils.

Description: Soils with over 35 percent coarse fragments less than three inches in diameter.

Land use implications: These soils present development problems. Excavation for such purposes as onsite wastewater treatment systems, homesites with basements, and streets and roads is costly and difficult. Soils with this description affect the rate at which water moves into and through the soil. The difficulty of establishing a good vegetative ground cover can cause erosion problems. Generally, intense development should be avoided on soils of this nature.

11. Characteristic: Viable agricultural soils.

Description: Soils classified by the New York State Cooperative Extension as class I and Class II agricultural soils.

Land use implications: Class I and Class II soils constitute a valuable natural resource. While the physical characteristics of these soils will often permit development, their agricultural values should be retained. Consequently, class I and class II soil types found within the Adirondack Park should be used primarily for agricultural purposes.

B. DETERMINANT: TOPOGRAPHY

1. Characteristic: Severe slopes.

Description: Areas with slopes of over 25 percent.

Land use implications: These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.

2. Characteristic: Steep slopes.

Description: Areas with slopes of 16 to 25 percent.

Land use implications: These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.

3. Characteristic: Low and moderate slopes.

Description: Areas with slopes of not greater than 15 percent.

Land use implications: Such slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.

4. Characteristic: Unique physical features.

Description: Gorges, waterfalls, formations and outcroppings of geological interest.

Land use implications: These features represent scarce educational, aesthetic and scientific resources. Construction can seriously alter their value as such, particularly where it mars the landscape or the formations themselves. Consequently, these areas should be developed only at extremely low intensities and in such a manner that the unique features are not altered.

5. Characteristic: High elevations.

Description: Areas above 2,500 feet.

Land use implications: These areas should ordinarily not be developed. They are extremely fragile and critical watershed storage and retention areas that can be significantly harmed by even a very low level of development intensity.

C. DETERMINANT: WATER

1. Characteristic: Floodplains.

Description: Periodically flooded land adjacent to a water body.

Land use implications: These areas should not be developed. Periodic flooding threatens the safety of residents and the destruction of structures. Development that would destroy the shoreline vegetation would result in serious erosion during flood stages. Onsite wastewater treatment systems will not function properly and will pollute both surface and ground waters.

2. Characteristic: Wild and scenic rivers.

Description: Lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation.

Land use implications: The New York State Legislature has found that these lands constitute a unique and valuable public resource. Consequently, these lands should not be developed in order to protect the rare resource of free flowing waters with essentially primitive shorelines.

3. Characteristic: Marshes.

Description: Wetlands where there is found a grass-like vegetative cover and a free interchange of waters with adjacent bodies of water.

Land use implications: These areas present severe developmental limitations. Continual flooding makes onsite wastewater treatment impossible and construction expensive. The filling of these areas will destroy the most productive ecosystem in the park and will lower their water retention capacity. Therefore, these areas should not be developed.

D. DETERMINANT: FRAGILE ECOSYSTEM

1. Characteristic: Bogs.

Description: Sphagnum, heath or muskeg vegetation overlaid with water and containing rare plant and animal communities that are often of important scientific value.

Land use implications: These areas should not be developed. They are sensitive areas whose delicate ecological balance is easily upset by any change in water level or the addition of any pollutants.

2. Characteristic: Alpine and subalpine life zones.

Description: Areas generally above 4,300 feet exhibiting tundra-like communities.

Land use implications: These areas should not be developed. The vegetative matter in these areas cannot withstand any form of compaction or development. These communities are extremely scarce in the park.

3. Characteristic: Ecotones.

Description: Areas of abrupt change from one eco-system to another, giving rise to extraordinary plant and animal diversity and productivity.

Land use implications: These areas should be developed only at a low level of intensity. Development at higher intensities would modify the vegetative cover and would drastically reduce the diversity of wildlife vital to the Adirondack character. These limited areas serve as the production hub for surrounding areas.

E. DETERMINANT: VEGETATION

1. Characteristic: Bogs.

Description: Sphagnum, heath or muskeg vegetation underlaid with water and containing rare plant and animal communities that are often of important scientific value.

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F. DETERMINANT: WILDLIFE

1. Characteristic: Rare and endangered species habitats.

Description: Habitats of species of wildlife threatened with extinction either in New York State or nationwide.

Land use implications: These areas should not be developed. Development at even a low level of intensity would modify the habitats of these species and thereby cause their possible extinction in New York State or nationwide. These small areas are often the survival link for entire species.

2. Characteristic: Key wildlife habitats.

Description: Important deer wintering yards, waterfowl production areas and bodies of water containing native strains of trout.

Land use implications: These areas can sustain only a very limited level of development intensity without having a significant adverse affect on the wildlife. Development at greater intensities would alter the habitats, thus making them unsuitable for continued use by wildlife. Development also increases the vulnerability of these critical areas.

G. DETERMINANT: PARK CHARACTER

1. Characteristic: Vistas.

Description: Area viewed from the 40 Adirondack Park vistas identified in the State Land Master Plan.

Land use implications: The intensity of development should vary with the distance from the vista with the purpose of protecting the open-space character of the scene. Development within one-quarter mile of the vista will have a substantial visual impact on this character and should be avoided. Between one-quarter mile and five miles, a low intensity of development will not damage the open-space appearance, whereas intense development would. Relatively intense development beyond five miles will not damage the scene so long as it does not consist of large clusters of buildings or industrial uses.

2. Characteristic: Travel corridors.

Description: Presently undeveloped areas adjacent to and within sight of public highways.

Land use implications: Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park. The allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.

3. Characteristic: Proximity to State land.

(a)(1) Description: Areas within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas.

(2) Land use implications: Intense development of these areas would threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designation. Consequently, these lands should be developed at only a very low level of intensity.

(b)(1) Description: Inholding surrounded by wilderness, primitive or canoe areas.

(2) Land use implications: Development at more than a very minimal level of intensity should not be allowed. The development of such parcels would compromise the integrity of the most fragile classifications of land under the Adirondack Park State Land Master Plan.

(c)(1) Description: Inholdings of less than 1,000 acres surrounded by wild forest lands and inaccessible by two-wheel-drive vehicles.

(2) Land use implications: These areas should not be developed at more than a very low level of intensity. Intense development of these areas would constitute a hazard to the quality of the surrounding wild forest lands.

4. Characteristic: Proximity to services.

(a)(1) Description: Areas that are remote from existing communities and services.

(2) Land use implications: Intense development of these areas would be detrimental to open-space character of the park. Development of such remote areas is also generally costly in terms of services provided by local government. Consequently, a low level of development should be permitted.

(b)(1) Description: Areas that are readily accessible to existing communities.

(2) Land use implications: These areas can sustain a high level of development intensity. Local government services can be efficiently and economically provided in such areas. Development here will generally be of positive economic value to a community.

5. Characteristic: Historic sites.

Description: Sites of historic significance from a local, park or national standpoint.

Land use implications: Any development of the site itself or its immediate environs, except restoration, would destroy the site's historical and educational values.

H. DETERMINANT: PUBLIC FACILITY

1. Characteristic: Public sewer systems.

Description: Areas served by a public sewer system.

Land use implications: Development may occur in these areas in spite of certain resource limitations that have been overcome by public sewer systems. Consequently, these areas can often be used for highly intensive development.

2. Characteristic: Proposed public sewer systems.

Description: Areas identified in a county comprehensive sewerage study where public sewer systems are considered feasible.

Land use implications: Encouraging relatively intense development in these areas will often provide the necessary impetus to establish the proposed systems. These systems will overcome certain health hazards and associated environmental problems that would otherwise be considered limiting.

I. DETERMINANT: EXISTING LAND USE

1. Characteristic: Urbanized.

(a)(1) Description: A large, varied and concentrated community with a diversity of housing and services.

(2) Land use implications: Generally, these areas have the facilities and potential to develop as major growth and service centers.

(b)(1) Description: A small, concentrated community.

(2) Land use implications: Generally, these areas have the potential to develop as growth centers.

2. Characteristic: Residential.

Description: Areas of primarily residential development.

Land use implications: The primary use of these areas should continue to be residential in nature.

3. Characteristic: Forest management.

Description: Large tracts, primarily of northern hardwood or spruce-fir forests, under active forest management.

Land use implications: These areas should be developed at only a very minimal level of intensity. They constitute a unique natural resource. The supply of these species of trees, which are uncommon in such quantities elsewhere in the State, is important to insure a continuing supply of saw-logs and fiber for the economically vital wood-using industry of the region.

4. Characteristic: Agricultural lands.

(a)(1) Description: Areas under intensive agricultural management in which there is evidence of continuing capital investment for buildings and new equipment.

(2) Land use implications: These areas are an important resource within the Adirondack Park. These areas are of economic importance in some areas of the park. Consequently, these areas should only be developed at a very minimal level of intensity.

(b)(1) Description: Areas containing less viable agricultural activities frequently interspersed with other types of land uses.

(2) Land use implications: These areas are important to the open space character of the park and also contain pockets of important agricultural soils. Consequently, they should be utilized for a low level of development intensity.

5. Characteristic: Industrial uses.

(a)(1) Description: Areas containing large-scale economically important industrial activities, located outside of centralized communities.

(2) Land use implications: These areas have been intensively used and are important to the economy of the Adirondack Park. They should remain in active industrial use.

(b)(1) Description: Proposed industrial sites identified by the State Department of Commerce or regional or local planning agencies.

(2) Land use implications: Because they are potentially important to the economy of the Adirondack Park, industrial uses should be encouraged in these areas.

Credits

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Current with amendments included in the New York State Register, Volume XLIII, Issue 20 dated May 26, 2021. Some sections may be more current, see credits for details.

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