

2018 Regulatory Programs Annual Report

Telecommunication Projects

In 2018, the Agency issued 15 telecommunications permits and amendments. Of these, two permits authorized new towers, including one new simulated tree tower in the Town of Willsboro and one new public safety radio tower in the Town of Webb (for Herkimer County, on McCauley Mt). Thirteen of the telecommunications approvals were permit amendments (including three General Permits) which authorized modifications and upgrades to existing towers, including antenna replacements and co-locations on existing, free standing towers, ski jumps, water tanks, and buildings.

Variances

The Agency issued seven variances in 2018, following variance hearings conducted for each. Three of these variances were issued by the Deputy Director Regulatory Programs per delegated authority. Five of the variances were issued for expansions of existing dwellings located within the shoreline setback. One shoreline lot width variance was issued, and one variance was issued for the installation of on-site wastewater treatment system within 100 feet of the mean high-water mark. A Variance Committee comprised of Agency staff and Board members met regularly in 2018 to review Agency procedures regarding variance review and to update and improve the Agency's variance application forms.

Commercial Use Projects

Eighteen commercial use permits were approved in 2018. Three of these authorized new or expanded commercial campgrounds. Noteworthy Commercial permits include: P2017-116 authorized a 2,500 square foot commercial banquet hall; P2018-132 authorized a commercial boat storage facility in the Town of North Elba; P2018-92 authorized a new commercial brewery in the Town of North Elba; and P2017-211 authorized a commercial tree top adventure course in the Town of Lake Luzerne.

Subdivision Projects

Ninety-two Subdivision permits were issued including 26 subdivision projects which approved three or more lots. P2015-158 authorized "Trailside at Fawn Ridge," a 43-lot subdivision in the Town of North Elba, as Phase 2 of the previously authorized Fawn Ridge subdivision. P2010-235 authorized a 16-lot subdivision in Low Intensity Use, including a 48± acre lot to remain as agricultural use land. P2017-0073 authorized a 10-lot subdivision on 29± acres of Moderate Intensity Use lands in the Town of Long Lake. P2018-73 authorized a 15-lot subdivision on 416± acres of Low Intensity Use lands in the Town of Russia. In 2018, the Agency also finalized a new permit application for large scale subdivisions and began reviewing the first project using this new form: Project 2018-0123, a proposed 37-lot subdivision of approximately 1200± acres classified Rural Use and Resource Management in the Towns of Northampton and Mayfield.

Renewable Energy Projects

In 2018 Agency staff continued to work with various renewable energy companies regarding pre-applications for new solar energy projects throughout the Adirondack Park. To date, there are four pre-applications involving approximately 15 different sites

within various land use classifications. In general, the proposals involve solar fields of approximately 2 MW capacity encompassing approximately 20-50± acres. Several of the proposed sites are classified Resource Management and involve abandoned agricultural lands. Outside of the Hamlet land use area, these proposed solar projects are jurisdictional as a new “Major Public Utility Use,” Class A Regional Project pursuant to § 810 of the Adirondack Park Agency Act. Some of the Development Guideline Resource Considerations include potential visual impacts, impacts to adjacent landowners, municipal regulations (and allowable uses under local codes), stormwater management, and impacts to habitat or biological resources. Agency staff have begun preparing a new permit application form for solar projects.

Timber Harvest Projects

The Agency issued four permits involving timber harvesting in the year 2018. Three permits were issued by the Deputy Director and one was reviewed and approved by the Agency Board. The smaller projects reviewed by staff included two permit renewals for timber harvesting within 100 feet of a designated recreational river in the Towns of Keene and Jay. Staff also issued a permit for a 140-acre timber harvest in the Town of Edinburg comprised of four distinct silvicultural treatments on lands under both Forest Stewardship Council (FSC) and Sustainable Forestry Initiative (SFI) certification and a NYS DEC Working Forest Conservation Easement.

In December, the Agency Board reviewed and approved project 2018-153 for Lyme Timber in the Town of Tupper Lake. The project involved a 643-acre timber harvest with proposed treatments including shelterwood over story removal and group selection harvests. The project site was also managed under FSC and SFI certifications and a NYS DEC Working Forest Conservation Easement.

State Agency Projects

In 2018, the Agency issued twelve §814 Orders to four State Agencies for projects on State owned lands.

Three §814 Orders were issued to the NYS DEC including two Boat Inspection and Decontamination Stations in the Towns of Inlet, NYS Route 28 and Ticonderoga, NYS Route 74. The Agency also reviewed and approved the DEC’s proposal for a new, universally accessible, Frontier Town Campground and Day Use Center near Exit 29 of the Northway in the Town of North Hudson. The project includes a total of 90 camping sites with a mix of RV sites, specialized equestrian camping sites and tent sites. A year-round trailhead and day use area was also approved supported by a new 30-car parking area.

Four §814 Orders were issued to NYS DOT for a new Park and Ride area at Exit 31 of the Northway, an extension of a southbound off-ramp at Exit 34 of the Northway, tree cutting above a retaining wall along NYS Route 3 in the Town of Harrietstown, and the replacement of a failing large culvert on NYS Route 30 in the Town of Long Lake. The project also included improvements to the Sabattis Road to serve as a detour during construction.

One §814 Order was issued to NYS Police for the development of a 50-vehicle parking area at Ray Brook headquarters in the Town of North Elba.

ORDA is proposing to make major upgrades to a number of facilities. As a result, the Agency reviewed and approved three projects in 2018 including the renovation and expansion of the US Luge Association Headquarters, comprehensive improvement to the Intervale Olympic Ski Jumping Complex including the installation of a new K64/HS70 jump, and improvements to the North Creek Ski Bowl including extending and re-aligning Lift 13, new ski trails, lighting, a zip coaster, miniature golf course and summer tubing hill.