



**M E M O R A N D U M**

**TO:** Agency Members and Designees  
**FROM:** Terry Martino, Executive Director  
**DATE:** March 5, 2014  
**RE:** Regulatory Programs Committee Agenda

- (1) Approval of Draft Committee Minutes for February 2014
- (2) Deputy Director, Regulatory Programs Report (R. Weber)
- (3) Project

2013-257

(S. McSherry)

Janet Yuckel

Town of Fine: St. Lawrence County

Resource Management

Latitude: 44.139956 N Longitude: -74.914953 W

Jurisdictional Predicates: In a Resource Management land use area, all structures in excess of 100 sq. ft. in size must be setback a minimum of 100 ft. from the shoreline pursuant to Section 806(1)(a)(2) of the Adirondack Park Agency Act unless a variance is granted under Section 806(3)(a).

Project Status/Time Clock:

1. Completion Date: January 7, 2014
2. Public Hearing: January 31, 2014

Description of the project: The 0.85-acre project site has shoreline on two navigable bodies of water: "The Setback" and the Oswegatchie River. At the closest point, the dwelling is currently located 42± feet from the Oswegatchie River and 96± feet from "The Setback".

The variance request involves an expansion of a pre-existing 3-bedroom single family dwelling which is located within the 100 foot setback area of "The Setback" and the Oswegatchie River. The three elements of expansion are as follows:

- A 266± square foot (footprint) addition on the easterly side of the dwelling will include new handicap-accessible living quarters on the first floor. This two-story addition will not bring the dwelling closer to either shoreline.
- A 45± square foot elevated wooden ramp will be constructed on the northerly side of the dwelling to facilitate wheelchair access. The ramp will bring the dwelling three (3) feet closer to "The Setback".
- A 30± square foot covered staircase will be constructed on the northerly side of the dwelling. This structure will bring the dwelling seven (7) feet closer to "The Setback".

The second floor of the home will be reconfigured. No increase to the number of bedrooms will result from the proposal and the new construction will be no taller than the existing roofline.

Recommendation: Approve with Conditions

EPS: Suzanne McSherry

RASS: Greg Bendell

ATTORNEY: Steve Brewer

2012-185

(S. McSherry)

Bear Pond Ranch, LLC and French

Mountain Bear Pond, LLC

Towns of Lake George and Queensbury

Moderate Intensity Use and Rural Use

Latitude: 43.386947 N Longitude: -73.697967 W

Jurisdictional Predicates: Section 809 of the Adirondack Park Agency Act

Project Status/Time Clock:

1. Completion Date: January 27, 2014
2. Public Comment Period Expires: February 20, 2014
3. 60-Day Clock: March 25, 2014
4. 90-Day Clock: April 24, 2014

Description of the project: Construction and operation of a new tourist attraction, "The Bear Pond Zip-Flyer", a zip line ride that will launch from a platform proposed on French Mountain. Tree cutting and planting are proposed. Modifications to existing parking, stormwater and wastewater systems are also proposed.

Recommendation: Approve with Conditions.

EPS: Suzanne McSherry

RASS: Greg Bendell

ATTORNEY: Mitchell Goroski

ECONOMIC: Dan Kelleher

(4) Old Business

(5) New Business

TM:REW:CCP:mlr

Regulatory Committee Members

Sherman Craig, Chair

Richard Booth

Arthur Lussi

F. William Valentino

Dede Scozzafava