

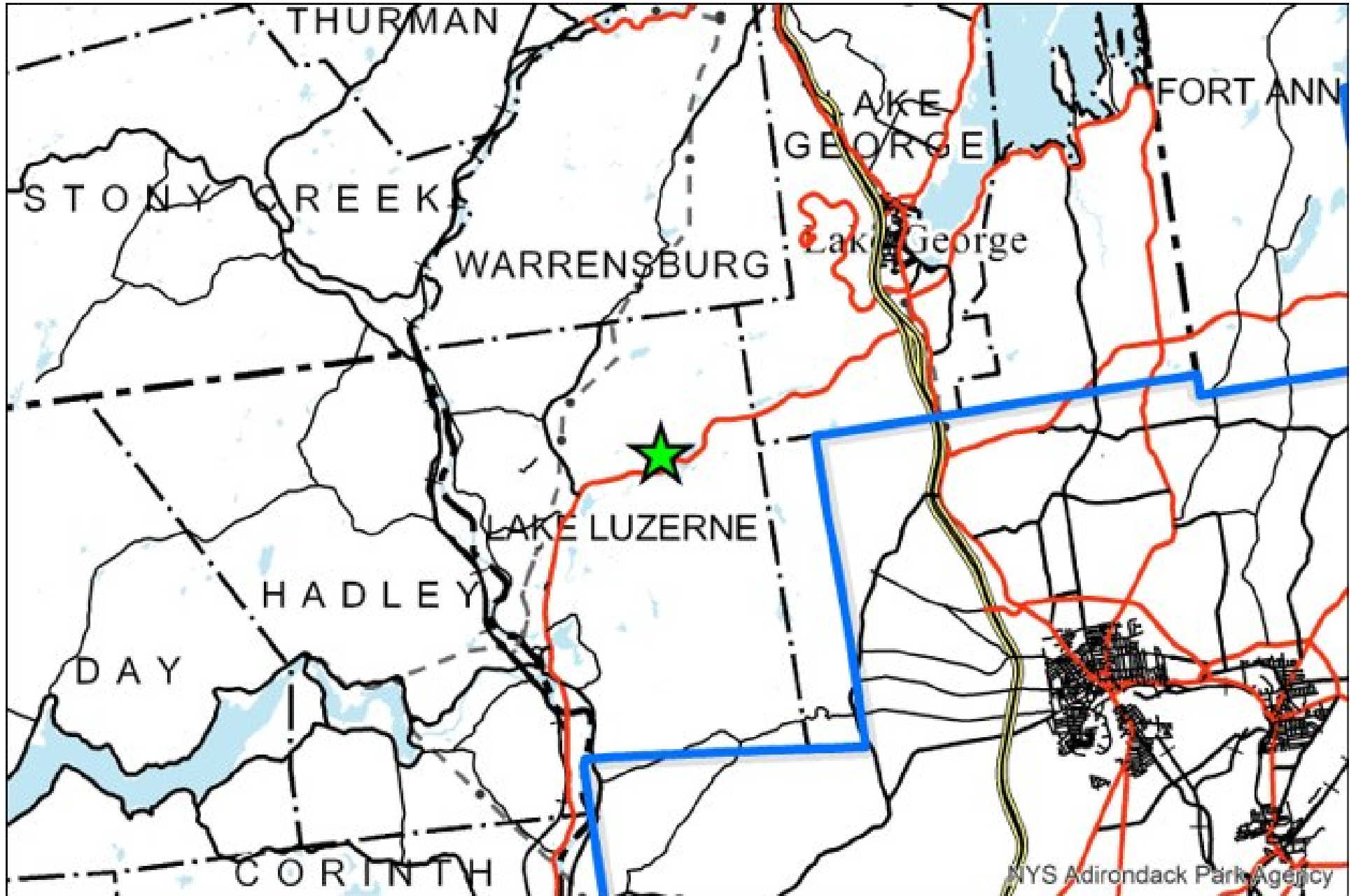


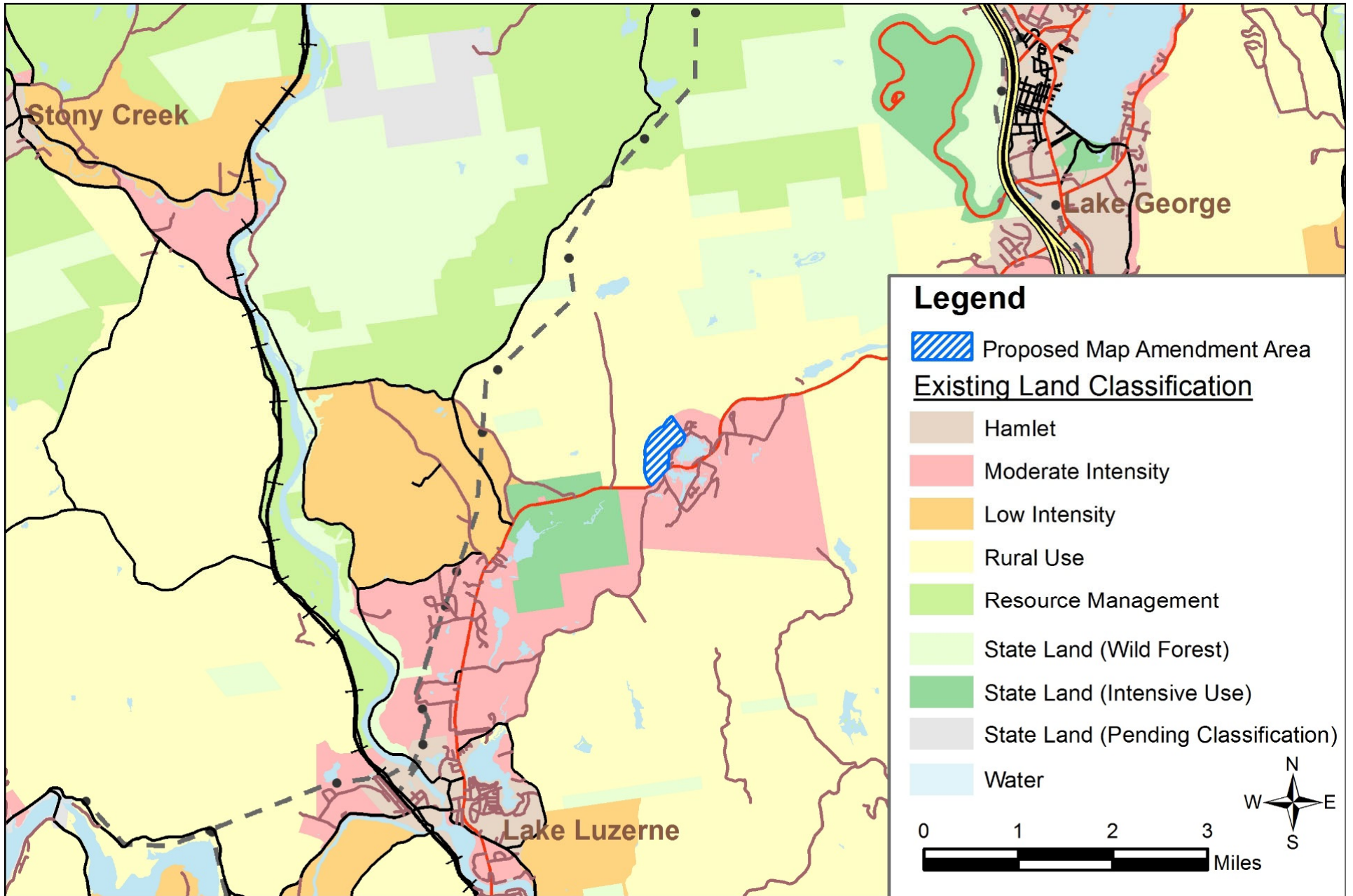
**Adirondack
Park Agency**

Map Amendment 2019-01

Town of Lake Luzerne

April 15, 2021





AMENDMENTS TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP

805(2)(c) (1) - Request is by a local government or landowner

805(2)(c) (2) - Agency initiated map amendment

805(2)(c) (3) - Request is by a local government based on comprehensive review and evaluation of the map

805(2)(c) (4) - Technical Map Amendment

Summary of Procedures

- Draft Supplemental Environmental Impact Statement
(April 22, 2020)
- Public comment period
(April 22, 2020-June 2, 2020)
- Public hearing
(May 18, 2020)
- Agency prepares Final Supplemental Environmental Impact Statement
- Decision Issued

Standards for Agency Decision

- §805 of APA Act
- 583 of Rules and Regulations
- Final Generic Environmental Impact Statements (1979)

Standards for Agency Decision

§805 (2)(c)(5) of APA Act

- Agency must find that the reclassification would accurately reflect the legislative findings and purposes of APA Act Section 801, which are:
 - insure optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack park;
 - recognizing conservation, development, and preservation of its open space character, and at the same time, provide a continuing role for local government; and
 - the plan represents a sensibly balanced apportionment of land to each of the complementary needs of all the people of the state.

Standards for Agency Decision

§805 (2)(c)(5) of APA Act ,continued

Agency must find that the reclassification

- would be consistent with the land use and development plan, considering
 - existing natural resources, open space, public, economic and other land use factors,
 - comprehensive master plans adopted pursuant to the town or village law, and
- shall be consistent with the regional nature of the land use and development plan.

Moderate Intensity Use

Character description:

- capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.
- primarily located near or adjacent to hamlets to provide for residential expansion.

Moderate Intensity Use

Purposes, policies and objectives:

- provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources
- designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

Rural Use

Character description:

- where natural resource limitations and public considerations necessitate fairly stringent development constraints.
- substantial acreages of:
 - fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, or proximity to scenic vistas or key public lands
- frequently remote from existing Hamlet areas
- low level of development and variety of rural uses compatible with protection of the relatively intolerant natural resources and the preservation of open space.
- provide essential open space atmosphere.

Rural Use

Purposes, policies and objectives:

- provide for and encourage rural land uses consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of open spaces essential to the unique character of the park.
- prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere.

Standards for Decision

RULES & REGULATIONS:

§ 583.2 Criteria Employed

- In considering map amendment requests, the agency will refer to land use area classification determinants
- The Agency will not consider any private development proposal or local land use controls as relevant in its determination =

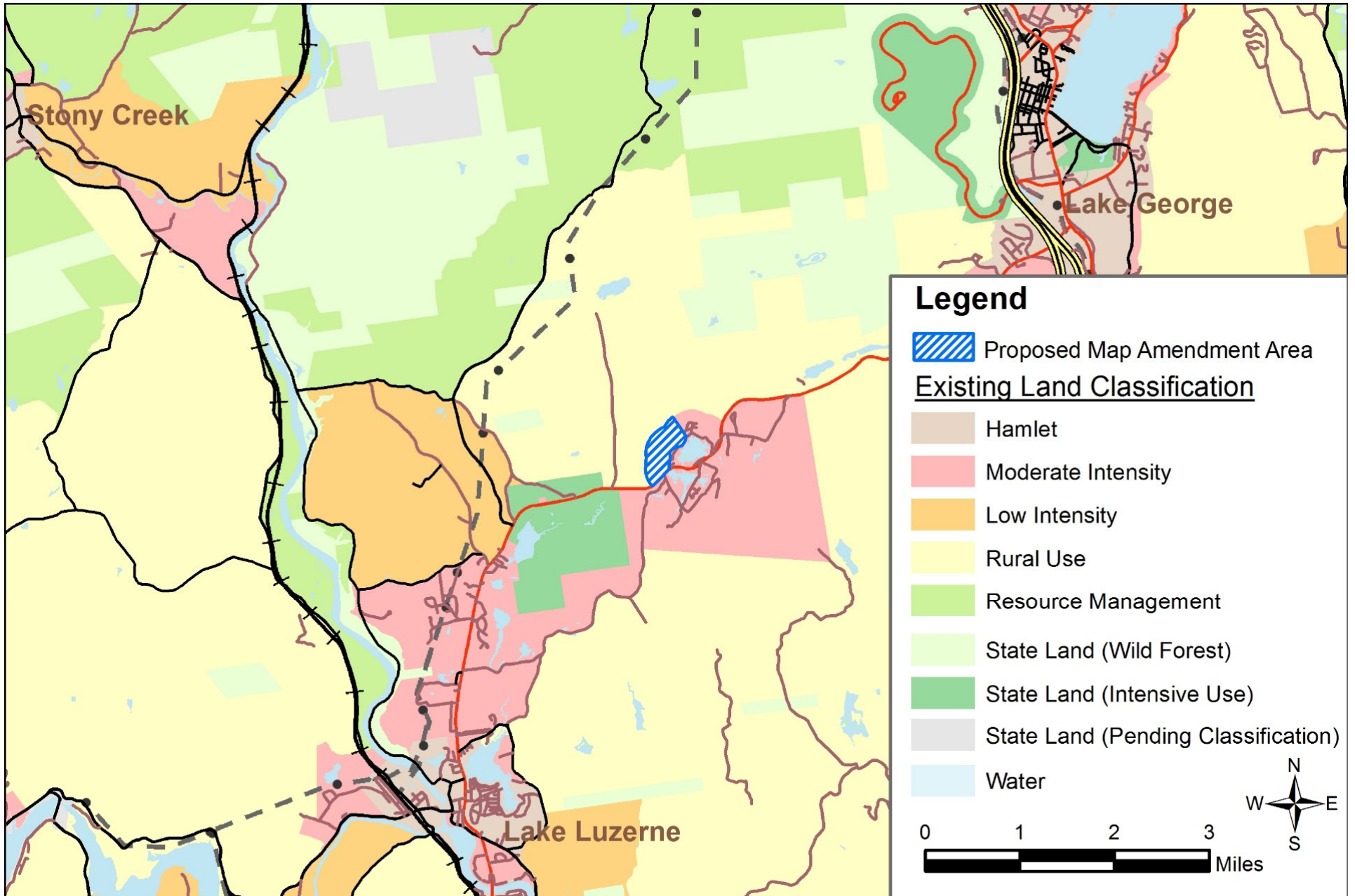
Land Use Classification Determinants

1. Natural resources
2. Existing land use patterns
3. Public considerations

Final Generic Environmental Impact

Statement - The Process of Amending the Adirondack Park Private Land Use and Development Plan Pap

- The burden of proof rests with the applicant
- Boundaries do not necessarily precisely define changes in land-based resource characteristics, but that they did separate areas with different overall characteristics.
- Recognition of open space resources - The APA Act sets forth open space protection as one of the key areas of state interest. Recognition of the presence of open space issues when contemplating map amendments will further the application of the statutory criteria by the Agency.



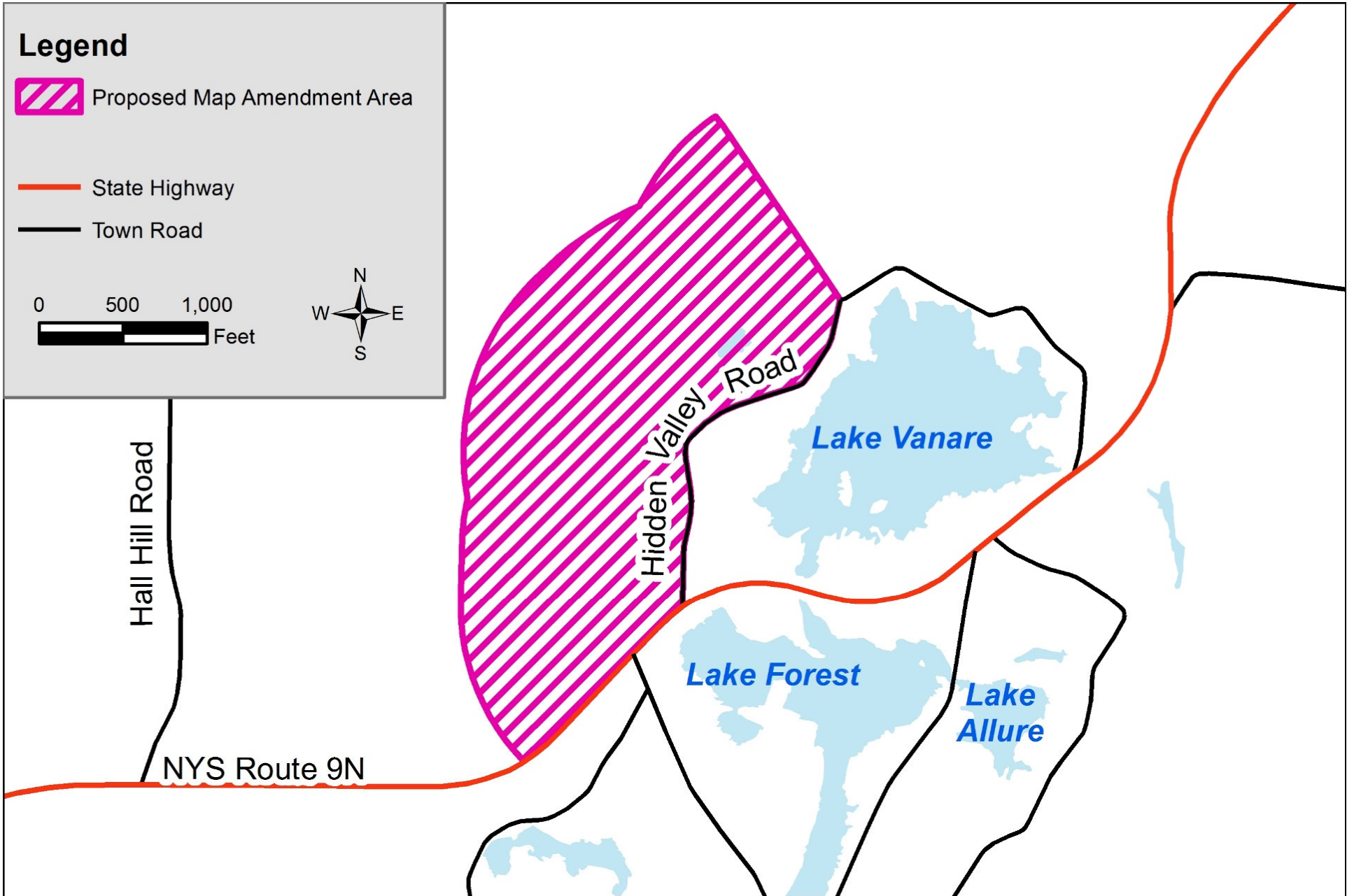
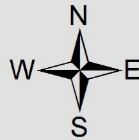
Legend

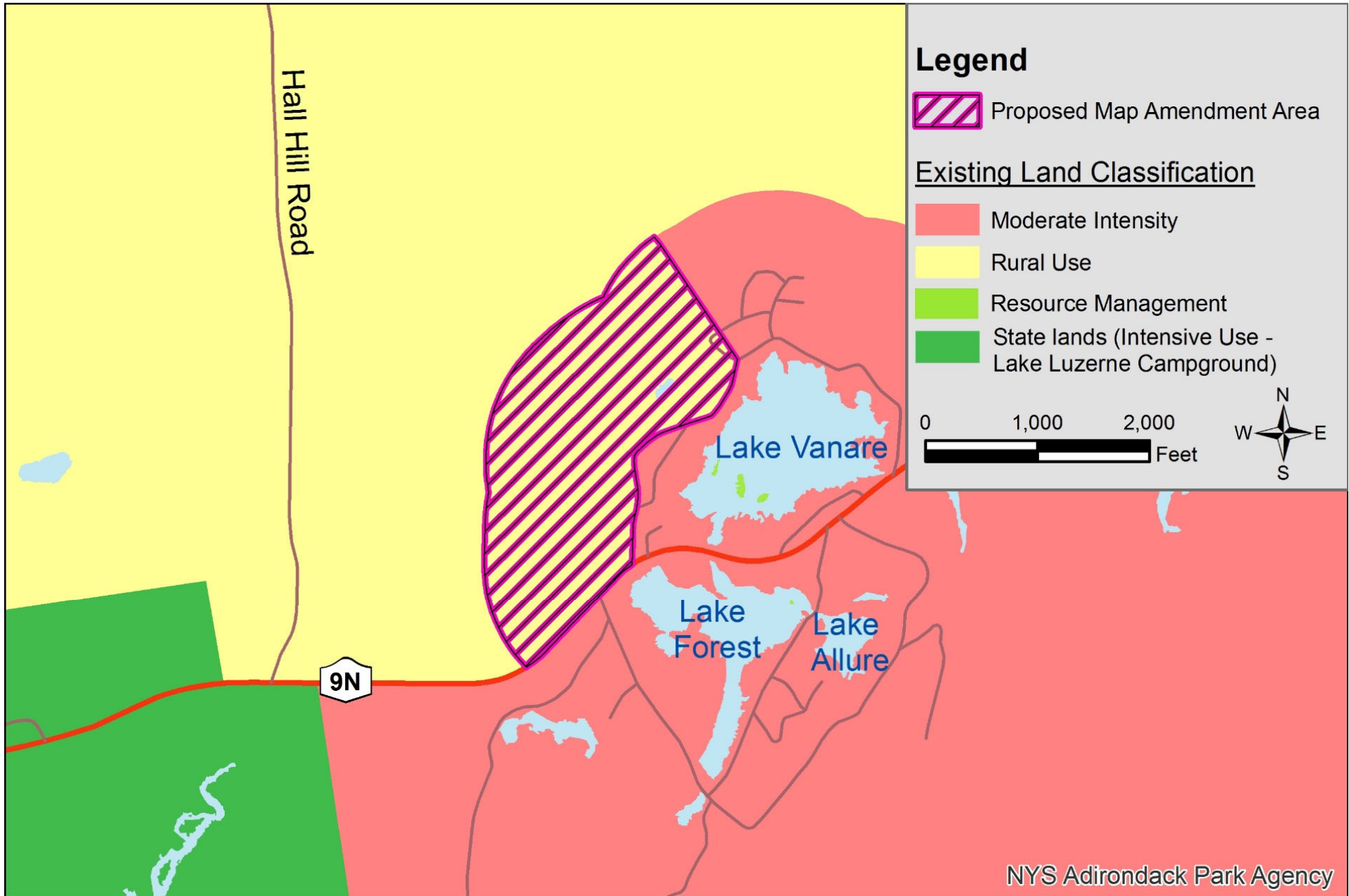
 Proposed Map Amendment Area

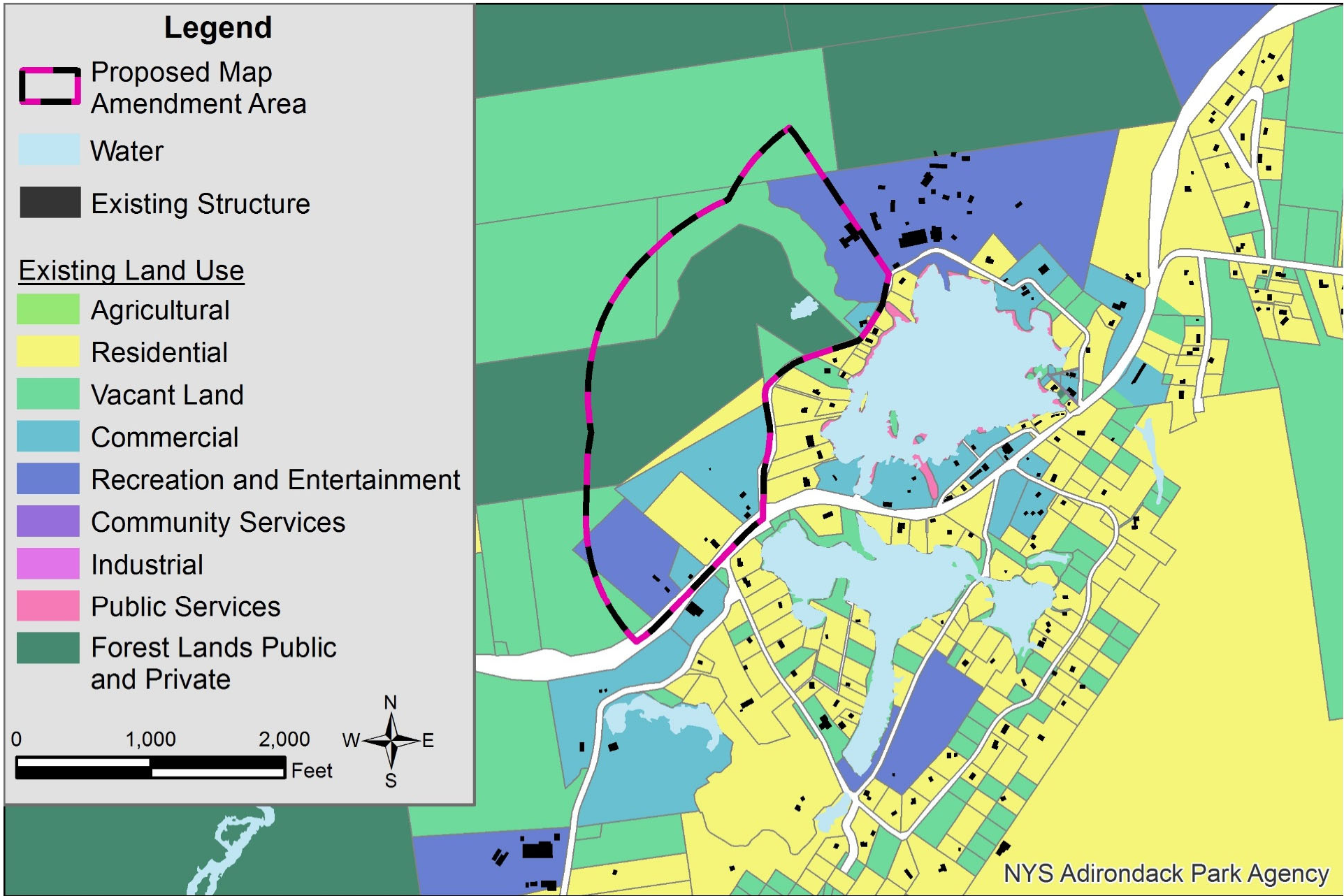
 State Highway

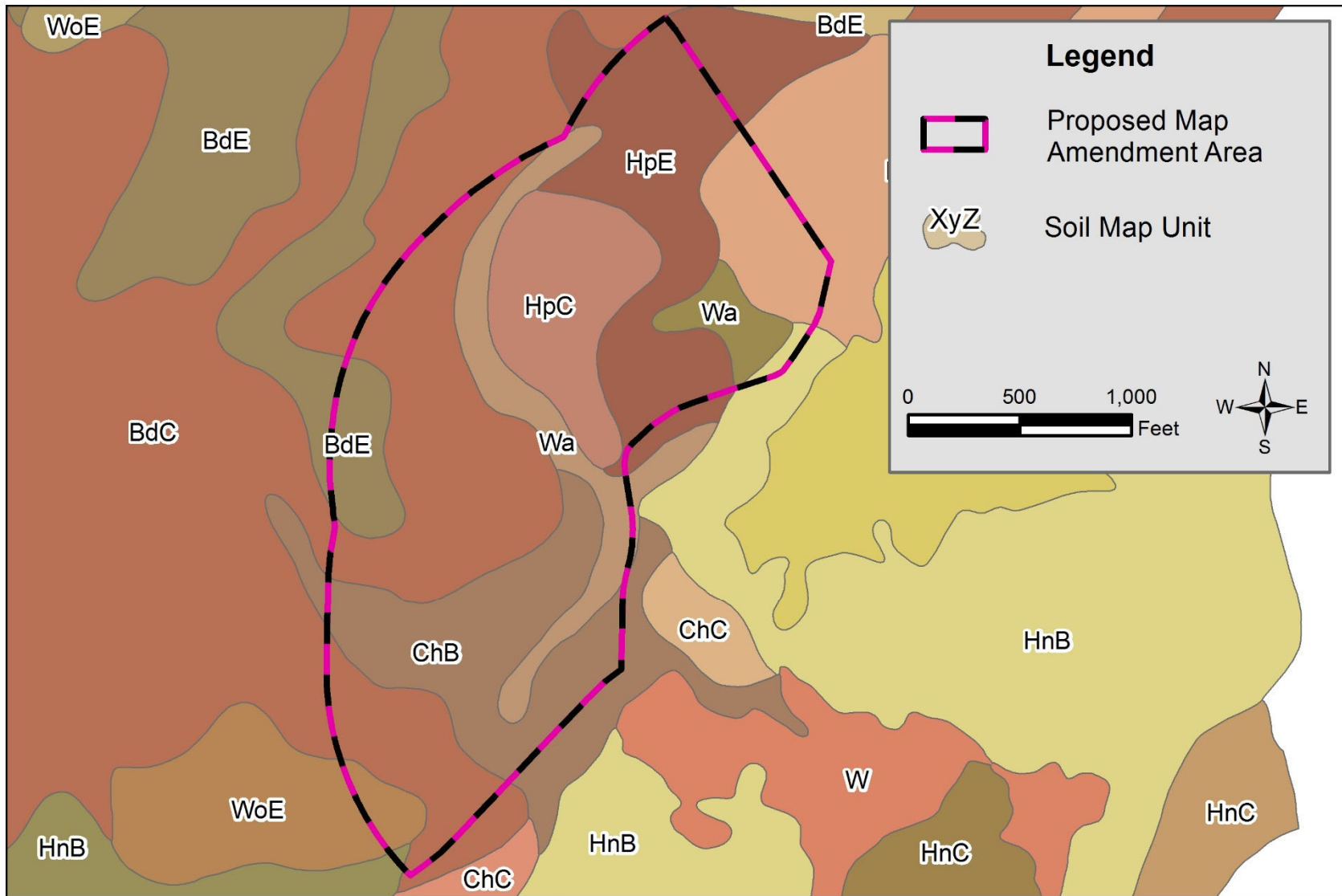
 Town Road

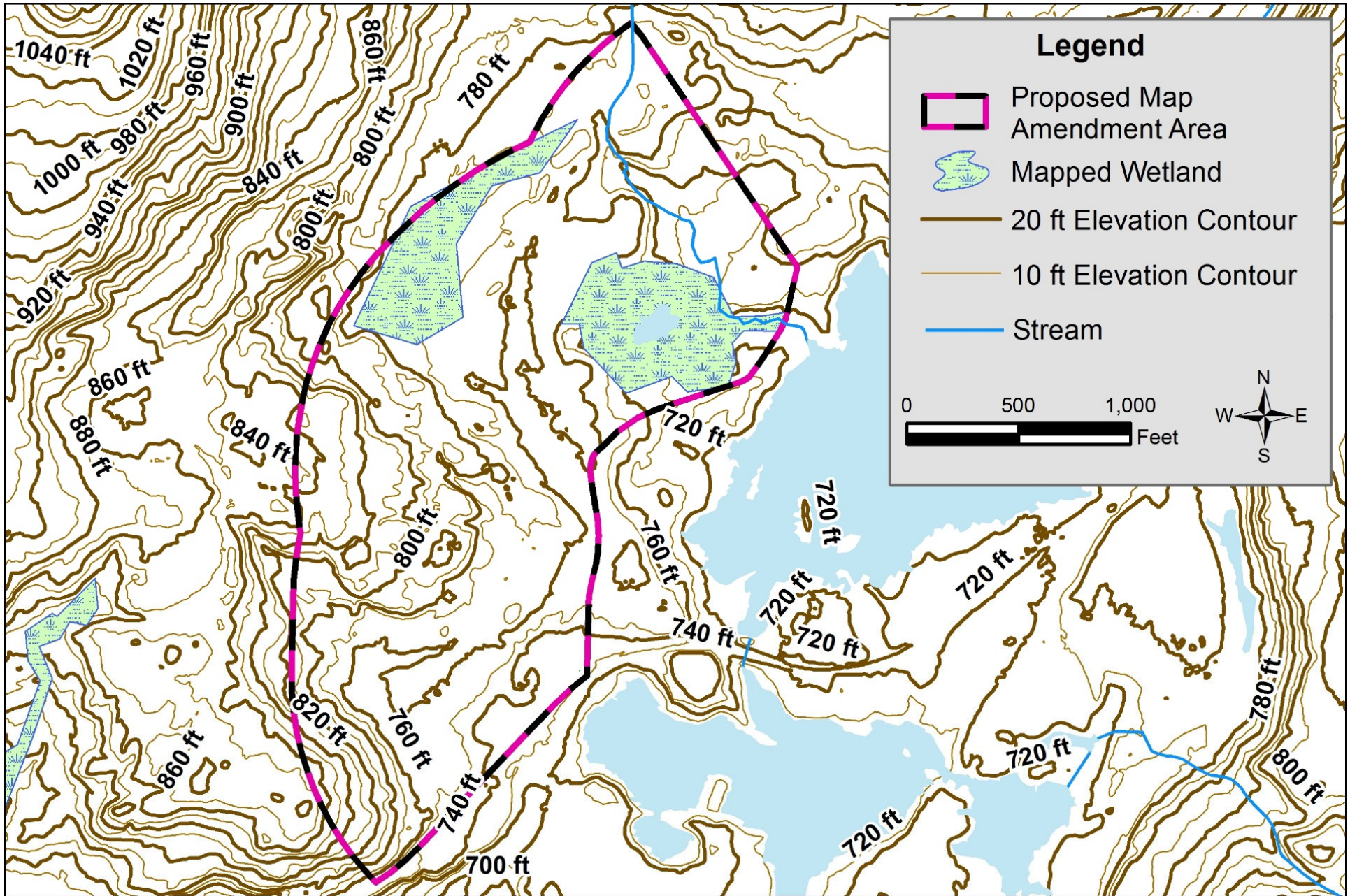
0 500 1,000
 Feet

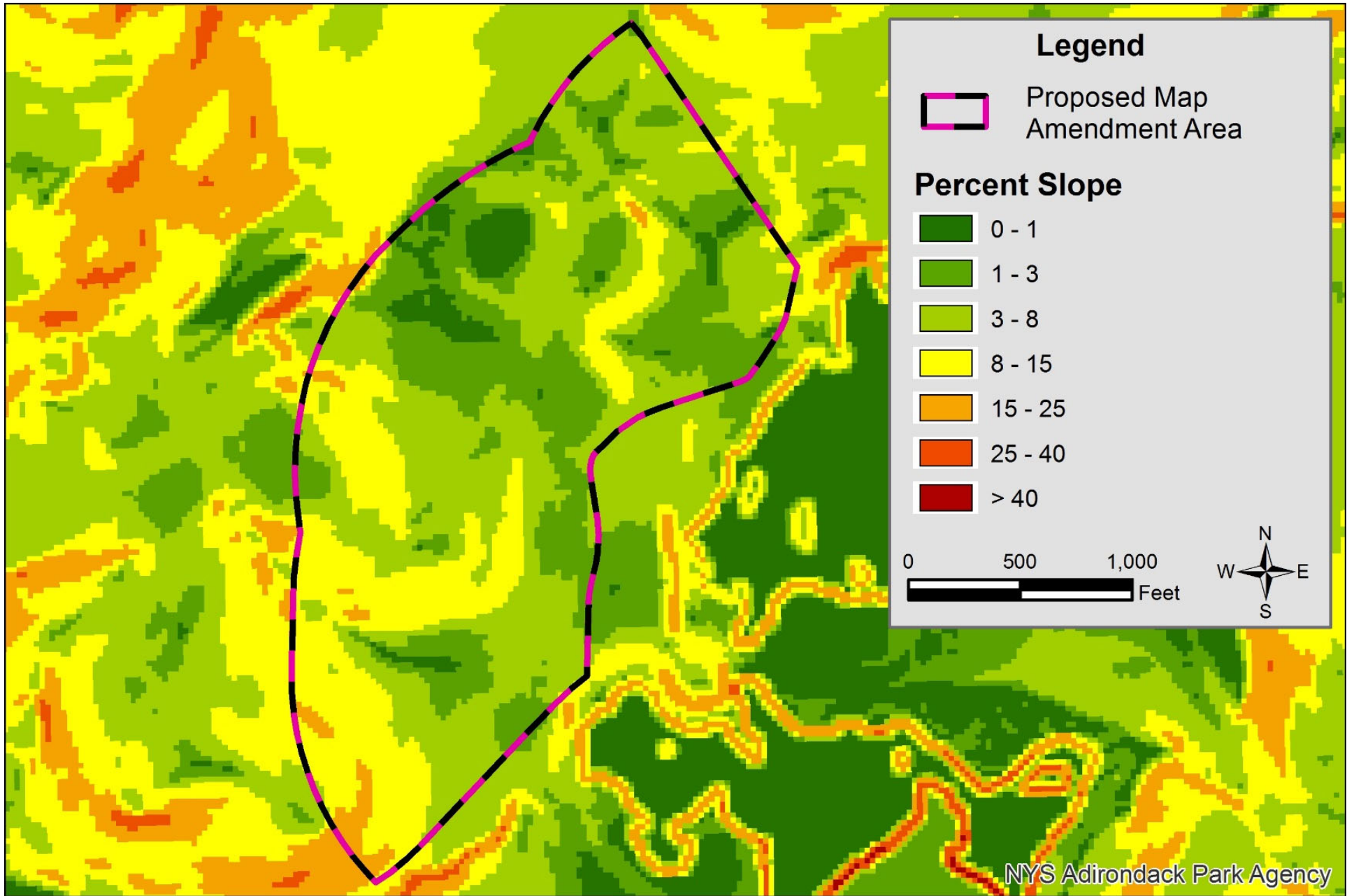


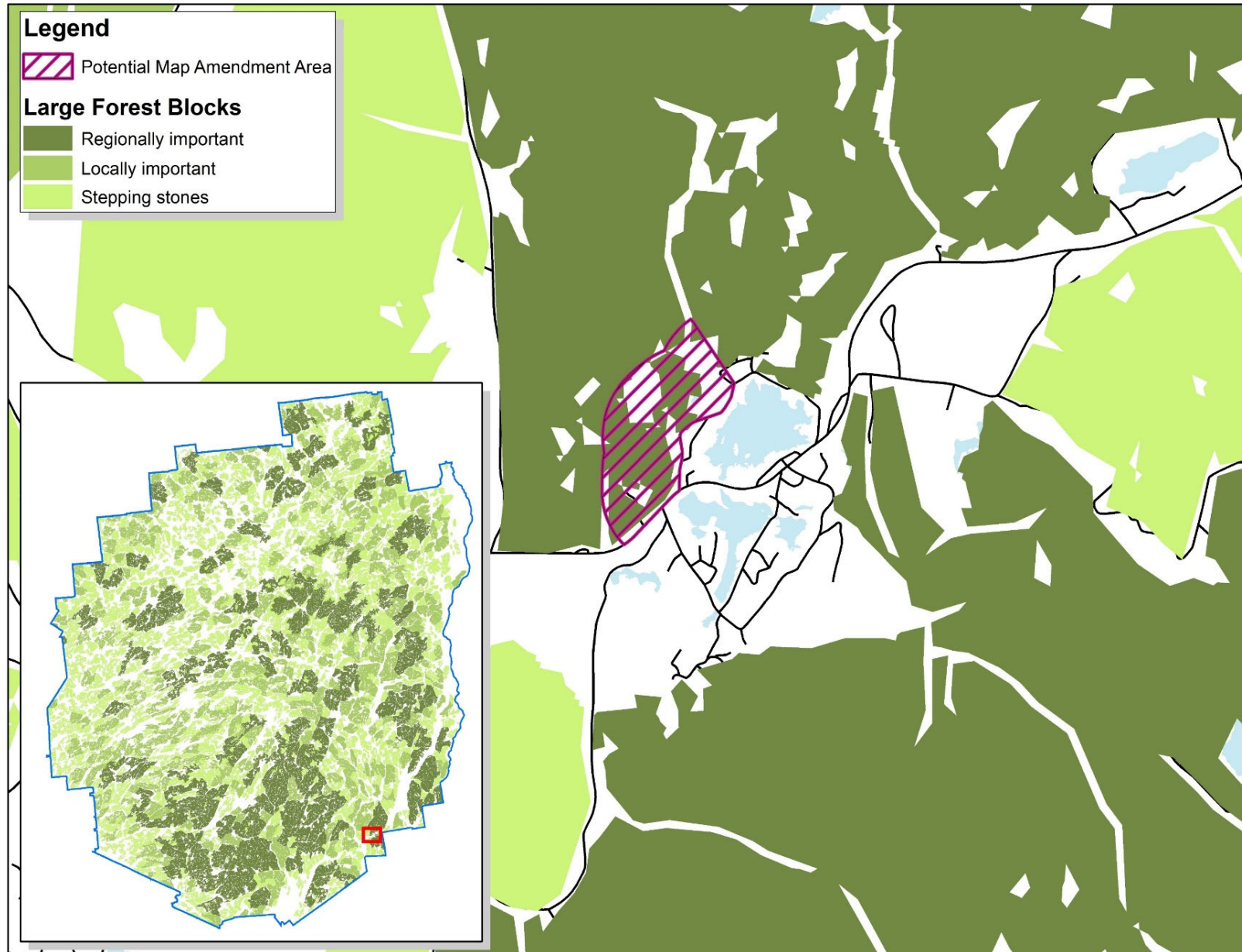










































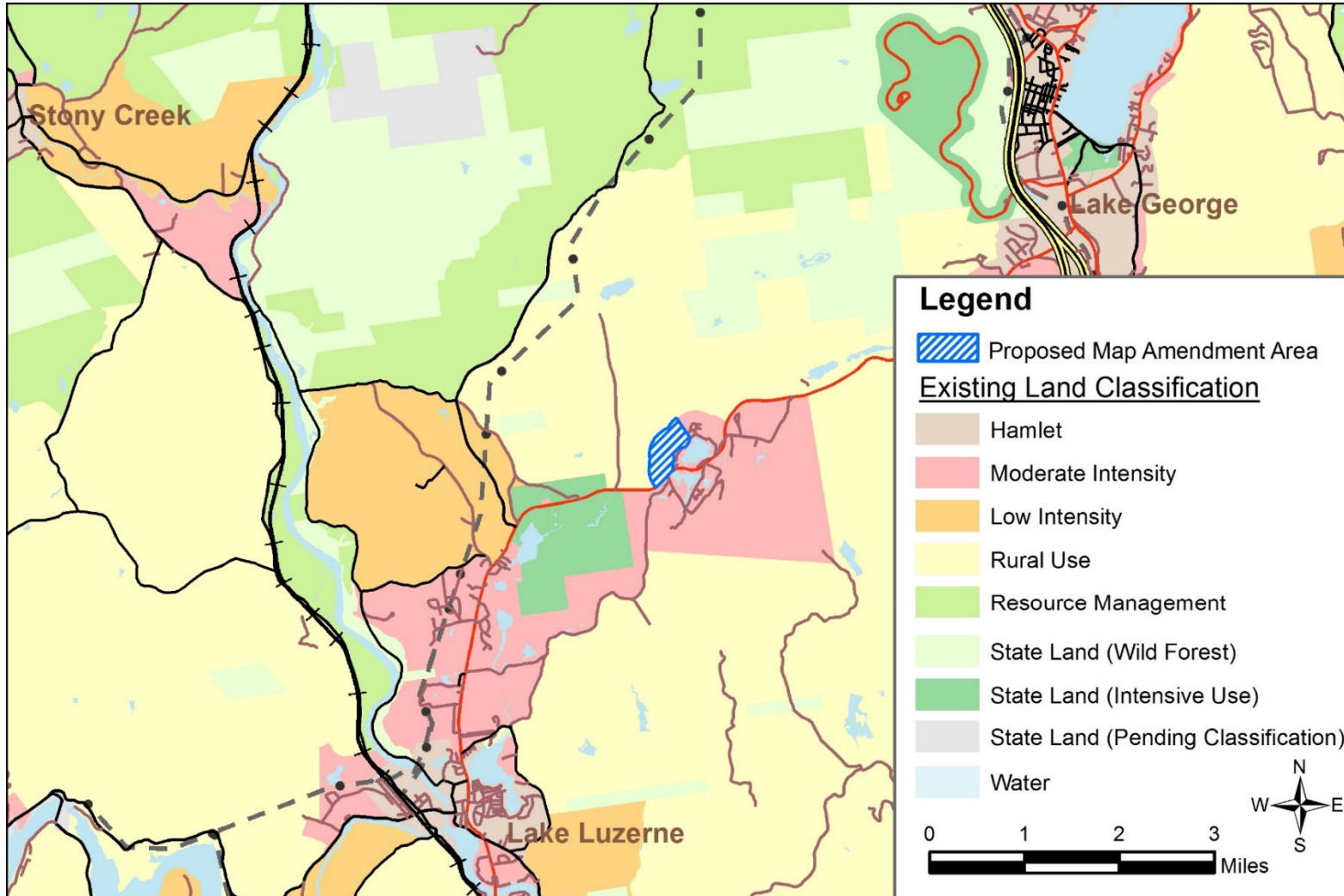




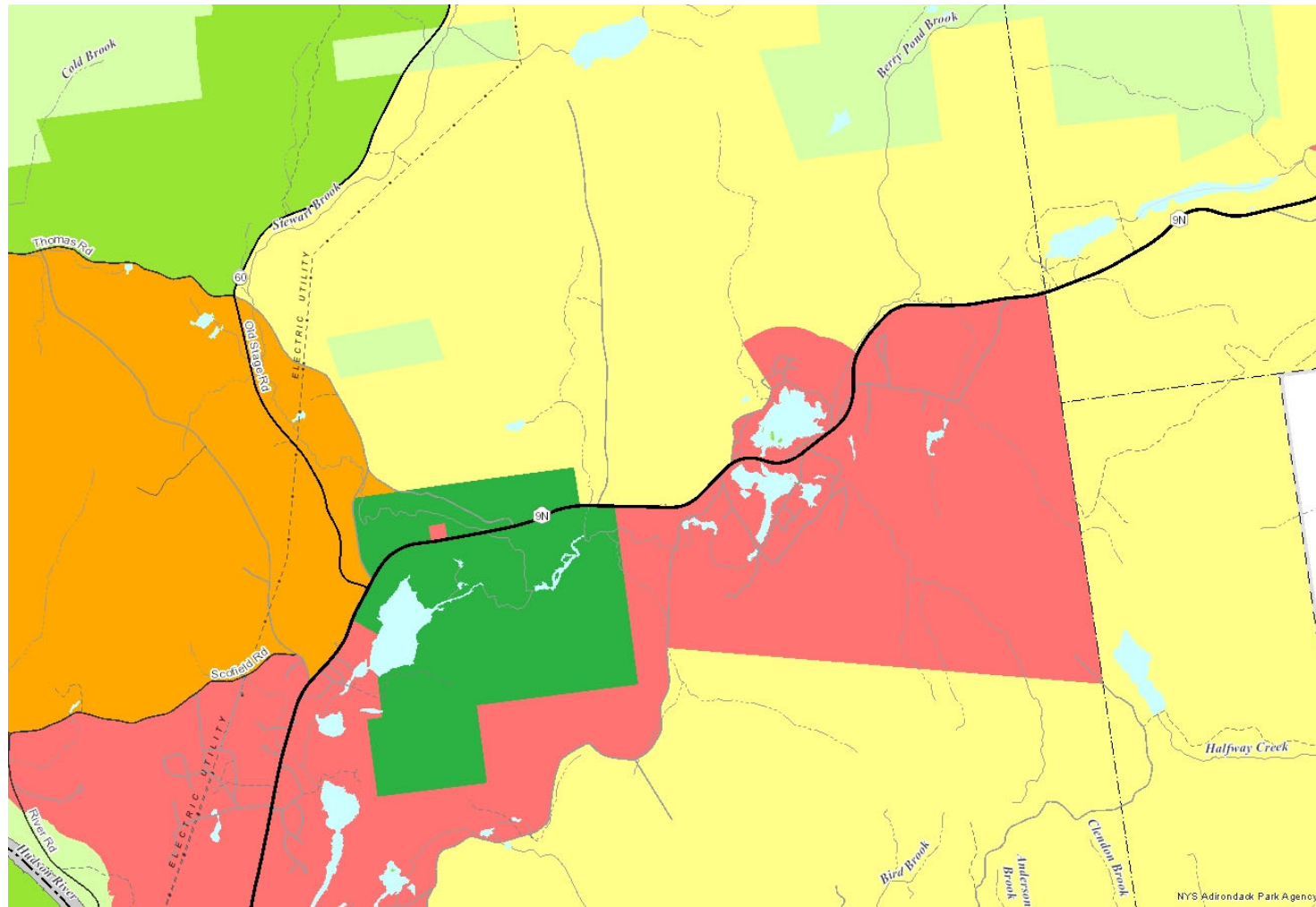




Staff Recommendation



Staff Recommendation



Staff Recommendation

- 1) Accept Final Supplemental Environmental Impact Statement (FSEIS)
- 2) Deny MA-2019-1 Map Amendment Application