

# Annual Report

## 2015



**Governor Andrew M. Cuomo**

Chairwoman Leilani Crafts Ulrich



**Adirondack  
Park Agency**

# Chairwoman Message



Chairwoman  
Leilani Crafts Ulrich

It is no secret that I believe the Adirondack Park is one of the world's best examples of how people and nature can co-exist in a sustainable and mutually beneficial manner. It is also no secret that this kind of equilibrium is achieved only through hard work, strong leadership, commitment to common goals and respect for divergent principles.

Our efforts this year on the Essex Chain Lakes Complex was a prime example of working together to achieve a common goal. I was very impressed by the dedication and effort put forth by all involved. We delivered a plan that is true to the underlying principles of the State Land Master Plan, addresses evolving public interest and progresses economic opportunities. I thank Governor Cuomo for his vision to acquire these great lands from The Nature Conservancy.

At the first Common Ground Alliance, the destructive impact of invasive species was identified as a top threat to the Adirondacks. So, I was elated this year when the Agency signed the unprecedented Invasive Species Memorandum of Understanding. Under Governor Cuomo's leadership, more than 50 organizations committed to prevent the introduction and spread of aquatic invasive species. We further bolstered our efforts with the implementation of boat wash stations through the Adirondack Aquatic Invasive Species Spread Prevention Program. Working with our colleagues at the Department of Environmental Conservation and with strong allies like the Adirondack Park Invasive Species Program, the Adirondack Watershed Institute, local government, lake shore associations, academic institutions and environmental organizations, we are protecting the magnificent waterbodies and forests of the Adirondacks.

As I reflect on 2015, and my tenure with the Agency, I sense communities are more resilient and dynamic. We have expanded economic opportunity through concentrated efforts to link public lands to hamlet centers. We have integrated critical telecommunication infrastructure without diminishing our scenic appeal which serves as the foundation for a vibrant tourism economy. We have taken calculated and deliberate steps to improve services to citizens and streamline permit applications, all while maintaining a rigorous environmental review process. I am confident that our Forest Preserve, which has grown, is also better protected. I certainly realize we face real challenges. But I believe that the Adirondack community fully understands we accomplish much more when unified rather than when divided.

Once again it is an honor to serve as the first chairwoman of the Adirondack Park Agency. I extend my heartfelt thanks to my colleagues on the Board and the outstanding staff of the Park Agency for a memorable and productive year.



Above: Chairwoman Ulrich (right) accepts Governor Proclamation for the Annual Adirondack Park Local Government Day. The award was presented by Deputy Secretary for the Environment Basil Seggos (left) and Assistant Deputy Secretary for the Environment Peter Walke.

At Right: Chairwoman Ulrich participates in an event to mark establishment of boat wash stations across the Adirondack Park to fight the spread of invasive species.





# Executive Director Message



Executive Director  
Terry Martino

Each year staff at the Adirondack Park Agency are faced with opportunities and challenges. Lately some of these challenges are the direct result of the forces of nature. Superstorms have impacted Adirondack communities in recent years. To effectively deal with the need to rapidly respond to protect life and property, the Agency enacted new regulations that exempt defined emergency projects from standard regulatory review. The new emergency project regulations ensure that a rapid, coordinated response is possible by landowners, local governments, and state agencies. These regulations were developed in consultation with DEC staff and are intended to ensure better coordination between our agencies. The regulations also ensure that emergency actions limit impacts on the environment both during and after emergency events.

Our Park Policy and Planning Division undertook the process to amend the Adirondack Park State Land Master Plan (APSLMP). Staff drafted proposed amendments that reflected Agency Board commitments from the 2013 Essex Chain of Lakes state land classification action. Staff conducted a number of listening sessions throughout the state which aided in the preparation of alternatives. In December, the Board authorized staff to conduct public hearings which were scheduled for January 2016.

Tremendous work was completed in the review of the Essex Chain of Lakes Complex Unit Management Plan which the Agency Board determined was in conformance with the APSLMP at the November 2015 Board Meeting. The plan established public access and ensured appropriate protections for the unique natural resources found in this splendid region of the Adirondacks. This action marked the culmination of years of planning between the Agency, DEC, local governments and stakeholder organizations.

During the year staff continued to improve information services including a complete redesign of the Agency's website. The new website reflects the State's commitment to build websites which are easy to navigate, well-coordinated with other state agencies and effectively address the needs of citizens.

Our regulatory review work this year consisted of a number of timber harvesting projects. Forestry remains a critical part of the local economy and is a primary use for the approximately 1.5 million acres of private lands classified as Resource Management. The Agency worked closely with all stakeholders to determine a best approach to project review. Our efforts are paying off as applicants no longer design projects to avoid Agency jurisdiction. This will ensure that our forests remain healthy as well as promote employment in the forest products industry.

The implementation of the APA Act was and remains an exciting challenge. Our commitment to the Adirondack Park is a responsibility we share with all community leaders, residents and visitors. As we continue to focus on achievement, we grow stronger through the appreciation of this special place.



Above: The Wild Walk, at The Wild Center in Tupper Lake, Franklin County.

At Right: Executive Director Martino (center) participates in a field visit with staff at the Agency approved Wild Walk project - the newest feature at The Wild Center in Tupper Lake, Franklin County.



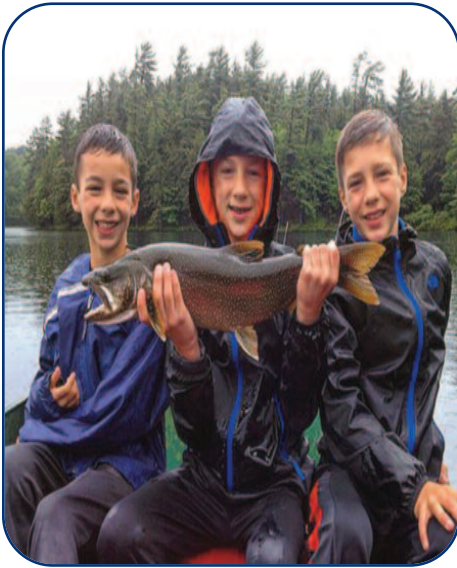
## About the Adirondack Park

Celebrated during the Adirondack Park Centennial as a “place of people and natural wonder,” the Park has a legacy dating back to 1892 when it was created by the State of New York amid concerns about water and timber resources. The Adirondack Park represents a story of conservation—of how people, communities, wilderness and open space can coexist—for the more than 6 million acres of land that comprise the park.

The heart of the Adirondack Park is the Forest Preserve which was created by an act of the New York State Legislature in 1885. Through Article 14 of the New York State Constitution, the Forest Preserve lands are constitutionally protected: “The lands now or hereafter constituting them shall be forever kept as wild forest lands. They shall not be sold, nor shall they be leased or taken by any person or corporation public or private.”

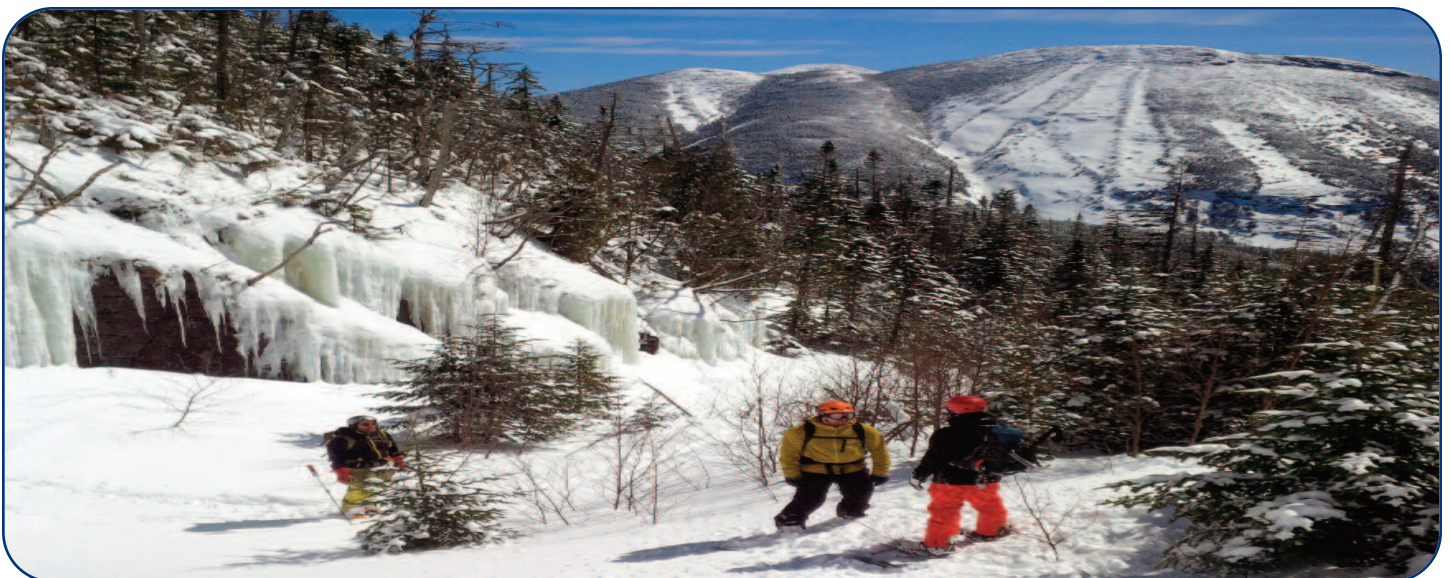
The mix of State and private lands is an underlying characteristic of the Adirondack Park. Comprised of 102 towns and villages, the Park includes diverse communities with unique Main Streets, farms, small businesses, working forests, open space, and a range of services and products. The abundance of nature-based tourism and world-class outdoor recreational opportunities, combined with the character and appearance of its public and private lands, make the Park notably different from most other rural areas. The Park offers an unparalleled small town quality and room for businesses within its towns and villages that are gateways to public lands.

The Park represents one-fifth of New York’s land area and has the largest publicly protected area in the contiguous United States—comparable in size to the State of Vermont. The Park is home to 132,000 residents and boasts more than 10,000 lakes, 30,000 miles of rivers and streams, and a wide variety of habitats including wetlands and old-growth forests recognized for their ecological significance. Situated within a day’s drive of nearly 85 million people, the Park is well positioned to offer its unique blend of wilderness solitude, outdoor recreation and community life to the millions of visitors who in increasing numbers see the Park as a unique travel destination. The blend of public and private lands provides the Adirondack Park with a unique diversity found nowhere else.



Above: Young fishermen show off beautiful Lake Trout caught in the Adirondack Park.

Below: Backcountry skiers/boarders explore the Adirondack wilderness.





# About the Adirondack Park Agency

Agency Divisions include:

Administration

Legal Services

Economic Services

Regulatory Programs

Park Policy and Planning

- State Land

- Local Government Services

Resource Analysis and

Scientific Services

Below: Agency staff provide training to students in the Adirondack Educational Center program. Students helped design an access road on Mt. Pisgah in the Village of Saranac Lake.

The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature with the mission to protect the public and private resources within the “Blue Line” of the Adirondack Park through the exercise of the powers and duties of the Agency as provided by law. The basic purpose of the APA Act is “to insure optimum overall conservation, development and use of the unique scenic, aesthetic, wildlife, recreational, open space, historic, ecological and natural resources of the Adirondack Park.”

The Agency works to balance the complementary needs of all the people of the State for the preservation of the Park’s resources and open space character with the needs of the Park’s permanent, seasonal and transient populations for growth and service areas, employment, and a strong diversified economic base. The Agency administers two regional land use plans: the Adirondack Park State Land Master Plan (APSLMP) and the Adirondack Park Private Land Use and Development Plan. These documents classify State and private lands according to their characteristics and capacity to sustain use.

In the State Land Master Plan, State lands are classified in one of the following categories: Wilderness, Primitive, Canoe, Wild Forest, Intensive Use, Historic and State Administrative. The APSLMP establishes policy for the management of these lands and was developed in cooperation with the Department of Environmental Conservation (DEC) with approval by the Governor. DEC is charged with the care and custody of the Forest Preserve .

The Adirondack Park Land Use and Development Plan (APLUDP) applies to private land use and development in the Park. The plan defines Agency jurisdiction and is designed to conserve the Park’s natural resources and open-space character by directing and clustering development to minimize impact. Through the plan, all private lands are mapped into six land use classifications: Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use. The Agency has limited jurisdiction in Hamlet areas, extensive jurisdiction in Resource Management areas, and various degrees of jurisdiction within the other land use classifications.

Within the Park, the Agency also administers the State Wild, Scenic and Recreational Rivers System Act for private lands and the State Freshwater Wetlands Act for both the Park’s public and private lands.



# Agency Board

## BOARD MEMBERS

Leilani Ulrich, Chairwoman  
In-Park: Herkimer County  
Richard S. Booth,  
Out-of-Park: Tompkins County  
Arthur Lussi,  
In-Park: Essex County  
Daniel Wilt,  
In-Park: Hamilton County  
William H. Thomas,  
In-Park: Warren County  
Karen Feldman,  
Out-of-Park: Columbia County  
Sherman Craig,  
In-Park: St. Lawrence County

Howard Zemsky, Commissioner  
Department of  
Economic Development  
Designee: Bradley Austin

Joseph Martens, Commissioner  
Department of Environmental  
Conservation - thru 7/15

Basil Seggos, Acting Commissioner  
Department of Environmental  
Conservation - from 10/15  
Designee: Robert Stegemann

Cesar A. Perales,  
Secretary of State  
Designee: Dierdre Scozzafava

Please click for 2015 Board Highlights

At Right: Agency Board members listen to a presentation on the Adirondack Youth Climate Summit held annually at the Wild Center in Tupper Lake. Program Director Jen Kretser (standing left) is joined by student leaders during the February Agency Board Meeting held in Ray Brook.

The Adirondack Park Agency is a New York State government agency with an eleven-member Board of Commissioners, five of whom must be residents of the Adirondack Park. The Governor appoints eight members, subject to confirmation by the Senate, and three ex-officio members: the Commissioner of the Department of Economic Development, the Secretary of State, and the Commissioner of the Department of Environmental Conservation. The Board represents a careful balance of local, regional and statewide interests in the Adirondack Park.

In 2015, the Agency Board authorized public hearings to consider amendments to the Adirondack Park State Land Master Plan (APSLMP). The proposed amendments primarily address commitments related to the 2013 Essex Chain Lakes classification action. The Board adopted APSLMP conformance resolutions for the Essex Chain Lakes and the Community Connector Trail Plan Unit Management Plans. The Board also determined amendments to the Jessup River, Peppercorn, Alger Island, Meacham Lake Campground and Whiteface Mountain Ski Center Unit Management Plans compliant. Public comment periods were authorized for Primitive Tent Site and Cross Country Ski Trail guidance. In addition, APSLMP conformance public comment period was held for the Remsen-Lake Placid Travel Corridor Unit Management Plan. These public comment periods extended into 2016. The Board anticipates taking action on guidance and the Remsen-Lake Placid UMP in early 2016.

The Board unanimously approved Emergency Authorization Regulations and delegated minor variance project approval to the Deputy Director of Regulatory Programs. Both actions expedite project review. The Board directed staff to undertake rule making to revise Agency SEQR and FOIL regulations. Map amendments were approved for the Towns of Moriah, Wilmington and Westport. Amendments to the Towns of Arietta and Willsboro's Approved Local Land Use Plans were also approved.

Eight forest management projects were approved by the Board during the year as well as two General Permit Applications to streamline review for the Management of Invasive Species. High profile project approvals in 2015 included two telecommunication towers in Franklin County, the Village of Tupper Lake's emergency communications tower, a 19,000 square foot commercial retail building and seven bridge replacement projects.

The Board hosted informational presentations from the Adirondack North Country Association, Speciality Wood Products, Inc., Tahawas, Ltd., the Regional Office of Sustainable Tourism, Adirondack Youth Climate Summit, Adirondack Park Invasive Plant Program, Upper Saranac Lake Association, Wildlife Conservation Society and Clarkson University.





# Administration

## STAFF

Terry Martino,  
Executive Director  
Elaine Caldwell,  
Administrative Officer 1  
Keith McKeever,  
Public Information Officer  
Daniel Kelleher,  
Special Assistant for  
Economic Affairs  
Susan Streiff,  
Secretary to Executive Director  
Robert Kreider,  
Information Technology  
Specialist 2  
Amy Hall,  
Calculations Clerk 2  
George Hare,  
Maintenance Supervisor 1  
Norma Howard,  
Student Assistant  
Elizabeth Stankus,  
Student Assistant  
Kyle Martin,  
Cleaner  
Rod Williams,  
Green Thumb Program  
Judy Huffer ,  
Green Thumb Program



Above Left: Leilani C. Ulrich  
Chair Administration Committee  
Above Right: William Thomas  
Chair Public Awareness and  
Communications Committee

At Right: PIO McKeever serves as Public Hearing Officer during a variance hearing. Town of Jay, Essex County.

The Administrative Services Division is responsible for all fiscal management, contract administration, personnel management, physical plant management and office support. Division staff are involved in the preparation of purchase orders and vouchers, fiscal record keeping, determination of availability of funds for the Agency's division programs, payroll and computerization of fiscal records. Staff are also responsible for media relations, community relations and outreach.

### Fiscal Management

The Administrative Services Division implemented Governor Cuomo's FY 2015-16 budget as enacted. The Agency met all directives issued by the NYS Division of Budget and managed funding to maintain Agency headquarters and staffing. Coordination continued with the Business Service Center (BSC) and the Statewide Financial System.

### Information Services

Staff continued to assist the Information Technology Services Center (ITS) in implementing Governor Cuomo's directive to reorganize state information technology services to reduce costs through shared services. Staff interacts with ITS on a daily basis regarding its information technology needs and resources. ITS successfully assisted the Agency in migrating an outdated Access 97 based database system to a modern SQL Server based transaction database. The ITS staff continues to support the Agency's Environmental Protection Agency Grants IT needs.

### Human Resources

The Administrative Services Division worked with the NYS Office of General Services, Business Services Center on Governor's Cuomo's mandate to consolidate many of the Human Resources (HR) functions across state agencies. During the FY 15-16, the Administrative staff successfully transitioned the Human Resource transactional business to the Business Service Center. In addition, the Agency transitioned to the Leave Accrual and Tracking System (LATS-NY) for employee time record keeping.

### Public and Media Relations

The Public Information Officer (PIO) responded to 251 media inquiries, issued 29 press releases and conducted 21 outreach events to international delegations, local officials, college students, special interest groups and the general public. The PIO served as Hearing Officer for two variance hearings, three Adirondack Park State Land Master Plan public hearings and two private land map amendment hearings. The PIO continues to manage the Agency's Facebook and Twitter accounts. Staff represent the Agency at State Agency PIO meetings and Local Government Review Board meetings. In addition, the PIO administers the Agency Board meeting webcasts and is responsible for preparing the Annual Report.



# Regulatory Programs

## Staff

Richard Weber III,  
Deputy Director  
Colleen Parker,  
Environmental Program Specialist 3  
Thomas Sæhrig,  
Environmental Program Specialist 2  
Ariel Lynch,  
Environmental Program Specialist 2  
Suzanne McSherry,  
Environmental Program Specialist 2  
Susan Parker,  
Environmental Program Specialist 1  
Virginia Yamrick,  
Environmental Program Specialist 1  
Tracy Darrah,  
Environmental Program Specialist 1  
Devan Korn,  
Environmental Program Specialist 1  
Mary Reardon,  
Secretary 1  
Stephanie Petith,  
Keyboard Specialist 1



Above Left: Sherman Craig  
Chair Regulatory Programs Committee  
Above Right: Richard Weber, Deputy  
Director, Regulatory Programs

At Right: Agency staff (from left) Elizabeth Phillips, Tracy Darrah and Devan Korn conduct site visit to determine distance from mean high water mark as part of project review.

The Regulatory Programs Division implements the statutory and regulatory provisions of the APA Act, the Freshwater Wetlands Act, and the Wild, Scenic and Recreational Rivers System Act. Staff provide pre-application project guidance and assessment, determine application completeness, apply review standards and prepare permit, variance or denial orders. In 2015, the Regulatory Programs Division received 334 project applications and issued 253 permits and 21 non jurisdictional determinations. In addition, staff conducted 121 preapplication meetings.

The following tables summarize permit activity in 2015.

Permits Issued	2014	2015
Minor	62	61
Major	45	64
Variance	7	1
State Agency Order	9	8
Amendments/Renewals	116	73
General Permits	38	46
Total	277	253

Project Categories	2015
Subdivision Projects	65
Single Family Dwelling Units	101
Resource Management	58
Wetlands	36
Commercial Use	9
New Towers over 40 Feet	8
Sand and Gravel Mining	6
Timber Harvesting	8
Major Public Utility	2
Municipal Bridges	4

\* The above list is not comprehensive of all project categories. And a single permit may comprise multiple project categories.





## Telecommunication Projects

In 2015, the Agency issued 21 telecommunications permits and amendments authorizing 7 new towers, 5 co-locations, 7 replacements and 2 co-location replacements. New towers were approved for sites in the Towns of Chester, Danemora, Lewis, Piercefild, Ticonderoga, Westport and the Village of Tupper Lake. The Chester tower was a horizontal co-location project. The project sponsors included AT&T (5), Sprint (2), T-Mobile (3), Verizon Wireless (7), Franklin County (3), and the Village of Tupper Lake (1).

## Invasive Species Management

Aquatic and terrestrial invasive species management is critical to ensure long-term protection of the Park's biodiversity and ecological resources. Three general permits were authorized in 2015 to allow qualifying organizations to rapidly respond to new infestations. G2015G-1 expedites rapid response management or containment of aquatic invasive species using benthic barriers and hand harvesting techniques. 2014G-1A was approved for the management of terrestrial invasive plant species in or within 100' of wetlands in the Adirondack Park. 2015G-2 covers management of aquatic invasive species using benthic barriers and hand harvesting techniques as part of long-term plans for waterbodies.

## Variances

The Agency conducted three variance hearings resulting in one approval, one non-jurisdictional determination and one project withdrawal. In addition, the Agency denied a shoreline variance for a proposed project on the Great Sacandaga Lake. The denial was based in part on the substantial negatives impacts to water quality, aesthetics, and character of the area that would result if the project was approved.

## Commercial Use Projects

Nine commercial use permits were approved. Noteworthy projects include P2013-252 - Tractor Supply 19,000± square foot retail store in the Town of North Elba, Essex County, P2014-44 - self-storage buildings in the Town of Long Lake, Hamilton County, P2014-85 and P2014-85A - boat storage buildings in the Town of Fort Ann, Washington County, P2015-101 - expansion of a car dealership in the Town of Warrensburg, Warren County and P2015-3 - equestrian center in the Town of Corinth, Saratoga County.

## Subdivision Projects

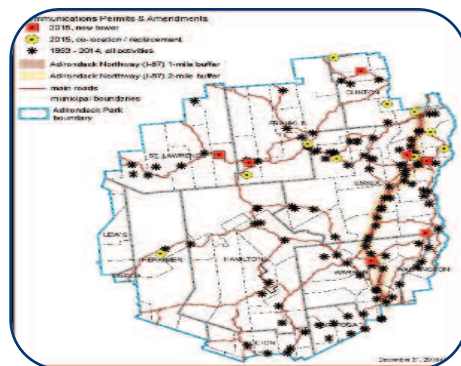
Subdivision permits were issued including six projects approved for 5 or more lots. P2014- 48, granted New York Land and Lakes Development, LLC, 29 lots (24 new single family dwellings) on Resource Management and Low Intensity Use land in the Town of Bleecker, Fulton County. P2014-181, created 11 lots (10 new single family dwellings) on Rural Use land in the Town of Northampton, Fulton County. P2015-13 approved 9 lots on Low Intensity Use and Hamlet in the Town of North Elba, Essex County. P2014-47 authorized 7 lots (6 new single family dwellings) on Rural Use land in the Town of Bolton, Warren County.

## Silvicultural Treatments

Since 2013, the Agency approved ten timber harvest projects. Seven projects were approved in 2015. Lyme Timberland, Molpus, the Forestland Group and MWF were project sponsors. The combined harvest area for these projects is 3,122 acres out of approximately 733,000 acres managed by these companies in the North Country. Agency approved projects therefore represent an area less than .5% of their total holdings.

## State Agency Projects

The Agency issued a §814 Order (Project 2014-215) to the NYS DOT for the replacement of seven bridges of the State's Critical Bridges Over Water Initiative. The bridges, located on NYS Route 73 in the Town of Keene, will be replaced with larger structures to accommodate storm event water flows. The Agency issued a §814 Order (Project 2015-167) for six weather stations in the Park as part of a larger network of a statewide early warning weather detection system operated by New York State known as the Mesonet.



2015 map of all communication tower projects approved to date. Please click to download larger image.



Staff member Milt Adams surveys re-generating vegetation during field visit to timber harvest site.



Staff member Ariel Lynch discusses subdivision review and approval criteria during training workshop for town and village officials at Local Government Day.

# Economic Services

The Economic Services Unit provides expertise in market and financial feasibility analysis, economic and fiscal impact analysis, and economic development planning to the Agency, local and regional economic developers, and the Park's business community. Staff assist project sponsors and economic developers evaluate site locations and identify sources of help for business development. Staff also assist local governments and not-for-profit groups develop strategies to encourage sustainable economic growth in their communities.

## Project Permitting

Staff advised the Agency on the economic impacts of a variety of projects ranging from the F.R. Smith and Son boat storage facility in the Town of Bolton, to the Woodworth Lake subdivision in the Town of Bleecker, to eight timber harvesting permits spread throughout the Park. Staff also provided technical expertise related to the Agency's project review process to a diversity of large-scale and entrepreneurial ventures during the pre-application process.

## Community and Economic Development

Staff provided support to local development initiatives by attending over 57 public outreach, local and regional workgroups, and community development meetings spread throughout six counties. Among Park-wide initiatives, staff attended meetings regarding the Common Ground Alliance, the Great South Woods recreation planning effort, agriculture development, and broadband expansion. Staff also provided presentations to civic groups in Ticonderoga, Essex County, Lyonsdale, Lewis County, and Northville/Northampton, Fulton County as well as to educational groups from Clarkson University, Stockton College, and Cornell University.

## Regional Council Support

In 2015, the three Regional Economic Development Councils (REDC) representing the Adirondack Park: the Capital Region, Mohawk Valley, and North Country Councils, received over \$283.5 million in grant and loan funding through Governor Cuomo's REDC competition to pursue key economic development projects. Among the projects funded in the Adirondack Park are a Septic Initiative Program in the Town of Lake George that inspects septic systems in close proximity to the lake, a new hotel in the Village of Speculator, a new hotel in the Town of Schroon, and Main Street revitalization programs in the towns of Indian Lake and Ticonderoga as well as in the Village of Saranac Lake.

In 2015, Economic Services Unit staff assisted the North Country Regional Economic Development Council's Priority Project and Plan Implementation Committee and the Tourism and Community Centers Leadership Team to draft the Council's 2015 Progress Report and Upstate Revitalization Initiative proposal. Economic staff are also members of State Agency Resource Teams for the Capital Region, Mohawk Valley, and North Country Councils.

## Economic Affairs Committee

The Agency's Economic Affairs Committee continued to highlight business development and critical infrastructure expansion in the Park. In 2015, the Committee received presentations from Jamie Rogers and Jennifer Monroe on energy efficiency and alternative energy programs administered by the Adirondack North Country Association, from Ollie Burgess on his wood products company, Specialty Wood Products, Inc., based in Bloomingdale, NY, and from Joe Hackett on his



Economic Affairs Committee Chair Art Lussi (right) presents Ollie Burgess and his family a certificate of appreciation for his presentation at the June Agency Board meeting on his Company Specialty Wood Products, Inc. Mr Burgess employs 12 full-time staff in Bloomingdale, Franklin County.



Above Left: Arthur Lussi  
Chair Economic Affairs Committee  
Above Right: Daniel Kelleher  
Special Assistant for Economic  
Affairs

At Right: Town of Wilmington Beach located on West Branch of the Ausable River in Essex County.





# Park Policy and Planning

## STAFF

Kathy Regan,  
Deputy Director  
Brian Grisi, retired 3/15  
A.P. Local Planning Assistance  
Specialist  
John Barge,  
Mapping Technologist 3  
Robyn Burgess, from 5/15  
A.P. Local Planning Assistance  
Specialist  
Walter Linck,  
Associate Natural Resources  
Planner  
Matthew Kendall,  
Associate Natural Resources  
Planner  
Kevin Prickett,  
Senior Natural Resources Planner  
Matthew McNamara,  
Environmental Program  
Specialist 1  
Kate-Lyn Knight,  
Environmental Program  
Specialist 1  
Lauretta Bullis,  
Secretary 1



Above Left: Sherman Craig  
Chair Park Policy and Planning Com-  
mittee

Above Right: Kathy Regan  
Deputy Director, Planning

At right: Matt Kendall conducts public  
hearing for a proposed map amend-  
ment in the Town of Westport, Essex  
County.

The Agency's Planning Division is responsible for local government services, Adirondack Park Land Use and Development Plan Map updates and map amend-ments, State lands planning, Park policy, Geographic Information System (GIS), car-tographic services and web site management.

### Map Amendments

The Agency approved a map amendment in the Town of Wilmington which re-classified approximately 24 acres of land from Low Intensity Use to Moderate In-tensity Use. The area is in close proximity to the entrance to Whiteface Mountain Ski Area. The reclassification is consistent with Wilmington's planning goal to ex-pand commercial, tourism and hospitality uses to attract more visitation to the town from people who frequent Whiteface Mountain. The amendment increases build-ing density and is expected to provide the impetus to construct a decentralized wastewater treatment system to serve nearby development and accommodate fu-ture growth. The Agency also reviewed a map amendment request by a private landowner in the Town of Westport which will expand the existing Hamlet area of Westport. The applicant requested that an approximately 12 acre parcel be reclas-sified from Resource Management to Hamlet, contingent upon expanding public sewer service to the area. The Agency completed its review and passed a resolu-tion in support of amending the map when public sewer service is expanded to the area.

### Historic Resource Reviews

Staff completed required historic resource reviews for various projects in the Towns of Black Brook, Dannemora, Duane, Elizabethtown, Ellenburg, Essex, Fine, Fort Ann, Franklin, Greenfield, Keene, Lake Luzerne, Long Lake, Saranac, Schroon, and Wilmington. In addition, staff completed historic resource review for the Park-wide Mesonet weather station network installation and provided instruction to reg-ulatory staff regarding the new Historic Preservation online tool provided by the State Historic Preservation Office.

### Geographic Information Analysis

Geographic information technology provides critical support for many pro-grams within the Agency. Examples of GIS analysis completed by staff include work on Wild Forest roads, primitive campsites, backcountry skiing, economic data for Local Government Day, terrestrial habitats, and telecommunications towers. The "Lookup System" provides natural, cultural, land use and jurisdictional data to staff. A new photogrammetry workstation was set up by Planning and IT staff to support staff mapping of wetlands from high accuracy stereo photo images. This system is also increasingly used by other state agencies. Significant map data ac-curacy improvements were made to the state and private land classification map. New tax parcel data formed the base map for these improvements. Staff contin-ued to maintain and add to its online public GIS applications. The updated land classification online map, published in May, reached 29,000 views in 2015. For the first time since 2003, the Agency website was redesigned. State wide branding initiatives were implemented. Agency content and information was reorganized to ensure the website is user centric, intuitive and includes a navigation style similar



# Local Government Services

## Adirondack Park Local Government Day

The 18th annual Local Government Day Conference was held in April 2015 in Lake Placid, New York. The conference focused on economic development strategies and the promotion of projects that benefit rural economies. Local officials described successful projects that improved infrastructure, entrepreneurial initiatives, municipal energy management and the control of invasive species. Over 350 people from 49 Adirondack Park municipalities attended the event.

The Local Government Day Steering Committee recognized Governor Andrew M. Cuomo for his strong commitment to the Adirondack Park and North Country Region.

The Local Government Services staff assist individual towns in the Park to develop planning initiatives and land use controls that meet local needs. Staff also administer Agency-approved local land use programs (ALLUPs). During the year, staff attend community meetings, provide advice and guidance on land use issues, prepare and present training workshops and provide plan and code review. Two program staff provide oversight of the eighteen Agency-approved local land use programs and review approximately 100 variance referrals and 50 zoning amendments annually.

The table below summarizes Local Government Services accomplishments in 2015.

Local Government Services Activities	2015
Land Use Regulation Consultations/Reviewed	26
ALLUP Amendments Approved	3
ALLUP Variances Reviewed	70
ALLUP Variances Reversed	2
Comprehensive Plans Reviewed	3
Meetings with Town Officials	26
Responses to Land Use Planning Inquiries	128
Training & Workshops Provided	4
Intra-Agency Local Planning Assistance	30
Coordination with other regional organizations	32
Agency Board Presentations	4

Staff assisted the The Towns of Arietta and Willsboro with complete replacement of their previously adopted Local Land Use Programs. Arietta, which received original approval in 1982 adopted a revised new code. The Town of Willsboro, which received original approval in 1980, received approval for a zoning code rewrite.



Above Left: Dan Wilt  
Chair Local Government Services Committee

Above Right: Robyn Burgess  
A.P. Local Planning Assistance Specialist

At Right: Local Planning Assistance Specialist Robyn Burgess and planning staff member Kate-Lyn Knight review Town of Horicon's Approved Local Land Use Plan.





# State Lands

## Unit Management Plans

The Agency determined APSLMP conformance for the Essex Chain of Lakes Complex, the Alger Island Intensive Use Area and Fourth Lake Day Use Area UMPs.

Amendments to the Whiteface Mountain Ski Area, Pepperbox Wilderness Area, Jessup River Wild Forest Area, Meacham Lake Intensive Use Area, and the Community Connector Trail Plan which is an amendment to three units: Vanderwhacker Mountain Wild Forest Area, Lake Harris Public Campground Intensive Use Area and Camp Santanoni Historic Area were approved.

Staff, in consultation with DEC, worked on Saranac Lakes, Wilcox Lake, Black River, Grasse River, Moose River Plains and Wilmington Wild Forest Areas; Lake Champlain Islands Complex; Limekiln Lake, Caroga Lake, Eighth Lake and Lake Durant Public Campgrounds; Crown Point Historic Area; and the Remsen – Lake Placid Travel Corridor UMPs.



Above Left: Dick Booth  
Chair State Lands Committee  
Above Right: Kathy Regan, Deputy  
Director for Planning

At Right: APA State Land staff members Matt McNamara (right) and Walt Linck (center) conduct site visit with DEC staff to locate possible snowmobile route in the Essex Chain of Lakes Complex.

State Land staff work with DEC to prepare and review Unit Management Plans (UMPs) consistent with the Adirondack Park State Land Master Plan (APSLMP); provide guidance and interpretation regarding the APSLMP to DEC staff and the Agency's Board; consult with DEC on long-range plans for the future of State lands; review proposed DEC projects on State lands to ensure conformance with the APSLMP; and work with the DEC to develop staff proposals for the classification and reclassification of State lands.

## APSLMP Amendment

Staff prepared proposed amendments to the Adirondack Park State Land Master Plan and submitted the alternatives to the Agency Board in December as a Draft Supplemental Environmental Impact Statement (DSEIS). Amendments were grouped into ministerial changes, minor changes, additional content and major changes to APSLMP basic guidelines. The major changes represent alternatives the Board committed to consider during the 2013 Essex Chain Lakes Complex classification action. Staff in consultations with DEC reviewed over 1,000 public comments when preparing the amendment package. Public Hearings were authorized for January 2016.

## State Land Planning

Snowmobile trail projects were reviewed by State land staff during the year, including critical community connector trails between Speculator and Indian Lake, Long Lake and Newcomb, and Newcomb and Minerva. Bog-bridging and stringer-bridge construction projects were reviewed and/or completed along foot trails in wilderness areas such as the Hudson Gorge, Pigeon Lake, William C. Whitney and Ha-De-Ron-Dah wildernesses. Boat wash stations to help prevent the spread of aquatic invasive species were planned and implemented at a number of critical boat launch sites. Other notable projects include the development of accessible, Forest Preserve structures and improvements designed for people with disabilities.

Staff worked with Regulatory Program and RASS staff on wetland permit activities and Recreational Management Plans (RMP). The Agency issued three General Permits and one full permit for wetlands projects to DEC for work on the Forest Preserve. Staff reviewed the Sacandaga West Recreation Management Plan and the Grasse River Draft Recreation Management Plan. The Sacandaga West RMP encompasses easement properties owned by Upper Hudson Woodlands ATP in Fulton County. The Grasse River RMP covers properties owned by Lyme Timber Company in St. Lawrence County.

Staff were fully involved with DEC and SUNY ESF staff as the Great South Woods Project gained momentum in 2015. Stakeholders throughout the southern half of the Adirondack Park successfully engaged in the planning process. Productive public meetings were held in villages stretching from North Creek to Speculator and Old Forge. An implementation strategy is being drafted for review by the DEC and APA in 2016.



# Legal and Jurisdictional Office

## STAFF

James Townsend,  
Counsel  
Sarah Reynolds,  
Associate Counsel  
Paul Van Cott,  
Associate Attorney  
Mitchell Goroski,  
Senior Attorney  
Elizabeth Phillips,  
Senior Attorney  
Steve Brewer,  
Senior Attorney  
Jennifer Hubbard,  
Senior Attorney  
Mary Palmer,  
Keyboard Specialist 1

### Jurisdictional Inquiry Office

Douglas Miller,  
Environmental Program Specialist 2  
Denise Wagner  
Environmental Program Specialist 1  
Brian Ford,  
Environmental Program Specialist 1  
Emily Tyner,  
Environmental Program Specialist 1



Above Left: Karen Feldman  
Chair, Legal Affairs /Enforcement Committee.

Above Right: James Townsend  
Agency Counsel

At Right: Agency Attorneys Jennifer Hubbard and Sarah Reynolds participate in staff training to learn to identify soils suitability for development projects.

The Legal Division consists of four major components: the Office of Counsel including the Legal Services Unit, the Jurisdictional Inquiry Unit, and the Enforcement Unit. The Counsel and Associate Counsel advise all Agency divisions and the Agency Board. Legal Services attorneys review significant permitting, planning, enforcement, and other documents, assist the Attorney General with litigation, manage adjudicatory hearings, and provide other legal advice as necessary.

## Office of Counsel and Legal Services

Key Legal Division accomplishments for 2015 included a proposed a rule-making to establish streamlined procedures for approving actions related to emergencies. The Legal Division has also worked on updating regulations including FOIL and SEQR. Staff also updated the Agency's public information flyers, Development Considerations and continued to streamline internal legal review and guidance for non-legal staff and the public.

As always, legal staff reviewed major permits prior to issuance, provided legal advice on jurisdictional inquiries and helped resolve enforcement matters. Legal staff also provided guidance to the planning division on the classification of state lands and amendments to the Adirondack Park State Master Plan.

## Jurisdictional Inquiry Unit

The Jurisdictional Inquiry Unit provides advice to landowners and potential project sponsors regarding Agency jurisdiction, including informal phone advice and written jurisdictional determinations. Staff help citizens determine if an Agency permit or variance is required. Determinations often require a full deed history and other legal and factual research. The Jurisdictional Inquiry Unit also handles refer-

Jurisdictional Inquiry Received	780
Jurisdictional Inquiry Responses	799
Non-Jurisdictional Determinations	557
Jurisdictional Determinations	149
Variance Determinations	32
General Information Response	31
Potential Violation Determination	30
Average Response Time (in days)	17
Telephone Consultations	3,814
Walk-In Consultations	136
Site Visits	21
Referrals from other Agencies	290
FOIL Requests Received	207

als from other agencies, telephone calls and walk-in members of the public. This is the Agency's initial and most common point of contact with the public; hence, a high priority is placed on prompt responses. The Jurisdictional Unit includes the Agency's Records Access Officer.

In 2015 staff received 780 jurisdictional inquiry forms. The

table above summarizes the Jurisdictional Inquiry Unit responses.





# Enforcement

## STAFF

### Enforcement

John Burth,  
Environmental Program Specialist 2  
Trevor Fravor,  
Environmental Program Specialist 1  
Milton Adams,  
Environmental Program Specialist 1  
Emily O'Mahony,  
Environmental Program Specialist 1  
Frederick Aldinger,  
Environmental Program Specialist 1  
Patrick Connally,  
Environmental Program Specialist 1  
Annemarie Peer,  
Keyboard Specialist 1



Above Left: Douglas Miller  
EPS 2 Jurisdictional Office  
Above Right: John Burth  
EPS 2 Enforcement Office

At Right: John Burth and Trevor Fravor  
review a proposed settlement agree-  
ment. Staff always strive for environ-  
mental remediation.

## Enforcement Unit

The Enforcement Unit seeks to resolve violations of the laws the Agency is charged to administer. In 2015, the Agency's Enforcement Program continued to focus on promptly addressing potential violations in a fair and consistent manner and took proactive steps to prevent or quickly resolve new violations. These efforts help to achieve prompt results that avoid undue adverse impacts to resources.

2015 began with 138 unresolved cases and during the year staff opened 213 new cases. A total of 199 cases were successfully closed and 115 settlement agreements were prepared. 63 settlement agreements were executed through consent with landowners. 41 violations were resolved through voluntary compliance on the part of the landowner as a result of prompt responses to alleged violations and proactive enforcement efforts. Staff conducted 182 site visits for enforcement matters and determined 86 enforcement cases were not violations.

Enforcement staff continued to closely monitor new subdivision activity in the Park through the use of New York State Office of Real Property's SalesWeb application, and continue to see significant compliance for new subdivisions. In 2015, 4 new potential subdivision violations were identified out of 106 subdivisions undertaken within the Park. Following investigation, 1 case was found compliant, 2 cases were resolved, and 1 case remained under investigation. 60% of new subdivisions were issued an Agency jurisdictional determination or permit.

Enforcement staff continued cross-divisional work with the Regulatory Program Division and completed various duties in addition to undertaking enforcement investigations. In 2015, this work included 62 jurisdictional determinations issued from enforcement, 49 site visits for review of permit applications, 21 permits issued with enforcement staff as the assigned project review officer, and shoreline photo inventories of 15 lakes.

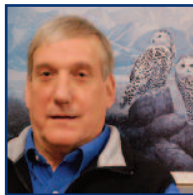
Activity	2014	2015
New Cases Opened	207	213
Site Visits	164	182
Settlement Agreements Sent	83	115
Settlement Agreements Signed	43	63
Jurisdictional Determinations	69	62
Cases Referred to Attorney General	1	1
Case Closed No Violation	98	86
Cases Closed Volunteer Compliance	42	41
Open Cases End of Year	138	152



# Resource Analysis & Scientific Services

## STAFF

Edward Snizek,  
Supervisor - Natural Resource Analysis  
Shaun LaLonde,  
Soil and Water Engineering Specialist  
Greg Bendell, thru 5/15  
Environmental Engineer 2  
Mark Rooks,  
Associate A.P. Project Analyst,  
Biological Resources  
Mary O'Dell,  
Biologist 1 (Ecology)  
Aaron Ziemann,  
Associate A.P. Project Analyst, Forest  
Resources  
Leigh Walrath,  
Associate A.P. Project Analyst, Fresh  
Water Resources  
Alicia Purzycki, from 7/15  
Environmental Engineer 2  
Lauretta Bullis,  
Secretary 1



Above Left: Arthur Lussi  
Chair Park Ecology Committee  
Above Right: Edward Snizek  
Supervisor-Natural Resource Analysis

At Right: Aaron Ziemann (center) conducts a deep hole test pit for project applicants to determine the best location to locate onsite waste water treatment system.

The Resource Analysis and Scientific Services (RASS) Division provides scientific and technical analysis supporting all Agency transactions. The Agency's scientists provide expertise on engineering, soils analysis, forestry, invasive species, wildlife habitat, wetlands and other aquatic systems. Staff perform valuable field services including wetland delineations, mean high water mark determinations, structure height determinations, deep-hole test pit (DHTP) determinations, on-site wastewater treatment (OSWT) system review and stormwater management analysis.

## Engineering

Evaluating existing and proposed development within the Park requires professional engineering services and technical analysis that is based upon sound science and engineering judgment and is consistent with applicable laws, regulations, standards, policies and guidance documents. For example, staff review stormwater management to prevent surface and groundwater impacts from stormwater runoff associated with development proposals. RASS engineers completed a total of 187 site visits in 2015 up from 150 site visits in 2014.

Engineering staff conducted technical review for the following categories:

Project Type	2015 Total
Stormwater Management	187
Shoreline Projects	212
Onsite Wastewater Treatment Systems	198

In addition, staff prepared technical recommendations in support of the following Agency Divisions and activities:

Division (Activity)	2015 Total
Regulatory Programs (Permit Applications)	295
Legal (Jurisdictional Office, legal reviews)	102
Legal (Enforcement)	71
Planning (Local Government)	6
Planning (State Land)	25





Staff Reviews by Category	2015 Totals
Wetland Resources	145
Freshwater Resources	20
Forestry Resources	20
Biological Resources	15

DHTP Categories	2015 Totals
Approved Conventional Systems	65
Approved Shallow Systems	65
Did not meet Agency Guidelines	27



Above: Steve Langdon (left) receives an award for completing the EPA funded Wetland Protection Program Development grant, "Detecting Climate Change in Wetlands in the Adirondack Park: Phase II." The project goal was assessment of climate change impact to the region's wetlands. Pictured with Mr. Langdon are Ed Snizek and Art Lussi.

At Right: Shaun LaLonde (left) and Alicia Purzycki (right) measure distance to wetland boundary.

### Wetlands

The NYS Freshwater Wetlands Act and the APA Act have stringent requirements for regulated activities involving wetlands. Wetlands staff provide a high level of service to the public that includes delineation, mitigation, and impact analysis. Staff conducted 247 wetland site visits. The average processing time for sites visits was 14 days. In addition, staff completed 345 wetland air photo interpretations. Air photo interpretations improve staff's wetland determination response time by reducing the need for site visits thus saving hundreds of hours of time and thousands of miles of travel.

### Soils

Interpretations of deep-hole test pits (DHTPs) provide the necessary information to correctly locate OSWT systems. A total of 91 projects involving 157 deep-hole test pits were reviewed by Agency staff. Of the 155 DHTPs, 133 were described by Agency staff and 24 were described by outside consultants. All data submitted by consultants is checked by Agency staff to ensure profile accuracy, separation requirements, and appropriate setback distances. Forty-four percent of the test pits were approved for conventional on-site wastewater treatment systems (OSWTs), 41 percent were approved for shallow absorption OSWTs, and 17 percent did not meet Agency guidelines. Of the approved shallow systems 89 percent were due to shallow seasonal high groundwater and 11 percent were due to shallow bedrock.

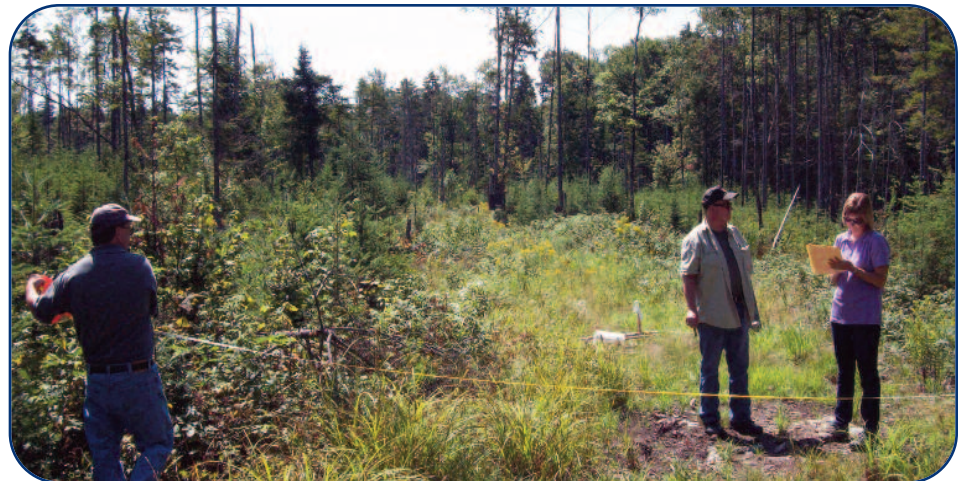
### Freshwater Resources

Staff assisted in siting boat wash stations to combat invasive species and helped adapt the Lake Champlain Region Rapid Response Work Plan into an Adirondack Region Work Plan. Staff also inspected more than a dozen waterbodies to understand the extent of the aquatic invasive species (AIS) within each waterbody. In addition, staff provided advice and technical support regarding AIS to the local lake associations and shoreline property owners. Staff updated the "Inter-Agency Guidelines for Implementing Best Management Practices for Control of Terrestrial and Aquatic Invasive Species on Forest Preserve Lands in the Adirondack Park."

In June the Agency Board approved GP2015G-1, an Aquatic Invasive Species rapid response / containment general permit. The permit authorizes the use of hand harvesting and benthic barriers. In November the Board approved general permit 2015G-2.

### Forests

Staff reviewed eight timber harvesting projects. Each project was designed to meet specific silvicultural goals, based upon existing forest conditions, with the intent of creating favorable conditions for long-term forest health and timber value. The project sites were all within New York State Working Forest Conservation Easements and were subject to the rigorous standards of third-party forest certifications. These approved projects were the result of open communications be-



# Agency Staff Transitions

Robyn Burgess was promoted to the position of Adirondack Park Local Planning Assistance Specialist on May 7, 2015. She replaced Brain Grisi who retired. Ms. Burgess began her state career with the NYS Department of Environmental Conservation in 2002. She came to the Adirondack Park Agency in 2007, when she joined the Planning Division, as an Environmental Program Specialist 1 in the Local Government Services Unit. Ms. Burgess was involved in all aspects of the local government services program. As a result she has a strong understanding of the Agency's program and management responsibilities.

Alicia Purzycki was appointed to the position of Environmental Engineer 2 in the Resource Analysis and Scientific Services Unit on July 2, 2015. Since 1999, Ms. Purzycki was employed with the NYS Department of Environmental Conservation as an Environmental Engineer. She has extensive experience in project management and a full understanding of environmental rules and regulations.

Kate-Lyn Knight joined the Agency as Environmental Program Specialist 1 trainee. Ms. Knight began her new position on July 30, 2015 in the Agency's Planning Division, Local Government Services Unit. Ms. Knight comes to the Agency from Ayres Insurance in Saranac Lake. Previously, she was an education program coordinator at the Adirondack Mountain Club and the Frost Valley YMCA of the Catskills. She has experience in coordinating and scheduling environmental events, making presentations, dealing as a liaison with outside agencies and vendors, and understanding and interpreting rules and regulations.

On January 8, 2015 Patrick Connally was appointed to the position of Environmental Program Specialist 1 in the Legal Division Enforcement Unit. Mr. Connally came to the Agency upon completing his Masters of Science in Environmental Science from Florida A&M University. He was a NOAA EPP fellow while at the University and brings a strong background in field and laboratory experience.

Environmental Engineer 2 Greg Bendell transferred from the Agency to the NYS DOT. Mr. Bendell joined the Agency in November of 2005. Over his ten year tenure he provided more than 1,000 written reviews of various Agency transactions and participated in excess of 750 field visits. Mr. Bendell was professional and consistent in all his work. The Agency extends its friendship and deep appreciation to Greg Bendell for his many years of service.

Brian Grisi (center below) joined the Agency in 1988 as a full-time staff forester and soil scientist. He was appointed Adirondack Park Local Planning Assistance Specialist in 2005. Mr. Grisi built positive relations with local officials throughout the Park. He also facilitated land use and development and municipal planning which improved the quality of life for Park communities. Mr. Grisi was a dedicated and loyal civil servant. The Agency wishes Mr. Grisi a long and rewarding retirement.



John Burth, Chairwoman Ulrich and Patrick Connally



Alicia Purzycki with Shaun LaLonde



Kate-Lyn Knight and Executive Director Terry Martino



Shaun LaLonde, Greg Bendell, Ed Snizek





# Adirondack Park Local Government Review Board



Executive Director, Frederick Monroe  
Chairman, Gerald Delaney  
Secretary, Carol Monroe

## Members

### CLINTON COUNTY

Gerald Delaney, Sr., Howard Aubin

### ESSEX COUNTY

George Canon, Ron Moore,  
John Paradis

### FRANKLIN COUNTY

Brian McDonnell

### FULTON COUNTY

James Groff, Frank Bendl

### HAMILTON COUNTY

Brian Wells, Brian Towers

### HERKIMER COUNTY

Linda Eykelhoff, Fred Reuter,  
Robert Grose

### LEWIS COUNTY

Craig Brennan

### ST. LAWRENCE COUNTY

Scott Sutherland, Mark Hall

### SARATOGA COUNTY

Bruce Brownell, Sylvia Parker,  
Jean Raymond

### WARREN COUNTY

Kevin Geraghty, Matt Simpson

### WASHINGTON COUNTY

John LaPointe

At Right: Local Government Review Board Chairman Gerald DeLaney leads panel discussion on alternative energy. Chairman DeLaney discussed the Town of Saranac's implementation of a wood boiler furnace system.

Section 803-a of the APA Act establishes the Adirondack Park Local Government Review Board. As provided by law, the purpose of the Review Board is to advise and assist the Agency in carrying out its mission. The Agency enjoys a strong working relationship with the Review Board through open discussion and dialogue focused on local government perspectives.

Agency members and staff regularly attend the Review Board meetings, which are held monthly throughout the Adirondack Park. At the monthly Adirondack Park Agency meetings, Adirondack Park Local Government Review Board Executive Director Frederick Monroe plays a prominent and active role in all deliberations. The Agency's efforts to achieve balanced decision making are greatly enhanced by this dialogue.

The State of New York provides operating funds for the Local Government Review Board through the Agency's budget.



Above: Fred Monroe (holding certificate) is honored by the Agency Board for his leadership in the Town of Chester where he served as supervisor from 1992-2015. The Agency expressed its appreciation to Supervisor Monroe for his Community Spotlight presentation which detailed Town's goals, successes, and challenges.

The Agency further acknowledges the significant commitment and effort of Supervisor Monroe on behalf of all Adirondack Park residents in the fight against aquatic invasive species as well as the creation of the Adirondack Lakes Alliance. Mr. Monroe's contributions have had a profound impact on Park policy and local government relations. Many have benefitted from his leadership of the Local Government Review Board and his engagement within the Agency. Mr. Monroe truly is a gentleman warrior.







**Adirondack  
Park Agency**



**Andrew M. Cuomo, Governor**

Leilani Crafts Ulrich, Chairwoman | Terry Martino, Executive Director

Route 86, P.O. Box 99, Ray Brook, NY 12977 | (518) 891-4050 | [www.apa.ny.gov](http://www.apa.ny.gov)

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