

# Annual Report 2017



**Governor Andrew M. Cuomo**

Chairman Sherman Craig



**Adirondack  
Park Agency**

# Chairman Message



Chairman  
Sherman Craig

It is my pleasure to share with you the highlights of our accomplishments in 2017. A year in which we celebrated the 125th anniversary of the Adirondack Park and hosted the 20th annual Adirondack Park Local Government Day. Both significant milestones in the history of this special place and for its independent people.

Thanks to Governor Cuomo's historic Finch-Pruyn acquisition we were able to honor the legacy of the 125th anniversary of the Park with continued work on the 2016-2017 State Land Classification Package. This ensures the long-term protection for the Boreas Ponds parcel, which is justifiably touted as the jewel in the Adirondack crown.

In April, we marked the twentieth anniversary Local Government Day. Twenty years of coming together under the common goal to protect and promote this incredible place. Local Government Day builds and strengthens collaboration amongst government, citizens and the Park's passionate advocacy organizations.

This was truly evident in November with the passage of the Health and Safety Land Account. Environmental, economic and governmental interests worked ardently to educate voters on the critical need for the establishment of a land bank for use by Park municipalities for community and public safety projects. With the mutual respect for and the true understanding of our shared mission, the favorable outcome of this statewide referendum was assured.

I certainly feel I can speak for all of us in saying that our hearts were heavy when we heard of the passing in 2017 of John Collins and George Canon. Both of these extraordinary people will be remembered fondly for their dedication to family, community and the Adirondack Park.

In closing, I would once again like to acknowledge the steadfast commitment of my colleagues on the Board and the tenacious dedication of Agency staff. We are forever united in this grand endeavor to bestow the Adirondack Park to future generations unspoiled and with opportunity for growth.



Above: Chairman Craig (podium) addresses crowd during State Office Complex Biomass facility ground-breaking.

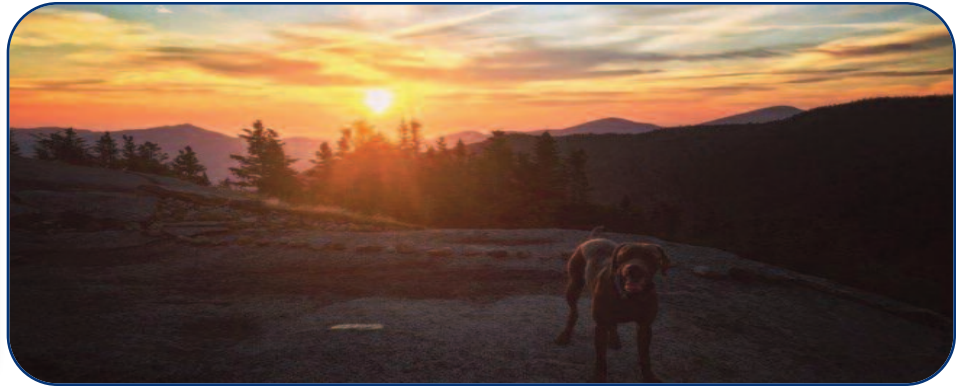
Cover: Boreas Pond.

Below right: State and local officials take part in Biomass ground-breaking.

Below left: Cranberry Lake.



# Executive Director Message



Executive Director  
Terry Martino

As the Executive Director of the Adirondack Park Agency, it is an honor to provide an annual reporting of the work completed by Agency staff and Board members. Across all divisions the Agency strives to consistently and efficiently administer our responsibilities. We are committed to a future that is inclusive, sustainable and solidly interdependent upon a protected environment and a thriving economy.

2017 was a busy and productive year. The Agency issued over 225 permits including critical telecommunication and emergency service projects, innovative commercial uses and essential public infrastructure. Working effectively with our colleagues at the Department of Environmental Conservation, key unit management plans, including a number of Intensive Use campgrounds, were found in conformance with the State Land Master Plan. We made significant progress in the review of the extensive public commentary and preparation of the historic State Land Classification package.

We also continued in our tradition of hosting delegations from around the world to discuss the uniqueness of the Adirondack Park and its regional land use plans. Staff met with groups from over fifty countries who specifically travel here to learn about “a protected park where people also live.” It is truly inspirational to know our work has a global impact.

It was a privilege to work with the Adirondack Park Agency Board members who bring a unique perspective and ample energy to our monthly Board meetings. In addition, members eagerly participate in work groups, attend public hearings and lead policy initiatives. This year Chairman Craig participated with staff in the revision of the Agency’s large-scale subdivision application. We anticipate using the new application in 2018.

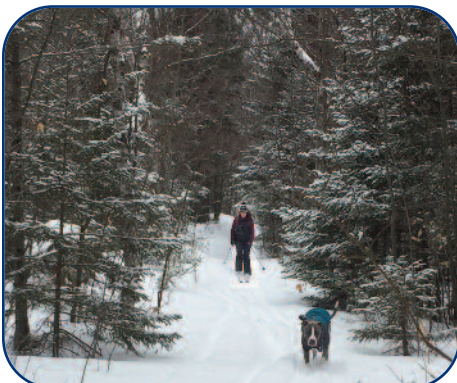
In closing, I sincerely thank all Agency staff for their continued dedication to the Adirondack Park. Each individual, including Mitch Goroski and Denise Wagner to whom we bid farewell, and Bart Harlson and Sarah Staab who joined us, contributes to the betterment of the Park. Together in collaboration with our Board and all stakeholders we will continue to build upon the achievements of those who came before us.



Above: Keene Supervisor Wilson accepts certificate of appreciation for his Community Spotlight presentation.

Below left: Staff and Board members meet with local officials and stakeholders as part of the large-scale subdivision workgroup.

Below Right: Nordic skier in the Wilmington Wild Forest.



# 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 world-class nature-based tourism opportunities, combined with the character and appearance of its public and private lands, make the Park notably different.

Top: Beaver Brook Meadow  
Wilmington, Essex County.

Above: “Hardy Kids” learn trail bike  
skills on a new accessible trail in  
Wilmington Wild Forest.

Below Right: A mother and daughter  
enjoy the splendid colors of the  
Adirondack Park.

Below Left: Backcountry skier in the  
Sentinel Wilderness Area.

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.



# About the Adirondack Park Agency

Agency Divisions include:  
Administration

Legal Affairs

Economic Affairs

Regulatory Programs

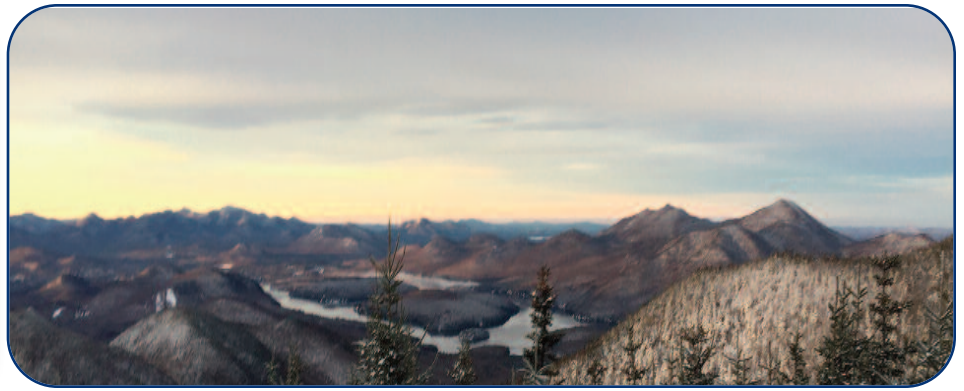
Park Policy and Planning  
- State Land

- Local Government Services

Resource Analysis and  
Scientific Services

Top: Lake Placid from shoulder of Little Whiteface. High Peaks Wilderness in the distance. McKenzie Mountain Wilderness in the right foreground.

Below: APA Staff Photo.



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. The 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 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 APSLMP, 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.

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.

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

Sherman Craig, Chairman  
In-Park: St. Lawrence 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  
Dr. Chad P. Dawson,  
Out-of-Park: Onondaga County  
Barbara Rice,  
In-Park: Franklin County  
John Lyman Ernst,  
Out-of-Park: New York County

Howard Zemsky, Commissioner  
Department of  
Economic Development  
Designee: Bradley Austin  
Basil Seggos, Commissioner  
Department of Environmental  
Conservation  
Designee: Robert Stegemann  
Rossana Rosado,  
Secretary of State  
Designee: Lynne Mahoney

Below: Board field visit to Lyme Timber permitted forestry treatment site.



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.

Highlights of projects approved by the Agency Board included emergency services communication towers to support Hamilton County's public safety radio system project; a new 93 room four story, 32,000 square foot hotel – Saranac Lake Resort - in the Town of North Elba, Essex County; improvements to enhance the Town of Essex's municipal water treatment facility; timber harvest projects in the Town of Black Brook, Clinton County and Town of Webb, Herkimer County; a large-scale subdivision in the Town of North Elba, Essex County as well as a number of shoreline variances across the Park.

Adirondack Park State Land Master Plan conformance decisions were rendered for the following Unit Management Plans: Champlain Islands Complex Area, Moose River Plains Wild Forest, Piseco Lake Campground, Caroga Lake Campground, Buck Pond Campground, Blue Mountain Wild Forest, Siamese Ponds Wilderness and Jessup River Wild Forest. The Board also began deliberations on the 2016-2017 State Land Classification Package.

The Board approved proposed map amendments to the official Adirondack Park Land Use and Development Plan Map for the Towns of Essex and Crown Point.

The Board unanimously approved amendments to Approved Local Land Use Programs for the Towns of Colton and Newcomb.

The Board heard informational presentations from The Hub, Adirondack Park Invasive Plant Program, the Department of Environmental Conservation (White Nose Bat Syndrome and Hemlock Woolly Adelgid), Adirondack Watershed Institute Stewardship Program and an a six-year update on the ADK Futures Project.

## 2017 Adirondack Park Agency Board

Seated from left: Executive Director Terry Martino, Chairman Sherman Craig, Counsel James Townsend, Board Member Karen Feldman. Standing from left: Review Board Executive Director Fred Monroe, Board Member John Ernst, Board Member Barbara Rice, DOS Designee Lynne Mahoney, Board Member Arthur Lussi, Board Member William Thomas, Board Member Dr, Chad Dawson, DEC Designee Robert Stegemann, ESD Designee Bradley Austin and Board Member Daniel Wilt.

[Link to 2017 Agency Board Highlights](#)



# 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  
Amy Hall,  
Calculations Clerk 2  
George Hare,  
Maintenance Supervisor 1  
Norma Howard,  
Student Assistant  
Elizabeth Stankus,  
Assistant Office Services Manager  
Kyle Martin,  
Laborer  
Rod Williams,  
Green Thumb Program  
Judy Huffer ,  
Green Thumb Program



Above Left: Sherman Craig  
Chair Administration Committee  
Above Right: William Thomas  
Chair Public Awareness and  
Communications Committee

At Right: George Hare (driving) and  
Kyle Martin prepare site in APA Ar-  
boretum for annual tree ceremony.

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 and relations community relations.

### Fiscal Management

The Administrative Services Division implemented Governor Cuomo's FY2017-18 budget as enacted. The Agency met all directives issued by the NYS Division of Budget and managed funding to maintain the Agency headquarters and staffing. The Agency continued to work with the Business Service Center (BSC) and the Statewide Financial System (SFS) for many of its fiscal transactions.

### 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. The Agency interacts with ITS on a daily basis regarding its information technology needs and resources. The Agency continues to work with ITS on the relocation of its servers and on getting the complete Agency into the ITS domain.

### Human Resources

The Administrative Services Division worked with the NYS Office of General Services, Business Services Center on Governor Cuomo's mandate to consolidate many of the Human Resources (HR) functions across state agencies. During the FY 17-18, the Agency's Administrative Division continued to work with the Business Service Center to streamline processes for the Agency.

### Public and Media Relations

The Public Information Officer (PIO) responded to 532 media inquiries, issued 25 press releases and conducted 19 outreach events to international delegations, local officials, college students, special interest groups and the general public. The PIO served as Hearing Officer for nine variance 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.

### Facilities Management

The Agency continued to work with the Biomass Team on the Ray Brook Biomass District Heating system. The program is an important State facility component of the Governor's Statewide Energy Efficiency Program BuildSmart NY.



# Regulatory Programs

## Staff

Richard Weber III,  
Deputy Director  
Colleen Parker,  
Environmental Program Specialist 3  
Thomas Saehrig,  
Environmental Program Specialist 2  
Ariel Lynch,  
Environmental Program Specialist 2  
Suzanne McSherry,  
Environmental Program Specialist 2  
Virginia Yamrick,  
Environmental Program Specialist 1  
Devan Korn,  
Environmental Program Specialist 1  
Patrick Connally,  
Environmental Program Specialist 1  
Bart Haralson,  
Environmental Program Specialist 1  
Lauretta H. Bullis  
Secretary 1  
Stephanie Petith,  
Secretary 1



Above Left: Daniel Wilt  
Chair Regulatory Programs Committee  
Above Right: Richard Weber  
Deputy Director Regulatory Programs

At Right: Suzanne McSherry (behind table) with staff from RASS and Legal discuss proposed variance application with applicant and citizens prior to public hearing.

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 2017, the Regulatory Programs Division received 301 project applications and issued 226 permits and 10 non jurisdictional determinations. In addition, 114 preapplication files were initiated. The following tables summarize permit activity in 2017.

Permits Issued	2016	2017
Minor	77	83
Major	64	57
Variance	7	9
State Agency Order	5	2
Amendments/Renewals	87	45
General Permits	61	30
Total	301	226

Project Categories	2017
Subdivision Projects	71
Single Family Dwelling Permits	28
Resource Management Land Part of Project Site	55
Wetlands Projects	31
Commercial Use	17
Towers/ Telecommunication projects	10
Sand and Gravel Mining	9
Timber Harvesting	3
Major Public Utility	4
Municipal Bridges	1

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





## Telecommunication Projects

In 2017, the Agency issued 10 telecommunications permits and amendments. Of the 10, five permits authorized new towers, including: 2 new simulated tree towers, in the Town of Schroon, 1 new micro-cell utility pole in the Town of Tupper Lake, and 2 public safety radio towers in Hamilton County (1 new tower on East Mtn. and 1 “replacement” tower next to the county offices). Five permits and amendments were for antenna replacements and co-locations on existing, free standing towers. In addition, two letters of permit compliance were issued in 2017, authorizing new replacement equipment on existing telecommunications facilities. Also in 2017, review of four additional telecommunication projects continued and 17 new pre-applications (17) were initiated for telecommunications projects.

## Variances

The Agency issued 9 variances in 2017, following variance hearings conducted for each. One variance Order / Class A Project Permit approved a new 93 room, four-story hotel on the shoreline of Lake Flower in the Village of Saranac Lake, which included component structures located within the shoreline setback. Four variances were issued for expansions of existing dwellings located within the shoreline setback. Two variances were issued for the construction of retaining walls. One variance from the minimum shoreline lot width requirement for a new single family dwelling on a vacant lot was issued. Also issued was a variance authorizing the replacement and expansion of a municipal water building on the shoreline of Lake Champlain in the Town of Essex.

## Commercial Use Projects

17 commercial use permits were approved in 2017, including 6 for commercial sand and gravel extractions, 3 authorizing new commercial use campgrounds and/or new campground structures, and 2 commercial boat storage facilities. Noteworthy commercial permits include: P2016-50, authorizing the new 93 room, four-story hotel on the shoreline of Lake Flower in the Village of Saranac Lake; P2016-226 authorizing construction of commercial facilities for WhistlePig Whiskey Company in the Town of Moriah; P2016-189 authorizing a commercial medical helicopter airport in Ticonderoga; P2017-137 for a small hotel in Elizabethtown; and P2017-76 for a commercial adventure ropes course in the Town of North Elba.

## Subdivision Projects

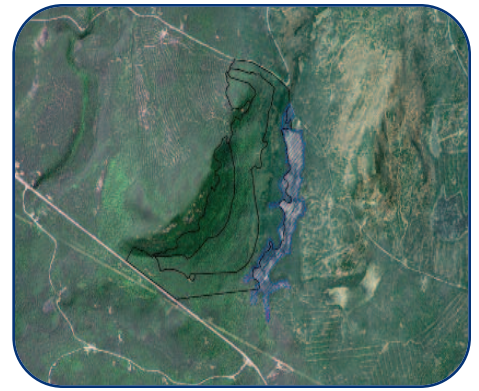
71 subdivision permits were issued including 11 subdivision projects approved for 3 or more lots. P2016-114 authorized a 17 lot subdivision (16 new single family dwellings) on Resource Management on land in the Town of North Elba, Essex County. P2016-129, authorized 5 new single family lots on Rural Use land in the Town of Franklin, Franklin County. P2016-210 approved the subdivision of a 5,828± acre parcel classified Resource Management and Rural Use into 9 lots subject to conservation easements prohibiting any further subdivision or new land use or development on the lots.

## Silvicultural Treatments

Three projects were approved in 2017 for new Silvicultural Treatments, including: P2016-186 which authorized a 295± acre timber harvest of Lyme Timber Company's 16,898 Black Brook Tract; P2017-70 which authorized a 458± acre timber harvest of Lyme Timber Company's 23, 641± acre Iron Ore Tract in the Town of Westport; and P2017-133 which authorized a 264 ± acre timber harvest of Lyme Timber Company's 26,000± acre Big Moose Tract.

## State Agency Projects

The Agency issued two §814 Orders for State Agency Projects in 2017. Order P2017-80 approved boat inspection and decontamination facilities at two NYS DOT pull-offs. Order P2017-31 authorized the replacement of 38 utility poles greater than 40 feet in height within the NYS Route 374 highway right-of-way in the Towns of Belmont, Dannemora and Ellenburg.



A Lyme Timber Company approved harvesting site in the Town of Black Brook. Undesirable stems were removed to create improved growing conditions.

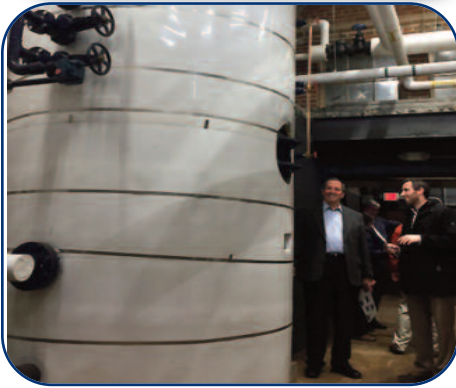


Artist rendering of the Saranac Lake Resort project approved in the Village of Saranac Lake. The new 93-room hotel will replace three existing motels.

The APA approved a shoreline variance for the Town of Essex to upgrade the Hamlet of Essex's public drinking water system. Enhancements will improve drinking water quality for residents.



## Economic Services



Above: Local Government Review Board Executive Director Fred Monroe and APA Special Assistant for Economic Affairs Dan Kelleher discuss Town of Chester's Steam Accumulator Thermal Storage Tank and its potential implications for alternative energy related businesses inside the Adirondack Park.



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

At Right: Daniel Wilt (left) presents certificate of appreciation to Drew Cappabianca owner of "The Hub." On right of Drew is Horicon Town Supervisor Matt Simpson and Dan Kelleher.

The Economic Services Unit provides expertise in market and financial feasibility analysis, economic and fiscal impact analysis, and economic development planning to the Agency, State and local economic development organizations, and the region's business community. Staff assist project sponsors and economic developers in evaluating business locations and identifying other sources of assistance for business development. Staff also works with local governments and economic development entities in the development and implementation of sustainable economic growth strategies.

### Project Permitting

Staff advised the Agency on the economic impacts on projects approved in 2017 including a ropes course in the Town of North Elba, Essex County, a motel in the Town of Elizabethtown, Essex County, and a "glamping" facility in Town of Ohio, Herkimer County. Staff also provided technical expertise related to the Agency's project review process to a range of large-scale and entrepreneurial ventures during the pre-application process such as a solar power generation facility in Essex County, a biotechnology facility in Franklin County, an outdoor attraction in Essex County, and a campground in St. Lawrence County.

### Community Outreach

Staff provided support to local development initiatives by attending 69 public outreach, local and regional workgroup, and community development meetings spread throughout the Park. Among regional initiatives, staff attended meetings regarding the Common Ground Alliance, North Country Regional Economic Development Council, business recruitment, and broadband expansion. Staff also provided presentations to civic groups in the Town of Johnsbury, Warren County, Town of Chester, Warren County, Town of North Elba, Essex County, and Town of Lake George, Warren County as well as groups from Clarkson University, Paul Smith's College, and SUNY Plattsburgh.

### Regional Council Support

In 2017, the three Regional Economic Development Councils (REDC) representing the Adirondack Park, the Capital Region, Mohawk Valley, and North Country Councils, received a combined \$235.4 million in grant and loan funding through Governor Cuomo's REDC competition. Key projects in the Park include an expansion of the redevelopment of the historic Moose Head Hotel in Old Forge, Herkimer County, a new microbrewery and hops farm in the Town of Chester, Warren County, wastewater treatment upgrades in Lake George, Warren County, a community-based trails and lodging system in Hamilton County, and the redevelopment of a historic inn and restaurant in Saranac Lake, Franklin County. A total of 59 projects were funded in the Adirondack Park.

### Hamlet Economic Planning and Assistance Initiative

Staff completed a Hamlet Economic Planning and Assistance (HEPA) Initiative plan for the Town and Village of Lake George. There were two public meetings held and an online survey used to solicit public input on the plan. Staff met with three municipalities about the HEPA initiative. Through HEPA, the Agency seeks to build partnerships with local municipalities to help them achieve sustainable economic growth. The Agency works with communities to develop economic development plans for their commercial centers and then assists stakeholders in plan implementation.



# Planning Division

## STAFF

Kathy Regan,  
Deputy Director Planning  
John Barge,  
Mapping Technologist 3  
Robyn Burgess,  
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  
Mary Palmer,  
Office Assistant 2  
Annemarie Peer,  
Office Assistant 2



Above Left: Dr. Chad Dawson  
Chair Park Policy and Planning Committee

Above Right: Kathy Regan  
Deputy Director Planning

At right: John Barge leads visual assessment GIS training.

Second Right: Matt Kendall presides at Public Hearing in Town of Essex.

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

### Map Amendments

The Agency approved two amendments to the Adirondack Park Land Use and Development Plan Map. The Agency approved a map amendment at the request of the Town of Crown Point that reclassified approximately 200 acres near the Hamlet of Crown Point from Low Intensity Use to Moderate Intensity Use. This map amendment reclassified approximately 6 acres from Low Intensity Use to Hamlet. The Agency also approved a map amendment request of the Town of Essex. This amendment, which was requested to bring the Town's zoning maps into alignment with the Agency's Land Use and Development Plan map, consisted of fifteen different changes. These areas ranged in size from 2.3 acres to 2,600 acres, totaling approximately 5,518 acres.

### APLUDP/SLMP Data Improvement

The Agency made significant mapping improvements to the Adirondack Park Land Use and Development Plan and State Land Master Plan map as required in the APA Act. Large scale parcels, water, and roads information were used to improve land classification boundaries.

### Lookup System Improvements

The Agency's map information system, the "Lookup System," received major improvements with new analytic tools reporting the ecology, regulatory jurisdiction, and adjacent landowners of Park parcels. For the first time, the Lookup System and ATRADS, the Agency's business transaction tracking system, were connected in real time allowing staff to retrieve authoritative, complete, and current business information through the map interface. Staff use these custom, home-grown systems daily in their work on regulatory projects, jurisdiction inquiry review, enforcement cases, wetland determinations, local land use variances, and state land projects.

### State Land Classification Package

Staff produced mapping products for review of the 2016-2017 State Land Classification Package covering 102 parcels around the park.

2017 GIS/Web Tasks	Total
GIS Agency Program Administration	69
GIS Map Production	94
LUA Boundary/Blue Line Inquiry	101
Map Amendments Review	14
State Land Classification/Reclassification Review	4
Web Administration/Content Management	23
Administrative Tasks	11



# Local Government Services

## Adirondack Park Local Government Day

The 20th annual Local Government Day Conference was held in April 2017 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. Three hundred and forty people representing 41 Adirondack towns and villages and 66 organizations attended the 2017 event.

Below Left: Dan Wilt  
Chair Local Government Services Committee

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



At right from left: Amy Hall, Annemarie Peer and Kate-Lyn Knight were team members who played a critical role in the success of the 20th annual Adirondack Park Local Government Day Conference .

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 2017.

Local Government Services Activities	2017
Land Use Regulation Consultations/Reviewed	37
ALLUP Amendments Approved	4
ALLUP Variances Reviewed	94
ALLUP Variances Reversed	0
Comprehensive Plans Reviewed	2
Meetings with Town Officials	16
Responses to Land Use Planning Inquiries	109
Training & Workshops Provided	7
Intra-Agency Local Planning Assistance	18
Coordination with other regional organizations	19
Agency Board Presentations	4

The local government services staff regularly assist Agency staff working on projects in towns with an ALLUP and other towns where local laws or processes require clarification. In 2017 local planning staff provided assistance on 18 issues involving local zoning matters.



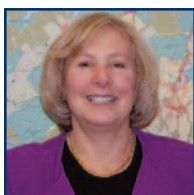
# State Lands

## Unit Management Plans

The Agency determined APSLMP conformance for the Lake Champlain Island Complex, Buck Pond, Caroga Lake and Piseco Lake Public Campgrounds.

The Agency also determined that amendments to the Siamese Ponds Wilderness Area, Blue Mountain, Jessep River and Moose River Plains Wild Forest Areas were compliant with the APSLMP.

Staff worked with DEC on the development of UMPs for: Cranberry Lake Boat Launch, Lake George Beach and Battlefield Park Intensive Use Areas, Gore Mountain Ski Area, Whiteface Mountain Ski Area and Mount Van Hoevenberg Recreation Area Intensive Use Areas, Chazy Highlands, Debar Mountain, Hammond Pond, Independence River, and Saranac Lakes Wild Forest and the Sentinel Range Wilderness Areas.



Above Left: Karen Feldman  
Chair State Lands Committee  
Above Right: Kathy Regan  
Deputy Director Planning

At Right: State Land Planning staff  
Kevin Prickett (center) and Walt  
Linck (right) conduct campsite  
assessment in the Independence  
River Wild Forest Unit.

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.

## State Land Planning

Following the Agency’s 2016 approval of an amendment to the APSLMP that allows, under specified conditions, the use of non-natural materials in the construction of bridges in Wild Forest, staff worked with DEC staff to prepare “Minimum Requirements Analysis” guidance for planning Wild Forest area bridge construction projects. This document was presented to the Agency and approved as a Appendix G to the State Land MOU between the Agency and the Department. Staff also prepared guidance documents for “Primitive Tent Sites ” and the “Siting, Construction and Maintenance of Singletrack Bike Trails.” The Board authorized public comments periods on these documents and anticipates these matters will be finalized in 2018.

Most significantly, staff continued work to finalize the Environmental Impact Statement and recommendations for the 2016-17 State Land classification package. The package featured the Boreas Ponds Tract as well as 102 other parcels of land throughout the Park. Staff prepared formal responses to over 11,000 public comments received as well as propose recommendations for all state land parcels including a preferred alternative for the Boreas Ponds Tract.

## Regulatory Review

State land staff consulted with Regulatory Program and RASS staff on various private-land projects that could affect State lands – some involving wetlands – as well as on Recreational Management Plans (RMPs) being developed for conservation easements held by New York State on certain large tracts of land. A number of wetlands permits were issued to DEC and two RMPs were reviewed by State land staff – one for the Hyslop Tract in Essex County and another for the Cedarlands Conservation Easement in Hamilton County. The Cedarlands RMP was completed and adopted.

2017 State Land Tasks Summary	Total
APSLMP Consultations	85
APSLMP Revision	10
Park Policy and Planning	56
Administration	42
Historic Preservation Act Review	11



# Legal Division

## Jurisdictional Office

### STAFF

James Townsend,  
Counsel  
Sarah Reynolds,  
Associate Counsel  
Paul Van Cott,  
Associate Attorney  
Mitchell Goroski thru 5/17,  
Senior Attorney  
Elizabeth Phillips,  
Senior Attorney  
Steve Brewer,  
Senior Attorney  
Jennifer Hubbard,  
Senior Attorney  
Mary Palmer,  
Office Assistant 2  
Annemarie Peer,  
Office Assistant 2

Please see page 14 for Jurisdictional Inquiry Staff Roster



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

Above Right: James Townsend  
Counsel

At Right: Seated at left, Senior Attorney Elizabeth Phillips facilitates a variance hearing for a public water district expansion in the Town of Essex.

The Legal Division consists of four major components: the Office of Counsel, 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 2017 included a New York State Supreme Court decision dismissing a challenge to the Agency's jurisdiction over shoreline structures proposed for a marina development. A State Supreme Court also rejected constitutional challenges to the construction of snowmobile trails on state land. In addition, the Agency adopted an update to its Freedom of Information Law Regulations.

Legal staff updated Agency public information flyers and continued to streamline internal legal review and guidance for non-legal staff and the public. Staff also reviewed major permits prior to issuance, provided legal advice on jurisdictional inquiries, helped resolve enforcement matters, and 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 referrals 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 2017 staff received 833 jurisdictional inquiry forms. The table below summarizes the Jurisdictional Inquiry Unit responses.

Jurisdictional Inquiry Received	833
Jurisdictional Inquiry Responses	842
Non-Jurisdictional Determinations	603
Jurisdictional Determinations	150
Variance Determinations	38
General Information Response	27
Potential Violation Determination	24
Average Response Time (in days)	13
Telephone Consultations	3904
Walk-In Consultations	139
Site Visits	27
Referrals from other Agencies	432
FOIL Requests Received	207



# Enforcement

## STAFF

### Jurisdictional Inquiry Office

Douglas Miller,  
Environmental Program Specialist 2  
Denise Wagner, thru 5/17  
Environmental Program Specialist 1  
Brian Ford,  
Environmental Program Specialist 1  
Emily Tyner,  
Environmental Program Specialist 1  
Tracy Darrah  
Environmental Program Specialist 1

### 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  
Sarah Staab,  
Environmental Program Specialist 1



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

At Right: Jennifer Hubbard and John  
Burth (from right) explain APA legal  
and enforcement goals to SUNY  
Plattsburgh students.

## Enforcement Unit

The Enforcement Unit seeks to resolve violations of the laws the Agency is charged to administer. In 2017, 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.

The Enforcement Program began 2017 with 141 unresolved cases. 211 cases were resolved during the year and 238 cases were opened. Staff conducted 173 enforcement site visits, prepared 83 settlement agreements, and executed 50 settlement agreements with landowners. 33 cases were resolved through voluntary compliance on the part of the landowner and 112 cases were closed following investigations indicating that no violation had occurred.

Enforcement staff monitor new subdivision activity in the Park through the New York State Office of Real Property Salesweb application. This effort determined that 62% of the 116 subdivisions filed in 2017 were issued an Agency jurisdictional determination or permit. Three enforcement cases were opened as a result of SalesWeb monitoring, and of these cases, one remains under review and two cases were found after investigation to not be violations .

Enforcement staff cross-divisional work in 2017 included 56 jurisdictional determinations issued from enforcement staff, 72 site visits for review of permit applications, and 58 permits issued with enforcement staff as the assigned project review officer.

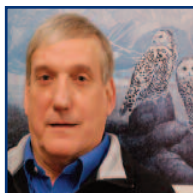
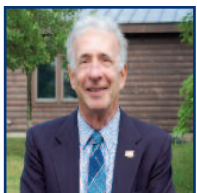
Activity	2016	2017
New Cases Opened	208	238
Site Visits for Enforcement	180	173
Settlement Agreements Sent	97	83
Settlement Agreements Signed	58	50
Jurisdictional Determinations	32	56
Cases Referred to Attorney General	0	0
Case Closed No Violation	103	112
Cases Closed Volunteer Compliance	41	62
Open Cases End of Year	141	168



# Resource Analysis & Scientific Services

## STAFF

Edward Snizek,  
Supervisor - Natural Resource Analysis  
Shaun LaLonde,  
Soil and Water Engineering Specialist  
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,  
Environmental Engineer 2  
Annemarie Peer,  
Office Assistant 2



Above Left: John Ernst  
Chair Park Ecology Committee  
Above Right: Edward Snizek  
Supervisor-Natural Resource Analysis

At Right: Mary O'Dell conducts wetland plant survey as part of project review.

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 119 site visits in 2017.

Engineering staff conducted technical review for the following categories:

Engineering Reviews by Category	Total
OSWTS Reviews	327
Stormwater Management	221
Shoreline Reviews	218
Shoreline Variance Proposals	160

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

Division (Activity)	Total
Regulatory Programs (Permit Applications)	479
Legal (Jurisdictional Office, legal reviews)	94
Legal (Enforcement)	62
Planning (Local Government)	10
Planning (State Land)	20





Staff Reviews by Category	2017 Totals
Wetland Resources	84
Freshwater Resources	32
Forestry Resources	20
Biological Resources	18

DHTP Categories	2016 Totals
Approved Conventional Systems	119
Approved Shallow Systems	42
Did not meet Agency Guidelines	19



Above: Gray Owl hunting in Town of Keene, Essex County.

At Right: Park Ecology Committee Chairman John Ernst and APA staff present certificate of appreciation to staff of the Adirondack Park Invasive Plant Program. From Left: Leigh Walrath, Terry Martino, Ed Snizek, John Ernst, APIPP - Erin Vennie-Vollrath, Zack Simek and Brendan Quirion.

### 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 235 wetland site visits. The average processing time for sites visits was 11 days. In addition, staff completed 456 wetland air photo interpretations. Air photo interpretations augment staff's wetland field delineations and aid in determinations.

### Soils

Interpretations of deep-hole test pits (DHTPs) provide the necessary information to correctly locate OSWT systems. A total of 90 projects involving 180 deep-hole test pits were reviewed by Agency staff. Of the 180 DHTPs, 105 were described by Agency staff and 75 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. 66 percent of the test pits were approved for conventional on-site wastewater treatment systems (OSWTs), 23 percent were approved for shallow absorption OSWTs, and 11 percent did not meet Agency guidelines. Of the approved shallow systems 88 percent were due to shallow seasonal high groundwater and 12 percent were due to shallow bedrock.

### Freshwater Resources

In 2017 Agency staff worked with the Adirondack Park Invasive Plant Program's (APIPP) Aquatic Invasives Project Coordinator to evaluate the efficacy of various netting techniques for early detection of spiny waterflea (*Bythotrephes longimanus*) in Adirondack Waters. The research helped APIPP to understand how net mesh size and net tow profiles influenced their ability to collect the invasive zooplankton. In addition, during the 2017 field season APA staff worked with APIPP to evaluate the CiBioBase lake bottom mapping technology. Agency staff served on the Invasive Species Council, the Adirondack Aquatic Invasive Species Advisory Committee, the NYS Benthic Barrier workgroup, the Lake George Asian clam task force, the Great Sacandaga Lake Advisory Council, and is a partner with the APIPP.

### Forests

In 2017, staff reviewed two proposals for jurisdictional timber harvesting projects. Both projects were 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. Agency staff also conducted compliance reviews on a number of previously issued permits for jurisdictional timber harvests. Staff worked with State agencies, forest health researchers and APIPP to monitor invasive pest disturbances including a response to detection of Hemlock Woolly Adelgid near Lake George.



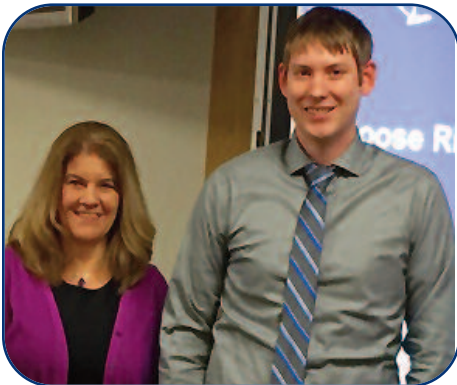
## Agency Staff Transitions

Mitch Goroski retired from State service on May 3, 2017 after an outstanding career as an environmental lawyer. Mr. Goroski was hired by the Agency on March 6, 1998 as a Senior Attorney. He effectively provided legal counsel throughout his twenty-year career with the Agency. He served the Agency and its constituents in a capable and deliberate manner and gained respect from all those with whom he interacted. Prior to coming to the APA he worked for the State in various legal capacities. The Agency expresses its sincere appreciation for all Mitch has done for the greater good of the Adirondack Park Agency, the Adirondack Park and the State of New York.



Above: Senior Attorney Mitchell Goroski during site visit for shoreline variance.

Below from right: Bart Haralson and Terry Martino.



Below from right: Sarah Staab and Chairman Craig.



Denise Wagner retired from State service after a long and distinguished career that spanned 35 years. She began in 1982 with the Department of Environmental Conservation where she diligently worked in various capacities until joining the Agency in April of 2012. At the Agency, Denise worked in the Enforcement Division and the Legal Division's Jurisdictional Inquiry Office. She played a key role in responding to public inquiries regarding Agency jurisdiction. Ms. Wagner's attention to detail and thorough understanding of complex land use regulations ensured accurate, timely and legally sound determinations. Her respectful demeanor and strong work ethic resulted in the highest level of public service. The Agency expresses its deep appreciation to Denise Wagner for her decades of service to New York State and the Adirondack Park Agency.

The Agency welcomed Bart Haralson to the position of Environmental Program Specialist 1 in January. Bart's prior experience includes work as a Biological/Environmental Monitor with Garcia and Associates Environmental Consulting Firm in Auburn, CA, Student Conservation Association Trail Maintenance Crew Member and as a Park and Recreation Aide with the NYS Office of Parks. Bart holds a Bachelor's Degree in Biology with a concentration in Environmental Science from SUNY Cortland and an Associates of Science degree from Tompkins Community College.

The Agency welcomed Sarah Staab to the position of Environmental Program Specialist 1 in September. Ms. Staab gained similar work experience while employed by the New Jersey Department of Environmental Protection. Prior to joining the Agency, she worked at Quest Diagnostics in Lake Placid. Her background includes working with public and private sector groups in the environmental field including water quality issues. Ms. Staab holds a Bachelor's Degree in Biology, Environmental Science and Policy from the University of South Florida.

Below: Jurisdictional Inquiry Team wish Denise Wagner best wishes in her retirement. From right: Denise Wagner, Mary Palmer, Doug Miller, and Brian Ford.



# 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

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

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, Review Board Executive Director Frederick Monroe plays an 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.



LGRB Chairman Gerald Delaney addresses crowd at Biomass ground breaking.



LGRB Executive Director Fred Monroe leads discussion at Local Government Day.



Above: Fred Monroe (center) cuts ribbon on Town of Chester's innovative renewable energy system for Town Hall. Below: Wilmington Supervisor Randy Preston accepts check from Community Bank in support of Town's inaugural bike festival.





**Adirondack  
Park Agency**



**Andrew M. Cuomo, Governor**

Sherman Craig, Chairman | Terry Martino, Executive Director

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