

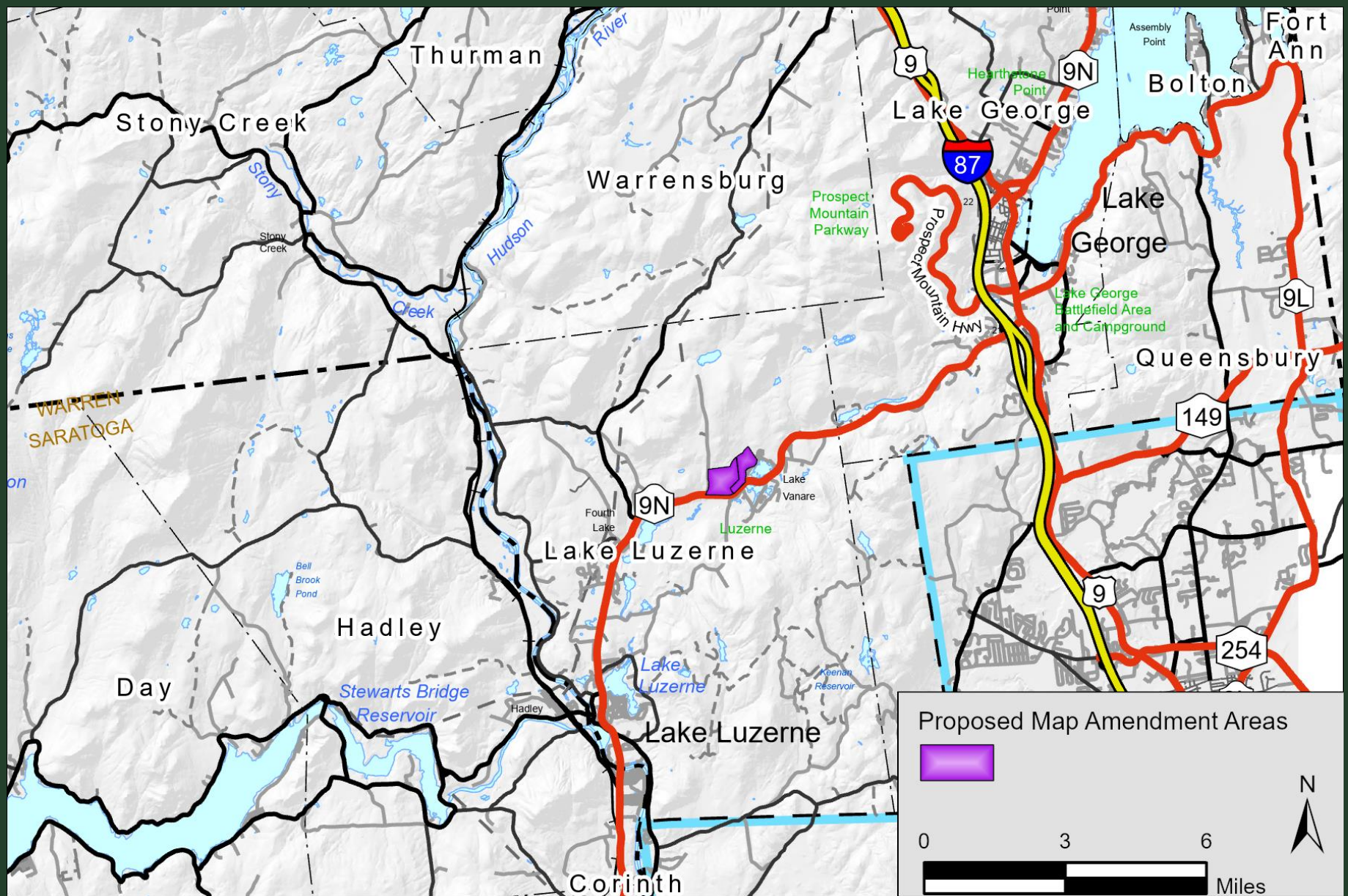


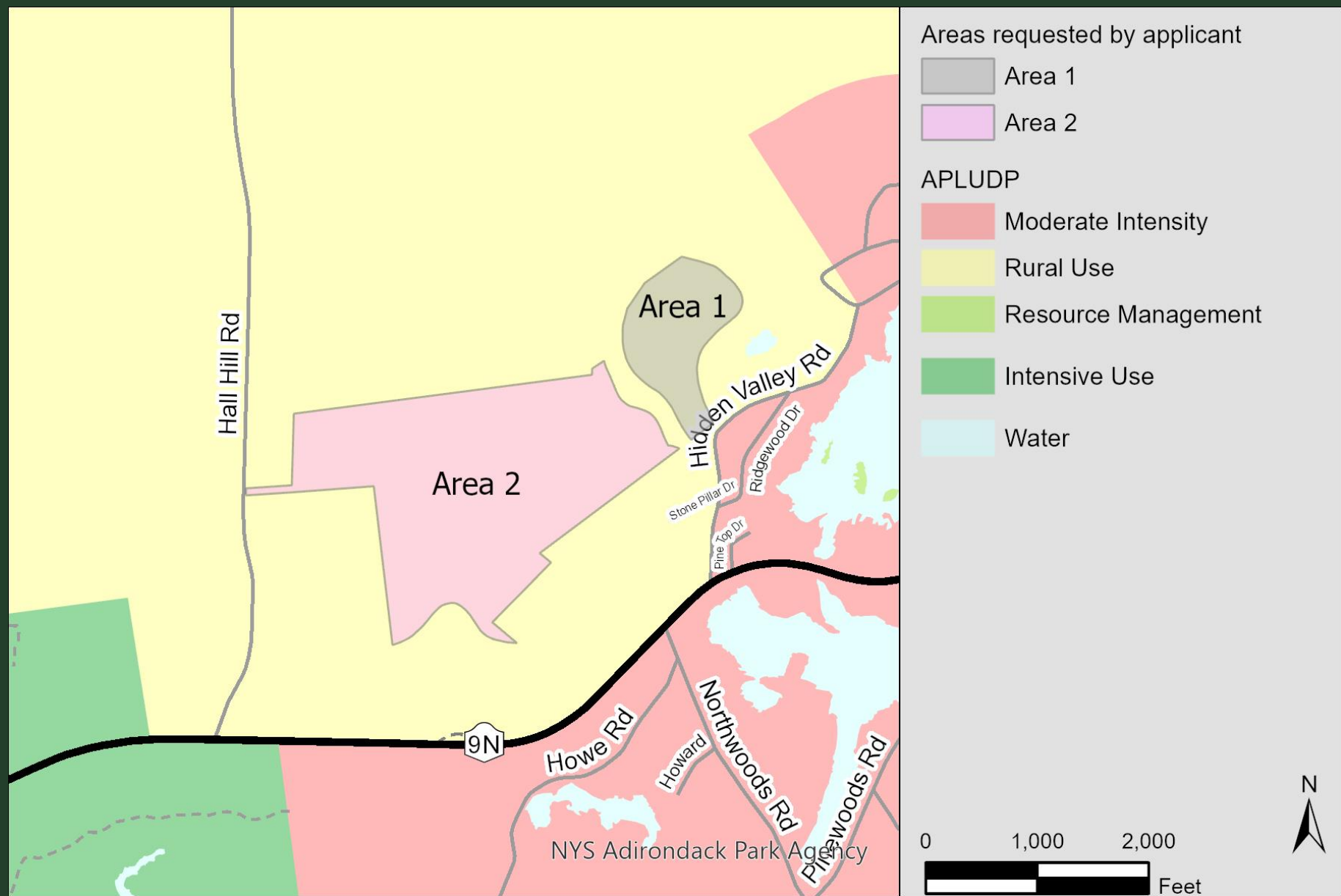
**Adirondack
Park Agency**

Map Amendment 2025-01

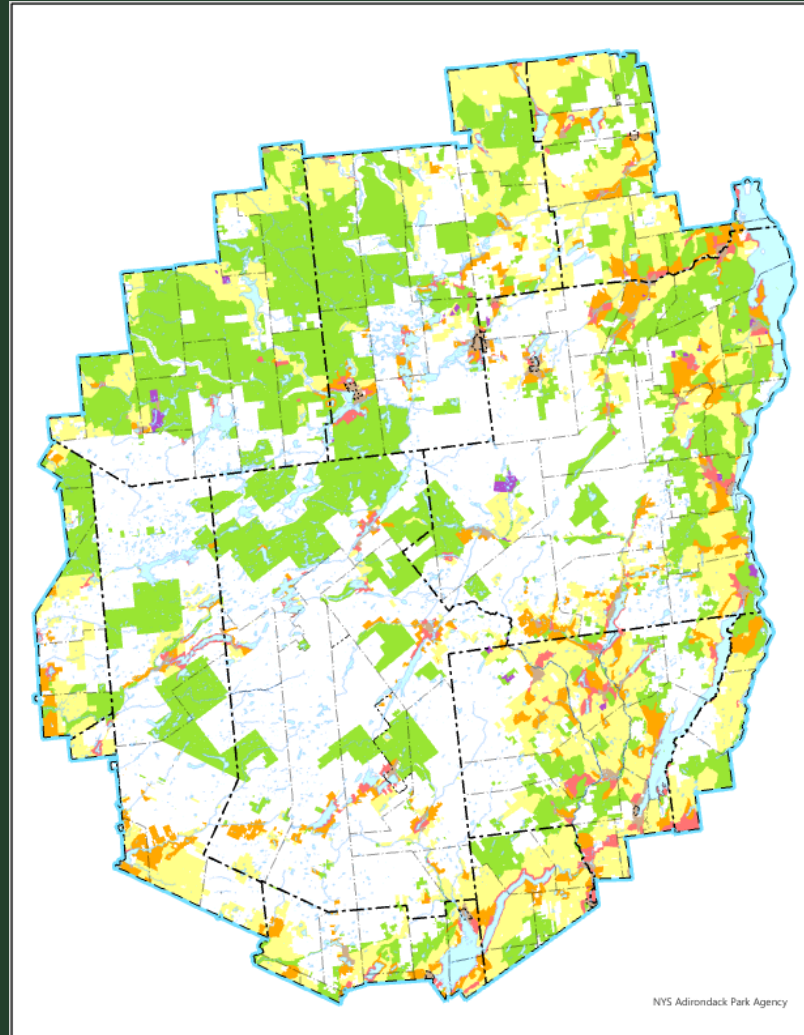
Application by Thomas Reed
Town Of Lake Luzerne, Warren County

October 9, 2025











Adirondack Park Land Use and Development Plan Map









Six Private Land Classifications

Minimum Average Lot Size

• Hamlet		No Intensity Restrictions
• Moderate Intensity Use		1.3 Acres
• Low Intensity Use		3.2 Acres
• Rural Use		8.5 Acres
• Resource Management		42.7 Acres
• Industrial Use		No Intensity Restrictions

Six Private Land Classifications

Minimum Average Lot Size

• Hamlet		No Intensity Restrictions
• Moderate Intensity Use		1.3 Acres
• Low Intensity Use		3.2 Acres
• Rural Use		8.5 Acres
• Resource Management		42.7 Acres
• Industrial Use		No Intensity Restrictions

- Hamlet



- Moderate Intensity Use



- Low Intensity Use



- Rural Use



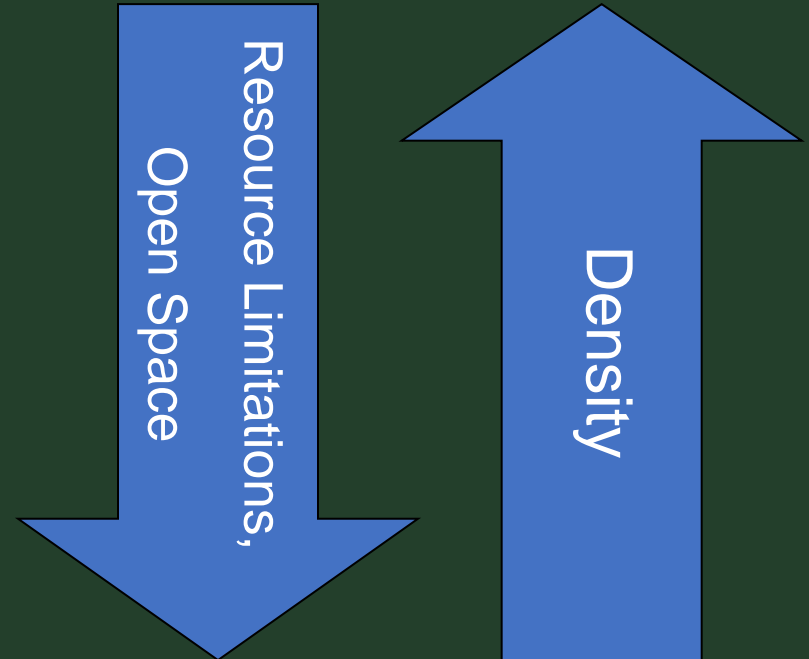
- Resource Management



Existing Population Centers

Public Facilities

Soils Suitable for Development



Wetlands

Remote

Severe Slopes

Poor Soils

Agriculture

Rare Species

Standards for Agency Decision

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

Standards for Agency Decision

§805 (2)(c)(5) of APA:

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Moderate Intensity Use & Low Intensity Use)
- Existing natural resources, open space, public, economic and other land use factors
- Regional nature of the land use and development plan
- Comprehensive master plans adopted pursuant to the town or village law as may reflect the relative development amenability and limitations of the land in question

Standards for Agency Decision

§805 (2)(c)(5) of APA:

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Moderate Intensity Use & Low Intensity Use)
- Existing natural resources, open space, public, economic and other land use factors
- Regional nature of the land use and development plan
- Comprehensive master plans adopted pursuant to the town or village law as may reflect the relative development amenability and limitations of the land in question

Character description:

- Natural resource limitations and public considerations necessitate fairly stringent development constraints
- Substantial acreages of shallow soils, relatively severe slopes, critical wildlife habitats, proximity to scenic vistas or key public lands
- Frequently remote from existing hamlet areas or are not readily accessible
- Characterized by a low level of development, compatible with the protection of the relatively intolerant natural resources and the preservation of open space
- These areas and the resource management areas provide the essential open space atmosphere that characterizes the Park

Purposes, policies and objectives:

- To provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources
- Preservation of the open spaces that are essential and basic to the unique character of the park.
- Prevent strip development along major travel corridors to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors

Moderate Intensity Use

Character description:

- Areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development is desirable and suitable
- Located near or adjacent to Hamlets to provide for residential expansion
- Also located along highways or accessible shorelines
- Deep soils on moderate slopes
- Readily accessible to existing hamlets

Moderate Intensity Use

Purposes, policies and objectives:

- To provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources.
- To provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided.

Low Intensity Use

Character description:

- Readily accessible areas, normally within reasonable proximity to a hamlet
- Physical and biological resources are fairly tolerant and can withstand development at an intensity somewhat lower than found in hamlets and moderate intensity use areas
- While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreage of critical biological importance

Low Intensity Use

Purposes, policies and objectives:

- To provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park
- These areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market

Standards for Agency Decision

§805 (2)(c)(5) of APA:

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Moderate Intensity Use & Low Intensity Use)
- Existing natural resources, open space, public, economic and other land use factors
- Regional nature of the land use and development plan.

Standards for Agency Decision

§805 (2)(c)(5) of APA:

Agency must find that the reclassification would be consistent with the land use and development plan

- Character description and purposes, policies and objectives of the land use area to which reclassification is proposed (Moderate Intensity Use & Low Intensity Use)
- Existing natural resources, open space, public, economic and other land use factors
- Regional nature of the land use and development plan.

Standards for Decision

RULES & REGULATIONS:

§ 583.2 Criteria Employed

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

Land Use Classification Determinants

(Appendix Q-8 of the APA's Rules and Regulations)

- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

Final Generic Environmental Impact Statement (FGEIS)

The Process of Amending the Adirondack Park Private Land Use and Development Plan Map

18

c. Potential map amendments - Prior to action on a request it is often necessary to extend the area under consideration, consistent with the regional scale and approach of the Plan Map, to include areas nearby with similar characteristics.

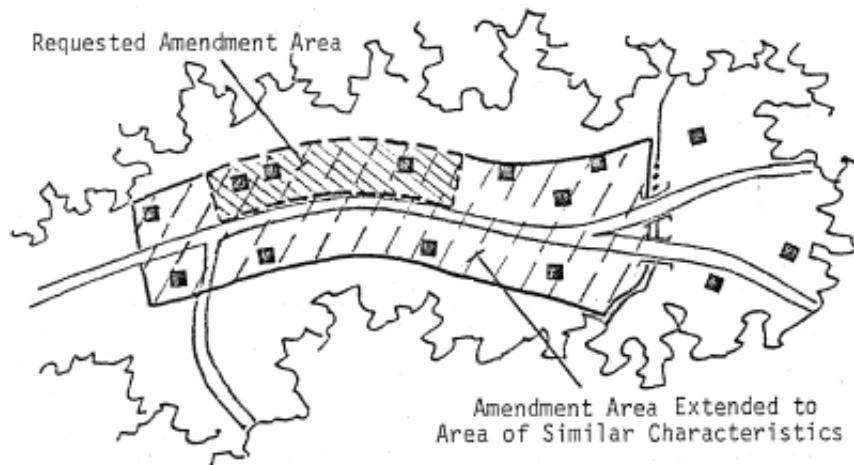
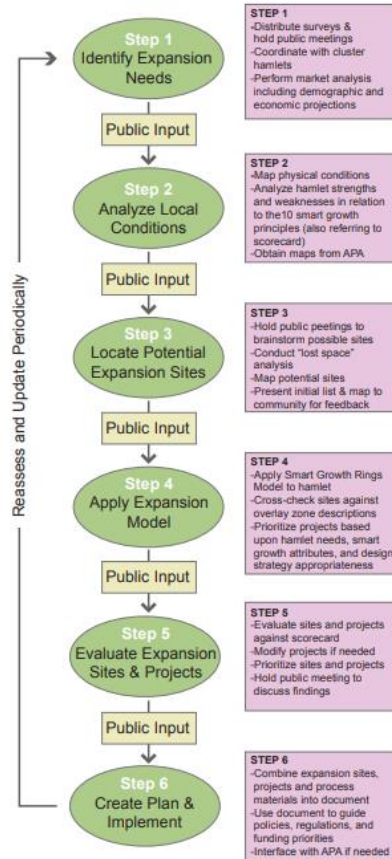


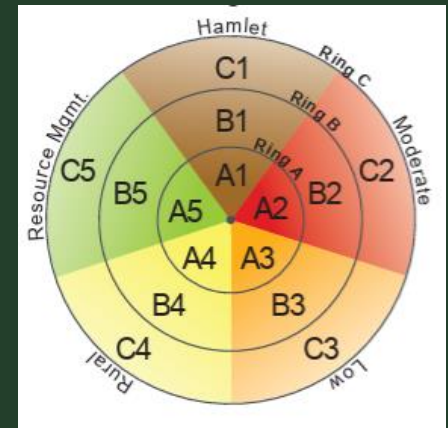
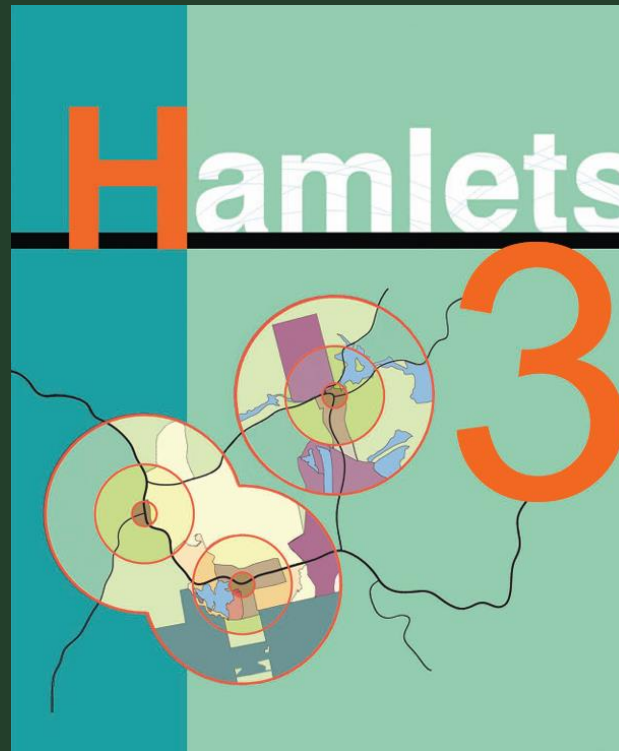
Figure 9. Expansion of Amendment Request

A larger area is also considered where highly variable resource characteristics within the land use area necessitate considering a larger area as the functional unit (See Figure 10).

PROCESS DIAGRAM

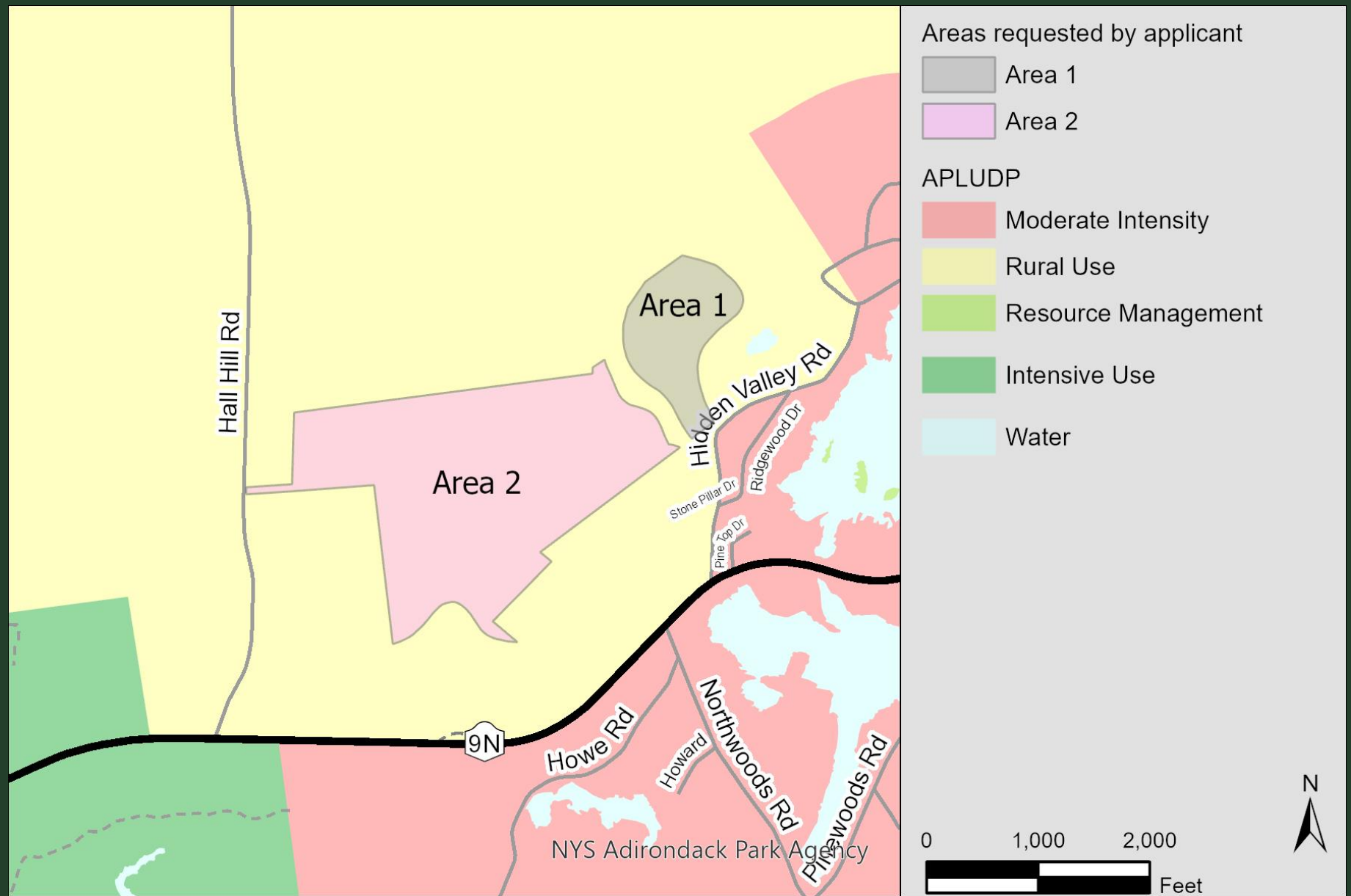


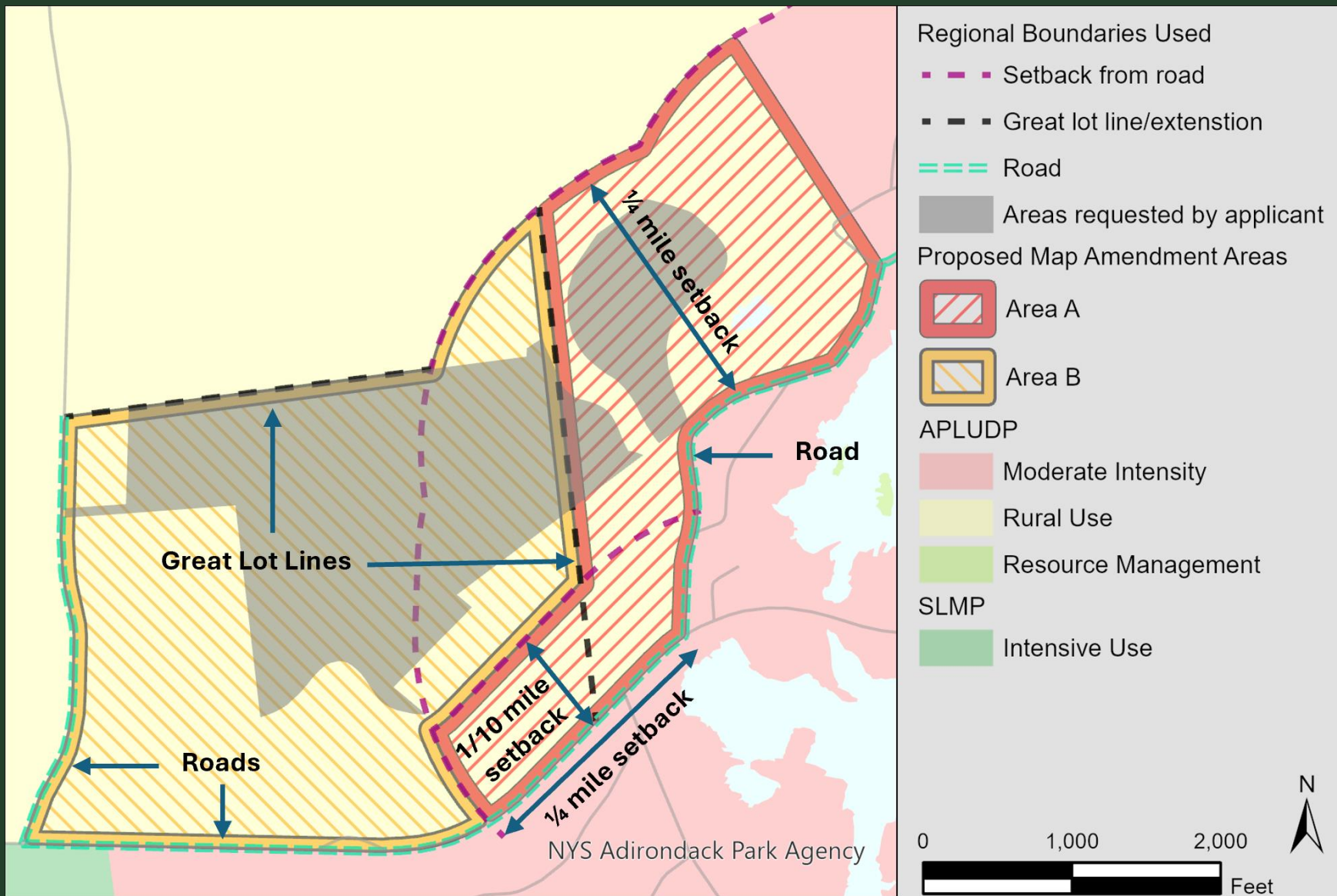
Incorporating public input at each step of the way will determine the type of project best suited for a particular site.

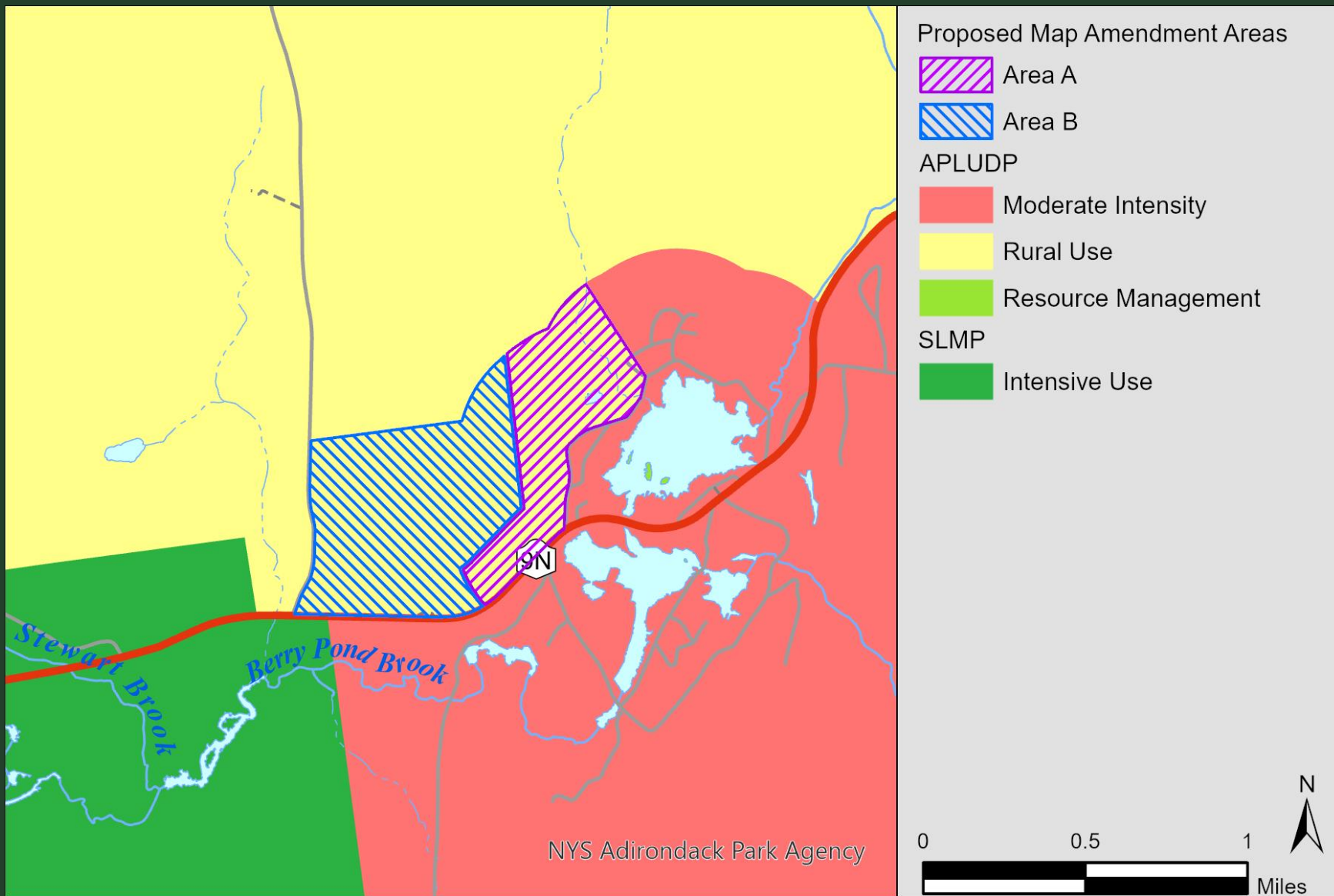


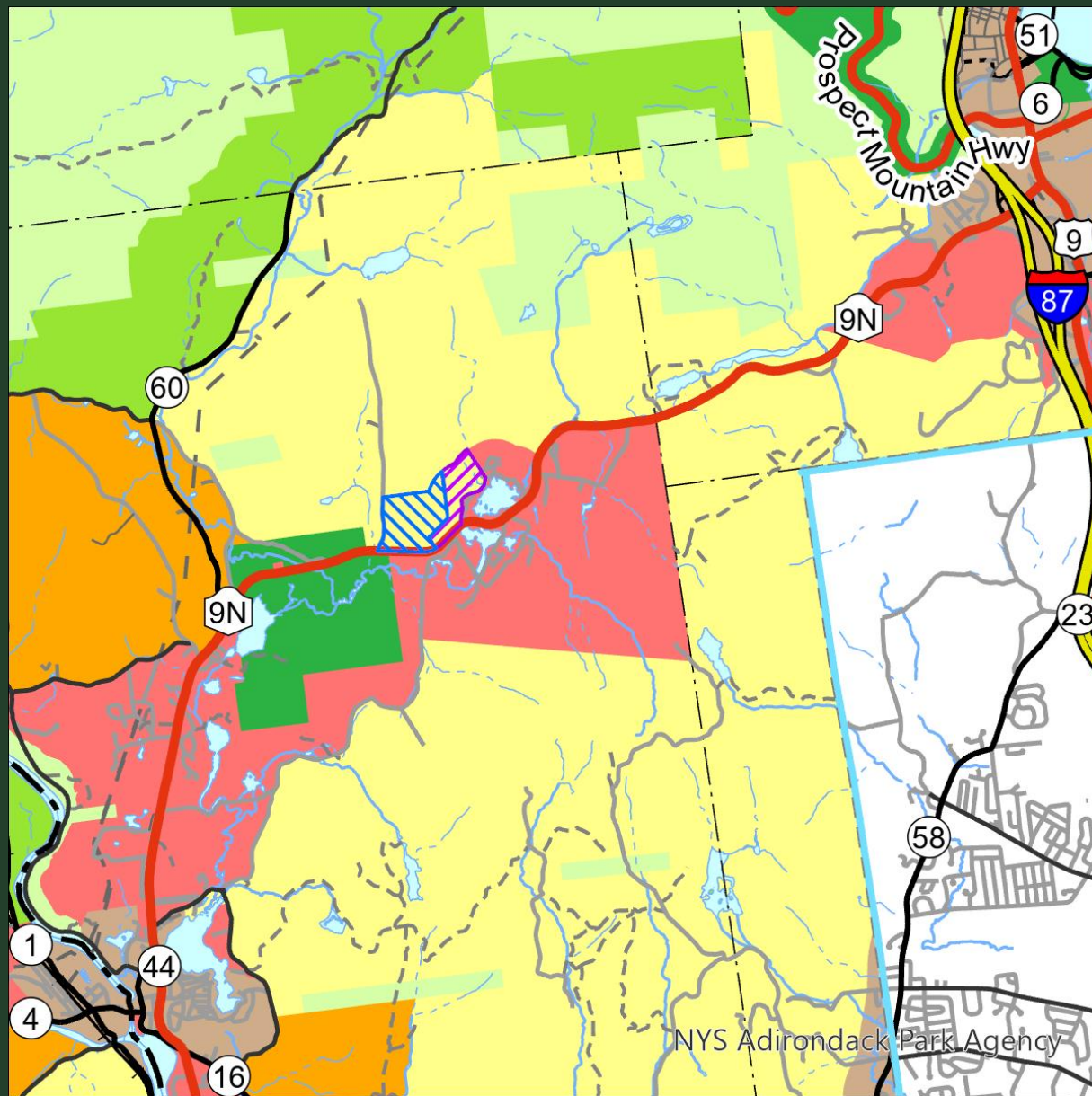
B4: 1 mile / Rural (8.5 acres)

Very low priority for residential expansion but highly appropriate for agricultural or recreational land and water-related activities (i.e. skiing, hiking, golf, boating) and reuse of existing rural structures; sites in B4 may be suitable to upgrade for eco-village type residential clusters.









Proposed Map Amendment Areas

Area A

Area B

APLUDP

Hamlet

Moderate Intensity

Low Intensity

Rural Use

Resource Management

SLMP

Wild Forest

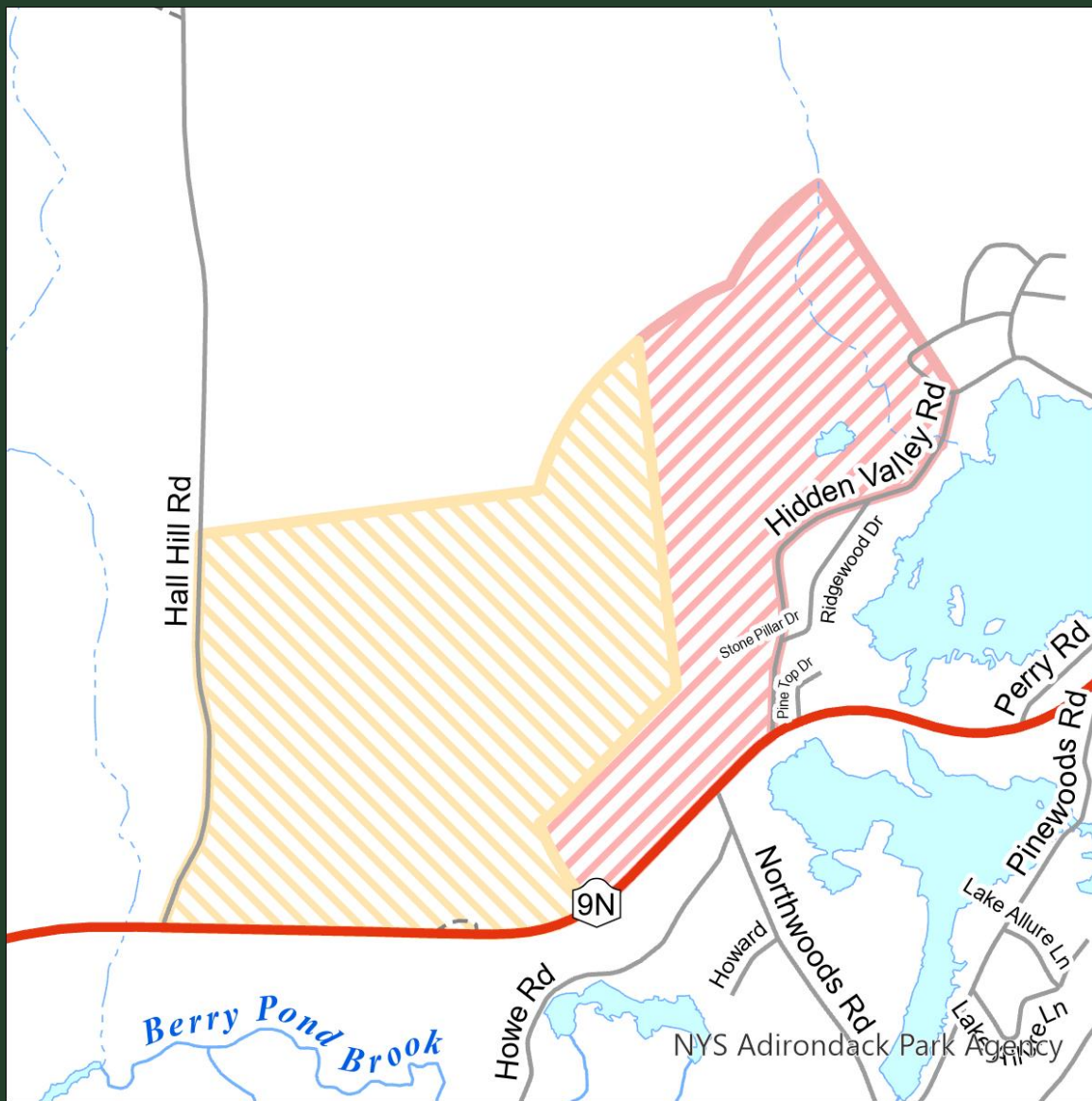
Intensive Use



Land Use Classification Determinants

(Appendix Q-8 of the APA's Rules and Regulations)

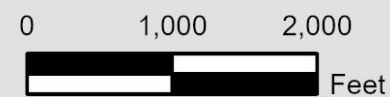
- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

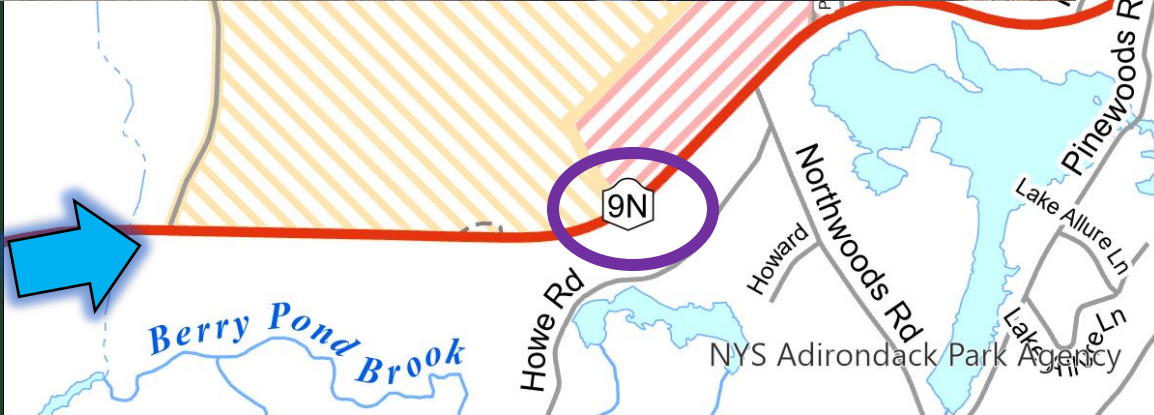


Proposed Map Amendment Areas

 Area A

 Area B





Proposed Map Amendment Areas

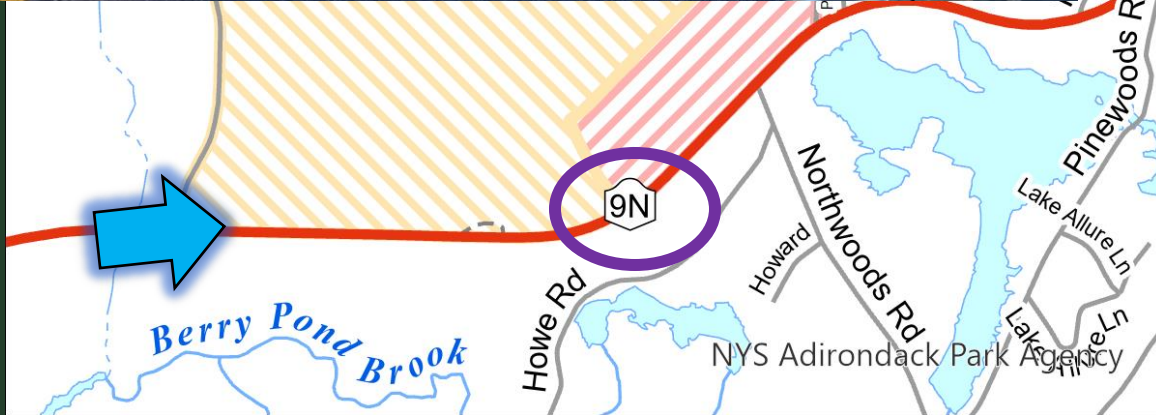


Area A



Area B





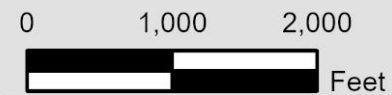
Proposed Map Amendment Areas



Area A



Area B





Proposed Map Amendment Areas

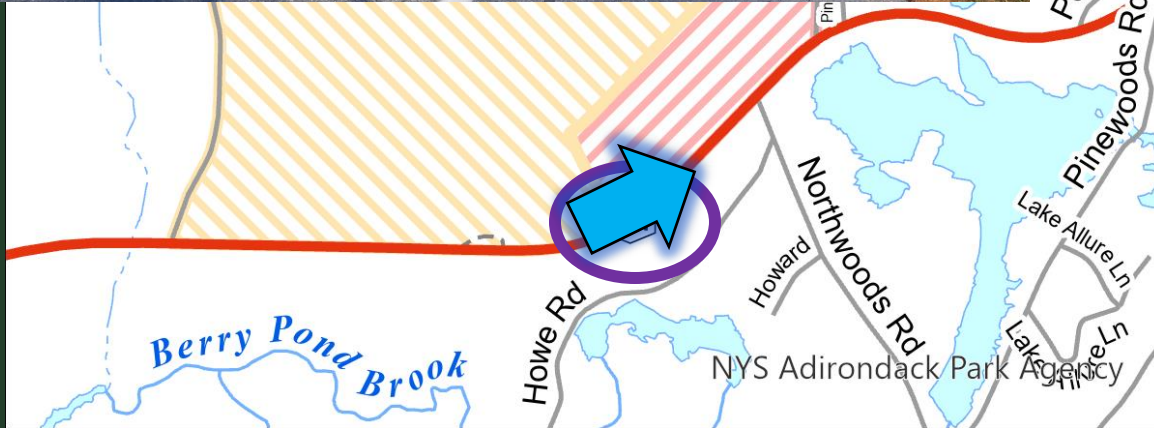


Area A



Area B

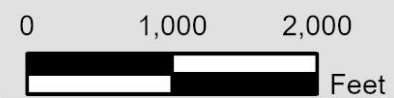
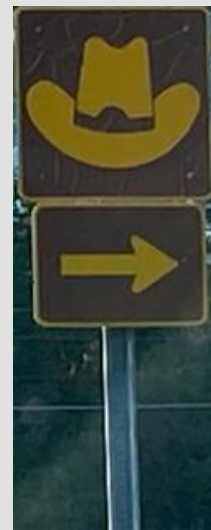


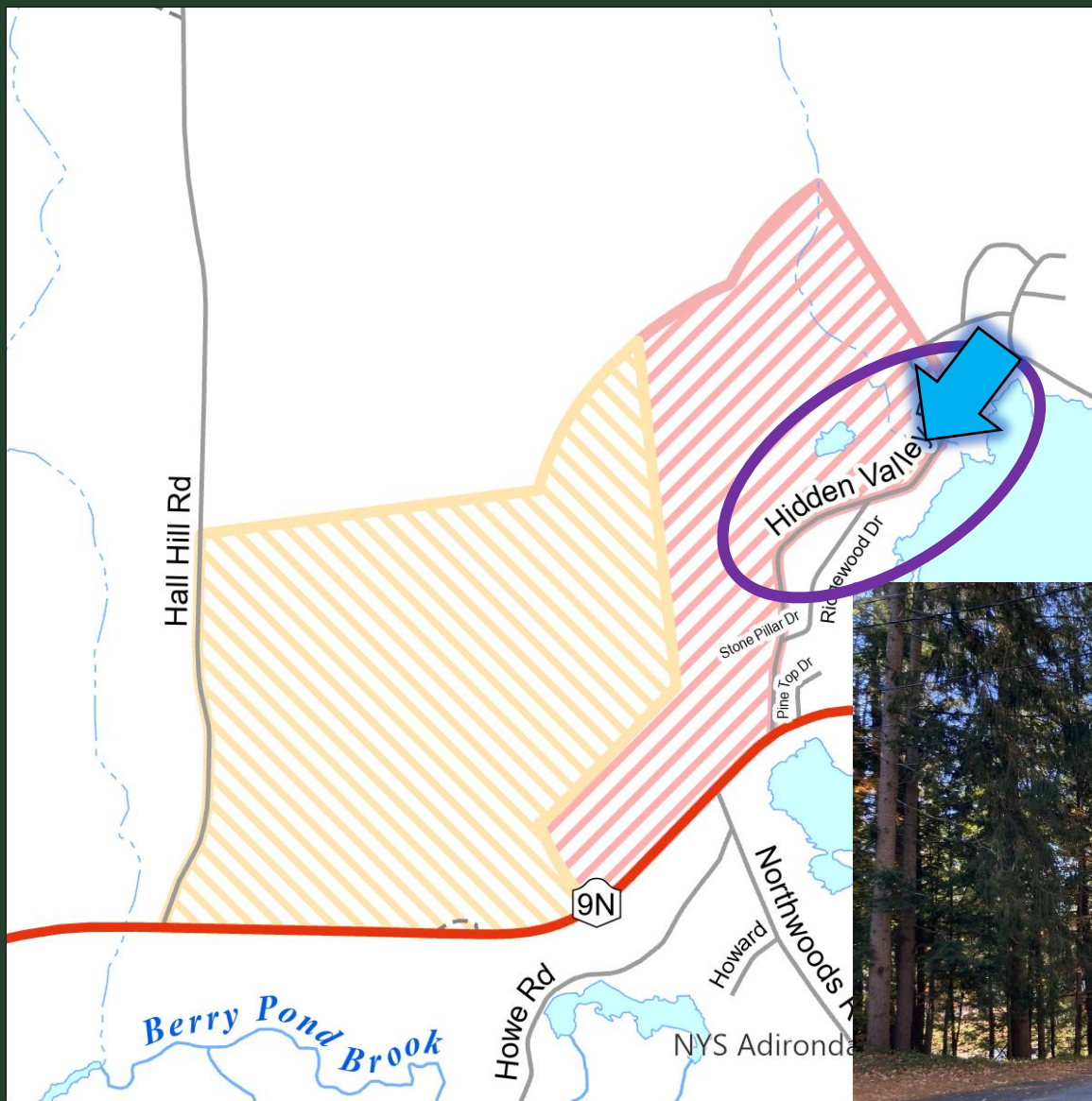


Proposed Map Amendment Areas

 Area A

 Area B





Proposed Map Amendment Areas

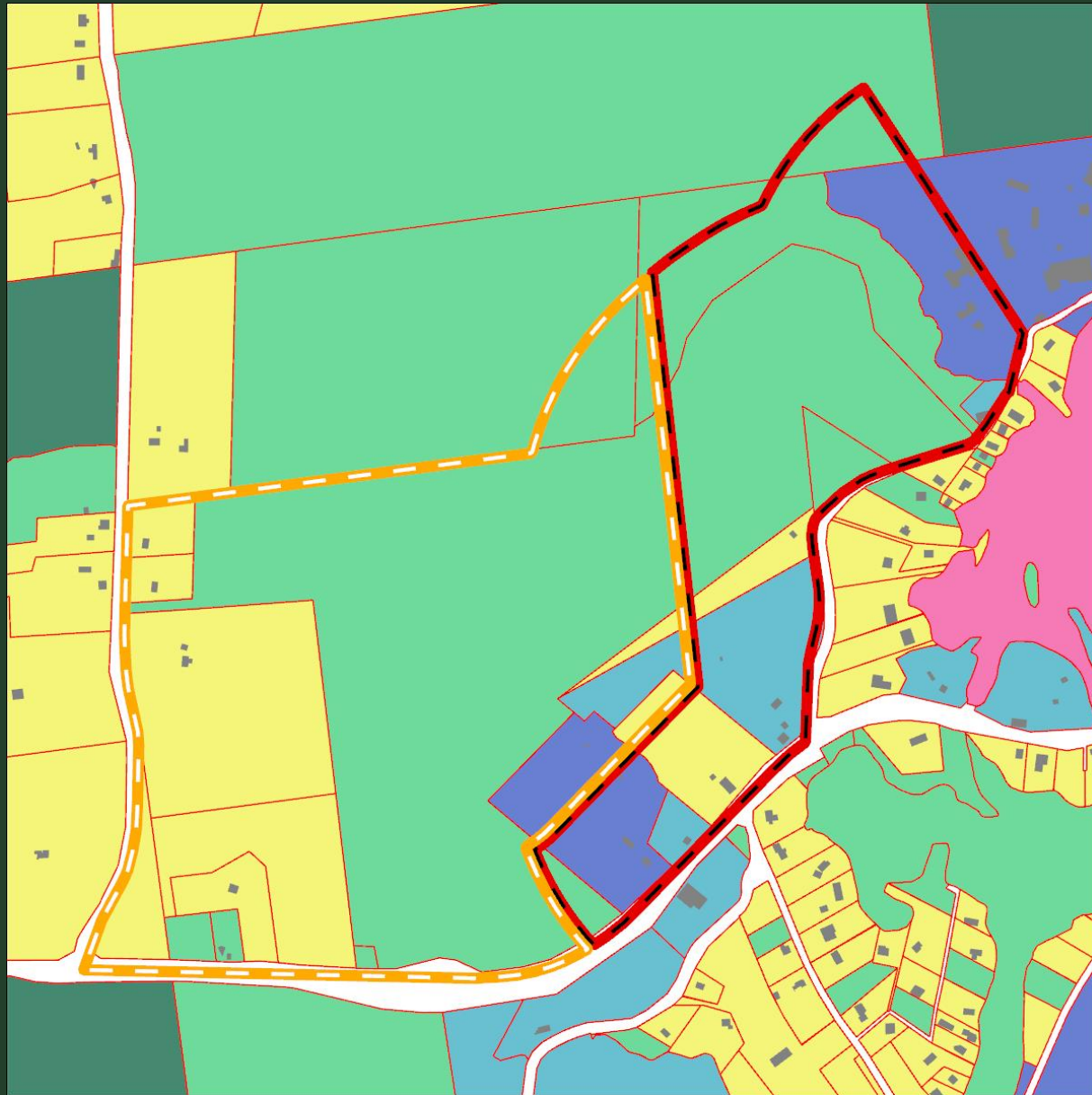
 Area A

 Area B



Proposed Map Amendment Areas





Proposed Map Amendment Areas


 Area A

 Area B


Existing Land Use

 Agricultural

 Residential

 Vacant Land

 Commercial

 Recreation and Entertainment

 Community Services

 Industrial


 Public Services

 Forest Lands Public and Private

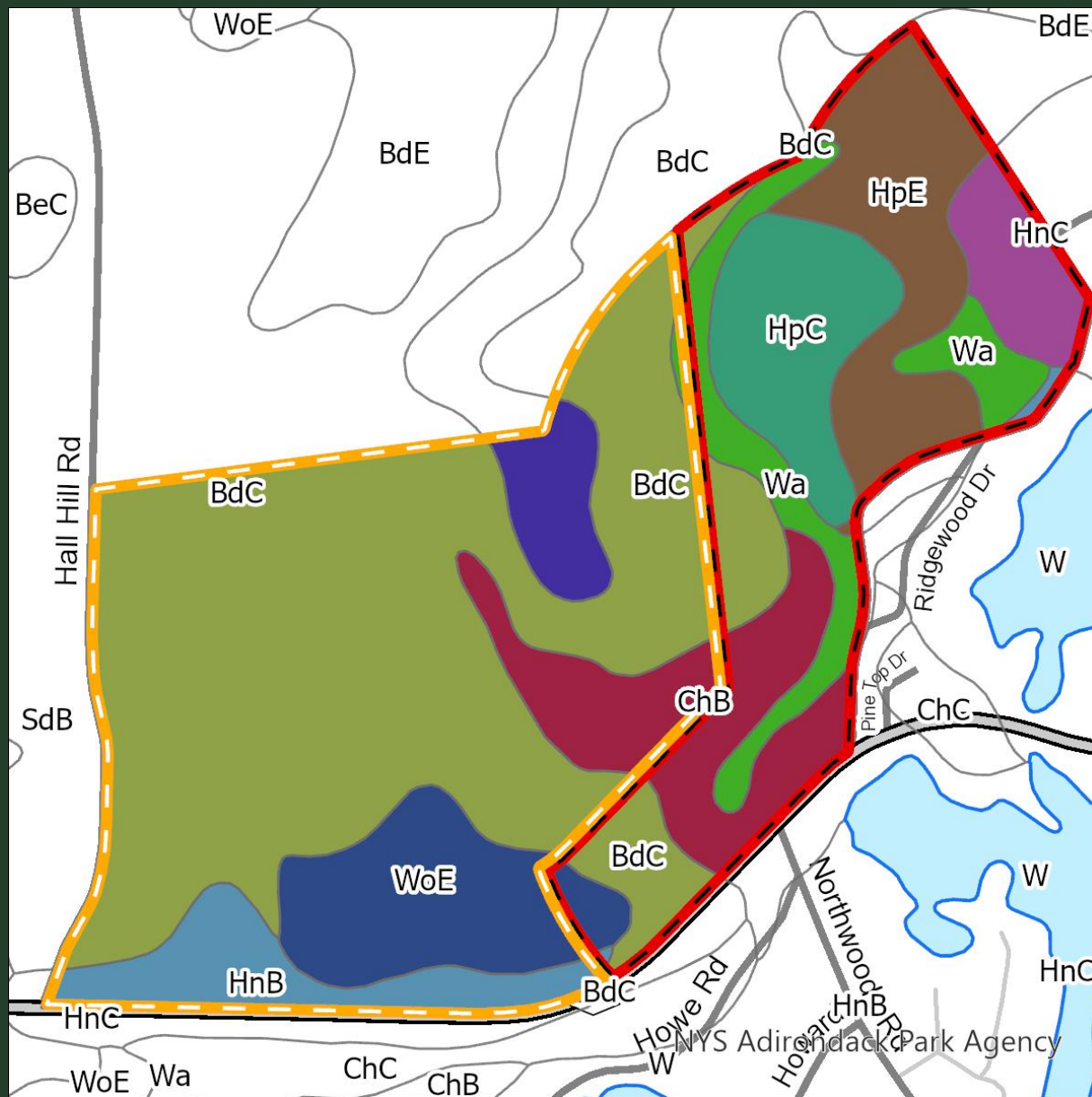
Building Footprints



Parcels 2024

0 1,000 2,000
 Feet





Proposed Map Amendment Areas



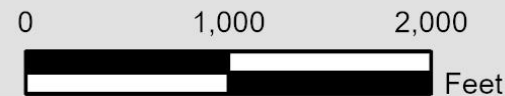
Area A



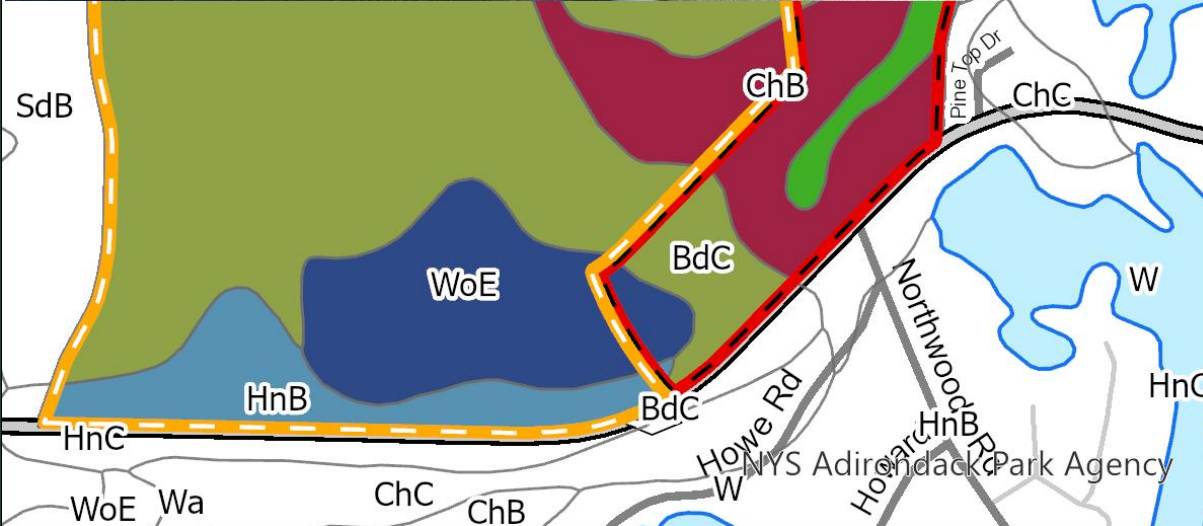
Area B

Soil Map Unit Name

-  Bice very bouldery fine sandy loam, sloping (BdC)
-  Bice very bouldery fine sandy loam, steep (BdE)
-  Charlton fine sandy loam, 3 to 8 percent slopes (ChB)
-  Hinckley cobbly sandy loam, 3 to 8 percent slopes (HnB)
-  Hinckley cobbly sandy loam, 8 to 15 percent slopes (HnC)
-  Hinckley-Plainfield complex, sloping (HpC)
-  Hinckley-Plainfield complex, steep (HpE)
-  Wareham loamy sand (Wa)
-  Woodstock-Rock outcrop complex, steep (WoE)



NYS Adirondack Park Agency



Proposed Map Amendment Areas



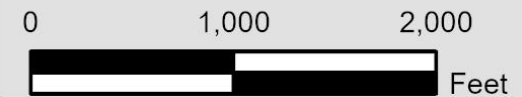
Area A

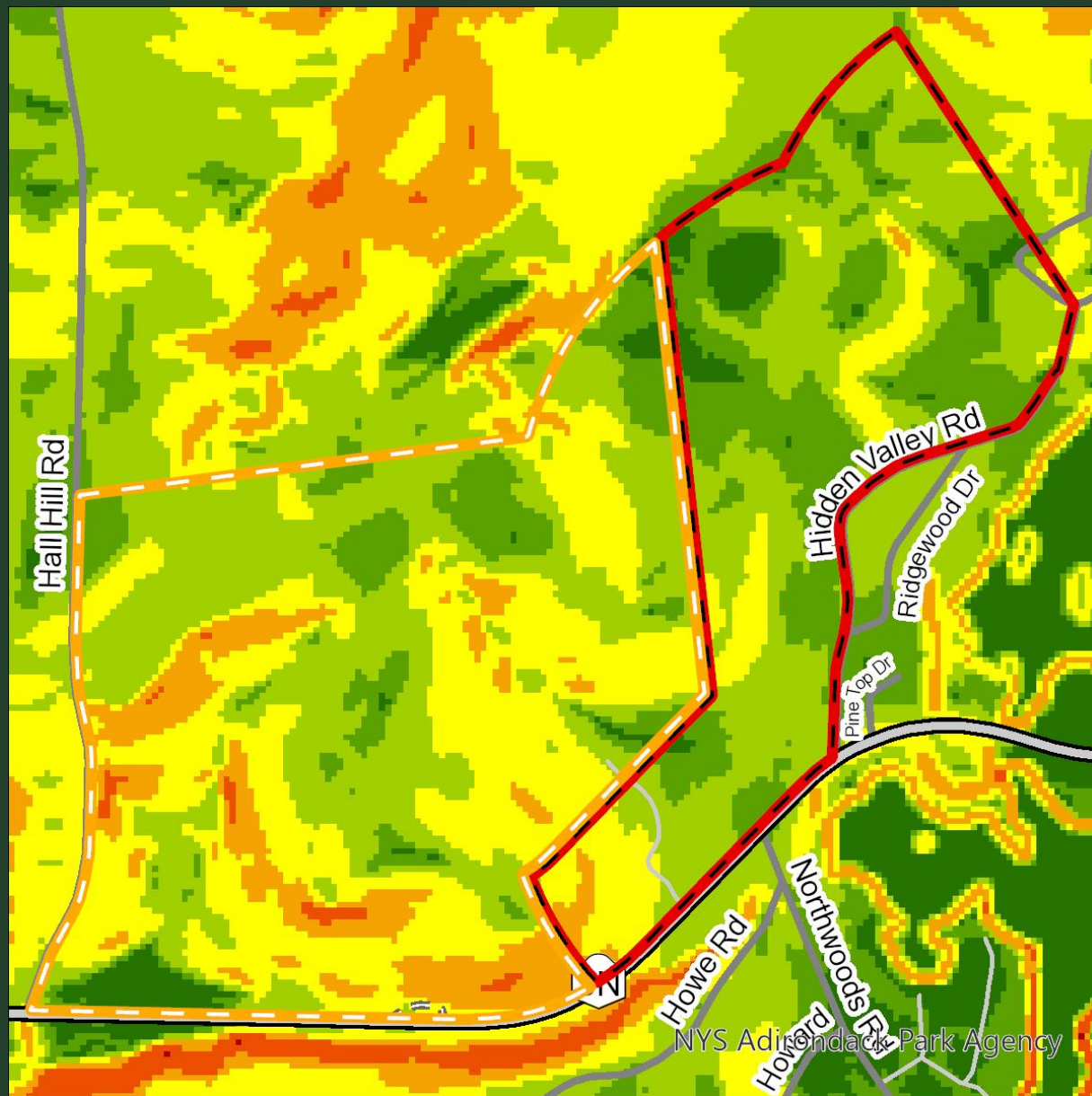


Area B

Soil Map Unit Name

-  Bice very bouldery fine sandy loam, sloping (BdC)
-  Bice very bouldery fine sandy loam, steep (BdE)
-  Charlton fine sandy loam, 3 to 8 percent slopes (ChB)
-  Hinckley cobbly sandy loam, 3 to 8 percent slopes (HnB)
-  Hinckley cobbly sandy loam, 8 to 15 percent slopes (HnC)
-  Hinckley-Plainfield complex, sloping (HpC)
-  Hinckley-Plainfield complex, steep (HpE)
-  Wareham loamy sand (Wa)
-  Woodstock-Rock outcrop complex, steep (WoE)





Proposed Map Amendment Areas

 Area A

 Area B

Percent Slope

 0 - 1

 1 - 3

 3 - 8

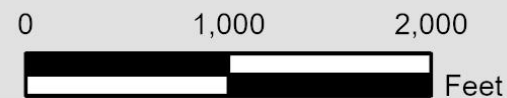
 8 - 15

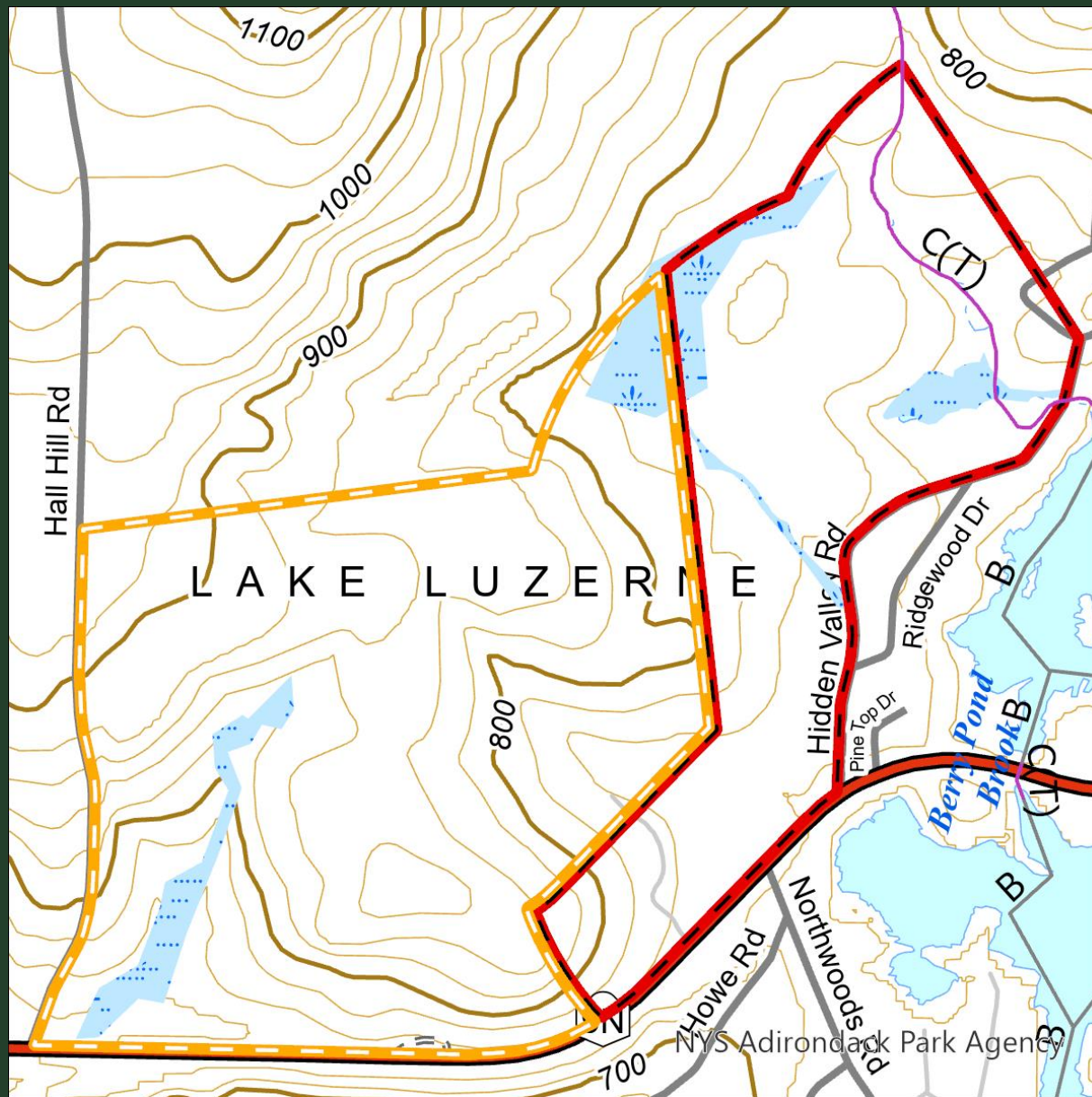
 15 - 25

 25 - 40

 > 40

NYS Adirondack Park Agency







Proposed Map Amendment Areas

 Area A

 Area B

 Wetlands


Water Quality Classifications

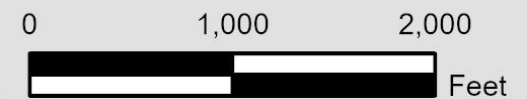
 B

 C(T)

Elevation Contours - 20 foot

 20 foot contour

 100 foot contour





Proposed Map Amendment Areas



Area A



Area B



Wetlands

Water Quality Classifications

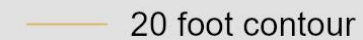


B

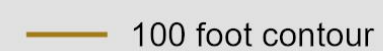


C(T)

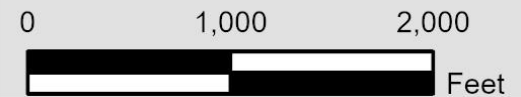
Elevation Contours - 20 foot

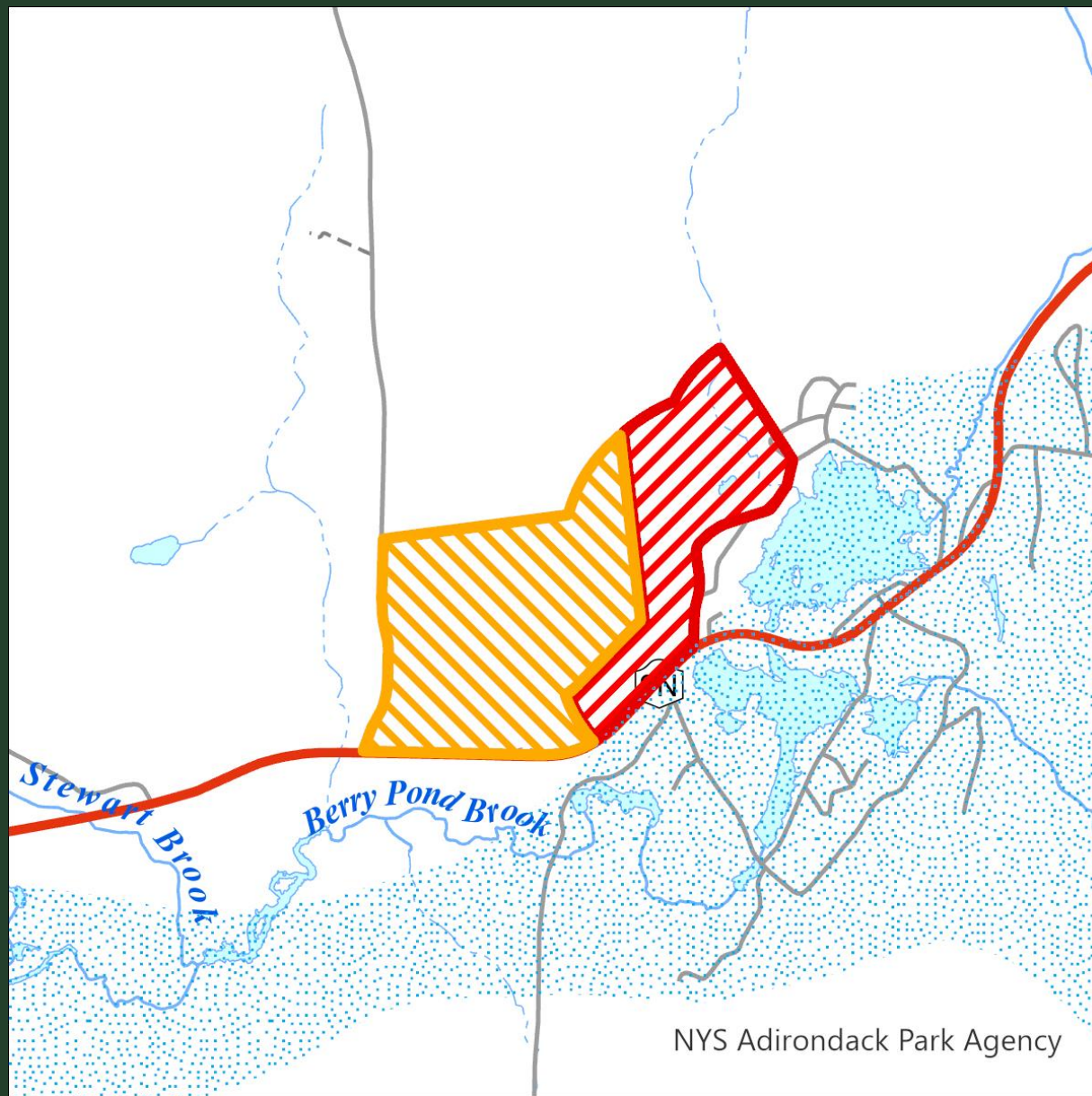


20 foot contour



100 foot contour





Proposed Map Amendment Areas



Area A

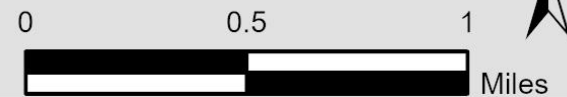


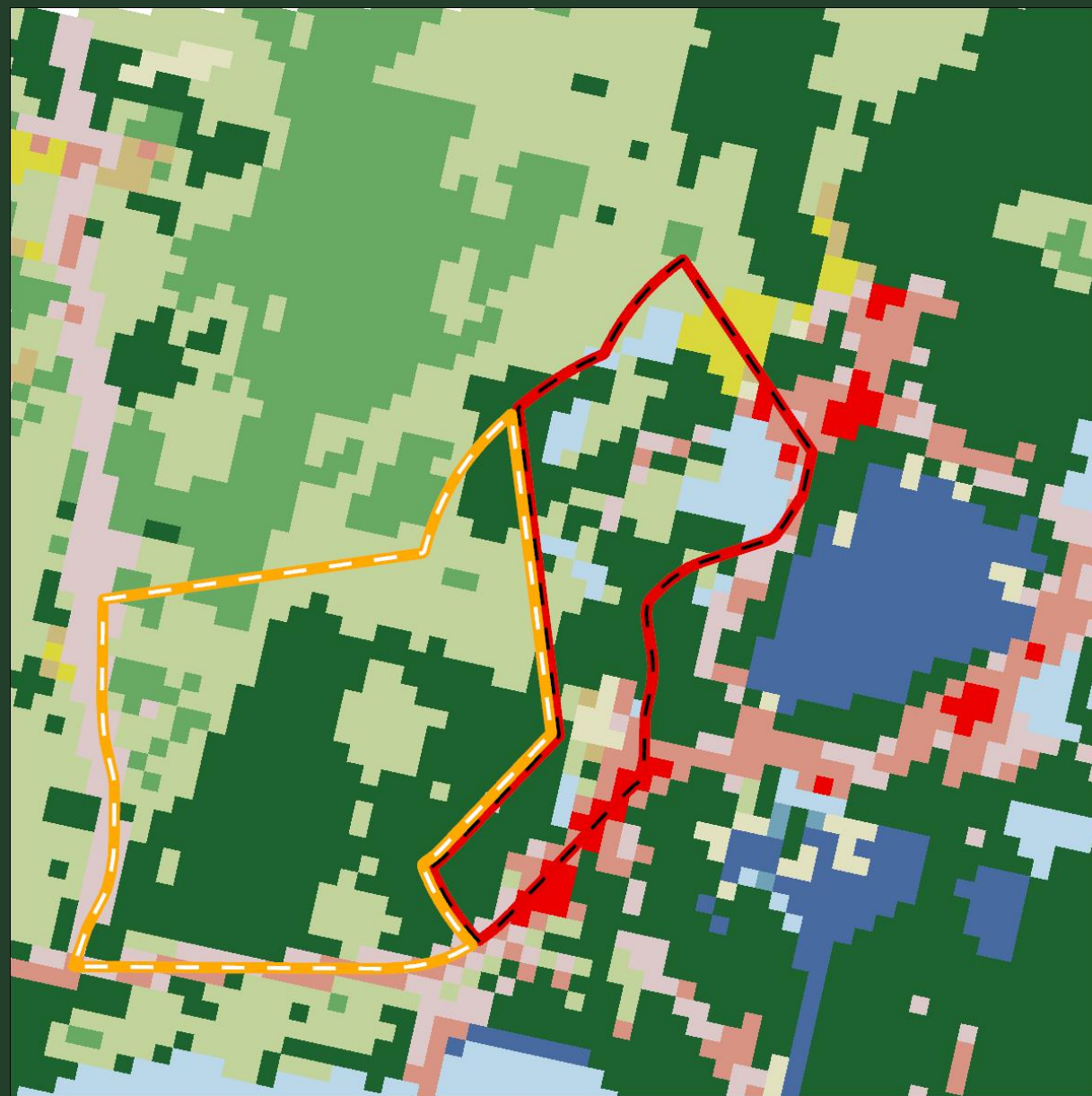
Area B



Main Unconsolidated Aquifers
250K

NYS Adirondack Park Agency





Proposed Map Amendment Areas



Area A



Area B

Annual_NLCD_LndCov_2024_CU_C



11 Open Water



21 Developed, Open Space



22 Developed, Low Intensity



23 Developed, Medium Intensity



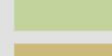
41 Deciduous Forest



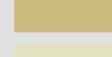
42 Evergreen Forest



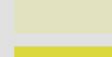
43 Mixed Forest



52 Shrub/Scrub



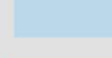
71 Grassland/Herbaceous



81 Pasture/Hay

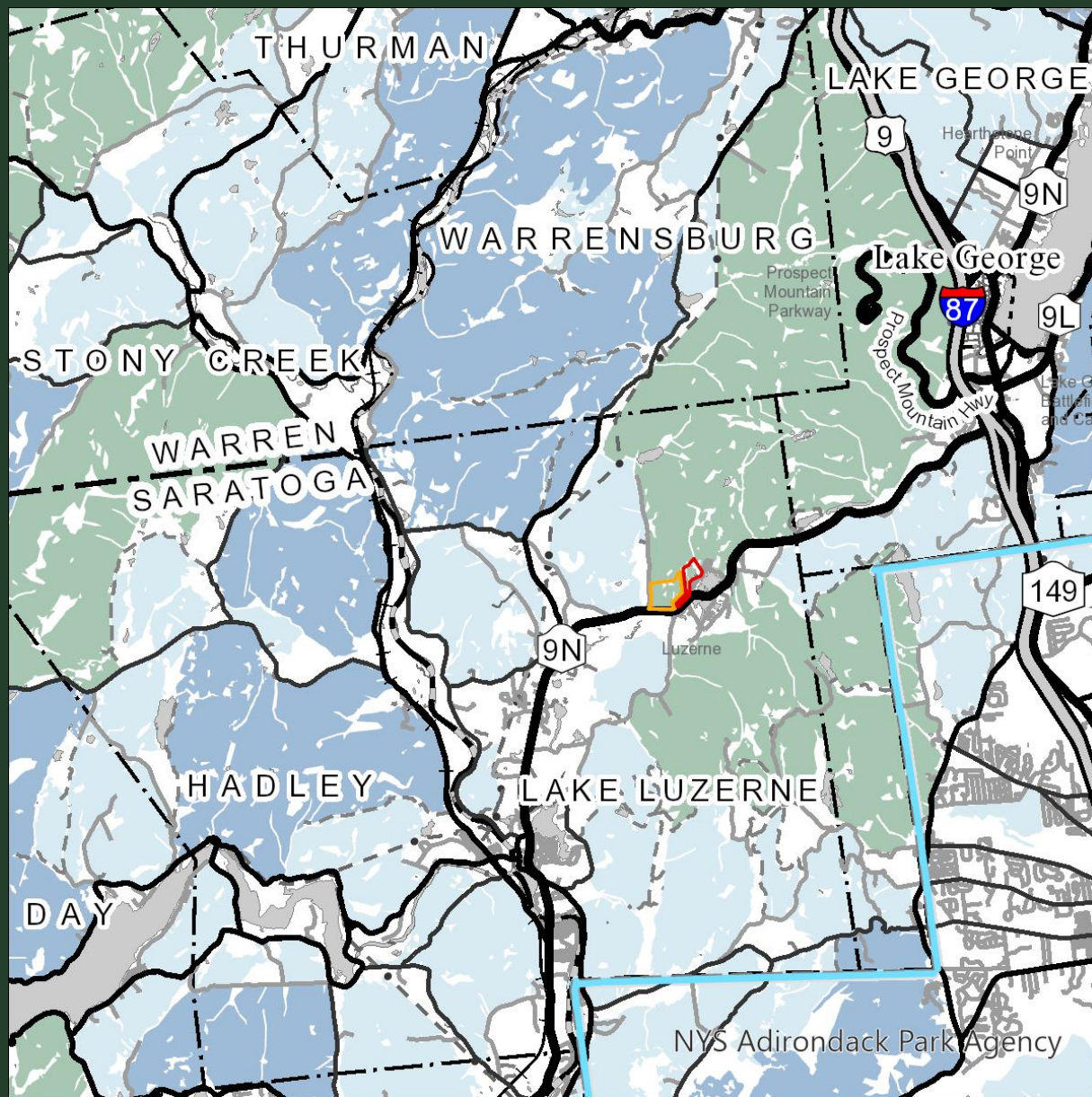


90 Woody Wetlands



95 Emergent Herbaceous Wetlands





Proposed Map Amendment Areas

Area A

Area B

Park Boundary

Large Forest Blocks

Regionally important (6,000 - 15,000 acres)

Locally important (2,000 - 6,000 acres)

Stepping stones (200 - 2,000 acres)



SEQR Potential Adverse Impacts Summary

	Acreage	Classification	Overall Intensity Guidelines (acres per PB)	Number of PBs	Single Family Dwellings (#)*	Commercial Uses (SF)*	Hotel rooms (#)*
Area A	73.9	Rural Use	8.5	9	9	99,000	90
		Low Intensity Use	3.2	23	23	253,000	230
		Moderate Intensity Use	1.3	57	57	627,000	570
Area B	123	Rural Use	8.5	14	14	154,000	140
		Low Intensity Use	3.2	38	38	418,000	380

SEQR Potential Adverse Impacts Summary

- Impacts to physical resources: including runoff and sedimentation to the surface and groundwater
- Impacts to biological resources: such as habitat degradation, introduction of invasive species, and disruption to patterns of wildlife movement
- Impacts to community and area character: including demand for services such as schools, police, and fire depts
- Impacts to transportation: including new parking areas, changes to traffic patterns, and increase in vehicle miles traveled
- Impacts to scenic resources: including increased development in the viewshed of the Scenic Byway
- Impacts to adjacent properties: including increased ambient light and sky-glow, odors related to increased traffic or heating sources
- Impacts on climate change, including loss of forested areas from land conversion and the co-benefits provided by forested landscapes

Alternative Action

- No Action
- Alternative Classification
- Alternative Boundaries

Summary of Map Amendment Process

- Draft Supplemental Environmental Impact Statement (DSEIS)
- Public comment period (October 15 - November 17)
- Public hearing (November 6)
- Agency prepares Final Supplemental Environmental Impact Statement (FSEIS)
- Decision issued

Public Engagement

The Agency will accept public comments on the DSEIS from October 15 through November 17, 2025.

Send comments to:

Matthew Kendall

Environmental Program Specialist

Adirondack Park Agency

1133 NYS Route 86

Ray Brook, NY 12977

(518) 891-4050

MapAmendment_comments@apa.ny.gov

A public hearing will be held on Thursday, Nov. 6 from 4-6pm at the Town Hall at 539 Lake Ave, Lake Luzerne, NY.