



Adirondack
Park Agency

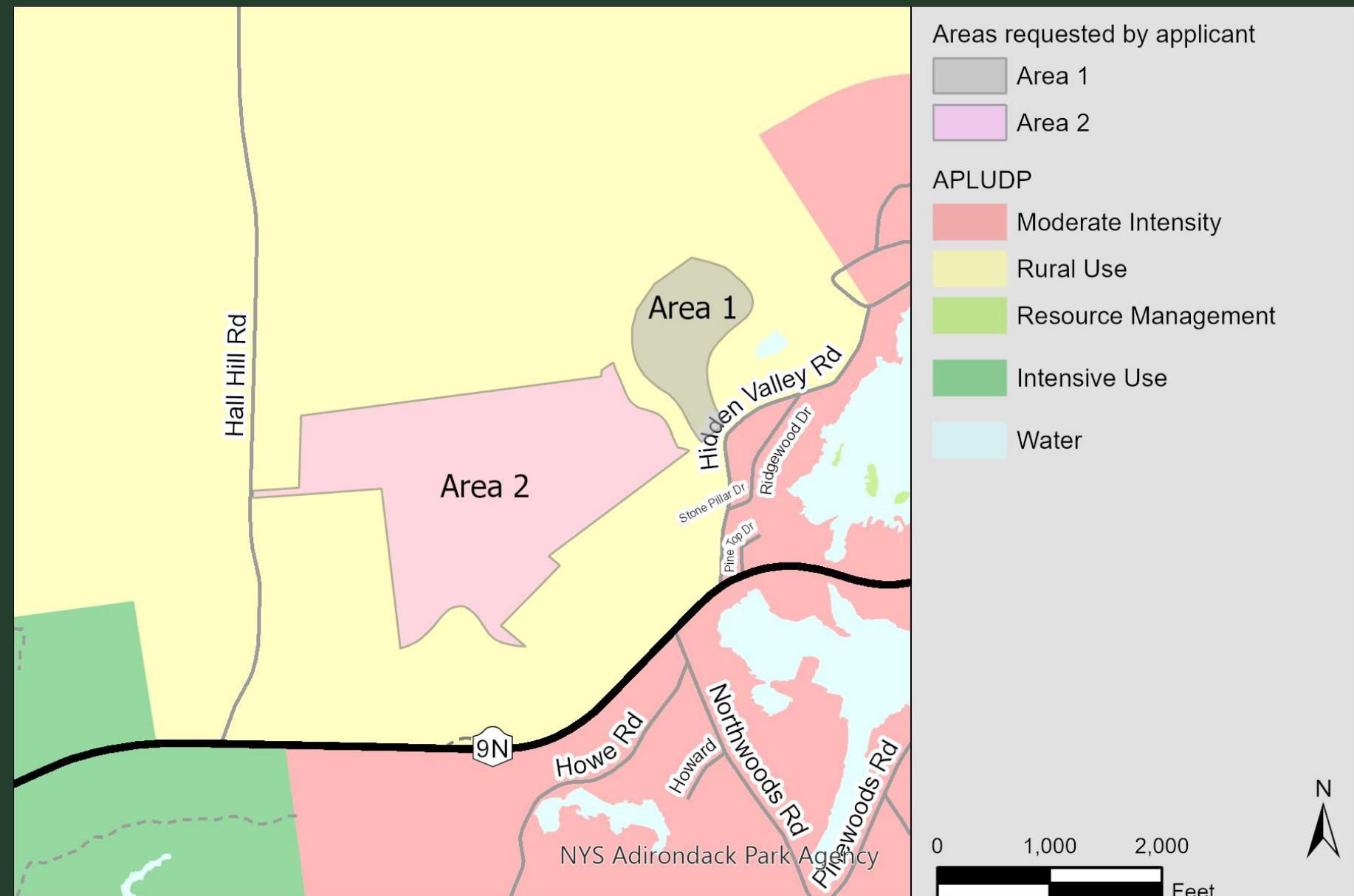
Map Amendment 2025-01

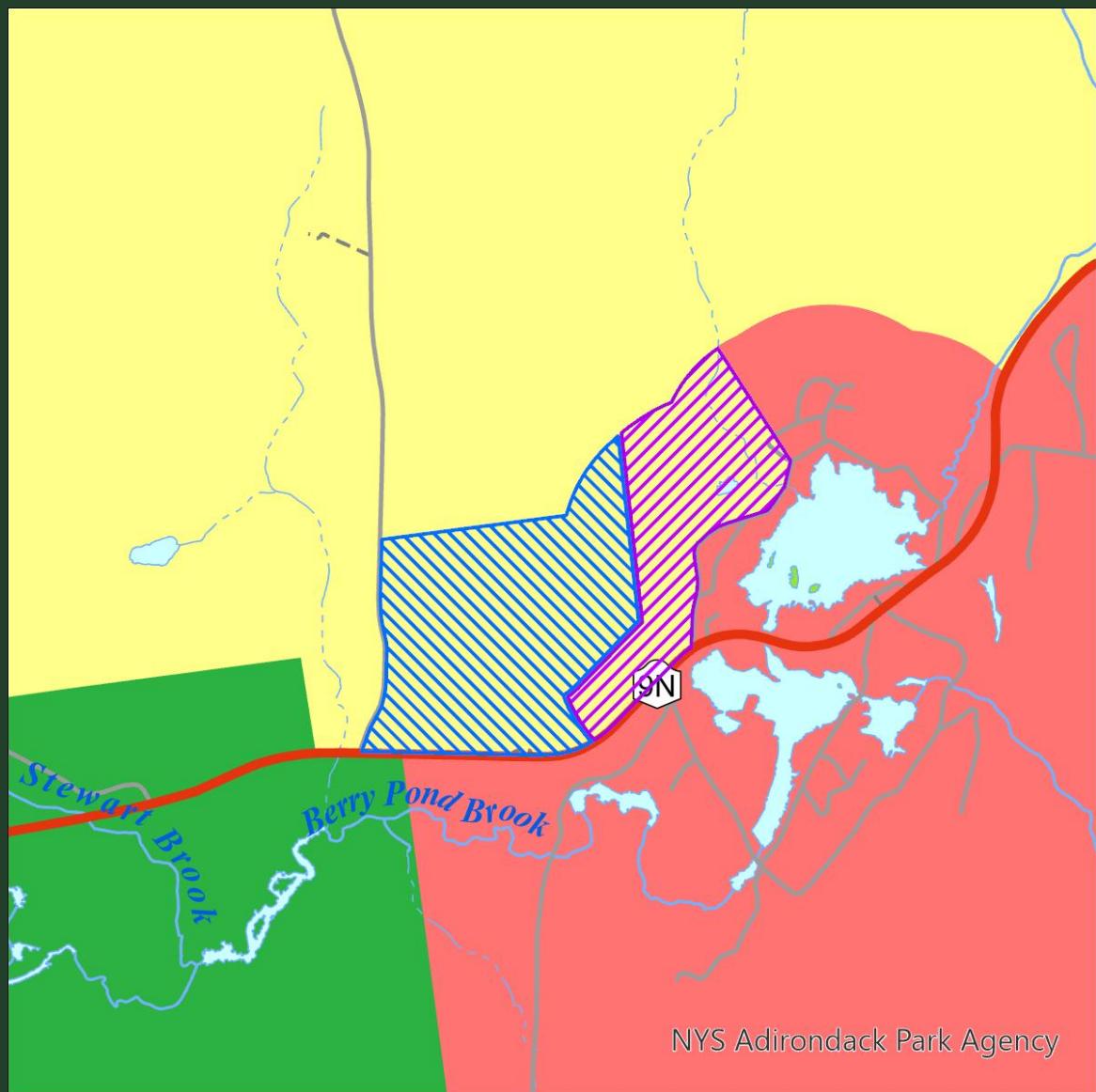
Application by Thomas Reed
Town Of Lake Luzerne, Warren County

January 22, 2025

Outline

- Map amendment (MA) areas
- Summary of MA process
- Standards for Agency decision
- Agency review process for MA2025-01
- Environmental setting
- Potential environmental impacts summary
- Public comment summary
- Alternatives considered
- Preferred alternative – no action (staff recommendation)
- Board action, next steps





Proposed Map Amendment Areas

Area A

Area B

APLUDP

Moderate Intensity

Rural Use

Resource Management

SLMP

Intensive Use

0

0.5

1

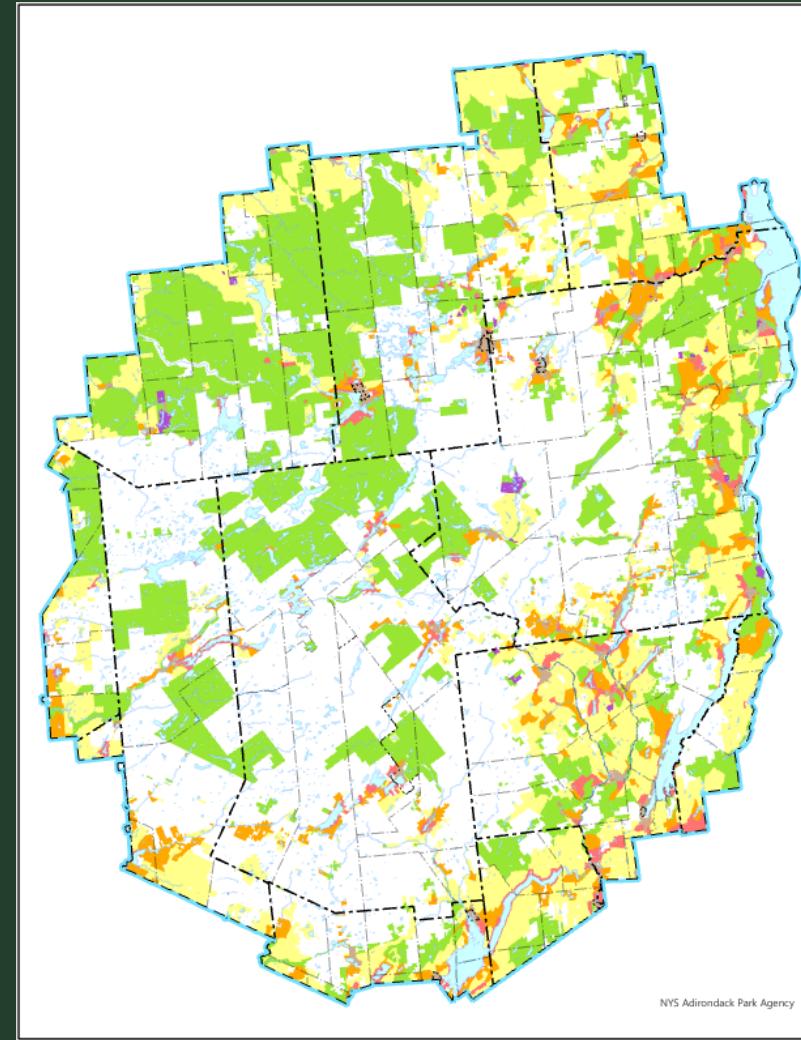
Miles

N

Summary of Map Amendment Process

- Draft Supplemental Environmental Impact Statement (DSEIS)
(October 9)
- Public comment period
(October 15 - November 17)
- Public hearing
(November 6)
- Final Supplemental Environmental Impact Statement (FSEIS)
- SEQR Findings and Order Issued

Adirondack Park Land Use and Development Plan Map



Six Private Land Classifications

		<u>Minimum Average Lot Size</u>
• 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

		<u>Minimum Average Lot Size</u>
• 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



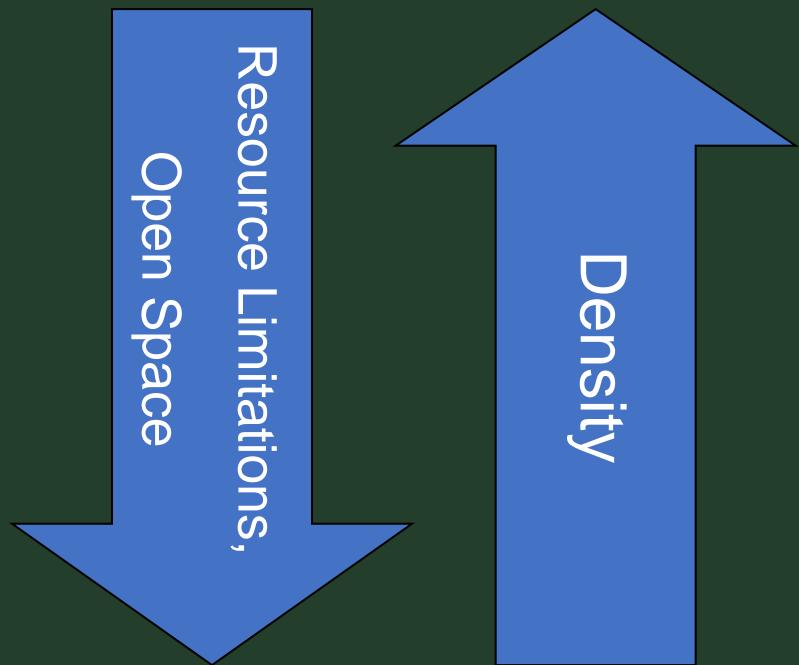
- Rural Use



- Resource Management



Existing Population Centers
Public Facilities
Soils Suitable for Development



Wetlands

Severe Slopes

Agriculture

Remote

Poor Soils

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

Rural Use

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**
- Low level of development, compatible with the **protection of the relatively intolerant natural resources** and the **preservation of open space**
- Provide the **essential open space atmosphere** that characterizes the Park

Purposes, policies and objectives:

- **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**

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**

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

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

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

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

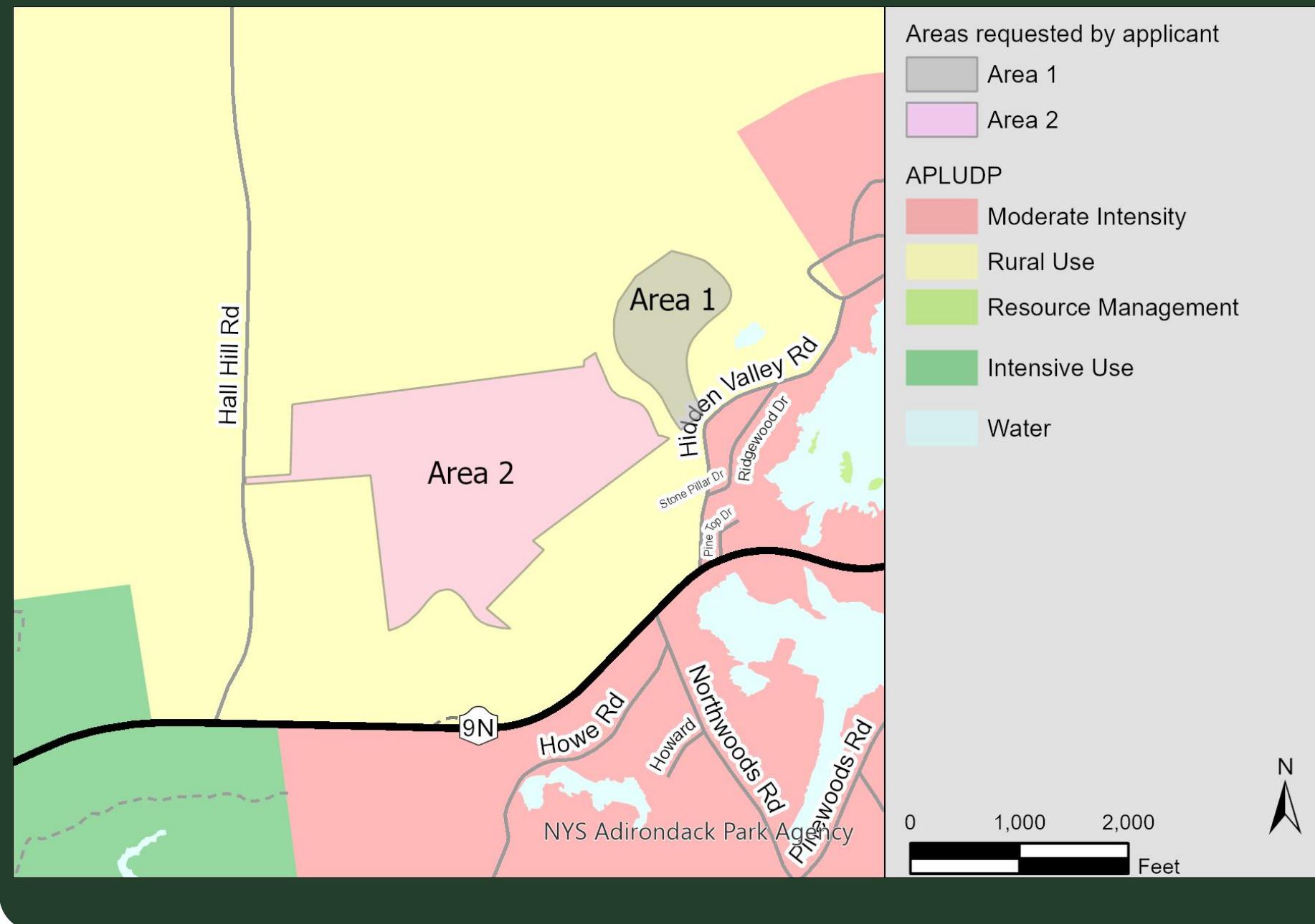
(Appendix Q-8 of the APA's Rules and Regulations)

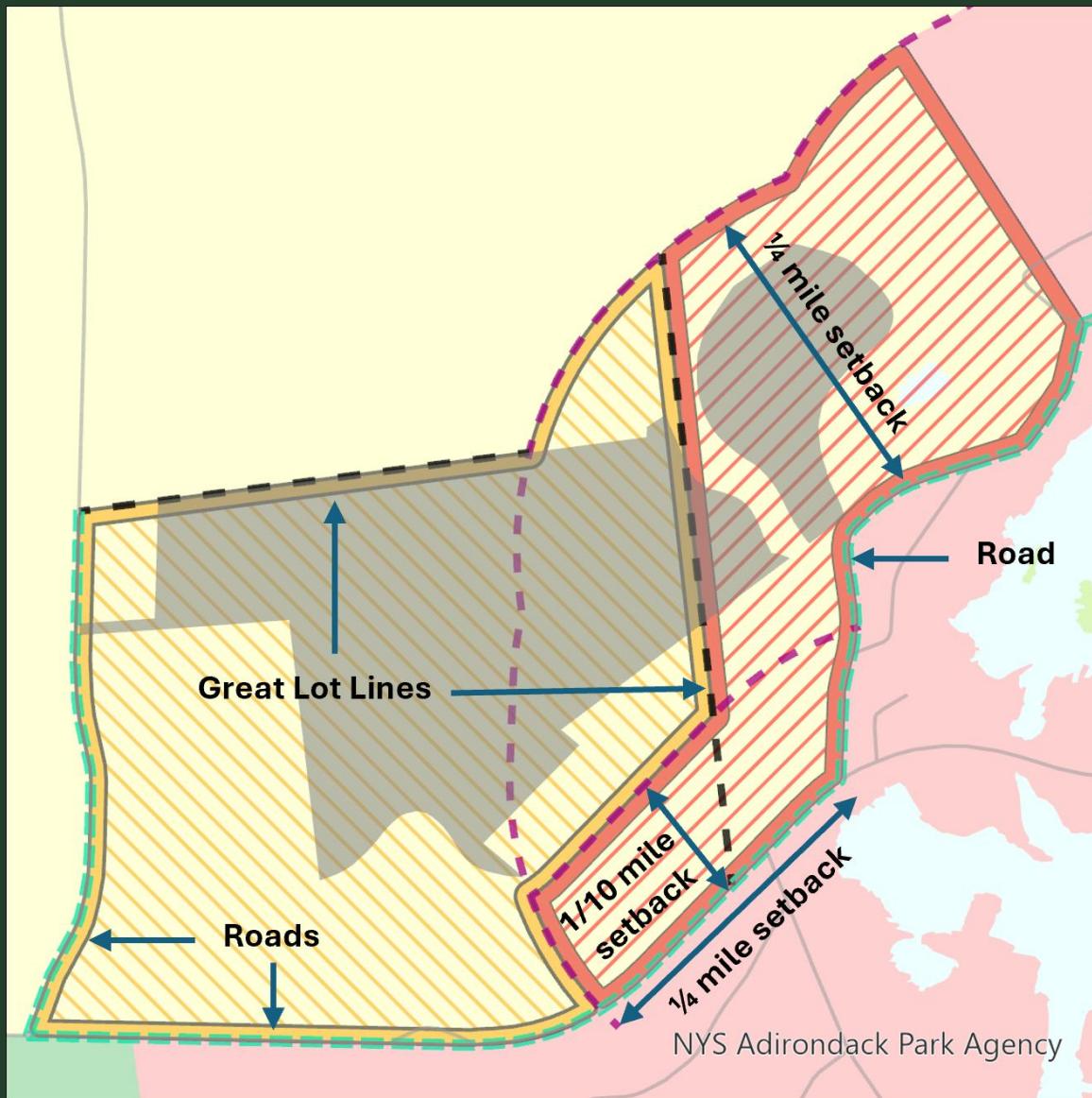
- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

Final Generic Environmental Impact Statement (FGEIS)

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

- Describes the Preparation of Plan Map
- Map Amendment Review
- Regional Scale





Regional Boundaries Used

- - - Setback from road
- - - Great lot line/extension
- - - Road

Areas requested by applicant

Proposed Map Amendment Areas



Area A



Area B

APLUDP

Moderate Intensity

Rural Use

Resource Management

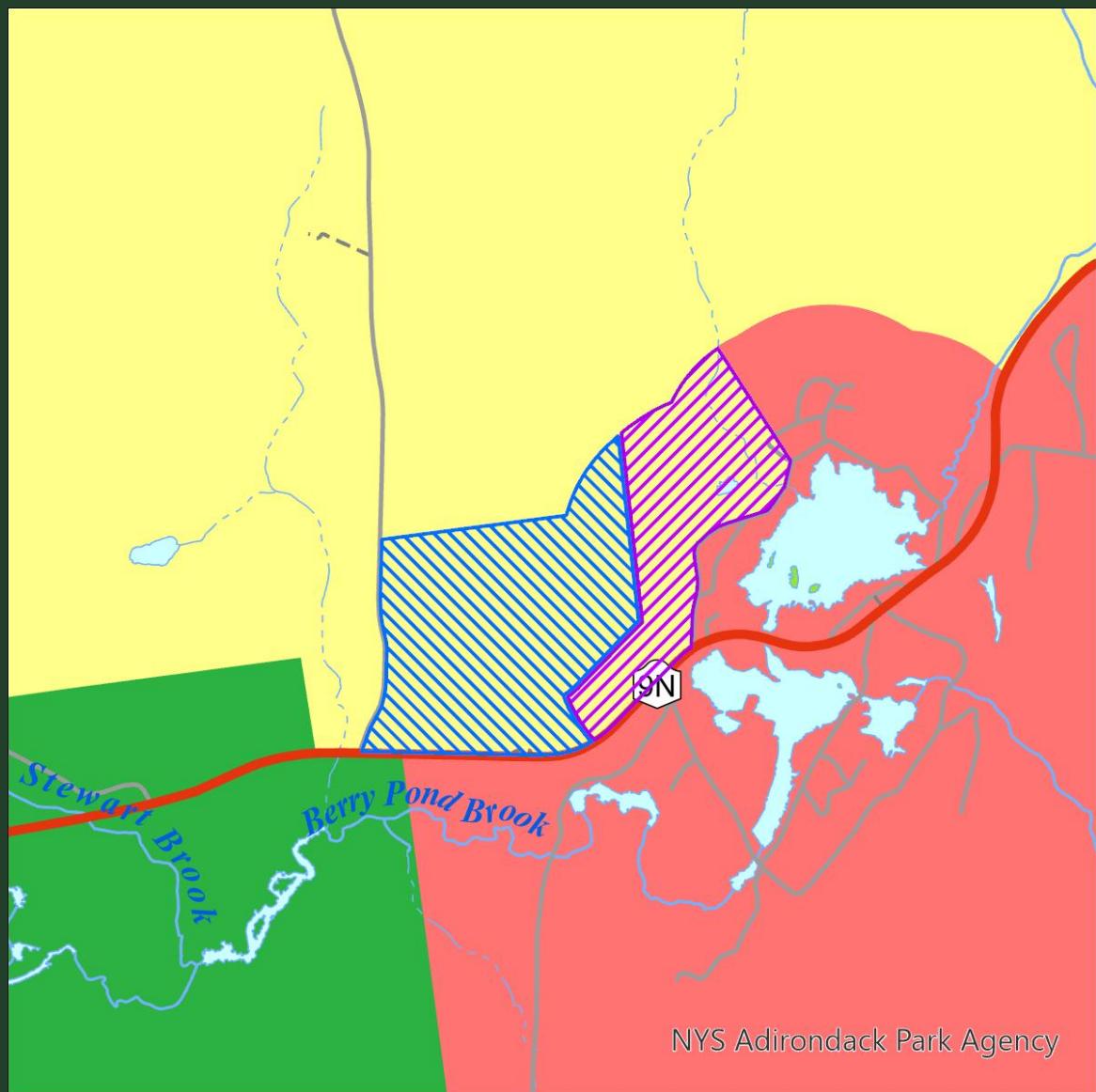
SLMP

Intensive Use

0 1,000 2,000

Feet





Proposed Map Amendment Areas

Area A

Area B

APLUDP

Moderate Intensity

Rural Use

Resource Management

SLMP

Intensive Use

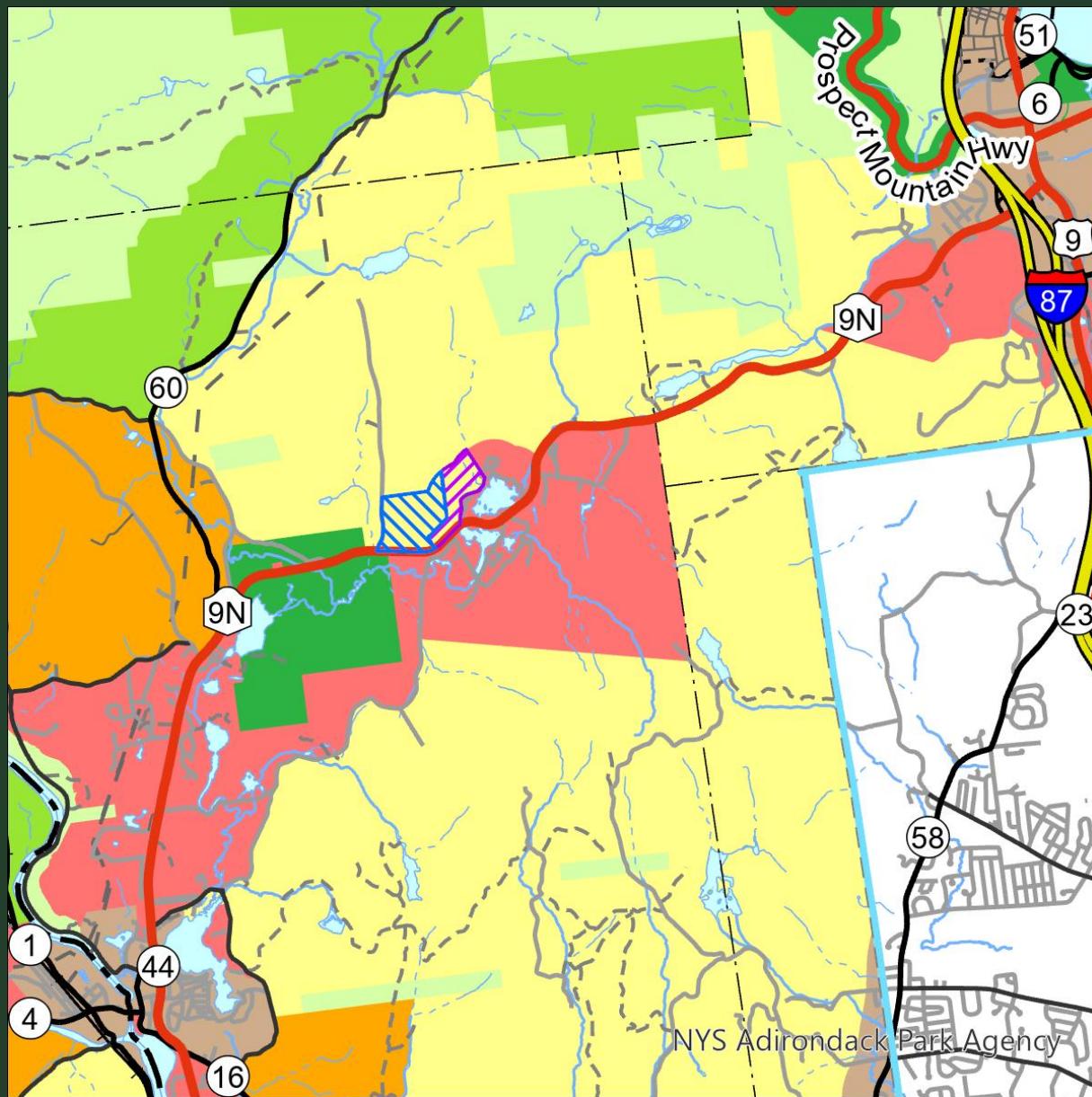
0

0.5

1

Miles





Proposed Map Amendment Areas

Area A

Area B

APLUDP

Hamlet

Moderate Intensity

Low Intensity

Rural Use

Resource Management

SLMP

Wild Forest

Intensive Use

0

2

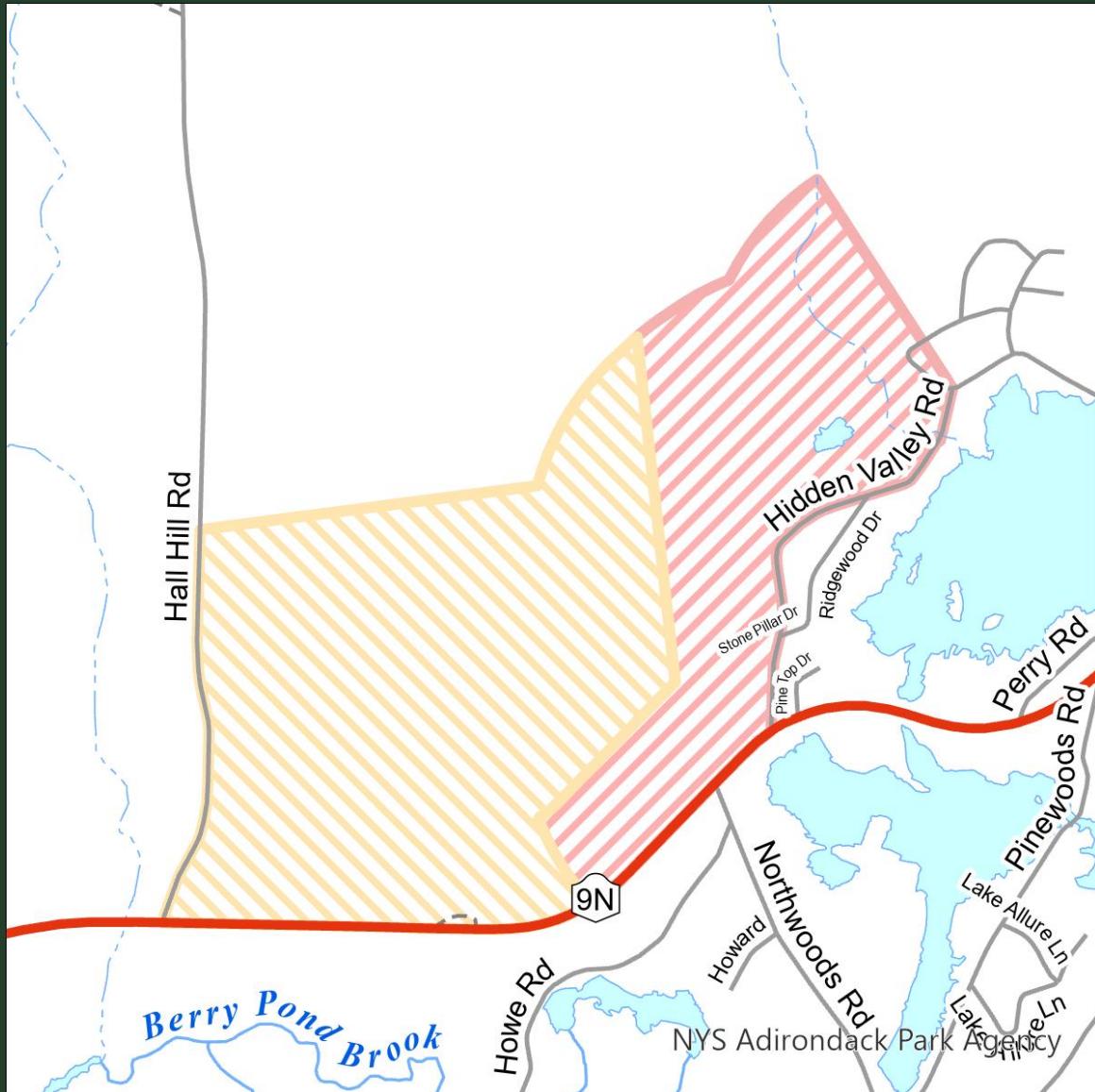
4

N
Miles

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

0 1,000 2,000
Feet





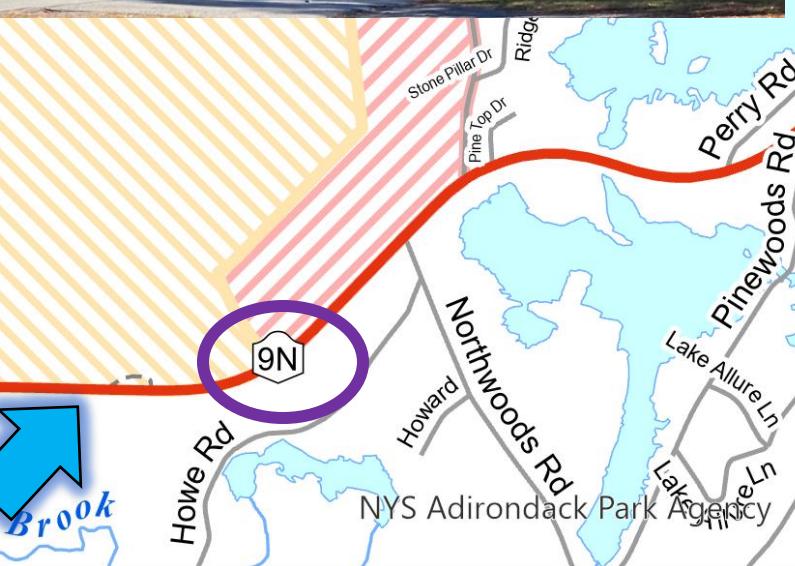


Proposed Map Amendment Areas

 Area A

 Area B



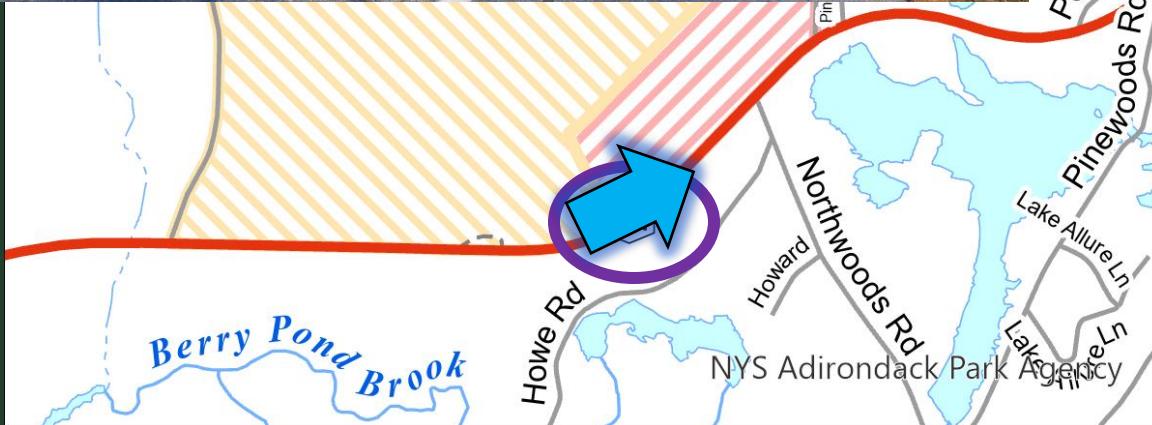


Proposed Map Amendment Areas

Area A

Area B

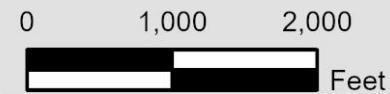


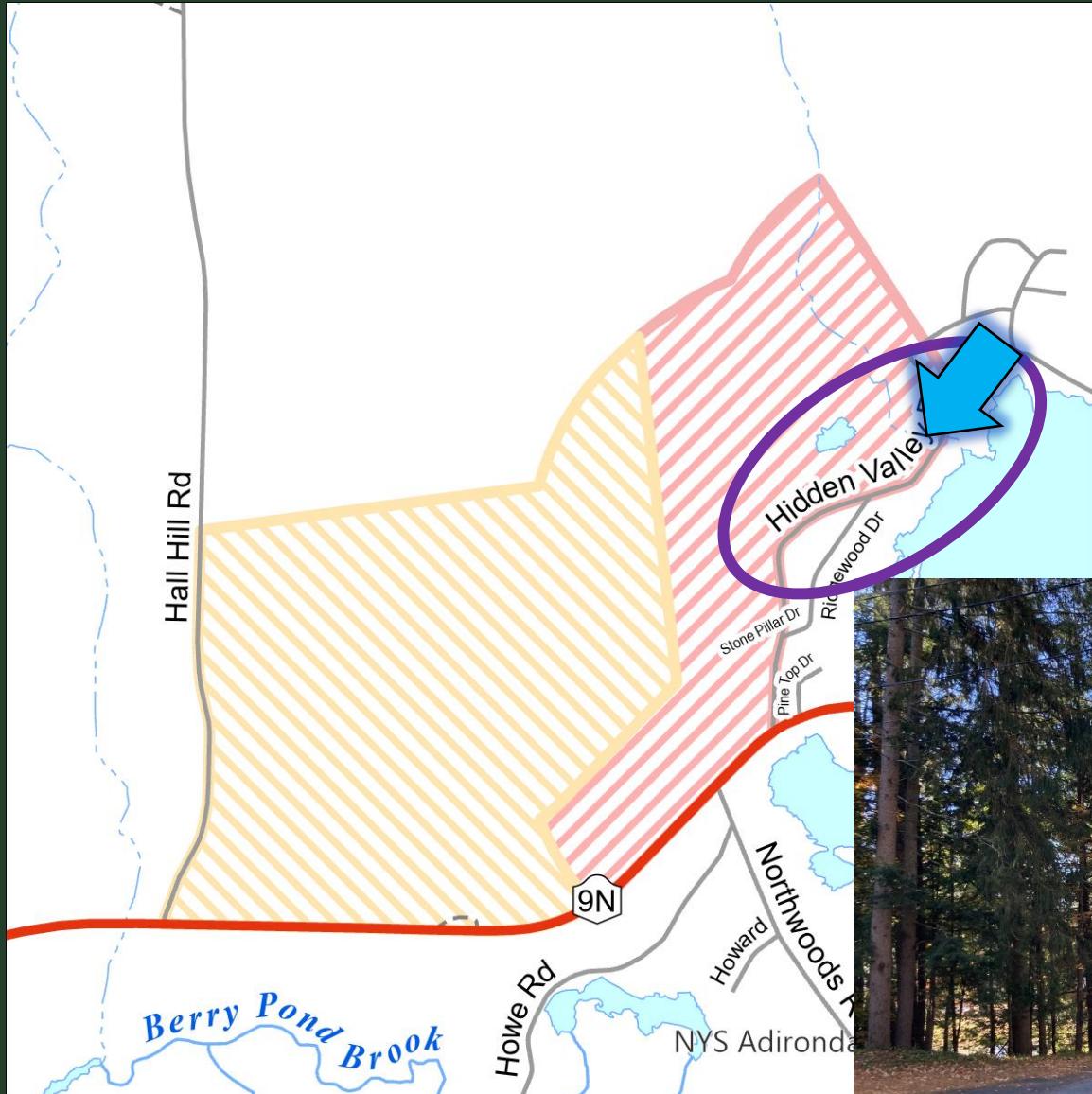


Proposed Map Amendment Areas

Area A

Area B



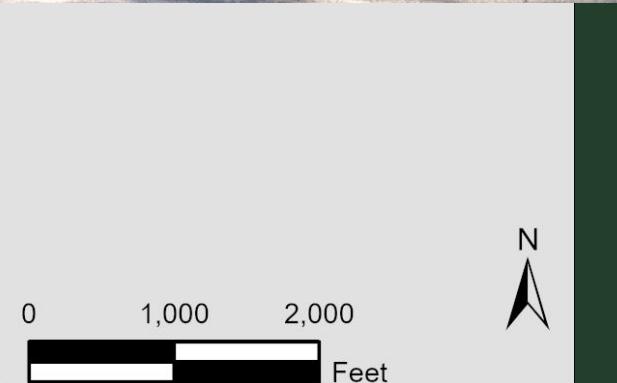


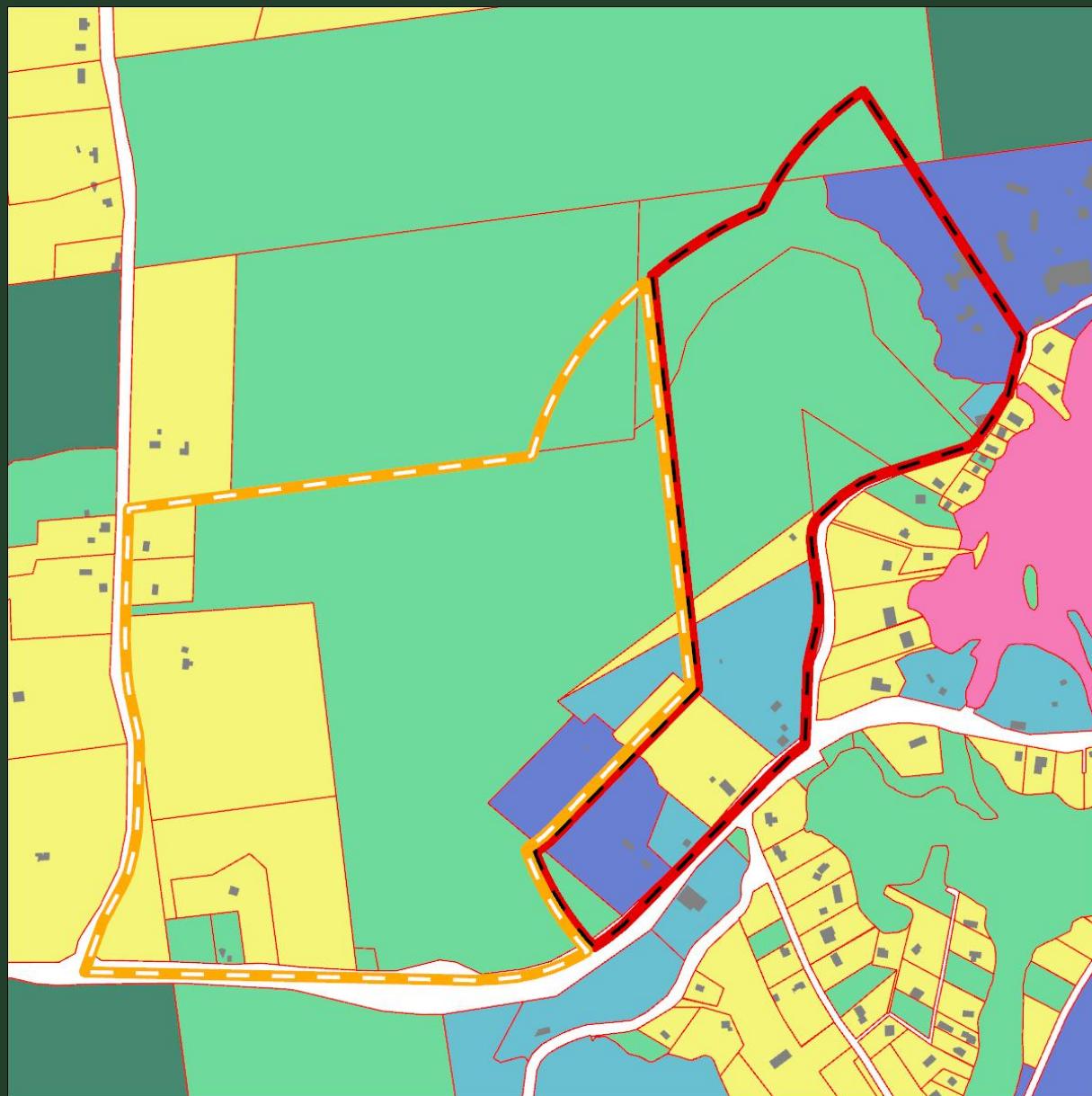
Proposed Map Amendment Areas

Area A

Area B







Proposed Map Amendment Areas

Area A

Area B

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

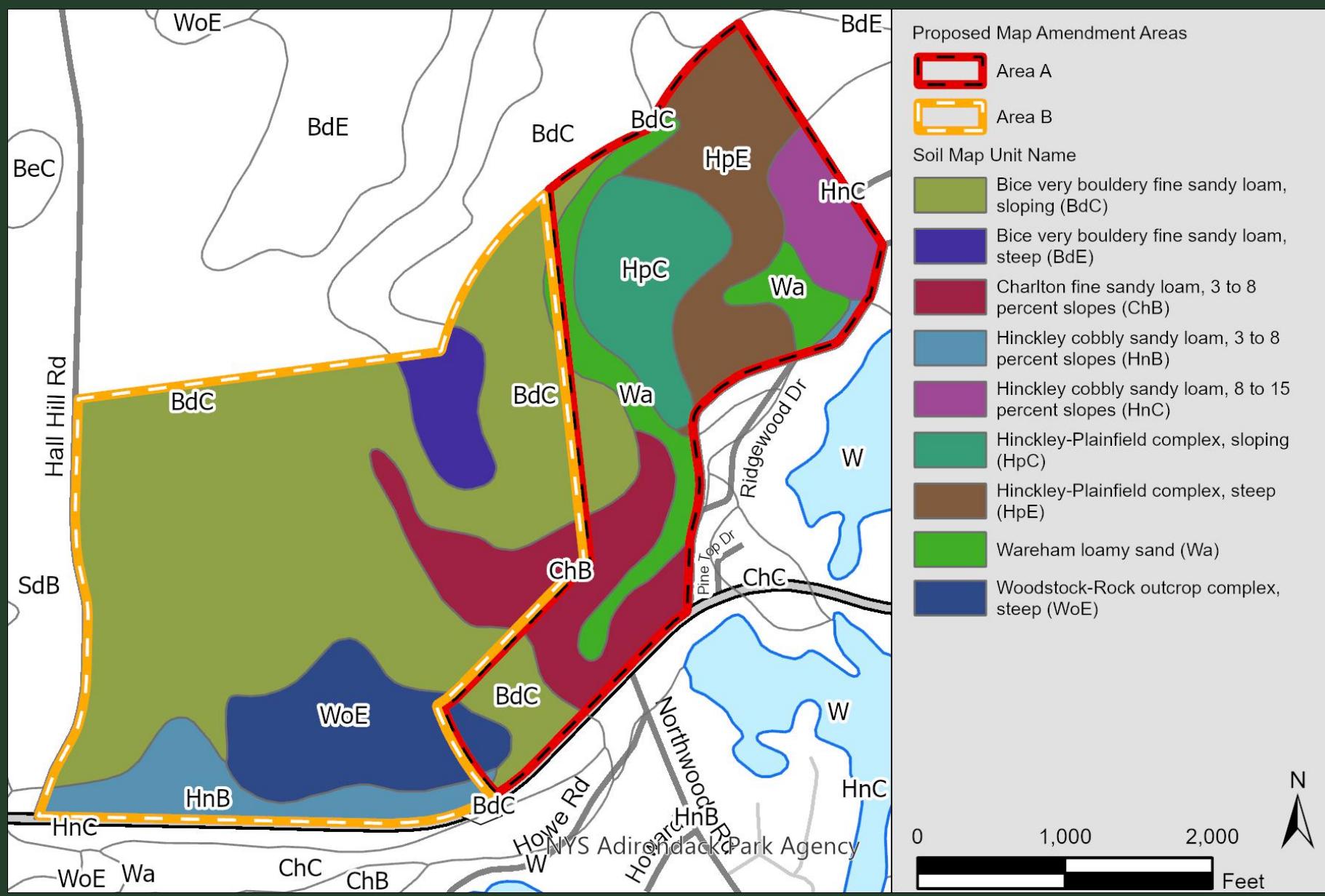
2,000

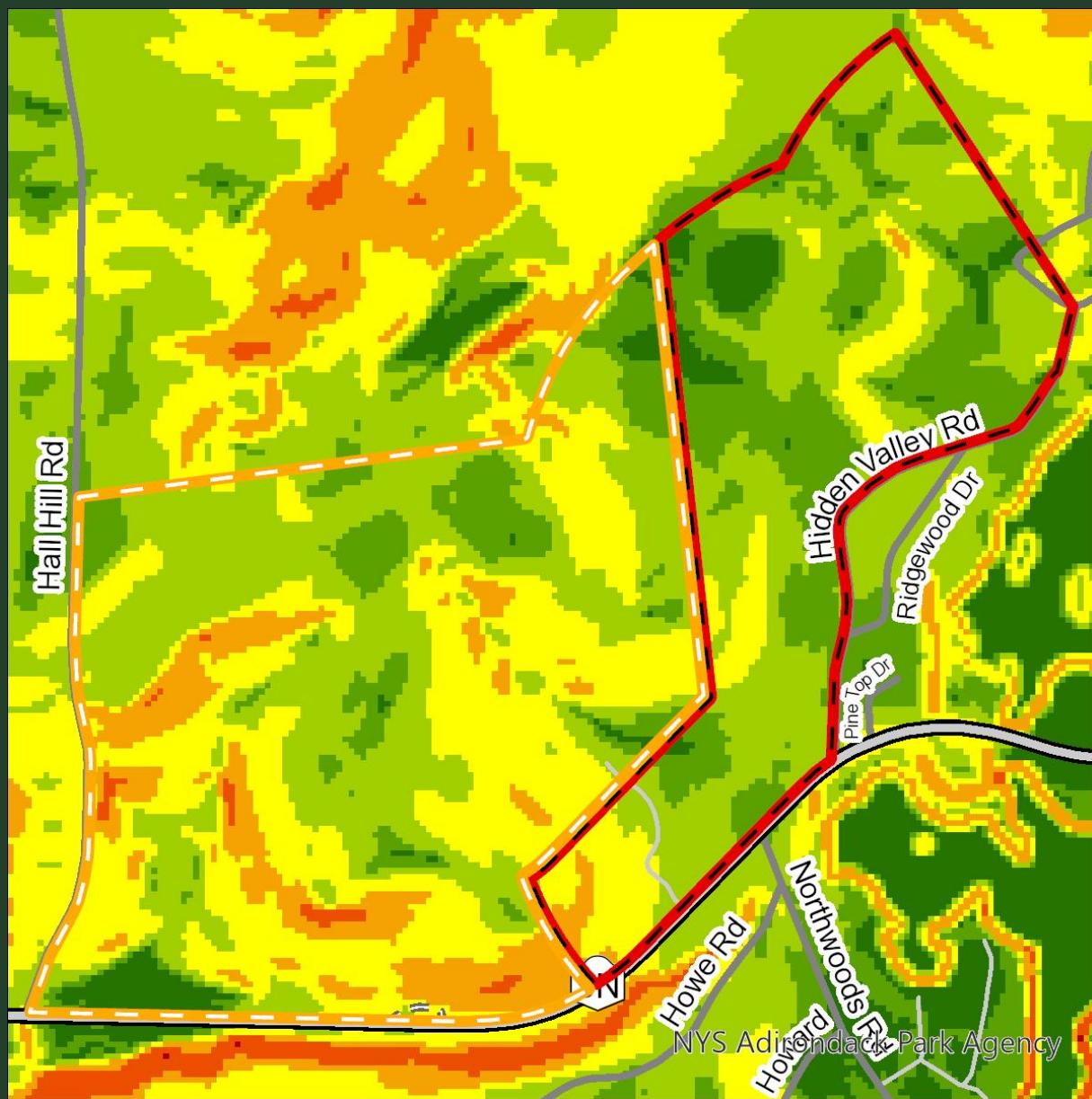


Feet

N

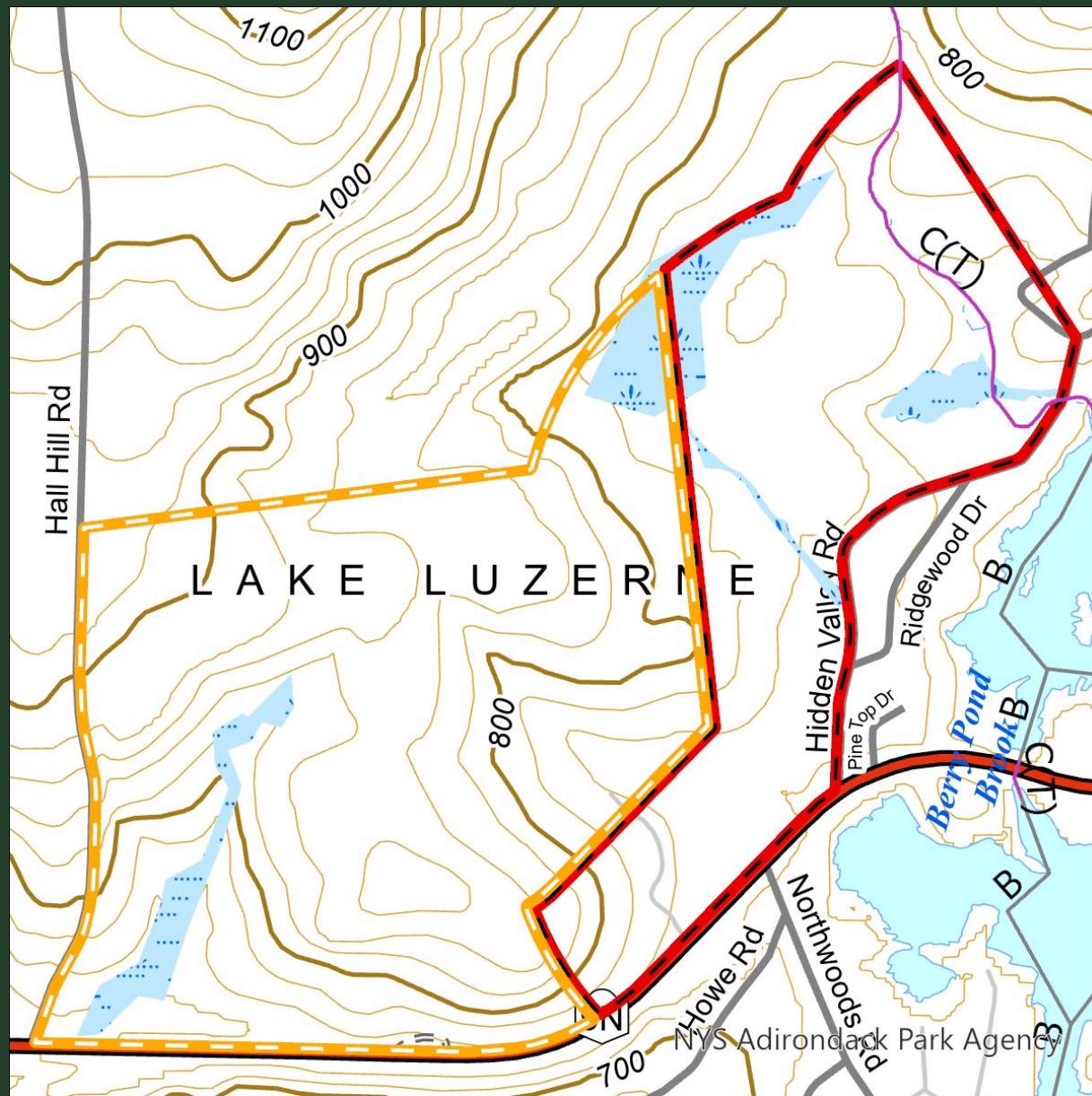






0 1,000 2,000
Feet





Proposed Map Amendment Areas

Area A

Area B

Wetlands

Water Quality Classifications

B

C(T)

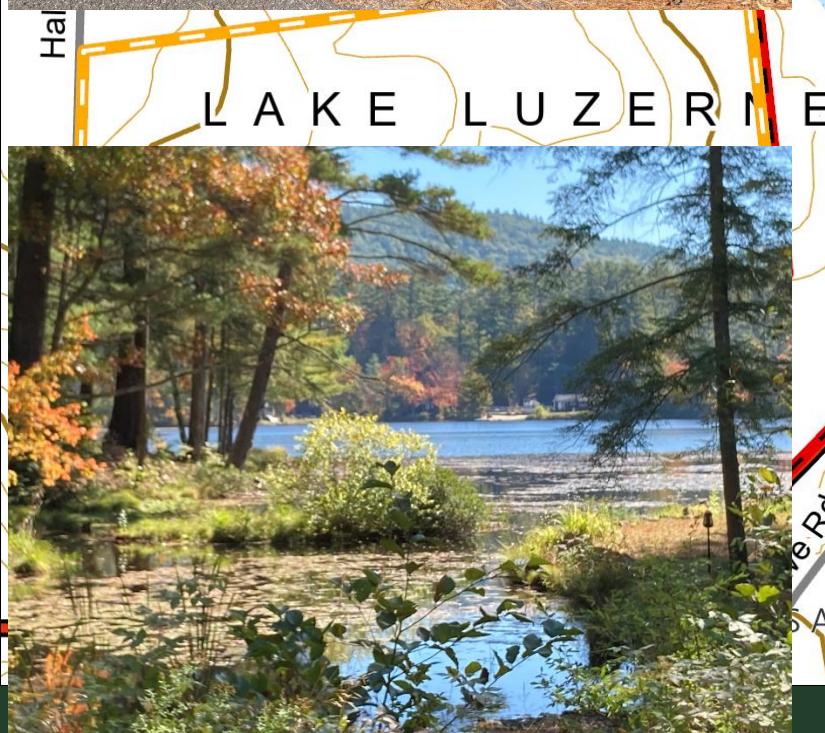
Elevation Contours - 20 foot

20 foot contour

100 foot contour

0, 1,000, 2,000

Feet



Proposed Map Amendment Areas

Area A

Area B

Wetlands

Water Quality Classifications

B

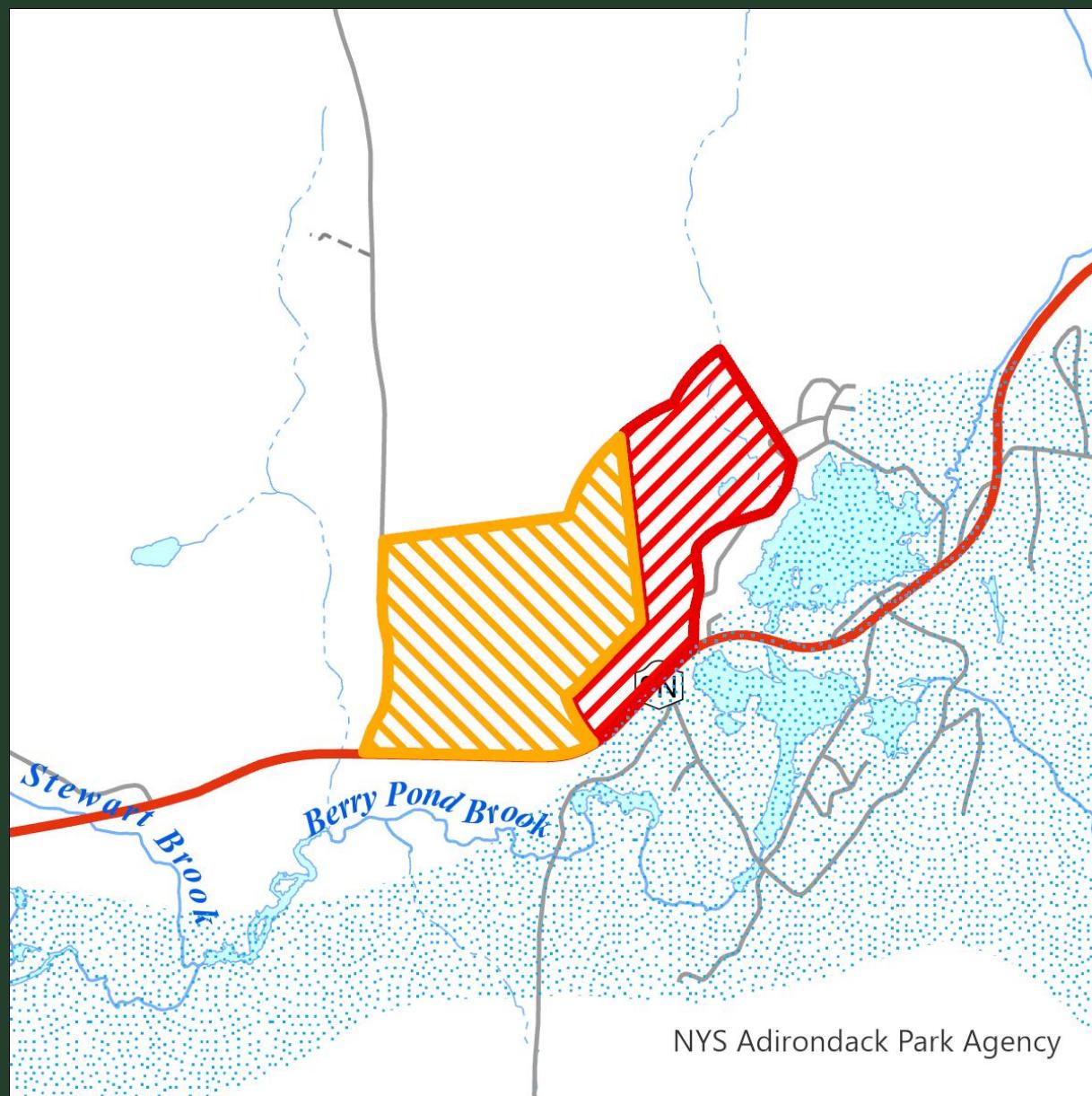
C(T)

Elevation Contours - 20 foot

20 foot contour

100 foot contour





Proposed Map Amendment Areas

Area A

Area B

Main Unconsolidated Aquifers
250K

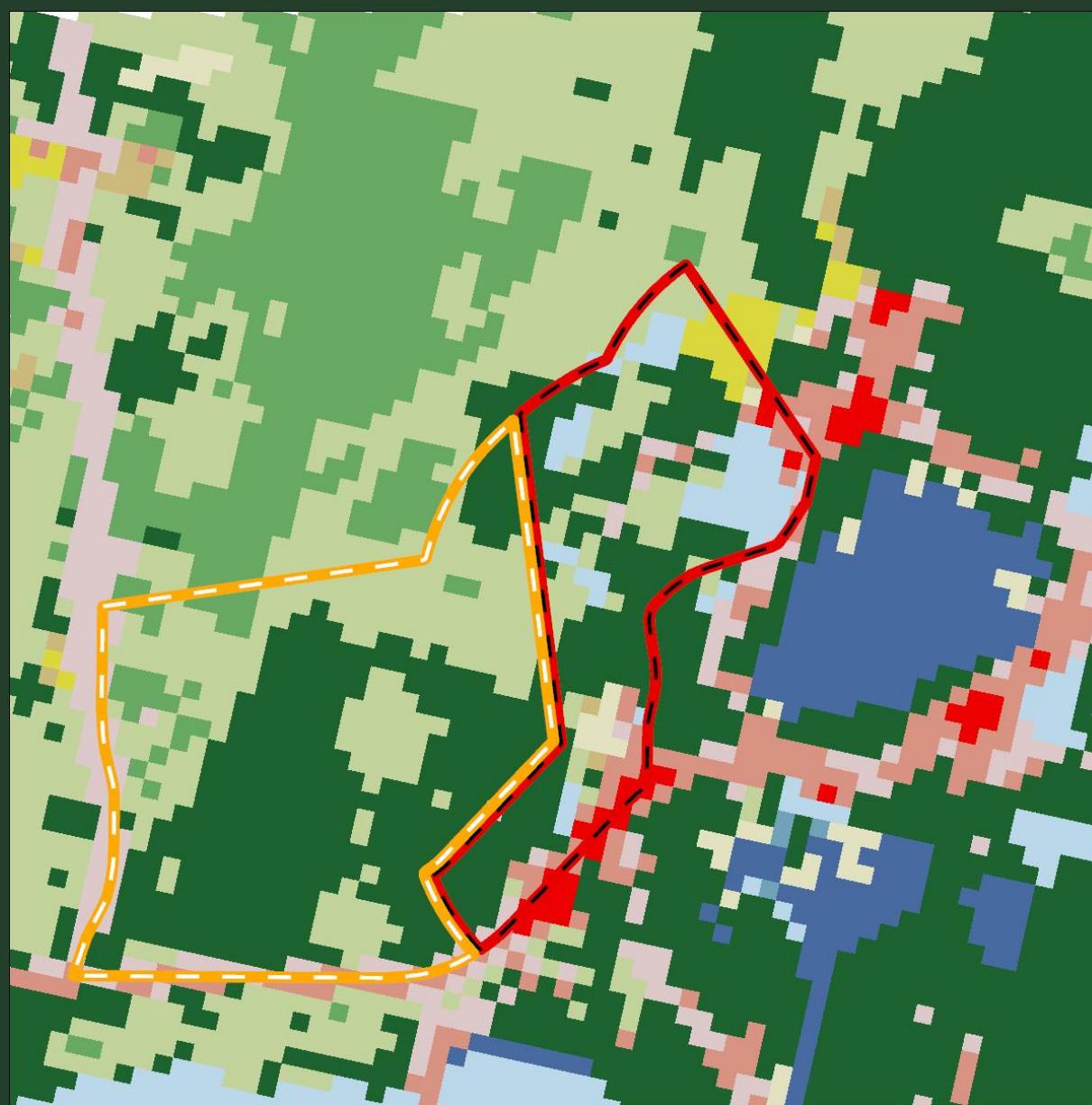
0

0.5

1

Miles





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

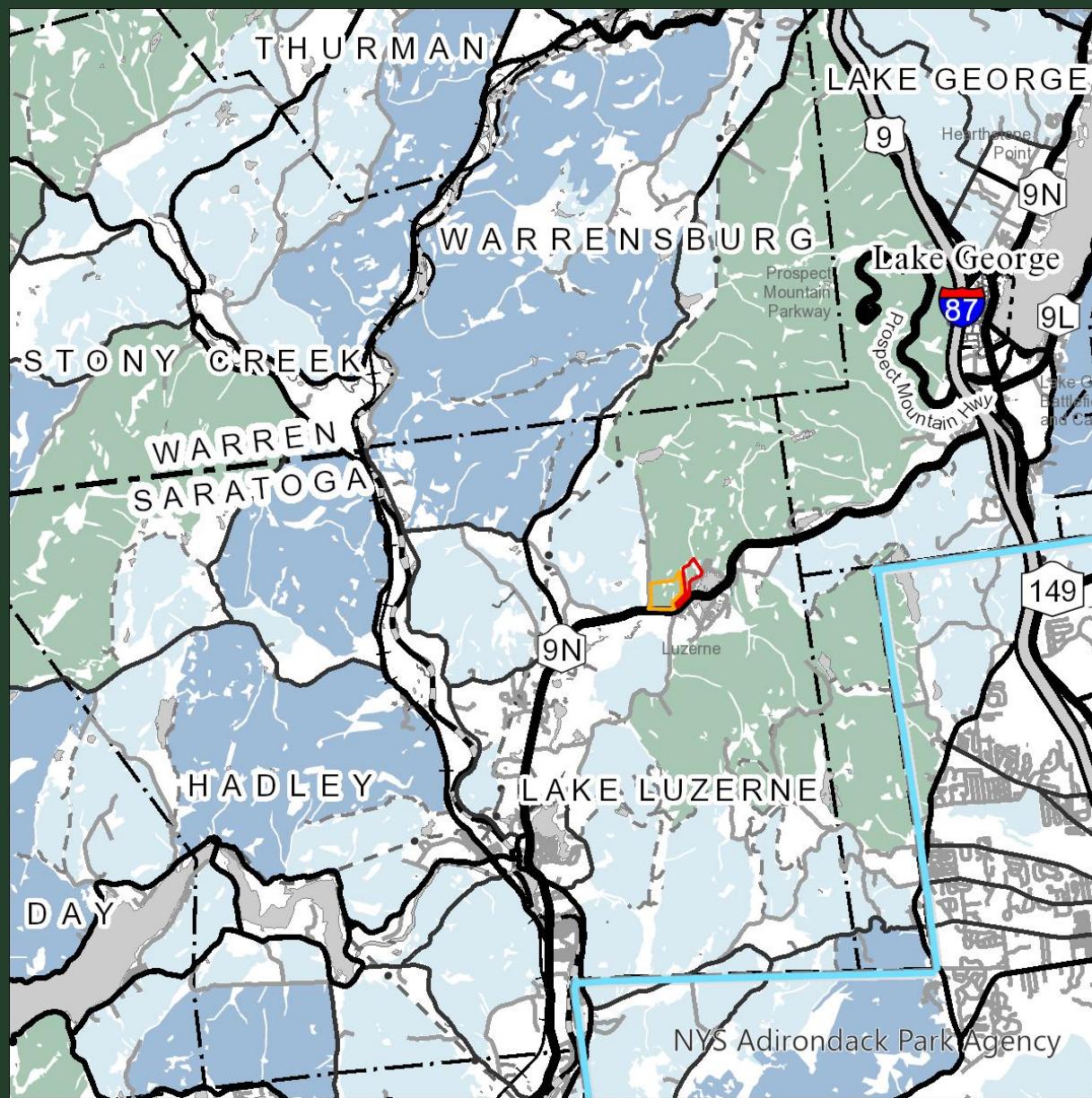
90 Woody Wetlands

95 Emergent Herbaceous Wetlands

N

0 1,000 2,000

Feet



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)

0

3.5

7

Miles



SEQR Potential Adverse Impacts Summary

			Overall Intensity Guidelines (acres per PB)	Number of PBs	Single Family Dwellings (#)*	Commercial Uses (SF)*	Hotel rooms (#)*
	Acreage	Classification					
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

Current **23 +/- PBs**
Proposed **95 +/- PBs**

Net gain **72 +/- PBs**

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

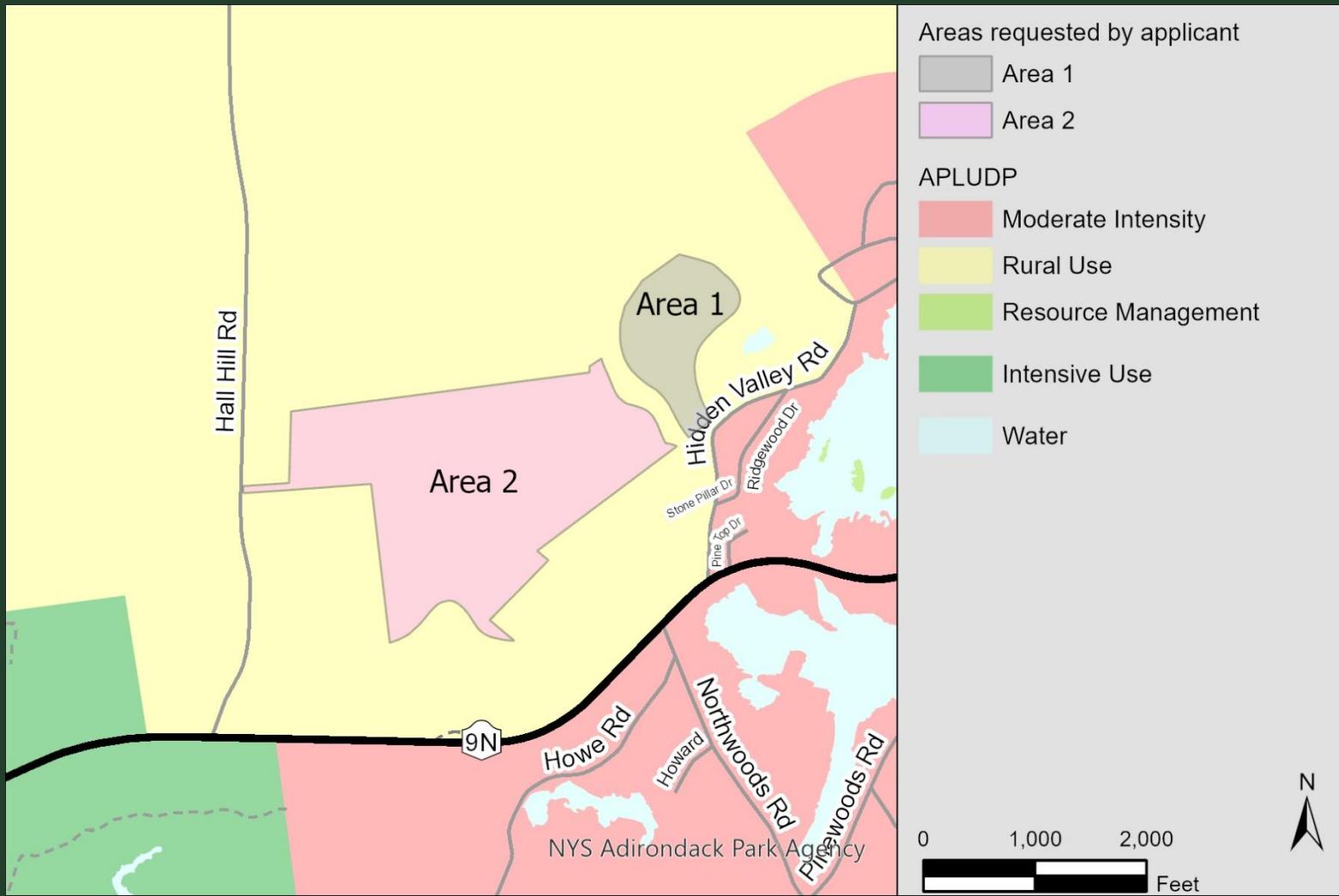
Public Comment Topics:

- Adirondack Park Agency Mission
- Completeness of the DSEIS
- Environmental Impacts
- Impacts to Wildlife
- Impacts to Water Resources
- Impacts on Character of the Area
- Availability of Local Services
- Impacts to Scenic Resources
- Impacts on Traffic
- Economic Impacts
- Map Amendment Process
- Standards for Agency Decision
- Effect on Future Review/Permitting
- Proposed Development
- Local Land Use Planning

Alternative Actions

- No Action – Preferred Alternative
- Alternative Classification
- Alternative Boundaries

Preferred Alternative



Board Action

- Approve FSEIS
- Vote on map amendment

Next Steps

- File notice in ENB of FSEIS completion
- Issue findings
- Execute map amendment order