



**Adirondack  
Park Agency**

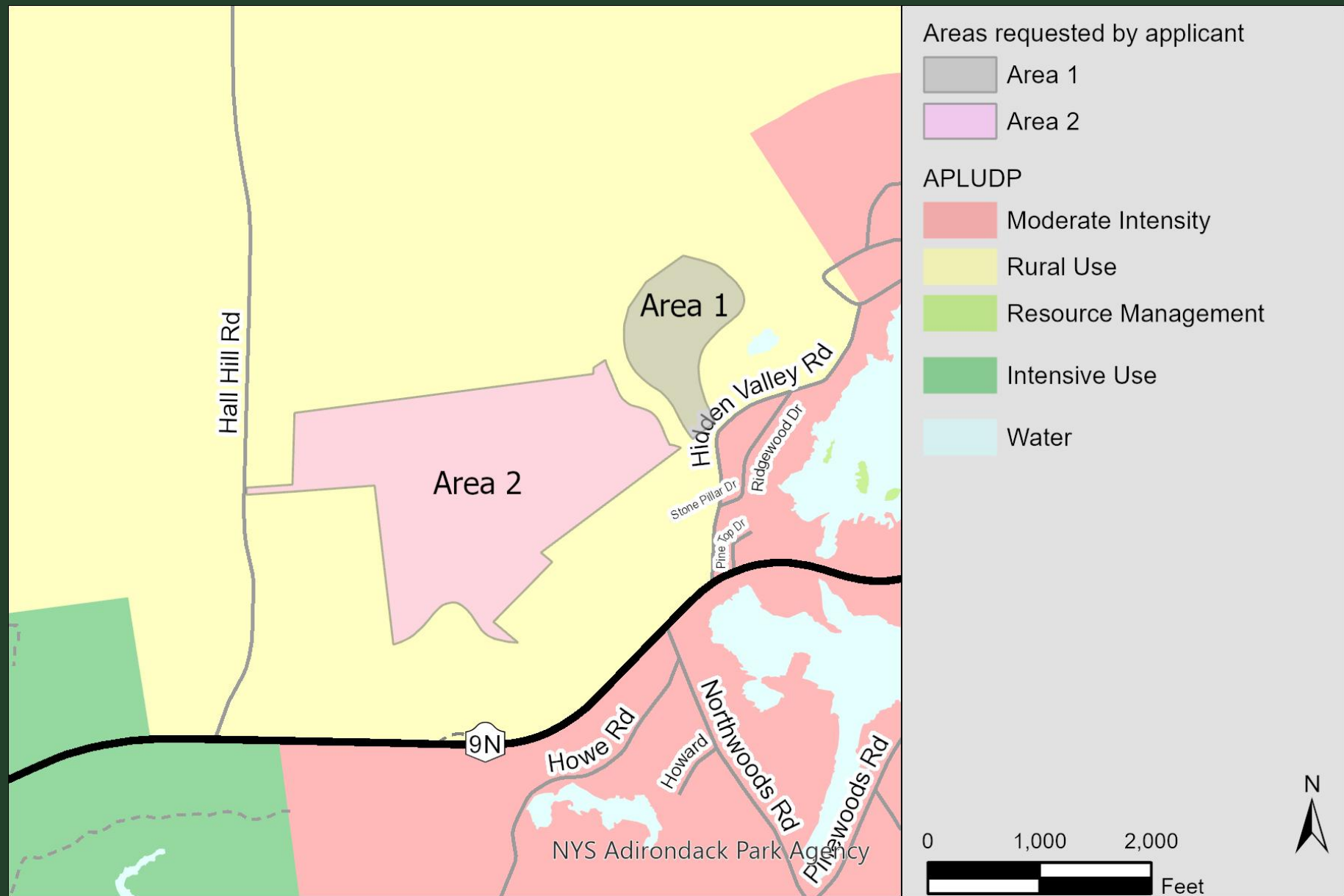
# **Map Amendment 2025-01**

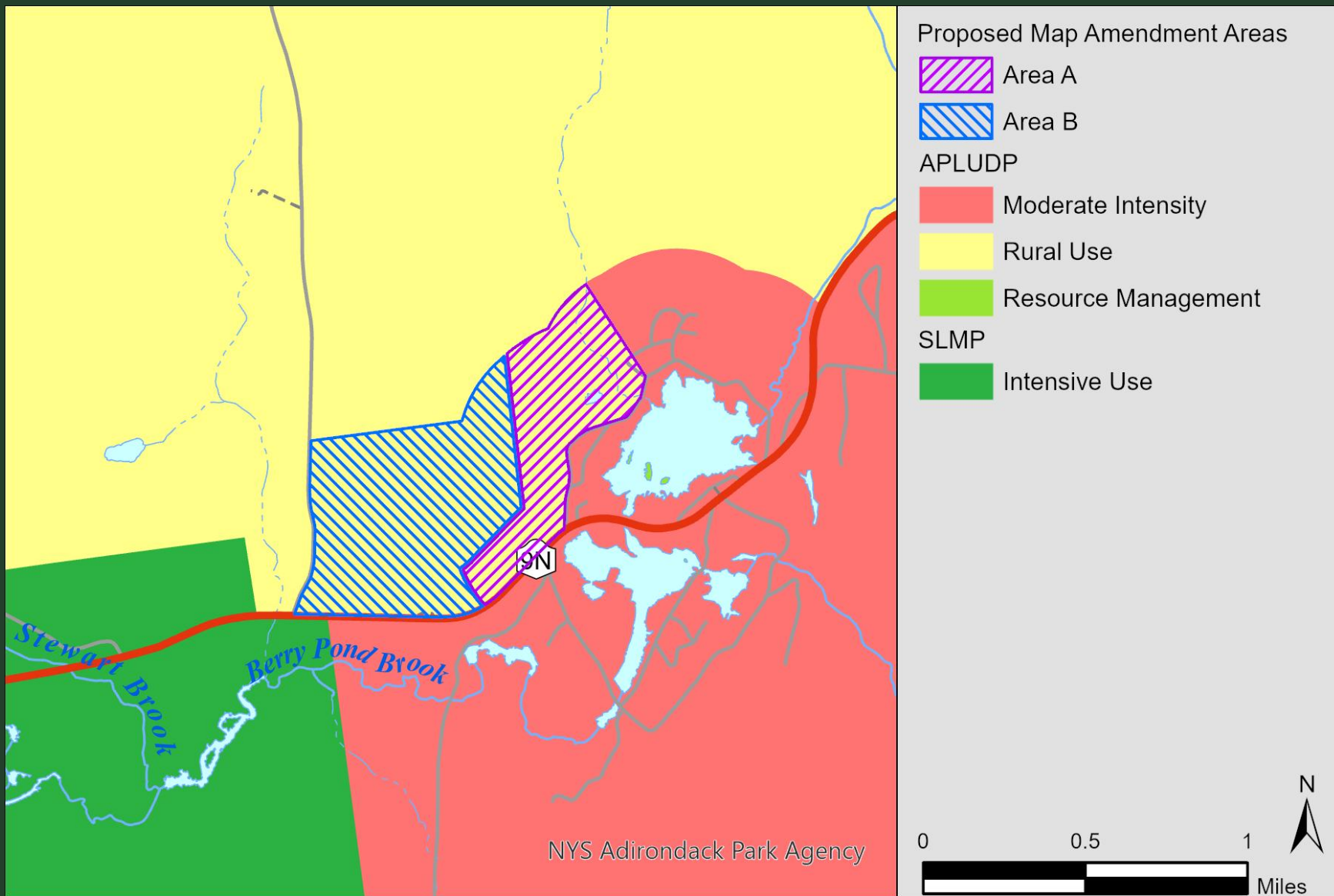
Application by Thomas Reed  
Town Of Lake Luzerne, Warren County

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

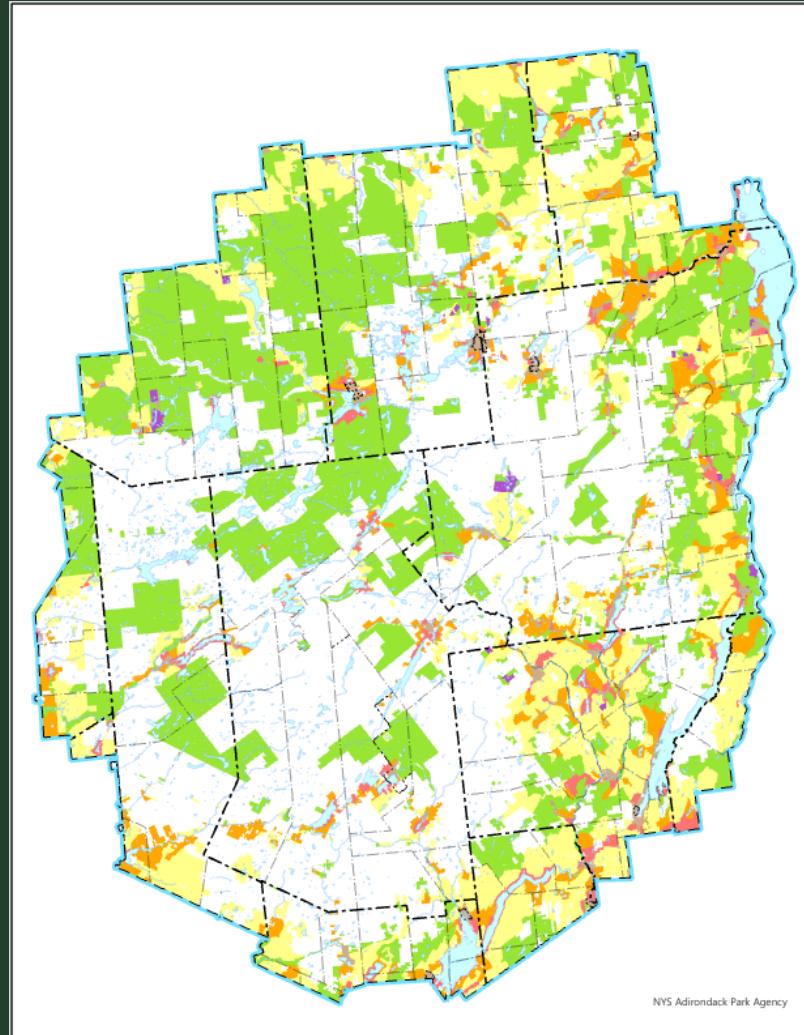




# Summary of Map Amendment Process







- 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**

## **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

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- Hamlet



- Moderate Intensity Use



- Low Intensity Use



- Rural Use



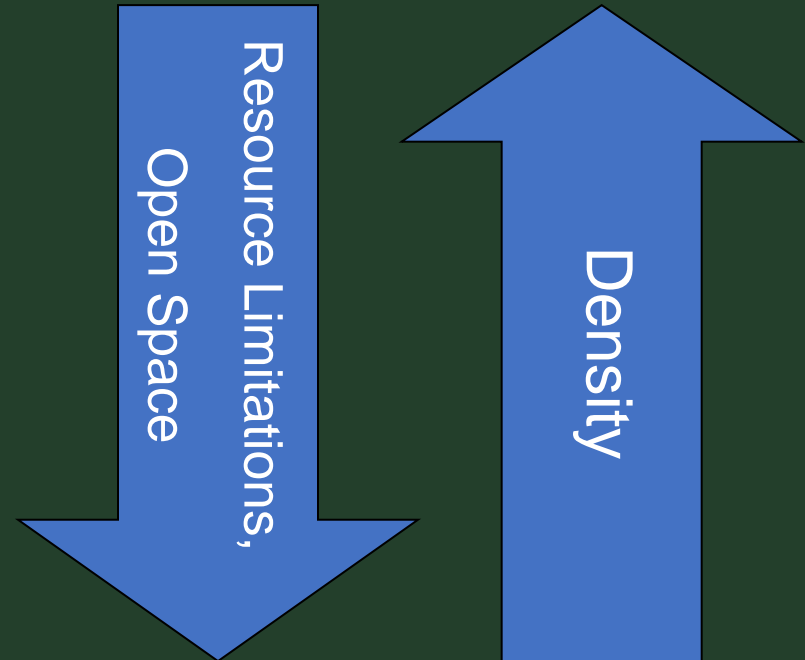
- Resource Management



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

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## 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

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# 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**

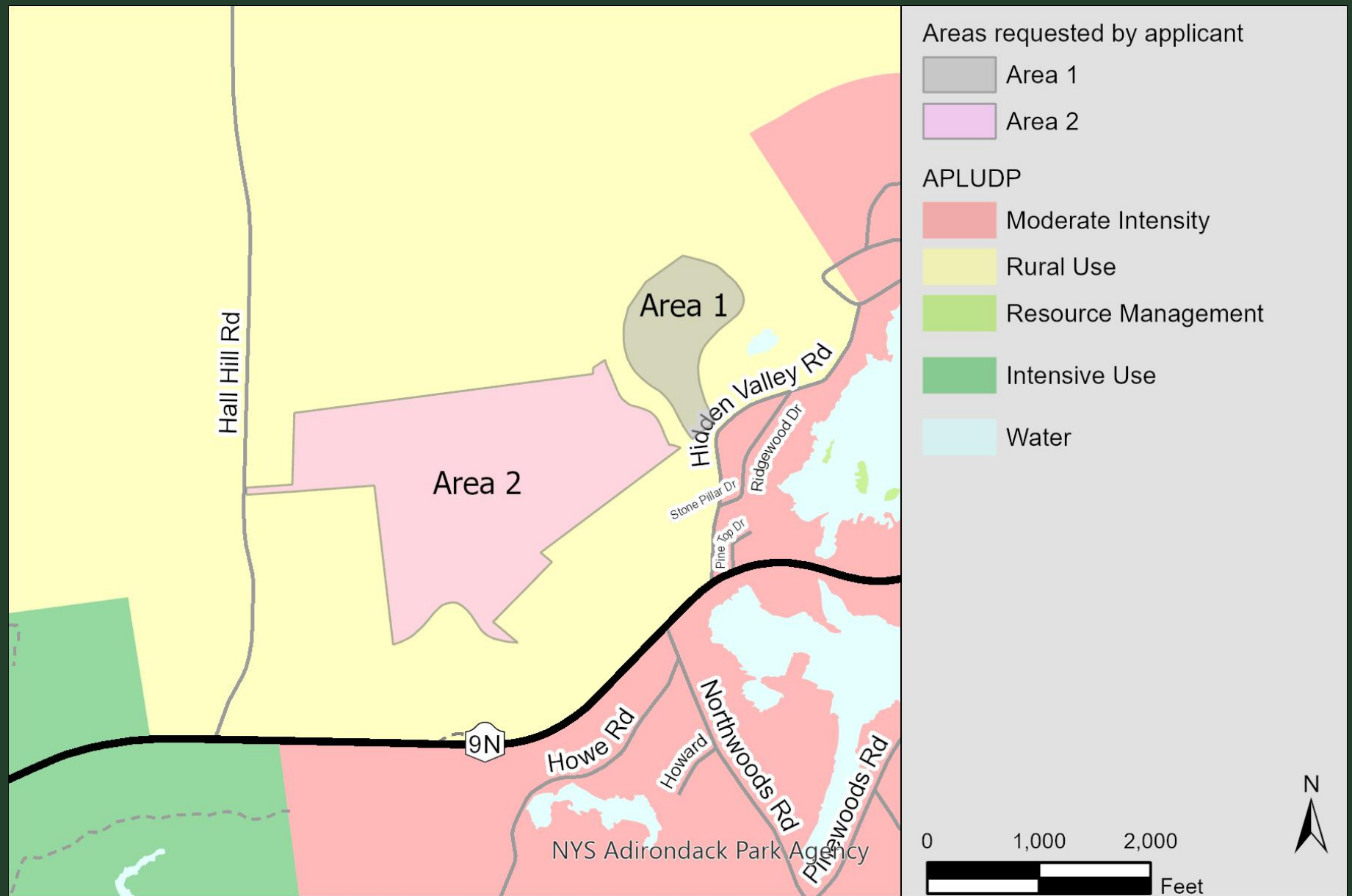
## **(Appendix Q-8 of the APA's Rules and Regulations )**

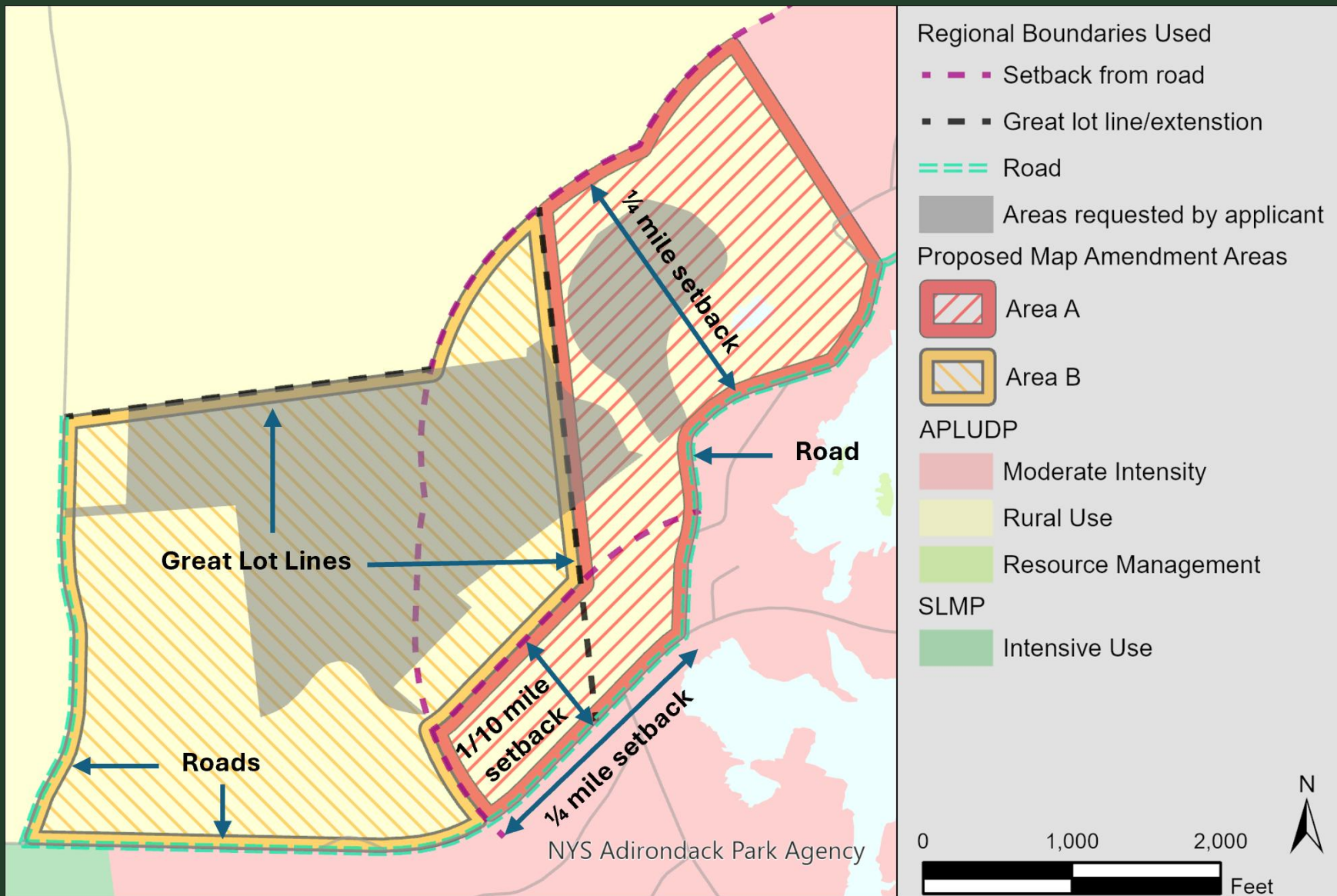
- A. Soils
- B. Topography
- C. Water
- D. Fragile Ecosystems
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facilities
- I. Existing Land Use

# **Final Generic Environmental Impact Statement (FGEIS)**

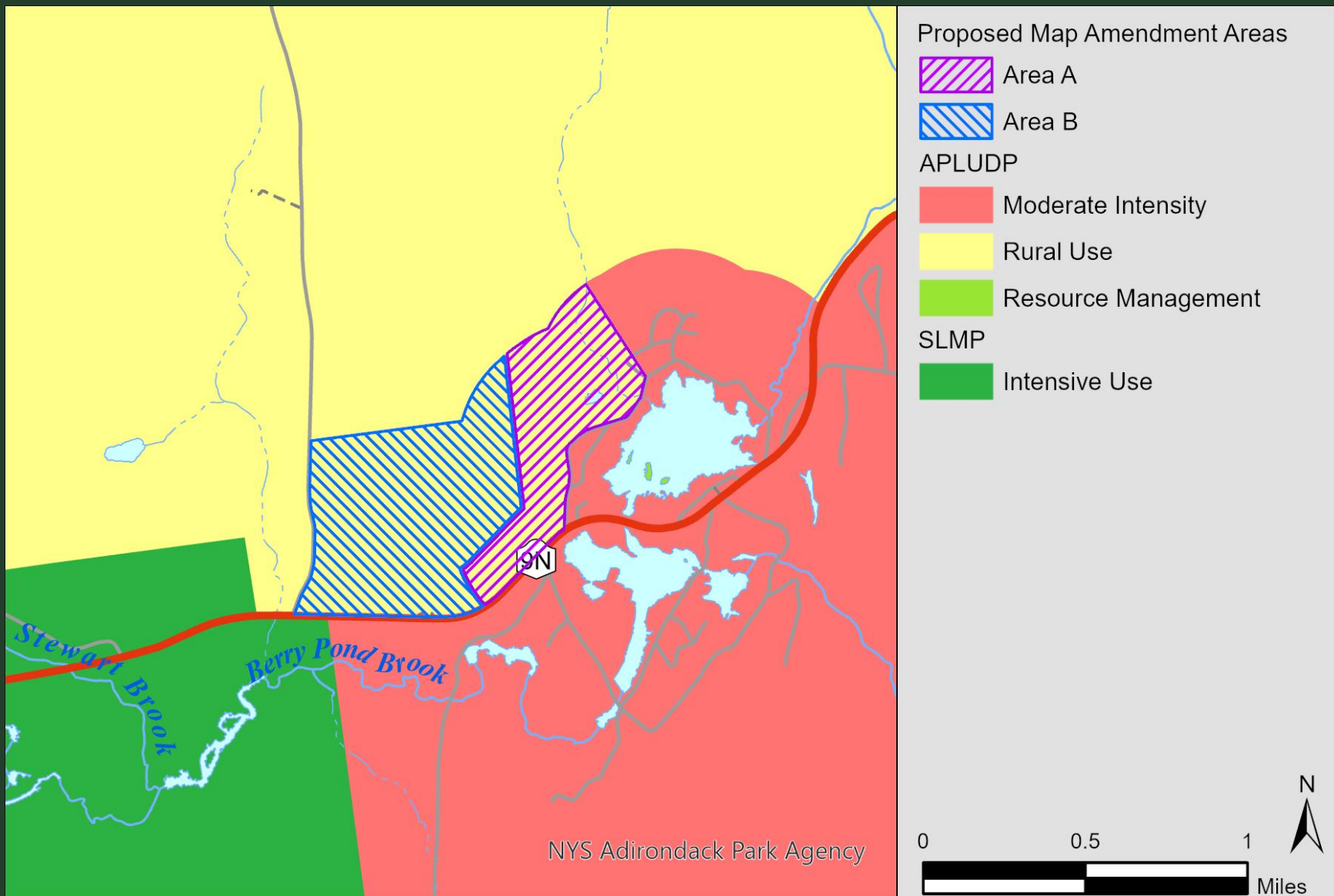
“The Process of Amending the Adirondack Park Private Land Use and Development Plan Map”

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

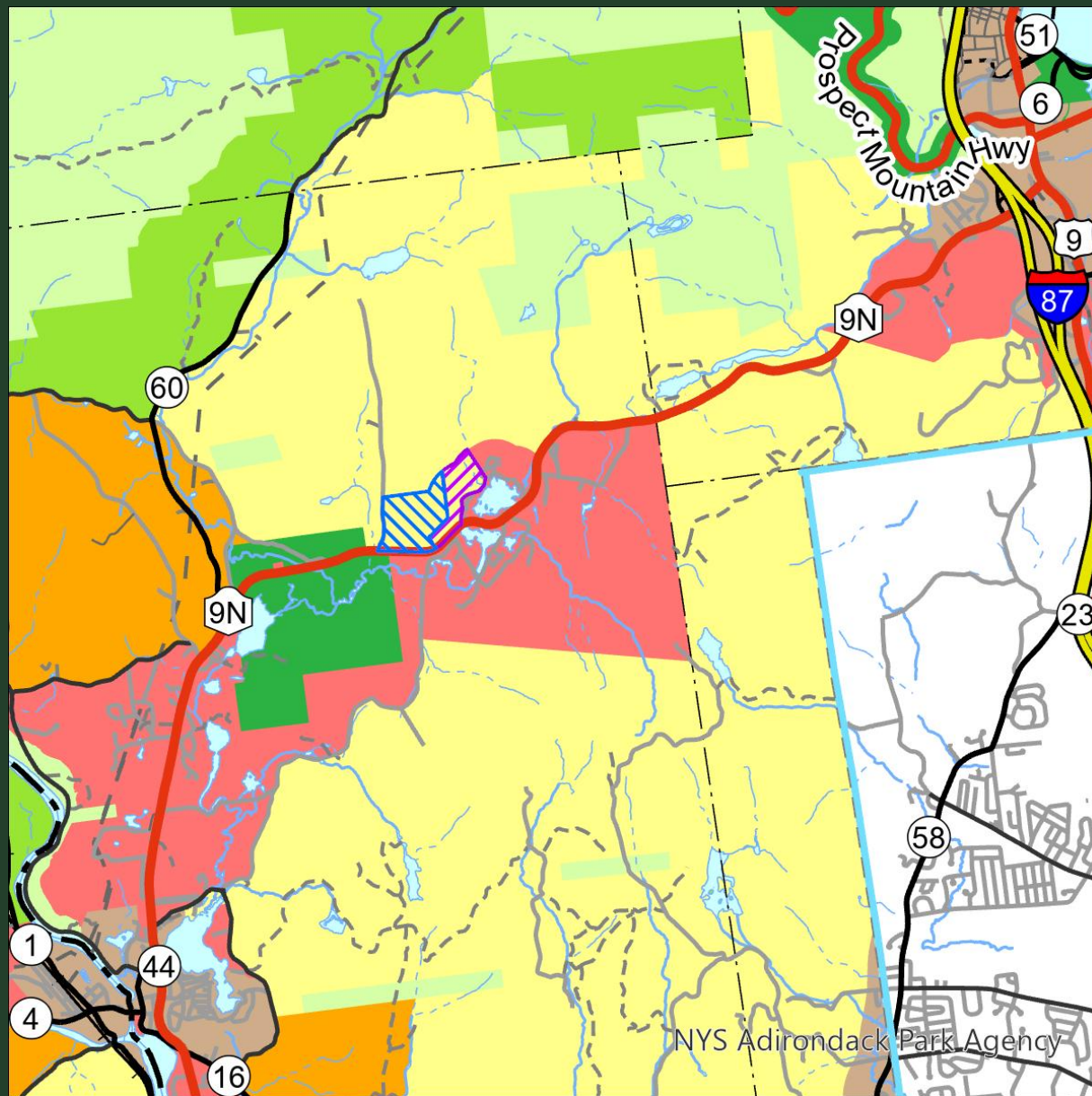












### Proposed Map Amendment Areas

Area A

Area B

### APLUDP

Hamlet

Moderate Intensity

Low Intensity

Rural Use

Resource Management

### SLMP

Wild Forest

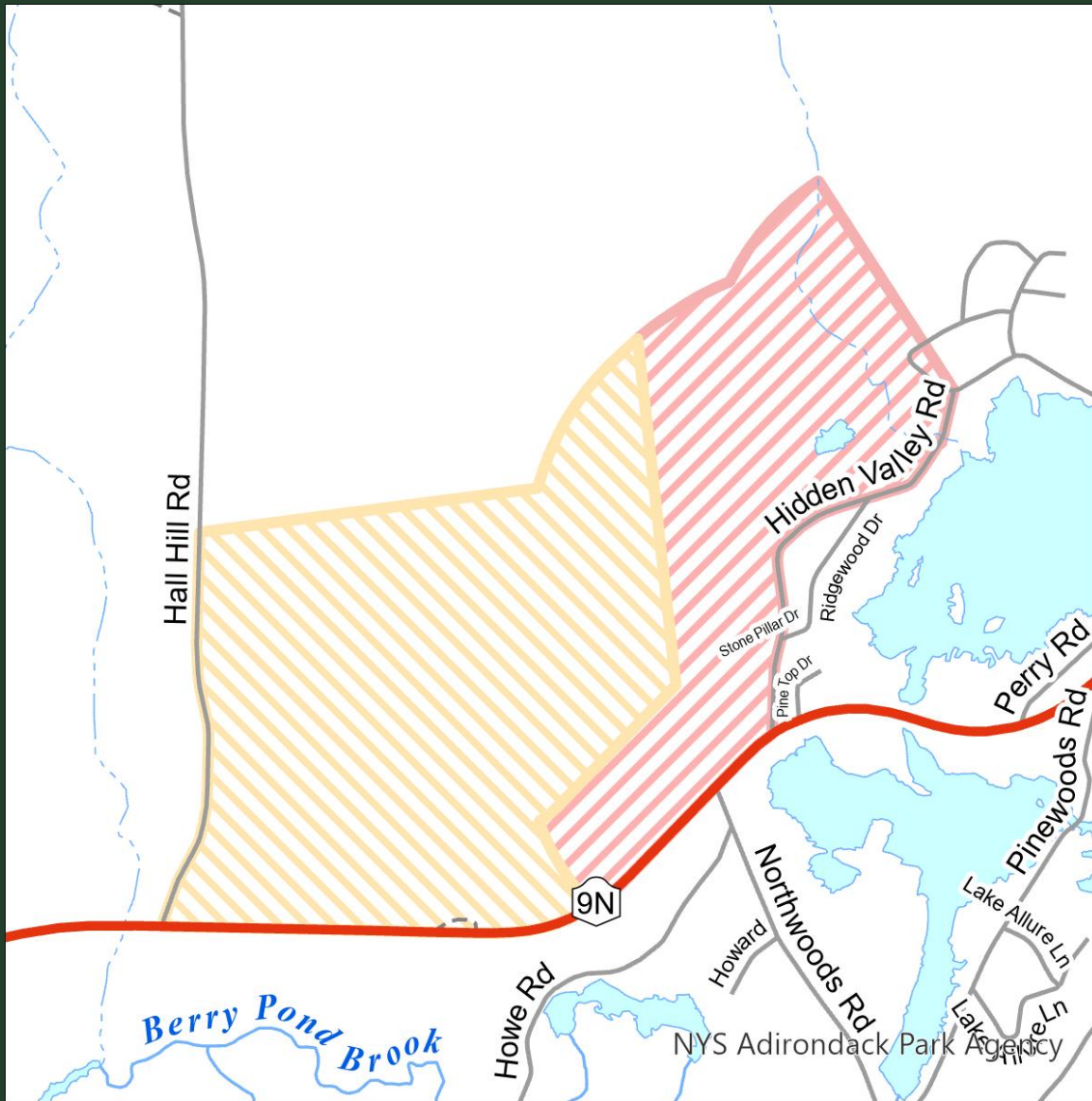
Intensive Use



# **Land Use Classification Determinants**

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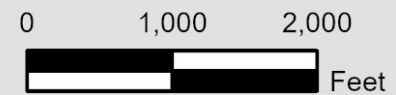
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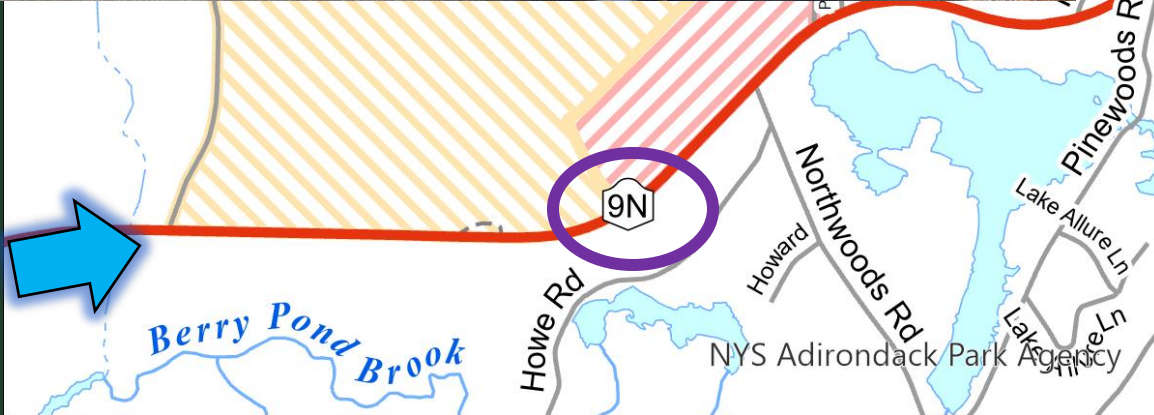
### Proposed Map Amendment Areas

 Area A

 Area B







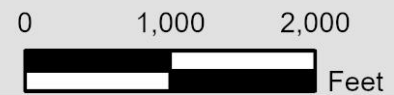
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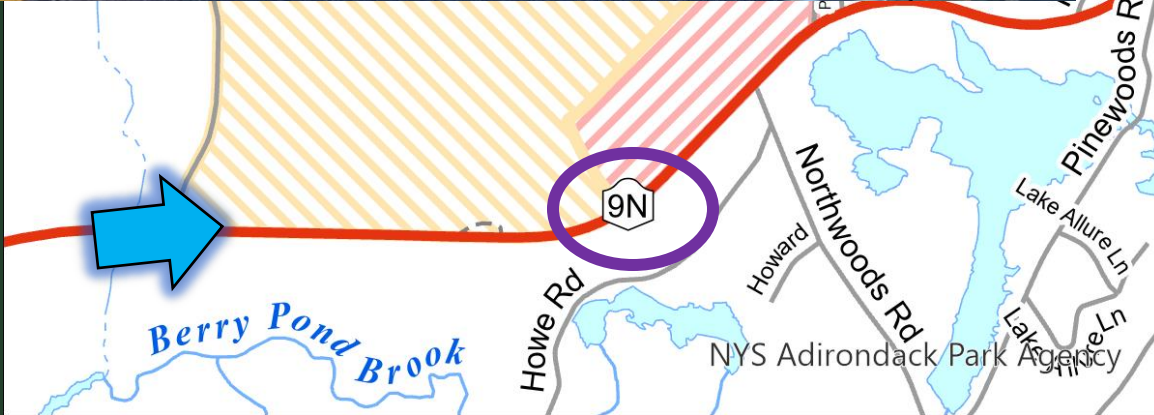
Area A



Area B







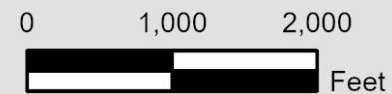
### Proposed Map Amendment Areas



Area A



Area B







### Proposed Map Amendment Areas



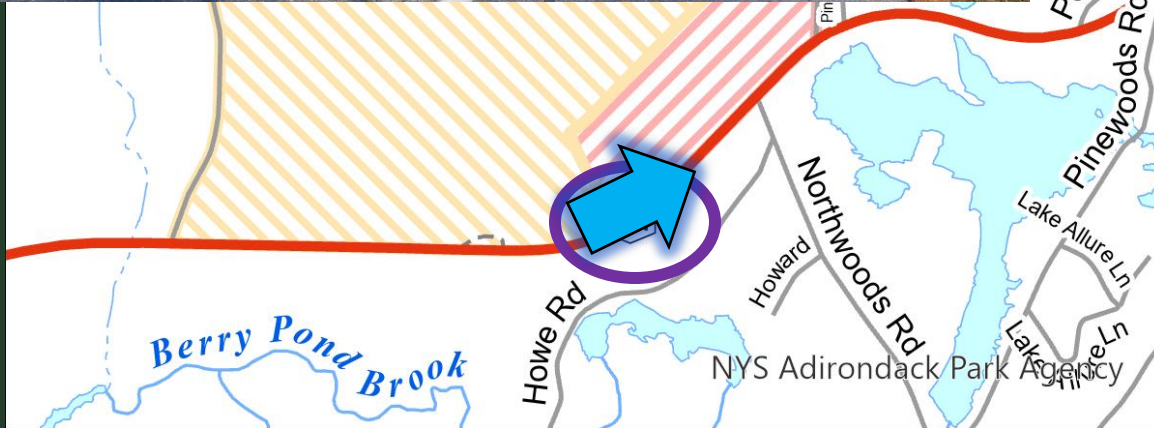
Area A



Area B







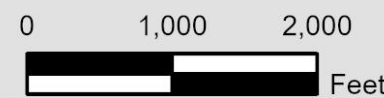
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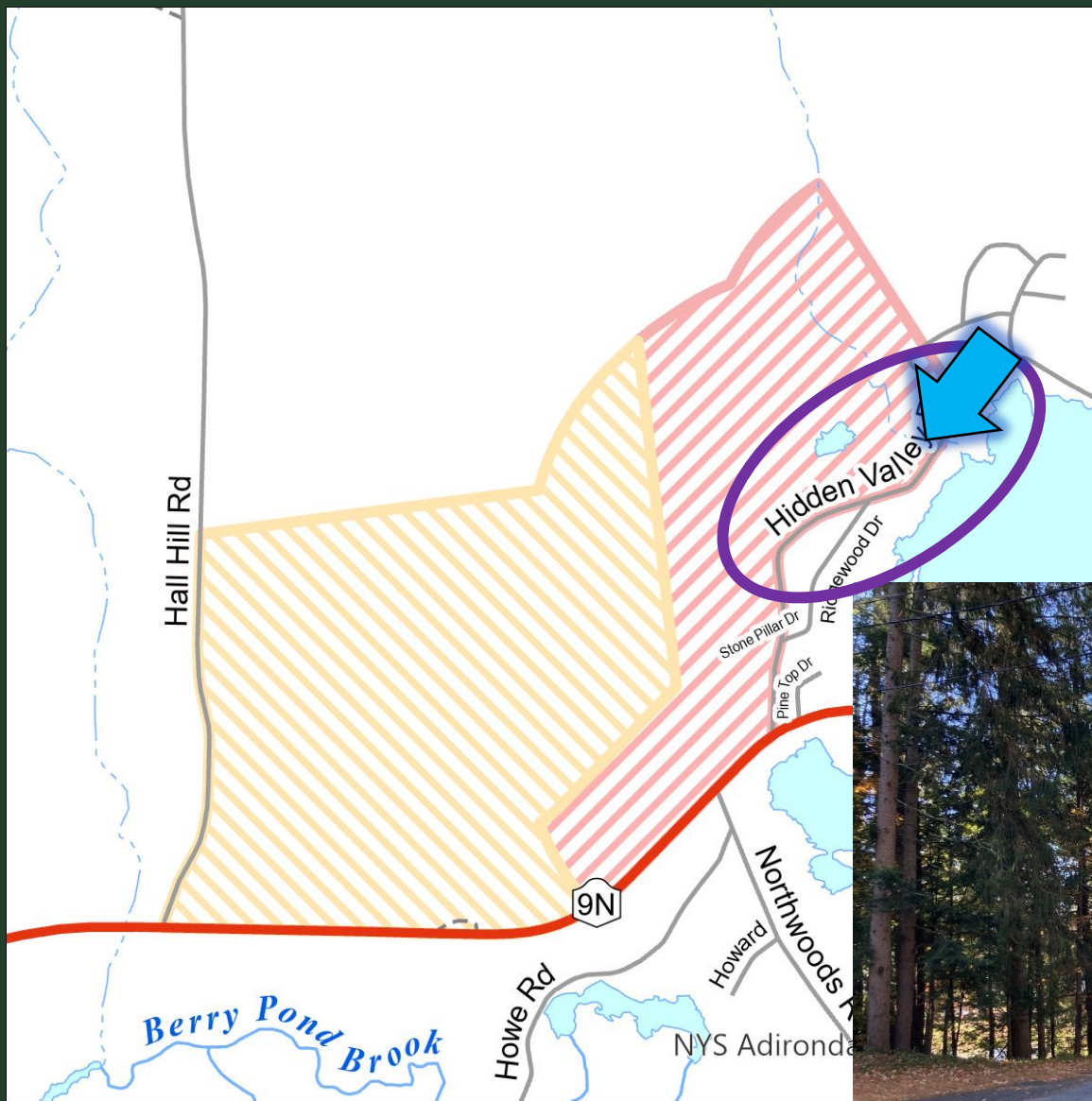
Area A



Area B







### Proposed Map Amendment Areas

 Area A

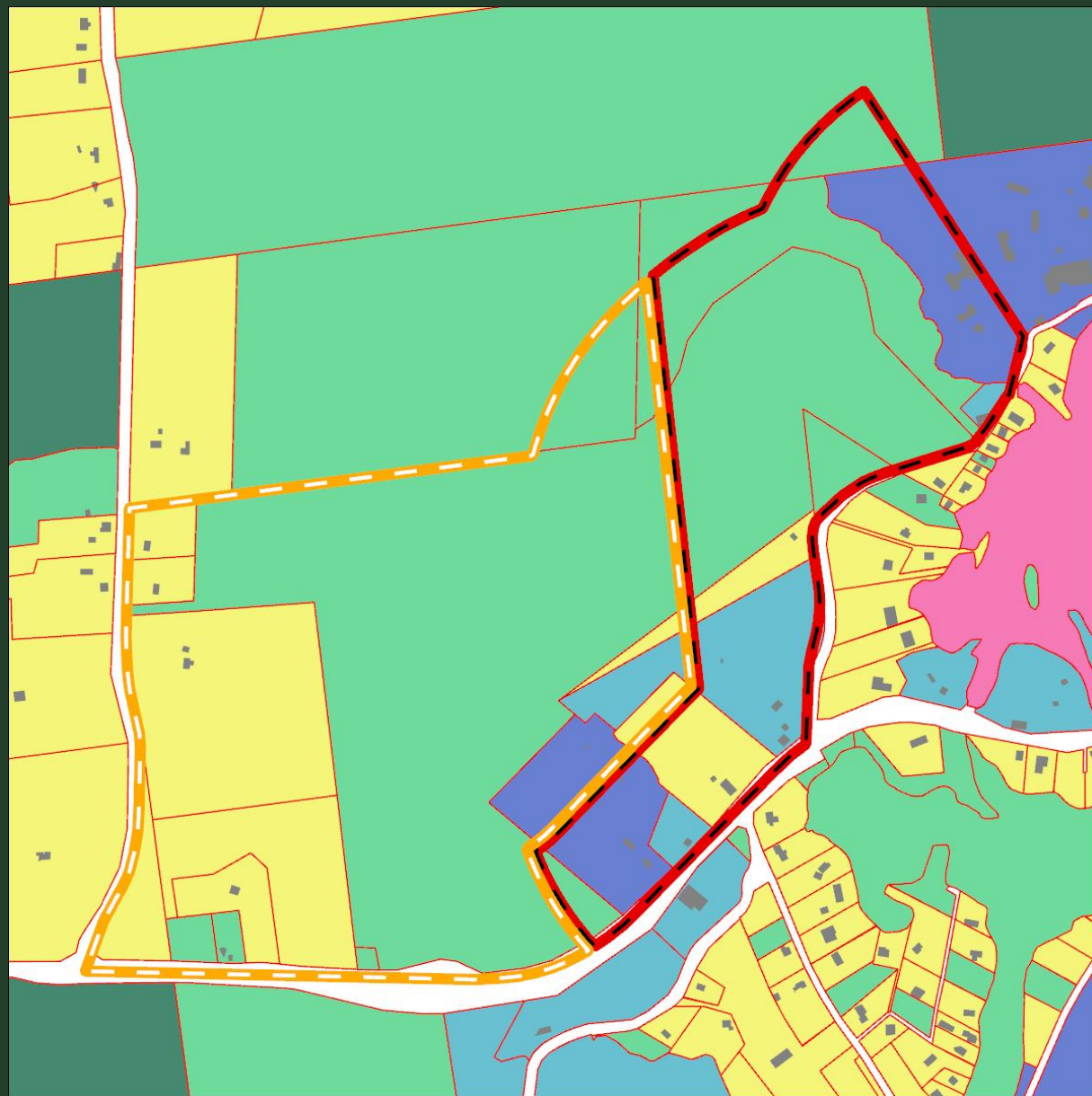
 Area B





## 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

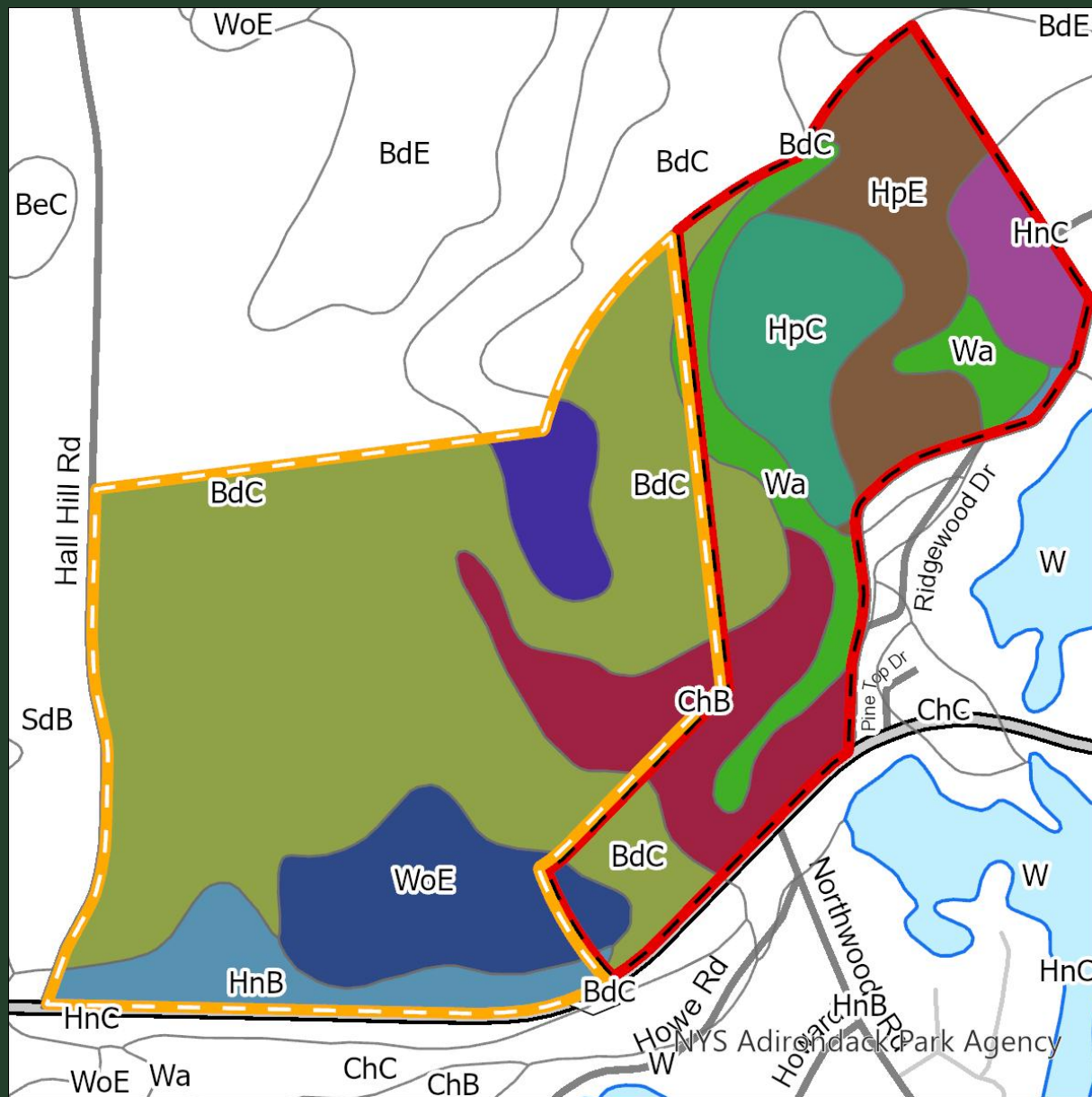


### Parcels 2024

0 1,000 2,000  
 Feet







# Proposed Map Amendment Areas



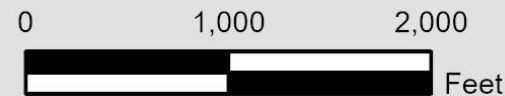
Area A

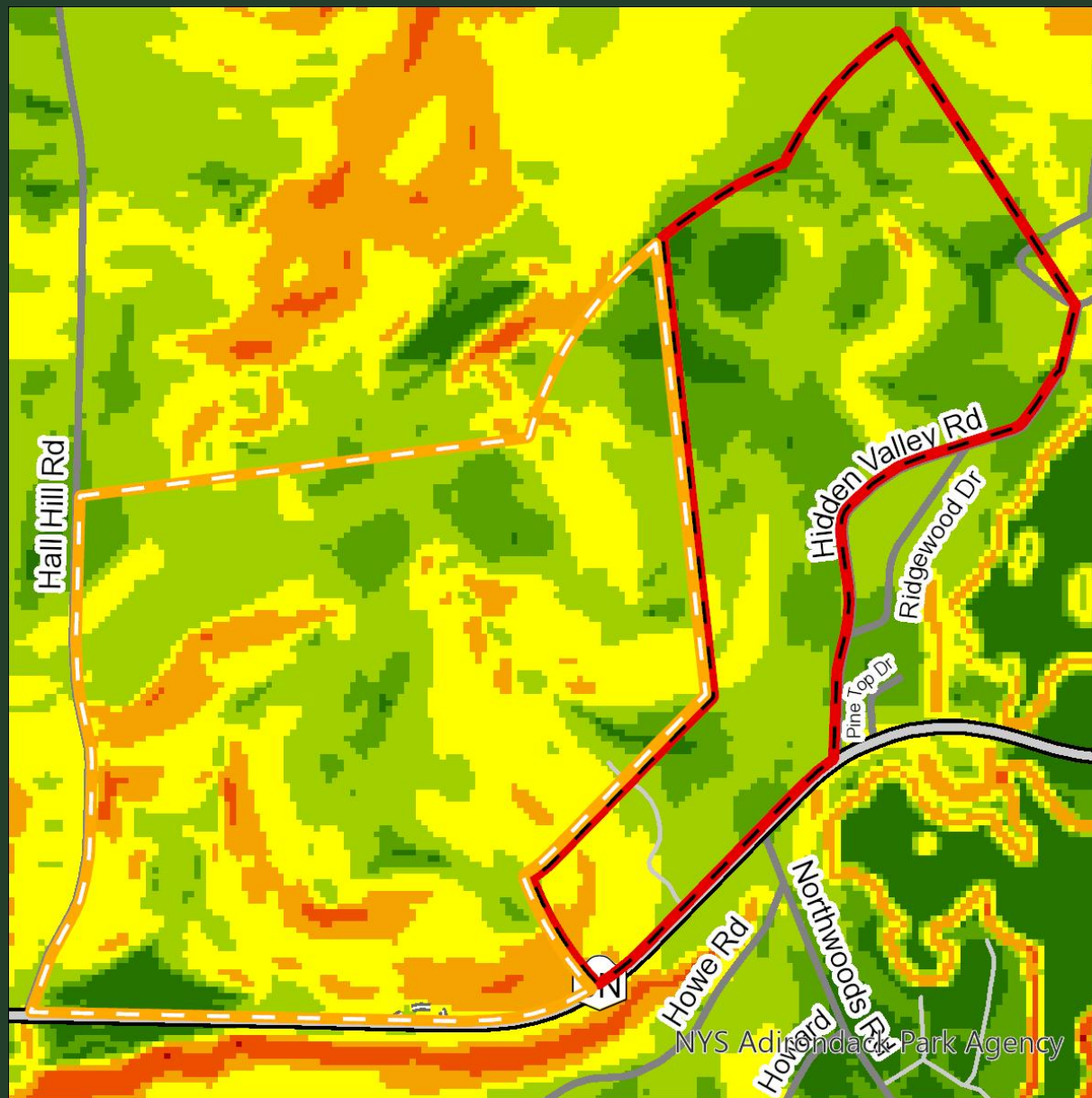


Area B

## 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)





### Proposed Map Amendment Areas

 Area A

 Area B

### Percent Slope

 0 - 1

 1 - 3

 3 - 8

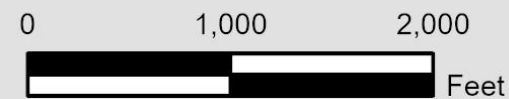
 8 - 15

 15 - 25

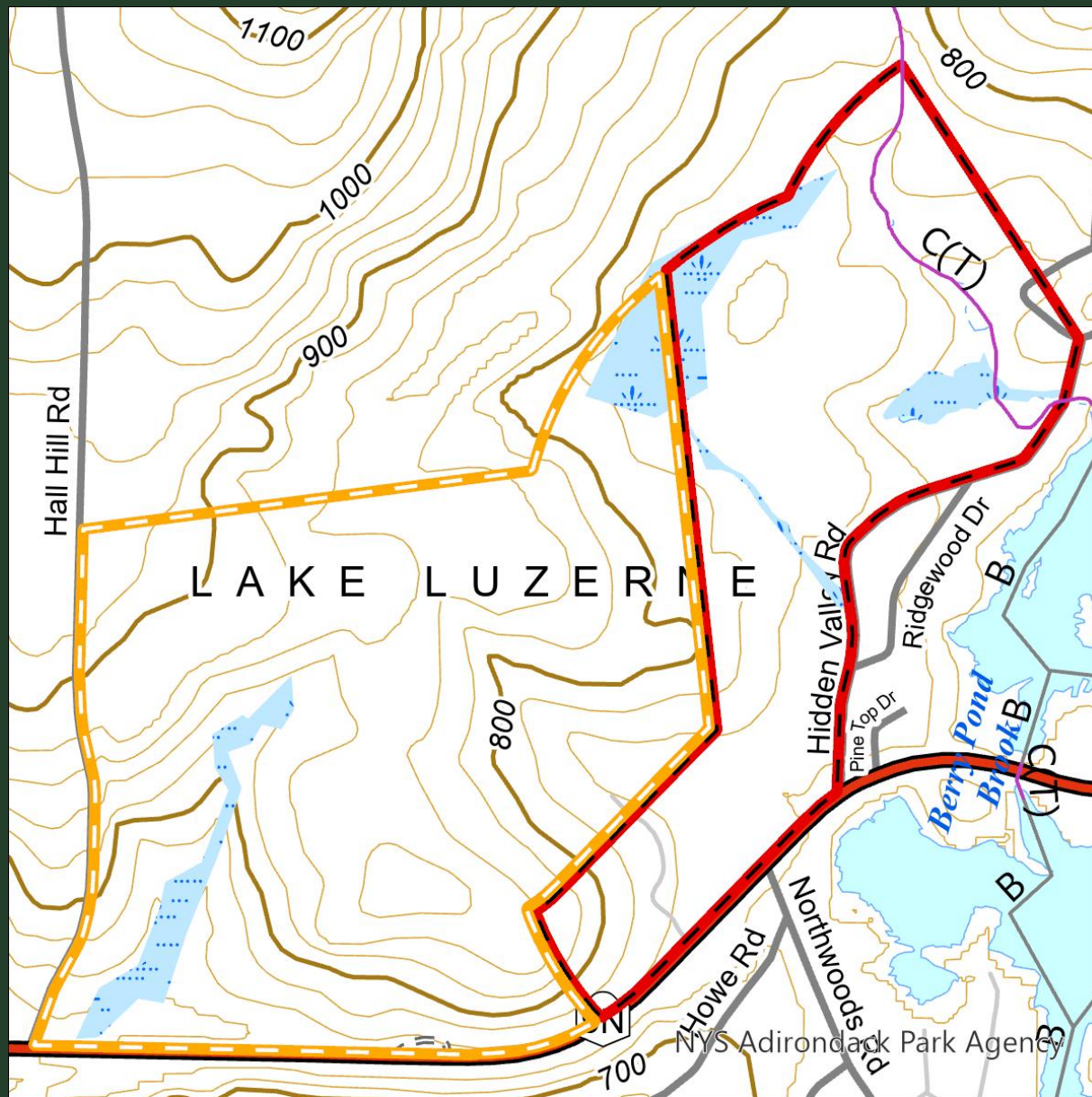
 25 - 40

 > 40

NYS Adirondack Park Agency







### Proposed Map Amendment Areas

 Area A

 Area B


 Wetlands


### Water Quality Classifications

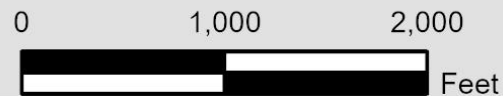
 B

 C(T)

### Elevation Contours - 20 foot

 20 foot contour

 100 foot contour







### Proposed Map Amendment Areas



Area A



Area B



Wetlands

### Water Quality Classifications

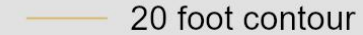


B

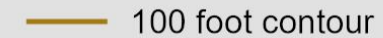


C(T)

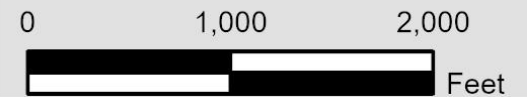
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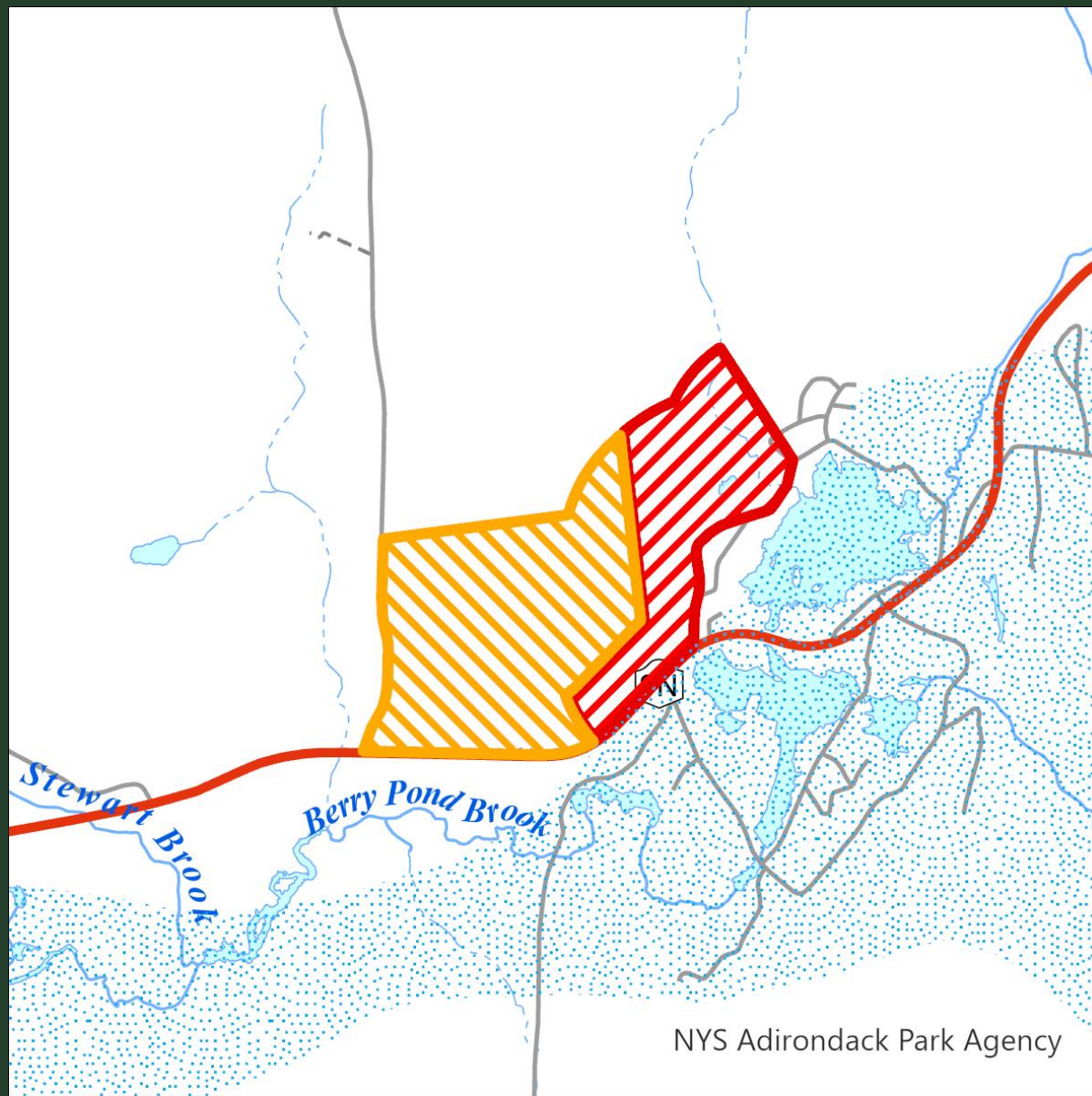
20 foot contour



100 foot contour







#### Proposed Map Amendment Areas



Area A

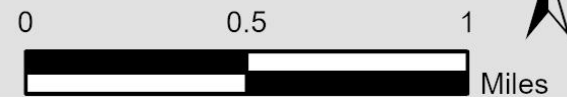


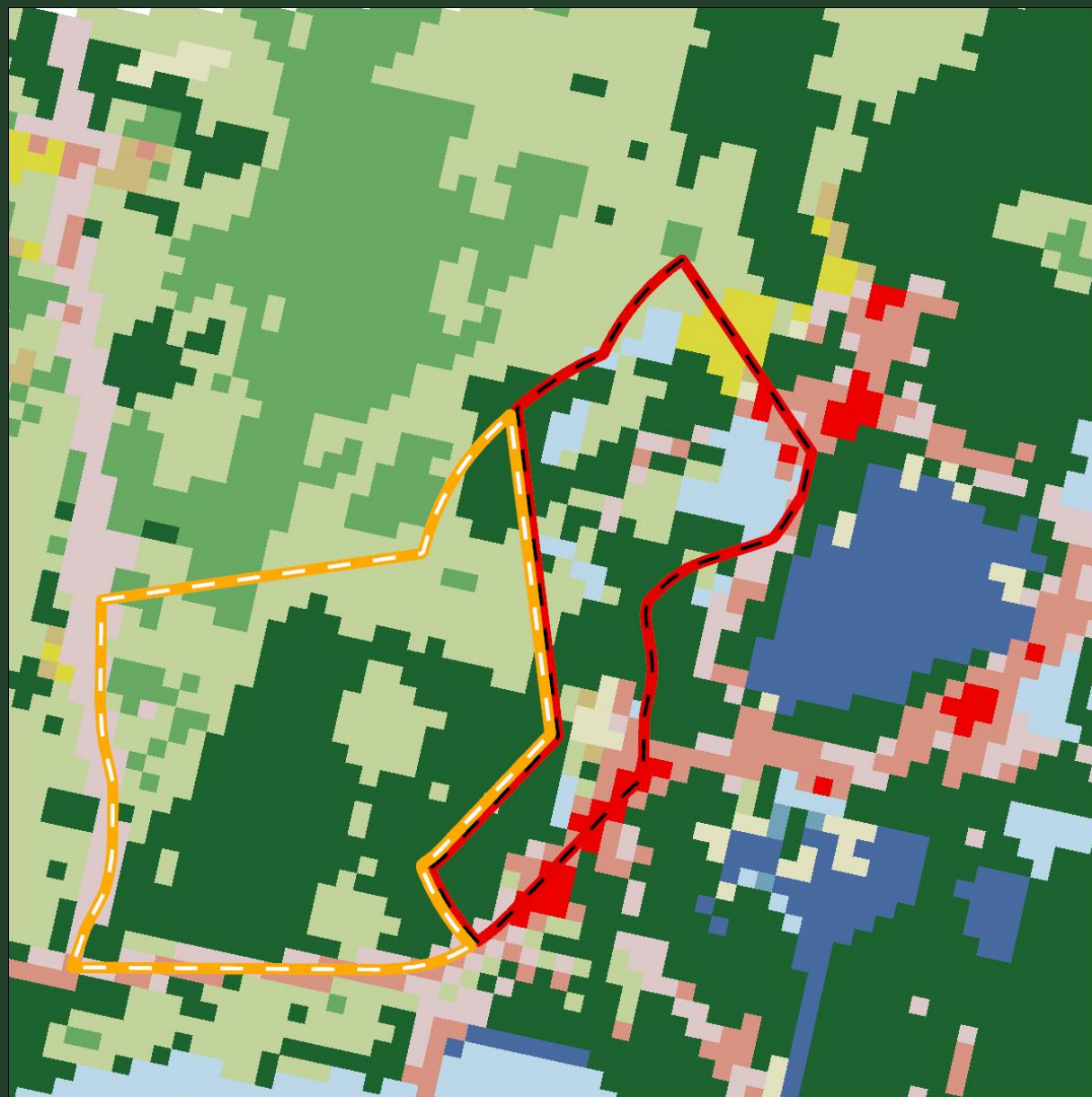
Area B



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



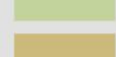
41 Deciduous Forest



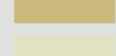
42 Evergreen Forest



43 Mixed Forest



52 Shrub/Scrub



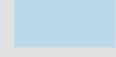
71 Grassland/Herbaceous



81 Pasture/Hay



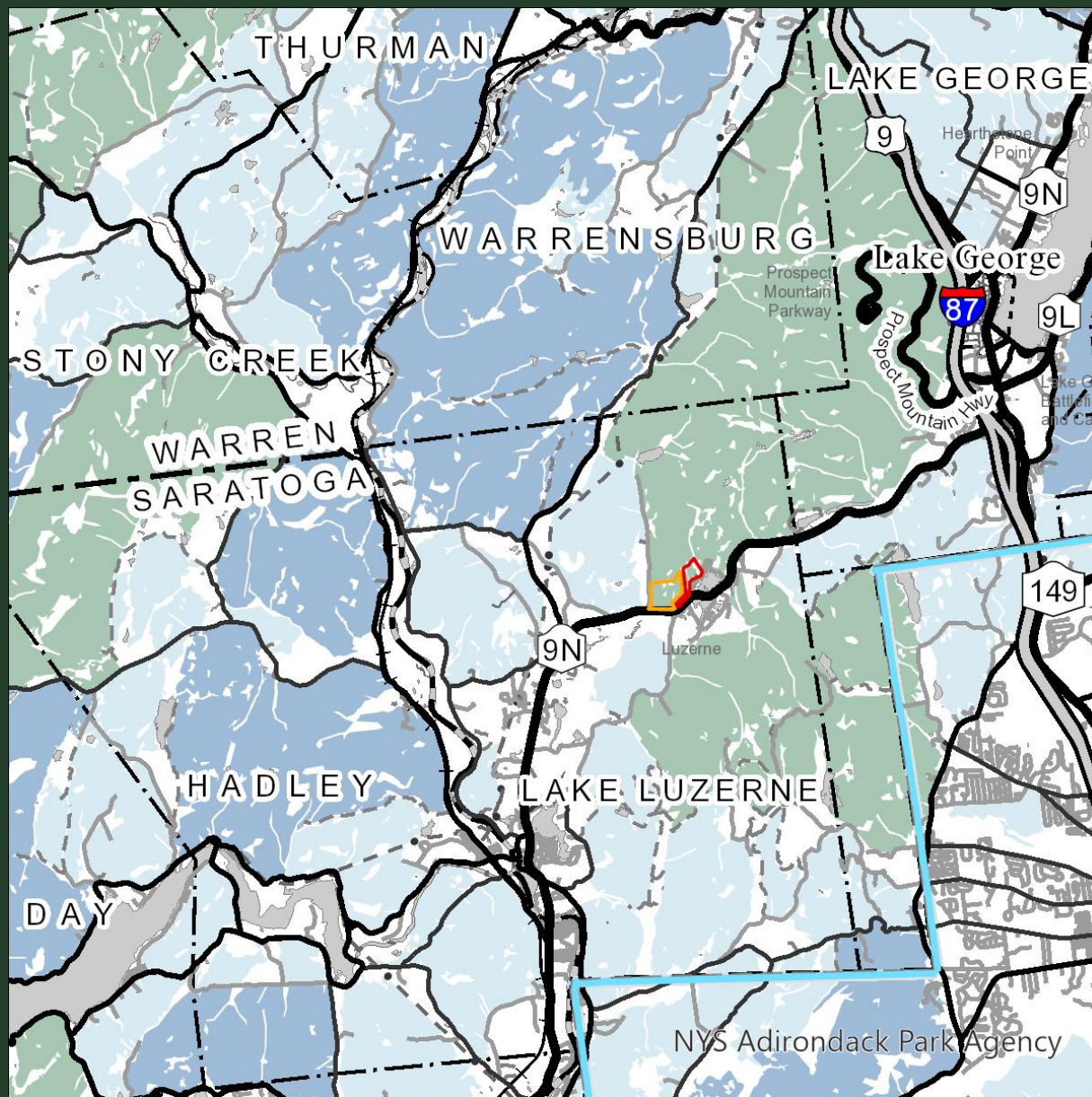
90 Woody Wetlands



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

**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

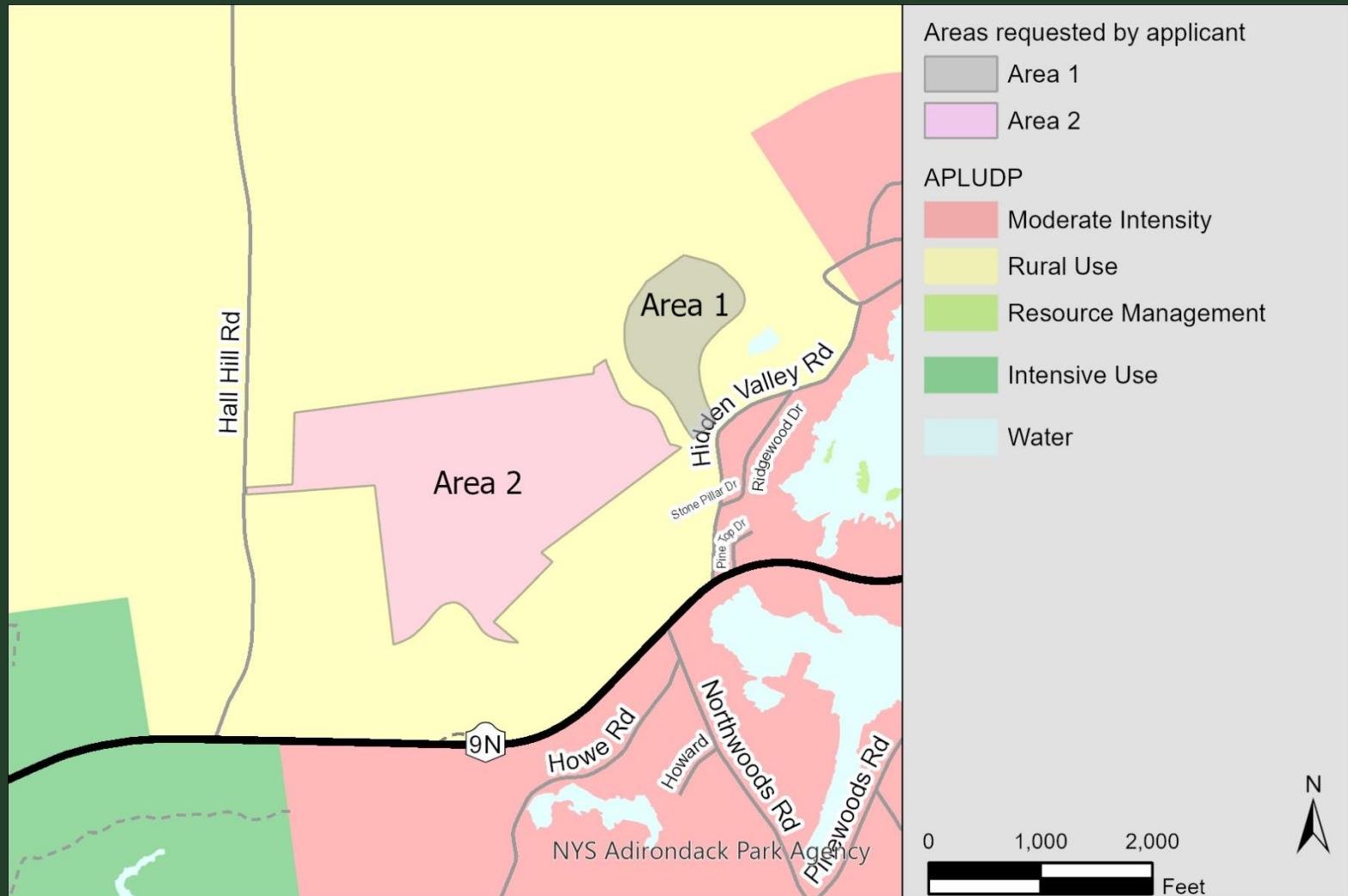
# Public Comment Topics:

- 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