

SUMMARY OF ADIRONDACK PARK AGENCY AUTHORITY OVER LAND USE AND DEVELOPMENT AND SUBDIVISIONS

THIS CHART IS INTENDED AS A GENERAL GUIDE TO THE REQUIREMENTS OF THE ADIRONDACK PARK AGENCY ACT, WILD, SCENIC AND RECREATIONAL RIVERS SYSTEM ACT, AND FRESHWATER WETLANDS ACT. WHILE IT IS A GENERAL SUMMARY OF THEM, IT DOES NOT INCLUDE ALL THE PROVISIONS OF THESE LAWS.

PERSONS CONTEMPLATING A NEW LAND USE OR DEVELOPMENT OR SUBDIVISION, OR AN EXPANSION OF 25% OR MORE OF AN EXISTING USE ARE URGED TO CONTACT THE AGENCY (P.O. BOX 99, RAY BROOK, NY 12977 [518-891-4050]) WHICH WILL PROMPTLY ISSUE A FORMAL, BINDING DETERMINATION AS TO WHETHER AN AGENCY PERMIT OR VARIANCE IS NECESSARY.

IN CHECKING WHETHER APA AUTHORITY MAY APPLY TO A PROPOSED ACTIVITY, EACH SECTION OF THE CHART SHOULD BE REVIEWED.

SHORELINE RESTRICTIONS

THESE RESTRICTIONS APPLY TO ALL NEW (POST AUGUST 1, 1973) LAND USE AND DEVELOPMENT AND SUBDIVISION ON SHORELINES, WHETHER OR NOT A PERMIT IS ALSO NECESSARY. THE AGENCY IS AUTHORIZED TO ISSUE VARIANCES TO THEM UPON A SHOWING OF "PRACTICAL DIFFICULTY."

		APA ACT LAND USE AREAS					
		HAML ET	MODERA TE INTENSI TY USE	LOW INTENSI TY USE	RUR AL USE	RESOUR CE MGMT.	INDUSTRI AL USE
Minimum Setback from Mean high water mark (m.h.w. m.).	Building (for navigabl e waterwa ys)	50 Ft.	50	75	75	100	None
	Septic System (for navigabl e & non- navigabl e waterwa ys)	100 Ft.	100	100	100	100	100
Minimum Lot Width		50 Ft.	100	125	150	200	None

3. Dumping or filling soil, stones, sand, gravel, mud, rubbish or fill of any kind;
 4. Erecting structures, building roads, driving pilings, or placing any other obstructions; and
 5. Clearcutting more than three acres.
2. Any other activity which harms the wetland, including division of surface or subsurface drainage that adversely affects the natural hydrological regime, or substantially increases erosion of or siltation or sedimentation into the wetland.

PROVIDED THERE IS NO FILLING OR OTHER MATERIAL DISTURBANCE, PERMITS ARE **NOT** NEEDED FOR:

PERMITS ARE NEEDED FOR THE INSTALLATION OF ON-SITE SEWAGE DRAINAGE FIELDS OR SEEPAGE PITS, OR SEWER OUTFALLS, **IN A WETLAND OR WITHIN 100 FEET OF ONE.**

1. Fishing, hunting, trapping, ricing, berrying, shell-fishing, aquaculture;
2. Grazing or watering livestock;
3. Making reasonable use of water resources;
4. Harvesting natural products;
5. Selectively cutting timber and constructing skid trails without using fill; and
6. Draining for growing agricultural products.

PROJECTS WITHIN ¼ MILE OF WILD, SCENIC OR RECREATIONAL RIVERS

SPECIAL PERMIT REQUIREMENTS AND OTHER REGULATIONS APPLY, OUTSIDE OF HAMLET AND MODERATE INTENSITY USE AREAS, WITHIN ONE-QUARTER MILE OF THE FOLLOWING RIVERS. PLEASE CONTACT THE AGENCY IF YOU ARE PLANNING LAND USE, DEVELOPMENT, OR SUBDIVISION IN THESE AREAS.

Ampersand Brook	Hudson River	Sacandaga River (East Br.)
Ausable River (East Branch)	Independence River	Sacandaga River (Main Br.)
Ausable River (Main Branch)	Indian River	Sacandaga River (West Br.)
Ausable River (West Branch)	Jordan River	St. Regis River (East Br.)
Black River	Kunjamuk River	St. Regis River (Main Br.)
Blue Mountain Stream	Long Pond Outlet	St. Regis River (West Br.)
Bog River	Marian River	Salmon River
Boquet River	Moose River (Middle, North	Saranac River (Main Br.)
Boreas River	South and Main Branches)	Schroon River
Cedar River	Opalescent River	West Canada Creek
Cold River	Oswegatchie River (Main Br.)	West Canada Creek (South Br.)
	Oswegatchie River (Mid.	West Stony Creek

	Within 150ft. of R.O.W. of State or Federal highway	NJ	NJ	NJ			NJ
	Within 300ft. of R.O.W. of State or Federal highway	NJ	NJ	NJ	NJ		NJ
REVIEW AUTHORITY BY TYPE OF LAND USE AND DEVELOPMENT Residential Uses and Subdivisions	1. Single Family Dwelling	NJ	NJ	NJ	NJ	B	IC-B
	2. Individual Mobile Home	NJ	NJ	NJ	NJ	B	IC-B
	3. Residential Subdivision	NJ 2 to 99 lots	NJ 2-14 lots	NJ 2-9 lots	NJ 2-4 lots	A All subdivisions	IC-B
			B 15-74 lots or 2-14 lots if any shoreline lot less than 25,000 sq. ft. or inland lot less than 40,000 sq.ft.	B 10-34 lots or 2-9 lots if any shoreline lot less than 50,000 sq. ft. or inland lot less than 120,000 sq.ft.	B 5-19 lots or 2-4 lots if any shoreline lot less than 80,000 sq. ft. or inland lot less than 320,000 sq.ft.		
		Or if any lot does not conform to the shoreline lot width requirements.					
		A 100 or more lots	A 75 or more lots	A 35 or more lots	A 20 or more lots		
4. Mobile Home Court	NJ	B	B	B	IC-B	IC-B	
	A 100 or more lots	A 75 or more lots	A 35 or more lots	A 20 or more lots			

	Building						
	18. Municipal Road	NJ	B	B	B	B	B
Commercial/Industrial/Recreational	19. Agricultural Service Use	NJ	B	B	B	A	B
			A 10,000 sq.ft. or more	A 5,000 sq.ft. or more	A 2,500 sq.ft. or more		
	20. Commercial Use	NJ	B	B	B	IC-B	B
			A 10,000 sq.ft. or more	A 5,000 sq.ft. or more	A 2,500 sq.ft. or more		
	21. Tourist Accommodation	NJ				IC-B	
		A if 100 or more units	B	B	A	A if Ski Center	IC-B
	22. Tourist Attraction	NJ	A	A	IC-B	IC-B	IC-B
	23. Marina, Boat Launching Site	NJ	B	B	B	IC-B	IC-B
	24. Golf Course	NJ	B	B	B	B	IC-B
	25. Campground	NJ	B	B	B	B	IC-B
						A 50 sites or more	
	26. Group Camp	NJ	B	B	B	A	IC-B
27. Ski Center	NJ	A	A	A	A	IC-B	
28. Commercial Seaplane Base	NJ	B	B	A	IC-B	IC-B	
29. Cmrc. or Private Airport		A	A	A	A	IC-B	IC-B
30. Sawmill/Wood Using Facility	NJ	A	A	A	A	B	