



NEWS RELEASE

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FUND for Lake George Supports New Adirondack Park Legislation for Affordable Housing, Community Planning, Application Fees, and Other Minor Reforms of the Adirondack Park Agency Act

Legislation marks first serious modernizing of APA Act since initial passage in 1973. Legislation will establish new local government planning grants program and provide new incentives for affordable housing as well establishes new application fees and extends regulatory time clocks.

Lake George – The FUND for Lake George announced its support for three new bills introduced in the State Legislature designed to update the Adirondack Park Agency Act, initially passed in 1973. This group of bills marks the first serious effort to amend the Act since its original passage. The highlights of the bills include:

- Creation of a new incentive for affordable housing where housing projects can be undertaken in a new 4-1 ratio in Low and Moderate Intensity Areas as long as they are part of park-wide community housing efforts, such as that of the Adirondack Housing Trust.
- Creation of a new Adirondack Park Local Government Planning Grants Program to provide planning, economic development, and community development grants to local governments in the Park. This new fund will be supported by new application fees and is expected to generate \$200,000 annually.
- Creation of a new application fee schedule. Currently, there are no fees charged for applications to the APA.
- Change in the APA Act to facilitate and improve transfer of development rights between different land use classifications under the same ownership and within the same municipality from an area with low zoning density to an area with higher zoning density.

- New authority to deny an application with first having to hold a formal adjudicatory public hearing. This reform will provide the APA with the same authority enjoyed by local municipal planning and zoning boards and other state regulatory agencies across New York.

“Most of us are not driving the cars we drove in 1973 or using appliances from that era. In many ways the world has changed, yet the APA Act has remained frozen in time. This legislation marks a serious effort to make a number of minor changes that will update and improve the APA Act as well as confront pressing issues in the Adirondacks, such as affordable housing and the need for stronger community planning” said Peter Bauer, Executive Director of the FUND for Lake George. “This legislation is important for Lake George and the entire Adirondack Park.”

The legislation was submitted to the Legislature as official program bills for a state agency. The bill currently is in the Senate Finance Committee and has been submitted as well to the State Assembly. “This legislation modernizes the APA Act by making the act responsive to affordable housing and the community planning, two critical issues in the Park. Other reforms tackle basic administration items to achieve reforms that would facilitate greater opportunities to streamline services to applicants for such things as ensuring that there is time in the process for field visits to project application sites. Many of these reforms have been long advocated and are good common sense” said Peter Bauer.

The Fund for Lake George

The Fund for Lake George is a not-for-profit, privately funded organization dedicated to the protection of Lake George. Formed in 1980, the Fund takes a science-based approach to the protection of Lake George water quality and the overall health of the Lake George watershed. The Fund pursues this mission through grants to fund long-term scientific research on the lake, launching new initiatives, advocacy for new protections, and partnerships with other organizations and local governments. The Fund is the sponsor of the Lake George Waterkeeper, among other programs on Lake George. The Fund for Lake George is managed by a Board of Trustees and maintains an office in Lake George. See www.fundforlakegeorge.org.

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