



ADIRONDACK ASSOCIATION OF TOWNS & VILLAGES

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Resolution No. 1 of 2023

Resolution Opposing Passage of Conservation Subdivision Design Bill A04608

WHEREAS, The Adirondack Park Agency adopted a Large Subdivision Permit application that incorporated many of the action items in the Conservation Subdivision Design Bill, and

WHEREAS, implementation of the Adirondack Park Agency Large Subdivision Permit is possibly more protective of the Environment than the Conservation Subdivision Design allows for, and

WHEREAS, Conservation Design laws are seldom mandatory, and are a tool to keep open space in urban areas, and

WHEREAS, there are more than 3.3 million acres of the 5.9-million-acre Adirondack Park that will never be developed or subdivided, and

WHEREAS, of the remaining 2.6 million acres of private land, existing development, roads, lakes, rivers, streams, steep slopes, wetlands and high elevations render most of these areas as not suitable for development, and

WHEREAS, bill number A04608 has been introduced in the New York State Assembly, and said bill would require Adirondack Park residential subdivisions that meet specific lot size thresholds to comply with certain conservation subdivision design criteria, and

WHEREAS, the proposed legislation would amend the existing Adirondack Park Agency Act, which has been in effect for 50 years, and

WHEREAS, before major Adirondack Park Agency permit application processes are changed, a public hearing process needs to be implemented so that property owners have an opportunity to understand and comment on how this proposed law will affect their property values, and

WHEREAS, the proposed legislation would require private property owners to incur undue burdens in order to complete additional ecological assessments associated with proposed developments, and

WHEREAS, this proposed legislation could eliminate the potential for development on certain lands, constituting a “taking” without compensation, when current law already protects and provides for regulation of these same lands by the Adirondack Park Agency, and

WHEREAS, the proposed legislation places additional burdens on property owners that are not necessary to protect environmental and ecological systems and are not beneficial to the well-being of the Adirondack Park and its residents.

NOW THEREFORE BE IT RESOLVED, that the Adirondack Association of Towns & Villages does not approve of the proposed legislation, and

BE IT FURTHER RESOLVED, that the Adirondack Association of Towns & Villages does hereby call upon our local governments to stand together, individually and through our associations, to insist that the Conservation Subdivision Design Bill (A04608) be withdrawn, and

BE IT FURTHER RESOLVED, that copies of this Resolution be forwarded to Governor Kathy Hochul, Senate Majority Stewart-Cousins, Senator Stec, Senator Griffo, Senator Walczyk, Senator Tedisco, Assembly Speaker Heastie, Assemblyman Jones, Assemblyman Simpson, Assemblyman Smullen, Assemblyman Blankenbush, Adirondack Intercounty, Adirondack Local Government Review Board and the Chairs of the Encon Committees Senator Harckham, and Assemblywoman Glick.