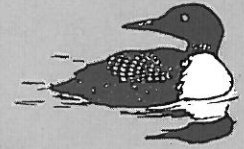


The Adirondack Council
A SPECIAL REPORT



STATE OF THE PARK 1990

*A Look at Growth Trends Affecting
The Adirondack Park*





Alan Cederstrom

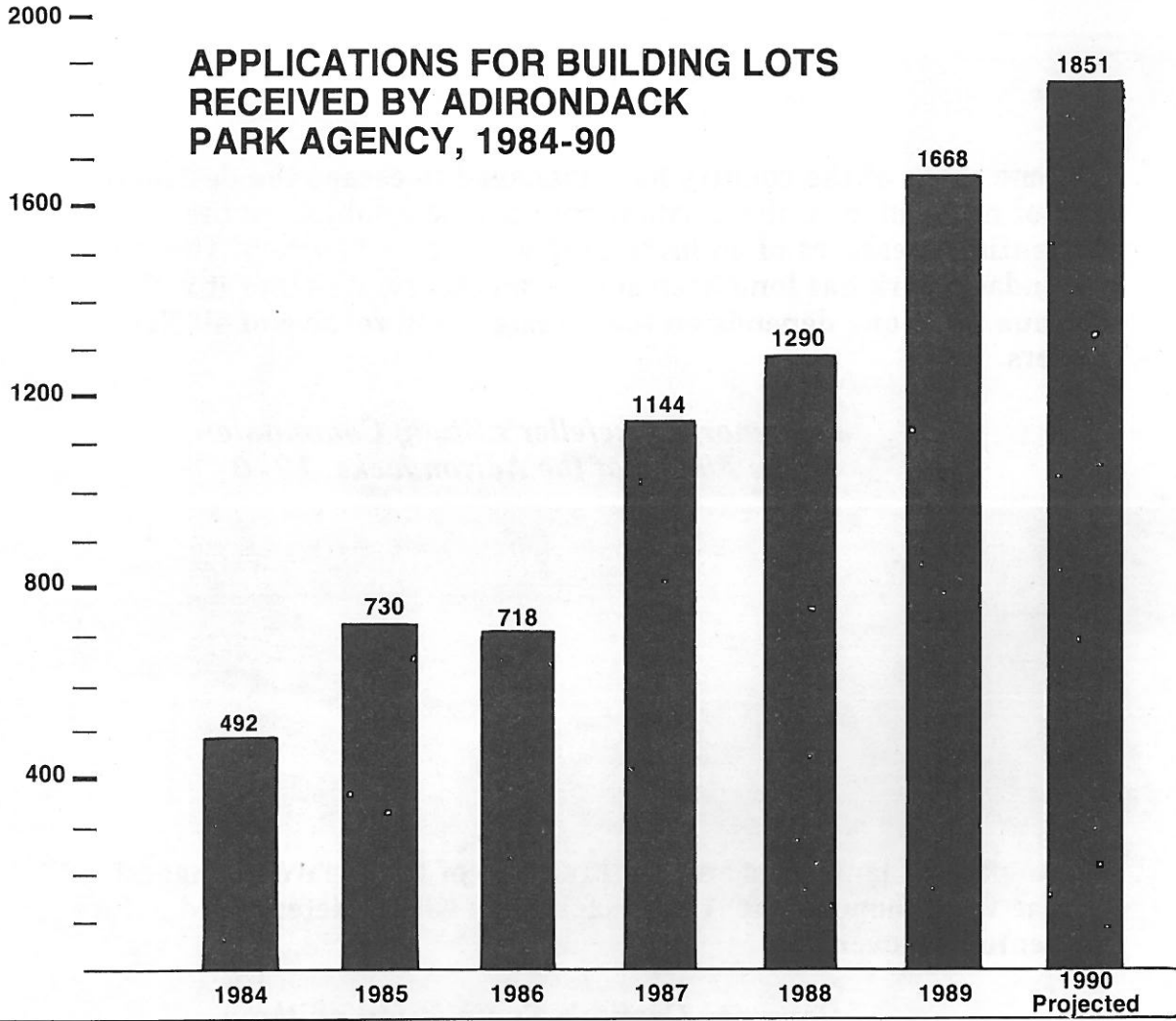
Some areas of the country have managed to escape the destructive hand of man but even these sanctuaries are now subject to the unrelenting pressures of an increasingly urbanized society. The Adirondack Park has long been such a sanctuary. Whether it will continue to be one depends on the foresight and resolve of all New Yorkers.

***Governor Rockefeller's Study Commission
on the Future of the Adirondacks, 1970***

The pace of land sales and the break-up of large parcels suggest that the final shape of the Adirondack Park will be determined before this century is over.

***Governor Cuomo's Commission on the
Adirondack Park in the 21st Century, 1990***

**APPLICATIONS FOR BUILDING LOTS
RECEIVED BY ADIRONDACK
PARK AGENCY, 1984-90**



(Most new building lots are not counted here because they do not require approval by the Adirondack Park Agency.)



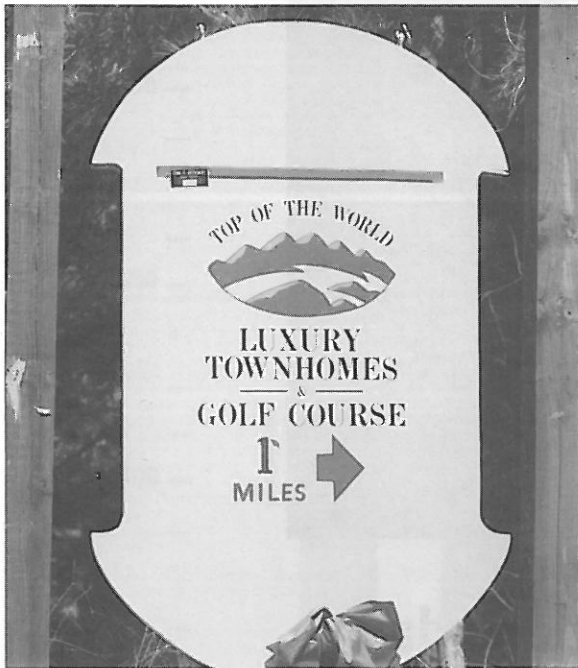
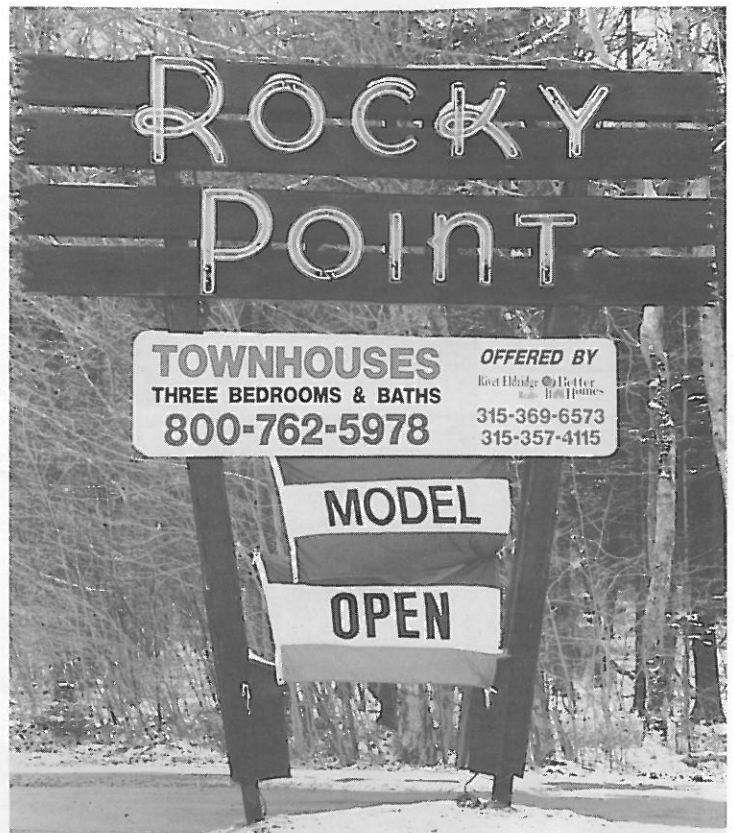
The Adirondack Park Today

“The Adirondack Park is protected forever,” Governor Nelson Rockefeller said when he signed the Adirondack Park Agency (APA) Act in 1973. At the time, such optimism seemed justified. This was the most comprehensive zoning and land-use plan ever devised for a region of this size and natural significance.

And yet, only a few years later, the inadequacies of this plan became clear. As bold and innovative as it seemed in 1973, the APA Act did not foresee – and could not cope with – the increasing development pressures of the 1980s.

The pictures in the following pages give an inkling of what has been happening in the park since Governor Rockefeller signed the historic APA Act into law.

Signs of the Times



Pristine
**WATERFRONT
PROPERTY**

5+ ACRE LOTS

FINANCING AVAILABLE

CENTRAL ADIRONDACK REALTY
A LICENSED REAL ESTATE BROKER

518-359-7225

DEERWOOD

on the Lake

Quality waterfront &
waterfront access
RESIDENTIAL BUILDING LOTS

518-891-3135

**LAND
SALE**

FOREST - SPRING - BROOK
OWL'S HEAD ACRES

MOUNTAIN HOME SITES

KEENE VALLEY ADIRONDACK REALTY
KEENE VALLEY, N.Y. 12943
518-576-9840

ANTLERS

at Diamond Point

**LAKEFRONT TOWNHOMES
SALES OFFICE OPEN**

*The
Haymeadow*

**WOODLAND HOMESITES
OPEN
FOR INSPECTION**

A Special PROJECT

"SPECIAL K RANCH"
Residential Lots - 3.5 acres & larger
EVERY LOT WITH A VIEW

OWNER FINANCING - TERMS
BRIDGET SAYS:
WE WON'T PINCH AN INCH

P.O. BOX 1452
LAKE PLACID, NY 12946
518-523-2631

Gore Village

A PRIVATE COMMUNITY OF:
CUSTOM TOWNHOUSES



ROBMAR
REALTY, INC.

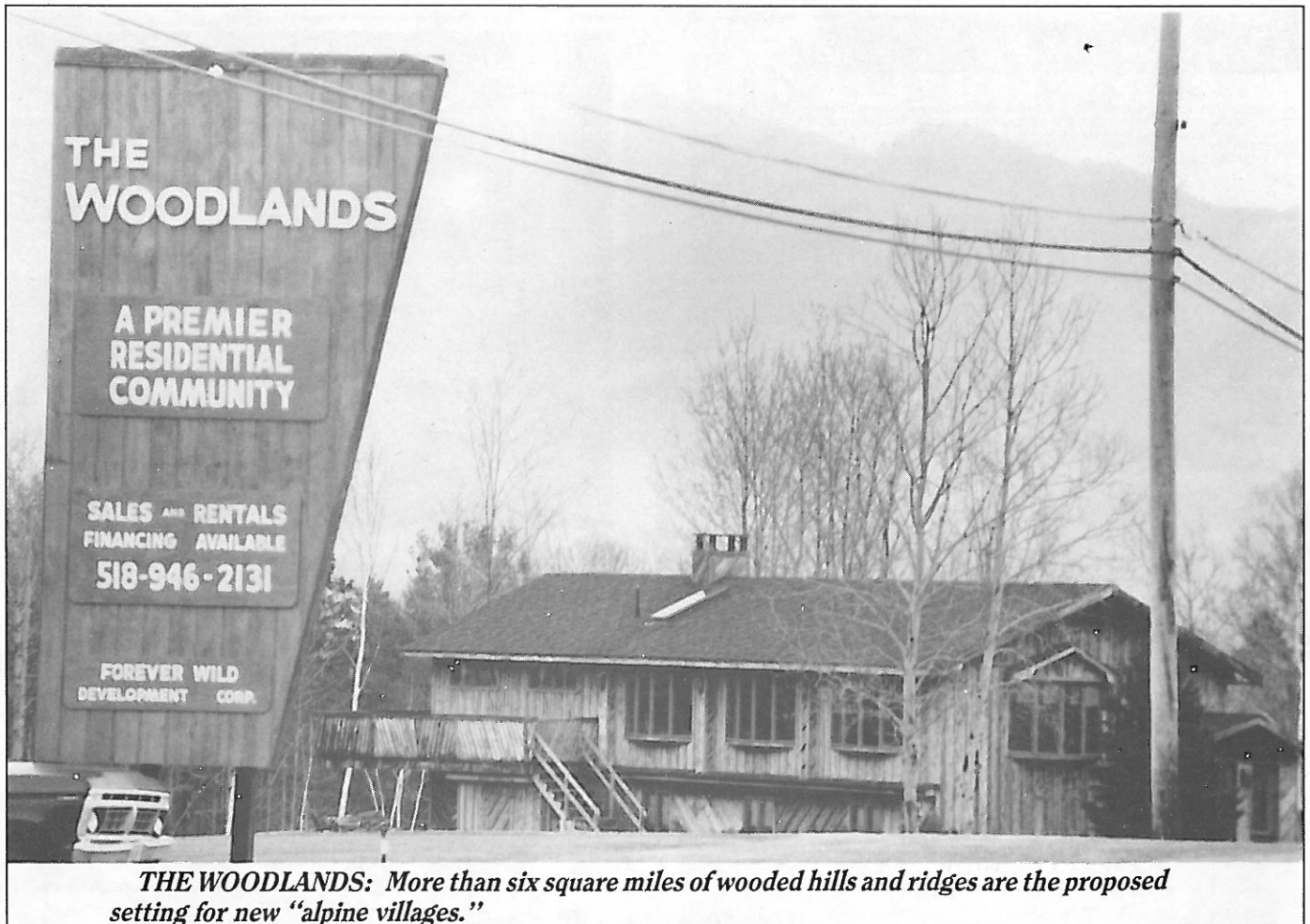
518-459-4948

Subdividing the Adirondacks

Sales of subdivided property tripled between 1982 and 1985, and by 1988 had doubled again. The number of lots on subdivision applications to the Adirondack Park Agency (which reviews only about half of the subdivisions in the park) increased from 492 in 1984 to 1,668 in 1989.

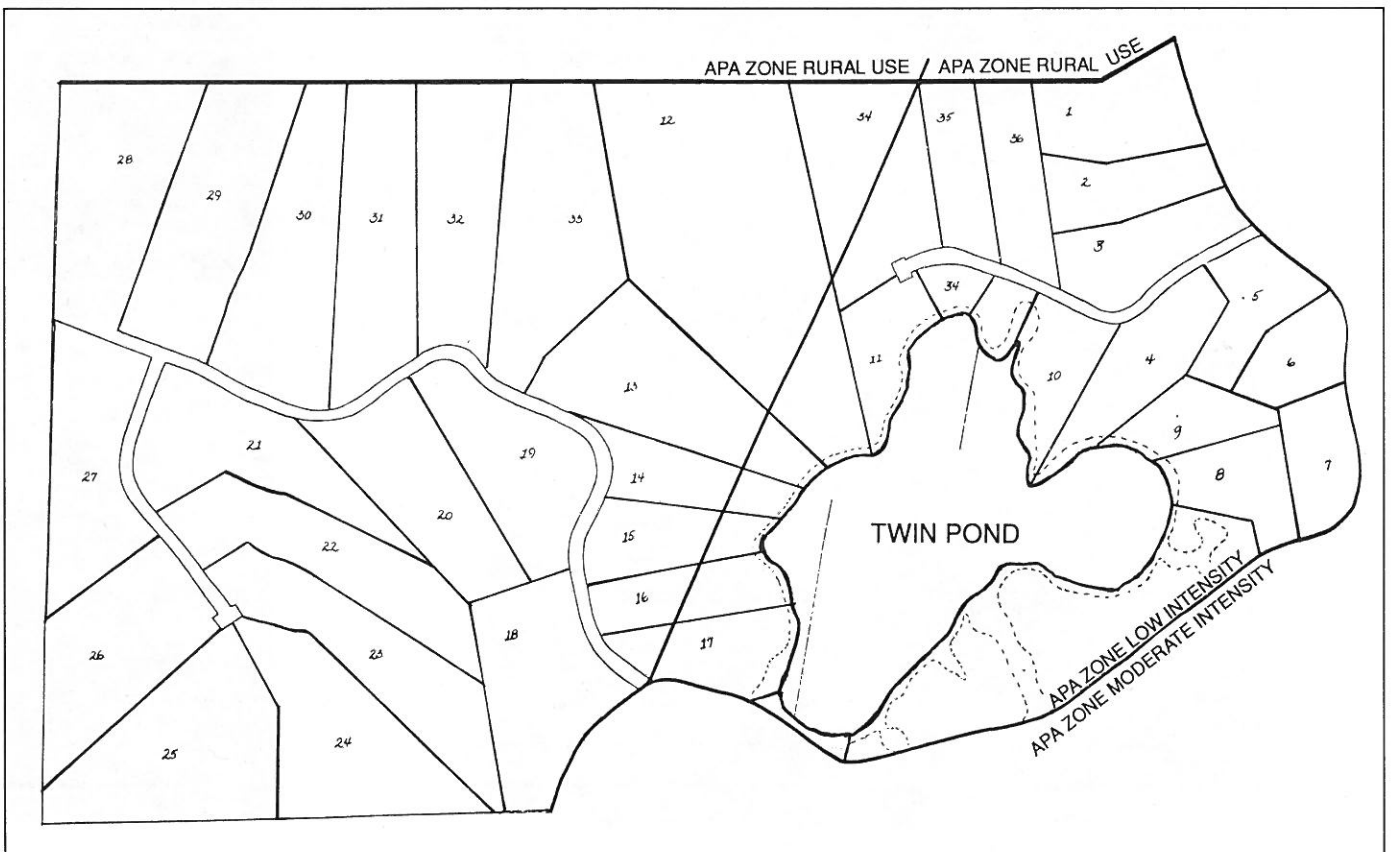
Most Adirondack subdivisions involve only a few lots. Perhaps more than anything else, it is the proliferation of these small projects – from two-to-six lots – that could fragment and seal off the natural open spaces of the park.

At the other end of the development spectrum are massive second-home subdivisions like “The Woodlands” between Wilmington and Jay. This proposal calls for a series of “alpine villages” totaling 1,200 vacation houses on about 4,000 acres of forested hills and ridges.

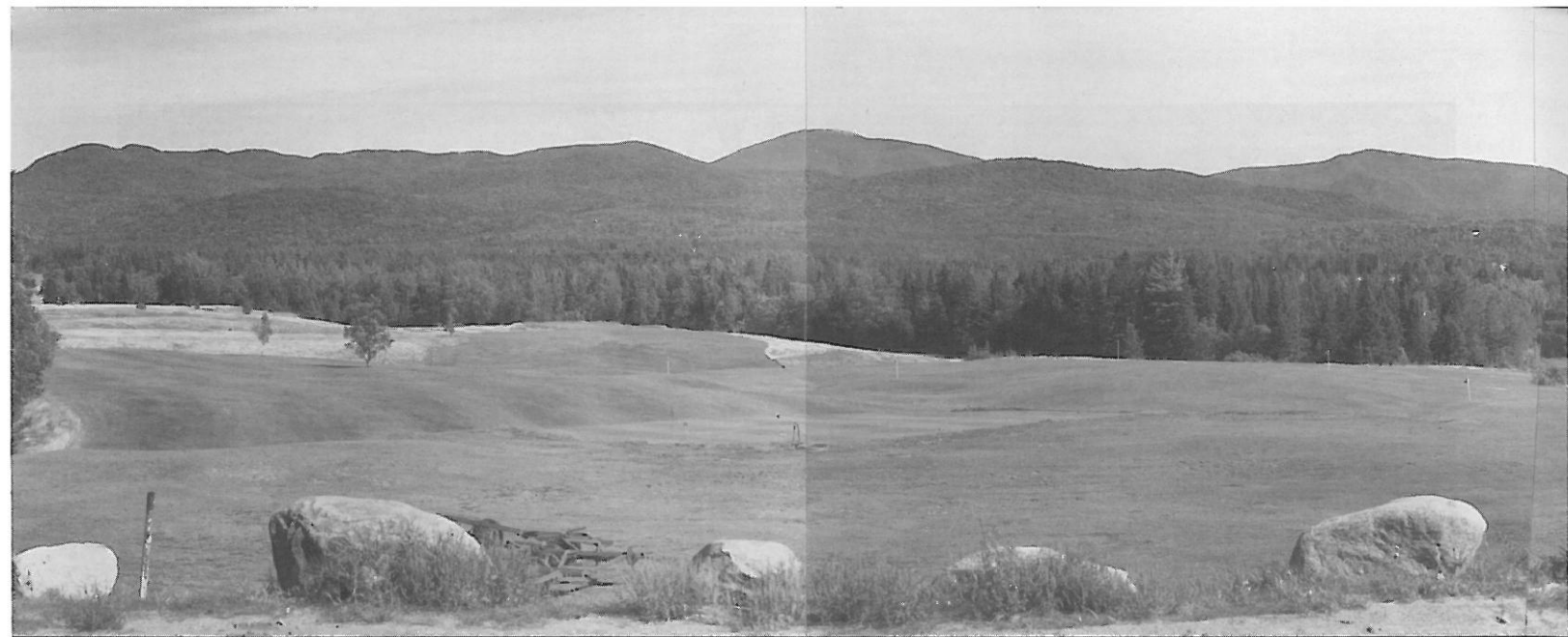




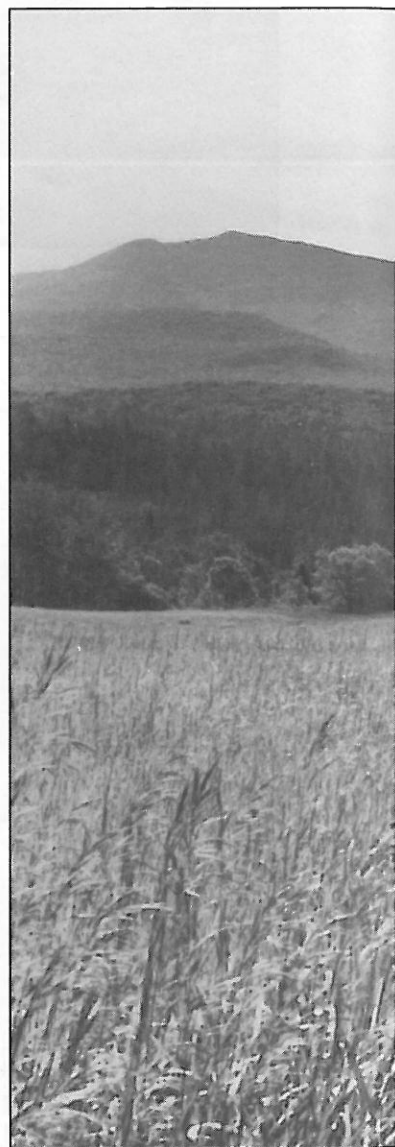
DEER TRAIL SUBDIVISION: 21 lots, 3,400 feet on Cedar River.



TWIN POND SUBDIVISION: One of two proposals involving small lakes near Old Forge.



Mike Storey



EVERYVILLE ROAD: Subdivision of woods and meadows near northern terminus of Northville-Placid Trail.



GLENEAGLES SUBDIVISION: *As one phase of a much larger second-home development, 108 lots would be created around a new golf course in this scenic vista from Rt. 86 near Lake Placid.*

Alan Cederstrom

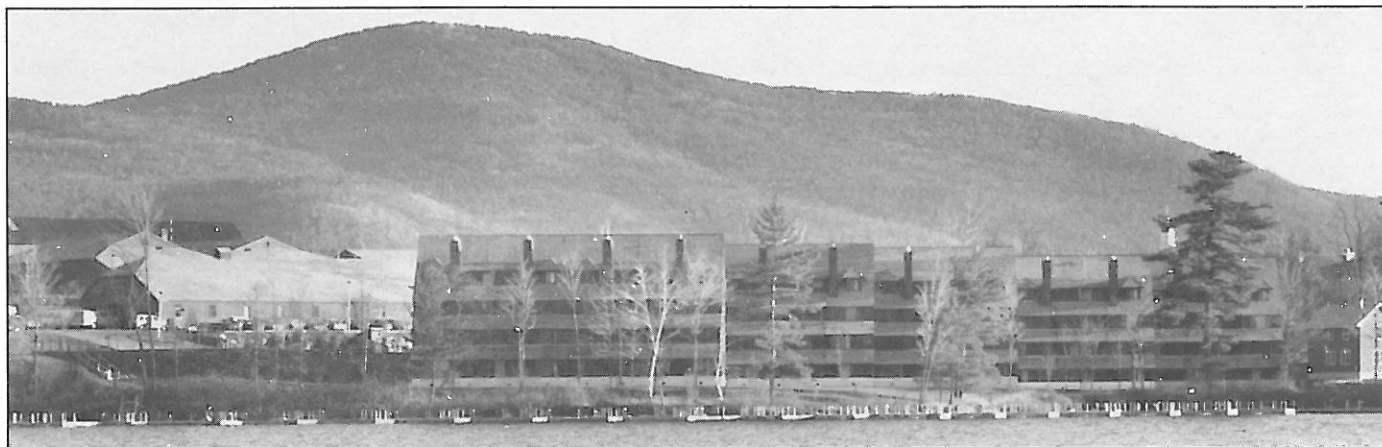


NORMAN RIDGE SUBDIVISION: *Lots for sale in foreground of scenic vista of Whiteface Mountain and McKenzie Mountain Wilderness Area.*

Frank Exline

Adirondack "Townhomes"

Walls of condominiums have risen on lakeshores and hillsides in many of the popular vacation areas of the park, including the Fulton Chain of Lakes, North Creek, Lake Placid, Schroon Lake and, above all, Lake George.



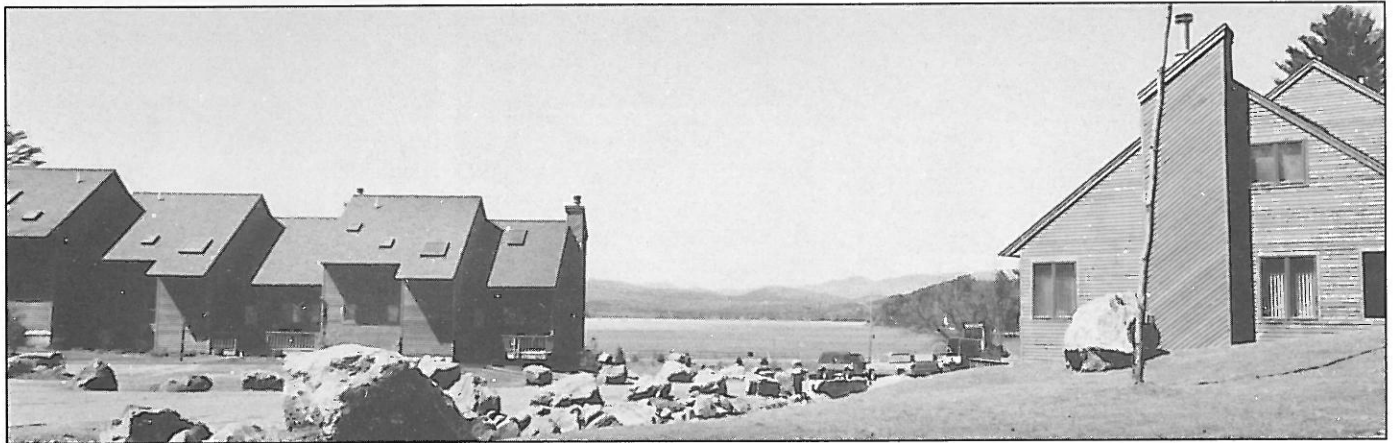
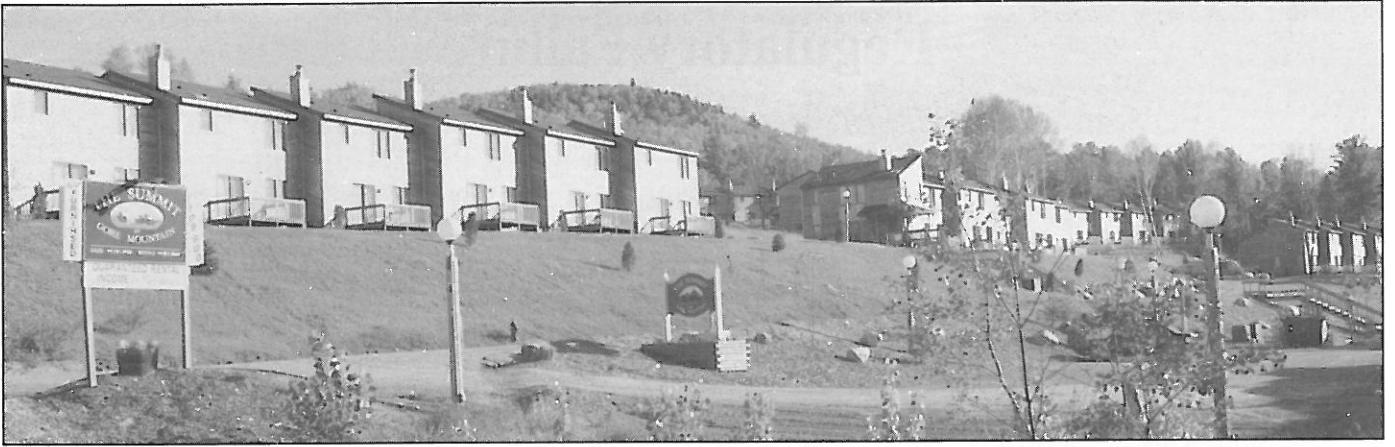
GREEN ISLAND NEAR BOLTON LANDING, LAKE GEORGE



↑ ABOVE: THE ANTLERS FROM RT. 9N

BELOW: THE ANTLERS FROM LAKE GEORGE ↓





FROM TOP TO BOTTOM: NORTH CREEK, LAKE GEORGE, SCHROON LAKE, FOURTH LAKE

Regulatory Failure

Between 1967 and 1987, according to conservative estimates by the Adirondack Park Agency, the number of dwellings in the Adirondack Park increased by more than 40%. Some 20,000 new homes appeared in and around villages, on roadsides and lakeshores, and in formerly undisturbed backcountry. In the past eight years, the pace of building and subdividing has accelerated.

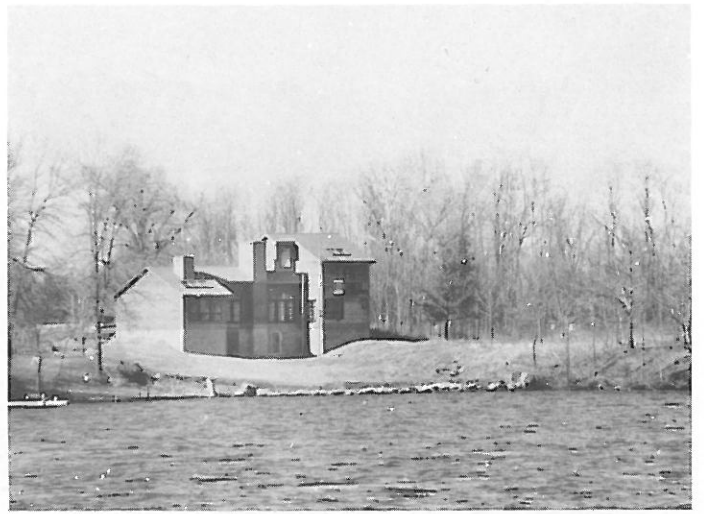
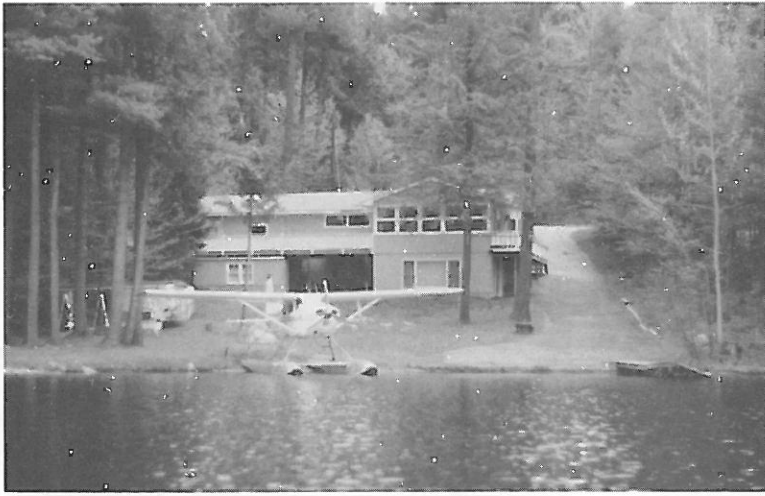
What most distinguishes the Adirondack Park from the rest of the world are the variety of pristine lakes and ponds, surrounded by forested hills and mountains. The APA Act of 1973 established shoreline development restrictions to protect these lovely (and extremely vulnerable) waterbodies.

The failure of the development controls may be seen in hundreds of new structures that have been prominently sited on lakeshores throughout the park.





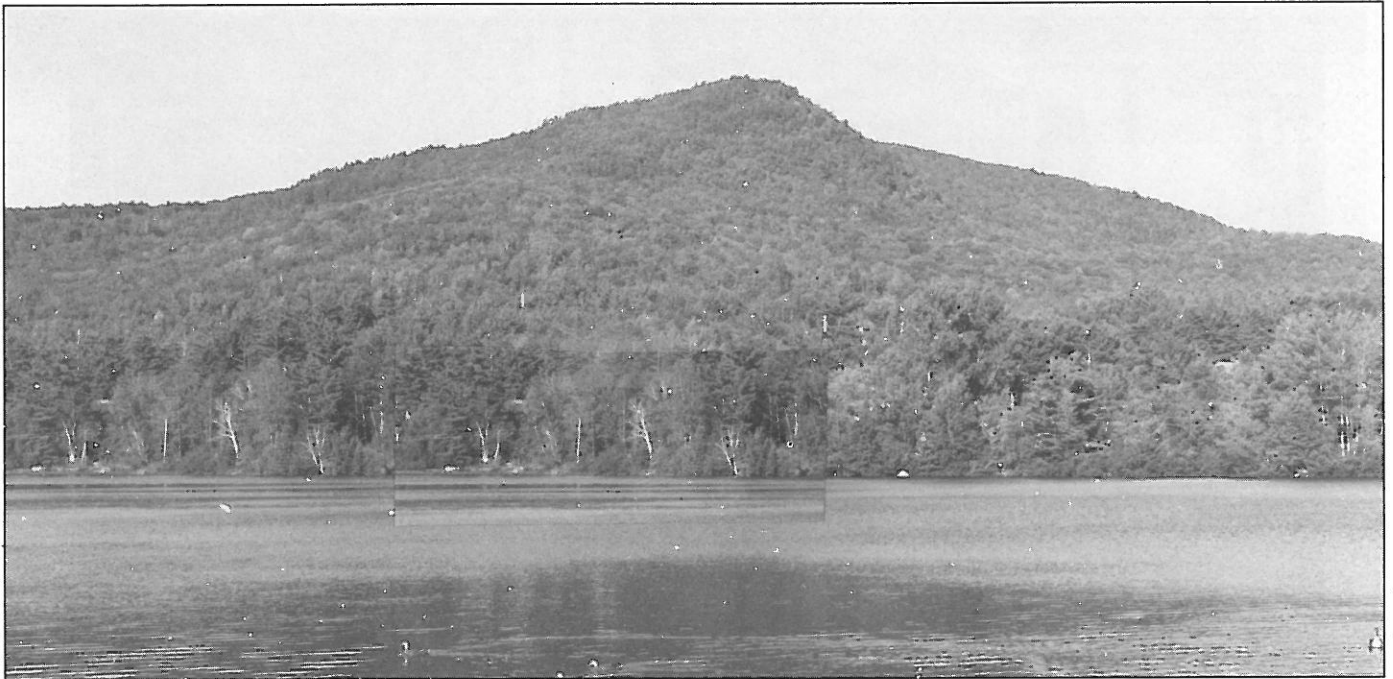
Regulatory Failure



High-Impact House

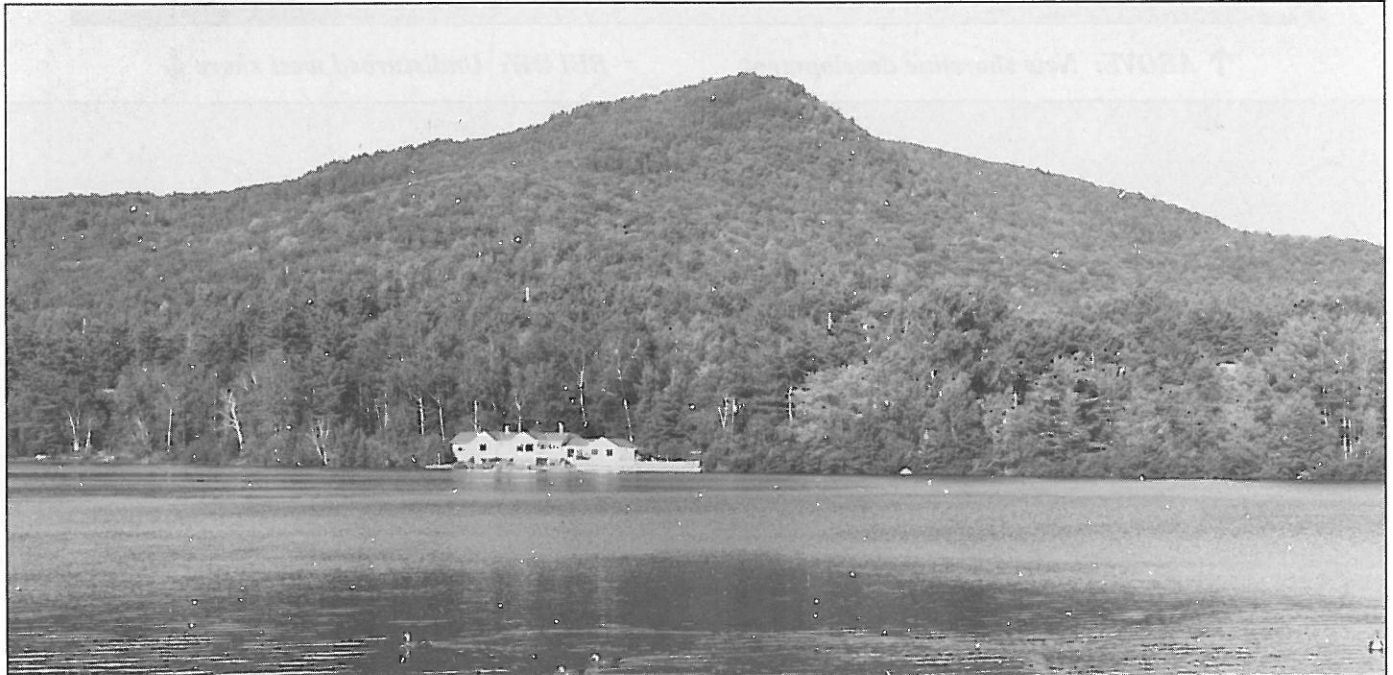
In a developed suburb or resort area, one more house doesn't make much difference. On an undisturbed hillside, lakeshore or scenic roadside in the Adirondacks, just one conspicuous structure can change an entire shoreline or landscape.

With some cutting and pasting, the picture below gives an idea of what this shoreline looked like before a house was built there. The second picture shows the shoreline as it appears today. Though this house was built before the APA Act took effect, the current setback and cutting regulations would have done little to reduce the impact of such construction.



↑ **BEFORE**

AFTER ↓



Alan Cederstrom

Alan Cederstrom

A Lake in Transition

Rainbow Lake in the northern Adirondacks is an important link in a public canoe route that traverses much of the park. One side of the lake is still largely undisturbed because it is either publicly-owned Forest Preserve or undeveloped private land.

In contrast, the opposite side of Rainbow Lake has been dramatically altered in recent years. Intrusive siting of new structures, and major modifications of the lakeshore to provide unobstructed views, lawns, beaches, boathouses and airplane hangers, reveal the failure of existing restrictions to protect the natural character of Adirondack shorelines.



↑ *ABOVE: New shoreline development*

BELOW: Undisturbed west shore ↓

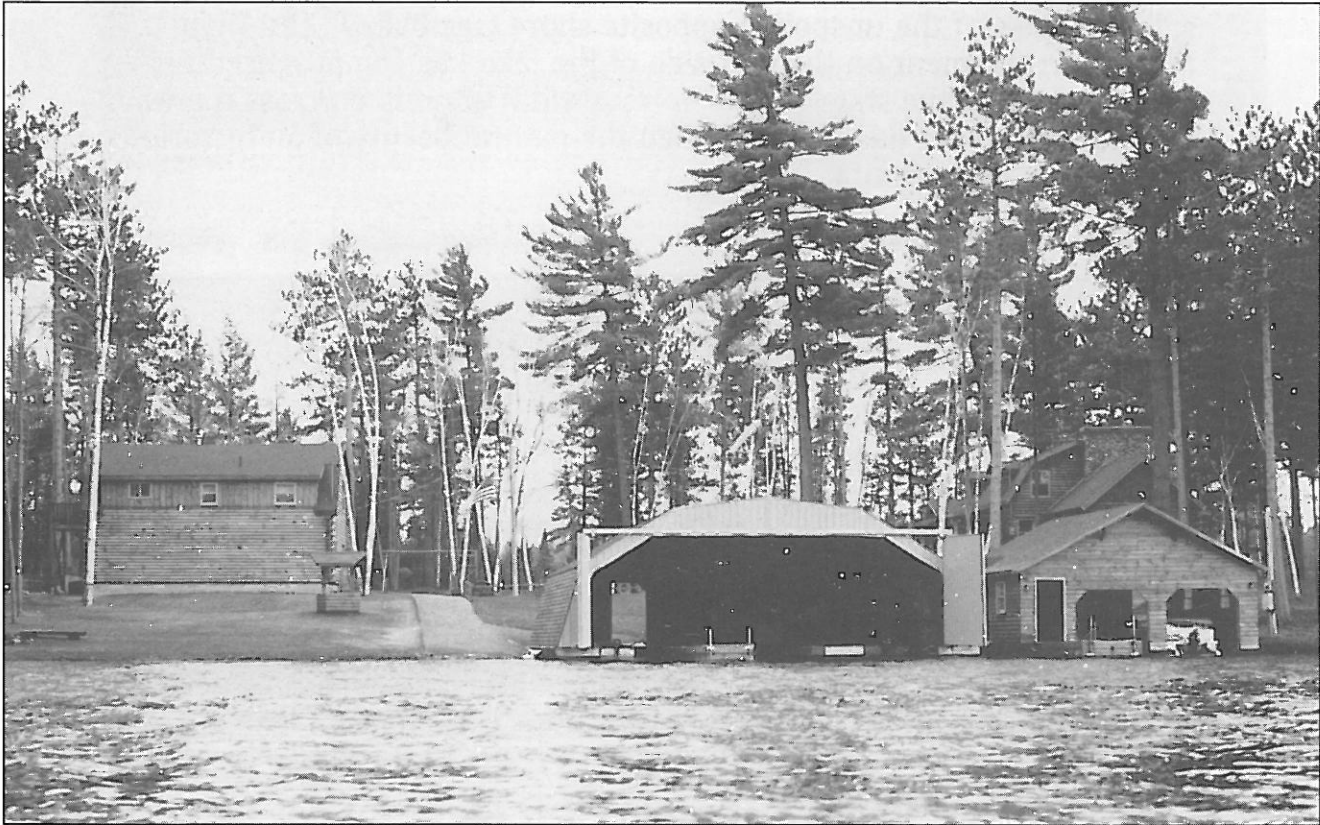


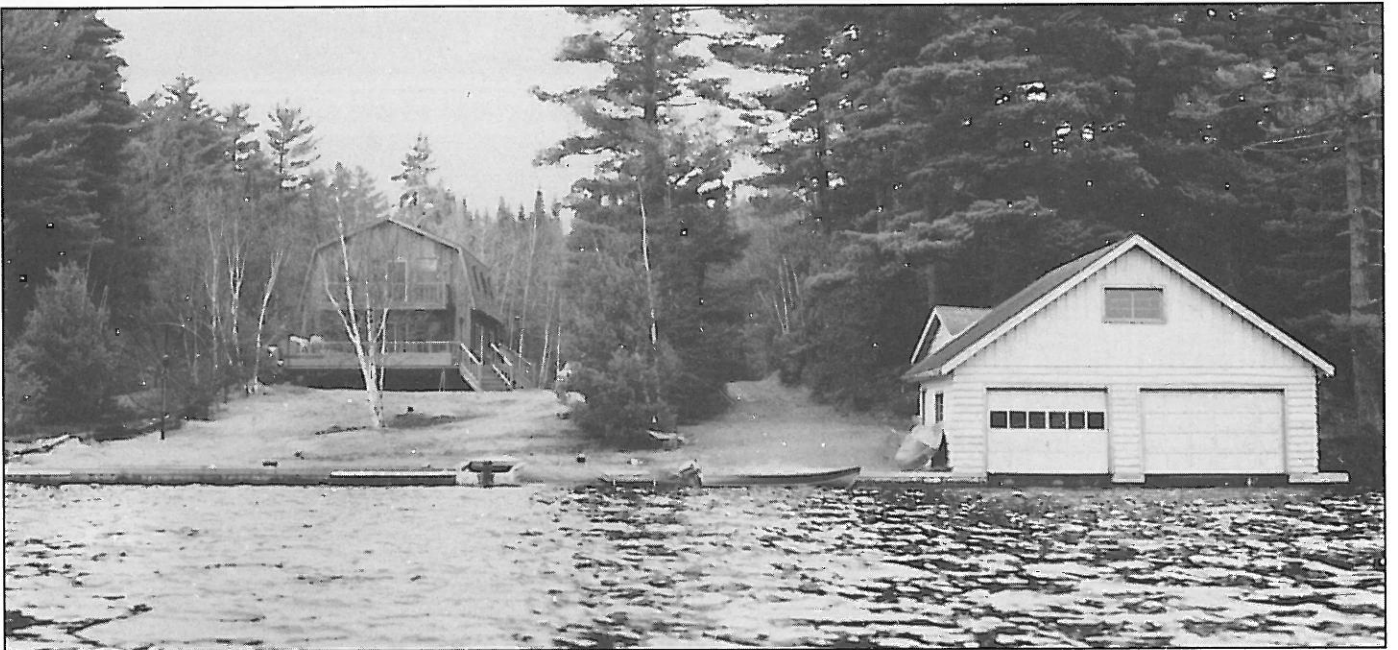


A major selling point for the new houses on Rainbow Lake is the splendid view of the unspoiled opposite shore (see below). But high-impact development on the east side of the lake has compromised the public values of the state-owned "forever wild" shoreline across the way. Such development has also degraded the natural beauty of an historic Adirondack canoe route.

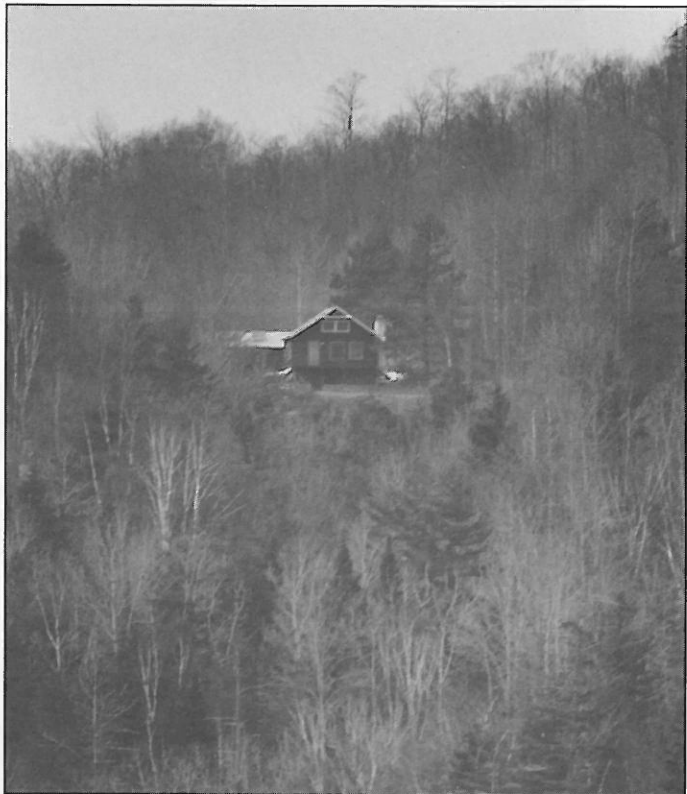
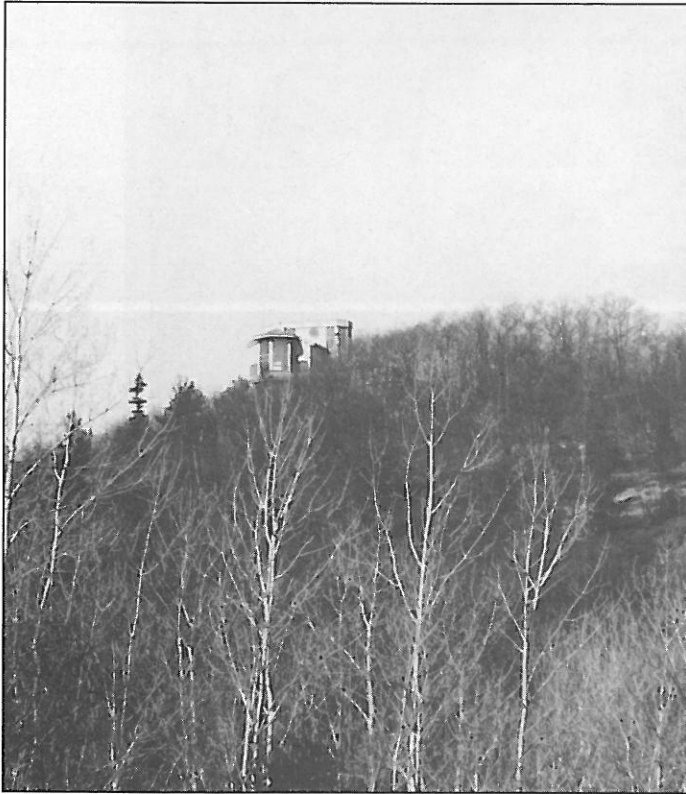


Rainbow Lake Continued...





One House Can Alter a Ridge or Hillside...



...Or Block A Scenic Vista

The pictures below show one of the 40 scenic vistas identified by the Adirondack Park Agency. In the absence of adequate protection, a house now sits squarely in the foreground of this view from Rt. 28, a few miles south of Indian Lake Village. The “before” picture was taken at the same time as the “after” picture, but from the view side of the building.



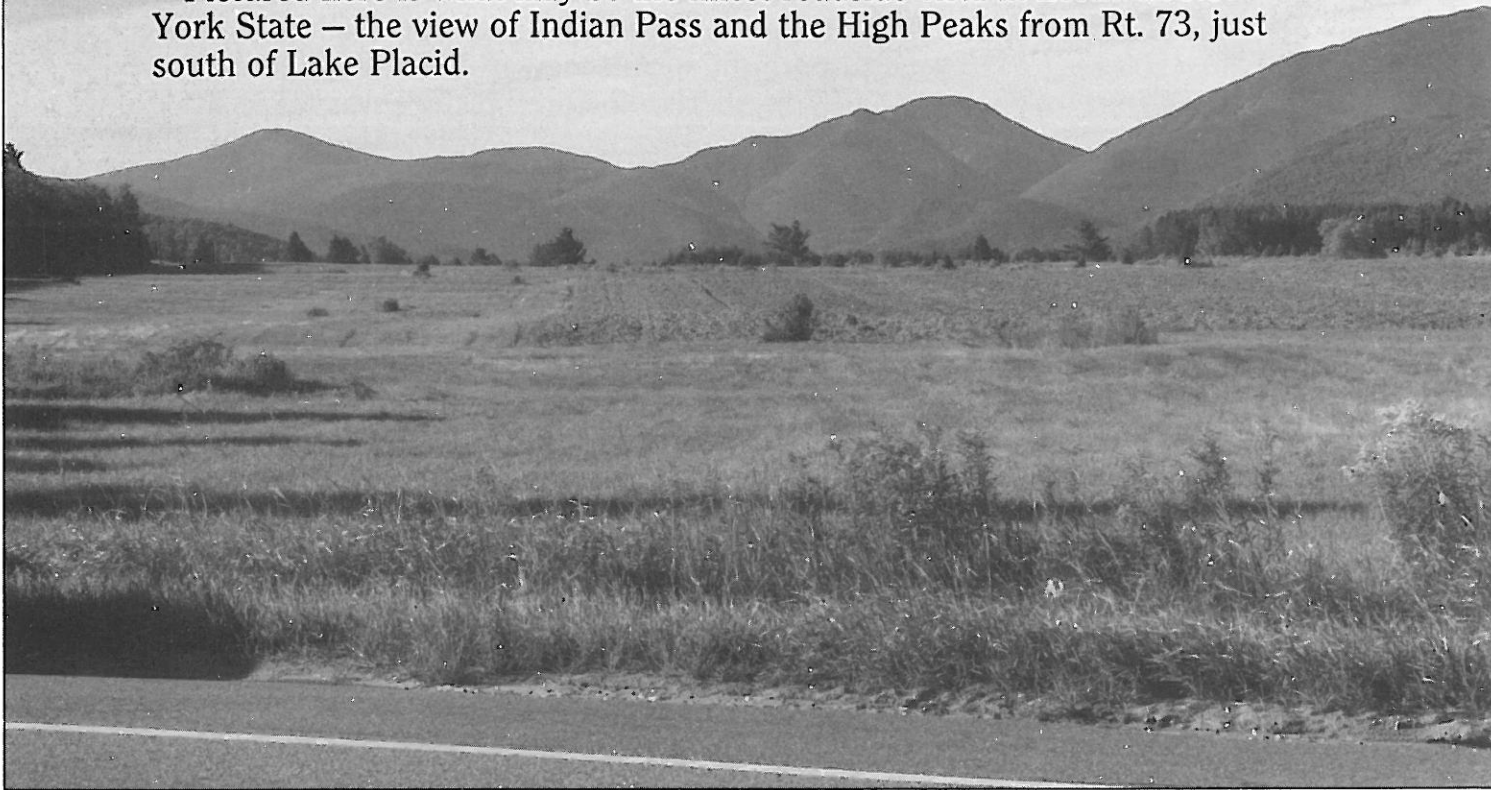
Alan Cederstrom



Alan Cederstrom

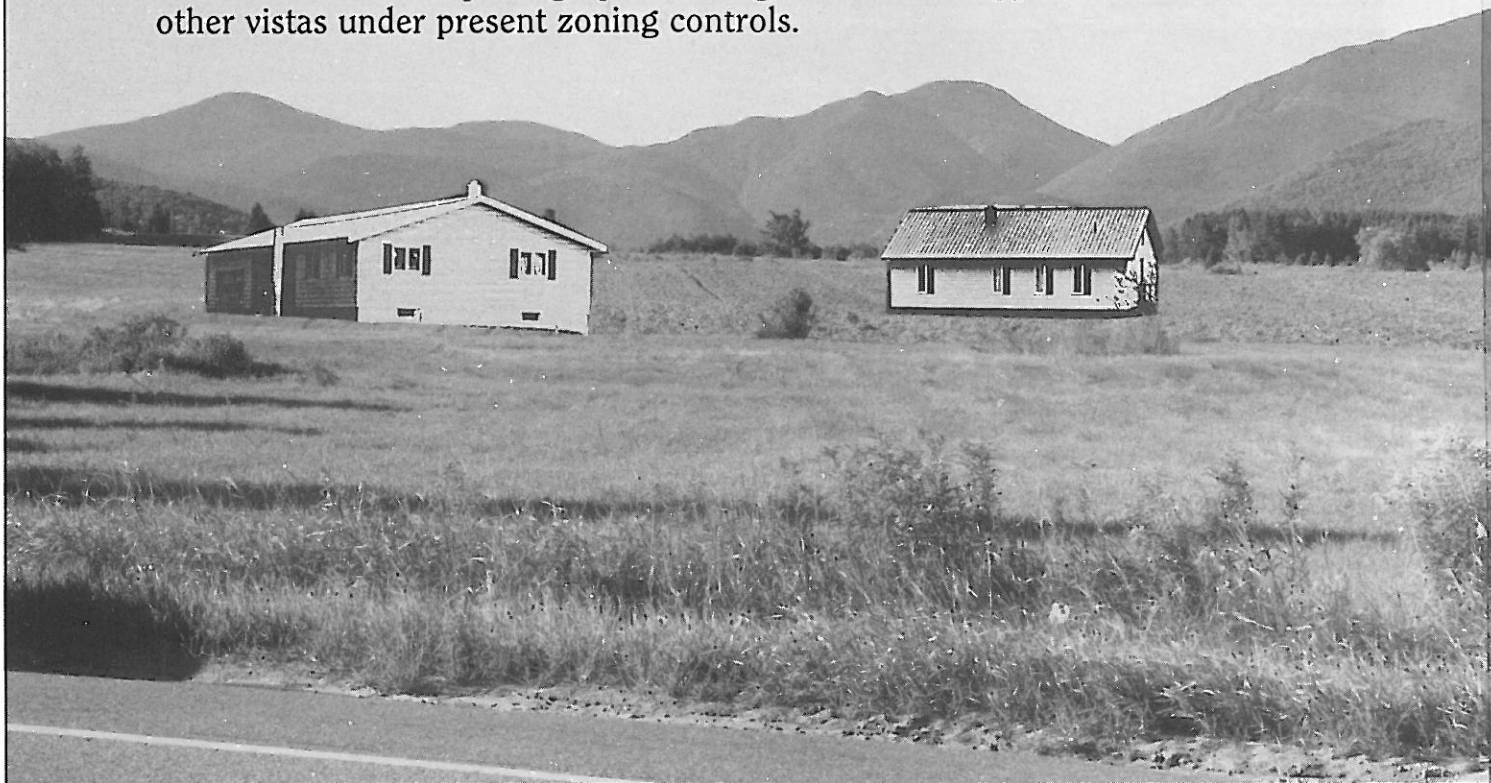
Vulnerable Vistas

Pictured here is what may be the finest roadside vista in northern New York State – the view of Indian Pass and the High Peaks from Rt. 73, just south of Lake Placid.



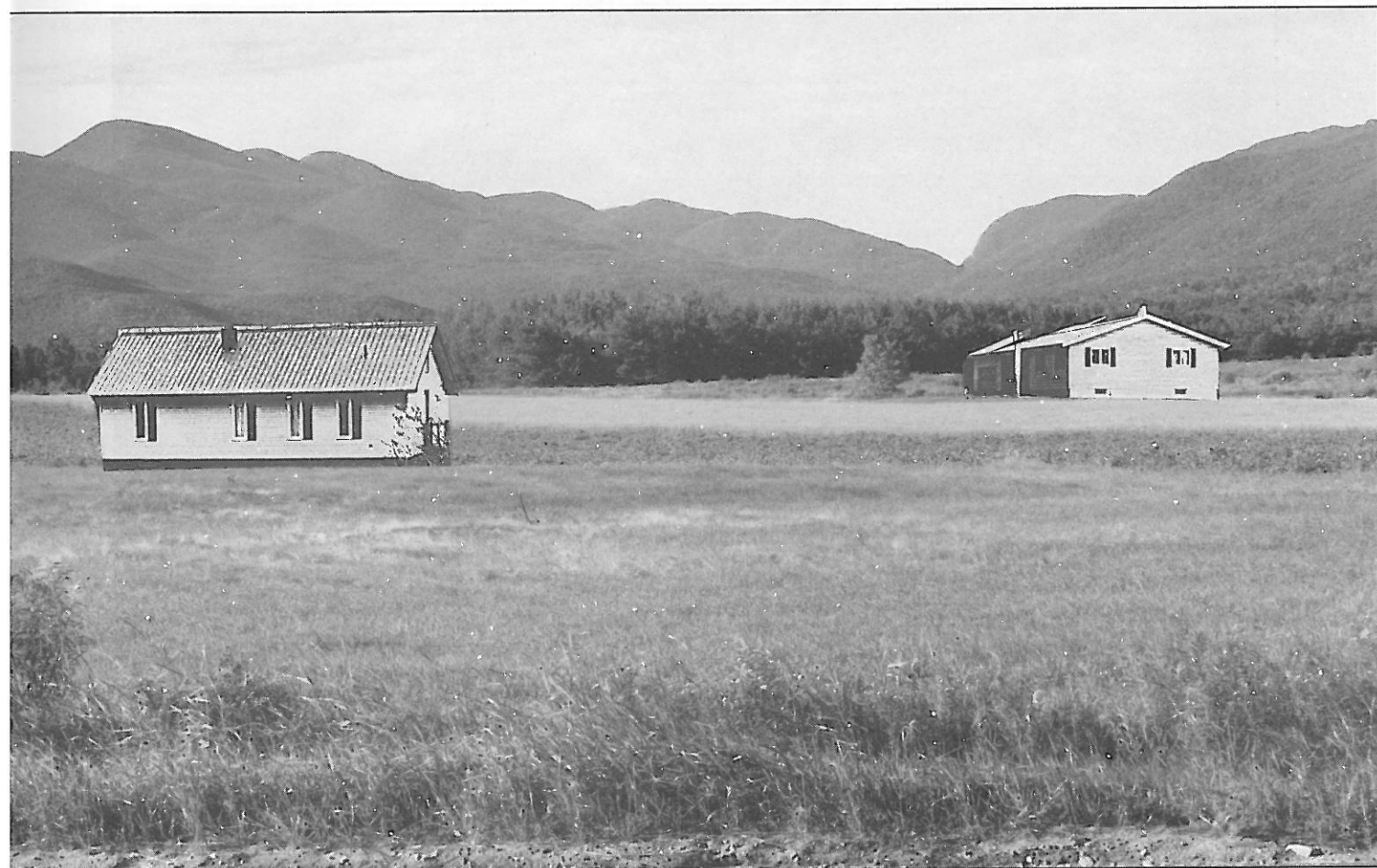
What Could Happen

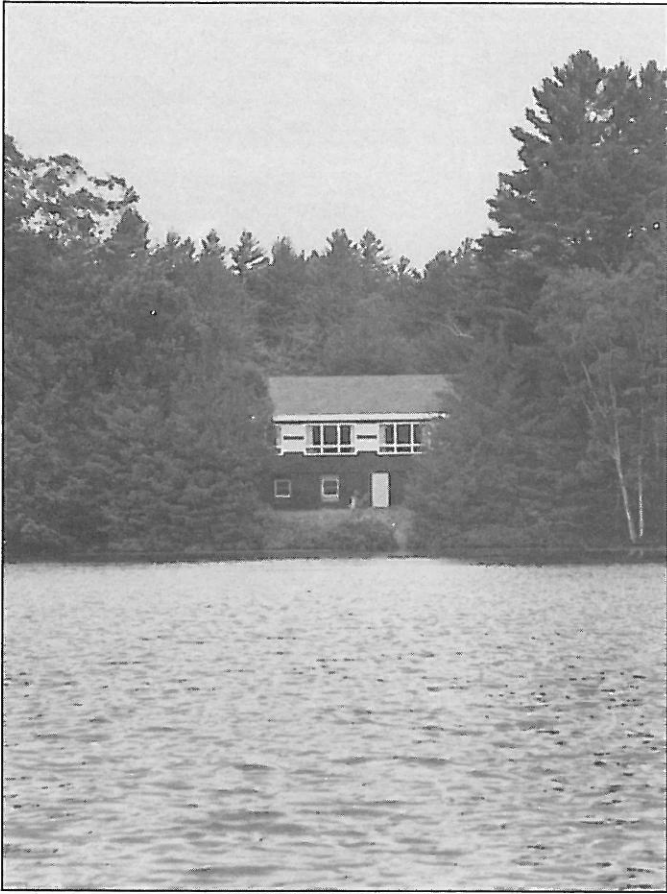
This is a doctored photograph showing what could happen to this and other vistas under present zoning controls.





Alan Cederstrom

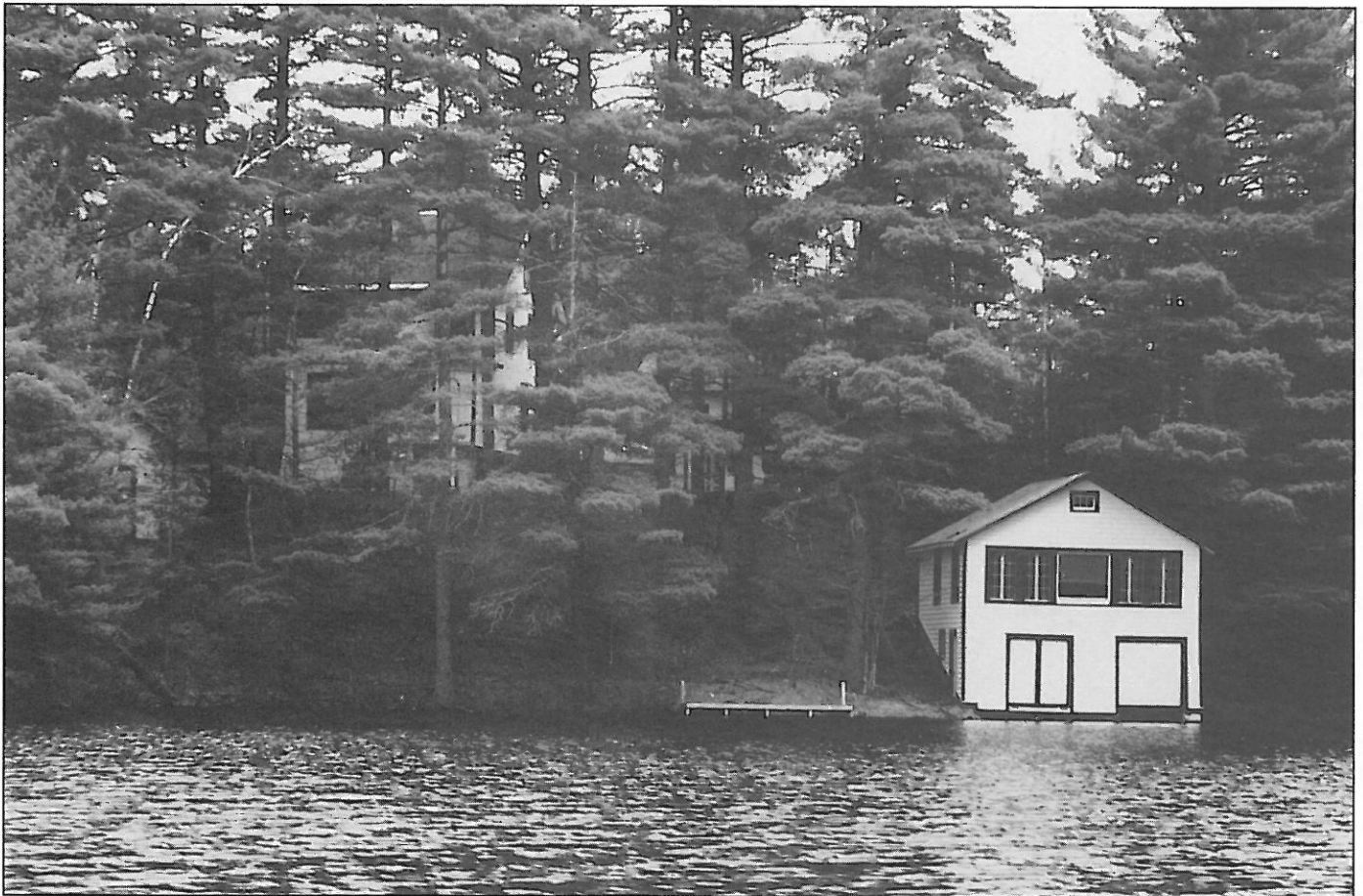




CONVENTIONAL



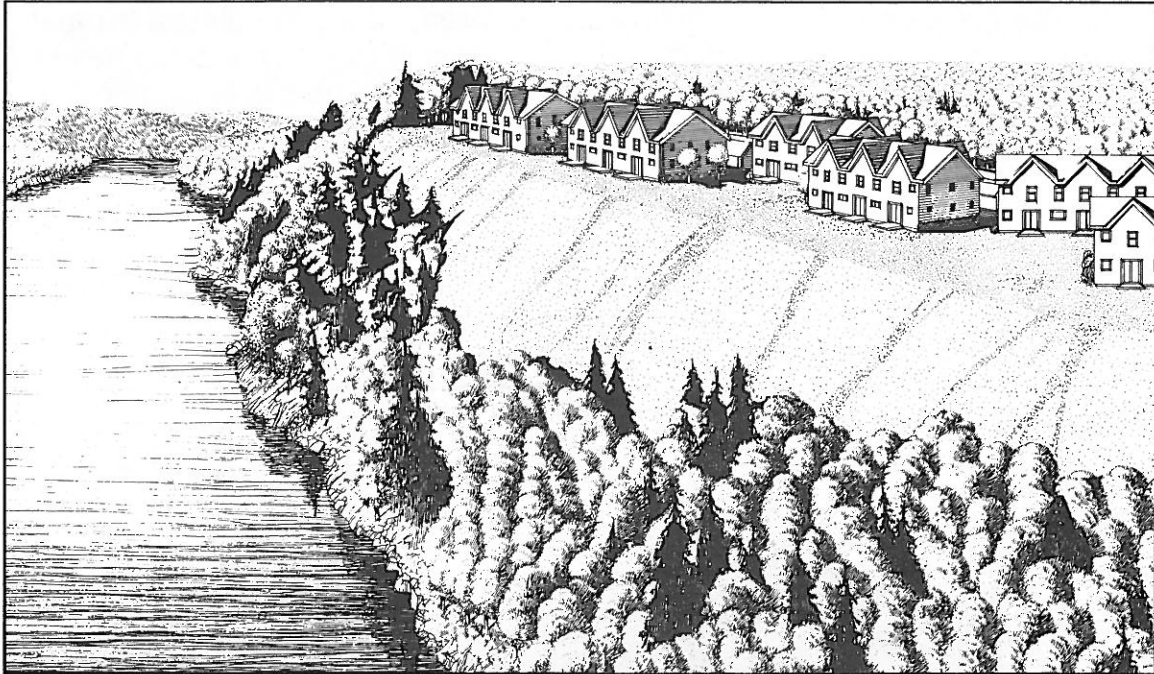
COMPATIBLE



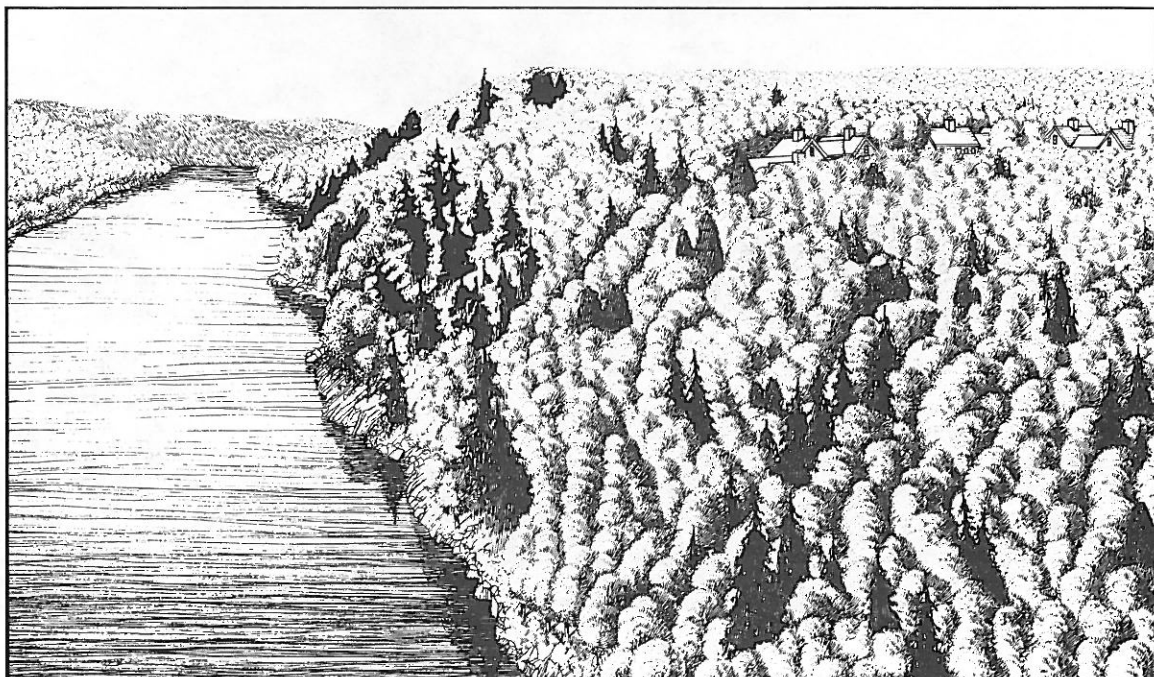
CONTRASTS: WELL-SCREENED HOUSE AND PROMINENTLY-DISPLAYED BOATHOUSE

Conventional vs. Compatible Development

Much development can still occur without compromising the scenic qualities of the Adirondack Park. A house can be set back and screened by trees and other vegetation from a lake or road. A new structure can be made to blend with its natural setting through compatible siting, design, color, and building materials.



CONVENTIONAL: PRIVATE DEVELOPMENT TRANSFORMS NATURAL SCENE



COMPATIBLE: PRIVATE DEVELOPMENT FITS INTO NATURAL SETTING

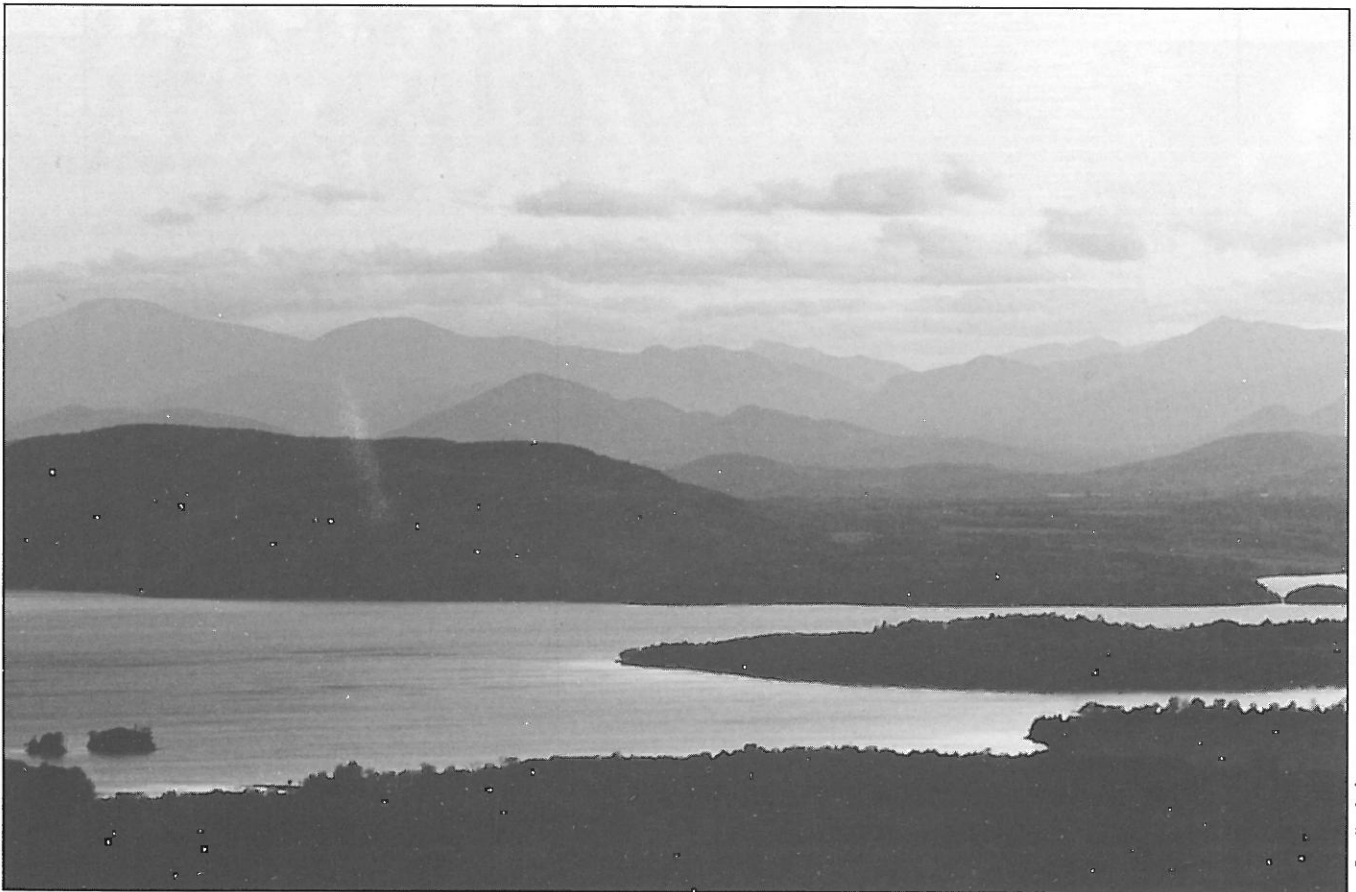
Illustrations courtesy of Center for Rural Massachusetts, UMass, Amherst

The Choice Is Still Ours

Though the rate of change is accelerating, the Adirondack Park is still a largely-undisturbed natural sanctuary — the largest and wildest such sanctuary in the eastern United States.

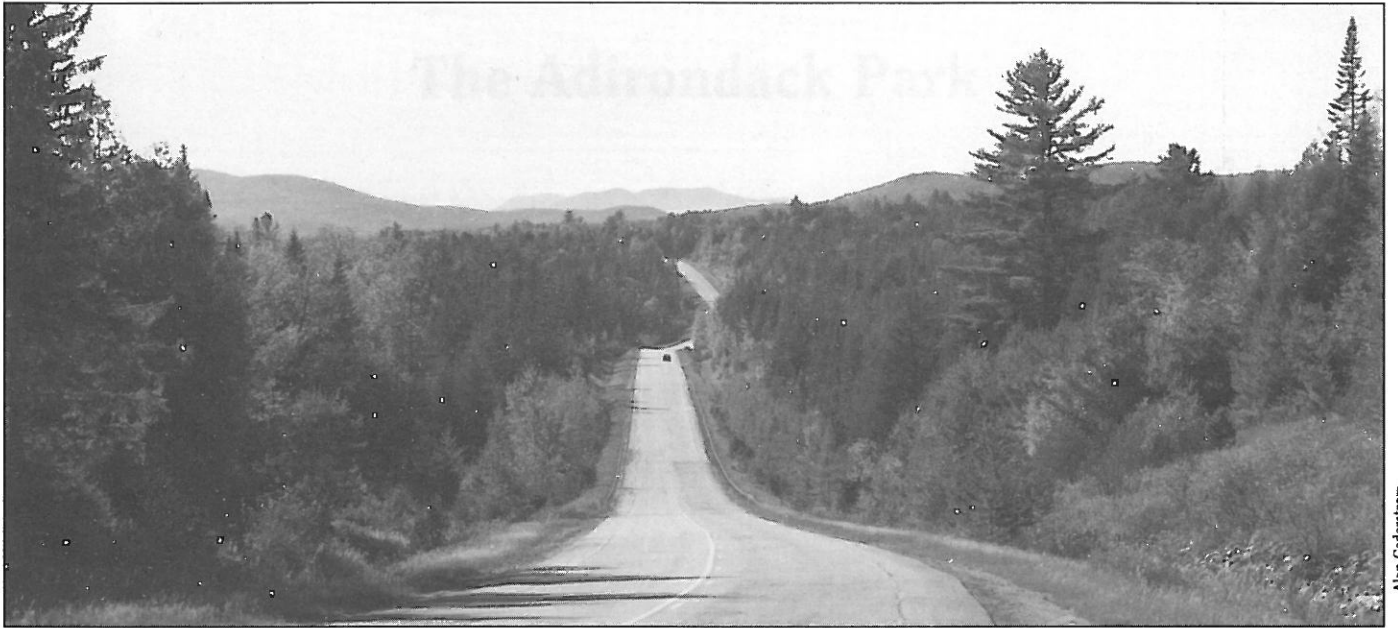
If the recommendations of the Governor's Commission on the Adirondacks in the 21st Century are followed, some 360,000 additional houses could be constructed in the Adirondack Park. This compares to about 80,000 houses in the park today. But the future development would be channeled and sited to safeguard the region's scenic, open-space and biological resources. Additions to the public Forest Preserve, conservation easements, and transferrable development rights are other means of achieving lasting protection.

If the Commission's warnings are heeded, the Adirondack Park can be preserved for the benefit and delight of future generations.



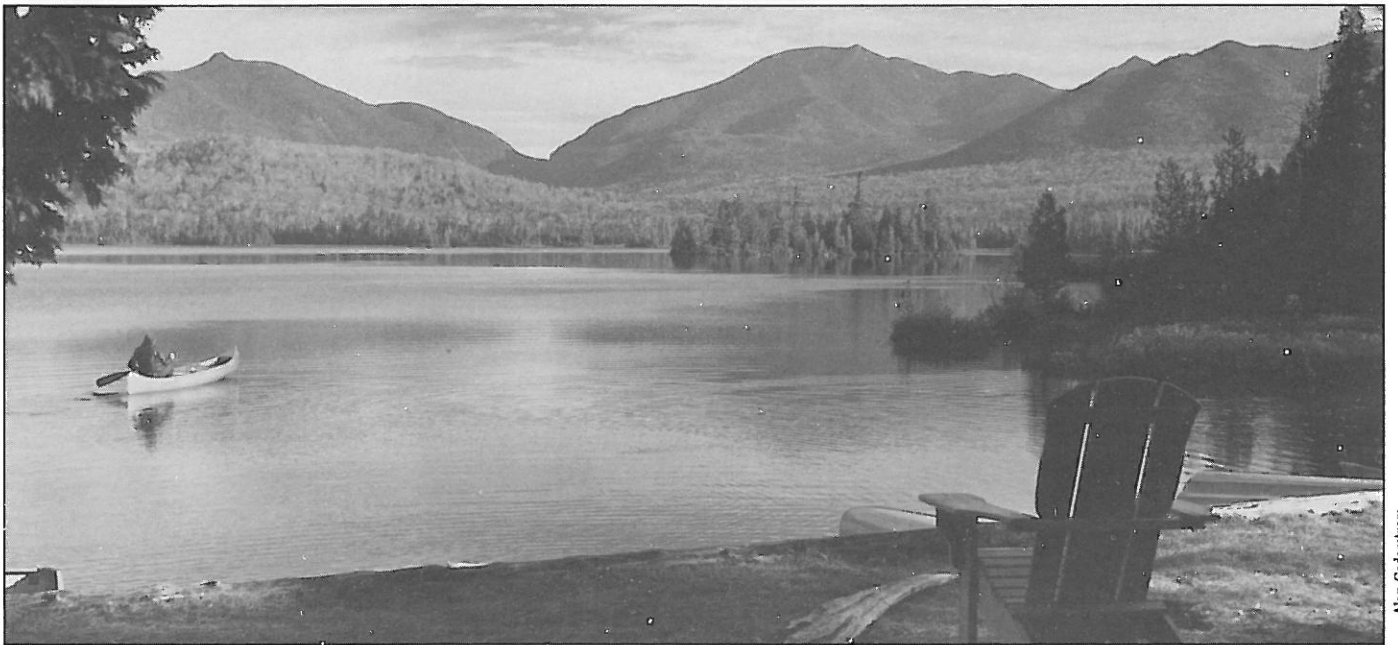
Gary Ra. Idorf

STILL-UNSPOILED LAKE CHAMPLAIN – Three miles of Split Rock Mountain shoreline, on the Adirondack Park side in center of picture, are currently being considered for subdivision and development. Important public values are at stake.



Alan Cederstrom

The park's undeveloped roadsides and scenic vistas can be maintained in their natural state.



Alan Cederstrom

↑ Undisturbed shorelines can be kept natural through better regulations, easements, or public purchase. ↓



Alan Cederstrom



Nancie Battaglia

The Adirondack Park

The Adirondack Park is the largest American park in the contiguous United States. It contains six million acres and covers one-fifth of New York State. It is equal in size to neighboring Vermont and is nearly three times the size of Yellowstone National Park.

Some 42 percent of the Adirondack Park is publicly-owned Adirondack Forest Preserve, protected as "forever wild" by the state constitution since 1895. One million acres of these public lands, representing one-sixth of the entire park, is further designated as Wilderness, where motorized use is prohibited.

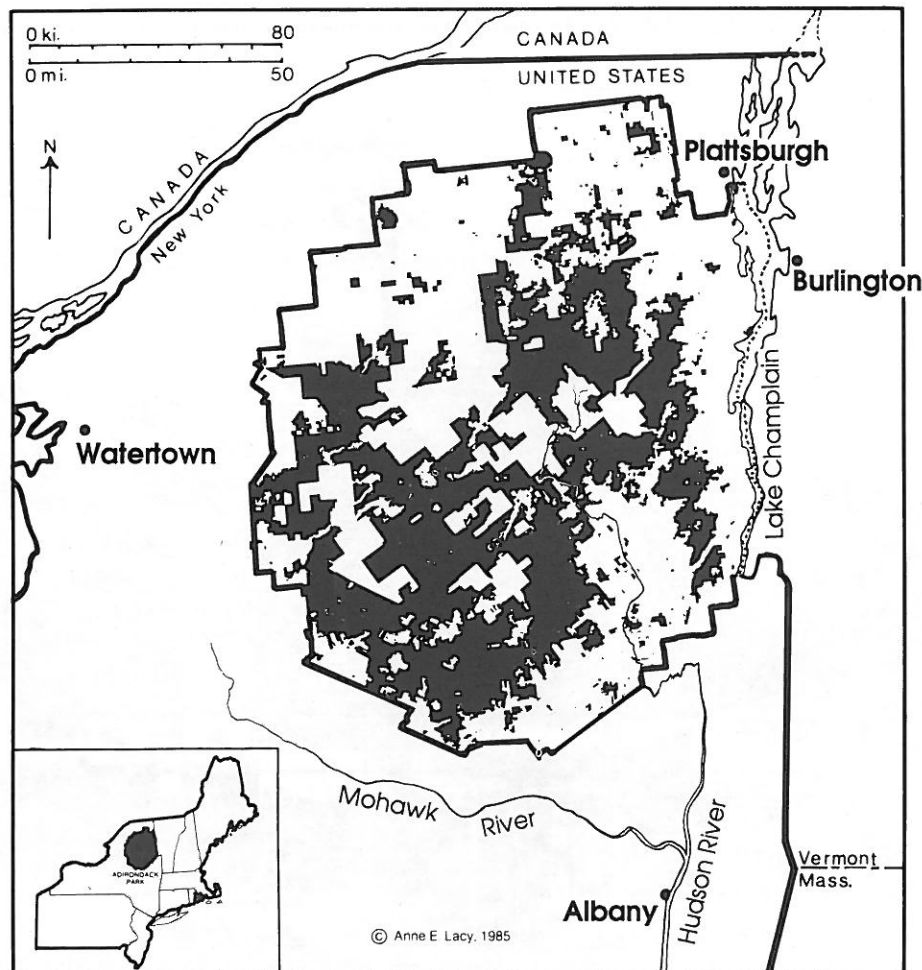
The remaining 58 percent of the Adirondack Park is private land devoted principally to forestry, agriculture and open-space recreation. The park is home for 130,000 permanent and 110,000 seasonal residents, and hosts an

estimated nine million visitors annually.

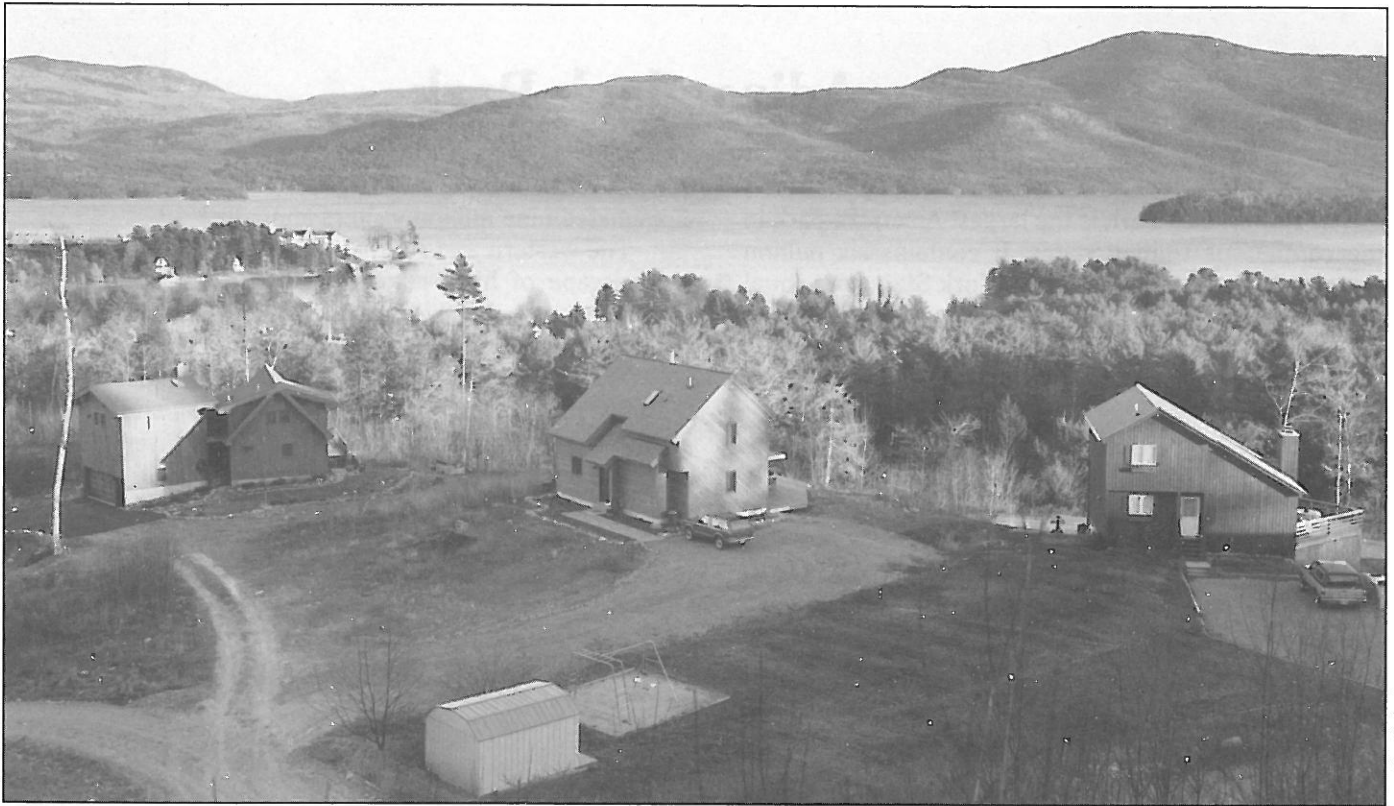
The western and southern Adirondacks are a gentle landscape of hills, lakes, ponds and streams. In the northeast are the "high peaks," 42 of them above 4,000 feet, nine of them with alpine summits.

The Adirondacks form the headwaters for most or part of five major drainage basins: Lake Champlain and the Hudson, Black, St. Lawrence and Mohawk Rivers. Within the park are 2,800 lakes and ponds and more than 1,000 miles of rivers fed by an estimated 30,000 miles of brooks and streams.

What most distinguishes the Adirondack Park is its diversity. Within this vast natural sanctuary is a combination of wildlife, forests, wetlands, waterways and mountains found nowhere else in the world.



The Adirondack Park is a patchwork of public (black) and private lands. What happens to the private holdings in the way of incompatible development will degrade the adjoining public lands and affect the natural character of the entire region.



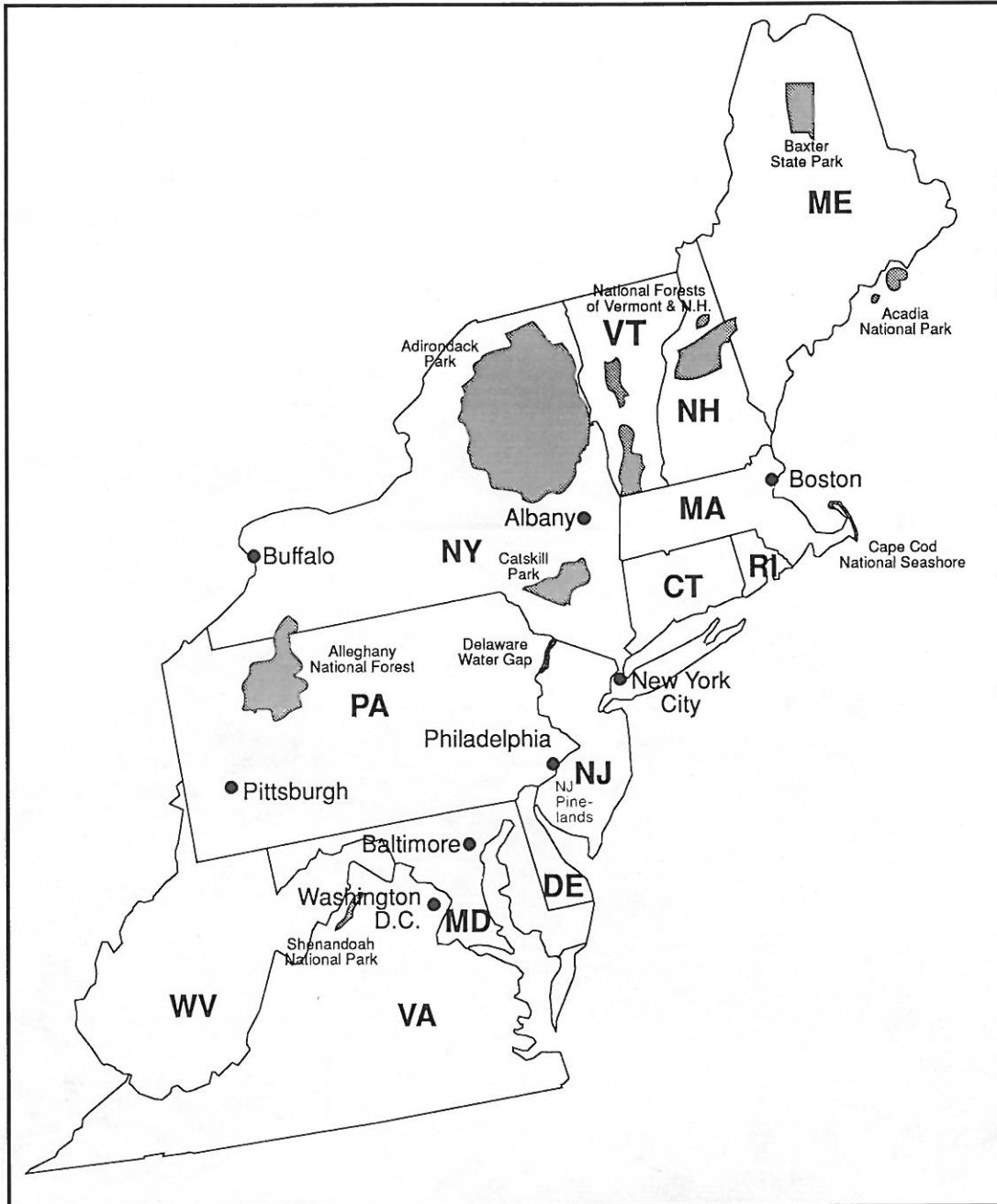
Alan Cederstrom

AN OBJECT LESSON: In the absence of adequate land-use controls, much of the Adirondack Park could suffer the same fate as southern Lake George.

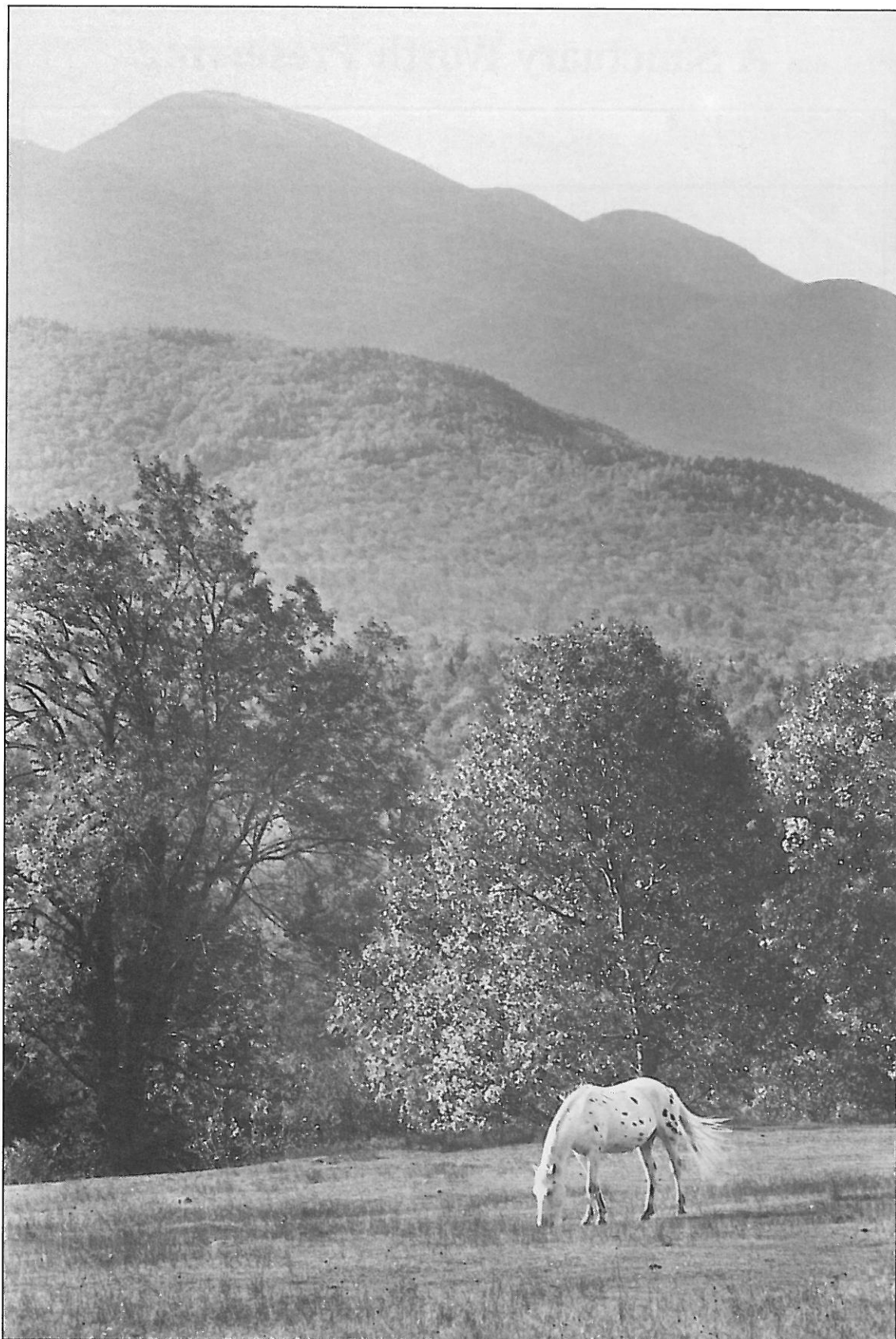


Alan Cederstrom

A Sanctuary Worth Preserving



The Adirondack Park of New York State is the last large wilderness sanctuary in the northeastern United States.



Nancie Battaglia

The Adirondack Park as we know it today can be preserved as a unique natural legacy for future visitors and residents.

The Adirondack Council

Founded in 1975, the Adirondack Council is dedicated to protecting the Adirondack Park through public education, working with government agencies and lawmakers, and undertaking legal action when necessary.

The Council is a coalition of the National Audubon Society, Wilderness Society, Natural Resources Defense Council, National Parks and Conservation Association, and Association for the Protection of the Adirondacks.

While the Council receives moral support from these member organizations, its financial sustenance comes mainly from its 15,000 individual members and from private foundations.

Individual membership categories begin at \$25. Membership benefits include regular newsletters, special reports, and action alerts.

OFFICERS

Barbara Glaser, Chairwoman
Thomas D. Thacher II, Vice Chairman
Kim Elliman, Vice Chairman
Dean Cook, Secretary

BOARD OF DIRECTORS

Timothy L. Barnett	Kim Elliman	Katharine M. Preston
Frances Beinecke	John Ernst	Paul Schaefer
Richard Booth	Barbara Glaser	David Sive
Peter Borrelli	William T. Hord	Constance A. Tate
Alison Clarkson	Harold A. Jerry, Jr.	Thomas D. Thacher II
Dean Cook	George R. Lamb	Francis B. Trudeau
Arthur M. Crocker	Richard W. Lawrence, Jr.	Norman J. VanValkenburgh
	Clarence A. Petty	

EXECUTIVE DIRECTOR

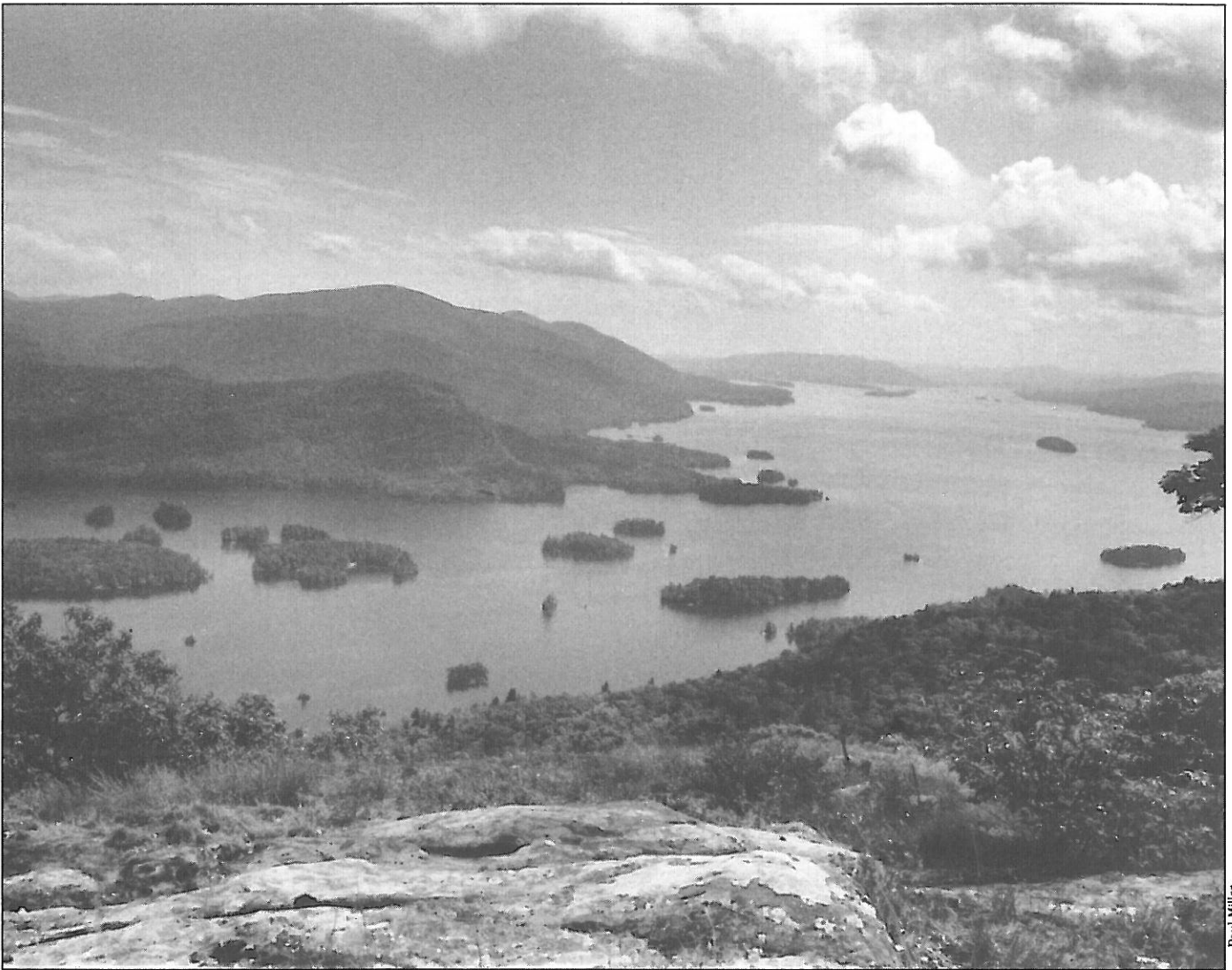
Gary Randorf

THE ADIRONDACK COUNCIL

Box D-2

Elizabethtown, NY 12932

518-873-2240



Paul Miller

IF WE ACT NOW, MOST OF THE ADIRONDACK PARK CAN STILL BE SAVED

**THE ADIRONDACK COUNCIL
BOX D-2
ELIZABETHTOWN, NY 12932**

**Non-Profit
Organization
U.S. Postage
PAID
The Adirondack
Council**