

Hamilton County Express  
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## Community housing bill signed

By CRISTINE MEIXNER, Express Editor

SPECULATOR - Gov. Andrew Cuomo signed the Adirondack Park Affordable Housing bill into law July 15. It took effect immediately.

“This law will give those of modest means living in the Adirondack Park the ability to reduce housing costs and will also bring new building projects to local economies in the Adirondacks,” Cuomo said in a press release.

The new law amends the Adirondack Park Agency Act to allow “smart housing” options for residents of the Adirondacks who meet certain income criteria.

It adds a new definition of “community housing” for the Adirondack Park, allowing up to four dwelling units on lots within areas zoned for moderate or low intensity use. Previously, only one principal dwelling unit per lot was allowed in these areas.

“This will ... increase affordable housing options,” Cuomo noted.

The new law addresses the park’s lack of affordable housing for year-round residents by allowing some additional growth around hamlets.

Units cannot exceed 1,500 square feet of floor space and are limited to primary single-family residences for persons with 120 percent or less of the median family income for the county.

Also, units have to be within three miles of a hamlet land use area and no closer than one-tenth of a mile to the shoreline of a lake, pond or navigable river or stream.

The Adirondack Park Agency drafted the legislation and asked for it to be introduced. The APA regulates land use in the six-million-acre Adirondack Park.

State Sen. Betty Little (R-Queensbury) sponsored the bill in the Senate. Assemblyman Robert Sweeney (D-Lindenhurst) sponsored it in the Assembly.

Adirondack Community Housing Trust, Adirondack Park Local Government Review Board, Adirondack Mountain Club and The Adirondack Council all supported the legislation.