

ZONING

160 Attachment 1

Appendix A

Class A Regional Projects

(COMMENT ON APPENDIX A: This appendix lists Class A regional projects for review by the Adirondack Park Agency under § 160-45 of this chapter and § 809 of the Adirondack Park Agency Act.¹ This list does not include, however, the various types of subdivisions classified as Class A regional projects by the Act; those subdivisions are reviewed as Class A regional subdivisions under Chapter 150, Subdivision of Land.)

The following are Class A regional projects:

A. Hamlet areas.

- (1) All land uses and development, except subdivisions of land, involving wetlands.
- (2) All land uses and development, except subdivisions of land, involving 100 or more residential units, whether designed for permanent, seasonal or transient use.
- (3) All structures in excess of 40 feet in height, except residential radio and television antennas.
- (4) Commercial or private airports.
- (5) Watershed management and flood control projects.
- (6) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

B. Moderate-intensity use areas.

- (1) All land uses and development, except subdivisions of land, located in the following critical environmental areas: within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conversation Law, during the period of such designation; involving wetlands; at elevations of 2,500 feet or more; or within 1/8 mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto; provided, however, that the above shall not include forestry uses [other than clear-cutting as specified in Subsection B(8) below], agricultural uses, open space recreation uses, public utility uses and accessory uses or structures (other than signs) to any such use or to any preexisting use.
- (2) All land uses and development, except subdivisions of land, involving 75 or more residential units, whether designed for permanent, seasonal or transient use.
- (3) Commercial or agricultural services uses involving 10,000 or more square feet of floor space.

¹ Editor's Note: See Executive Law § 809.

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- (4) All structures in excess of 40 feet in height, except residential radio and television antennas.
- (5) Tourist attractions.
- (6) Ski centers.
- (7) Commercial or private airports.
- (8) Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres.
- (9) Sawmills, chipping mills, pallet mills and similar wood-using facilities.
- (10) Mineral extractions.
- (11) Mineral extraction structures.
- (12) Watershed management and flood control projects.
- (13) Sewage treatment plants.
- (14) Major public utility uses.
- (15) Industrial uses.
- (16) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

C. Low-intensity use areas.

- (1) Critical environmental areas. All land uses and development, except subdivision of land, located in the following critical environmental areas: within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation; involving wetlands; at elevations of 2,500 feet or more; within 1/8 mile of tracts of forest preserve land now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto; provided, however, that the above shall not include forestry uses [other than clear-cutting as specified in Subsection C(8) below], agricultural uses, open space recreation uses, public utility uses, and accessory uses or structures (other than signs) to any such use or to any preexisting use.
- (2) All land uses and development, except subdivisions of land, involving 35 or more residential units, whether designed for permanent, seasonal or transient use.
- (3) Commercial or agricultural service uses involving 5,000 or more square feet of floor space.
- (4) All structures in excess of 40 feet in height, except residential radio and television antennas.
- (5) Tourist attractions.
- (6) Ski centers.

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- (7) Commercial or private airports.
- (8) Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres.
- (9) Sawmills, chipping mills, pallet mills and similar wood-using facilities.
- (10) Mineral extractions.
- (11) Mineral extraction structures.
- (12) Watershed management and flood control projects.
- (13) Sewage treatment plants.
- (14) Waste disposal areas.
- (15) Junkyards.
- (16) Major public utility uses.
- (17) Industrial uses.
- (18) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

D. Rural use areas.

- (1) Critical environmental areas. All land uses and development, except subdivisions of land, located in the following critical environmental areas: within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation; involving wetlands; at elevations of 2,500 feet or more; within 1/8 mile of tracts of forest preserve land or water now hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto; within 150 feet of the edge of the right-of-way of federal or state highways, except for an individual single-family dwelling and accessory uses or structures thereto; within 150 feet of the edge of the right-of-way of county highways designated by rule or regulation of the Agency adopted pursuant to Subdivision 14 of § 809 of the Adirondack Park Agency Act² as major travel corridors by the Agency, except for an individual single-family dwelling and accessory uses or structures thereto; provided, however, that the above shall not include forestry uses [other than clear-cutting as specified in Subsection D(9) below and sand and gravel pits associated with such uses located within 150 feet of the edge of right-of-way of the above-described travel corridors], agricultural uses (other than sand and gravel pits associated with such uses located within 150 feet of the edge of the right-of-way of the above-described travel corridors), open space recreation uses and accessory uses or structures (other than signs) to any such uses or to any preexisting use.
- (2) All land uses and development, except subdivisions of land, involving 20 or more residential units, whether designated for permanent, seasonal or transient use.

² Editor's Note: See Executive Law § 809, Subdivision 14.

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- (3) Commercial and agricultural service uses involving 2,500 or more square feet of floor space.
- (4) All structures in excess of 40 feet in height, except residential radio and television antennas.
- (5) Tourist attractions.
- (6) Ski centers.
- (7) Commercial seaplane bases.
- (8) Commercial or private airports.
- (9) Timber harvesting that includes a proposed clear-cutting of any single unit of land more than 25 acres.
- (10) Sawmills, chipping mills, pallet mills and similar wood-using facilities.
- (11) Mineral extractions.
- (12) Mineral extraction structures.
- (13) Watershed management and flood control projects.
- (14) Sewage treatment plants.
- (15) Waste disposal areas.
- (16) Junkyards.
- (17) Major public utility uses.
- (18) Industrial use.
- (19) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% of the original square footage of such structure.

E. Resource management areas.

- (1) All land uses and development, except subdivisions of land, located in the following critical environmental areas: within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conversation Law, during the period of such designation; involving wetlands; at elevations of 2,500 feet or more; within 1/8 mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto; within 300 feet of the edge of the right-of-way of federal or state highways, except for an individual single-family dwelling and accessory uses or structures thereto; within 300 feet of the edge of the right-of-way of county highways designated as major travel corridors by rule or regulation of the Agency adopted pursuant to Subdivision 14 of § 809 of the Adirondack Park Agency Act,³ except for an individual single-family dwelling and accessory uses or structures thereto; provided,

³Editor's Note: See Executive Law § 809, Subdivision 14.

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however, that the above shall not include forestry uses [other than clear-cutting as specified in Subsection E(9) below and sand and gravel pits associated with such uses located within 300 feet of the edge of the right-of-way of the above-described travel corridors], agricultural uses (other than sand and gravel pits associated with such uses located within 300 feet of the edge of the right-of-way of the above-described travel corridors), open space recreational uses, public utility uses and accessory uses or structures (other than signs) to any such uses or to any preexisting use.

- (2) Campgrounds involving 50 or more sites.
- (3) Group camps.
- (4) Ski centers and related tourist accommodations.
- (5) Agricultural service uses.
- (6) All structures in excess of 40 feet in height, except residential radio and television antennas.
- (7) Sawmills, chipping mills and pallet mills and similar wood-using facilities.
- (8) Commercial sand and gravel extractions.
- (9) Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres.
- (10) Mineral extractions.
- (11) Mineral extraction structures.
- (12) Watershed management and flood control projects.
- (13) Sewage treatment plants.
- (14) Major public utility uses.
- (15) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structures.

F. Industrial use areas.

- (1) Mineral extractions.
- (2) Mineral extraction structures.
- (3) Commercial sand and gravel extractions.
- (4) Major public utility uses.
- (5) Sewage treatment plants.
- (6) Waste disposal areas.

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- (7) Junkyards.
 - (8) Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.
- G. Any amendment to the Class A regional project list in § 810, Subdivision 1, of the Adirondack Park Agency Act⁴ subsequent to the adoption of this chapter shall be deemed to effect a corresponding change in this Appendix A without action by the town, except so far as that amendment affects the delineation of subdivisions which are Class A regional projects.

⁴ Editor's Note: See Executive Law § 810, Subdivision 1.