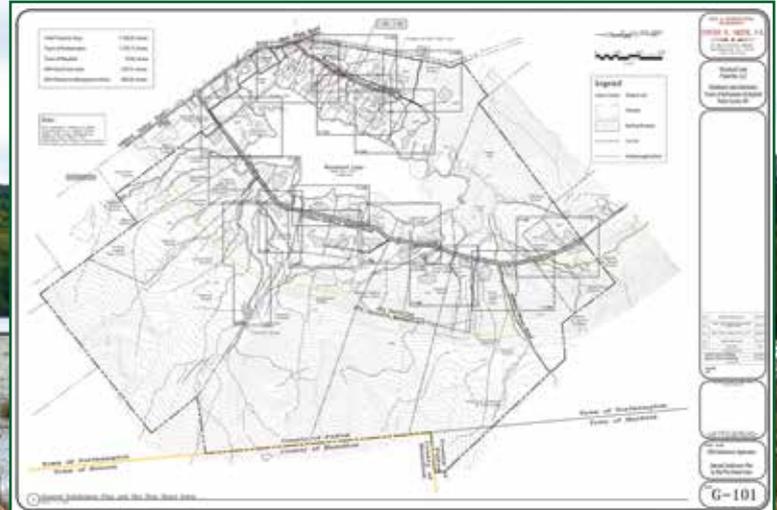


**APA: “WE ARE NOT A DESIGN AGENCY.  
WE CAN’T REDESIGN PROJECTS.”  
NOT TRUE.**



Main photo: Woodward Lake near Northville. Photo © Dave Gibson  
Inset photo: Woodward Lake Subdivision Plan Nov.2020, courtesy of the APA

In explaining its Woodward Lake subdivision permit for 34 lots ringing Woodward Lake, Adirondack Park Agency staff said that “we can’t redesign projects.”

On its 50th anniversary (1971-2021) APA forgets that it has redesigned many projects to comply with its resource protection mission, including redesigned development to avoid impacts in 1988, 1991, 1995, 2001, 2004.

APA is charged by the NY State Legislature with broad powers to protect the Park. Yet, today’s APA has become a rubber stamp for applicants.

- Woodward Lake merited a public hearing, but APA has held only one in ten years;
- APA has lacked a chair for two years;
- APA allows developers to place sales objectives on par with its resource protection mandate, yet their law puts natural resource protection first;
- APA frequently uses the term “development rights.” APA’s law does not recognize such rights;
- APA makes polite requests for alternatives. APA law and regulation require more than that.

At Woodward Lake, requests for a downsized conservation design went unanswered. As permitted, that lake and forest ecosystem will be fragmented. Ecological impacts will be allowed to spread.

### **APA has lost its way. At age 50, what is to be done to regain its direction?**

- The Governor and the APA should support new legal mandates for conservation subdivision design. Negotiated legislation (Assembly 4074/Senate 1145) is ready to pass;
- The Governor needs to name a permanent chair and nominate new committed members for Senate confirmation;
- APA needs sustained training in the environmental laws the agency is responsible to uphold.

---

#### **WE CAN’T DO THIS WORK WITHOUT YOU!**

For answers, and to find out more about conservation design, visit our website [www.adirondackwild.org](http://www.adirondackwild.org), and download a FREE copy of our guidebook, *Pathways to a Connected Adirondack Park: Practical Steps to Better Land Use Decisions*.

While you’re there, we also invite you to make a donation to become a member and to sign up for our award-winning eNewsletter, *Dialogue for the Wild*.



**WE’RE ON THE WILD’S SIDE...**

**SAFEGUARDING THE WILD | EXTENDING THE WILD | EDUCATING FOR THE WILD**

**WWW.ADIRONDACKWILD.ORG**

Founded 1945