



Memorandum of Opposition

S.141/A.2909 AN ACT to amend the executive law, in relation to the definition of a campground within the Adirondack Park.

Protect the Adirondacks opposes a S.141/A.2909, which seeks to change the statutory definition to redefine "campground" for the purposes of the Adirondack Park and regulation by the NYS Adirondack Park Agency (APA), as a parcel of land with five or more campsites, including buildings and accessory structures and provides that recreational vehicles may be kept at a campground or campsite, with the consent of the owner of the campground, during periods of time when they are not in use, so long as they are not used in a manner which violates the campground permit.

This change is a fundamental change to the purposes and definition of a "campground" in the Adirondack Park. There are 133 privately owned campgrounds in the Adirondack Park. Some of these privately owned campgrounds have agreements with campers who rent sites for their recreational vehicles, which remain on the campground on a permanent basis, though they are only used seasonally. APA rules state that recreational vehicles may only remain on a campground for 120 days, but some campgrounds allow these vehicles to remain on a permanent basis. In many cases, over time, these stationary recreational vehicles see the addition of permanent structures, such as porches, decks, roofs and extra rooms.

The definitions of campground, mobile home and mobile home court, group camp, hunting and fishing cabin, and the definition of principal buildings, are essential to the implementation of the APA Act. Since no use is prohibited, the Act relies on density requirements to regulate land use and protect Park character. Campgrounds are largely excluded from jurisdiction and principal building requirements, unlike all the other uses. Hence, the definition is critical. With the proposed definition, campgrounds will turn into mobile home courts. The ultimate result will be that it will not be possible to regulate mobile home courts, as any developer of a mobile home court will argue, perhaps successfully, that it is in fact a campground. The proposed definition upends the basic principles of the APA Act, will create enforcement problems with regard to principal buildings and mobile home parks, and could adversely affect the character of the Park.

For all of these reasons, Protect the Adirondacks opposes S.141/A.2909.

For more information:

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