



## **Adirondack Park Agency**

**KAREN FELDMAN**  
Acting Chair

**TERRY MARTINO**  
Executive Director

Draft Minutes  
Regulatory Programs Committee  
September 13, 2018

### **MINUTES OF THE REGULATORY PROGRAMS COMMITTEE MEETING September 13, 2018**

The Committee meeting convened at approximately 9:30 a.m.

#### **Regulatory Programs Committee Members Present**

Arthur Lussi, John Ernst, Daniel Wilt, and Lynn Mahoney.

#### **Other Members and Designees Present**

Acting Agency Chairwoman Karen Feldman, Robert Stegemann, Bradley Austin, Chad Dawson, William Thomas, and Fred Monroe, LGRB.

#### **Agency Staff Present**

Sarah Reynolds, Richard Weber, Colleen Parker, Virginia Yamrick, Shaun LaLonde, Jennifer Hubbard, Ariel Lynch.

#### **Approval of Draft Committee Minutes for August 2018**

A motion to approve the draft committee minutes was made by Arthur Lussi and was seconded by John Ernst. All were in favor.

#### **Deputy Director Report**

Mr. Weber briefly discussed the high-profile report. He noted a slight rise in applications received for the reporting period. Mr. Weber reported on the status of the Land and Lakes Subdivision application, Project 2018-0123, and the opportunity for public comment on the conceptual plan until September 28. He also reviewed a permit amendment proposal involving Agency staff.

#### **Project**    P2018-24    Charles and Lori Anders (Virginia Yamrick)

The project involves a variance request for a 26-foot lateral expansion and a 753 square foot increase in the footprint of an existing single-family dwelling, 24± feet from the MHWM of Fern Lake.

Ms. Yamrick presented the project proposal and the jurisdictional components of the project.

Mr. Wilt asked if the additional bedroom has been accommodated in the on-site wastewater treatment system. Ms. Yamrick responded affirmatively and the improved system has received approval from Clinton County Department of Health

Ms. Yamrick reviewed alternatives for the site and noted that no public comment letters were received. During the public hearing, one adjoining landowner supported the proposal.

Mr. Lussi asked about the stormwater plan for the site. Shaun LaLonde responded that the applicants will infiltrate the new roof area through an eve trench to account for the new impervious area. The trench was sized to accommodate the runoff.

Dr. Dawson asked about the cove area that was created by the previous landowner. The cove is considered preexisting. Ms. Yamrick noted that the setback follows the present configuration.

Motion was made for approval by Mr. Ernst and was seconded by Mr. Lussi. All were in favor.

**Project** P2018-73 Christmas and Associates (Ariel Lynch)

Subdivision of 416 acres into 15 lots ranging in size from 10 acres to 75 acres. One lot contains an existing single-family dwelling. Fourteen lots will be building lots. Seven lots will have shoreline on Maple Lake, a private impounded lake located entirely within the project site.

Ms. Lynch presented the project proposal and the jurisdictional components of the project.

Mr. Stegemann asked if the Town had an approved local land use plan. Ms. Lynch responded that the project has both Class A and B review requirements so if there were an approved local plan in place, the Agency would still have jurisdiction.

Ms. Lynch noted that one public comment letter was received during the comment period and one was received after the comment period closed.

Ms. Lynch stated staff recommendation is for approval of the project.

Mr. Lussi asked about the project description on page 2 of the draft permit regarding the height of the dwellings. Ms. Lynch responded that the proposal is for 30 feet in height for the dwellings and the permit condition allows up to 40 feet in height as there is no adverse impacts to resources on the site.

Mr. Lussi asked why some of the driveways are shared while others are not in the proposal. Ms. Lynch responded that on some of the lots wetlands prohibit the use of shared driveways.

Mr. Lussi asked why the condition is included which prohibits boathouses without prior approval by the Agency. Ms. Lynch responded that the current proposal does not include boathouses. If any boathouses are proposed in the future, additional review will be needed to ensure that no wetlands are impacted.

Dr. Dawson asked about deed covenants. Ms. Lynch responded that the applicant intends to match any deed restrictions with the conditions of the permit.

Dr. Dawson asked about forest management on the site. Ms. Lynch responded that the applicant does seem interested in doing some forest management on the site.

Dr. Dawson asked if a lakeowners' association will manage the common access area to the lake. Ms. Lynch responded that the common access area is located on Lot 1 as a right-of-way and will be included in the respective deeds.

Motion was made for approval by Mr. Lussi and was seconded by Mr. Ernst. All were in favor.

### **Old Business**

None

### **New Business**

None

The Committee meeting adjourned at approximately 11:40 a.m.