



ANDREW M. CUOMO  
Governor

## Adirondack Park Agency

TERRY MARTINO  
Executive Director

NOTE: The attachments referred to herein are on file at the Agency and are on the Agency's website. Copies are also available for inspection on request.  
Final Minutes, Full Agency 5/19/21

**APRIL 15-16, 2021**

### **ADIRONDACK PARK AGENCY MEETING**

**Thursday, April 15, 2021**

#### **AGENCY MEMBERS, DESIGNEES, AND EXECUTIVE STAFF PRESENT**

Brad Austin, Presiding Member, Designee, Empire State Development  
John Ernst, Member  
Mark Hall, Member  
Andrea Hogan, Member  
Arthur Lussi, Member  
Ken Lynch, Member  
Zoe Smith, Member  
Dan Wilt, Member  
Matt Tebo, Designee, NYS Dept. of State  
Joe Zalewski, Designee, NYS Dept. of Environmental Conservation  
Christopher Cooper, Counsel  
Terry Martino, Executive Director

#### **LOCAL GOVERNMENT REVIEW BOARD PRESENT**

Jerry Delaney, Executive Director

#### **AGENCY STAFF PRESENT**

Sue Streiff

Video and audio recordings of the proceedings, including public comment, are available in their entirety via webcast at

[http://nysapa.granicus.com/ViewPublisher.php?view\\_id=2](http://nysapa.granicus.com/ViewPublisher.php?view_id=2).

Presiding Member Brad Austin called the meeting to order at 1:00 p.m. Mr. Austin announced that Mr. Ernst would be chair of the Park Policy and Planning Committee and Ms. Hogan would become a committee member. Mr. Austin said the Board was meeting remotely due to the COVID-19 pandemic. He stressed that health and safety continue to be the highest priority. He asked members to identify themselves when speaking.

### **1. Approval of March 11-12, 2021 Agency Minutes**

On motion of Mr. Wilt, seconded by Mr. Hall, the Agency adopted the Draft Agency Meeting Minutes of March 11-12, 2021 with Matt Tebo and Joe Zalewski abstaining. A copy of the official minutes as adopted by the Agency is on file at the Agency.

### **2. Recusals**

None

### **3. Motion for Executive Session**

On motion of Mr. Austin, seconded by Mr. Lussi, the Agency unanimously agreed to meet in Executive Session for deliberation of pending and ongoing litigation on Friday, April 16, 2021 at 9:15 am.

### **4. Executive Director's Report**

Executive Director Martino welcomed Mr. Tebo back to the meeting. She said there were state-wide connectivity issues this week which Mr. Kreider and Ms. Stankus worked tirelessly on to get staff re-connected.

She announced the distribution of the 2020 Annual Report and thanked Mr. McKeever for his work.

Ms. Martino said, based on the quarterly JIF stats, 2021 is predicted to be another busy year. She reported that site visits have resumed with health and safety protocols in place. She thanked Mr. Kreider for his work on updating Agency technology to Windows 10.

Ms. Martino reported on the passed State budget and said it was good news regarding funding for the Environmental Protection Fund and the reinstitution of the Mother Nature Bond Act planned for a public vote in 2022.

She said the Department and Agency continue to work on Visitor Use Management and encouraged all to review the presentation from March 2020 located on the website.

### **5. Motion to Adjourn into Committees**

On motion of Mr. Austin, seconded by Mr. Wilt, the Agency unanimously adjourned into committees at 1:15 p.m.

**Friday, April 16, 2021**

**AGENCY MEMBERS, DESIGNEES, AND EXECUTIVE STAFF PRESENT**

Brad Austin, Presiding Member, Designee, Empire State Development  
John Ernst, Member  
Mark Hall, Member  
Andrea Hogan, Member  
Arthur Lussi, Member  
Ken Lynch, Member  
Zoe Smith, Member  
Dan Wilt, Member  
Matt Tebo, Designee, NYS Dept. of State  
Joe Zalewski, Designee, NYS Dept. of Environmental Conservation  
Christopher Cooper, Counsel  
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**LOCAL GOVERNMENT REVIEW BOARD PRESENT**

Jerry Delaney, Executive Director

**AGENCY STAFF PRESENT**

Sue Streiff

Presiding Member Austin reconvened the Full Agency on April 16 at 11:15 a.m.

Mr. Austin reported the Board met in Executive Session and no action was taken.

**1) Committee Reports**

**a) Regulatory Programs Committee**

On motion of Mr. Wilt, seconded by Ms. Hogan, the Agency unanimously approved P2020-277 involving the installation of a 5-megawatt solar energy generating facility to be located partially within a previously authorized commerce park. The solar arrays will have a total footprint of 28 acres and the total area of disturbance will be 37 acres. Existing access from Commerce Drive to the project site will be improved with a stone base in the Town of Ticonderoga, Essex County.

On motion of Mr. Wilt, seconded by Mr. Ernst, the Agency unanimously approved P2020-266 involving the re-development of the former W. Alton Jones Cell Science Center property to construct a total of 355 residential units as follows: 265 apartments within 22 new buildings 60-70 feet tall, 76 condominium units located within the existing structure, and 14 additional condominium units located within a new building. The height of the condominium building changed from 44-feet to 77-feet on a ridgeline. The development will be served by municipal sewer and water infrastructure and includes a clubhouse, greenhouse, pool, recreation facilities, maintenance building, pedestrian and vehicle access, and on-site parking in the Town of North Elba, Essex County.

**b) Park Policy and Planning Committee**

On motion of Mr. Ernst, seconded by Ms. Smith, the Agency unanimously, with Mr. Lynch abstaining, accepted the Final Supplemental Environmental Impact Statement (FSEIS) for the Lake Luzerne Map Amendment and directed the Executive Director to issue findings consistent with the FSEIS no less than ten days from publication of notice of completion of the FSEIS.

On motion of Mr. Ernst, seconded by Ms. Smith, the Agency unanimously, with Mr. Lynch abstaining, denied the application for a map amendment in Lake Luzerne without prejudice and directed the Executive director to issue the Order with the Findings.

**c) State Land Committee**

On motion of Mr. Ernst, seconded by Mr. Hall, the Agency unanimously adopted the Hinckley Reservoir Campground UMP Amendment's resolution on APSLMP conformance. A copy of the resolution as adopted by the Agency is on file at the Agency.

**2) Interim Reports**

The Administration, Economic Affairs, Enforcement, Legal Affairs, Local Government Services, Park Ecology, Public Awareness committees did not meet this month.

Ms. Martino said switchboard duties were being discussed as part of the redistribution of staff responsibilities.

## **7. Old Business**

Ms. Smith asked when the wildlands monitoring discussion would resume. Ms. Martino said Department and Agency staff continue to work on this issue and said the presentation from March 2020 would be distributed to the Board.

## **8. New Business**

None

## **9. Local Government Review Board Comment**

Mr. Delaney commented on the review of cell towers in relation to the review of solar projects. He said he looked forward to in-person meetings again.

## **10. Member Comment**

Ms. Smith requested a presentation on the number of solar projects coming in and where they are located.

Mr. Wilt thanked staff for the presentations. He said that affordable housing needs to be addressed in the Park.

Mr. Hall suggested solar projects be mapped in the same way communication towers are. He said it was much easier to manage the meeting materials on the website.

Ms. Hogan agreed that solar project mapping is a good idea and offered to share some GIS contacts. She said she was interested in knowing when land was last used as farmland when it is being considered for a solar project.

Mr. Lynch said he was glad to see the Hinckley Campground development.

Mr. Lussi said affordable housing does need to be addressed and thinks that more materials and design aspects could have been considered for the new housing development. He suggested new members could lead Agency committees.

Mr. Zalewski thanked Mr. Ernst for stepping up to chair the Park Policy Committee. He thanked staff for their work.

Mr. Ernst stated his preference for the electronic posting of the meeting materials. He said he would like to see mapping of both solar and forest management projects.

Mr. Tebo thanked staff for their presentations. He thanked Mr. Cooper and Ms. Martino for their work and wished Ms. Santiago-Martinez well on her maternity leave. He said that in her absence he would continue to represent DOS.

Mr. Cooper thanked the legal division for their work.

Ms. Martino praised staff for their presentations and noted that it was Matt Brown's first project before the Board. She said she was pleased the posting of the Agency meeting materials on the website has been effective. She said she would work with staff regarding follow-up information on solar projects.

Mr. Austin said staff would accommodate Board requests for information. He said the Board was still practicing COVID caution.

By unanimous consent, the meeting adjourned at 11:45 a.m.

*Bradley Austin*  
Brad Austin, Presiding Member