



12/14/11
4:00 PM

AGENDA
NEW YORK STATE ADIRONDACK PARK AGENCY
December 15-16, 2011

Adirondack Park Agency Headquarters
Ray Brook, New York

THURSDAY, December 15, 2011
9:00 AM - 5:00 PM

Please note that during the remaining December and January meetings planned for the Adirondack Club and Resort project there can be no public commentary related to the project prior to the final determination proposed for the January meeting.

Due to significant public interest in the project and space limitations at the Agency headquarters in Ray Brook, people are encouraged to view the meeting through a simultaneous live webcast at The Wild Center! in Tupper Lake, New York.

Those who plan to attend the meeting at Agency headquarters are encouraged to RSVP to Deb Lester at (518) 891-4050 by December 14.

The Agency meeting will also be webcast live at http://nysapa.granicus.com/ViewPublisher.php?view_id=2

Approximately 24 hours after the conclusion of each meeting date, the sessions will be archived and accessible on the Agency's website.

The scheduled times on the agenda are estimated and may be adjusted to accommodate actual deliberations.

FULL AGENCY

9:00 AM - 9:15 AM

- (1) Call to Order
- (2) Pledge of Allegiance
- (3) Welcoming Remarks (Chairwoman Ulrich)
- (4) Public Comment

*The Agency encourages public comment that will assist us in improving our practices, procedures and our responsibility to the public. However, to promote fundamental fairness, and in consideration of the substantial time available for written comment, the practice of the Agency is to exclude public comment on matters pending decision until the conclusion of Agency business. This includes: (1) any permit which is before the Agency for action at this meeting; (2) any enforcement case which is before the Agency; (3) **any matter for which an adjudicatory public hearing has been convened.** Conduct of the meeting is always at the discretion of the Chairman or Committee Chairperson.*

- (5) Approval of November 17-18, 2011 Draft Agency Minutes
- (6) Recusals

Project 2005-100, Preserve Associates, LLC

9:15 AM - 9:30 AM

- (1) Executive Director's Remarks (T. Martino)

9:30 AM - 10:45 AM

- (2) Questions and Answers and Agency Mailing Review (L. Ulrich)
 - Proposed PILOT (T. Martino, J. Banta, D. Kelleher)
 - Alternative Design (R. Weber)

10:45 - BREAK

11:00 AM - 12:15 PM

(3) Review of Responses in Agency Mailing (Continued)

- Wildlife Survey and Habitat (E. Snizek)
- Cranberry Pond (E. Snizek, G. Bendell)
- Use of the Ski Area (J. Banta)

12:15 PM - 1:00 PM - LUNCH

1:00 PM - 2:45 PM

(4) Presentation of Draft Findings and Conditions

- Overall Intensity Guidelines (S. Reynolds)
- Residential Structure Locations, Footprints, and Heights/
Non Residential Structure Locations, Footprints and Heights
(R. Weber)
- Building Color, Outdoor Lighting, Resort Signage (R. Weber)
- Planting Plans (R. Weber)
- Energy Use and Conservation (R. Weber)
- Grading and Limits of Vegetative Clearing (R. Weber)

2:45 PM - 3:30 PM

- Organizational Arrangements (J. Banta)
- Property Owners Association/Declaration of Protective Covenants
(J. Banta)
- Non-Homeowner Association Lots (J. Banta)
- Great Camp Lots (J. Banta)

3:30 PM - BREAK

3:45 PM - 5:00 PM

- Visual/Open Space Protection (R. Weber)
- Forest Management Plan (E. Snizek)

FRIDAY, December 16, 2011
9:00 AM - 5:00 PM

9:00 AM - 9:45 AM

Presentation of Draft Findings and Conditions (*Continued*)

- Erosion and Sediment Control/Stormwater Management (G. Bendell)
- Water Supply (G. Bendell)
- Sewage Pump Station/Community Wastewater Treatment Plant/
Individual Wastewater Treatment Systems (G. Bendell)

9:45 AM - 10:45 AM

- Habitat/Wetlands (E. Snizek)
- Protection of Amphibians (E. Snizek)
- Invasive Species Control/Sanitizing Equipment (E. Snizek)

10:45 AM - BREAK

11:00 AM - 12:15 PM

- Shoreline (E. Snizek)
- Wild, Scenic and Recreational Rivers Special Provisions
(E. Snizek)
- Temporary Use of Cranberry Pond for Snowmaking (E. Snizek,
G. Bendell)
- Use of the Existing Base Lodge (J. Banta)

12:15 PM - 1:00 PM - LUNCH

1:00 PM - 1:30 PM

(5) Issue #10 Compliance (S. Reynolds, R. Weber)

- Project Phasing
- Protections to Local Government
- Project Management

1:30 PM - 2:15 PM

(6) Presentation of Draft Findings and Conditions

- Phasing and Infrastructure (S. Reynolds, R. Weber)
- Independent Environmental Monitors (R. Weber)
- Coordination with Local Approvals (S. Reynolds)
- Agency Review of Future Subdivision and Development (S. Reynolds)

2:15 PM - 3:00 PM

(7) Implementation (S. Reynolds, R. Weber)

3:00 PM - 3:15 PM

(8) Other Findings and Conditions (J. Banta)

3:15 PM - BREAK

3:30 PM - 4:30 PM

(9) Board Discussion and Input for January Agenda

4:30 PM

(10) Interim Reports

Regulatory Programs
Park Ecology
State Land
Local Government Services
Park Policy and Planning
Legal Affairs
Economic
Enforcement
Public Awareness and Communications
Administration

(11) Old Business/New Business

(12) Public Comment

(13) Local Government Review Board Comment

(14) Member Comment

(15) Motion to Adjourn

JANUARY AGENCY MEETING - January 19-20, 2012, Adirondack Park Agency,
Ray Brook, New York

**ADIRONDACK PARK AGENCY
AGENCY MEMBER COMMITTEE ASSIGNMENTS**

*** Leilani Crafts Ulrich, Chairwoman**

Regulatory Programs

Leilani Ulrich, Chairwoman
Richard Booth
Arthur Lussi
F. William Valentino
Dierdre Scozzafava, DOS

Legal Affairs

Cecil Wray, Chair
Richard Booth
Frank Mezzano
F. William Valentino
Jen McCormick, DED

Enforcement

Cecil Wray, Chair
Richard Booth
Arthur Lussi
Frank Mezzano
William Thomas

Park Policy and Planning

Richard Booth, Chair
William Thomas
Leilani Ulrich
Jen McCormick, DED
Dierdre Scozzafava, DOS

State Land

Richard Booth, Chair
William Thomas
F. William Valentino
Cecil Wray

Park Ecology

Leilani Ulrich, Chairwoman
Arthur Lussi
Jen McCormick, DED

Local Government Services

William Thomas, Chair
Arthur Lussi
Frank Mezzano
Dierdre Scozzafava, DOS

Economic Affairs

Arthur Lussi, Chair
Frank Mezzano
William Thomas
Jen McCormick, DED

**Public Awareness and
Communications**

F. William Valentino, Chair
Richard Booth
Frank Mezzano
Jen McCormick, DED
Dierdre Scozzafava, DOS

Administration

Leilani Ulrich, Chairwoman
Richard Booth
Cecil Wray

* The Agency Chairwoman serves as a permanent member of each of the above committees, and as acting chair in the absence of the committee chair.