



**ANDREW M. CUOMO**  
Governor

**TERRY MARTINO**  
Executive Director

## **MINUTES OF THE PARK POLICY AND PLANNING COMMITTEE MEETING**

**July 11, 2019**

The Committee meeting convened at approximately 2:10 p.m.

### **Park Policy and Planning Committee Members Present:**

Dr. Chad Dawson, Chair, Dan Wilt, John Ernst, and Brad Austin (ESD)

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

Art Lussi, Lynne Mahoney (DOS), William Thomas, and Robert Stegeman (DEC)

### **Local Government Review Board:**

Gerald Delaney, Executive Director

### **Agency Staff Present:**

Terry Martino, Executive Director, Christopher Cooper, Counsel, Dan Kelleher, Keith McKeever, Shaun LaLonde, Robyn Burgess, Elizabeth Phillips, and Annemarie Peer

### **Planning Report (Richard Weber)**

Mr. Weber began by stating that the Board will be asked to consider Agency Map Amendment MA2018-2. Related to this, the Town of Westport is proposing to amend its Town zoning map to coincide with the proposed change to the park plan map. The town has begun the SEQR process for this amendment to rezone the area from Agricultural Land District to Village Residential II District. Since Westport has an agency-approved local land use program, changes to the town code, including their map, will also require Agency approval. Mr. Weber reminded the Board that in 2017 the Agency updated the Delegation Resolution (Del. Res). to allow certain classes of approved program amendments to be reviewed and approved by the Executive Director. Should the Board approve the Agency map amendment, staff recommend the Westport zoning map change can be approved pursuant to the Del Res.

Mr. Weber also let the Board know that Agency staff are making final preparations for the printing of an updated edition of the Adirondack Park State Land Master Plan, including the approval of the 2016-2017 classification and reclassification actions, and the revisions to the definition of the Travel Corridor classification.

**Town of Westport Map Amendment** (Richard Weber)

Mr. Weber reviewed the Final Supplement Environmental Impact Statement (FSEIS) for the Town of Westport and Consolidate Mortgages, Inc. in Essex County. The applicants are requesting to reclassify approximately 29 acres of a larger parcel currently classified as Resource Management to Hamlet. The land involved is a portion of the Westport Country Club.

In November 2018 Matt Kendall presented to the Board a Draft Supplemental Statement (DSEIS). A public hearing was held on December 20, 2018 and the public comment period ended on January 7, 2019.

Mr. Weber reported that in their application the applicants stated that the existing municipal sewer district would be expanded to serve the requested map amendment area. In May of this year, the Town approved an extension to the sewer district to coincide with a 32-acre alternative configuration that was included in the DSEIS, Alternative Area 2. Mr. Weber presented maps of the soils, slopes, and wetlands in the area. He also presented an aerial photo.

The DSEIS outlined five alternatives. Mr. Weber reported that the staff's recommendation is to approve a preferred alternative, which is Alternative 4. Alternative 4 reclassifies the 32-acre area from Resource Management to Hamlet which coincides with the recently expanded sewer district. The Agency has reviewed the character of the requested area and relevant land use classification determinants and determined that this area meets the Character Description, and Purposes, Policies and Objectives of the Hamlet classification.

Mr. Weber concluded his presentation by asking the Board to accept the FSEIS and authorize the Executive Director to issue the Finding Statement and to approve the map amendment.

Mr. Lussi asked where the sewer treatment plant is located. Mr. LaLonde responded by showing the location on the map.

Mr. Lussi asked if the applicant can use the water being discharged to irrigate their golf course. He knows that if the sewer treatment plant cannot handle the run off, it directly impacts Lake Champlain. He then said that it is difficult to support a development plan to add to the sewer system when they do not have one working appropriately right now.

Mr. Lussi then remarked that in the public need and benefits section of the FSEIS, the Town of Westport stated that it has designated this area for potential growth. The public need section also referred to the loss of 40 rooms or tourist accommodation units in the last several years and 50 building rights to conservation easements. Mr. Lussi wanted to know if staff could provide any additional information.

Mr. Weber responded that he did not have all the details, but staff were aware that there were a number of recently acquired easements held by various land trusts in the Town that intended to maintain working farm land.

Ms. Phillips said the Adirondack Land Trust has acquired three different easements on farms since the year 2000 totaling 2100 acres that potentially would total the 52 principal buildings that they said were lost.

Mr. Ernst said that in public comment there was a mention about empty buildings and the application did not address why an expansion was needed in a town that has issues with their sewer.

Ms. Martino said that about eight years ago Bill Johnson and staff from Saratoga Associates came to the Agency to discuss the planning and development needs of the Town. Additionally, the Agency did authorize a Westport map amendment with contingency, that the area be served by sewer. With the current proposal, the Town came forward with a revised proposal to expand the sewer district after extensive planning.

Mr. Stegemann said that the DEC has options to make sure the sewer system is working properly, and the Town is working to make the necessary improvements. The sewer treatment plant will be able to handle the increased flows from the expanded sewer district.

Mr. Cooper explained that Board action on the SEQR process and underlying map amendment will be voted on separately.

Before the final vote Mr. Cooper reminded the Board that the FSEIS did have a couple of changes that will be incorporated into the final adopted versions.

A motion was made by Mr. Ernst to accept the final FSEIS and to authorize the Executive Director to make ministerial changes, if needed, and to finalize and issue the Findings Statement no less than 10 days from publication in the Environmental Notice Bulletin. The motion was seconded by Mr. Wilt. All were in favor.

A motion was made by Mr. Wilt to accept the staff recommendations to approve Map Amendment 2018-02 to reclassify 32 acres from Resource Management to Hamlet in the Town of Westport in Essex County and to approve the order presented and to be finalized including any ministerial changes and executed by the Deputy Director of Planning upon the issuance of SEQR findings. The motion was seconded by Mr. Ernst. All were in favor.

**Old Business**

None

**New Business**

None

The meeting adjourned at 3:00 p.m.