



DRAFT MINUTES  
Park Policy & Planning  
Committee  
RW:ap  
July 16, 2020

**PARK POLICY AND PLANNING COMMITTEE**  
**July 16, 2020**

The Committee convened at 2:00 p.m.

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

Dr. Chad Dawson, Chair, John Ernst, Zoe Smith, and Bradley Austin (ESD)

**Other Members and Designees Present:**

Art Lussi, Joseph Zalewski (DEC), and Matt Tebo (DOS)

**Local Government Review Board:**

Gerald Delaney, Executive Director

**Agency Staff Present:**

Terry Martino, Christopher Cooper, Rick Weber, Ariel Lynch, Matt Kendall, Keith McKeever, and Annemarie Peer

**Park Policy and Planning Report (Rick Weber)**

Mr. Weber began by welcoming the new Board members as well as the old. He gave a brief review of what the Planning Department staff are responsible for, what they have been busy working on, and noted additional information included in report. He also reported that the Remsen/Lake Placid Trail Corridor UMP was adopted on May 28, 2020 by Department of Conservation and Department of Transportation.

**Map Amendment 2020-01 North Elba (Matt Kendall)**

Mr. Kendall reviewed the Final Supplemental Environmental Impact Statement (FSEIS) for the Town of North Elba. The Agency received an application for an amendment to the Official Adirondack Park Land Use and Development Plan Map (the Official Map) from the Town of North Elba. The request is for approximately 34.5 acres to be reclassified from its current classification, Moderate Intensity Use to Hamlet. The

requested area consisted of two private parcels of land and was not defined by regional boundaries, so three geographic alternatives were considered.

A Draft Supplemental Environmental Impact Statement (DSEIS) was filed on April 22, 2020. An online public hearing via WebEx was held on May 15, 2020. Approximately 12 members of the public participated in the hearing and were given the opportunity to make a comment, but no comments were made during the hearing. The public comment period concluded on May 30, 2020 and comments were received from five individuals and organizations. The comments received in favor of the proposed amendment stated that Alternative Area 3 meets the criteria to be reclassified as Hamlet. The common concern among the comments received opposed to the amendment was the location of potential access roads to future development, which is not a consideration for map amendments.

Mr. Kendall gave a review for the new Board members of the process that the Agency takes into a Land Use Map Qualifications. He went over the criteria, which is based on Section 805 of the Agency Act, and Section 583 and Appendix Q-8 of Agency Rules and Regulations. He also went over the three alternatives that the Agency considered.

He presented maps showing the three alternatives and summarized the character of the area including existing land uses, services, soils, topography and wetlands.

Mr. Kendall said that staff recommends Alternative Area 3 be reclassified to Hamlet.

Mr. Ernst asked if the sewer treatment plan had enough capacity and met Department of Environmental Conservation (DEC) standards.

Mr. Kendall responded the Agency inquired with DEC and was informed that the Lake Placid treatment plant currently permitted at 2.5 Million Gallons per Day (MGD) capacity and that the average flow was 1.1 MGD with a monthly high of 1.2 MGD. He said there are no active consent orders and they do not see any issues arising.

Mr. Ernst also asked if the Agency knew what would be done with the property.

Mr. Cooper answered that the Agency cannot take private development plans into consideration in reviewing a map amendment.

Mr. Hall wanted to know if the Agency had heard from the Town if they were happy with the 3 different alternatives.

Mr. Kendall answered we had not heard from the Town with any issue with any of the alternatives.

A motion was made by Dr. Dawson to accept the Final Supplemental Environmental Impact Statement for the North Elba Map Amendment, MA 2020-01, and authorize the Executive Director to make ministerial changes and to finalize and issue the Findings Statement no less than ten days from publication in the Environmental Notice Bulletin. The motion was seconded by Mr. Ernst. All were in favor.

A motion was made by Dr. Dawson to accept the staff recommendation to approve Map Amendment 2020-01 to reclassify the 32 acres of land classified as Moderate Intensity to Hamlet in the Town of North Elba, Essex County, and to approve the Order presented, to be finalized, including any ministerial changes, and executed by the Deputy Director of Planning upon issuance of the SEQR Findings Statement. The motion was seconded by Ms. Smith. All were in favor.

### **Old Business**

None

### **New Business**

None

The meeting adjourned at 3:00 p.m.