

APPENDIX F

PUBLIC HEARING SUMMARY

APA MAP AMENDMENT 2019-01
APPLICATION OF TOWN OF LAKE LUZERNE
FINAL ENVIRONMENTAL IMPACT STATEMENT

APPENDIX E

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On May 18, 2020, the Adirondack Park Agency conducted a public hearing on Map Amendment 2019-01. The hearing was held remotely via Webex video/telephone conference. The hearing was recorded and is available on the Agency's website and here:

http://nysapa.granicus.com/MediaPlayer.php?view_id=2&clip_id=538

During the hearing, Agency staff gave an overview of the proposal and DSEIS. Afterwards, public in attendance were given an opportunity to make comment for the record. Below is a summary of each comment that was made during the hearing.

David Gibson: Mr. Gibson introduced himself and said he works for the non-profit organization Friends of the Forest Preserve. Mr. Gibson stated that he submitted a written comment expressing his concerns. He said the position of his organization was that the 105 acre area was properly classified by the Agency as Rural Use. He said the significant blocks of vacant land in forest condition now, 15 acres of wetlands, and the map amendment area seems different than the other areas around Lake Vanare and properly classified as Rural Use. Mr. Gibson said the 18,000 acres of adjacent rural use doesn't all have to be resourced constrained development, and that this area contributed to the rural open space atmosphere of the park, which is statutorily park of the Rural Use classification, which is a major contribution. Also, by increasing the potential intensity of development, from 15 principal buildings per square mile up to 500 principal buildings per square mile, you change the character of the area increase the amount of strip development along Rt 9N which he believes the current classification was trying to prevent. He states that this area is between two Hamlet areas, Lake George and Lake Luzerne and by increasing the intensity here to such a degree, you almost create a new hamlet environment between two Hamlets, which leads to fragmenting the forest, which is recognized as a large block that is important

ecologically the park, and spreading sprawl in that area. He said he believes the area was designed to be a larger block of Rural Use that protects the open space atmosphere. For those reasons and a regional planning perspective, his organization believes the area was properly classified.

Ellen Lyons: Ms. Lyons said she agreed with Mr. Gibson's statement. She said that this is not the suburbs and moved there because it's the Adirondacks. She said she feels like it's too much, it's classified correctly and that it should stay that way.

Ann McCollough: Ms. McCollough started by saying she had trouble logging in to the hearing but eventually was able to login. She stated that she is a landowner on Lake Vanare. She said her biggest concern is what the change will do to the water. She states that she had been on the property approximately 20 years ago and that the area gets very wet in the springtime and if you pave the area, put in houses and cement, the water will have to go somewhere, likely onto her property and into the lake and carrying sediment with it. She said he is concerned about, does not want the lake or her property harmed in any way. She also stated that she does not want to classification changed. She said she believed a landowner who wants the change purchased the property while it was classified as Rural Use and it should stay that way.

Robert Glennon – Mr. Glennon stated that he submitted email comments and will submit comments by mail. He stated that the Agency's regulations and DSEIS recognizes landowner development plans are wholly irrelevant. He stated that in Mr. Kendall's opening remarks that the Agency's practice is to allow landowners to discuss potential projects in their comments, but not consider it, which does not make sense and you will have that any time someone requests an amendment. Mr. Glennon stated that a press article in the Adirondack Explorer on May 8 stated that the Town applied for this to accommodate a development project on an involved landowner's property that could not happen under the current classification. [did he say something about the Town and landowner] Mr. Glennon state it would be wrong, illegal and spot zoning. Mr. Glennon referenced his letter, saying that it contains statutory description of Moderate Intensity Use and Rural Use, and described the resources that suggest its correctly classified. No Sewer or Water, a lot of HpE and some WoE, which are very steep, large wetland, mapped stream and 80 of 105 acres considered by WCS as critical forest tracts. 115 of these exist in the park. The loss of Rt 9N critical environmental area jurisdiction encourages strip zoning in moderate intensity. The existing development maps shows only four improved parcels along 1500 feet.

- A. Eileen Batiste: Ms. Batiste said she is a homeowner on Lake Vanare. She said agrees with the comments already made, believes the area is properly classified as a rural area. She also said she thinks proposed development should be considered before a reclassification decision is made.
- B. Tom Reed: Mr. Reed introduced himself and said he is one of the landowners in the map amendment area. Mr. Reed said he was not able to see the maps in the presentation. He said the Moderate Intensity Use comes half-way along Hidden Valley Road and no apparent reason stops, and he thinks it make sense to have Moderate Intensity Use on both sides of the road, for practical reasons. Mr Reed said from an economic standpoint, New York State and Lake Luzerne has lost population over the last 5 years. That increases taxes for those who stayed because school taxes and property taxes have not gone down. He said it make sit easier for all if there is more little more development, from an economic standpoint. Mr. Reed said sees no environmental hazards here. He said that there are a couple of wetlands that can be protected because both the Town and APA have procedure for approving lots and septic systems on a lot-by-lot basis so the land can be protected. He said he believe it makes sense to follow the Town's guidance and have this go through.