



ANDREW M. CUOMO
Governor

TERRY MARTINO
Executive Director

MEMORANDUM

TO: Terry Martino
FROM: Matthew Kendall
DATE: April 7, 2021
RE: MA2019-01 (Lake Luzerne)

The Adirondack Park 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 Lake Luzerne. The request is for approximately 108 acres to be reclassified from its current classification, Rural Use (RU), to Moderate Intensity Use (MIU). In their request, the Town stated the area should be reclassified because it would create a more uniform corridor of MIU on both sides of the road, is fitting with the current uses, would be an economic benefit the Town and region, and will not have a negative impact on the environment.

A Draft Supplemental Environmental Impact Statement (DSEIS) was filed on April 22, 2020. An online public hearing via WebEx was held on May 18, 2020. Six comments were made during the hearing. The public comment period concluded on June 2, 2020 and comments were received from seventeen individuals and organizations.

Three of those who commented were in favor of the proposed amendment, generally agreeing with the Town's justification regarding the comparison of the natural resources and character of this area with the adjacent MIU area. Commenters suggested the map amendment would be an economic benefit to the Town and will not have negative impact on the environment. Twelve of those who commented were opposed to the proposed map amendment. Several comments stated that the Proposed Map Amendment Area is different than the adjacent MIU and that the current classification of Rural Use was appropriate. Common themes among those opposed include concerns with the impacts to the rural character, open space resources and wildlife habitat, which are all considerations for land use classifications. The applicant declined the opportunity to address the concerns that were raised in the public comments.

Staff have reviewed the proposed map amendment with the statutory criteria, relevant land use area determinants, and public comments. We found that the area does not have any major physical constraints, however we believe the comments about the loss of open space resources and rural character raised valid concerns with the proposal. The Town declined an opportunity to address the concerns that were raised in the comments and asked that the Agency make its decision on the existing record. Staff

does not believe that the proposed map amendment has been justified and it is our recommendation that this request be denied.

This month's mailing includes a draft of the Final Supplemental Environmental Impact Statement (FSEIS) and a draft Order. The FSEIS includes staff's recommended preferred alternative to deny the request. The FSEIS contains a summary of the hearing, a copy of all comments received during and after the comment period, and a summary of the comments with responses to substantive comments. The Order reflects the preferred alternative.

Enclosures: FSEIS
Draft Order MA 2019-01

DRAFT