

PRELIMINARY DRAFT AGENDA
ADIRONDACK PARK AGENCY
October 9, 2025

Agency Meeting Thursday, October 9, 2025
at 9:30 am

<https://tinyurl.com/APAOct2025Thu>

Passcode:055800

Join via audio: +1 646 876 9923 US

Webinar ID: 968 3069 9716

Passcode: 055800

FULL AGENCY

9:30 AM – 10:00 AM*

1. Call to Order
2. Welcoming Remarks (Matthew Tebo, Presiding Member)
3. Public Comment

Public comment will be available to members of the public who attend the Agency meeting in person as well as those who attend the meeting remotely. If you would like the opportunity to speak remotely during public comment, please send your name, the phone number you will be using to call into the WebEx (noted above), and the topic on which you will be commenting to

AgencyMeeting.PublicComment@apa.ny.gov. Commentators will be limited to no more than three minutes each.

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 policy of the Agency is to exclude public comment on matters pending decision until the conclusion of Agency business. This includes: (1) any matter 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 Chair or Committee Chair.

3. September 11, 2025, Draft Agency Minutes
4. Recusals
5. Motion for Executive Session
6. Executive Director's Report (Barbara Rice)
7. Motion to Adjourn into Committees

COMMITTEE MEETINGS

The Agency Chair may serve as a voting member of any of the committees.

10:00 AM – 11:00AM*

Park Policy and Planning

Chair: Benita Law-Diao, Mark Hall, Steve Hunt (ESD)

1. Planning Division Report (Megan Phillips, APA)
2. Lake Luzerne Map Amendment (MA2025-01) – Matt Kendall, APA
3. Request by a landowner in the Town of Lake Luzerne for two amendments to the official Adirondack Park Land Use and Development Plan Map (Plan Map). Area 1 is approximately 11.8 acres and currently classified as Rural Use, the request is to reclassify the area to Moderate Intensity Use. Area 2 is approximately 56.5 acres in size and currently classified as Rural Use, the request is to reclassify the area to Low Intensity Use. On its own initiative, the Agency has extended the proponent's request consistent with the regional nature of the Plan Map.

For action: Presentation of DSEIS and board authorization to proceed to public hearing and comment period.

11:00 AM – 12:00 PM*

Public Awareness and Communication

Chair: Mark Hall, Benita Law-Diao, Dan Wilt, Steve Hunt (ESD)

1. Communications Report (Keith McKeever, APA; Ben Brosseau, APA)
2. Community Spotlight – Village of Tupper Lake, Franklin County (Mayor Mary Fontana)

For information: Overview presentation and discussion about the Village of Tupper Lake, presented by Village Mayor Mary Fontana.

12:00 PM – 1:00PM*

Regulatory Programs

Chair: Dan Wilt, Art Lussi, Ken Lynch, Matthew Tebo (DOS)

1. Regulatory Programs Report (John Burth, APA)
2. P2024-0270 – Sunset Bay RV Park, Inc., Town of Mayfield – Fulton County (Ariel Lynch, APA)

For Action: Expansion of the Sunset Bay RV Resort through the addition of a 357± unit RV campground adjacent to the existing resort.

Full Agency – 1:00 PM*

9. Committee Reports

Park Policy and Planning (Benita Law-Diao)
Public Awareness and Communication (Mark Hall)
Regulatory Programs (Dan Wilt)

- P2024-0270

10. Interim Reports

Economic Affairs (Mark Hall)
Enforcement (Art Lussi)
Administration (Matthew Tebo, Presiding Member)
Legal Affairs (Art Lussi)
Local Government Services (Dan Wilt)
Park Ecology (Zoë Smith)
State Land (Ken Lynch)

Local Government Review Board Report (Gerald Delaney, LGRB)

11. Member Comment

12. Old Business

13. New Business

14. Public Comment

15. Executive Session

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**ADIRONDACK PARK AGENCY
AGENCY MEMBER COMMITTEE ASSIGNMENTS**

Matthew Tebo, Presiding Member¹

Regulatory Programs

Dan Wilt, Chair
Art Lussi
Ken Lynch
Matthew Tebo (DOS)

Enforcement

Art Lussi, Chair
Ken Lynch
Zoë Smith
Steve Hunt (ESD)

State Land

Ken Lynch, Chair
Benita Law-Diao
Zoë Smith
Joe Zalewski (DEC)

Local Government Services

Dan Wilt, Chair
Mark Hall
Matthew Tebo (DOS)
Joe Zalewski (DEC)

Public Awareness and Communication

Mark Hall, Chair
Benita Law-Diao
Dan Wilt
Steve Hunt (ESD)

Legal Affairs

Art Lussi, Chair
Ken Lynch
Matthew Tebo (DOS)

Park Policy and Planning

Benita Law-Diao, Chair
Mark Hall
Steve Hunt (ESD)

Park Ecology

Zoë Smith, Chair
Benita Law-Diao
Steve Hunt (ESD)
Joe Zalewski (DEC)

Economic Affairs

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