



**AGENCY MEETING MINUTES
Thursday, October 9, 2025**

Agency Members, Designees, and Executive Staff Present:

Mark Hall	Chair
Benita Law-Diao	Member
Art Lussi	Member
Jose Almanzar	Member
Steve Hunt	Empire State Development (remote)
Ken Lynch	Member
Rush Holt	Member
Matt Tebo	Department of State
Dan Wilt	Member
Joe Zalewski	Department of Environmental Conservation
Barbara Rice	Executive Director
Damion Stodola	Counsel

Absent and Excused

Zoë Smith	Member
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Local Government Review Board Present

Gerald Delaney, Sr., Executive Director

1. CALL TO ORDER

A quorum of board members being present in person, the meeting was called to order at approximately 9:32 A.M. by Mark Hall, Chair.

2. WELCOMING REMARKS

Chairperson Mark Hall welcomed the public, presenters, staff, and board members, made welcoming remarks, and thanked former Governor Hochul for his appointment to this position.

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3. PUBLIC COMMENT

The chair recognized Claudia Braymer, Executive Director of Protect the Adirondacks who congratulated him on his new role and encouraged him to use all of the tools at his disposal to protect the Park, including committees and adjudicatory hearings.

4. APPROVAL OF MEETING MINUTES

On motion of Dan Wilt, seconded by Matt Tebo, the September 11, 2025 meeting minutes were unanimously approved.

5. RECUSALS

None

6. MOTION FOR EXECUTIVE SESSION

None

7. EXECUTIVE DIRECTOR'S REPORT

Executive Director Barbara Rice presented her report, highlights of which included:

- Welcoming Mark Hall as Agency Chair, noting his long service to the North Country and this agency.
- October has been proclaimed Domestic Violence Awareness Month by Governor Hochul, and is a time dedicated to raising awareness about domestic violence and honoring survivors.
- As an Agency we are reviewing the recent report from the Lake George Association regarding ProcellaCOR which found that its active ingredients may stay in the lakebed longer than originally expected.
- The third and final section of the Adirondack Rail Trail was opened and a celebratory ribbon cutting ceremony took place over the weekend.
- Amara Mitchell began her Excelsior Fellowship with us. We are excited to have her on board and look forward to all the great work she will do on behalf of the Agency in the next 2 years.

8. MOTION TO ADJOURN INTO COMMITTEES

On motion of Rush Holt, seconded by Jose Almanzar, the Agency Board voted unanimously to adjourn to committees at approximately 9:43 A.M.

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9. COMMITTEE MEETINGS

9.1. Park Policy and Planning Committee

The committee meeting convened at approximately 9:43 A.M.

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

Other Members and Designees Present: Jose Almanzar, Rush Holt, Art Lussi, Ken Lynch, Matt Tebo (DOS), Dan Wilt, Joe Zalewski (DEC)

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Damion Stodola, Megan Phillips, Matt Kendall

9.1.1. Planning Division Report

Megan Phillips, Deputy Director of Planning, presented the Planning Division report, highlights of which included:

- Welcoming Amara Mitchell, the APA's Excelsior Fellow who started just after last month's meeting she's spent the last month gaining exposure across the Agency's division and work flows to help inform the development of her project.
- State Land staff is in the various stages of review for intensive use area unit management plans. They also recently visited Debar Mountain Wild Forest to assess the status of primitive tents sites.
- Congratulating fellow state agencies including the DEC, DOT, Office of General Services and their partners on completion of phase 3 of the Adirondack Rail Trail.
- The Local Government Services team have responded to 136 variance referrals so far this year. We have seen a 30% increase in these referrals in the last to years. Staff also presented "Zoning in the Adirondack Park" at this year's Essex County Planning & Zoning training for local officials in Elizabethtown last month.
- Acknowledging the team that worked on the private land map amendment proposal being presented this morning. Thanks to Matt Kendall for his leadership on this work and special thanks to Nicole Persaud and Craig Michaels from the Legal Team, and Emily Pulcini from the geographic information services team.

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9.1.2. Proposed Map Amendment for Lake Luzerne (MA2025-01)

Matt Kendall provided an overview of a Draft Supplemental Environmental Impact Statement (DSEIS) involving a landowner request to amend the official Adirondack Park Land Use and Development Plan Map (MA2025-01), which included expansion of the request to be consistent with the regional nature of the Plan Map. Following the presentation, staff requested authorization to proceed to public comment and hearing.

On motion of Benita Law-Diao, seconded by Mark Hall, the Park Policy and Planning Committee unanimously accepted the DSEIS and authorized a public comment period for the DSEIS as presented to the full board.

9.1.3. Old Business

None

9.1.4. New Business

None

Committee adjourned at approximately 11:17 A.M.

9.2. Public Awareness and Communications Committee

The committee convened at approximately 11:17 AM

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

Other Members and Designees Present: Jose Almanzar, Rush Holt, Art Lussi, Ken Lynch, Matt Tebo (DOS), Joe Zalewski (DEC)

Agency Staff Present: Barbara Rice, Damion Stodola, Keith McKeever, Ben Brosseau

9.2.1. Communications Report

Keith McKeever and Ben Brosseau, APA, provided a communications update including updates on recent social media work, topics with the most engagement, and recent outreach.

9.2.2. Community Spotlight – Village of Tupper Lake, Franklin County

Tupper Lake Village Mayor, Mary Fontana, provided a spotlight presentation on her community, highlighting its history, revitalization efforts, recreation opportunities and struggles with water infrastructure.

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9.2.3. Old Business

None

9.2.4. New Business

None

Committee adjourned at approximately 11:53 AM.

9.3. Regulatory Programs

The committee convened at approximately 12:06 PM.

Committee Members Present: Dan Wilt (Committee Chair), Art Lussi, Ken Lynch, Matt Tebo (DOS), Mark Hall (Chairperson)

Other Members and Designees Present: Jose Almanzar, Rush Holt, Steve Hunt (ESD), Benita Law-Diao, Ken Lynch, Zoë Smith, Joe Zalewski (DEC)

Agency Staff Present: Barbara Rice, Damion Stodola, John Burth, Devan Korn

9.3.1. Regulatory Programs Report

John Burth, APA, presented the Regulatory Programs Report, highlighting:

- As of the end of September 2025, the Regulatory Programs Division has received 300 permit applications, down from 345 received this time last year. They have also received 114 pre-applications which is slightly elevated from the 104 received by this time last year.
- They have issued 223 permits, down from 229 issued at this time in 2024. 55 major projects have been completed compared to 60 at this time last year, and 6 emergency authorizations have been granted down from 21 last year.
- Based on comments during last month's report, Deputy Director Burth also gave a brief summary of Enforcement Program activities through the end of September 2025.
- The process for submitting and reviewing large scale subdivision projects was reviewed and a proposed project in Low Intensity Use lands in the Town of Bolton (P2025-0195 – Indian Brook Preserve) was noted to have had a public comment period between September 17 and October 9 but Deputy Director Burth reiterated that there will be another public comment period when the application is complete.
- Deputy Director Burth followed up on discussion at last month's meeting regarding the carbon analysis that staff is now undertaking as part for project sites where tree clearing is proposed by introducing Dr. Lizz

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Schuyler who provided a brief explanation and analysis to walk through the process.

9.3.2. P2024-0270 – Sunset Bay RV Park, Town of Mayfield – Fulton County

Ariel Lynch, APA, provided an overview of a proposed expansion of an RV resort in the Town of Mayfield, Fulton County, through the addition of a 357± unit RV campground adjacent to the existing resort.

On motion of Matt Tebo, seconded by Ken Lynch, the Regulatory Committee unanimously recommended the approval of the application as presented with recommended conditions to the full board.

9.3.3. Old Business

None

9.3.4. New Business

None

Committee adjourned at approximately 2:33 PM.

THE BOARD RETURNED TO FULL AGENCY
AT APPROXIMATELY 3:04 PM.

10. COMMITTEE REPORTS

10.1. Park Policy and Planning (Benita Law-Diao)

The committee reviewed a proposed private land map amendment in the Town of Lake Luzerne.

On motion of Benita Law-Diao, seconded by Matt Tebo, the board unanimously voted to accept the DSEIS and proceed to public comment period and public hearing.

10.2. Public Awareness and Communication (Mark Hall)

The committee received a communications report and informational presentation, and Tupper Lake Mayor Mary Fontana provided a presentation on her community.

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10.3. Regulatory Programs (Dan Wilt)

The committee reviewed a proposed project (P2024-0270) for an expansion to an existing Resort and RV Campground in the Town of Mayfield in Fulton County.

On motion of Dan Wilt and seconded by Matt Tebo, the board approved the application as presented with recommended conditions in a vote of seven to three (Dan Wilt, Matt Tebo, Mark Hall, Benita Law-Diao, Steven Hunt, Joe Zalewski, Ken Lynch in favor; Art Lussi, Jose Almanzar, Rush Holt).

11. INTERIM REPORTS

The Administration, Economic Affairs, Enforcement, Legal, Local Government Services, Park Ecology, and State Lands committees did not meet this month.

G. Delaney welcomed Mark Hall to his new role as Chairperson of the Agency Board.

12. MEMBER COMMENT

None

13. OLD BUSINESS

None

14. NEW BUSINESS

None

15. PUBLIC COMMENT

None

[Link to video and audio recordings of the full Agency presentation to be added.]

Chair Mark Hall noted that the next meeting will be November 13-14, 2025.

On motion of Mark Hall, and seconded by Dan Wilt, the meeting was adjourned without objection at approximately 3:19 PM.

Mark Hall, Chairperson