



DRAFT AGENCY MEETING MINUTES
January 22, 2026

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
Ken Lynch	Member
Rush Holt	Member
Zoë Smith	Member
Matt Tebo	Department of State
Dan Wilt	Member
Joe Zalewski	Department of Environmental Conservation
Barbara Rice	Executive Director
Matt Robinson-Loffler	Associate Counsel

Absent and Excused

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 9:30 AM by Mark Hall, Chair.

2. WELCOMING REMARKS

Chairperson Mark Hall welcomed the public, presenters, staff, and board members, and made welcoming remarks.

3. PUBLIC COMMENT

None

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4. APPROVAL OF MEETING MINUTES

On motion of Dan Wilt, seconded by Matt Tebo, the November 13-14, 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:

- A review of Governor Hochul's State of the State presentation including plans to build on her environmental successes from the last several years.
- High level summary of key Agency accomplishments in 2025, including new members of both the Board and the Agency staff.
- Newest staff members Matthew Robinson-Loffler, Associate Counsel, and Chloe Ballestas, Human Resources Director, were introduced.

8. MOTION TO ADJOURN INTO COMMITTEES

On motion of Rush Holt, seconded by Benita Law-Diao, the Agency Board voted unanimously to adjourn to committees at approximately 9:44 AM.

9. COMMITTEE MEETINGS

9.1. Park Policy and Planning Committee

The committee convened at approximately 9:44 AM.

Committee Members Present: Benita Law-Diao (Committee Chair), Rush Holt, Steve Hunt (ESD), Matt Tebo (DOS)

Other Members and Designees Present: Jose Almanzar, Mark Hall, Art Lussi, Ken Lynch, Zoë Smith, Dan Wilt, Joe Zalewski (DEC)

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Matt Robinson-Loffler, Megan Phillips

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9.1.1. Planning Division Report

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

- Each Board member was provided with a hard copy of the latest Adirondack Park State Land Master Plan.
- State Land staff are involved in various stages of review for unit management plans including Moffitt Beach, Lewey Lake, Sacandaga, and Rogers Rock campground as well as Pepperbox Wilderness. They are also reviewing consultations for projects in Chazy Highlands Wild Forest, Horseshoe Lake Wild Forest, West Canada Lakes Wilderness and Black River Wild Forest as well as Ferris Lake and Jessup River Wild Forests and Camp Colby.
- Geographic information systems staff completed a successful GIS server migration as well as launching two new web mapping applications while continuing to optimize the server and web application services to meet the Agency needs.
- The Local Government Services team responded to 168 variance referrals in 2025. staff reviewed 11 referrals so far this year.
- The 2026 Adirondack Planning Forum will be held May 6 and 7 at the Hotel Saranac and will feature two concurrent tracks, one comprised of training for planning and zoning board members and another featuring hot topics in the Adirondack Park.
- Special thanks to Matt Kendall and the project team for MA2025-01, the proposed map amendments in the Town of Lake Luzerne and gratitude for the collaboration Emily Pulcini, Amara Mitchell, Craig Michaels, Nicole Persaud, and Keith McKeever.

9.1.2. Lake Luzerne Map Amendment (MA2025-01)

Matt Kendall, APA, presented the Final Supplemental Environmental Impact Statement (FSEIS) for the landowner request to amend the official Adirondack Park Land Use and Development Plan (Plan Map) by reclassifying approximately 11.8 acres of Rural Use land to Moderate Intensity use (Area 1) and 56.5 acres of Rural Use land to Low Intensity Use (Area 2).

On motion of Rush Holt and seconded by Matt Tebo, the Park Policy and Planning Committee unanimously recommended that the FSEIS be accepted by the Agency and that the amendments be denied by full Agency board.

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9.1.3. Old Business

None

9.1.4. New Business

None

Committee adjourned at approximately 10:48 AM

9.2. State Land Committee

The committee convened at approximately 11:03 AM.

Committee Members Present: Ken Lynch (Committee Chair), Benita Law-Diao, Zoë Smith, Joe Zalewski (DEC)

Other Members and Designees Present: Jose Almanzar, Mark Hall, Rush Holt, Steve Hunt (ESD), Art Lussi, Matt Tebo (DOS), Dan Wilt

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Matt Robinson-Loffler, Megan Phillips

9.2.1. Use of Other Power-Driven Mobility Devices (OPDMDs) on Lands Under the Jurisdiction of the DEC

McCrea Burnham from the Department of Environmental Conservation provided an informational presentation of its draft Commissioner Policy regarding the use of Other Power-Driven Mobility Devices on lands under the Department's jurisdiction. This policy is currently out for public comment.

9.2.2. Old Business

None

9.2.3. New Business

None

Committee adjourned at approximately 11:45 AM

Board adjourned for Lunch at approximately 11:45 AM

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9.3. Regulatory Programs Committee

The committee meeting convened at approximately 1:13 P.M.

Committee Members Present: Dan Wilt (Committee Chair), Art Lussi, Ken Lynch, Jose Almanzar

Other Members and Designees Present: Matt Tebo (DOS), Rush Holt, Steve Hunt (ESD), Benita Law-Diao, Zoë Smith, Joe Zalewski (DEC)

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Matt Robinson-Loffler, John Burth

9.3.1. Regulatory Programs Division Report

John Burth, Deputy Director of Regulatory Programs, presented the Regulatory Programs Division report, highlights of which included:

- Introduction of the presentations to be given to the committee this month.
- Final numbers are being compiled for the 2025 annual report and will be discussed in the near future.
- ProcellaCor EC: A review of the 2025 applications of aquatic herbicide to control invasive Eurasian watermilfoil. A. Ziemann will present on the post treatment details of the 3 permits issued in 2025.
- P2025-0238 Carson Power: D. Korn will be presenting a project being proposed for battery energy storage in the Town of Northampton in Fulton County. This is the first permit application received by the Agency for a facility of this kind in the Park.
- P2025-0180 Aylward Subdivision: C. Magee will present a proposal for a 7-lot subdivision in the Town of Keene in Essex County. This is a great opportunity to familiarize everyone with the review process used by staff for subdivision projects.

9.3.2. Herbicide Treatment of Invasive Milfoil in the Adirondack Park – Review of Projects Undertaken in 2025

Aaron Ziemann, APA provided an informational presentation regarding outcomes for the three approved projects authorized to use ProcellaCor EC to treat Eurasian watermilfoil in 2025. : Treatments occurred in Highland Forge Lake, Mountain View Lake, and Eagle Lake .

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9.3.3. P2025-0238 – Carson Power

John Burth provided a review of battery energy storage systems focusing on the definition, functions, uses, and review of the history of these types of projects with the Agency. An overview of the 2025 update of New York State's Uniform and Energy Codes which went into effect January 1, 2026, was also provided.

Devan Korn, APA presented P2025-0238 involving the proposed construction of a battery energy storage system in the Town of Northampton in Fulton County.

On motion of Art Lussi and seconded by Jose Almanzar, the Regulatory Programs Committee unanimously recommended the approval of the application to the full board with recommended conditions.

9.3.4. P2025-0180 – Aylward Subdivision

Corrie Magee, APA provided an overview of a proposed seven-lot subdivision of a 168.47-acre parcel and construction of a single-family dwelling on each lot in the Town of Keene, Essex County.

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

9.3.5. Old Business

None

9.3.6. New Business

None

Committee adjourned at approximately 4:15 P.M.

THE BOARD RETURNED TO FULL AGENCY
AT APPROXIMATELY 4:15 PM.

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10. COMMITTEE REPORTS

10.1. State Land Committee (Ken Lynch)

The State Land committee received a presentation from the DEC regarding the draft policy for the use of OPDMDs in the lands under the jurisdiction of the Department.

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

The committee received a presentation of the FSEIS for the proposed map amendment MA2025-01 in the Town of Lake Luzerne.

On motion of Art Lussi and seconded by Rush Holt, the board unanimously voted to accept the FSEIS for MA2025-01.

On motion of Rush Holt, seconded by Benita Law-Diao, the board unanimously voted to deny any amendments to the map for purposes of the execution of this map amendment.

10.3. Regulatory Programs (Dan Wilt)

The committee received an informational presentation from Aaron Ziemann regarding the outcomes of the three permits granted last year for the application of ProcellaCor EC to treat the invasive species Eurasian Watermilfoil.

The committee reviewed project P2025-0238, for a proposed battery electric storage system in the Town of Northampton in Fulton County.

On motion of Dan Wilt, seconded by Matt Tebo, the board unanimously approved the application as presented with recommended conditions.

The committee also reviewed project P2025-0180 for a proposed 7 lot subdivision of a 168.47-acre parcel and construction of a single family dwelling on each lot in the Town of Keene in Essex County.

On motion of Dan Wilt, seconded by Jose Almanzar, the board to approve the proposed permit in a vote of nine to one. (Dan Wilt, Jose Almanzar, Art Lussi, Ken Lynch, Benita Law-Diao, Zoë Smith, Steve Hunt, Matt Tebo, and Joe Zalewski in favor; Rush Holt)

11. INTERIM REPORTS

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

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12. MEMBER COMMENT

None

13. OLD BUSINESS

None

14. NEW BUSINESS

None

15. PUBLIC COMMENT

- The Chair recognized Claudia Braymer, Executive Director of Protect the Adirondacks who thanked the DEC for their OPDMD presentation and credited them with a large amount of work done in a short period of time. Braymer also urged staff to include the carbon sequestration and vernal pool information as part of the materials available prior to the meeting.
- Chair recognized Alicia Breen, resident of Northampton who expressed concern over the Carson Power project.
- Chair recognized Michael Breen, resident of Northampton who expressed concern over the Carson Power project.
- Chair recognized Dave Gibson, Adirondack Wild who congratulated Corrie Magee on all the work she did reviewing the Aylward Subdivision project. He also expressed gratitude for the inclusion of the Adirondack Park State Land Master Plan as part of their findings while drafting the OPDMD policy.
- Chair recognized Sara Will-White, resident of Northampton, who expressed concern over the Carson Power Project

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

Chair Mark Hall noted that the next meeting will be February 19-20, 2026.

On motion of Matt Tebo, and seconded by Zoë Smith, the meeting was adjourned without objection at approximately 4:39 PM.

Mark Hall, Chairperson