

Appendix D – Public Hearing Partial Transcript of Public Comment



**APPENDIX D
PUBLIC HEARING PARTIAL TRANSCRIPT OF PUBLIC COMMENT**

Date and Location: **November 6, 2025, 4:00PM -5:30PM**
Lake Luzerne Town Hall
539 Lake Avenue
Lake Luzerne, NY 12846

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(Transcript started 46:05)

1. Jennifer Lancer

Ms. Lancer: Thanks. Hi, my name is Jennifer Lancer. I'm the executive director of a not-for-profit organization called Song Catchers, and we're located in Lower Westchester. . . . What we do is . . . we provide music lessons for children and . . . the community. And I am here because I own a property that's directly across from the property in question, and I vehemently oppose it along with many of my neighbors that I'm representing here. . . . And I bring up my work, because for the past 48 years, our organization has brought children up here to . . . enjoy the fresh air, the trees, the mountains, and everything that this area has to . . . to give to these families. So . . . also, when I was 16, I came up here to Lake George, and 40 years later, I took my children here, and it was pretty much unchanged. And that's because of all of the laws that are in place, the agencies who are here to protect the environment. And unfortunately, with things like this and precedents like this and changes in the maps, its . . . it won't be protected too much longer. So, we just want to make sure that this doesn't go on. . . . Since I purchased this property five years ago, I've been dealing with many of these hearings, and it's been going on. I don't understand why we just can't say no. Why can't we just say no to this person . . . who knew coming into the property that it was not zoned for any type of development, subdivision, or anything else like that? So, I . . . I just feel that it . . . it really should . . . be taken into consideration that . . . these changes shouldn't take place. I also want to add that at my. . . in my house, my neighbor had a terrible fire that his house was burned to the ground, and the house next to him also had to be knocked down as a result. Forty trees were knocked down . . . over this past two years, and I have directly been impacted by this change. There's a climate change that has been increased, the water is warmer in Lake Vanare, where we live. And it's just changed the whole air quality. So, I just want to say that something like this would completely change the environment, that you have to take this into consideration when you're changing the map. It's not just . . . Low Intensity and Rural and this and that. It's more than that. It's changes to the environment and everything else. With that, I'll say . . . I'll say, please,

we need to set a precedent that . . . people who purchase in the future cannot think that they're going to change the laws okay.

Hearing Officer: Thank you, Ma'am.

2. Ron Arnold

Hearing Officer: Our next speaker is Mr. Ronald Arnold, please. Will you state . . . can you state your name first (inaudible) Thank you, sir.

Mr. Arnold: My name's Ron Arnold. I live at 55 Hall Hill Road, which is across the road from where this is proposed. . . . I chose to build my house where I did, so this exact thing could not happen. I want to be able to sit on my porch, enjoy the forest, the wildlife, and the peace and quiet. People want to live in the city, they should move to the city. . . . I'd like to compliment the APA on their comprehensive of environmental impact statement. It had every point I was going to address at the meeting tonight. So, I'm going to not read the 39 pages. If anybody hasn't read that impact statement, you should. . . . Especially the people that live around the lake, because it's really going to affect you. . . . I'd like to refer to the population trend for the Town of Lake Luzerne. States there's an 8% decrease in the population from 2010 to 2020. It's probably more than that now. There's plenty of houses around town for sale. There's plenty of property that's already zoned to build houses on in town. So, this is not needed to switch this around. There's no need to destroy the natural beauty of that area other than to line Mr. Reed's pockets. There's no benefit to the community by loading that area up with housing. . . . I believe Mr. Reed already has approval to put nine houses on his property. No?

Unknown person: No (inaudible).

Mr. Arnold: I thought it was zoned for nine houses.

Unknown person: It's zoned for 55 houses actually.

Mr. Arnold: Ok.

Unknown person: (Inaudible) you know what the word means.

Mr. Arnold: All right, yeah. I know what it means.

Hearing Officer: Ok, lets . . . can we please be civil?

Mr. Arnold: Okay, so this area has a potential of 72 new buildings on top of what's already existing there. You can visualize what that would look like, and it just doesn't fit with this area. Thank you.

3. Michael Goodhart

Hearing Officer: Thank you, sir. Our next speaker is Michael Goodhart, please. And Michael is followed by Vicki. . . . I . . . I'm not sure. (inaudible). There you go, sir.

Mr. Goodhart: Thank you. I'm Michael Goodhart. I live at the opposite end of town. I don't always believe everything the APA says, but I think in this case, the APA did do their due diligence, did classify the property the way it is, and I think it should stay the way it is. And . . . if some landowner wants to modify the area, I . . . I think they should do that before they purchase the property and not kind of . . . come in the back door and try to get things their way.

Unknown person: Yes. 100%

Mr. Goodhart: So that's all I have to say.

Hearing Officer: Thank you, sir.

4. Vicki Legault

Hearing Officer: Vicki. Can you pronounce your name please? State your name ma'am.

Ms. Legault: Hi, my name is Vicki Legault. I live on Howe Road, and I reluctantly . . . got . . . elected to speak for our lot of the residents on our road. . . . We're about a mile from the . . . one...from the proposed area, and a lot of us walk there, a lot of us have moved to this area . . . and this is all stuff that Mr. Arnold and . . . and the first person that came up has said that . . . the reason many of us live here is because of the way it is, and we really don't want to see it change, and the APA in their mission is to preserve and protect, and I . . . I really hope they. . . they do in this case. (Inaudible). Thank you.

Hearing Officer: Thank you, ma'am.

5. Nancy Belanga

Hearing Officer: Next is Nancy Belanca?

Ms. Belanga: Belanga

Hearing Officer: Belanga, (inaudible). Sorry Nancy.

Ms. Belanga: It's all good. . . . I'm Nancy Belanga as we just found out . . . and I live probably like a mile from where the proposed properties are. I walk there and every day, and I have to say that I do not support . . . the amendment for most of the reasons what everybody else is saying, because it's . . . it already is able to be developed. Right? Under 805. So why do we need to increase it threefold? Because we're not going to use it? Because we're going to use it. We're gonna try to maximize what we can. So, I was going to say no to that

Hearing Officer: Thank you, ma'am.

Ms. Belanga: Yup.

6. Howard Schaffer

Hearing Officer: Our next speaker is Howard Shatner.

Mr. Schaffer: Thank you.

Hearing Officer: Thank you, sir.

Mr. Schaffer: Appreciate it. . . . Well, thank you, thank you to the Adirondack Park Agency . . . and its leadership for providing the opportunity to weigh in . . . to allow residents of Lake Luzerne to weigh in on this . . . proposal. . . . My name is Howard Schaffer. I'm a five-generation resident . . . a former president of the Lake Luzerne Association and have . . . and have served on the Lake Luzerne Town Planning Board. And like everyone in this room, and those who should be turning in . . . tuning in by Zoom, we care greatly about land use issues in Lake Luzerne. . . . Just three short

years ago, and please keep this in mind, there were multiple residents volunteering their time and energy, along with engineers, soil scientists, and land use professionals who took hundreds of hours to put together the town comprehensive plan, the updated town comprehensive plan. It's our road map for land use planning for the future, and it was created for just that purpose. The tentatively proposed 197 acres rezoning clearly is a textbook definition of spot zoning, which in itself is problematic. If . . . if this is going to be reclassified, then why do a comprehensive plan?

Hearing Officer: Thank you, sir.

7. Amy Johnson

Hearing Officer: Our next speaker is Amy Johnson. (inaudible). You want to do it from there? Yep, here you go.

Ms. Johnson: I'm just gonna read this. . . . I'm Amy Johnson I live at 146 Hall Hill Road. Probably about a mile up from where this is gonna impact our road. . . . I'd like the APA to deny the request to rezone 197 acres of land. . . . A quick Google search, you've already spoken about this, . . . would allow for up to 95 buildings, or 950 hotel rooms on that 197 acres. Currently its designated for 23 buildings or 230 hotel rooms. If the argument is that rezoning this property will bring in families to populate our school district, I don't believe this development is the solution. The average age of a first-time home . . . homeowner in New York State is 37 years old, and the average age that in New York . . . family starts having kids is around 29. The average cost for a home, first time homeowner in 2024 was a house . . . \$335,230 with the average annual income required to own this home being \$80,291. I don't know how many of you know a 29-year-old in Lake Luzerne who's making \$80,000 a year. Great if you are, but remember, they can afford a \$335,000 home. A 2,000 square foot new build in the Park can be expected to cost between \$400,000 and \$600,000 in construction costs alone. . . a 2,500 square foot home can be expected to cost anywhere from \$625,000 to a million dollars. This doesn't include the cost of site work, water, sewer, electric, etc. If our town board is truly interested in a plan to bring in young families to Lake Luzerne, might I suggest a development behind town hall with two-to-three-bedroom townhomes or apartments, with a biking and walking trail directly to the elementary school. This might

actually have a shot of increasing the census at HLCS, which currently has 44 kids in the kindergarten class. That's about a 50% reduction in class size from a mere 40 years ago in the '80s when I graduated. . . . Currently about 50% of the Adirondack Park is second homes and rentals. Not opposed to tourism or second homes, however, if there is no town plan to grow year-round population, there will be no restaurants, pharmacy, market, gas station, liquor store, bank, or auto parts store. These places are not supported by weekenders and tourists alone. . . . Please deny the request.

Unknown person: Thanks.

Hearing Officer: Thank you, Ma'am.

8. Rod Johnson

Hearing Officer: Our next speaker is Rod Johnson.

Mr. Johnson: That would be me.

Hearing Officer: All right, sir. Here you go.

Mr. Johnson: I'm Rod Johnson. I live at 63 Bay Road in the town of Lake Luzerne, and just to make my comments more legitimate, I've lived here 54 years so far. I hope to have a couple more. I want to thank the Adirondack Park Agency for hosting this public hearing, which brings a request for spot zoning into the light. Thomas Reed is getting a second bite at the apple with his proposal to change a portion of the Adirondack Park map. In 2021, Mr. Reed convinced several town board members to submit his proposal to the APA, which was reviewed and subsequently denied. Let there be no mistake, Mr. Reed wants his property rezoned in order to significantly increase the number of principal dwellings allowed. Reed's property is currently zoned for Rural Use, which he certainly must have known when he purchased it. Now, I apologize for some of the redundancy you're going to hear here, because I did my research before this presentation.

Unknown person: Don't worry.

Mr. Johnson: And I'll give . . . give these folks a lot of credit for trying to explain this very, very, very complex system in 30 minutes. So, Rural Use requires 8.5 acres per

principal building. He asked for 56.5 acres to be rezoned to Low Intensity, which requires 3.2 acres per principal building. He also asked for 11.8 acres to be rezoned to Moderate Intensity, which requires 1.3 acres per principal building. Now, when I did my math, and it's probably wrong, this request would increase the number of principal buildings allowed from 7 to 26. That's just his area. Now, APA is saying the entire rural (inaudible) . . . Rural Use area, 193 acres of it, has to be rezoned. Now, I want to address Mr. Reed's assertion that this rezoning would greatly enhance his ability to repopulate the town and the school. Reed already has a subdivision permit to accommodate three 2,500 square foot homes on Hidden Valley Road. A 1.5-acre lot is listed for \$99,900. A 1.47-acre lot is listed for \$119,900. No water, no septic, no electric, no town road. Now, if you know a builder, ask them what a 2,500-foot square home might cost. Amy did a pretty good job of explaining that in her message. It doesn't seem that a young working family with school age children is the target buyer. It appears that the real market is big money from New York City, New Jersey, Long Island, and elsewhere.

Hearing Officer: Mr. Johnson, can you please finish up, sir?

Mr. Johnson: It appears that Mr. Reed could make a tidy profit on his investment, selling lots within the current zoning designations. I guess there's never enough money. Damn the environment, damn the wildlife, damn the neighbors, and our precious planet. Now, I believe the APA recognizes spot zoning.

Hearing Officer: Sir, please.

Mr. Johnson: The APA has guidelines from Map Amendments, which they explained very clearly. So, I won't go into that any further, but their decision to make this apply to the whole Rural Use area impacts a heck of a lot of people who are very happy to be in the Rural Use area.

Hearing Officer: Sir, we're going to ask you to please finish up.

Mr. Johnson: Now

Unknown person: Dad.

Hearing Officer: Sir, sir, I got to ask you to please finish up.

Mr. Johnson: Okay, I'm going to finish up. I've got that much left.

Hearing Officer: Okay, sir. Thank you, Ma'am.

Mr. Johnson: I . . . I've been working on this for a long time. There's . . . in their. . . in their paperwork, which you can research on your own, there's a thing called Hamlet 3, and they say that this amendment area is described as very low priority for residential expansion. So, I respectfully ask the APA to deny, with prejudice, Mr. Reed's request for a map amendment. I don't believe he has met the burden of proof to just . . . justify any changes in land use area classifications. And in case you don't know the legalese, with prejudice means he can't bring it again. He's already had a second chance.

Hearing Officer: Thank you, Sir.

9. Gina Mintzer

Hearing Officer: Our next speaker is Gina... it looks like Mit. . . Mitzner?

Ms. Mintzer: Yes

Hearing Officer: Alright. I got that right. Here you go Ma'am.

Ms. Mintzer: So, I'm one of the few who would . . . actually support this amendment. . . . So, I'm a resident 1275 Lake Avenue. This is . . . my property is right across the street from Northwoods. All of the neighbors who live on Howe Road, when your people miss Howe Road or Northwoods, they scream through my property, hence all of the boulders up . . . that are up in front of it, or they park there to get their cell service or that sort of thing. . . . But for those of you who live here year-round, like me, the issue is deeply personal. This has long been a . . . a welcoming . . . hard-working Adirondack town, but we are facing undeniable challenges. You know, you talked about you bought your property, but you don't live here all the time. You're in Westchester. . . . You know . . . our average age is now 50 with a shrinking number of young families. Yeah, because the ones who are coming . . . they . . . they can't find a house here. So, they're . . . they're now going to Corinth. So, they're in Saratoga County, and that does not affect our tax base. You know, they're in Saratoga County. Our school population has dropped

by half over the last 25 years. Many of our homes are season . . . seasonal or used as short-term rentals, leaving few options for local employees, seniors, or new residents who want to call this place home. As both a resident and a community leader, I have seen how these trends affect our businesses, our workforce, and our schools firsthand. Local employers can't fill open positions because employees can't find housing nearby. Our local shops and restaurants struggle to remain open year-round. Our volunteers, teachers, and emergency responders grow fewer each year because we have less year-round residents. The amendment represents a meaningful step toward a balanced solution, allowing for carefully planned residential growth while maintaining the natural beauty and integrity of the Adirondacks. It supports the State's call for expanded housing and gives communities like Lake Luzerne a fighting chance to thrive for generations to come. I urge the Agency to approve this amendment, and in doing so demonstrate that the Adirondack Park can remain not only a natural treasure, but also a living, sustainable home for the people who love and protect it. Thank you for your thoughtful review and for your continued dedication to the Adirondack communities you serve.

Hearing Officer: Thank you, Ma'am (inaudible).

10. Joan Lentini

Hearing Officer: Okay, our last speaker we signed up to speak today is Joan Lantin? Joan. Thank you, Ma'am.

Ms. Lentini: Hi, I'm Joan Lentini. . . . I am lucky to live on 360 acres of Adirondack beauty, and if it ever changed, I would just be so upset. . . . I came to this area via Long Island via Saratoga...

Hearing Officer: Can you please . . . let the speaker speak, thank you.

Ms. Lentini: Via Saratoga Springs, which, when I was in Saratoga Springs raising my children, it was a wonderful town to raise your kids. It was quiet, it was fun. I had a beautiful town . . . town until progress came. And once you open the door to progress, unless you manage it correctly, you're going to see Saratoga . . . a Saratoga Springs in Lake Luzerne. . . . I know people who were born and raised in Saratoga Springs, who cannot

afford to live there anymore because of the progress that that has taken place there. And it would just break my heart to see that happen here. This is a beautiful community, we live here because it's rural, we live here because it's beautiful, and we have access to so many . . . you know, mountain streams, hiking trails. It's just so gorgeous here. . . . To see it change would be really heartbreak for me. Thank you.

11. Maryellen Allison

Hearing Officer: I'm sorry I missed . . . I did miss one person. Maryellen Allison, please? Sorry, about that.

Ms. Allison: It's okay. Thank you. I have to read from my phone. (Inaudible). Before I read my statement that I sent to the APA, I just wanted to point out a couple of things. . . . Mr. Reed has a website called Snowgreen Valley, and on that website, he constantly refers to Lake Vanare as the Hamlet of Lake Vanare. Lake Vanare is not recognized as a hamlet by the APA. I think that Lake Vanare is our neighborhood. That's what it . . . it seems to me, because through this process, and this is something I'm thankful to Mr. Reed for, I've met some very nice people over the past five years while this has been going on. That said, my husband and I object to this project. Mr. Reed is . . . a developer from Clifton Park, and as such, he was fully aware of the zoning and land classifications that . . . when he purchased this property. His proposal does not take into consideration his neighbors or the environment. His proposal could drastically strain and change our neighborhood. We do not believe that one person should be able to affect such a change for personal gain. While Mr. Reed purports to want to address the housing needs of the town, many people have already stated why this would not affect the way we want it. We want to affect workfor . . . workforce housing, young families, and possibly second . . . senior housing for downsizing to open up some big homes in our town. I've addressed that concern with our board members over the past four years, but they're still working on it. . . . So, on his website, Mr. Reed extols the beauty of our quaint neighborly little town, yet this proposal seeks to destroy that very character. The potential increase in population and/or related businesses, which is a very important caveat to look at when you look at the descriptions of the land classifications. That change could equate to the following issues: an increase in traffic on Hidden Valley

Road and Hall Hill Road, both of which are county roads, or country roads, with no shoulders or sidewalks. And that . . . I saw some of the people from the APA when I was walking my dog today, and there are no sidewalks. You have to step out of the road, and if you don't . . . There could be an increased noise pollution due to the construction projects and potential related businesses and industries. An increase in light pollu. . . pollution from the streetlights and/or personal dwelling or business security lighting. The concern of light pollution is an ongoing issue in the Adirondack Park, as is indicated in the Dark Skies Act of 2014. This proposed map amendment also ignores the lack of infrastructure to support the potential amount of development that it would allow. The Lake Vanare neighborhood does not have a sewer system, and such a large increase in individual septic systems. . . systems could affect streams and lakes. There is no town water in our neighborhood, and a large increase in newly drilled wells could impact those of us with established wells. The scope of the potential development that it could be proposed would strain the resources of our fire and safety services as well. The local . . . and state land zoning and classifications protect Lake Lutzerne from the impact of such excess and should stay as they are. My husband and I personally object to this.

Hearing Officer: (Inaudible)

Ms. Allison: Okay, this is my wrap up. We personally object to this proposal, which will affect our property without us ever being asked. (Inaudible) Like Mr. Reed, we purchased our property, knowing the land zoning and classification. Unlike Mr. Reed... Reed, we choose to live here because of the natural beauty, not because we want to destroy it or exploit it for profit. One person's greed should not be able to affect such a drastic change to the neighborhood of Lake Vanare. We implore the (inaudible) Adirondack Park Agency to protect our home. Thank you.

Hearing Officer: Thank you, Ma'am. Okay. . . we have one more person signed up. But . . . Mr. Reed would you like to make a comment. (Inaudible). ok yeah.

12. Roberta VanDerzee

Hearing Officer: Okay, we have one more person who signed up, I'm sorry. . . . Roberta Vanderzen?

Ms. VanDerzee: Vanderzee

Hearing Officer: Vanderzee.

Ms. VanDerzee: I don't know if I need that I'm pretty loud. . . . My name is Roberta Vanderzee. I live on Hall Hill. My property. . . property directly connects to the property. . . the B, in question. . . . I have an extended response that I will send you before the 17th, . . . but to respect the time today I know we have. I wanted to focus on just a few things. On page 13 of the Full Environmental Assessment Form Part One, Question H on page 13 is . . . is unanswered, I believe it's answered in the full write up. But I want to remind you that at a minimum there is a state campground whose property extends to the north side of 9N to Hall Hill and across from and past Hall Hill a short ways. There's also the Harris Preserve with a trail that goes up Potash Mountain. There is a nature trail that branches off to the right . . . off the main summit trail. On that nature trail, there is an outlook where you can see the roofs of Painted Pony to the right and all the way to Beach Mountain on the left. The path of that view is directly over this . . . the bigger piece of the property. . . . I very regularly see wildlife making a daily route from or back into that property. It includes, and I've seen this or caught it on the trail cam that faces out there, . . . deer, turkeys, a bear or two, bobcat, coyotes, fisher cats, red tailed hawks, broad winged hawks, and barred owls, . . . pileated woodpeckers, and hummingbirds. They all come in and then they turn around the birds and fly right back in there, so I assume they're nesting back there somewhere. The applicant's Short Environmental Assessment Form Part 1, under brief description, stated it's consistent with the objectives of the town comprehensive plan. The comprehensive plan does not indicate a need for upscale housing, and you're pricing analysis was exactly the numbers I came up with. That was amazing. . . . The plan lists needs for funding from community development, block grants, or housing rehabilitation grants, and pairing these with affordable housing corporation. These are for lower income renovations and development. . . . I'll skip over the calculations because you already went through that. . . . Being that most of the land is surrounded by Rural Use land, changing the classification would make it severely inconsistent with the local character. And I, too, ask this application to be denied with prejudice. Twice is enough.

Hearing Officer: Thank you, Ma'am.

13. Brent Reed

Hearing Officer: Mr. Reed would you like to . . . to make a public comment?

Mr. Reed: (Inaudible)

Hearing Officer: Here you go Sir.

Mr. Reed: Okay. Okay is the slideshow?

Hearing Officer: No Sir.

Mr. Reed All right. But it would help. All right, so the main thing I want to talk about, really.

Unknown person 1: Who are you?

Mr. Reed: My name is Brent Reed. . . . So, my parents, are the ones that own the property, I was a representative on the application. So, I did all the GIS work, I know the maps. . . . And like, I just wanted to explain a couple things tonight about what people are saying, because a lot of it is not accurate. What we originally asked for, which I think it was you, you almost had it. It goes from 7 up to about 23 was the original ask. So, it went up, but it wasn't as big as what's currently in play. So, this isn't what we originally asked for. I just wanted to straighten that out, because it wasn't obvious to some of the articles and things like that. The other thing, comprehensive plan was brought up. This is how we were trying to attach it to comprehensive plan, because really, we were just trying to find data that supported what we were asking for. So, the comprehensive plan does call Lake Vanare a secondary hamlet. If you look in the 2010 comprehensive plan, it says that. Not making it up. It says it in the plan and hamlet areas are like the areas that you're supposed to in theory build more in. So, it says it in the comprehensive plan that's why we brought it up. The reason we brought up Hamlets 3 is there's a map in Hamlets 3, and I tried verifying this with people from the APA, that draws hamlet rings in different areas. Lake Vanare was one of the areas that looked like the areas that had

those hamlet rings. And somebody said that a rural area . . . I don't know your exact words, I think it was you...is not one of the areas that you're supposed to necessarily build a lot in. But our whole thing with Hamlets 3... that was you, right? Was that what it also says in there is for map amendment areas, you're supposed to do . . . the best places for map amendments, are in rings one and two of a Hamlet area. And this area is in rings one and two of the Hamlet areas that are drawn in Hamlets 3. It's the best I could tell. So that's why we were referring to these things. No, they're agreeing with me.

Unknown person 2: What I said is that it's a direct quote. It's a direct quote.

Hearing Officer: (Inaudible) Please sir

Mr. Reed: It's a direct quote from Hamlets 3? Yeah, right. But that's what it is now. We are saying that based on the soils and the slopes and things, it's should be looked as being changed. And again, it was in a very small area. And if you look around, our change would have made at about, I don't know, four acres per house. Look across the street on Hidden Valley Road. How big are those lots? Maybe an acre, if you're lucky. Look along 9N, the ones that are residential resort, or yeah, residential resort, which is how it's zoned. That's another thing everybody's saying we're trying to change the zoning. That parcel of Mr. Reed's and Mrs. Reed's is residential resort, one house per acre. So that means on those 96 acres that they have, that allows for approximately 55 houses in the town zoning. So, we're looking . . . we were looking for like half of that. So, when you say it's just some greedy person, that's not what it is. You don't have to agree with it. Like, there were two people in there that're like, we just don't want more houses in Lake Luzerne. And I can, I could accept that, but don't make up stuff that's not true. Cause that . . . that's why I'm here. That's what I'm talking about. So that's all I wanted to say. Like.

Unknown person 3: Can I ask a question?

Mr. Reed: I can take a question. I don't care.

Unknown person 3: I don't understand, though if, why if you knew that you could not develop the property based on the current mapping of the Adirondack Park Association...

Mr. Reed Okay?

Unknown person 3 (continued): . . . why did you buy it? If you knew...

(inaudible)

Unknown person 3: to develop it to develop it?

Mr. Reed: (inaudible) If this doesn't win, it's not the end of the world.

Unknown Person 3: Oh, so.

Mr. Reed: But map amendments are a thing. They're a thing.

Unknown person 3: So, move on.

Mr. Reed: It's a legal. . . No. No.

Unknown person 3: Move on from this. (inaudible)

Mr. Reed: No, you move on. You don't even live here.

Unknown person 4: Come on.

Mr. Reed: My parents have been here for 40 years. What do you, pick flowers in a parking lot somewhere across the street?

Unknown person 3: No. (inaudible) And I plan to retire here as much as (inaudible)

Mr. Reed: Right. Like . . . like I said.

Unknown person 3: So, I am gonna live here.

Hearing Officer: Thank you. Thank you, everybody. . . . This. (Inaudible). Yes, ma'am. (inaudible)

14. Denise Williams

Hearing Officer: One more comment. We'll take one more comment. We thank you for your patience. Thank you.

Ms. Williams: Sorry (inaudible) I planned on speaking. I don't need that . . .

Hearing Officer: Can you say your name? Can you say your name and just use this please?

Ms. Williams: My name is Denise Williams. I am actually a Hadley resident. I'm here because the . . . property I . . . manage borders the Luzerne-Lake George line, 400 acres, Hidden Lake Camp of the Girl Scouts. . . . My fear is, once this is done it's a precedent.

Unknown person: Exactly.

Ms. Williams: Which then becomes all those other properties out there in between. If (inaudible) wanted to do this, where does that roll in there? So, our objection and sound objection is based on the precedent was set, thank you.

Hearing Officer: Thank you, ma'am. Okay, we . . . thank you for your comments. . . We are . . . We're going to continue to accept comments until November 17th. . . . We recommend that you please . . . submit those comments to us, and at this point, we're going to close the hearing.

(Transcript ended 1:20:19)