

Appendix E – Written Comments Received

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: me.an.wayne@gmail.com
Subject: APA Project MA2025-01 Public Comments
Date: Monday, November 3, 2025 10:36:13 AM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to mapamendment_comments@apa.ny.gov.
Please copy "MA2025-01, Maryellen and Wayne Allison, me.an.wayne@gmail.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Maryellen and Wayne Allison
Email from: me.an.wayne@gmail.com
Address:
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

We object to this proposal. Mr. Reed is a developer from Clifton Park and as such he was fully aware of zoning and land classifications 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 an extreme change for personal gain.

While Mr. Reed purports to want to address the housing needs of the town, which are work force and senior housing, his previous and current development plans, as noted on his website SNOW GREEN VALLEY, do not present either of those dwelling categories. The lot prices he has listed with Pam and Jeff York Realty, are about \$100,000. One can estimate that the finished cost of a home, including that land price, would be out of reach for most young families and/or local seniors looking to downsize. We find it very suspicious that Mr. Reed has attempted this again at this time when the town has just received funding to update its zoning laws.

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 could equate to the following issues: Increased traffic on Hidden Valley Road and Hall Hill Road both of which are country roads with no shoulders or sidewalks, increased noise pollution due to construction projects and potential RELATED businesses/industries, increased light pollution from street lights 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 could affect local 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 is being proposed could strain the resources of our fire and safety services as well. The current local and state land zoning and classifications protect Lake Luzerne from the impacts of such excess and should stay as they are.

We personally object to this proposal, which will affect our property and change its classification without our consent. Like Mr. Reed, we purchased our property knowing the zoning and land classification. Unlike Mr. Reed we choose to live here because of the natural beauty NOT because we want to destroy it and 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 Adirondack Park Agency to protect our home. Thank you.

From: [Christopher Amato](#)
To: MapAmendment_comments@apa.ny.gov
Cc: Executivedirector@protectadks.org
Subject: Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall
Date: Friday, November 7, 2025 11:46:21 AM
Attachments: [Protect Comments on LL Map Amendment 11.06.2025.pdf](#)

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Please see the attached comments of Protect the Adirondacks regarding the above-referenced map amendment.

Sincerely,

Christopher Amato
Conservation Director and Counsel
Protect the Adirondacks
P.O. Box 48
North Creek, NY 12853
(518) 251-2700 (o)
(518) 860-3696 (c)



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and Counsel**

Peter Bauer
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Via Email

November 7, 2025

Matthew S. Kendall
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

Re: Thomas Reed (MA2025-01)
Town of Lake Luzerne, Warren County

Dear Mr. Kendall:

Protect the Adirondacks (PROTECT) appreciates the opportunity to submit comments on the above-referenced map amendment application by Thomas Reed. The application seeks to amend Adirondack Park Land Use and Development Plan Map to reclassify two parcels of privately owned land in the Town of Lake Luzerne, Warren County. Specifically, the applicant requests that the Adirondack Park Agency (APA) reclassify approximately 11.8 acres of land classified Rural Use to Moderate Intensity Use (Area 1) and to approximately 56.5 acres of Rural Use land to Low Intensity Use (Area 2).

PROTECT urges APA to deny the requested map amendment requests for Areas 1 and 2 for three principle reasons:

1. The requests fail to conform to the APA's regional boundary requirements, and the Agency lacks authority to unilaterally modify the applicant's proposal to correct this deficiency;
2. The requests are substantially similar to a prior map amendment previously denied by the APA, and no new or additional information has been presented to justify reconsideration; and
3. Approval of the current proposal before the Board would result in significant adverse environmental impacts inconsistent with the APA Act and the established criteria for map amendments.

Protect the Adirondacks

PO Box 48, North Creek, NY 12853 518.251.2700

www.protectadks.org info@protectadks.org

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The Proposed Map Amendment

As modified by APA staff, Area A of the revised map amendment proposal consists of all or portions of three commercial parcels, three residential parcels, two recreation and entertainment parcels, and five vacant parcels. Area B of the revised map amendment proposal includes all or portions of a commercial parcel, seven residential parcels, one recreation and entertainment parcel, and six vacant parcels.

Area A (73.9 acres) has approximately 1,300 feet of frontage along NYS Route 9N, which forms the southern boundary of both proposed amendment areas and is part of the officially designated Dude Ranch Trail Scenic Byway. There are no public sewer or water facilities serving either area. Although the Draft Environmental Impact Statement (DEIS) notes that a portion of soils may be suitable for on-site wastewater systems, as much as 25% of mapped units may not be adequate for such systems.

Topography across both areas consists primarily of gentle to moderate slopes (under 15% for 84% of Area A and 88% of Area B). Interpretation of aerial imagery identified three wetland areas totaling 13.1 acres; however, no field surveys or vernal pool assessments were conducted. Lands classified as Rural Use within 150 feet of a State highway right-of-way constitute Critical Environmental Areas (CEAs) under the APA Act, encompassing approximately 6.1 acres of Area A and 9.7 acres of Area B.

Approximately 85% of Area A and 93% of Area B remain undeveloped and forested. Both areas lie within an 11,800-acre regionally important forest block identified by the Wildlife Conservation Society as one of 115 such blocks in the Adirondack Park.

The Applicant's Facially Deficient Request Must Be Denied

Section 805(2)(c)(5) of the APA Act and the APA's Final Generic Environmental Impact Statement for the Process of Amending the Adirondack Park Private Land Use and Development Plan Map (FGEIS) require that a map amendment be regional in scale and follow "regional boundaries" such as roads, streams, municipal boundaries, Great Lot boundaries or standard setbacks. FGEIS at 18. The applicant's proposed amendment areas are delineated by private parcel boundaries and soil mapping from a soil survey. *See* Draft Supplemental Environmental Impact Statement, Map Amendment 2025-01 (Reed) (DEIS) at 9, 35-36. The map amendment requests by the applicant do not meet the regional boundary criterion and must therefore be denied.

In an attempt to address this flaw, APA staff has unilaterally expanded both map amendment areas proposed by the applicant, enlarging Area A nearly fivefold (from 11.8 to 73.9 acres), and nearly doubling Area B (from 56.5 to 123 acres). However, APA lacks authority to unilaterally modify a private landowner's map amendment request without the owner's consent.

The APA Act allows amendments to be initiated by a landowner, a local legislative body, or on the Agency's own initiative. APA Act §§ 805(c)(1) and (2). It does not authorize unilateral modification of a landowner's request for an amendment. In fact, the applicant expressly objected to APA's modification of his map amendment requests (*see* email from Brent Reed to Matthew Kendall, Oct. 16, 2025).

Because APA's modifications were unauthorized, the only valid requests before the Agency are those originally submitted by the applicant—and those requests fail to conform to the regional boundary requirement and must therefore be denied.

No Grounds Exist for Reconsidering APA's Prior Denial

In 2019, the Town of Lake Luzerne submitted a similar map amendment request to reclassify approximately 104 acres from Rural Use to Moderate Intensity Use. The proposed map amendment area encompassed all of current Area A and much of Area B. *See* Final Supplemental Environmental Impact Statement, Map Amendment 2019-01 (Town of Lake Luzerne), Fig. 2 at 10.

APA denied that request by Order dated June 8, 2021, citing adverse environmental impacts, including harm to water resources, flora and fauna, loss of open space, and growth-inducing pressures. The denial was issued “without prejudice” to the filing of a new application if “additional or new information” became available.

The present application provides no such new or additional information. The applicant's reliance on *Hamlets 3: Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park* is misplaced, as that study was published in 2010—well before the Town's 2019 request and the APA's 2021 decision. Accordingly, there is no factual or legal basis for the APA to reconsider its earlier denial.

The DEIS is Deficient

The DEIS fails to provide a reliable assessment of wetlands because it relies solely on aerial photo interpretation and lacks on-site verification by a qualified wetland biologist. DEIS at 24. In addition, no surveys were conducted to identify vernal pools, which provide critical habitat for amphibians. These are significant omissions that should be rectified before a final Environmental Impact Statement is prepared.

The DEIS Demonstrates that the Amendments Cannot be Approved

The APA Act creates a presumption that the land use classifications established by the Adirondack Park Land Use and Development Plan accurately reflect the resource limitations and open space and ecological characteristics of the subject lands. Thus, before approving a map amendment request, APA must find that the request:

[w]ould accurately reflect the legislative findings and purposes of [the APA Act] and would be consistent with the land use and development plan, including the character description and purposes, policies and objectives of the land use area to which reclassification is proposed, taking into account such existing natural resource, open space, public, economic and other land use factors and any comprehensive master plans adopted pursuant to the town or village law, as may reflect the relative development amenability and limitations of the land in question.

APA Act § 805(2)(c)(5).

The DEIS identifies numerous significant and unavoidable adverse impacts that preclude approval of the currently proposed map amendments pursuant to Section 805(2)(c)(5) of the APA Act. These include:

- Loss of open space and a potential net increase of 72 principal buildings (DEIS at 29);
- Adverse impacts to surface and groundwater resources, including Lake Vanare (DEIS at 30);
- Adverse effects on flora, fauna, and critical habitats adjacent to wetlands (DEIS at 30);
- Fragmentation of regionally important forest blocks (DEIS at 31);
- Increased demand on community services (DEIS at 31);
- Noise, odor, and lighting impacts to adjacent properties (DEIS at 33);
- Increased traffic and related environmental effects (DEIS at 31);
- Diminished scenic and aesthetic quality along NYS Route 9N and loss of designated CEAs (DEIS at 32);
- Degradation of ecosystem services such as stormwater retention, nutrient cycling, and wildlife habitat (DEIS at 33);
- Loss of forest resources and carbon sequestration potential (DEIS at 34);
- Diminishment of the public enjoyment and appreciation of the scenic and aesthetic resources (DEIS at 32);
- Loss or diminution of future recreational resources (DEIS at 33);
- Increased energy use (DEIS at 33); and
- Increased solid waste generation (DEIS at 34).

The DEIS concludes that these impacts are unavoidable, cannot be mitigated, and that no feasible alternatives exist. DEIS at 35-36. Thus, APA cannot make the statutory findings required for approval of the proposed map amendments. Accordingly, the proposed map amendments must be denied consistent with the prior denial in 2021.

Conclusion

For all of the reasons described above—the failure to meet statutory criteria, lack of new information, legal deficiencies in process, and the substantial adverse environmental impacts—the APA must deny the proposed map amendments.

On behalf of the Board of Directors of PROTECT, please accept our gratitude for the opportunity to share our comments on the proposed map amendments.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Amato". The signature is fluid and cursive, with the first name "Chris" and last name "Amato" clearly distinguishable.

Christopher Amato
Conservation Director and Counsel

From: [Bryan Arnold](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Proposed Amendments to the Adirondack Park Land Use and Development Plan Map (MA2025-01)
Date: Sunday, November 16, 2025 10:29:03 PM

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ATTENTION: Matthew Kendall, Environmental Program Specialist 2

As a life long resident of Hall Hill Road in Lake Luzerne, I strongly encourage you and the APA board to reject the proposed amendment to the Land Use and Development Map. The area in and around of Lake Luzerne is a small and beautiful community. Many of its residents moved to this area due to the rural location, size of the town, school and community. They do not want to be in a large town or city. Allowing the addition of this large housing development will change this community from the quaint town that it is to a an overpopulated town with not enough resources.

There are currently several issues with budget cuts within the town and county. Adding more housing is going to effect the budget, and raise our taxes beyond affordability. If this development is built, the homes are supposed to be "affordable", yet Many people in this community are lower income, barely getting by, many needing extra governmental assistance to make ends meet. We are a smaller town, with the largest employer in town being the school district. A number of higher income families who do own property or a house in Luzerne, reside in larger cities and don't live here full time. They use this as their "summer getaway home" for the beautiful nature setting. Those part time residents don't send their children to school here so its not going to benefit that much. They only drive up our taxes by paying ridiculous amounts of money for land or buildings that are not valued as much as they pay, which negatively effects land and homeowners around them. Most of the people who move here are not going to work in the town, so in the long run, how much will it positively effect our community? It wont, its going to negatively impact the people who live, work and play here.

With the location of the proposed housing development, and access to said development being next to a children's camp; Double H and nearby Hidden Lake Girl Scouts Camp, its going to create higher traffic flow on narrow, winding town roads not designed for that amount of traffic, increasing the safety hazards around children. Parents bring their children to these camps for several reasons including experiencing nature, the rural location and the safety of the small community. How is it fair that these children are going to have their camping experience effected because it was allowed to add a housing development near their safe haven? The wildlife that live and roam throughout this area will be forced out providing less of a natural experience and more of a "city feel" that most already come from. These camps provide children the opportunity to view nature and wildlife they may not get to see where they live.

As a lifetime Lake Luzerne resident of 36 years, and land owner, I enjoy the tranquility of the nature around my family and I. This includes the wildlife such as deer, bear, fox, turkeys, owls and coyotes that I see frequently on my property. Allowing this development, there will be less room for these animals to call home and it will end up being survival of the

fittest because we as humans are over consuming their homes. Lake Luzerne is located a short distance to plenty of shopping and civilization, yet just far enough away from the hustle and bustle. I have chosen to make this SMALL, quiet, beautiful and safe community my home because that's where I want to live, in a SMALL community. I do NOT enjoy the heavier populated areas of the surrounding towns and cities. As most other residents of this community have chosen to call this home for the very same reasons. If we allow these developers to come in and take over our small communities, its going to ruin that for me, my family and many other residents. It will force many life long residents of this beautiful small community to find housing elsewhere in order to enjoy the reason we chose to call Luzerne home. Would you like that if it were your home?

Allowing the changes to the Land Use Map, will not only effect this developer this one time, it will effect the future of what ever it becomes years and years from now. It will FOREVER change what the Adirondack Park Agency was established for, PROTECTING the lands within the park to keep it wild, natural, and prevent the overpopulation that is in the large villages and cities. With constant town and county budget cuts every year, the recent closing of the closest state prison, adding a large development in our small community will leave our area with not enough law enforcement and emergency services to protect our community. Our volunteer fire and rescue district will be stretched thinner trying to accommodate the population increase. There is already multiple larger housing developments and condominiums currently being built less than 8 miles from the proposed site location in nearby Lake George, turning a once quiet area into a money hungry rich tourist attraction area.

We don't need nor want the increase of population ruining our beautiful area. Lets keep the cities where they belong and the rural areas as they are. The laws and zoning regulations of our area were set this way for a reason; to protect nature, wildlife and the natural resources. Please do not allow the proposed amendments to take place and ruin our beautiful community. Mr. Reed knew of these zoning restrictions before he purchased the property. If he wanted to build and develop the area beyond the regulations, he should have purchased property already zoned for such developing. If he was not aware, that's his own fault for not doing his research first. The geography of the area is not suitable for the addition of that many houses. There are protected wetlands and large areas of ledge rock all throughout the parcel and boarding parcels. Please don't make the residents of Lake Luzerne suffer the addition of this large development.

Sincerely,
Bryan Arnold
Courtney Jenkins

APA

From: "Gerard Artale" <jerry@artalegraphics.com>

Date: 11/11/2025 06:36PM

To: JerrtArtale2@yahoo.com

Dear Sir,

This is in response to the request proposed map amendment in Lake Luzerne. If you build it they will come. Not in this case. The three lots that Mr Reed has now he can't find buyers for where does he feel that buyers for 95 more homes are going to come from. The problem I have is if this goes thru, They clear the land finding the wet lands and the stream that runs thru there (that know one is talking about) and lack of sales We will be left with a big mess that will take years to regrow back the trees. I also don't see any tax break because of it.

Lets talk about access there is only a small road to get in there and it is going thru the Hole in The Woods camp for terminally Ill kids that's a problem.

This just sounds like a bad idea all around. There is so many other places to build outside the Park

Jerry Artale 11/12/25

P.S. Don't forget the animals

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ADIRONDACK PARK AGENCY

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20.11.11 20.11.11 20.11.11 20.11.11 20.11.11

From: [Chandler Atkins](#)
To: MapAmendment_comments@apa.ny.gov
Cc: gmintzer@lakegeorgechamber.com
Subject: Lake Luzerne
Date: Friday, November 7, 2025 12:20:54 PM

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Matthew Kendall...

It was a nice presentation last night and well managed. Most of the people who were there owned property adjacent to the lands in question and were therefore emotional about the changes. Forever wild and progress are often at odds, and it was true tonight. One voice stood out for me when she spoke of the need to look for the greater good. The utilitarian argument is often the most difficult to counter in these situations. It is ethical when the greater good is served and the rest of the community needs tax relief, classrooms filled, businesses to survive, but it is hard to sell to those who feel directly harmed by the decision.

A similar problem happened for me when the town decided to allow AirBNBs into residential areas. I have 15 cottages and knew this would create a lot of competition for me, and it did. 119 AirBNBs arrived, or eight times the size of my property. I voted in favor of it, as I knew it would help the community. It was the greater good, not my selfish interest.

Most people won't think like this, and the good folks there last night were speaking for their self interests. I get it. However, someone needs to look out to the horizon and visualize how to lift the community out of poverty, food stamps and other social services into pride, dignity, self-sufficiency and resourcefulness and help our town move forward. When it is your town, it is you!

Therefore, I hope you approve this for the community at large.
Thank you,

Chandler Atkins
Owner

--

The Elms Waterfront Cottages

Chandler Atkins, Owner

PO Box 95

#1 Bay Road, Lake Luzerne, NY 12846

518-696-3072

www.elmscottages.com

www.mountainairstripfarm.com

www.atvridin.com

www.riverridin.com

www.theveronicalakefoundation.org

"Mountain sunsets and ...s'mores!"

From: Aurora
To: MapAmendment_comments@apa.ny.gov
Date: Wednesday, October 22, 2025 9:19:17 PM

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I Do not support spot zoning amendments that allow land developers to cut down 200 acres of Lake Vanare's woods to put over priced, cheaply built apartments and homes.

Leave the Adirondacks ALONE!

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: Lakeview@localnet.com
Subject: APA Project MA2025-01 Public Comments
Date: Wednesday, November 12, 2025 10:34:51 AM

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Please copy "MA2025-01, Fanny bazan, Lakeview@localnet.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Fanny bazan
Email from: Lakeview@localnet.com
Address: 1359 lake ave Lake Luzerne Ny 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I say no to proposal. Small roads cause congestion and dangerous for narrow roadway. No good for environment too many cesspools and wells which endanger our lives and environment. Reference to school shortage that is happening all over new york. (Home schooling is prevalent) .

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: buhrmasterw@aol.com
Subject: APA Project MA2025-01 Public Comments
Date: Sunday, October 26, 2025 7:04:45 AM

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Please copy "MA2025-01, Wendy Buhrmaster, Buhrmasterw@aol.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Wendy Buhrmaster
Email from: Buhrmasterw@aol.com
Address: 56 Chuckwagon Lake Luzerne NY 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

No, please no.
Not only will this make the area less beautiful and more polluted, but the increased traffic and demands on already poor infrastructure is a very bad idea. Feel free to contact me for examples !
Please stop this attempt to overcrowd this area. Please.

From: [Katelyn Keith](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Opposition to Proposed Map Amendment to Reclassify 197 Acres Near Lake Vanare, Town of Lake Luzerne
Date: Thursday, November 13, 2025 11:07:47 AM
Attachments: [Letter in Oppostion to APA Proposed Map Ammendment - Google Docs.pdf](#)

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Dear Matthew Kendall,

As a local business owner, I would like to express my concern and opposition to the proposed land map amendment in Lake Luzerne, NY, currently under consideration. I believe this change could have significant negative impacts on our community's economic vitality and the long-term sustainability of local businesses.

Please find attached my formal letter of opposition outlining these concerns in greater detail. I respectfully urge you and the council to consider the potential consequences this amendment may have on existing businesses and our shared local economy.

Thank you for your time and attention to this matter.

Sincerely,
Edward Bus/ Katelyn Keith
Pine Point Cottages and Motel LLC
518-696-3015

Edward Bus

Pine Point Cottages and Motel LLC

1369 Lake Avenue

Lake Luzerne, NY 12846

eabus001@gmail.com

11/10/2025

To:

Adirondack Park Agency

P.O. Box 99

1133 NYS Route 86

Ray Brook, NY 12977

Subject: Opposition to Proposed Map Amendment to Reclassify 197 Acres Near Lake Vanare, Town of Lake Luzerne

Dear Members of the Adirondack Park Agency,

I am writing to express my **strong opposition** to the proposed amendment to the Adirondack Park Land Use and Development Plan Map that would reclassify approximately **197 acres near Lake Vanare** in the Town of Lake Luzerne. This proposal, initially submitted by Thomas Reed and expanded by the Agency for consistency with regional boundaries, represents a significant and troubling departure from the principles that have long guided responsible land stewardship in the Adirondack Park.

While the stated intent of this reclassification is to “increase the number of potential dwellings” and provide a “potential benefit to the town and school,” the broader environmental, ecological, and cultural costs of such an amendment far outweigh any speculative local economic gains. The Adirondack Park is a unique and irreplaceable landscape—its zoning classifications are not mere administrative boundaries, but deliberate, science-based tools designed to protect fragile ecosystems, maintain open space, and prevent sprawl.

1. Environmental Impact and Fragmentation

The proposed reclassification would dramatically increase potential development density—from a maximum of 23 buildings (or 230 hotel rooms) to as many as **95 buildings (or 950 hotel rooms)**. Such an exponential increase in buildout capacity would cause irreversible **habitat fragmentation**, threatening wildlife corridors and water quality in the Lake Vanare watershed. This area feeds into important waterways connected to the Hudson River system, and intensified development could lead to stormwater runoff, pollution, and loss of biodiversity.

The APA's own guiding statute emphasizes the importance of maintaining low-density development in rural and resource management areas to protect the Park's “natural, scenic,

aesthetic, ecological, wildlife, historic, and recreational values.” This proposal stands in direct conflict with those statutory purposes.

2. Precedent and Policy Integrity

Approving this amendment would set a **dangerous precedent** for future applicants seeking to erode the protective intent of the Land Use and Development Plan. Map amendments are, and should remain, **exceptionally rare**, reserved for cases where demonstrable mapping errors or compelling regional needs are present. In this instance, no such justification exists. A local desire for population growth or tax base expansion cannot supersede the Park’s long-term conservation priorities, which serve the entire state and nation.

3. Questionable Economic Justification

The applicant’s argument that higher development density would “benefit the town and school” is speculative at best. Numerous studies have shown that **dispersed development** in rural areas often **increases municipal service costs** (for roads, emergency services, and infrastructure) while delivering minimal net economic benefit. Furthermore, the Adirondack region’s sustainable economic future depends on **protecting its natural assets**, not compromising them through short-term construction booms or unsustainable real estate projects.

4. Public Trust and Stewardship

The Adirondack Park exists today because of generations of citizens and policymakers who understood that once wilderness is lost, it cannot be reclaimed. The APA’s credibility as a steward of this national treasure depends on upholding the integrity of its land use classifications. To expand development density in such a sensitive area would undermine public trust in the Agency’s mission and responsibilities under the Adirondack Park Agency Act.

Conclusion

For all these reasons—environmental, procedural, and ethical—I respectfully urge the Adirondack Park Agency to **reject this proposed reclassification**. The current zoning designations reflect an appropriate balance between limited development and essential conservation. They must not be altered to accommodate speculative or localized interests that jeopardize the ecological integrity of the Park as a whole.

Thank you for your consideration of this critical matter, and for your continued service in protecting one of New York State’s most extraordinary and enduring landscapes.

Sincerely,

The Bus Family

Lake Luzerne Resident / Concerned Citizen / Small Business Owner

(518) 696-3015

From: [Thomas Butterfield](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Amendment
Date: Tuesday, October 21, 2025 4:18:57 PM

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No way should this ever happen!!!

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: Lakeview@localnet.com
Subject: APA Project MA2025-01 Public Comments
Date: Wednesday, November 12, 2025 11:29:11 AM

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Please copy "MA2025-01, George carnival, Lakeview@localnet.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: George carnival
Email from: Lakeview@localnet.com
Address: 1359LakeAve Lake Luzerne NY 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I live across Lake Vanare from the proposed development. I attended the public hearing and was impressed that almost all of the attendees were against the development. The APA was created to avoid abuse and over development of public lands. Many of us moved here because of the open land and low density of development. Even at 8.5 acres per house that could represent a lot of development on that property.
Please deny Mr Reed's request.
Thank you.

From: [John Carr](#)
To: MapAmendment_comments@apa.ny.gov
Date: Monday, November 10, 2025 9:15:04 PM

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Dear Apa,

I am writing in support of changing the intensity of land use in Lake Luzerne, everyone want "affordable" housing in New York this is a great step towards that goal.

This will not affect the environment or character of the community. This is a win-win. Healthy communities young and old people is really what the Adirondacks needs.

John Carr

From: [Bobbie Wages](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Map Amendment 2025-01
Date: Friday, November 14, 2025 12:22:47 PM
Attachments: [APA Letter 11.14.25.docx](#)

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Please find attached a letter from the Charles R. Wood Foundation related to the above mentioned Map Amendment.

Should you have any questions you can reach me at this email address or by phone at 904-557-3354.

Barbara Wood Wages
President
The Charles R. Wood Foundation



November 14, 2025

Mr. Matthew Kendall
Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977

Dear Mr. Kendall and Members of the Adirondack Park Agency,

I am writing on behalf of the Charles R. Wood Foundation which owns 44 +/- acres of property contiguous to 197 +/- acres of land that is being proposed for reclassification from its current Rural Use designation under the Adirondack Park Land Use and Development Plan. The Charles R. Wood Foundation property is utilized by the Double H Ranch, a non-profit organization that provides an Adirondack camp experience for seriously ill children. Our Foundation also provides financial support for the Double H Ranch.

The owners of the contiguous parcel (73.9 acres) identified as "Area A" are requesting reclassification from Rural to Moderate Intensity Use. The request for the second parcel (123 acres) identified as "Area B" is a reclassification from Rural to Low Intensity use. I am writing to express our concerns about the proposed land reclassifications and their potential impact on the safety of Double H campers, their families and staff.

We have received very little information about the ultimate plans for the property but based upon APA guidelines it appears that the reclassification from "Rural" to "Moderate Intensity" would allow up to 57 structures on parcel A (up to 500 per square mile) which among others could encompass multiple-family dwellings, commercial establishments, tourist accommodations, marinas, campgrounds, public buildings, and industrial uses. Under APA guidelines it appears that Parcel B would allow up to 38 primary structures (up to 200 per square mile).

These reclassifications would allow for a serious and dangerous increase in traffic on Hidden Valley Road, which is crossed throughout the day by the Double H campers and staff, in order to access camp amenities on Lake Vanare.

On behalf of our Foundation, the Double H Ranch campers, families, and staff, we strongly urge the Adirondack Park Agency to reject any reclassification for the property mentioned above until specific plans for use of the property as well as any needed mitigating safety measures are presented by the applicant.

Thank you for considering our comments and concerns.

Barbara Wages
President
Charles R. Wood Foundation

Charles R. Wood Foundation
c/o Foundation Source
55 Walls Drive, Suite 302, Fairfield, CT 06824-5163
Fax: (203) 549-0835

From: [Kathleen Corlew](#)
To: MapAmendment_comments@apa.ny.gov
Cc: [Kathleen Corlew](#)
Subject: MA2025-01
Date: Sunday, November 16, 2025 6:30:57 PM

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Below are my comments regarding the map amendment proposed on November 6th 2025.

Dear Matthew S. Kendall:

Re: Map Amendment 2025-01

I am writing to express my concern regarding the landowners request to amend the Adirondack Park Map which would involve reclassifying approximately 73.9 acres of Rural Use land to Moderate Intensity Use and 123 acres of Rural Use land to Low Intensity Use. (Map Amendment 2025-01) I feel that if the APA were to amend the zoning for this landowner it would negatively impact the entire Adirondack Park for several reasons. First and foremost, the APA would be setting a precedent for future land owners who have the financial means to hire lawyers and engineers. This is an unfair advantage that many working class Americans would not have. My husband and I have both lived and worked in the Adirondacks for our entire life, we have purchased two different properties all within the APA zoning and both times we accepted the zoning as is. We trusted the agency and the responsibilities of the agency to oversee the land to conserve the natural resources.

I do not agree with the landowners belief that the town of Lake Luzerne needs more housing. My husband and I raised our family in the town of Lake Luzerne. Our children love and appreciate the natural beauty of this area. Homes are available in the town of Lake Luzerne, there is also land that is suitable for building that would NOT require amending the map. There are plenty of houses available in nearby towns like Queensbury, Glens Falls, Gansevoort or South Glens Falls. Once the classification is changed, the land will no longer be natural, undeveloped, open air. The land will no longer be able to be used for natural recreation.

It is imperative that the APA protect the bodies of water in the town; specifically Lake Vanare, Lake Forest, Fourth Lake and the streams that lead into these bodies of water. All of these lakes would be negatively impacted. The land that is in question has no public water, no public sewer and with the incline of the land, developing this land would cause more erosion. Therefore damaging the ecosystems of the streams and lakes. The APA needs to protect the natural beauty of this area and promote fishing, hiking, biking and horseback riding just to name a few of the recreational activities available in the open areas of Lake Luzerne.

I feel that if the APA approves this request then they would be in direct opposition to many of the goals of the agency. Specifically, protecting the land from rampant development. I would like to encourage you to continue to study the land just outside the parameters of the considered parcels. Specifically I would like to encourage you to visit the Summit of Potash Mountain which is a scenic trail which is a part of the Harris Preserve. The North side view from the summit looks directly over the land in question. In addition to the Potash trail, there is a scenic overlook off of Dunkley Road that is a part of the NYS horse trails. This overlook also looks over the land in question. Both of these hiking trails would be negatively affected by the reclassification of the land in question.

I encourage you to deny this request with prejudice. Please protect our natural land, streams and lakes.

Sincerely,
Kathleen Cook-Corlew
194 Hall Hill Road
Lake Luzerne, NY 12846

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: corlewkathleen@gmail.com
Subject: APA Project MA2025-01 Public Comments
Date: Sunday, November 16, 2025 6:33:46 PM

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Please copy "MA2025-01, Kathleen L CookCorlew, corlewkathleen@gmail.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Kathleen L CookCorlew
Email from: corlewkathleen@gmail.com
Address: 194 Hall Hill Road Lake Luzerne NY 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I am writing in opposition to this map amendment.

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: corlewkb16@yahoo.com
Subject: APA Project MA2025-01 Public Comments
Date: Sunday, November 16, 2025 6:35:16 PM

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Please copy "MA2025-01, William Corlew, corlewkb16@yahoo.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: William Corlew
Email from: corlewkb16@yahoo.com
Address: 560 River Road Lake Luzerne NY 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I am writing in opposition to this map amendment. This link does not allow for a full written response. I have submitted an email. If you have not received one, please reach via email. Thank you.

From: [Kathleen Corlew](#)
To: MapAmendment_comments@apa.ny.gov
Cc: corlewb16@yahoo.com
Subject: MA2025-01
Date: Sunday, November 16, 2025 6:39:04 PM

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Attached are my comments regarding the map amendment as presented at the public hearing on November 6th in Lake Luzerne.

Dear Matthew S. Kendall:

Re: Map Amendment 2025-01

I am writing to express my concern regarding the landowners request to amend the Adirondack Park Map which would involve reclassifying land in the town of Lake Luzerne (Map Amendment 2025-01)

I feel that if the APA were to amend the zoning for this landowner it would negatively impact the entire Adirondack Park. One of my concerns is the negative impact to the wildlife in the area. I have lived in the town my entire life and I remember when the deer, the bear and fox had much more land to live on and to form their natural habitats. These animals would need to relocate. The land in question is a natural travel way allowing the deer, fox, coyote and bear to move from the undeveloped land in question into the state park, up onto Dunkley Rd and into the Harris Preserve. The Adirondack Park Agency needs to protect the habitats of these animals as well as the other small game that live in and around the land in question.

I also believe the APA should not be setting a precedent allowing people to divide the land within the Adirondack Park. Amending the land classification would be in direct opposition to the Adirondack Park Agencies goal of preserving the natural resources. The landowner purchased the property knowing the classification of the land, and now he thinks he can just change the classification. He knew what the rules of the APA were, just because he has the money to pay a lawyer doesn't mean he should be able to change the rules of the APA.

I disagree with changing the land classification because once the land classification is changed, it can never go back to being undeveloped. In a short length of time we could have another Queensbury, Lake George or Glens Falls in our back yard. There would be no fishing, bike riding, hiking, no more horse trails. The Town of Lake Luzerne has been home to many dude ranches, and horse trails. This is something the APA should be promoting, not a housing development.

Further development of the land in question (area A and area B) is going to cause more runoff and require more septic systems. The septic systems go into the ground water which will then go into the streams and lakes. Lake Vanare, Forest Lake and further downstream Fourth Lake leading to Second lake and then finally Lake Luzerne are all going to be negatively impacted by the increased amount of contaminated ground water. The trout, bass and other natural species are already struggling to survive with the current population.

I believe that since the Adirondack Park Agency was established in 1971 that it has tried to protect the Adirondacks. I believe if the Adirondack Park Agency approves this request they will be in direct opposition to the agency goal of "to address uncontrolled development and ensure the "optimum overall conservation, protection, preservation, development and use of the unique scenic, aesthetic, wildlife,

recreational, open space, historic, ecological and natural resources of the Adirondack Park" I encourage you to deny this request with prejudice. Please protect our natural land, streams and lakes.

Sincerely,
William Corlew
560 River Road
Lake Luzerne, NY 12846

From: [george.countryman](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Opposition to MA2025-01
Date: Sunday, October 26, 2025 11:15:59 AM

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Mr. Kendall:

I am writing to join a number of my neighbors in opposing the proposed Map Amendment to reclassify the site off of Route 9N in the town of Lake Luzerne between Hidden Valley Road and Hall Hill Road.

This request is very similar to one that was made by the Luzerne Town Board about 5 years ago involving basically the same area. Residents of the area strongly opposed that project. The same reasons for that denial still exist today. The only real difference is that today's request is coming from an individual rather than a government body.

The plan involves allowing 95 houses to be built in an area with no access to a sewer system or a water supply, necessitating 95 private septic systems and wells in a relatively small area. But more importantly it sets a precedent for other development. Within the last few months a 162 acre parcel was purchased on Howe Road only a couple miles from this project. The new owner is from out of the area, and the plan for this tract may also be concerning.

Thank you for considering residents' input in making this decision.

From: [Alex Cross](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Alex cross
Date: Wednesday, October 22, 2025 9:40:29 PM

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Hello I would just like to make a comment about the map amendment in lake luzerne. I am 29 years old and have grew up in this town my whole life. I love everything about it and the way it is. We just built a new house on hall hill road because of the location and the family like community we have up here. I do not support the land change and having more people moving to are town and changing the way the town is. I feel you will get a vary similar response from many people from this town. For my final statement, i am a heavy equipment mechanic and do a lot of work for different contractors and developers. And I feel if you cave doing a map amendment you will be getting a lot more proposals on land changes and might as well just give up what the APA and park is all about. These are my thoughts on the matter thank you for the opportunity.

From a concerned land owner on hall hill road
Alex Cross
Sent from my iPhone

From: [Francine Cross](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Luzerne Amendment proposal
Date: Thursday, October 23, 2025 4:18:35 PM

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I'm writing in response to the proposed amendment change for Lake Luzerne. Lake Luzerne's population is not decreasing because there is no room for housing. It is because the state as a whole is losing population due to political agendas. The proposed site are home to a great number of wildlife in our area. If it is developed the wildlife and those areas will be displaced and cause homeowners who already have properties in the area to have a larger influx of wild animals, furthermore the town of Lake struggles to maintain Hall Hill Road as it is. Even more traffic on Hall Hill Road will cause damage to the road and also probably cause more accidents because of the increased traffic. In the winter that portion of Hall Hill Road is barely passable many days coming uphill. Going downhill it is like an ice-skating rink and many people can expect to have accidents there. Also, many people in this area have already succumb to the Adirondack parks dictating of building lot size and have jump through hoops to get those things done. I really feel that is completely unfair to change the zoning for one person so that that person can profit from the building of homes. As for benefits to the school district, I don't really see that being a benefit an increase in student population also increases the expenses especially if the children are special needs or special education. I question whether the new homes would be a sufficient tax base to offset the increase in students. The state frequently cuts our budget of state aid funds, and therefore a taxes must go up for the residence who can afford an increase. in conclusion, I feel that the amendment to the zoning of these properties is not to have benefit to only one person. As a resident of Hall Hill, I do not see that I have any benefit from this amendment. I can actually expect that there is a good chance I may end up having an accident with somebody if they are intending to use Hall Hill as an access to 9N.

Francine Cross
Sent from my iPhone Fran

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: Devinecontracting29@gmail.com
Subject: APA Project MA2025-01 Public Comments
Date: Tuesday, October 28, 2025 7:34:10 PM

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Please copy "MA2025-01, Devin Dimick, Devinecontracting29@gmail.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Devin Dimick
Email from: Devinecontracting29@gmail.com
Address: 155 Northville RD Edinburg NY 12134
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I have been working in the excavation field for many years in the Adirondack and have seen many different job sites and terrains. I have walked this property and went over drafts of blueprints for the infostructure of this project. I believe that this site is very suitable for the proposed project. Not only will this help with the local tax revenue and local businesses it will also help create jobs for the construction workers that will be involved in building the subdivision as well as local contractors that will be needed to maintain the properties.

From: [Alison Wilcox](#)
To: [MapAmendment_comments@apa.ny.gov](#)
Cc: [charliecrew1@gmail.com](#); [Maura Mack Hisgen](#); [Kurt Bramer](#); [jdave.michaels@gmail.com](#)
Subject: Written Comments - Proposed Amendments to the Adirondack Park Land Use and Development Plan Map (MA2025-01)
Date: Monday, November 17, 2025 9:54:16 AM
Attachments: [image001.png](#)
[APA letter - Double H Ranch.pdf](#)

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Dear Matthew Kendall,

I am writing on behalf of Double H Ranch to express our opposition to the proposed amendments to the Adirondack Park Land Use and Development Plan Map (MA2025-01). Please see attached a letter with our written comments regarding this proposal.

Thank you for considering our concerns in this matter.

My contact information is below if you have any questions.

Thank you, Alison

ALISON WILCOX | **she/her**

CEO

Double H Ranch

P: 518-696-5676 x 224

C: 716-260-7653

E: awilcox@doublehbranch.org



**Health &
Happiness**

97 Hidden Valley Rd,

Lake Luzerne, NY 12846

Visit doublehbranch.org to learn more!

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Medical Director

**Double H Ranch**

97 Hidden Valley Road
Lake Luzerne, NY 12846
518-696-5676 • 518-696-4528 fax
doublehbranch.org

Founded by Charles R. Wood and Paul Newman

November 2025

Mr. Matthew Kendall
Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977

Dear Mr. Kendall and Members of the Adirondack Park Agency,

On behalf of the Double H Ranch, I am writing to express our opposition to the proposed amendment to the Adirondack Park Land use and Development Plan Map. We have several concerns regarding this proposal, particularly the significant safety risks it poses to our campers, families, staff and volunteers.

Double H Ranch is an Adirondack camp offering peace, joy, beauty and access to nature for children and families living with serious illness, free of charge, since 1993.

Currently, through-traffic and vehicle speed on Hidden Valley Road can create safety challenges. Any rise in traffic volume or change in traffic patterns associated with additional housing would further heighten these risks—particularly for the medically complex children we serve. The safety and well-being of our campers, children with serious and chronic illness, remain our highest priority, and increased development could seriously compromise that environment.

Double H Ranch is proud to be an active and positive contributor to the local economy, employing more than 40 year-round staff members and over 100 seasonal team members each year. We value our partnership with the Town of Lake Luzerne and appreciate your consideration of our concerns as you review this proposal.

Thank you for your time and attention to this important matter.

Sincerely,

Alison Wilcox
CEO
Double H Ranch

From: [Kevin Dufek](#)
To: MapAmendment_comments@apa.ny.gov
Subject: No to Proposed Amendment
Date: Friday, November 7, 2025 6:49:27 AM

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We should protect the Adirondacks from major development due to the unique environment. Once this amendment is passed it can't be undone and there would be no way to stop large scale development with little controls over the Contractors environmental practices. We need well thought out and planned development in the Adirondacks with REAL Environmental Impact Assessments, not just someone from New York City writing an EIS and saying no impact when we all know deforestation and loss of habitat is not good for the Adirondacks.

Kevn

From: [Roland Sawyer](#)
To: MapAmendment_comments@apa.ny.gov
Subject: APA project MA2025-01
Date: Monday, October 27, 2025 8:59:24 AM

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Matthew Kendall
Environmental Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977
(518) 891-4050
MapAmendment_comments@apa.ny.gov

Dear Mr. Kendall,

My name is Sandra Rose Ebare-Sawyer. I have property at 64 Hidden Valley Rd., directly across from Mr. Reeds property.

Back in May of 2020 when Mr. Reed wanted to change his 105 acres, that was Rural classified, to Moderate Intensity, myself and 17 other comments were sent to you of our dissatisfaction and under no circumstances wanted this change. Concerns in our letters stated that it would erase the open spaces and tranquility and character of this area forever, as well as the possible pollution of our Lake Vanare.

Based on the FSEIS statement, Mr. Reeds property, MA2019-1 failed 6 out of 9 tests that a proposed amendment needs to pass to be approved. This was denied on April 15, 2021 to change from Rural use to Moderate Intensity, APA ACT, Section 805(2) (c) (1).

Mr. Kendall, nothing has changed on Mr. Reeds property since it was denied, with no new improvements by him to warrant a change from Rural to Moderate or Low Intensity. The impact of building many more homes could easily pollute our Lake Vanare and cause undo congestion and a lot more noise to our otherwise tranquil area.

Mr. Kendall, Mr. Korn from APA was working on the APA4 lot subdivision that was approved on Hidden Valley RD on 5/29/2024.

It consisted of 3, +/- 1.5 acre lots and 1, 90 +/- acre lot. All of these lots were approved in the Rural classification, but with conditions.

Mr. Reed agreed to this with 16 +/- restrictions and is recorded in Warren CTY for him to abide by with written approval to make any physical changes.

We (the surrounding property owners) did not object to this because we thought that this was the final decision using the Rural classification to remain the same with no further changes.

Mr. Reeds new proposed amendment, (MA2025-01), if approved, would change conditions in the 4 lot subdivision, that is recorded in Warren Cty., in Rural classification with 16 restrictions to abide by.

Please let me know if, in fact, that this 4 lot subdivision would be reclassified as well?

Mr. Kendall, in closing, we ask you and your APA members who decide the classification changes, to consider our feelings and concerns.

Once the density is changed from Rural to Moderate or Low intensity, there is no undoing or bringing back the character of open spaces, beautiful trees and tranquility for all who have lived here for years and those who have just bought here.

Please keep the Rural Classification here Forever!

A classification change to Moderate or Low Intensity will not hurt Mr. Reeds quality of life, but will change the tranquility of myself and my neighbors forever.

Thank you for your attention and please let me know that this was received.

Sincerely yours,

Sandra Rose Ebare-Sawyer

PO Box 347

64 Hidden Valley Road

Lake Luzerne, NY 12846

(518) 744-9535

<rolsaw41@gmail.com>

From: dgibson@adirondackwild.org
To: MapAmendment_comments@apa.ny.gov
Cc: [Kendall, Matthew S \(APA\)](#); [Rice, Barbara \(APA\)](#); "Benita"; "M. Hall"
Subject: Comments, APA Map Amendment 2025-01, Lake Luzerne
Date: Wednesday, October 29, 2025 2:01:18 PM
Attachments: [letter to APA Re. Lake Luzerne Map Amendment^J Oct 2025.docx](#)

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Matt and APA,

Attached please find our comments on Map Amendment 2025-01.

Thank you for preparing such a thorough Draft Supplemental EIS.

Best, Dave Gibson
Adirondack Wild

Dave Gibson, Managing Partner
Adirondack Wild: Friends of the Forest Preserve
dgibson@adirondackwild.org
518-469-4081
Adirondackwild.org



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October 29, 2025

Matthew Kendall, Environmental Program Specialist
NYS Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977

Re. APA Map Amendment 2025-01, Lake Luzerne

Dear Mr. Kendall,

On behalf of Adirondack Wild, for the following reasons we oppose the proposed reclassification of approximately 73 acres from Rural Use to Moderate Intensity Use along Hidden Valley Road in Lake Luzerne, and we oppose the proposed reclassification of the adjacent 123 acres from Rural Use to Low Intensity Use along Rt. 9N and Hall Hill Road, also in Lake Luzerne.

1.

The land is properly classified: The Agency's Draft Supplemental Environmental Impact Statement and our own investigations show that both areas, nearly 200 contiguous acres, meet the existing Rural Use classification and its character description, purposes, policies, and objectives.

Consistent with Rural Use, there is a low level of development in both these areas. Area A has only 3 private residences, while Area B has just 7 residences. Also consistent with Rural use, both areas are five miles between the existing hamlets of Lake Luzerne and Lake George, thereby being "reasonably remote from existing Hamlet areas."

As for open space character, a key stated purpose of Rural Use in the APA Private Land Use and Development Plan, both Area A and Area B appear and are mapped as substantially forested open space consistent with their current classification. Both areas are part of a contiguous 18,000-acre block of Rural Use. This block of Rural Use inclusive of Areas A and B also forms a part of a regionally important forest block identified by the Wildlife Conservation Society. This regionally important forest block should not be fragmented.

In terms of its roadside character, the Rural Use portions of Hidden Valley Road, Rt. 9N, and Hall Hill Road contrast sharply with the Moderate Intensity Use portions of Hidden Valley Road. There are far fewer structures, driveways and commercial uses on the Rural Use side of Hidden Valley Road, for example. Most of that area appears thickly forested from the roadway, consistent with maps provided in the Draft Supplemental EIS (DSEIS).

2.

The proposed reclassifications are inappropriate and not justified: By the same token, the two areas do not appear to fit the character description, purposes, policies and objectives of Moderate Intensity Use and Low Intensity Use, the desired reclassifications. The proposal could seriously jeopardize the scenic character and natural resources of this section of Lake Luzerne. Neither area proposed for reclassification has public sewer or water. The proposed 73-acre reclassification area (to Moderate Intensity Use) is not “readily accessible to existing hamlets... where community services can most readily and economically be provided” (APA Act). Nor does the proposed 123-acre reclassification area (to Low Intensity) offer “a relatively high level of residential development and local services,” or “provide an orderly growth of housing development opportunities in the Park” (APA Act).

While both residential and commercial development is heavy at one end of Hidden Valley Road, it is not on the Rural Use end. While just a portion is “located along highways or accessible shorelines where existing development has established the character of the area” (APA Act), many of both areas are not so located, but form part of a larger, interior block of Rural Use.

Moreover, the proposed elimination of approximately one mile of Rural Use along Rt. 9N and its current Critical Environmental Areas (CEA) designation could drastically alter the scenic and aesthetic quality of this stretch of road. This proposal threatens to add significantly greater commercial clutter in the ten miles of Rt. 9N spanning Lake George and Lake Luzerne.

In brief, the 200-acres of Rural Use inclusive of Areas A and B are “consistent with and reflect the regional nature of the land use and development plan and the regional scale and approach used in its preparation (Section 805(5) of APA Act). The reclassification proposal is seriously inconsistent with the plan and its regional scale.

3.

Significant resource constraints: The current Rural Use classification could maximally authorize up to 23 principal buildings (PB) on both areas. The proposed reclassifications could maximally authorize 72 more, up to 95 PBs. Given no public utilities, the presence of 15 acres of wetlands and streams, as many as 25-acres in steep slopes, and 80% of the area appearing as undeveloped blocks of forest, the entire area continues to meet the character description of Rural Use, not Moderate Intensity Use and Low Intensity Use. The change to MIU/LIU – with potential intensity going from 75 principal buildings per square mile to 500 PBs/sq. mi and from 75 PBs to 200 PBs per square mile, respectively, could seriously erode the resources and the character of the entire area and could easily and detrimentally affect the water quality of streams and groundwater entering Lake Vanare, causing the lake to become culturally eutrophic.

4.

Lack of planning and regional context: These reclassification proposals contain no information whatsoever regarding the Town of Lake Luzerne’s planning (infrastructure, transportation, services, water quality and quantity, etc.) to prepare for such greatly increased development intensity on this 200-acre portion of the town. The lack of such planning represents a serious problem given the greatly increased potential development intensity and the fact that many forms and intensities of development would no longer be jurisdictional to the Agency’s review and permitting decisions. If these reclassification were approved, APA could do little more than react on a very limited, occasional

jurisdictional basis to future development proposals on 200-acres which could have seriously fragmenting, broadly regional impacts and significant local undue and adverse impacts.

We support the Agency's thorough Draft Supplemental Environmental Impact Statement. After reading it and visiting the area in question, we conclude that the proposed reclassifications are highly inconsistent with the Land Use and Development Plan because they fail to conform to the character description, purposes, policies and objectives of Moderate Intensity Use and Low Intensity Use, and because they are not "consistent with and reflective of the regional nature of the land use and development plan and the regional scale and approach used in its preparation (Section 805 of the Act). Therefore, the proposal fails to meet your statutory standard for amendments to the APA map.

Thank you for considering our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Gibson".

David Gibson, Managing Partner
Adirondack Wild: Friends of the Forest Preserve

P.O. Box 9247. Niskayuna. NY. 12309
www.adirondackwild.org
518-469-4081

Cc: Agency Members and Designees
Barbara Rice, Executive Director

From: [Giumarra Kerry](#)
To: MapAmendment_comments@apa.ny.gov
Cc: [McCullough Ann](#); [Giumarra Mom+Dad](#)
Subject: Reed property development
Date: Thursday, October 23, 2025 8:13:00 PM

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Dear Mr. Kendall,

My name is Kerry Giumarra and I've been finding peace and happiness on Lake Vanare since I was a kid in the mid 1980's. Currently, my parents own - and entrusted to my brother and I - a camp on Ridgewood Drive on Lake Vanare.

This spot is incredibly special to our family. The idea of sharing this space with others who can also enjoy and love the lower Adirondacks like we do is awesome. I own no hesitation in allowing and encouraging others to enjoy the space like we do. I truly hope that many families, like ours, find their homes in this area.

However, the idea of changing the space by adding a large development as requested in the Reed Property proposal in a currently quaint neighborhood is concerning. What makes this area so special is the uniqueness of its small size, while neighboring the busyness of the touristly Lake George Region and the hubbub of Queensbury/ Glens Falls areas. Keeping the Lake Vanare/ Lake Forest area as is - without large developments - continues what this community envisioned and empowers it's members to be.

Please respect the size, the vision and desires of this sweet community.

Respectfully,
Kerry Giumarra
26 Fox Hollow Drive
Queensbury NY
518-321-3931

From: [Sidney Harring](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Lucerne map amendment proposal
Date: Thursday, October 23, 2025 4:30:12 PM

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I oppose the proposed changes. At the most basic level the Adirondack zoning plan exists both to protect the threatened Adirondack environment and to prevent the spread of urban sprawl into the park. The area is already overbuilt with summer homes and some year round homes. This area, at the edge of the park, is overdeveloped to the extreme. At the same time anything left of the wild Adirondack park is rare and highly stressed. The map needs to be defended and this development stopped.

From: [RICHARD HUY](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Luzerne resident and concerned tax payer
Date: Thursday, October 23, 2025 8:03:41 AM

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My name is Donna Huy. My husband and I own a piece of the ADK park 6 million acres. As taxpayers and environmental enthusiasts, we DO NOT want to see such changes in “our home town”. The reason people vacation and visit is because of the way it IS, not what one resident thinks it should be. I’m sure it’s all about money but we property owners pay to keep our town and park as rural as possible. We left NJ because of the insane over development and infrastructure nightmares! Please keep our “park” as pristine and beautiful as it is! There are plenty of other areas to “develop e” into one resident’s ideas!

Thank you for your consideration on this issue. FOREVER WILD as the saying goes! Let’s keep it that way as long as possible!

Respectfully,

Rich and Donna Huy
695 Howe Rd
Lake Luzerne NY 12846

Sent from my iPhone

From: [Courtney Jenkins](#)
To: MapAmendment_comments@apa.ny.gov
Cc: [Bryan Arnold](#)
Subject: Proposed Amendments to the Adirondack Park Land Use and Development Plan Map (MA2025-01)
Date: Sunday, November 16, 2025 9:31:02 PM

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ATTENTION: Matthew Kendall, Environmental Program Specialist 2

As a life long resident of Lake Luzerne, specifically Hall Hill Road I strongly encourage you and the APA board to reject the proposed amendment for the Land and Development Plan Map. The area in and around of Lake Luzerne is a small and beautiful community. Many people had moved to this area due to the size of the town, school and community. They do not want to be in a large town or city. Allowing the addition of this large housing development will change this community from the quaint town that it is to a an overpopulated town with not enough resources.

There are currently several issues with budget cuts within the town and county. Adding more housing is going to effect the budget. Its going to raise our taxes. If these homes are built, they are supposed to be "affordable". Many people in this community are lower income, many needing extra governmental assistance to make ends meet. This town is not a large town and the biggest employer in the town is the school district. Many of these people who are going to move here are not going to work here, so in the long run, how much will it really positivity effect our community? It wont, its going to negatively impact the people who live, work and play here.

With the location of the proposed housing development, being near two children's camps; Double H and Hidden Lake. Parents bring their children to these camps for several reasons including experiencing nature, location and the safety. How is it fair that these children are going to have their camping experience effected because it was allowed to add a housing development near their safe haven? The wildlife that roam throughout this area will be forced out providing less of a natural experience and more of a "city feel" that most already come from.

As a lifetime resident of 36 years, and land owner, I enjoy the tranquility of the nature around us. This includes the wildlife such as dear, bear, fox and coyotes that I have seen on my property. With allowing this development, there will be less room for these animals to call home and it will end up being survival of the fittest because we as humans are over consuming their homes. I have chosen to make this SMALL, beautiful, safe community my home because that's where I want to live, in a SMALL community. I do NOT enjoy the heavier populated areas of the surrounding towns and cities. As most other residents of this community have chosen to call this home for the very same reasons. If we allow these developers to come in and take over our small communities, its going to force many life long residents to find housing elsewhere.

Allowing the changes to the Land Use Map, will not only effect this developer this one time, it will effect the future of what ever it becomes years and years from now. It will FOREVER

change what the Adirondack Park Agency was established for, PROTECTING the lands within the park to keep it wild, natural, and prevent the overpopulation that is in the large villages and cities. With constant town and county budget cuts every year, the recent closing of the closest state prison, adding a large development in our small community will leave our area with less law enforcement and emergency services to protect our community. Our volunteer fire and rescue district will be stretched thinner trying to accommodate the population increase. There is already multiple larger housing developments and condominiums currently being built, less than 8 miles from the proposed site location in nearby Lake George, turning a once quiet area into a money hungry rich tourist attraction area.

We don't need nor want the increase of population ruining our beautiful area. Lets keep the cities where they belong and the rural areas as they are. The laws and zoning of our area were set this way for a reason; to protect nature and the natural resources. Please do not allow the proposed amendments to take place and ruin our beautiful community. Mr. Reed knew of these zoning restrictions before he purchased the property, if he wanted to build and develop the area beyond the regulations, he should have purchased property already zoned for such developing. If he was not aware, that's his own fault for not doing his research first. The geography of the area is not suitable for the addition of that many houses. There are protected wetlands and large areas of ledge rock all throughout the parcel and boarding parcels. Please don't make the residents of Lake Luzerne suffer the addition of this large development.

Sincerely,
Bryan Arnold
Courtney Jenkins

Matthew Kendall, ESP 2
Adirondack Park Agency
PO Box 99
1133 State Route 86
Ray Brook, NY 12977

Mr. Kendall,

Enclosed find a copy of the testimony I want to provide at the public hearing in Lake Luzerne on November 6, 2025. This is in reference to Thomas Reed's request for a re-zoning amendment to the current APA map favoring his property off Hidden Valley Road in Lake Luzerne.

If for some reason I am not able to speak you may consider this a letter for public comment.

Sincerely,

Rodney Johnson
PO Box 87
63 Bay Rd.
Lake Luzerne, NY 12846

My name is Rodney Johnson. I reside at 63 Bay Rd. in the Town of Lake Luzerne.

Thank you to 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 re-zoned 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. Rural use requires 8.5 acres per principal building. He asks for 56.5 acres to be re-zoned to Low Intensity which requires 3.2 acres per principal building. He also asks for 11.8 acres be re-zoned to moderate intensity which requires 1.3 acres per principal building. This request would increase the number of principal buildings allowed from seven to twenty six.

I want to address Mr. Reed's assertion that this re-zoning would greatly enhance his ability to re-populate the town and the school. Reed already has a subdivision permit to accommodate three 2500 square-foot homes on Hidden Valley Road. A 1.58 acre lot is listed for \$99,900 and a 1.47 acre lot is listed for \$119,900. No water, no septic, no electric. If you know a builder, ask them what a 2500 square home might cost. 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 NYC, NJ, Long Island and elsewhere. It appears that Mr. Reed could make a tidy profit on his investment selling lots within the current zoning designations. I guess there is never enough money. Damn the environment, the wildlife, the neighbors, and our precious planet.

I believe the APA recognizes spot zoning. The APA has guidelines for map amendments. They state that Reed's request does not conform to the Agencies regional boundary criteria. Reed's amendment is delineated by private parcel boundaries and soil mapping from a soil survey. Therefore, "Agency staff expanded the applicants request to be consistent with regional boundary criteria." I interpret that to mean that the entire rural area must be considered for re-zoning, not just Reed's property. In their background information APA cites a not-for-profit corporation named Hamlet 3 which is dedicated to "affordable housing". According to

Hamlet3 the proposed amendment areas are described as “very low priority for residential expansion.”

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 justify any changes in land use area classification.

From: [Amy Johnson](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Deny Reed Request
Date: Friday, November 7, 2025 10:26:16 AM

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November 7, 2025

I would like the APA to deny the request to rezone 197 acres of land on Hidden valley road in Lake Luzerne from the current rural designation to mixed low to moderate intensity use.

A quick google search suggests changing the designation would allow for up to 95 buildings or 950 hotel rooms from a current 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 homeowner in NYS is currently 37. The average age to start a family in NYS is currently 29. The average home cost for first time home buyers in 2024 was 335,230 dollars with the average annual income required to own this home being 80,291 dollars.

How many 29 year olds do you know in Lake Luzerne who are making 80,000 dollars a year? And remember if they are making that amount they can afford a 335,000 dollar home.

A 2000 square foot new build in the park can be expected to cost between 400 to 600 thousand dollars in construction costs alone. A 2500 square foot home can be expected to cost anywhere from 625,000 to 1 million dollars! This does not include the cost of site work, water, sewer, electric etc.

If the 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 2-3 bedroom town homes or apartments with a biking and walking trail directly to the Elementary school. This might have a shot at increasing the census at HLCS which currently has 44 children in the kindergarten class. This is about a 50% reduction in class size since the 80's, a mere 40 years ago.

Currently about 50% of the Adirondack park is second homes and rentals.

I am not opposed to tourism or second homes. However, if there is no town plan to grow our 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.

Mr Reed's request to rezone his property creates the potential for up to 197 acres of wildlife habitat to be developed, deforested, and paved over. His request is not part of a master town plan to support meaningful growth in the Town of Lake Luzerne and is simply a money grab by another developer who wishes to sell high end houses to wealthy downstaters.

The overwhelming sentiment at last nights meeting reflects the communities desire that his request be denied.

Please deny his request.

Thank you,

Amy Johnson
146 Hall Hill Road
Lake Luzerne, NY 12846
518-538-5122

From: [John Lanser](#)
To: MapAmendment_comments@apa.ny.gov
Cc: [Jennifer My Beautiful Wife](#); [Ellen Lyons](#)
Subject: Map Amendment 2025-01 Comment
Date: Wednesday, November 5, 2025 7:49:20 PM

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Good Morning Mr. Kendall,

I am writing to address the proposed amendment notice I recently received concerning Lake Luzerne. I have significant reservations about this proposal. As a property owner adjacent to the subject area off Hidden Valley Road on Ridgewood Drive, my family and I are likely to be directly impacted by these changes. Even though major development has not yet commenced, we have already observed effects such as increased displacement of local wildlife, including turkeys and deer. Further disturbance of the area will likely exacerbate this displacement.

Although my family resides full-time in Westchester County, we greatly value our home on Lake Vanare and spend considerable time there. We chose Lake Luzerne specifically for its tranquility and natural beauty, and did not anticipate future congestion or disruption due to land development. This development will have short term and long term impacts. Additionally, I am concerned about potential impacts on the lake and surrounding wetlands, particularly where the land is notably swampy near Hidden Valley Road. Altering this area to accommodate new construction could affect both the water table and the lake ecosystem.

From an economic perspective, I question whether the revenue generated from this development will sufficiently offset any increase in town expenses. Unlike Lake George, Lake Luzerne has several existing developed sites available. It seems unnecessary to set a precedent by amending Adirondack Park zoning regulations, which could subsequently enable further development.

In summary, I urge careful reconsideration of this proposal to protect the integrity of Lake Luzerne and its surrounding environment.

Best,

--

John Lanser
Associate Broker
KW Commercial Realty Group
2 Overhill Rd.
Scarsdale, NY 10583
Cell: (845) 461-3653
Office: (914) 902-8700
Other affiliations:
Board of Commissioners - New Rochelle Youth Bureau
Board Member - New Rochelle & Huguenot Historical Association

From: [Miko Dog](#)
To: MapAmendment_comments@apa.ny.gov
Subject: RE: Thomas Reed's map ammendment request
Date: Tuesday, October 21, 2025 7:32:05 PM

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Dear Mr. Kendall,

We have been long time residents of Howe Road in the town of Lake Luzerne and are strongly opposed to any ammendment to APA land use zoning. We live within walking distance of the proposed ammendment and, like many of the residents in the hamlet of Lake Vanare, we made our home here because of its quiet, rural nature and beauty. Any changes to APA maps would set a dangerous precedent, which anyone seeking to make money from land development, could use as an example. It could possibly set in motion more and more requests of this nature which would eventually destroy this area as we now know it.

Sincerely,
Vicki and Dan Legault

From: [Ellen Lyons](#)
To: MapAmendment_comments@apa.ny.gov
Subject: APA Project MA2025-01
Date: Monday, October 27, 2025 11:03:58 AM

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Matthew Kendall
Environmental Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977
(518) 891-4050
MapAmendment_comments@apa.ny.gov

Dear Mr. Kendall,

My name is Ellen Lyons. I have property at 21 Ridgewood Drive, Lake Luzerne, NY 12846.

Back in May of 2020 when Mr. Reed wanted to change his 105 acres that was Rural classified, to Moderate Intensity, myself and 17 other comments were sent to you of our dissatisfaction and under no circumstances wanted this change. Concerns in our letters stated that it would erase the open spaces and tranquility and character of this area forever as well as the possible pollution of our Lake Vanare.

Based on the FSEIS statement, Mr. Reeds property, MA2019-1 failed 6 out of 9 tests that a proposed amendment needs to pass to be approved. This was denied on April 15, 2021 to change from Rural use to Moderate Intensity, APA ACT, Section 805(2) (c) (1).

Mr. Kendall, nothing has changed on Mr. Reed's property since it was denied, with no new improvements by him to warrant a change from Rural to Moderate or Low Intensity. The impact of building many more homes could easily pollute our Lake Vanare and cause undo congestion and a lot more noise to our otherwise tranquil area.

Mr. Korn from APA was working on the APA4 lot subdivision that was approved on Hidden Valley RD on 5/29/2024. It consisted of 3, +/- 1.5 acre lots and 1,90 +/- acre lot. All of these lots were approved in the Rural classification but with condition. Mr. Reed agreed to this with 16 +/- restrictions and is recorded in Warren CTY for him to abide by with written approval to make any physical changes. We (the surrounding property owners) did not object to this because we thought that this was the final decision using the Rural classification to remain the same with no further changes.

Mr. Reed's new proposed amendment, (MA2025-01), if approved, would change conditions in the 4 lot subdivision, that is recorded in Warren Cty., in Rural classification with 16 restrictions to abide by.

Please let me know if in fact, that this 4 lot subdivision would be reclassified as well.

In closing, we ask you and your APA members who decide the classification changes to consider our feelings and concerns.

Once the density is changed from Rural to Moderate or Low intensity, there is no undoing or bringing back the character of open spaces, beautiful trees and tranquility for all who have lived here for years and those who have just bought here.

A classification change to Moderate or Low Intensity will not hurt Mr. Reed's quality of life but will change the tranquility of myself and my neighbors forever.

Thank you for your attention, and please let me know that this was received.

Sincerely,
Ellen Lyons
21 Ridgewood Drive
Lake Luzerne , NY 12846
201-819-4352
ellenl1103@aol.com

Sent from my iPad

From: ann.mccullough
To: MapAmendment_comments@apa.ny.gov
Subject: Reed property
Date: Wednesday, October 22, 2025 9:07:49 AM

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Hi Matt,

I just wanted to share a few thoughts about Reed and his group once again asking the APA to change the map for development. It's hard not to see this as another push for personal gain at the cost of our environment and the long-term good of Lake Vanare, Lake Luzerne and the Adirondacks as a whole. Reed knew what the restrictions were when he purchased the property! Why does he feel he can change it for his benefit?

Reed's new pitch might sound different, but it's really the same old story.

Approving this plan could permanently harm the natural beauty and quality of life that make this place so special. It will affect the habitat of local wildlife

We're all counting on the APA to stay true to its mission — to protect what makes this region unique and to turn down this proposal once and for all.

Thanks for listening,

Ann McCullough

Ridgewood Dr, LL

A concerned neighbor from Lake Vanare

Sent from my iPad

From: [Kevin OBrien](#)
To: [Korn, Devan F \(APA\)](#)
Subject: Luzerne/Reed
Date: Tuesday, October 21, 2025 2:19:05 PM

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Dear Devon

I understand that Reed and collaborators, have once again approached the APA for map modification for development purposes and ultimately, personal economic gain at the expense of the environment and the long term greater good of the Luzerne and entire ADK community,

Reed's recent, re- presented arguments have roots in a short-term illusion of a greater good, but remain as invalid as previous arguments, and honestly, come out of every developer's 101 playbook.

Any professional planner, of which I am one, realizes short term, weakly evidenced, speculative impulse and politicized planning, is not responsible planning,

As indicated in previous communications to you, from me, Reed's flawed good Samaritan application to the APA, fails to recognize regionalization and shared services, of every aspect of contemporary life, is at play. : Healthcare, Education, Transportation etc

Reed and his public and private collaborators are not going to change the tides of regionalization, relative to smaller communities and villages. In effect, approval of his application will destroy forever, inherent natural resources and the abundant, if not easily measured, high quality of life indicators.

Matt, we in the Luzerne area, are counting on the APA, its mission to serve and protect, to deny, irrevocably, Reeds application.

Kevin OBrien
Howe Road
Lake Luzerne, NY

From: [Kevin OBrien](#)
To: jimnileslakeluzerne@gmail.com; [Korn, Devan F \(APA\)](#); MapAmendment_comments@apa.ny.gov
Subject: Reed application/development
Date: Monday, November 3, 2025 8:11:19 AM

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Dear Jim and members of the Town Board and leadership

I am aware, as are neighbors on Howe Road and elsewhere, of the Reed and collaborators petitioning the APA to make dramatic map changes allowing for a significant, high density, housing development in the Lake Vanare area of Luzerne. I/we, are also aware, that this is the second attempt by Reed and collaborators, to achieve map modification.

Mr Reed, and his collaborators, knew very well before the purchase of the property, what local and APA land use limits and requirements were.

Presumably, the expectation at that time, by Mr Reed, was that he and others would have the influence, in various capacities, to bypass Town and APA regulations, to meet personal economic goals.

As I have indicated to APA professionals, as a retired graduate level professional in Social Planning (ie what is good for a community), the proposal from Mr Reed and his argument "of good for the town", comes right out of the 101 playbook of every developer, trying to shroud personal financial goals beneath the illusion (seductive for sure), of a greater good.

There are so many merit-based reasons to once again deny Mr Reed's application. Some reasons are science and environmental, others are demographic in terms of population profiles; others are cultural, and yes, others are economic.

There is no denying that protection and preservation of Lake Luzerne as the jewel of a community is challenging. The same is true of the entire ADK region. Map modification is short sighted and a breach of community trust and APA's mission to protect and preserve.

This challenge will birth creative relationships between regional institutions, which will preserve both the institutions, but the integrity of community living, which is very much at risk.

Luzerne has a wonderful diverse social and economic landscape of people and their families. It really, amongst the natural beauty that surrounds us, is "the face of America at its best".

A suburban high-density, high end commuter housing development, which will forever devastate the landscape and jewels in the crown of Luzerne, will set the stage for other developers to do the same.

Please don't allow that to happen

Kevin OBrien

Howe Road

From: [Kevin OBrien](#)
To: [Kendall, Matthew S \(APA\)](#); MapAmendment_comments@apa.ny.gov
Subject: Lake Luzerne
Date: Friday, November 7, 2025 11:15:19 AM

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I'm sorry I couldn't make the meeting in Luzerne yesterday Matt.

Clearly, I am very concerned about the outcome, decision of the APA

My angst, in full disclosure, I suppose is fueled by the national landscape of bulldozing what we have long cherished, from the concept and practice of democracy, to the White House in DC.

Once again, my thoughts of the Reed application, and where to go with it

thanks

Kevin OBrien
Lake Luzerne

Statement

#####

APA Mission (from web page)

The mission of the APA is to protect the public and private resources of the Adirondack Park through the exercise of the powers and duties provided by law

I#####

**Clearly,
It is not the mission or mandate of the APA to resolve fiscal challenges for local government ,educational, business or non profit entities within the APA's jurisdiction.**

#####

The current APA mapping allows for limited development which integrates both housing opportunities with APA mission of protection and preservation.
Current mapping does not preclude successful entrepreneurial housing development.

Current APA mapping, by mandate and law, ASSURES, integration of natural resource and land protections with other aspects of community living and economic development.

#####

The Lake Luzerne Comprehensive plan, unequivocally underscores a necessity that the building blocks of the future, require the protection of every element of the natural resources and landscape of the Town. Such planning will preserve the character and viability of community life creating unique and model patterns of community growth, guiding the town forward as the remarkable destination it has been and will continue to be.

No Map changes.

From: [Laura Pavelko](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Vanare Zoning Amendment
Date: Tuesday, October 21, 2025 6:57:07 PM

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As a resident of the Lake Vanare area, I firmly vote "NO". It appears one of the zones would be accessed from Hidden Valley Road, which would impact the Double H Ranch. There is already a problem with visitors to Double H missing the turn at Hidden Valley Rd and using my driveway as a u-turn. Businesses such as Kastner's and Hide-A-Way would lose their peaceful feel with the increase in traffic. Do not spoil the forests around Lake Vanare.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Shawn D. Penrose](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Map Amendment
Date: Monday, November 17, 2025 3:22:21 PM
Attachments: [November 17th 2025.pdf](#)

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Good Afternoon Matt,

I have enclosed my opinions on the map amendment, and enclosed a few photos as well.

Thank you for your time.

Shawn D. Penrose
1 Stone Pillar Drive
Lake Luzerne, NY 12846
(917) 682-3144
sdpenrose@hotmail.com

November 12, 2025

Matthew Kendall, Environmental Program Specialist
NYS Adirondack Park Agency
PO Box 99
Ray Brook, NY 12977

Re: APA Map Amendment 2025-01, Lake Luzerne

Dear Mr. Kendall,

My name is Shawn D. Penrose, I live at 1 Stone Pillar Drive, Lake Luzerne, NY 12846, which is diagonally across the street from the property being discussed for this Map Amendment 2025-01. For the following reasons I oppose the proposed reclassification of approximately 73 acres, from Rural Use to Moderate Intensity Use along Hidden Vally Road in Lake Luzerne. I also oppose the proosed reclassification of the adjacent 123 acres from Rural Use to Low Intensity Use along Route 9N and Hall Hill Road, which is also in Lake Luzerne.

Background:

Having lived at 1 Stone Pillar Drive since 1984, I have played, walked, gone snowmobiling, ATVing and built rock castles on the 73-acre property. At one time this property was part of the Warren County Snowmobile trail system and served as walking, hiking and horseback riding trails for people who lived there and people who came to visit the area. Needless to say, I know the property very well.

Although I do not have an environment degree, and do not have the technical/education skill to properly speak about this issue from an expert level, I know from living in the area the effects of construction, expanding and building on property where ground water, drinking water, lakes and streams alike. This project could affect all of these and not in a positive manner.

Reason I oppose Map Amendment 2025-01:

- 1.) Effects on drinking water for residents: This land is situated on 2 streams that flow into Lake Vanare, Lake Forest and Lake Allure. These lakes then flow into several other streams, rivers, and lakes. With 90% of the United States' water systems supplied by aquifers, agriculture and sustainable access to food and water is already facing serious jeopardy. This Map Amendment 2025-01 would be no different in this situation. Many of the small houses and cabins near the property in question have drinking wells that could be affected, my well included. Several of the residences that do have wells, but have shallow wells due to the

composition makeup of the soil (small rocks and sand) which is more expensive to drill.

- 2.) Effects of Streams, Rivers and Lakes: The Map Amendment 2025-01 and subsequent constructions of these properties, and infrastructure could affect streams, rivers and lakes especially Lake Vanare. I am uncertain of names of streams (if they have one), but I do know that there is a stream which comes from the property that directly feeds Lake Vanare.

I have provided a few photos showing the stream coming into Lake Vanare. With water levels low currently, we can see this stream goes from a few feet in size during winter months to 20-30 feet in size during the summer. Also, I have provided a picture of the other stream which feeds into Lake Forest and Lake Allure.

This disruption to the soil and the environmental impact could wreak havoc on the waterways. If this was to become contaminated, it could affect the wildlife, fish, residents, tourists and anyone else that relies on this area for sustained living. Many of the hunters in this area wouldn't be able to eat the venison due to contamination of the meat. In addition, since Lake Vanare connects to other bodies of water like Lake Forest and Lake Allure, this could have a domino effect on all the water and waterways in the surrounding areas.

- 3.) No current public infrastructure: Currently, there is no public sewer system, water, roads, or other infrastructure in place. Which means, these would all have to be built at the taxpayers' dollars. This would be a huge undertaking for the town of Lake Luzerne. In addition, with the current financial and economic environment, where it is now, residences are barely clinging to the assets they currently have. The house being their biggest possession. With the increase in food, insurance, materials for repairs and the increase in housing costs, many residents are barely making it. Now you add in, housing prices have increased, making taxes even higher and harder to manage. These additional tax dollars could force some of the residents to sell their homes they've lived in since childhood.
- 4.) Consequences: If this change was made, there would be no going back. Making map changes of this size are usually done by municipalities. Currently the two areas' zoning supports a maximum of 23 buildings or 230 hotel rooms. The change could allow for a maximum 95 buildings or 950 hotel rooms, according to the APA. This would be a huge jump for this area of land, possibly changing the demographics of the land itself.
- Not to mention the workload that the APA would now be subject to. With developers now coming out of the woodwork, trying to change the map for their own economic advantage. There is a reason these rules are in place and that is to protect our most precious resources which are land, water, and wildlife.

In closing, I would like to say thank you for the opportunity to convey my opinions. I completely disagree with changing the map for Map Amendment 2025-01. If you need any clarification, please contact me directly.

Sincerely,

Shawn D. Penrose









From: [Christine Powers](#)
To: MapAmendment_comments@apa.ny.gov
Subject: I support expanded land use in Lake Luzerne
Date: Tuesday, November 11, 2025 6:48:39 AM

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I am a YES for the **Adirondack Park Agency (APA) map** amendment 2025-01 Lake Luzerne which would allow **responsible, year-round residential development** in Lake Luzerne — an important step toward keeping Lake Luzerne a place where families can live, businesses can grow, and the community can thrive.

With gratitude,

Christine Powers
Founder & CEO
Bakers Mills, NY
(Town of Johnsbury)
518-466-4035

asaadironack.com



From: [DKR](#)
To: MapAmendment_comments@apa.ny.gov
Cc: planning@warrencountyny.gov; [Zoning](#); gwen@adirondackexplorer.org
Subject: Public Comment to MA2025-01
Date: Saturday, November 15, 2025 9:26:21 AM

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November 15, 2025
Adirondack Park Agency
1133 NYS Route 86 Ray Brook, NY 12977
(518) 891-4050

Re: Thomas Reed (MA2025-01) Town of Lake Luzerne, Warren County
From: Brent Reed

Dear Adirondack Park Agency:

I would first like to answer the question some people ask as to why a private parcel owner would request a map amendment. In our case, the parcel we requested a map amendment on in application MA2025-01 has Town Zoning that allows for a housing density of approximately 55 houses, and the APA Land Use allows for a housing density of approximately 10 houses, which is a difference of 45 houses. I believe this difference results in the largest single parcel difference in the Town of Lake Luzerne between Town Zoning potential housing density and the resulting available potential housing density when taking into account APA Land Use. So when people ask, "What if every private parcel owner did an APA Map Amendment Request", the answer is most private parcel owners would not do an APA Map Amendment request because the Town Zoning potential number of houses on their property is very similar to their APA Land Use potential number of houses on their property. Most people would certainly not go through the arduous APA Map Amendment process unless they had a large difference between Town Zoning housing density potential and APA Land Use housing density potential.

The APA does not use Town Zoning as a specific criteria in their Map Amendment decisions. However, the Town Zoning does explain the Town's view of how the area should be developed and the resulting character of the area. As mentioned above, the parcel on our initial MA2025-01 map amendment request has Town Zoning that supports the potential for 55 houses. This is also supported by the Town Land Use Designation of Residential Vacant. Town Land Use Designation is a specific criteria that is supposed to be used to help determine the character of the area when the APA is making Map Amendment decisions. Further, the Town 2010 Comprehensive Plan has designated the Lake Vanare area as a secondary Hamlet, and has supported this designation with road signs on Route 9N showing where the Lake Vanare secondary Hamlet begins and where the Lake Vanare secondary Hamlet ends. Town Comprehensive Plans are also supposed to be used as criteria by the APA to make Map Amendment decisions. Other things make it obvious that the area has a Residential character. For example, there is a subdivision with 100+ houses directly across the street of Route 9N. There are also 20+ houses directly across the street of Hidden Valley Road.

There were some major differences between our 2025 map amendment application (MA2025-01) and the Town's 2019 map amendment application (MA2019-01). We went back and read all of the MA2019-01 comments and concerns from both the APA and the public, and attempted to address those concerns as much as possible. For example, on our MA2025-01 proposal we only included soils that were designated as having few expected limitations for on-site wastewater treatment. This resulted in there also being no wetlands or streams on our MA2025-01 proposed map amendment areas as well. This was a clear, major distinction between the Town 2019 map amendment proposal and our 2025 map amendment proposal.

We referred to the APA 1979 Final Generic Environmental Impact Statement (FGEIS) titled, "The Process of Amending the Adirondack Park Private Land Use and Development Plan", to help guide us with our MA2025-01 map amendment proposal. We focused on one particular quote from the guide which reads, "Map amendments may be made when new information is developed or when conditions which led to the original classification change. Figure 11 sets forth an example of such a situation; in this case a change in the level of information relating to soils would result in a change in land use classifications from Low Intensity Use and Rural Use to Moderate Intensity Use." We read this statement, then used GIS mapping to find the best soils to include in our proposed map amendment areas. Further, we attempted to use the exact same GIS mapping soil data source that the APA used in their maps related to the 2019 Town map amendment request.

The APA made the decision to change the boundaries we had requested on our MA2025-01 map amendment proposal. The APA 1979 Final Generic Environmental Impact Statement (FGEIS) appears to give two scenarios where the APA can "extend" an applicant's proposed map amendment area. It appears that the APA has attempted to apply the first scenario which would be to extend the boundaries to include areas nearby with similar characteristics. We feel this was what the APA was attempting to do because that is what it said they were trying to do in their slide show presentation, as well as what they were quoted as saying in a 11/5/2025 Adirondack Explorer article. The article quotes an APA spokesperson and reads, "Prior to action on a request it is often necessary to extend the area under consideration, consistent with the regional scale and approach of the plan map, to include areas nearby with similar characteristics".

The problem is, when the APA extended the boundaries, they did not include areas with similar characteristics to the areas on our map amendment proposal. We specifically made it a point to only include soils that had few expected limitations for on-site wastewater treatment, and we specifically made it a point not to include wetlands or stream areas in our proposed map amendment areas. When the APA expanded the boundaries they included all soils and all wetlands and streams. They changed the parameters of what we had asked for, thus, it seems like they did not expand the map amendment area to an area with similar characteristics. If they had applied our initial parameters to their expanded boundaries it would have resulted in a great deal less potential environmental impacts. It seems like the APA should revise their draft to only include soils with few expected limitations for on-site wastewater treatment, which would result in areas that do not include wetlands or streams.

Apparently, I am not the only one that feels this way. For example, in that same Adirondack Explorer article mentioned above, an apparent former APA attorney was quoted as saying, "We find it difficult to understand how agency staff believe that they have the legal authority to significantly alter a map amendment request that has been submitted by an individual landowner". Additionally, Protect the Adirondacks has a comment to this map amendment

request posted at their website that includes a statement that reads, "...APA staff has unilaterally expanded both map amendment areas proposed by the applicant, enlarging Area A nearly fivefold (from 11.8 to 73.9 acres), and nearly doubling Area B (from 56.5 to 123 acres). However, APA lacks authority to unilaterally modify a private landowner's map amendment request without the owner's consent."

While the two attorneys above appear to discuss this in a legal manner, that is not the direction we are taking. Legal matters against municipal organizations just cost the taxpayers more money, and this process has already taken way longer than it has needed to. We feel the best fix at this point is for the APA to modify their Draft Map Amendment to only include within their newly proposed regional boundaries: soils with few expected limitations for on-site wastewater treatment, which would also result in areas that do not include wetlands or streams. This will greatly reduce the number of potential environmental impacts, reduce the size of the overall map amendment area, reduce the total number of potential additional houses, and result in a map amendment area that is similar to what we had originally requested.

Sincerely,
Brent Reed

From: [Michael Reid](#)
To: MapAmendment_comments@apa.ny.gov
Subject: PUBLIC COMMENT: Lake Luzerne Map Amendment (MA2025-001); 100% Opposition w/ Prejudice
Date: Tuesday, November 11, 2025 6:04:02 PM

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Mr. Kendall:

We are expressing our public comment to oppose the above map amendment 100% with prejudice. The proposed amendment would go against the mission of the APA and the natural appeal of the area, its wooded, rural character.

We attended the public hearing at Lake Luzerne Town Hall and the applicant is a large developer that does not live in the area, lives in Clifton Park, aims to develop our area here into the like, and under the guise that it will bring local families into the area.

The applicant's schpiel is clearly false rhetoric. The homes which he plans to build are not for locals, they are for rich second home (or third home) weekend warriors. These homes will bring vacationers, not year round locals, who will not contribute to our area. According to your organization, the current zoning supports for Reed's development of a maximum of 23 buildings or 230 hotel rooms and the change he seeks could allow for a maximum of 95 buildings or 950 hotel.

Even the number that he is allowed at present is concerning, let alone what he seeks, for its development of the land and all of the effluent discharge from these many septic systems leeching into Lake Vanare.

According the APA website, the mission statement of the organization is to "protect the public and private resources of the Adirondack Park through the exercise of the powers and duties provided by law." These proposed developments would destroy the natural and aesthetic character of the public (Lake Vanare) and the private resources (the properties surrounding Lake Vanare), if the APA does not uphold its mission statement and oppose this map amendment.

Thank you,
Michael Reid

From: [Michael Reid](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Re: PUBLIC COMMENT: Lake Luzerne Map Amendment (MA2025-001); 100% Opposition w/ Prejudice
Date: Tuesday, November 11, 2025 6:10:45 PM

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and oppose this map amendment with prejudice.*

Also, for further clarification, one of the primary concerns that I have for this development regarding effluent discharge is that similarly to other bodies of water (ie. for example one of the bays of Long Island, such as the Great South Bay, or Moriches Bay, or Shinnecock Bay) the excessive nitrogen from the septic discharge increase inevitably leads to an algae bloom in Lake Vanare, blooms of milfoil, which are already present on the east mid-center section of the lake, and that the blooms of milfoil and algae will turn the lake into a pond, kill fish off in the Lake with hypoxia, make the lake in swimmable and no longer aesthetic with a water top, requiring more drastic chemical interventions like Lake George to intervene in these unwanted algae and milfoil blooms, which is neither good for the existent wildlife or for people that want to enjoy Lake Vanare.

Thank you,
Michael Reid

On Tue, Nov 11, 2025, 6:03 PM Michael Reid <reid.patrick.michael@gmail.com> wrote:
Mr. Kendall:

We are expressing our public comment to oppose the above map amendment 100% with prejudice. The proposed amendment would go against the mission of the APA and the natural appeal of the area, its wooded, rural character.

We attended the public hearing at Lake Luzerne Town Hall and the applicant is a large developer that does not live in the area, lives in Clifton Park, aims to develop our area here into the like, and under the guise that it will bring local families into the area.

The applicant's schpiel is clearly false rhetoric. The homes which he plans to build are not for locals, they are for rich second home (or third home) weekend warriors. These homes will bring vacationers, not year round locals, who will not contribute to our area. According to your organization, the current zoning supports for Reed's development of a maximum of 23 buildings or 230 hotel rooms and the change he seeks could allow for a maximum of 95 buildings or 950 hotel.

Even the number that he is allowed at present is concerning, let alone what he seeks, for its development of the land and all of the effluent discharge from these many septic systems leeching into Lake Vanare.

According the APA website, the mission statement of the organization is to "protect the public and private resources of the Adirondack Park through the exercise of the powers and duties provided by law." These proposed developments would destroy the natural and

aesthetic character of the public (Lake Vanare) and the private resources (the properties surrounding Lake Vanare), if the APA does not uphold its mission statement and oppose this map amendment.

Thank you,
Michael Reid

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: fscamacca@roadrunner.com
Subject: APA Project MA2025-01 Public Comments
Date: Tuesday, October 28, 2025 4:31:49 AM

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If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to mapamendment_comments@apa.ny.gov.
Please copy "MA2025-01, Frank W Scamacca, fscamacca@roadrunner.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Frank W Scamacca
Email from: fscamacca@roadrunner.com
Address: 105 Heathwood Road Williamsville NY 14221
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

No!

From: [Pattie Simone](#)
To: MapAmendment_comments@apa.ny.gov
Cc: [Lenny Simone](#); [Pattie Simone](#)
Subject: Lake Luzerne Residents Opposed to ADK State Park change in Luzerne!
Date: Wednesday, October 22, 2025 9:51:09 AM

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Good morning Matthew -

My husband and I moved here over 7 years ago, and thoroughly enjoy being surrounded by woods in our small 5 acre parcel of the ADK State Park in Lake Luzerne.

While we know how important tourism is for the local economies of Lake Luzerne, Lake George and beyond, we believe any proposed changes to the state and private zoning classifications would be a detriment to the environment and overall quality of life we enjoy - which is the very reason thousands of tourists come here each year too.

So, we ask the APA to deny Thomas Reed's proposed amendment to the Adirondack Park Land Use and Development Plan Map with regard to his two parcels in Lake Luzerne and any other folks wanting to overdevelop our beautiful ADK State Park.

Best,
Pattie & Len Simone
577 Howe Rd
Lake Luzerne, NY 12846

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: tsmith159@roadrunner.com
Subject: APA Project MA2025-01 Public Comments
Date: Monday, November 3, 2025 8:47:39 AM

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Please copy "MA2025-01, Teresa Smith, tsmith159@roadrunner.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Teresa Smith
Email from: tsmith159@roadrunner.com
Address:
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

Changing the map for this request will open the door, setting a precedent for other areas to be developed in the ADK. The peace and beauty of Lake Luzerne are the reasons people choose to live here. There are no benefits to anyone in Lake Luzerne and living very close to this is very concerning to me.

Thank you,
Teresa Smith

From: [Rosary Solimanto](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall
Date: Wednesday, November 12, 2025 3:10:50 PM

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Rosary Solimanto
1353 Lake Ave, Lake Luzerne, NY 12846
845-443-1807

I Rosary Solimanto 1000% oppose Thomas Reed's proposal to develop this land. As a resident who lives on Lake Vanare, I'm disturbed someone would want to destroy this beautiful lake with septic systems that would stop my family from drinking water from my faucet. I have 4 children and moved here to be in tranquility and enjoy the water and wildlife. This proposal could disrupt the bald eagles I've seen flying near Lake Luzerne. I have seen them on several occasions over the past 2 years. Why did Thomas Reed buy this land to develop it knowing the APA protects it? It's insane this man should even be heard or given consideration to destroy wildlife, water and the soil of neighboring area. Please APA protect Lake Luzerne from this developer and all other developers that would come in after him if the APA is rolled back to a lesser degree. We would no longer be the Adirondacks but a city in just a few years with people like Thomas Reed who doesn't care about the area. And I challenge him even being a resident as he lives in Clifton Park and wants to turn Lake Luzerne into the next Clifton Park. Please tell him to buy land elsewhere out of the Adirondacks and make developments elsewhere. He was already approved to build houses. How many does he need? Why do many that it would destroy the water and the soil with contamination from the septic. Also he said it's to bring more residents and families here. That's a bold face lie. All it would bring is wealthy ppl who come on weekends from NYC and NJ. It's a known fact that ppl with that have second or third homes don't help the local economy. Also all of NY state has lower school attendance because many parents are choosing to home school. Also NY state's population is much lower. Also ppl are having less children or no children at all. It's not just Lake Luzerne schools with lower attendance but all of NY state public schools are down with attendance. Again plz stop Thomas Reed from this ludicrous request to destroy our area with prejudice to stop him from asking a third time in a few years. Thank you.

From: [Carol Sparks](#)
To: MapAmendment_comments@apa.ny.gov
Subject: "Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall"
Date: Sunday, October 26, 2025 8:59:03 AM

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Hi,,

I tried to submit it online but got a "Forbidden" message. Please let me know that you have received this email.

Carol Sparks
61 Chuckwagon Dr
Lake Luzerne, NY 12846

Comment:

Please vote no to this proposal to increase the allowed number of buildings/hotel rooms. Increased development will further impact the environment negatively, putting strain on habitats and resources. This development would also negatively change the character of the area, creating more traffic and increased pollution. The request to allow 95 buildings instead of 23 or 950 hotel rooms instead of 230 is outrageous! Please, if development must occur, stay consistent with the current allowable development plans or (preferable to me) leave the land as is! The APA has made a commitment to residents and should not bend to pressure from developers. Stay strong APA and reject this proposal!

From: [Carol Sparks](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Fwd: "Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall"
Date: Monday, October 27, 2025 4:59:07 PM

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Hi,

I wanted to add that our home is about a mile away from the area where development is being proposed! Thanks again for your consideration and I am hopeful that the APA agrees that this proposal should be voted down.

Please confirm that you have received my input.

Thanks again,
Carol Sparks

----- Forwarded message -----

From: Carol Sparks <sparks828@gmail.com>
Date: Sun, Oct 26, 2025 at 8:58 AM
Subject: "Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall"
To: <mapamendment_comments@apa.ny.gov>

Hi,,

I tried to submit it online but got a "Forbidden" message. Please let me know that you have received this email.

Carol Sparks
61 Chuckwagon Dr
Lake Luzerne, NY 12846

Comment:

Please vote no to this proposal to increase the allowed number of buildings/hotel rooms. Increased development will further impact the environment negatively, putting strain on habitats and resources. This development would also negatively change the character of the area, creating more traffic and increased pollution. The request to allow 95 buildings instead of 23 or 950 hotel rooms instead of 230 is outrageous! Please, if development must occur, stay consistent with the current allowable development plans or (preferable to me) leave the land as is! The APA has made a commitment to residents and should not bend to pressure from developers. Stay strong APA and reject this proposal!

From: [Janice Stanton](#)
To: MapAmendment_comments@apa.ny.gov
Subject: PUBLIC COMMENTS - "Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall"
Date: Thursday, October 30, 2025 10:28:31 AM

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Hello,

I received an error message when attempting to submit my comments using the online form. Can you please include the below comments with this project? Thank you!

As a homeowner on Lake Vanare with our property being directly impacted, we vehemently oppose this map amendment. Mr. Reed's previous map amendment request was already denied in 2021, the reasons have not changed.

The property in question is properly designated as RURAL and should remain as such. There is a large mapped wetland and a classified stream on the property, as well as a large aquifer.

There is a huge critically important forest area identified by the Wildlife Conservation Society which takes up a full 80 acres of the property!

To disturb this preserved land and open up to construction is unwarranted. The environmental impact would be devastating to the area, and to Lake Vanare which is fed directly by the stream on the property. The impacts to groundwater could be significant. A change to the current designation would ruin the rural character of the area and the open space nature. It is undetermined whether the property could even support septic systems and wells. There are physical limitations due to the sloping of the property, Lake Vanare sits 200' below. The impact to wildlife would be great as we regularly see bald eagles in the area, including fox, deer, and bears.

It would also have a great impact on traffic throughout the area, special consideration should be given to the Double H Ranch, endangering children and families visiting there.

We strongly oppose the request for map amendments in this area. Thank you for your time and consideration.

Sincerely,

Janice and Michael Stanton

From: [Robert Stern](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Luzerne hearing
Date: Tuesday, October 28, 2025 4:36:11 PM

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Hi Matthew, I'm a Luzerne summer resident and was checking to see if the hearing was still on for November 6. I was told the property owner who applied for the change in status withdrew his application? I was also told that the hearing was still on?

If you want to call to explain, my number is 5185055205. Thanks in advance for your response

Bob Stern

From: [James Sullivan](#)
To: MapAmendment_comments@apa.ny.gov
Date: Tuesday, October 21, 2025 2:43:18 PM

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ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Adirondack Park Agency,

I am writing to express my strong opposition to the proposed amendment to the official Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, pursuant to Adirondack Park Agency Act § 805(2)(c)(1).

This proposal seeks to reclassify approximately 73.9 acres of Rural Use land to Moderate Intensity Use and 123 acres of Rural Use land to Low Intensity Use. These changes would dramatically increase the potential for residential or resort development in an area that should remain natural and protected. Converting nearly 200 acres of forested land for development would represent a massive act of deforestation, permanently altering the landscape and fragmenting critical wildlife habitat.

The Adirondacks are not just any landscape. They are a living symbol of New York State's "Forever Wild" constitutional protection, established to safeguard these mountains, forests, and waterways for future generations. To allow this scale of reclassification and development in Lake Luzerne would directly undermine that long-standing principle.

Clearing this much land would displace countless species and push wildlife such as deer, coyotes, and black bears into surrounding communities, increasing human-wildlife conflicts. It would also degrade water quality, contribute to erosion, and eliminate the natural carbon storage that mature forests provide. Once lost, these ecosystems cannot easily be restored.

The Adirondack Park is special because it is not overdeveloped. It represents one of the last great natural sanctuaries in the Northeast, a place where people can connect with the land, its history, and the balance of nature. This project would threaten that legacy and open the door to more requests that chip away at the Park's Forever Wild foundation.

For these reasons, I strongly urge the Agency to reject the proposed reclassification and preserve this land under its current Rural Use designation. Protecting the Adirondack Park means saying no to large-scale development and yes to keeping our forests, wildlife, and heritage intact for many generations to come.

Sincerely,
James R. Sullivan
Conservationist, Student Archaeologist and Anthropologist

From: [R.L. VanDerzee](#)
To: MapAmendment_comments@apa.ny.gov
Subject: Project MA2025-01; Thomas Reed (MA2025-01); Matthew S. Kendall
Date: Friday, November 14, 2025 8:46:57 PM

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Please accept the following comments against approval of the application from Thomas Reed (2025-1 Reed) to amend land use from Rural Use to Moderate Intensity. My property is directly connected to Area B on the Hall Hill Road side.

I understand that the Reed's withdrew their application just prior to the public hearing on November 7th, and I appreciate you moving forward with your review. Reed's concept plan was presented to the Town in July and withdrawn in August. I would expect another submission to be made at some point.

Therefore, I would request the APA deny this application with prejudice. Two go-rounds are enough.

I will address my comments to specific documents/sections/questions.

DSEIS

Applicant suggests the changes are in compliance with the Town of Lake Luzerne Comprehensive Plan. They are not.

- The Town intends to investigate lower income housing options.
 - The Comprehensive Plan does not indicate a need for upscale housing. Instead, it states its objective is to hire a housing consultant for a community needs assessment. The Plan lists a need for housing funding from Community Development Block Grants or Housing Rehabilitation Grants and pairing those with the Affordable Housing Corporation.
 - The listing price for small lots on Hidden Valley Road are, at minimum, \$99,000. To build a small 1200-foot house at the low end of current per square foot building costs in Warren County would cost a homeowner at LEAST \$400,000. Based on various sources, the annual income for that size house would be between \$80,000 and \$135,000. Remember, that is a small, basic house on a small piece of land.
 - Luzerne's overall population living under the poverty level is 15.5%, higher than the National or Warren County averages at 12.4% and 10.1%, respectively.

Applicant suggests the changes are in alignment with Adirondack Community Housing Trusts (ACHT) "Hamlets 3". The ACHT is a independent non-profit dedicated to "affordable housing".

- I read the documents available on the ACHT website, the target Towns are well north of Lake Luzerne and Lake Luzerne is not included in their planning. (Elizabethtown, Old Forge, Star Lake, Cranberry Lake)
- The applicant refers to the requested amended area as a hamlet area; the Lake

Luzerne Comprehensive Plan does not.

- The ACHT wishes to provide housing to “income qualified” residents which are defined as those households whose income is less than a specific percentage of the area’s median income. The latest records available for this date indicate the Warren County median income is \$78,239. I was not able to locate the recommended lesser percentage of that figure, but it is certainly less than income stated in the DSEIS section above.
- Personally, it appears that the applicant is attempting to classify buildings on this land, and the land meeting the requirements of the ACHT, but based on the costs to build on the property vs. the intended purpose of the ACHT for affordable housing, his argument is incorrect.

DSEIS page 27 of 39 – “...11,800-acre are identified as a “regionally important” forest block by the Wildlife Conservation Society (WCS).”

DSEIS page 29 of 39 – Yes, populations are down, however, Luzerne has one of the highest, if not the highest percentage of people living below the poverty level and there is no affordable housing. Thus, the reason the Town Comprehensive Plan intends to address that issue.

School Enrollment – while neither the APA or any individual is responsible for populating a town, I bring this up because it was mentioned at the hearing on the 7th. Enrollment in Kindergarten is down to 44 from 59 in the 2022/2023 school year. However, that didn’t include home school children which increased to 63 for 2024/2025 from 51 in 2022/2023. Percentage decrease in enrollment is comparable to neighboring Lake George.

Lake George 2022/2023 total students were 681, to Hadley-Luzerne’s 754.*

Lake George 2024/2025 total students were 662 to Hadley-Luzerne’s 732.*

- Include homeschool figures

DSEIS pages – 30 to 39

- The tone of the APA’s own comments seem to lean towards non-approval due to various types of impacts. My comments:
 - Specifically to “Impacts to Biological Resources” –
 - This reclassification would have a major impact on wildlife. The deer and coyotes have a route. They leave the Reed property behind my house, go down the hill and cross Hall Hill Road. I see them either personally or on trail cam coming back across Hall Hill, onto my father’s former property now owned by the Graham’s, back across the corner of my property that borders the Reeds and back into the Reed’s property.
 - I’ve seen and heard bobcats, fishers, and bear coming out of, and going into the Reed property.
 - The birds that must be nesting in the Reed property, as they come out to feed or hunt and then return back in include: hummingbirds, pileated woodpeckers, barred owls, red-tailed hawks, broad winged hawks, and turkeys. Turkeys definitely nest in the trees at night and two hens regularly nest there as I see them bring their young on to my property to feed, before returning to the woods.

- Impacts on Community and Area Character”
 - Being that at least Area B is majorly surrounded by rural classified land, changing the classification would make it out of character.
 - EMS resources are already stretched. Due to lack of volunteers for EMS coverage, Lake Luzerne already had to hire a paramedic to be on duty full-time. Mutual aid from other communities often have to respond. Personally, just a few years ago I needed EMS at my parent’s house at least 4 times. Only twice did Hadley/Lake Luzerne EMS respond. The others were from either Lake George or Warrensburg.
- “Impact on Scenic Resources” – The view from the lookout point from the Harris Preserve nature trail looks directly over Area B. You can see from the roofs of Painted Pony to Beech Mountain. Area B is right in the middle.
- ...”Noise, Odor and Light –
 - Due to bedrock and boulders, there would have to be blasting. I already have cracked sheetrock from the blasting done for the cell tower put up a couple years ago nearby.
 - Hall Hill is an extremely quiet neighborhood, and we love that peace.
 - Light from “night shine” would have a significant impact; a scar in the middle of a beautiful night sky.

Appendix A – Application

- 4.A. – answer to question if property is adjacent to public highway was given as “no”.
Disagree – route 9N is adjacent
3. Hamlet Areas (1) – as described earlier in my narrative, the Town Comprehensive Plan does not describe this as Hamlet.

Appendix F

- C.2.a. – disagree with yes answer. The Comprehensive Plan does not include this as a targeted area.
- C.3.c. – The “no” answer is technically true. But a zoning change would need to be requested as Area B is currently zoned for 10 acres per building.
- D.1.d. – is not answered, but based on a concept plan submitted to the Lake Luzerne Planning Board in July, this would be a sub-division in character. Privately maintained roads, turn-around, divided entrance road with median, etc.

Full Environmental Assessment Form – Part 2

- 9.a. Impact on Aesthetic Resources – The property is in view of the lookout on the Harris Preserve nature trail as previously described.
- 12.c. Please do not lose track of the impact from elimination of the CEA.
- 15.b. – very concerned about the blasting that would be required and not only the impact on the neighbors but the wildlife.

- 15.d. and e. – sky glow would be considerably greater. There isn't any now.

Submitted by:

Roberta VanDerzee

PO Box 386, 80 Hall Hill Rd

Lake Luzerne, NY 12846

From: [Lila Verra](#)
To: MapAmendment_comments@apa.ny.gov
Subject: AGAINST the new propose map amendment
Date: Wednesday, October 22, 2025 9:24:13 AM

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I am a resident of Lake Lucerne and have been my entire life born and raised here. My husband and I met in Lake Luzerne and just bought a house in Hadley. My family still lives in Lake Luzerne, and I And my husband are completely against this map amendment. How are we able to sign against it to make sure that this doesn't happen?

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: roadkillrose9906@yahoo.com
Subject: APA Project MA2025-01 Public Comments
Date: Friday, November 7, 2025 2:54:00 PM

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***** PLEASE NOTE *****

The following public comment was made with your email address as the source.
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to mapamendment_comments@apa.ny.gov.
Please copy "MA2025-01, Marilyn Williams, roadkillrose9906@yahoo.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: Marilyn Williams
Email from: roadkillrose9906@yahoo.com
Address: 75 Hall Hill Road 12846
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

I am the land owner across from the access road (right of way) that connects to Hall Hill Road. I do not want Mr.Reed to develop this property. I love the fact that the deer roam in our yard year round. Have a couple foxes that entertain us also. This will all go away if he is allowed to proceed. The traffic coming out the right of way would be a huge addition to the traffic flow that we have now. The man has money and he wants to create a mini city. He bought the property to develop it. He should have looked at maps back then. If you allow him to build his little city then others will also come after him to do the same. As you know, the son is a very arrogant man. Is this someone you want to deal with in the future when he continues to try and change zoning and land use? Seems that only one person out of a packed meeting is for this. Everyone else is against it. I hope you take that into consideration when you make your ruling. We on Hall Hill Road had to fight against a radiation emitting cell tower and we lost to you and the Town (very dissapointed). Please rule against Mr.Reed and let us live in peace. Thank you for including us in a public meeting.

From: noreply-pc@apa.ny.gov
To: MapAmendment_comments@apa.ny.gov
Cc: jpy189@yahoo.com
Subject: APA Project MA2025-01 Public Comments
Date: Monday, October 27, 2025 4:26:56 PM

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Please copy "MA2025-01, JASON YORK, jpy189@yahoo.com" into your message for our reference.

Attn: Matthew S. Kendall
Comments from: JASON YORK
Email from: jpy189@yahoo.com
Address: Hadley NY 12835
Re: Agency Project MA2025-01, Thomas Reed (MA2025-01)

My Comments:

What is the sense of owning property if you can't use it or do what you want with it. If people don't want to see development then they can use their money to purchase land and make it forever wild. While it is important to preserve our forest I think when it comes to private property as long as the development is done right there should be no reason not to allow some who has vision to bring homes and people and tax dollars that come from the project. I feel this could be a beneficial project and development to the area.

From: [Trista Zawartkay](#)
To: MapAmendment_comments@apa.ny.gov
Subject: amendment to the Adirondack Park Land Use and Development Plan Map
Date: Wednesday, October 22, 2025 8:53:56 PM

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Matthew Kendall,

I write to you requesting that no such amendment be made to the zoning of our beautiful home. Thousands of rural acres in NY alone are being stolen from their intended purpose of wildlife habitation, sacrificed to the “potential benefit” of our local economy. These characters who seek to change zoning for the sake of more housing fail to provide affordable housing for local residents of our community. Please preserve our wild lands and do not support amendments to change the zoning in our beautiful natural park.

Respectfully,
Trista Zawartkay

**The following written comments
were received after the
comment period concluded**

From: [Kim LaScala](#)
To: MapAmendment_comments@apa.ny.gov
Subject: APA Map Amendment 2025-01
Date: Tuesday, November 18, 2025 10:51:17 AM
Attachments: [Map Amendment 2025-01.pdf](#)

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Attached, please find letter in support of the proposed Amendments to the Adirondack Park Land Use and Development Plan Map

Sincerely,
Kim LaScala

--

Kim LaScala

Chief Administrative Officer

888.REV.0123 Direct: 201.248.7831

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November 17, 2025

Matthew Kendall, Environmental Program Specialist 2
Adirondack Park Agency
1133 NYS Route 86 Ray Brook, NY 12977
MapAmendment_comments@apa.ny.gov

Re: Support for Proposed Amendments to the Adirondack Park Land Use and Development Plan Map (Map Amendment 2025-01, Town of Lake Luzerne)

Dear Members of the Adirondack Park Agency,

On behalf of Revolution Rail Company, we are writing in support of the proposed amendment to the Adirondack Park Land Use and Development Plan Map (Map Amendment 2025-01) in the Town of Lake Luzerne.

As a business closely connected to the Lake Luzerne community, we see firsthand the challenges that come with the lack of year-round housing. Local employers continue to struggle to hire and keep staff because there aren't enough housing options close by. This affects day-to-day operations, limits growth, and ultimately impacts the overall economic health of the town.

The proposed reclassification of 73.9 acres from Rural Use to Moderate Intensity Use and 123 acres from Rural Use to Low Intensity Use would create opportunities for appropriately scaled residential development that aligns with both community needs and statewide housing goals. More sustainable, year-round housing is essential for supporting the workforce, strengthening local businesses, and helping communities like Lake Luzerne remain vibrant.

We appreciate the Agency's thoughtful review of this proposal and its commitment to supporting both environmental stewardship and the long-term viability of Adirondack communities. As a company rooted in responsible recreation and committed to the care of the Adirondack environment, we believe this amendment reflects a balanced approach that protects the landscape while supporting the community's future.

Thank you for your consideration.

Sincerely,
Revolution Rail Company

NEIL M. GOLUB

December 4, 2025

Mr. Matthew Kendall
Program Specialist
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY 12977

Dear Mr. Kendall and Members of the Adirondack Park Agency,

On behalf of the Double H Ranch and as an Honorary Life Chairman, I wanted to express my opposition to the proposed amendment to the Adirondack Park Land use and Development Plan Map. The proposed amendment carries several concerns that pose significant safety risks to our campers, families, staff, and volunteers.

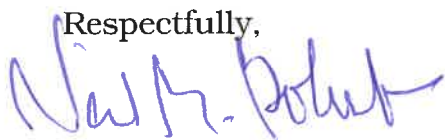
The Double H Ranch, co-founded by Charles R. Wood and Paul Newman, provides specialized programs and year-round support for children and their families living with chronic and serious illnesses. Our mission is to provide a camp experience that's memorable, exciting, fun, empowering, physically safe and medically sound. Our campers get to experience the magic of the Adirondacks with all programs free of charge!

The through-traffic and vehicle speed on Hidden Valley Road creates safety challenges. Any rise or change in traffic and traffic patterns associated with additional housing further heightens these risks, particularly for the medically complex children we serve. Our highest priority is the safety and well-being of our campers . . . children with serious and chronic illness. The increased development that is being proposed would seriously compromise our environment. I implore you to keep this in mind while reviewing the proposal.

Double H Ranch is proud to be an active and positive contributor to the local economy, employing more than 40 year-round staff members and over 100 seasonal team members each year. We value our partnership with the Town of Lake Luzerne and appreciate your consideration of our concerns as you review this proposal.

I appreciate your time and attention to this important matter.

Respectfully,



Neil Golub

RECEIVED
ADIRONDACK PARK AGENCY

DEC 08 2025

DEC 10 2025

Mr. Matthew Kendall
Adirondack Park Agency
1133 NYS Rt. 86
Ray Brook, NY 12977

MAPAmendment_comments@APA.NY.gov

Re: Adirondack Park MAP Amendment 2025

Mr. Kendall,

Please let me preface my objection to the change of the Map amendment proposal 2025, by stating that I have owned my property on Hidden Valley Road for over 22 years and have always paid my property taxes on this land. I made the decision to purchase my property because of the pristine state of the area and that it was not over-developed. A few years after I purchased, a friend also purchased a home on Gage Hill Road.

I have a well to supply my water and a septic on my property. I do not have any city amenities. That has not changed in all these years.

I am appalled and disappointed to find that one private citizen can make a proposal to change the topography of our town for their own personal agenda and that it more than likely affect my property. Recently on Hidden Valley Road there has already been cuts into the wooded area to add several more houses for sale.

The bulldozing of the protected land of the surrounding property of Lake Vanare and building of the proposed structures will change **MY** land and also possibly affect my well that has supplied our water for years. It will also change the wildlife, vegetation and more than likely the small river which divides my property from my neighbors and which flows into Lake Vanare. Actually there are residents who use this water once it is filtered for consumption. That is not to say of the influx of more vehicles on the roads, more pollution and quite frankly not the little town we all love.

I don't for a moment believe that Mr. Reed actually considered the long term property owners on Hidden Valley Road. I would say he knew what the existing land use was prior to his purchase. We bought over 20 years ago and were made to believe there would be no additional building on the surrounding area because of the existing Adirondack Park Map. Now it appears that the investment we all made in this little town all those years ago can be negated by one developer to transform our little town to what some of us left behind... cities... over-developed, over-crowded and with that, congested roads.

Unfortunately, I was not made aware of the pending proposal during the time allotted for comments and apologize for the late submission, but would like to make my voice heard... I vote **NO** to the proposal to amend the Adirondack Map 2025. Thank you for allowing me to submit this letter.

Respectfully submitted,

Deborah Anello / 166 Hidden Valley Road, Lake Luzerne NY 12846 / Mailing: 321 Adriana St, Saddle Brook NJ 07663

