



In the Matter of the Application of:

Thomas Reed
for an Amendment to the Official
Adirondack Park Land Use and
Development Plan Map

ORDER

MA2025-01

SUMMARY AND AUTHORIZATION

This document constitutes the Order of the Adirondack Park Agency (APA or Agency) for an amendment to the Official Adirondack Park Land Use and Development Plan, MA2025-01. This Order adopts the Statement of Findings dated February 17, 2026, and denies the proposed map amendment as described herein.

The Agency received an application for two amendments to the Official Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County pursuant to Section 805 (2)(c)(1) of the APA Act (Executive Law, Article 27) requesting that two Rural Use areas be reclassified as Moderate Intensity Use and Low Intensity Use, more fully described in the Statement of Findings.

Section 805(2)(c)(5) of the Adirondack Park Agency Act (APA Act) and the Agency's 1979 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 lines or standard setbacks from these boundaries. Therefore, Agency staff expanded the proposed areas. The two expanded areas are defined by regional boundaries, including Great Lot lines, roads, and setbacks from roads. Area A is 73.9 acres and is classified as Rural Use. Area B is 123 acres and is classified as Rural Use. The Agency evaluated both areas for their potential to be reclassified to Moderate Intensity Use and Low Intensity Use, respectively.

Pursuant to the State Environmental Quality Review Act (Environmental Conservation Law, Article 8; and its implementing regulations at 6 NYCRR Part 617), APA Act §§ 805(2)(c)(1) and 805(2)(c)(2), and Agency regulations at 9 NYCRR Parts 583 and 586, the Agency issued a Draft Supplemental Environmental Impact Statement (DSEIS) on

October 9, 2025 and commenced the public comment period for the proposed action. Comments were accepted through November 17, 2025, and included a public hearing held at the Lake Luzerne Town Hall on November 6, 2025.

The Agency provided notice of completion of the DSEIS, the public comment period, and the public hearing by publication in the Environmental Notice Bulletin and by conspicuous posting on the land involved on October 15, 2025, publishing notice in the Post Star newspaper on October 14, 2025, and by mail to those persons listed in the APA Act and Agency regulations cited above. The Agency also posted notice on its website informing the public that written comments were being accepted by the Agency.

Based upon the facts and conclusions in the FSEIS and the Findings Statement, and upon the criteria set forth in Section 805 of the APA Act, 9 NYCRR Part 583, and the FGEIS, the Agency denies the request for the reclassification of Area A from Rural Use to Moderate Intensity Use and denies the request for the reclassification of Area B from Rural Use to Low Intensity Use.

CONCLUSIONS OF LAW

HAVING DULY CONSIDERED the Statement of Findings, the Final Generic Environmental Impact Statement for The Process of Amending the Adirondack Park Private Land Use and Development Plan Map, the Draft and Final Supplemental Environmental Impact Statements, public comments (collectively, the Record), the Agency makes the following Conclusions of Law:

1. Based on the requirements of APA Act §§ 801 and 805, Agency Regulations at 9 NYCRR Parts 583 and 586, and SEQRA, reclassification of Area A from Rural Use to Moderate Intensity Use is not supported by the record, taking into account existing natural resources, open space, public, economic, and other land use factors.
2. Based on the requirements of APA Act §§ 801 and 805, Agency Regulations at 9 NYCRR Parts 583 and 586, and SEQRA, reclassification of Area B from Rural Use to Low Intensity Use is not supported by the record, taking into account existing natural resources, open space, public, economic, and other land use factors.
3. All requirements of the State Environmental Quality Review Act (Environmental Conservation Law, Article 8, 6 NYCRR Part 617, and 9 NYCRR Part 586) have been met.

4. This Order avoids or minimizes adverse environmental impacts to the maximum extent practicable, consistent with social, economic and other essential considerations from among the reasonable alternatives available.
5. In accordance with Section 7 of the New York State Climate Leadership and Community Protection Act (CLCPA), the Agency has considered climate change and the State's climate goals and finds that denial of the proposed map amendments is not inconsistent with, and will not interfere with, the attainment of the State's greenhouse gas emissions limits and will not disproportionately burden disadvantaged communities.

THE REQUEST having regularly come for consideration and due deliberation having been had, and the Agency having voted to deny the request.

NOW, THEREFORE, based upon the request, the Findings Statement and Conclusions of Law, and the vote duly taken, it is

ORDERED that the above-described request for an amendment to the Official Adirondack Park Land Use and Development Plan Map for MA2025-01, in the Town of Lake Luzerne, Warren County, be denied.

ADIRONDACK PARK AGENCY

By 

Megan Phillips, Deputy Director, Planning

ORDER issued this 17th
Day of February, 2026

at Ray Brook, NY