



AGENCY MEETING MINUTES
April 16, 2026

Agency Members, Designees, and Executive Staff Present:

Mark Hall	Chair
Benita Law-Diao	Member
Art Lussi	Member
Steve Hunt	Empire State Development
Ken Lynch	Member
Rush Holt	Member
Zoë Smith	Member
Matt Tebo	Department of State
Dan Wilt	Member
Joe Zalewski	Department of Environmental Conservation
Barbara Rice	Executive Director
Matt Robinson-Loffler	Associate Counsel

Absent and Excused

Jose Almanzar	Member
Dan Wilt	Member

Local Government Review Board Present

Gerald Delaney, Sr., Executive Director

1. CALL TO ORDER

A quorum of board members being present in person, the meeting was called to order at approximately 9:35 AM by Mark Hall, Chair.

2. WELCOMING REMARKS

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

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3. PUBLIC COMMENT

- The chair recognized Pete Nelson, Adirondack Wilderness Advocates who made comments regarding no material increase and the possibility of measuring remoteness using GIS.

4. APPROVAL OF MEETING MINUTES

On motion of Benita Law-Diao, seconded by Art Lussi, the March 19, 2026, meeting minutes were unanimously approved.

5. RECUSALS

None

6. MOTION FOR EXECUTIVE SESSION

None

7. EXECUTIVE DIRECTOR'S REPORT

Executive Director Barb Rice, gave Director's report, highlights of which included:

- The Adirondack Planning Forum will be taking place May 6th and 7th at the Hotel Saranac in Saranac Lake, everyone was reminded of early bird registration, and limited number of remaining slots for attendees.
- We will also host our 2nd Local Government Round Table, this year Susan Arbetter, anchor of "Capital Tonight" on the Spectrum News Network and producer of the recent documentary The Adirondack Park: NY's Unicorn, will serve as facilitator.
- RASS staff member Kelly McKean was recognized for her efforts in the completion of a 2-year project working with the GIS staff to migrate the Agency's 3D software to the most current GIS professional standard.
- Following last month's Community Spotlight on the Town of Jay, Agency staff is working the Town to support them through the completion of their comprehensive plan, an effort the town began in 2024 that is now 85% complete.

8. MOTION TO ADJOURN INTO COMMITTEES

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On motion of Art Lussi, seconded by Matt Tebo, the Agency Board voted unanimously to adjourn to committees at approximately 9:56 AM.

9. COMMITTEE MEETINGS

9.1. Park Policy and Planning Committee

The committee convened at approximately 9:57 AM.

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

Other Members and Designees Present: Mark Hall, Steve Hunt (ESD), Art Lussi, Ken Lynch, Zoë Smith, Joe Zalewski (DEC)

Local Government Review Board: Gerald Delaney

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

9.1.1. Planning Division Report

Megan Phillips, Deputy Director of planning provided the planning division report, highlights of which included:

- State Land staff are in various stages of review for several unit management plans, and additional work has been completed on the initial draft UMP for the Pepperbox Wilderness.
- State Land staff have also reviewed consultations from the Department of Environmental Conservation (DEC) for a number of state land projects.
- Matt McNamara has provided two (of three total) trainings to the DEC staff from Regions 5 and 6 regarding the Agency's state land consultation process and the 2025 amendments to the Adirondack Park State Land Master Plan (SLMP). The final training will be offered next week to the DEC' Division of Operations.
- Staff are working on reviewing the APA/DEC Memorandum of Understanding (MOU) concerning the implementation of the SLMP with a revision completion target in 2026.
- DEC is actively reviewing public comments received regarding their other power-driven mobility policy with a plan to provide a presentation to our Agency board detailing the final policy when it's ready.
- Thanks went out to Kevin Prickett for his work on the High Peaks Visitor Use Management (VUM) project team. Two virtual public meetings will be held April 22, and April 29. The APA board can expect to hear an informational presentation on the topic later this spring.

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9.1.2. Geographic Information Systems at the APA

Agency GIS Staff, Mapping Technologist 3 – Molly Jordan and Mapping Technologist 1 – Emily Pulcini provided an overview of the Agency's GIS program including new hardware, web applications, and tools to aid in planning and project review, as well as new and ongoing mapping initiatives.

9.1.3. Old Business

None

9.1.4. New Business

None

Committee adjourned at approximately 10:56 AM

9.2. Regulatory Programs Committee

The committee convened at approximately 11:07 AM.

Committee Members Present: Mark Hall (Acting As Committee Chair), Art Lussi, Ken Lynch

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

Local Government Review Board: Gerald Delaney

Agency Staff Present: Matt Robinson-Loffler, John Burth, Devan Korn

9.2.1. Regulatory Programs Division Report

Deputy Director of Regulatory Programs, John Burth provided a division report, highlights of which included:

- To date in 2026 the Agency has received 84 permit applications, slightly lower than the 87 received at this point last year.
- Conversely, the 59 permits issued so far this year is slightly up from the 57 issued at this time last year. The Agency has also seen a slight increase in pre-applications (30 vs. 24).

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- To date 15 major projects have been completed and 2 emergency authorizations have been issued.
- The enforcement team has opened 33 cases in the first quarter this year compared to 23 at this time last year, 3 cases have been closed with no violation noted, 1 closed with voluntary compliance and 7 settlement agreements have been signed.
- Deputy Director Burth introduced Corrie Magee, who is presenting project 2025-0223, Maple Ridge Renewable proposed solar generating facility in the Town of Ellenburg in Clinton County. He also noted that the Agency has issued 14 solar permits to date (starting in 2020), one of which is in the Town of Ausable in Clinton County. The size of this project (4MW) is similar in size to those we've issued in the past.

9.2.2. P2025-0223 – Maple Ridge Renewables – Town of Ellenburg, Clinton County

Corrie Magee, APA presented a review of the permit application involving the construction of an approximately 4 megawatt commercial solar generation facility within a 19.6 acre leased area of an approximately 54 acre property.

On motion of Ken Lynch and seconded by Art Lussi, the Regulatory Programs Committee recommended the approval of the project, with recommended conditions, to the full board 2-1 with Chair Mark Hall and Ken Lynch voting in favor and Art Lussi voting against.

9.2.3. Old Business

None

9.2.4. New Business

None

Committee adjourned at approximately 12:50 PM

THE BOARD BROKE FOR LUNCH AT 12:50 PM

**THE BOARD RETURNED TO FULL AGENCY
AT APPROXIMATELY 1:33 PM.**

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10. COMMITTEE REPORTS

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

The committee received a planning division report from Deputy Director Megan Phillips, followed by an overview of the Agency's GIS program by Molly Jordan and Emily Pulcini.

10.2. Regulatory Programs (Mark Hall)

The committee received a Regulatory Programs Division update from John Burth, and heard a presentation regarding project P2025-0223, for Maple Ridge Renewables proposed 4 MW solar generating facility in the Town of Ellenburg in Clinton County.

On motion of Matt Tebo, seconded by Ken Lynch, the board approved the application as presented with recommended conditions in a vote of 9 to 1 with Art Lussi voting against.

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11. LOCAL GOVERNMENT REVIEW BOARD

G. Delaney felt the biggest takeaway from today's conversations is how complicated the electrical grid is, but that some of the concerns discussed relating to solar power systems could be alleviated based on a better understanding of grid capacity.

12. MEMBER COMMENT

- None made.

13. OLD BUSINESS

None

14. NEW BUSINESS

None

15. PUBLIC COMMENT

- None received.

[Link to video and audio recordings of this meeting available on website:
www.apa.ny.gov]

Chair Mark Hall noted that the next meeting will be May 14-15, 2026.

On motion of Matt Tebo, and seconded by Steve Hunt, the meeting was adjourned without objection at approximately 1:40 PM.

Mark Hall

Mark Hall, Chairperson