



**AGENCY MEETING MINUTES
June 11, 2026**

Agency Members, Designees, and Executive Staff Present:

Mark Hall	Chair
Art Lussi	Member
Steve Hunt	Empire State Development
Benita Law-Diao	Member
Ken Lynch	Member
Rush Holt	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
Zoë Smith	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 Violet Martin who expressed concern regarding Battery Energy Storage Systems (BESS) and explained her efforts with Adirondack local governments in regards to BESS.
- The chair recognized Claudia Braymer, Executive Director with Protect the Adirondacks, who applauded the Agency for hosting the earlier presentation from NYSERDA. Braymer also expressed concern regarding the Department of Environmental Conservation's draft policy for Other Power-Driven Mobility Devices (OPDMDs).

4. APPROVAL OF MEETING MINUTES

On motion of Rush Holt, seconded by Matt Tebo, May 14, 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:

- NYS budget for FY 27 has been signed by Governor Hochul. The budget makes New York more affordable, keeps New Yorkers safe, and reinforces the state's role as a national leader in conservation protection and expands opportunity for all.
- The FY 27 budget appropriated a record \$450 million for important environmental programs including: \$216 million for Open Space, \$125 million for Parks and Recreation, and \$47 million for climate change mitigation and adaptation.
- It builds on the Governor's record-breaking housing progress with more than \$850 million in new housing capital being allocated, including \$100 million to support the expansion of MOVE-IN NY program. This program helps advance innovative factory-built and modular construction technologies to help build homes faster and at lower costs. The Town of Newcomb in Essex County was highlighted

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at this year's Adirondack Planning Forum as the first MOVE-IN NY project inside the Park.

- The budget also delivers for clean and safe water. A record \$750 million was included toward the Governor's five-year \$3.75 billion commitment to water infrastructure. Most notably, Tupper Lake received \$12.5 million for critical drinking water infrastructure improvements, a significant investment that will help address long standing needs.
- ED Rice recently visited the Town of Bolton in Warren County and met with Town Supervisor Ron Conover and members of his planning and public works departments. Bolton is participating in a unique Sea Grant Program demonstration project using wood chips to help reduce the level of nitrates in wastewater effluent.
- ED Rice and team also toured several other Bolton projects supported by DOS Local Waterfront Revitalization and DEC Smart Growth grants including a new visitor center in Rogers Park, a new youth enter and pavilion at Veterans' Beach town park, a new regulation ball field build on top of an abandoned landfill and an expansion and renovation of the Bolton Museum.
- Amelia Ouellette was introduced as the newest staff member to join the Regulatory Programs team.
- As part of the State's plans for America's 250th Independence Day, The Fort Ticonderoga Real Time Revolution Event Series will reenact key Revolutionary War moments on the original historic grounds.

8. MOTION TO ADJOURN INTO COMMITTEES

On motion of Art Lussi, seconded by Dan Wilt, the Agency Board voted unanimously to adjourn to committees at approximately 9:46 AM.

9. COMMITTEE MEETINGS

9.1. Park Policy and Planning

The committee convened at approximately 9:46 AM.

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

Other Members and Designees Present: Mark Hall, Art Lussi, Ken Lynch, Dan Wilt

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Local Government Review Board: Gerald Delaney

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

9.1.1. Planning Division Report

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

- A map amendment application from a landowner in the Town of Bolton is currently in the review process by Planning staff. Once completeness has been determined, staff will proceed to review the requested area to determine if it must be expanded to follow regional boundaries consistent with regional scale and approach of the Adirondack Park Land Use and Development Plan Map. The process of amending the Plan Map takes nearly six months to complete and is subject to the State Environmental Quality Review Act and approval by the APA Board.
- The Local Government Services team responded to 62 variance referrals so far this year. The team is also reviewing amendments to Agency Approved Local Land Use Programs for the Towns of Arietta and Lake George.
- Staff also attended the “Repose of the Fallen” event at the Lake George Battlefield Park on May 22. The board approved a UMP amendment for this area in April 2024 – that amendment included a management action to provide for the respectful burial of the remains of at least 44 soldiers from the Continental Army’s smallpox hospital established in 1776 that were discovered during a construction project.
- State Land staff are in various stages of review for unit management plans and have most recently received a team draft for the John Brown Farm Historic Area, which is a joint planning effort with the Office of Parks, Recreation and Historic Preservation and DEC.
- State Land staff have also reviewed several project consultations including: a proposal by the Adirondack Park Invasive Plant Program to treat *Phragmites australis* across various units in different land classifications; replacement of bridge and culvert on a former railroad bed supporting various recreational uses (snowmobiling, foot trail, bicycling) in the Debar Mountain Wild Forest; and new bog bridging and bridge construction on the foot trail to Jockeybush Lake in the Ferris Lake Wild Forest.
- A collaborative team across divisions continues to work with the Town of Jay to advance their local land use planning work. As the Town angles toward a public release of their comprehensive plan this summer, they are grappling with

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many familiar challenges including short term rental pressure on available housing stock, affordability, and resilience to the impacts of climate change including food events. By pulling together staff from across the agency, we have been able to offer services such as review of the draft comprehensive plan, mapping assistance, including mapping FEMA buyout properties, and pre-application conversations about potential future changes to the Adirondack Park Land Use and Development Plan Map.

9.1.2. State Office for the Aging – John Cochran (SOFA)

John Cochran, Chief of Staff at the New York State Office for Aging (SOFA), provided an overview of the New York State Master Plan for Aging. Released in 2025, the plan details recommendations to help improve the lives of older adults living in rural communities.

9.1.3. New York State Energy Research and Development Authority – Jennifer Manierre (NYSERDA)

Jennifer Manierre, Director of Clean Energy Siting at the New York State Energy Research and Development Authority (NYSERDA), provided a presentation on battery energy storage. The session addressed key topics of interest, including energy storage drivers in New York, how energy storage supports the grid, an introduction to relevant energy storage technologies, and overview of planning and zoning considerations, and fire safety and incident management.

9.1.4. Old Business

None

9.1.5. New Business

None

Committee adjourned at approximately 12:09 PM

THE BOARD BROKE FOR LUNCH AT 12:09 PM

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9.2. Regulatory Programs Committee

The committee convened at approximately 1:10 PM.

Committee Members Present: Dan Wilt, Art Lussi, Ken Lynch

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

Local Government Review Board: Gerald Delaney

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

9.2.1. Regulatory Programs Division Report

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

- Staff have received 149 applications through the end of May, slightly fewer than 152 at this time last year. They issued 101 permits as compared to 98 at this time last year. 52 Pre-applications have been received versus the 47 received at this time last year. 27 major projects have been completed so far this year as compared to the 32 at this time last year, and two emergency authorizations were issued so far this year compared to 3 at this time last year.
- The enforcement team has opened 77 cases so far this year as compared to 48 at this point last year. 9 cases have been closed with no violation versus the 17 closed by the end of May last year. 1 case has been closed with voluntary compliance, while 5 had been closed with voluntary compliance last year at this time. 14 settlement agreements have been signed versus the 7 signed at this point last year.
- Deputy Director Burth introduced the project being presented including information about the facility, the services it provides, and the reasons why an Agency permit is required.

9.2.2. P2026-0063 – CIDC Essex LLC – Town of Moriah, Essex County

Devan Korn, APA presented the application received for the construction of an educational facility including an approximately 106,700 square-foot building, a sugar house, salt shed, operations and maintenance garage, and greenhouse. Parking for 195 cars will be provided in addition to dedicated parking for feet

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vehicles, buses and tractor trailers. A new access driveway is proposed for the site from Plank Road.

On motion of Art Lussi, seconded by Ken Lynch, the Regulatory Programs Committee recommended the approval of the project with the recommended conditions to the full board.

9.2.3. Old Business

None

9.2.4. New Business

None

Committee adjourned at approximately 2:04 PM

THE BOARD RETURNED TO FULL AGENCY
AT APPROXIMATELY 2:05 PM.

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10. COMMITTEE REPORTS

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

The committee heard a Planning Division report from Megan Phillips and received informational presentations from John Cochran from the State Office for Aging on the NYS Master Plan for Aging and from Jennifer Manierre from NYSERDA regarding Battery Energy Storage Systems (BESS).

10.2. Regulatory Programs (Dan Wilt)

The committee received a Regulatory Programs Division update from John Burth, and heard a presentation regarding project P2026-0063, from CIDC Essex LLC for the construction of an educational facility in the Town of Moriah in Essex County.

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

11. LOCAL GOVERNMENT REVIEW BOARD

G. Delaney thanked Barb Rice, Agency Staff and the Chair for bringing the two Park Policy and Planning presentations. Delaney wondered how local governments can utilize the data provided in the SOFA presentation and the NYS Master Plan on Aging to provide meaningful aid to the elderly in their communities. Delaney found the BESS presentation to be helpful in light of the recent spate of moratoriums enacted by local governments across the Park and felt it would allow them to make more informed decisions going forward.

12. MEMBER COMMENT

- R. Holt wondered if there is anything that we as an Agency can do to help reduce the isolation of seniors. Based on the designated categories of land use, residential development is encouraged and does that do a service or disservice to seniors. Have we given enough thought to how these developments affect seniors and their isolation.
- Holt also asked Deputy Director Burth about what stage in the application process do we solicit public comment and when is it decided that a hearing is necessary.

13. OLD BUSINESS

None

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14. NEW BUSINESS

None

15. PUBLIC COMMENT

- None presented

[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 August 13-14, 2026.

On motion of Matt Tebo, and seconded by Art Lussi, the meeting was adjourned without objection at approximately 2:20 PM.

Mark Hall

Mark Hall, Chairperson