AGENCY MEETING MINUTES
October 22, 2026

Agency Members, Designees, and Executive Staff Present:

Mark Hall	Chair
Art Lussi	Member
Benita Law-Diao	Member
Ken Lynch	Member (remotely due to extraordinary circumstances)
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	Counsel

Absent and Excused

Jose Almanzar	Member
Steve Hunt	Empire State Development

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 9:31 AM by Mark Hall, Chair.

2. WELCOMING REMARKS

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

3. PUBLIC COMMENT

- The chair recognized Ron Konowitz, Adirondack Powder Skier Association, who was impressed with the scope and speed which the Agency and DEC were able to enact a plan for Avalanche Pass. He went on to note his support for backcountry ski trail opportunities in the High Peaks Wilderness.
- The chair recognized Mark Wilson of Saranac Lake who appreciated the transparency the Agency is providing with the website dashboard for the Headquarters project, however he had concerns about the effect this project might have on the Village of Saranac Lake taxpayers.

4. APPROVAL OF MEETING MINUTES

On motion of Dan Wilt, seconded by Matt Tebo, September 10, 2026, meeting minutes. Minutes were unanimously approved with Benita Law-Diao, Zoë Smith and Joe Zalewski abstaining due to their prior absence.

5. RECUSALS

None

6. MOTION FOR EXECUTIVE SESSION

None

7. EXECUTIVE DIRECTOR'S REPORT

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

- An update on the Agency's headquarters project.
- A report on a recent visit from the Agency's Executive Chamber colleagues here in Ray Brook.
- The Town of North Elba was recently awarded $3.1 million for sidewalks and crosswalks along Wesvalley Road by Governor Hochul to improve pedestrian safety and expand alternative transportation options across the state.
- Deputy Director John Burth and Executive Director Rice attended an event at Paul Smith's College where they learned about some exciting new initiatives taking place there including a grant funded Work Experience Program which will begin in Fall 2027.
- Congratulations went out to the Department of Environmental Conservation on their 17 new DEC Forest Rangers who graduated from

the 25th Basic School on September 29 in Lake Placid, 6 of whom will be stationed right here at DEC region 5.

- Congratulations also went out to Michelle Crew, ORDA General Counsel on her upcoming retirement.
- A legal division update noting that Justice Auffredou dismissed the Loon Lake Homeowners Association Petition, and Justice McGahay dismissed Hopmeier v. Board of APA.
- Additionally, on September 14, Judge Greenwood, the hearing officer in the Hopemier case, granted in part the intervenors' motion to dismiss and return the matter to the Agency Board, recommending that the Board dismiss the hearing. On October 8, he provided a certified copy of the record to the Agency and the parties. Agency hearing staff are working hard on preparing a summary of the record which will be shared with the parties for a 10-day comment period.

8. MOTION TO ADJOURN INTO COMMITTEES

On motion of Matt Tebo, seconded by Art Lussi, the Agency Board voted unanimously to adjourn to committees at approximately 9:51 AM.

9. COMMITTEE MEETINGS

9.1. Public Awareness and Communications

The committee convened at approximately 9:51 AM.

Committee Members Present: Rush Holt, Steve Hunt (ESD), Dan Wilt

Other Members and Designees Present: Mark Hall, Art Lussi, Ken Lynch, Zoë Smith, Matt Tebo (DOS)

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Matt Robinson-Loffler, Mary Newman Fox

9.2. The First Adirondackers: 12,000 Years of Indigenous People sin the Adirondack Uplands

Dr. Curt Stager, professor of natural sciences at Paul Smith's College provided an informational presentation on *The First Adirondackers,* a book he co-authored with David Kanietakeron Fadden, an Akwesasne Mohawk artist, author and director of the Six Nations Iroquois Cultural Center.

9.2.1. Old Business

None

9.2.2. New Business

None

Committee adjourned at approximately 10:57 AM

9.3. Local Government Services

The committee convened at approximately 11:13 AM

Committee Members Present: Dan Wilt (Chair), Zoë Smith, Matthew Tebo (DOS)

Other Members and Designees Present: Mark Hall, Art Lussi, Ken Lynch (Remotely), Rush Holt, Benita Law-Diao, Joe Zalewski.

Local Government Review Board: Gerald Delaney

Agency Staff Present: Barbara Rice, Matt Robinson-Loffler, Megan Phillips, Robyn Burgess, Kate-Lyn Knight, Amara Mitchell

9.3.1. Planning Division Report

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

- The project team continues to review the complete map amendment application from a landowner in the Town of Bolton. If approved, the request would reclassify approximately 3.3 acres from Low Intensity Use to Hamlet.

- State Land staff have been in the field and conducted desktop analyses to review state land consultations for several projects across the Park. Staff also conducted preliminary site visits for unit management work plans in Tioga Point, Lewey Lake, and Nicks Lake campgrounds this fall along with a group trip to the Pepperbox Wilderness where they split into teams to cover significant ground on the primitive corridors and trails within the unit.

- State Land staff also attended the DEC/APA Accessibility Advisory Committee meeting in October which included a field visit to the trail from Four Corners to Boreas Ponds and will participate in upcoming listening sessions for Governor Hochul's "These Lands are for Everyone" initiative.

- Following up on the August board meeting dialogue about DEC's statewide policy on other power-driven mobility devices, state land committee chair Ken Lynch queried the other committee members regarding their interest in putting the topic on a board meeting agenda for discussion, and there was no desire to do so.

- Matt McNamara is currently attending a conference in Vermont on Parks, Trails and Recreation which features sessions on geospatial models for trail stewardship and resilience, cooperative project planning and how to turn visitor feedback into actionable insights, one of which is being presented by the APA's former intern, Mistaya Smith.

- The Local Government Services team met with the town planning board in Newcomb to help them plan accessory dwelling units within the context of their Agency Approved Local Land Use Program (ALLUP). They also attended the Potsdam local government conference last week with Agency Counsel, Matt Robinson-Loffler, to distribute information and answer questions for local government leaders, code enforcement officers and other stakeholders.

- Introduction of the Local Government team highlighting all that they do throughout the year, including Adirondack Planning Forum logistics, administration of ALLUPs, providing training to local government leaders and code enforcement officers and regular attendance at the Local Government Review Board meetings.

9.3.2. Agency Approved Local Land Use Program (ALLUP) Variance Referral Process

Adirondack Park Agency staff, Robyn Burgess, Kate-lyn Knight and Amara Mitchell provided an overview of the Agency's Approved Local Land Use Program (ALLUP) with a focus on the variance referral process as outlined in Section 808 of the APA Act.

THE BOARD BROKE FOR LUNCH AT 12:30 PM

9.4. Regulatory Programs Committee

The committee convened at approximately 1:22 PM.

Committee Members Present: Dan Wilt (Chair), 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

9.4.1. Regulatory Programs Division Report

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

- Staff received 259 applications through the end of September, fewer than 300 at this time last year. They issued 186 permits as compared to 184 at this time last year. 96 pre-applications were received versus the 116 received at this time last year. 49 major projects have been completed so far this year as compared to the 55 at this time last year, and 5 emergency authorizations were issued so far this year compared to 6 at this time last year.

- The enforcement team has opened 180 cases so far this year as compared to 143 at this point last year. 36 cases have been closed with no violation versus the 63 closed by the end of August last year. 12 cases have been closed with voluntary compliance, versus 10 that had been closed with voluntary compliance last year at this time. 20 settlement agreements were signed versus the 12 signed at this point last year.

- Deputy Director Burth noted that the Agency had received a variance application for a replacement and expansion of a non-conforming dock on Lake Placid in the Town of North Elba. There will be a public hearing November 4, 2026 at 1:00 PM at the Agency headquarters, and also available via WebEx. The hearing will be conducted by a NYS DEC Administrative Law Judge. Deputy Director Burth reviewed the procedure that will be followed for the hearing and noted that the variance request will be presented to the Agency Board during the November meeting.

- Deputy Director Burth introduced today's presenter Steve Sama, President of Homestead Development, and provided background on prior Agency permits issued to Homestead Development by the Agency Board.

9.4.2. Homestead Development

Steve Sama, President of Homestead Development Corporation provided an overview of their workforce housing model including a report on the completion of the Fawn Valley Subdivision, and a review of the upcoming Fox Hill Subdivision both located in the Town of North Elba in Essex County.

9.4.3. Old Business

None

9.4.4. New Business

None

Committee adjourned at approximately 2:12 PM

10. COMMITTEE REPORTS

10.1. Public Awareness and Communication (Benita Law-Diao)

The Board received a presentation from Dr. Curt Stager regarding *The First Adirondackers,* a book he co-authored with David Kanietakeron Fadden, an Akwesasne Mohawk artist, author and director of the Six Nations Iroquois Cultural Center.

10.2. Local Government Services (Dan Wilt)

The Board received an informational presentation from Robyn Burgess, Kate-lyn Knight and Amara Mitchell regarding the Agency Approved Local Land Use Program (ALLUP) variance referral process.

10.3. Regulatory Programs (Dan Wilt)

The Agency received an informational presentation from Steve Sama, President of Homestead Development Corp. regarding the workforce housing model they've launched in the Town of North Elba in Essex County.

11. LOCAL GOVERNMENT REVIEW BOARD

G. Delaney noted he connected most with the Homestead presentation, it's not just affordable housing for the workforce, but it can't be done without angel investors that make the project possible and gave kudos to Lake Placid for working with them on this project.

12. MEMBER COMMENT

- Art Lussi noted that Curt Stager is an amazing treasure for Paul Smith's College and the Adirondack Park and we are really lucky to have him.

- Zoë Smith thanked staff for having the meeting in spite of there being no items for Board action. It was nice to have a meeting where you can learn more about the region and the work being done by the Agency.

13. OLD BUSINESS

None

14. NEW BUSINESS

None

15. PUBLIC COMMENT

- None

[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 November 19-20, 2026.

On motion of Dan Wilt, and seconded by Zoë Smith, the meeting was adjourned without objection at approximately 2:36 PM.

Mark Hall

Mark Hall, Chairperson