ADIRONDACK COUNCIL PRESERVING WATER, AIR AND WILDLANDS

June 3, 2020

Matthew Kendall
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977
(Via Electronic Submission)

RE: Draft Supplemental Environmental Impact Statement for Map Amendment 2019-01 in the Town of Lake Luzerne

Dear Mr. Kendall,

On behalf of the Adirondack Council, I would like to thank you for the opportunity to provide comments on the Draft Supplement Environmental Impact Statement (DSEIS) for Map Amendment 2019-01 in the Town of Lake Luzerne. In reviewing the DSEIS and attending the May 18th public hearing, the Adirondack Council does not believe that the proposed map amendment sufficiently meets the legal thresholds to be classified as Moderate Intensity Use (MIU). For this reason, the Council opposes the reclassification of 105 acres from Rural Use (RU) to MIU in the Town of Lake Luzerne; the area should retain its RU classification.

According to the DSEIS, the Town of Lake Luzerne would gain an economic benefit if the land area were reclassified to MIU. Rural use areas allow one principal building per 8.5 acres while MIU allows one principal building per 1.3 acres. This change in building density would allow for a significant increase in development than is currently permitted under the RU classification. In addition, the applicant notes that the area "reflects the same characteristics as the adjacent Moderate Intensity Use and the classification would reflect the current usage." If reclassified, the 105 acres would become a part of a larger 4,000-acre block of MIU lands in the Town.

As the Council has stated on past map amendment proposals, we support these types of amendments when they uphold the overall intent and integrity of the original Adirondack Park Land Use and Development Plan (APLUDP) classifications, harmonize natural resource protection with meaningful economic and cultural expansion for the surrounding community, and provide measurable net gains for all stakeholders. However, based on the Adirondack Park Agency Act's land characteristic descriptions and Appendix Q-8, the Council does not believe Map Amendment 2019-01 achieves these ends. The following comments outline why the proposed map amendment should not be permitted as currently described.

Character Descriptions

Pursuant to §805 of the Adirondack Park Agency Act, Rural Use (RU) area is defined as,

> Those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible. Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

Moderate Intensity Use area is defined as,

> Those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable. These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area. Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets.

The maps and narrative provided in the DSEIS demonstrate that the proposed map amendment area more closely aligns with the RU rather than the MIU classification. For example, the area is not located near a Hamlet area, contains significant forest blocks, is not serviced by public sewer and water, and increased development may impact the abundant water resources it is proximately located near, including Lake Vanare. In addition, the 105 acres is a part of a larger RU network spanning 18,000 acres over multiple towns that provide important park characteristics as well as environmental benefits that should be maintained and protected.

Land Use Area Classification Determinants

Pursuant to Adirondack Park Agency (APA) Regulation Part 583.2(a), the APA must consider nine land-use classification determinants, including soil, topography, water, fragile ecosystem, etc., when reviewing a map amendment. The determinants are broken down into three categories: natural resources, existing land use patterns, and public considerations. These determinants flesh out what types of development will or will not add value to the Park and its communities, if allowed. Below is an assessment of the Appendix Q-8 Land Use Area Classification Determinants:

1. Soils: does not meet criteria. Of the 105 acres, over 28 acres of the land area is unsuitable for on-site wastewater treatment systems. With the lack of established public water or sewer facilities and given that 27% of the area cannot sustain on-site septic, the Council does believe the proposal sufficiently meets the Soils determinant.

2. Topography: meets criteria. With 98% of the area containing slopes of 15% or less, the topography would not unduly limit development.

3. Water: unclear. The land area contains a C(t) stream that may support a trout population, 13.7 acres of wetlands, and is situated near two lakes. The impacts of increased development, as the DSEIS outlines, "permitted by Moderate Intensity Use can increase nutrient levels and contamination of adjacent waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life." (Page 20) It is unclear if the water criteria has been met given the area's natural characteristics and if/how future development would impact the water resources.

4. Fragile ecosystem: does not meet criteria. "Approximately 80 acres of the area are within an 11,800-acre area identified 'regionally important' forest block by the Wildlife Conservation Society…This forest block is one of 115 regionally important forest blocks identified in the Adirondack Park." (Page 17) With a majority of the proposed land area existing in a regionally significant forest block, the land should be protected in its current RU classification to conserve important open space and natural resources.

5. Vegetation: does not meet criteria. For the reason cited in #4 above and given that "large forest blocks provide habitat to area-sensitive species and are more resilient to large-scale disturbances which maintain forest health of over time", increasing development capacity in this land area will diminish vital open space and habit protection currently maintained by the RU classification. (Page 19)

6. Wildlife: does not meet criteria. Increasing development permitted under an MIU classification would allow up to 500 buildings per square mile. This level of development, much beyond the 75 buildings per square mile permitted in a RU area, would certainly impact wildlife by greatly diminishing corridors and habitat.

7. Park Character: does not meet criteria. While the land use area is adjacent to a MIU area, it is also situated within a large 18,000 RU block spanning multiple towns, and is multiple miles away from a Hamlet area. The amendment fails Park Character because the area is not proximate to existing communities and services, and therefore, intense development would be "detrimental to the open-space character of the park." (Appendix Q-8)

8. Public Facility: does not meet criteria. The DSEIS acknowledges that the land use area is not currently serviced by public sewer and makes no mention of the intent to propose or develop a system.

9. Existing Land Use: does not meet criteria. The existing land use of private forestlands and overall low level of development of the area indicates that the lands should not be opened up for high levels of development.

Additional Comments

In addition to the comments provided above, the Council echoes comments submitted in previous map amendments that have come up for Agency consideration:

1. Comprehensive planning, not spot zoning: Map amendments should fit within a larger comprehensive planning effort that considers and addresses community needs, natural resource impacts, the character of the surrounding landscape, and impacts to adjoining properties, especially when state lands are involved. Of its 25,000+ acres, the Town of Lake Luzerne is looking to reclassify only 0.4% of its total land area through this map amendment, which will benefit only a small amount of property owners in the Town.

2. No consideration of future development: Pursuant to APA Act Regulation Part 583.2(b), the Agency cannot consider any future land development proposals or existing or proposed land use controls when reviewing a map amendment.

3. Eight votes needed for approval: According to Part 583.6, in order for a map amendment to be passed, "Eight affirmative votes shall be required for the agency to grant any map amendment whenever a two-thirds vote is statutorily required."

In closing, the Adirondack Council opposes Map Amendment 2019-01 to reclassify 105 acres in the Town of Lake Luzerne from Rural Use to Moderate Intensity Used based on the failure of the proposal to meet the nine classification descriptions and criteria outlined in Appendix Q-8. We thank you for reviewing our comments and look forward to your response.

Sincerely,

Rocci Aguirre
Deputy Director

Wayne & Maryellen Allison
17 Hall Hill Road
Lake Luzerne, NY 12846
(518)696-3629
me.an.wayne@gmail.com

September 3rd, 2020

RE: town of Lake Luzerne application Map Amendment 2019-01

Matthew Kendall
Nys Adirondack Park Agency
Post office Box 99
Ray Brook, NY 12977

To All Interested Persons,

We are writing to express our concerns over the proposed map amendment 2019-01 in the Town of Lake Luzerne, more specifically Lake vanare. We reside on Hall Hill Road, an area zoned as Residential Countryside. We live here year round.

We enjoy the quiet setting that is our Adirondack neighborhood and chose this area because of its peaceful, woodland setting. We CHOSE to live in the Adirondack park because the park honors and protects the gift of nature.

Most mornings we can be found walking our dog up the hill for enjoyment and exercise. We regularly see deer, fox (both red and gray), and a variety of birds including turkeys, a pair of pileated woodpeckers and, this year, a pair of broadtail hawks who raised their young. We have also seen a weasel, a fisher, bears and two years ago, a bobcat. All of these along with more common creatures such as porcupines, gray, red, and flying squirrels,and chipmunks. We are very concerned about the impact of the construction of a potentially large number of new homes on the habitat of these animals. It is a wonder and a privilege to see them on a regular basis.

It has come to our attention that there is an entrance to the property, from Hall Hill Road, that is within 500 feet of our property. While this entrance/property is NOT part of the 105 acres being considered for re-zoning, it does belong to a major stake holder in that property. We are worried about an increased volume of traffic on the road. The street is a narrow country road designed to accommodate a minimal amount of traffic. There are no sidewalks so walking the dog could become hazardous. The potential increased noise from the traffic would also impact our quality of living.

Additionally, with the re-zoning, there could potentially be a large number of new homes installed. We are concerned about the impact of that number of wells and septic systems on the ground water which we have depended on for the past thirty years.

We feel that the current zoning of rural property is correct and hope the agency denies this request and protects our wild spaces. Our town does not have the infrastructure in place to support such a potentially large development. We thank you for your time and consideration and hope for a satisfactory outcome on this subject.

Sincerely,

Wayne & Maryellen Allison
17 Hall Hill Road
Lake Luzerne NY 12846
518-696-3629

9-5-20

MATT KENDEL

I'M WRITING IN REGARDS TO MAP AMENDMENT 2019-01 A SUB DIVISION. I DO NOT WANT IT!

THANK YOU

Dolores J. Arnold

RECEIVED
ADIRONDACK PARK AGENCY

SEP 14 2020

RECEIVED
ADIRONDACK PARK AGENCY
SEP 14 2020

Dear Mr Kendall

I am writing in responce to information that was just brought to my attention. It seems that our town officials do not find it necessary to notify residents of adjoining properties when changes are be made that affect our quality of life. First was the installation of a cell tower project No 2020-0111. All of the property owners around this are strongly opposed to this. Corrospondance has already been sent to Ariel O Lynch. The second well kept secrete is a proposed 80 unit housing development with access off Hall Hill Rd (past said cell tower) project No 2019-01 map amendment. I checked into the zoning for this area before I built my home here 39 years ago. The zoning in this area is such that people canot build on top of one another. Hall Hill Rd is a quiet dead end road surounded by forest and wild life. We do not need any more mini cities popping up in the adirondecks I am strongly opposed to both of these projects

Thank You for your attention to this matter

Sincerely Ronald Arnold

July 20, 2020

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

RECEIVED
ADIRONDACK PARK AGENCY

AUG 03 2020

Dear Mr Kendall,

Since the 1950s my family has had residences in the Northwoods section of Lake Vanare in Lake Luzerne, NY. Our area is basically made up of residences, motels and small businesses. We are taxed as Resort Residential zoning.

The area that is proposed by the Town of Lake Luzerne to be changed from low density to moderate density by the APA actually should have been moderate already according to its actual use since we've been here! In the 70s, when the Park Agency was formed, that specific area already included a couple bars, a campsite, several homes and a dude ranch!

Continued growth in our area would be encouraged by approval of 2019-01. As things stand the Town is shrinking in population. Lands included under this proposal can easily sustain more dwellings which would fit in nicely on the Hidden Valley corridor complimenting homes on the other side of Hidden Valley road.

Thank you for listening to these comments in favor of 2019-01.

Sincerely,

George Buhrmaster

From: Heidi Wendel
To: MapAmendment_comments@apa.ny.gov
Subject: Continue the designation of Rural Use for the 105 acres near Lake Vanare
Date: Monday, July 06, 2020 1:50:15 PM

Dear Adirondack Park Agency,

I am writing to ask you to please deny the request to rezone 105 acres of private land near Lake Vanare from Rural Use to Moderate Intensity. **I am requesting that the 105 acres be kept in the zoning as Rural Use.** The Rural Use zoning was correct and should not be changed. It is part of an 18,000-acre block of Rural Use, with wetlands, streams and valuable forest ecosystems. As the APA Act states, "Rural Use areas help to 'provide the essential open space atmosphere that characterizes the Adirondack Park.'"

Thank you for your consideration of my views.

Respectfully,

Heidi A. Wendel
29 Secor Street
Nelsonville, NY 10516
(917) 854-1645
heidi.wendel@gmail.com

From:	R VanDerzee
To:	Kendall, Matthew S (APA)
Cc:	dgibson@adirondackwild.org; Info@protectadks.org; info@adirondackcouncil.org
Subject:	Fw: MA2020-01 (Lake Luzerne)
Date:	Monday, August 31, 2020 11:16:06 PM

PROPOSED ACTION:
Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County (Map Amendment 2019-01) to reclassify approximately 105 acres pursuant to the Adirondack Park Agency Act, Section 805(2)(c)(1) from Rural Use to Moderate Intensity Use.

Mr. Kendall,
I respectfully request the application be voided, or at minimum, an extension be given for responses. “The applicant must provide the names and addresses of both adjacent landowners and those within the area being requested for reclassification…” and they did not. Property tax IDs and names of those overlooked are at the bottom of this letter. These properties adjoin or are adjacent (across the roadway) to the parcel under consideration; the latter an unarguable standard since all properties on the opposite side of Hidden Valley Road are noted on the application.

I have included a copy of my initial response. I would like to reiterate that I only heard about this application by word-of-mouth on May 31, just before the response deadline and well after the public hearing. Property owners on Hall Hill have still not been notified either.

My response at that time was quite rushed in order to meet the deadline, but I now have more thoughts to add. The application states the variance would be in character with adjacent properties. I disagree. The properties on the Hall Hill Road side are rural residential; eight of the ten I reference below consist of 10+ acres.

Two of the properties documented on the application are not immediately across the road from the Reed property but opposite Double H Hole in the Woods Ranch. If they were given the opportunity to provide input, would then property owners further up Hall Hill Road also have the same respect?

You may also want to locate the habitat and nest of the bald eagle that I have seen soaring over my property. It definitely makes its graceful loops, ever steadily, towards Lake Vanare. My first sighting was late summer or early fall last year. My brother, an avid outdoorsman, stopped and I was telling him my husband and I were heading to Spier Falls/Moreau Lake to try and spot an eagle. He said, " Why? There's one right there." I've been fortunate to see one twice since then.

Thank you for your consideration.

Cordially,

Mrs. Roberta VanDerzee

Properties not on application:
Gordon and Betty Ellsworth (286.-1-13) 11 acres
Roberta VanDerzee/writer (286.-1-16) 1.77 acres
James and Maureen Sampson (286.-1-17) 1.46 acres
Donna Baker (286.-1-20.1) 16.87 total acres
Sarah Kyarsgard (286.-1-27) 9.06 acres
Steven Kyarsgard (286.-1-26) 2.54 acres (combined with above = 11.6 acres)
Patrick Zawarkay (286.-1-24 and 25) 1.58 acres
Wayne Allison (286.-1-2) 16.5 acres
Bryan Arnold (286.-1-15) 36 acres
Dolores Arnold (286.-1-6) 10.5 acres
Marilyn Williams (286.-1-4) 10.4 acres
Ronald and Debra Arnold (286.-1-3) 45 acres
Shawn Graham (286.-1-80) 34.86 acres >> A portion of his property is directly across 9N

Sent from Yahoo Mail on Android

> ----- Forwarded Message -----
> **From:** "R VanDerzee" <rlef99@yahoo.com>
> **To:**
> **Sent:** Mon, Aug 31, 2020 at 10:04 PM
> **Subject:** Re: MA2020-01 (Lake Luzerne)
>
> Sent from Yahoo Mail on Android
>
> On Tue, Jun 2, 2020 at 7:55 AM, R VanDerzee <rlef99@yahoo.com> wrote:
>
>> I am commenting on the proposal by the Town of Lake Luzerne to amend 105 acres within the APA from Rural Use to Moderate Intensity Use. This land primarily faces Hidden Valley Road. This will be a short narrative, as I only found out about this proposal by word of mouth a few days ago.
>>
>> - My first point is that the Town's application is incorrect. Part B.4. states the Town "must provide names and addresses of both adjacent landowners and those within the area being requested for reclassification."
>> - The back of my property (286.-1-16) and that of at least three other landowners connects to the land now owned by Thomas Reed and we are not on the list, nor were we notified of this proposal.
>>
>> - Consideration needs to be given to the fact that these parcels were purchased by the previous owner 4/8/2005. And Gene has been Town Supervisor as far back as at least 2007. So, why the request for reclassification now? The timing is perhaps coincidental, probably not. The parcels were purchased by a new owner last June and the application

from the Town came just four months later, dated 10/21/2019. If I read between the lines that tells me the new landowner fully intends to develop the land at its fullest.
    - Current class would allow for up to 12 homes on the property.
    - New class, up to 80 homes

- Observed environmental impacts
    - A pair of pileated woodpeckers, who are territorial, come flying on to my trees from within the parcels. While not endangered, they are protected by the US Migratory Birds Act.
    - There is a bear den back there somewhere. I can hear hooting and I saw a set of twin cubs just two years ago.
    - Wildlife patterns
        - Every spring I see a turkey hen, and ultimately her chicks, emerge from behind my house.
        - A herd of five deer, and a one lone one, have a routine path. I see them regularly cross the road opposite from my father's house (his land abuts against the Charles Wood/Double H property), traveling through his 12 acres, then diagonally across the top corner of mine, and then SW into the parcel in question. There is an old creek bed and former snowmobile trails that are part of their trail system. I am guessing if the land was developed that old trail would be a prime place for roadways and completely disrupt their normal travel pattern.
        - Quite a flock of turkeys call this large parcel of land home as well. There were 12 of them the last time I saw them a couple weeks ago.

I will be sending a copy of this to the Town as well, so want to also say, that I moved back to Luzerne because it was the way it is. Due to a divorce, I did move outside the Town for a few years. I did not move here hoping and praying that someday I would get to see potentially 80 new homes clustered in one area, let alone right behind me completely changing enjoyment of my property and neighborhood. Let's not forget, new homes mean greater tax base, yes. But also financial and personnel impacts on the school, Transfer Station services, and EMS and Fire services.

Thank you for your consideration.

Roberta VanDerzee

PO Box 386, 80 Hall Hill Rd

Lake Luzerne, NY 12846

518.955.2324

Sent from Yahoo Mail on Android

From: Kathleen Corlew
To: MapAmendment_comments@apa.ny.gov
Subject: Hall Hill
Date: Friday, September 04, 2020 11:06:05 AM

Matthew, My name is Kathleen Cook-Corlew and I live in Lake Luzerne New York. I am a taxpayer in the town and I manage a family estate on Hall Hill Road. I recently read in the Adirondack explorer about how the town proposed a map change for 100 acres off of Hall Hill Road and connecting the Hidden Valley Road. I do not support the idea of the APA allowing the town to change the zoning on that property. Please advise me as to when the next meeting will be held, or who I should contact to express my concerns. Thank you.

Date: July 30, 2020

To: Matthew Kendall
Adirondack Park Agency

RECEIVED
ADIRONDACK PARK AGENCY
AUG 17 2020

Re: Map Amendment 2019-19

At the time the APA was created our property was the Ranch House restaurant. It evolved over the years and now we operate Tubby Tubes on this site. We are at the corner of Hidden Valley Road and NY Route 9N. We are within the area proposed for change to moderate density.

We are in the Town RR zoning, Resort Residential. We are taxed that way. We, and our neighbors, are certainly not in a "low density" area as you can see just by looking at the surrounding properties.

Please pass the proposal to change the area to moderate density.

Sincerely,

Eric Hamell

Date: July 30, 2020

To: Adirondack Park Agency

From: Francis Hurley

RECEIVED
ADIRONDACK PARK AGENCY
AUG 10 2020

I own a home in the building that used to be the Silver Dollar restaurant and bar. It has been here since the 1930s. We are on Lake Avenue (route 9N) in Lake Vanare and part of the property that is being considered for moderate density zoning.

Since we are already only 5+ acres, and always were, I'm not sure why we weren't always in that category. We are in Lake Luzerne's .Resort Residential. zoning ordinance and pay taxes based on that.

Some of our neighbors, like Mountain Man Campsites, aren't on 8+ acres either. So our area, including my home, shouldn't be zoned low density. That only discourages economic development in an area that justifies it.

Sincerely,

Francis M. Hurley

Francis Hurley

From: Judy Weinstein
To: MapAmendment_comments@apa.ny.gov; Judy Weinstein; Stephen Weinstein
Subject: Lake Vanare Land Use changes
Date: Wednesday, September 16, 2020 1:36:36 PM

I am concerned that the public has no idea about what the land will be used for. Is there a developer with plans for the land if the changes are approved? The town should be up front about this.
I am concerned that forest blocks will be destroyed. I am concerned that two wetlands are included. They contribute to groundwater and the aquifer. I am concerned about the affect of more septic systems on the water quality in Lake Vanare and Fourth Lake. Fourth Lake already has a terrible vegetation problem.
Sincerely,
Judy Weinstein
11Colony Drive
Lake Luzerne

From: Greg Wait
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Vanare
Date: Wednesday, July 08, 2020 10:16:17 AM

Hello,

I live in the town of Corinth. I volunteered as a nurse and then taught skiing at Double H Ranch. The kids come from all over the northeast to have camp in the rural Adirondacks. To increase development in this area would diminish this experience for the children. When they leave the Northway, for many, the Adirondack experience begins. They might as well stay in New Jersey for camp if they know that the camp is no longer in a rural area. (Increased noise, light, traffic, decreased wildlife, decreased trees, increased garbage, and pollution). Also, the Town of Luzerne is not taking advantage of the incredible opportunity they have in the down town area. And, as I am sure you are aware, once you start chopping the park up, decreasing its rural character, it will no longer be a great treasure.

You will be partly responsible for destroying the national treasure that it is. Please have the 105 acres near Lake Vanare remain as Rural use.

Thank you,

Gregory A, Wait
475 county Route 10
Corinth N.Y
12022
518 796 7697

From: Erin Cook
To: MapAmendment_comments@apa.ny.gov
Subject: MA2020-01 (Lake Luzerne)
Date: Saturday, September 05, 2020 9:29:28 AM

Hello,

As a long time resident of Hall Hill Road and Lake Luzerne, I do NOT support changing the zoning of Hall Hill from rural to “moderate intensity use.” Our area is beautiful and a sought after tourist area because it is NOT developed like many of the surrounding areas. Please protect the rural countryside of our home town.

Thank you for your consideration of this request.

Erin Cook

Erin Cook, Ph.D., NCSP
NYS Licensed Psychologist

ADIRONDACK COUNCIL PRESERVING WATER, AIR AND WILDLANDS

June 3, 2020

Matthew Kendall
Adirondack Park Agency
P.O. Box 99
Ray Brook, NY 12977
(Via Electronic Submission)

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Moderate Intensity Use area is defined as,

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2. Topography: meets criteria. With 98% of the area containing slopes of 15% or less, the topography would not unduly limit development.

3. Water: unclear. The land area contains a C(t) stream that may support a trout population, 13.7 acres of wetlands, and is situated near two lakes. The impacts of increased development, as the DSEIS outlines, "permitted by Moderate Intensity Use can increase nutrient levels and contamination of adjacent waters. Excessive nutrients cause physical and biological change in waters which affect aquatic life." (Page 20) It is unclear if the water criteria has been met given the area's natural characteristics and if/how future development would impact the water resources.

4. Fragile ecosystem: does not meet criteria. "Approximately 80 acres of the area are within an 11,800-acre area identified 'regionally important' forest block by the Wildlife Conservation Society…This forest block is one of 115 regionally important forest blocks identified in the Adirondack Park." (Page 17) With a majority of the proposed land area existing in a regionally significant forest block, the land should be protected in its current RU classification to conserve important open space and natural resources.

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7. Park Character: does not meet criteria. While the land use area is adjacent to a MIU area, it is also situated within a large 18,000 RU block spanning multiple towns, and is multiple miles away from a Hamlet area. The amendment fails Park Character because the area is not proximate to existing communities and services, and therefore, intense development would be "detrimental to the open-space character of the park." (Appendix Q-8)

8. Public Facility: does not meet criteria. The DSEIS acknowledges that the land use area is not currently serviced by public sewer and makes no mention of the intent to propose or develop a system.

9. Existing Land Use: does not meet criteria. The existing land use of private forestlands and overall low level of development of the area indicates that the lands should not be opened up for high levels of development.

Additional Comments

In addition to the comments provided above, the Council echoes comments submitted in previous map amendments that have come up for Agency consideration:

1. Comprehensive planning, not spot zoning: Map amendments should fit within a larger comprehensive planning effort that considers and addresses community needs, natural resource impacts, the character of the surrounding landscape, and impacts to adjoining properties, especially when state lands are involved. Of its 25,000+ acres, the Town of Lake Luzerne is looking to reclassify only 0.4% of its total land area through this map amendment, which will benefit only a small amount of property owners in the Town.

2. No consideration of future development: Pursuant to APA Act Regulation Part 583.2(b), the Agency cannot consider any future land development proposals or existing or proposed land use controls when reviewing a map amendment.

3. Eight votes needed for approval: According to Part 583.6, in order for a map amendment to be passed, "Eight affirmative votes shall be required for the agency to grant any map amendment whenever a two-thirds vote is statutorily required."

In closing, the Adirondack Council opposes Map Amendment 2019-01 to reclassify 105 acres in the Town of Lake Luzerne from Rural Use to Moderate Intensity Used based on the failure of the proposal to meet the nine classification descriptions and criteria outlined in Appendix Q-8. We thank you for reviewing our comments and look forward to your response.

Sincerely,

Rocci Aguirre
Deputy Director

From: Heidi Wendel
To: MapAmendment_comments@apa.ny.gov
Subject: Continue the designation of Rural Use for the 105 acres near Lake Vanare
Date: Monday, July 06, 2020 1:50:15 PM

Dear Adirondack Park Agency,

I am writing to ask you to please deny the request to rezone 105 acres of private land near Lake Vanare from Rural Use to Moderate Intensity. **I am requesting that the 105 acres be kept in the zoning as Rural Use.** The Rural Use zoning was correct and should not be changed. It is part of an 18,000-acre block of Rural Use, with wetlands, streams and valuable forest ecosystems. As the APA Act states, "Rural Use areas help to 'provide the essential open space atmosphere that characterizes the Adirondack Park.'"

Thank you for your consideration of my views.

Respectfully,

Heidi A. Wendel
29 Secor Street
Nelsonville, NY 10516
(917) 854-1645
heidi.wendel@gmail.com

From: Greg Wait
To: MapAmendment_comments@apa.ny.gov
Subject: Lake Vanare
Date: Wednesday, July 08, 2020 10:16:17 AM

Hello,

I live in the town of Corinth. I volunteered as a nurse and then taught skiing at Double H Ranch. The kids come from all over the northeast to have camp in the rural Adirondacks. To increase development in this area would diminish this experience for the children. When they leave the Northway, for many, the Adirondack experience begins. They might as well stay in New Jersey for camp if they know that the camp is no longer in a rural area. (Increased noise, light, traffic, decreased wildlife, decreased trees, increased garbage, and pollution). Also, the Town of Luzerne is not taking advantage of the incredible opportunity they have in the down town area. And, as I am sure you are aware, once you start chopping the park up, decreasing its rural character, it will no longer be a great treasure.

You will be partly responsible for destroying the national treasure that it is. Please have the 105 acres near Lake Vanare remain as Rural use.

Thank you,

Gregory A, Wait
475 county Route 10
Corinth N.Y
12022
518 796 7697

RECEIVED
ADIRONDACK PARK AGENCY
JUL 13 2020

~~Tuesday~~ July 7, 2020

Respectfully to the Adirondack Park Agency,

Please keep the 105 acres of land near Lake Vanare rural without additional development. The Town of Suzerne is a beautiful Adirondack "pathway" and should not show growth as do our near by cities. Our wild life is being "pushed out" enough.

Thank you, stay well

Elizabeth Benton Wait

Date: July 30, 2020

To: Adirondack Park Agency

From: Francis Hurley

RECEIVED
ADIRONDACK PARK AGENCY
AUG 10 2020

I own a home in the building that used to be the Silver Dollar restaurant and bar. It has been here since the 1930s. We are on Lake Avenue (route 9N) in Lake Vanare and part of the property that is being considered for moderate density zoning.

Since we are already only 5+ acres, and always were, I'm not sure why we weren't always in that category. We are in Lake Luzerne's .Resort Residential. zoning ordinance and pay taxes based on that.

Some of our neighbors, like Mountain Man Campsites, aren't on 8+ acres either. So our area, including my home, shouldn't be zoned low density. That only discourages economic development in an area that justifies it.

Sincerely,

Francis M. Hurley

Francis Hurley

Date: July 30, 2020

To: Matthew Kendall
Adirondack Park Agency

RECEIVED
ADIRONDACK PARK AGENCY
AUG 17 2020

Re: Map Amendment 2019-19

At the time the APA was created our property was the Ranch House restaurant. It evolved over the years and now we operate Tubby Tubes on this site. We are at the corner of Hidden Valley Road and NY Route 9N. We are within the area proposed for change to moderate density.

We are in the Town RR zoning, Resort Residential. We are taxed that way. We, and our neighbors, are certainly not in a "low density" area as you can see just by looking at the surrounding properties.

Please pass the proposal to change the area to moderate density.

Sincerely,

Eric Hamell

July 20, 2020

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

RECEIVED
ADIRONDACK PARK AGENCY

AUG 03 2020

Dear Mr Kendall,

Since the 1950s my family has had residences in the Northwoods section of Lake Vanare in Lake Luzerne, NY. Our area is basically made up of residences, motels and small businesses. We are taxed as Resort Residential zoning.

The area that is proposed by the Town of Lake Luzerne to be changed from low density to moderate density by the APA actually should have been moderate already according to its actual use since we've been here! In the 70s, when the Park Agency was formed, that specific area already included a couple bars, a campsite, several homes and a dude ranch!

Continued growth in our area would be encouraged by approval of 2019-01. As things stand the Town is shrinking in population. Lands included under this proposal can easily sustain more dwellings which would fit in nicely on the Hidden Valley corridor complimenting homes on the other side of Hidden Valley road.

Thank you for listening to these comments in favor of 2019-01.

Sincerely,

George Buhrmaster

From:	R VanDerzee
To:	Kendall, Matthew S (APA)
Cc:	dgibson@adirondackwild.org; Info@protectadks.org; info@adirondackcouncil.org
Subject:	Fw: MA2020-01 (Lake Luzerne)
Date:	Monday, August 31, 2020 11:16:06 PM

PROPOSED ACTION:
Amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Lake Luzerne, Warren County (Map Amendment 2019-01) to reclassify approximately 105 acres pursuant to the Adirondack Park Agency Act, Section 805(2)(c)(1) from Rural Use to Moderate Intensity Use.

Mr. Kendall,
I respectfully request the application be voided, or at minimum, an extension be given for responses. “The applicant must provide the names and addresses of both adjacent landowners and those within the area being requested for reclassification…” and they did not. Property tax IDs and names of those overlooked are at the bottom of this letter. These properties adjoin or are adjacent (across the roadway) to the parcel under consideration; the latter an unarguable standard since all properties on the opposite side of Hidden Valley Road are noted on the application.

I have included a copy of my initial response. I would like to reiterate that I only heard about this application by word-of-mouth on May 31, just before the response deadline and well after the public hearing. Property owners on Hall Hill have still not been notified either.

My response at that time was quite rushed in order to meet the deadline, but I now have more thoughts to add. The application states the variance would be in character with adjacent properties. I disagree. The properties on the Hall Hill Road side are rural residential; eight of the ten I reference below consist of 10+ acres.

Two of the properties documented on the application are not immediately across the road from the Reed property but opposite Double H Hole in the Woods Ranch. If they were given the opportunity to provide input, would then property owners further up Hall Hill Road also have the same respect?

You may also want to locate the habitat and nest of the bald eagle that I have seen soaring over my property. It definitely makes its graceful loops, ever steadily, towards Lake Vanare. My first sighting was late summer or early fall last year. My brother, an avid outdoorsman, stopped and I was telling him my husband and I were heading to Spier Falls/Moreau Lake to try and spot an eagle. He said, " Why? There's one right there." I've been fortunate to see one twice since then.

Thank you for your consideration.

Cordially,

Mrs. Roberta VanDerzee

Properties not on application:
Gordon and Betty Ellsworth (286.-1-13) 11 acres
Roberta VanDerzee/writer (286.-1-16) 1.77 acres
James and Maureen Sampson (286.-1-17) 1.46 acres
Donna Baker (286.-1-20.1) 16.87 total acres
Sarah Kyarsgard (286.-1-27) 9.06 acres
Steven Kyarsgard (286.-1-26) 2.54 acres (combined with above = 11.6 acres)
Patrick Zawarkay (286.-1-24 and 25) 1.58 acres
Wayne Allison (286.-1-2) 16.5 acres
Bryan Arnold (286.-1-15) 36 acres
Dolores Arnold (286.-1-6) 10.5 acres
Marilyn Williams (286.-1-4) 10.4 acres
Ronald and Debra Arnold (286.-1-3) 45 acres
Shawn Graham (286.-1-80) 34.86 acres >> A portion of his property is directly across 9N

Sent from Yahoo Mail on Android

> ----- Forwarded Message -----
> **From:** "R VanDerzee" <rlef99@yahoo.com>
> **To:**
> **Sent:** Mon, Aug 31, 2020 at 10:04 PM
> **Subject:** Re: MA2020-01 (Lake Luzerne)
>
> Sent from Yahoo Mail on Android
>
> On Tue, Jun 2, 2020 at 7:55 AM, R VanDerzee <rlef99@yahoo.com> wrote:
>
>> I am commenting on the proposal by the Town of Lake Luzerne to amend 105 acres within the APA from Rural Use to Moderate Intensity Use. This land primarily faces Hidden Valley Road. This will be a short narrative, as I only found out about this proposal by word of mouth a few days ago.
>>
>> - My first point is that the Town's application is incorrect. Part B.4. states the Town "must provide names and addresses of both adjacent landowners and those within the area being requested for reclassification."
>> - The back of my property (286.-1-16) and that of at least three other landowners connects to the land now owned by Thomas Reed and we are not on the list, nor were we notified of this proposal.
>>
>> - Consideration needs to be given to the fact that these parcels were purchased by the previous owner 4/8/2005. And Gene has been Town Supervisor as far back as at least 2007. So, why the request for reclassification now? The timing is perhaps coincidental, probably not. The parcels were purchased by a new owner last June and the application

from the Town came just four months later, dated 10/21/2019. If I read between the lines that tells me the new landowner fully intends to develop the land at its fullest.
    - Current class would allow for up to 12 homes on the property.
    - New class, up to 80 homes

- Observed environmental impacts
    - A pair of pileated woodpeckers, who are territorial, come flying on to my trees from within the parcels. While not endangered, they are protected by the US Migratory Birds Act.
    - There is a bear den back there somewhere. I can hear hooting and I saw a set of twin cubs just two years ago.
    - Wildlife patterns
        - Every spring I see a turkey hen, and ultimately her chicks, emerge from behind my house.
        - A herd of five deer, and a one lone one, have a routine path. I see them regularly cross the road opposite from my father's house (his land abuts against the Charles Wood/Double H property), traveling through his 12 acres, then diagonally across the top corner of mine, and then SW into the parcel in question. There is an old creek bed and former snowmobile trails that are part of their trail system. I am guessing if the land was developed that old trail would be a prime place for roadways and completely disrupt their normal travel pattern.
        - Quite a flock of turkeys call this large parcel of land home as well. There were 12 of them the last time I saw them a couple weeks ago.

I will be sending a copy of this to the Town as well, so want to also say, that I moved back to Luzerne because it was the way it is. Due to a divorce, I did move outside the Town for a few years. I did not move here hoping and praying that someday I would get to see potentially 80 new homes clustered in one area, let alone right behind me completely changing enjoyment of my property and neighborhood. Let's not forget, new homes mean greater tax base, yes. But also financial and personnel impacts on the school, Transfer Station services, and EMS and Fire services.

Thank you for your consideration.

Roberta VanDerzee

PO Box 386, 80 Hall Hill Rd

Lake Luzerne, NY 12846

518.955.2324

Matthew Kendall
Environmental Program Specialist
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

RECEIVED
ADIRONDACK PARK AGENCY
AUG 31 2020

Dear Mr. Kendall,

Every day I drive to work I pass by the properties included in A.P.A. Map Amendment 2019-01. I drive by Mountain Air Campground on NY Route 9N, Wolf Hollow (formerly the Silver Dollar Bar), Tubby Tubes Recreation Co. at the corner of Route 9N and Hidden Valley Road, Up Hidden Valley Rd past the Pavone Cabin, the Reed property, a small apartment house (that used to house Hidden Valley Dude Ranch workers), a garage owned by the Flanagan family across the road, and I arrive at work at the Double H Ranch (we reside on Wood Foundation property).

These are our neighbors. This is our neighborhood, an integral part of the Lake Vanare Community. Many people in our community work and volunteer here at the Double H Ranch as we make the lives of children with life threatening illnesses a bit brighter (see enclosure). Eric Hammell of Tubby Tubes and Tom Reed are just two of our neighbors who help us out. That's what neighbors do.

Most of our community lies in the A.P.A. "moderate intensity" designation. The area within 2019-01 has topography that is similar to, and, in fact, better than, lands that are already "moderate" within our Lake Vanare community. It only makes sense to include them as equal within our community.

I appreciate your taking these thoughts into consideration.

Sincerely,

Max Yurenda, CEO
Double H Ranch

Wayne & Maryellen Allison
17 Hall Hill Road
Lake Luzerne, NY 12846
(518)696-3629
me.an.wayne@gmail.com

September 3rd, 2020

RE: town of Lake Luzerne application Map Amendment 2019-01

Matthew Kendall
Nys Adirondack Park Agency
Post office Box 99
Ray Brook, NY 12977

To All Interested Persons,

We are writing to express our concerns over the proposed map amendment 2019-01 in the Town of Lake Luzerne, more specifically Lake vanare. We reside on Hall Hill Road, an area zoned as Residential Countryside. We live here year round.

We enjoy the quiet setting that is our Adirondack neighborhood and chose this area because of its peaceful, woodland setting. We CHOSE to live in the Adirondack park because the park honors and protects the gift of nature.

Most mornings we can be found walking our dog up the hill for enjoyment and exercise. We regularly see deer, fox (both red and gray), and a variety of birds including turkeys, a pair of pileated woodpeckers and, this year, a pair of broadtail hawks who raised their young. We have also seen a weasel, a fisher, bears and two years ago, a bobcat. All of these along with more common creatures such as porcupines, gray, red, and flying squirrels,and chipmunks. We are very concerned about the impact of the construction of a potentially large number of new homes on the habitat of these animals. It is a wonder and a privilege to see them on a regular basis.

It has come to our attention that there is an entrance to the property, from Hall Hill Road, that is within 500 feet of our property. While this entrance/property is NOT part of the 105 acres being considered for re-zoning, it does belong to a major stake holder in that property. We are worried about an increased volume of traffic on the road. The street is a narrow country road designed to accommodate a minimal amount of traffic. There are no sidewalks so walking the dog could become hazardous. The potential increased noise from the traffic would also impact our quality of living.

Additionally, with the re-zoning, there could potentially be a large number of new homes installed. We are concerned about the impact of that number of wells and septic systems on the ground water which we have depended on for the past thirty years.

We feel that the current zoning of rural property is correct and hope the agency denies this request and protects our wild spaces. Our town does not have the infrastructure in place to support such a potentially large development. We thank you for your time and consideration and hope for a satisfactory outcome on this subject.

Sincerely,

Wayne & Maryellen Allison
17 Hall Hill Road
Lake Luzerne NY 12846
518-696-3629

From: Kathleen Corlew
To: MapAmendment_comments@apa.ny.gov
Subject: Hall Hill
Date: Friday, September 04, 2020 11:06:05 AM

Matthew, My name is Kathleen Cook-Corlew and I live in Lake Luzerne New York. I am a taxpayer in the town and I manage a family estate on Hall Hill Road. I recently read in the Adirondack explorer about how the town proposed a map change for 100 acres off of Hall Hill Road and connecting the Hidden Valley Road. I do not support the idea of the APA allowing the town to change the zoning on that property. Please advise me as to when the next meeting will be held, or who I should contact to express my concerns. Thank you.

From: Erin Cook
To: MapAmendment_comments@apa.ny.gov
Subject: MA2020-01 (Lake Luzerne)
Date: Saturday, September 05, 2020 9:29:28 AM

Hello,

As a long time resident of Hall Hill Road and Lake Luzerne, I do NOT support changing the zoning of Hall Hill from rural to “moderate intensity use.” Our area is beautiful and a sought after tourist area because it is NOT developed like many of the surrounding areas. Please protect the rural countryside of our home town.

Thank you for your consideration of this request.

Erin Cook

Erin Cook, Ph.D., NCSP
NYS Licensed Psychologist

9-5-20

MATT KENDEL

I'M WRITING IN REGARDS TO MAP AMENDMENT 2019-01 A SUB DIVISION. I DO NOT WANT IT!

THANK YOU

Dolores J. Arnold

RECEIVED
ADIRONDACK PARK AGENCY

SEP 14 2020

08/07/2020

NYS Adirondack Park Agency
P.O.Box 99
Ray Brook, NY 12977

Marilyn Williams
75 Hall Hill Road
Lake Luzerne, NY 12846

Dear Matthew,

I am writing you in opposition of Map Amendment 2019-01. I would like to start by saying that I have just recently found out about this housing development thru my neighbor. No one has contacted me in any other way or form. I live directly across from a right of way to this proposed site. I have lived here with my husband for 33 years and have chosen to live here because of the quietness and beautiful wildlife that we enjoy every day. We sit on our front porch and watch hummingbirds, robins, blue jays, cardinals, gold finch, blue birds, red tailed hawks, crows, woodpeckers, squirrels, chipmunks, foxes and there babies, several deer herds, and an occasional bear. We LOVE watching our wildlife here. All of this will be taken away from us if this development is allowed. The APA was established to protect our environment and I hope you consider this before anything else. Our neighborhood is a beautiful place to live and we ALL want to keep it this way. The increased traffic will be horrible, let alone the noise level, possible crime, and invasion of privacy. It will in no way help with the tax base because our property taxes have Never gone down since I have lived here. This right of way will go directly in front of Jim and Maureen Sampson's house. That is ridiculous! I am asking that you do not approve the change in zoning. I thought that zoning laws were here for a reason, to protect us. On behalf of my self and ALL of my neighbors, PLEASE do not approve this.

Sincerely,
Marilyn Williams Homeowner
Marilyn Williams

RECEIVED
ADIRONDACK PARK AGENCY
SEP 14 2020

Dear Mr Kendall

I am writing in responce to information that was just brought to my attention. It seems that our town officials do not find it necessary to notify residents of adjoining properties when changes are be made that affect our quality of life. First was the installation of a cell tower project No 2020-0111. All of the property owners around this are strongly opposed to this. Corrospondance has already been sent to Ariel O Lynch. The second well kept secrete is a proposed 80 unit housing development with access off Hall Hill Rd (past said cell tower) project No 2019-01 map amendment. I checked into the zoning for this area before I built my home here 39 years ago. The zoning in this area is such that people canot build on top of one another. Hall Hill Rd is a quiet dead end road surounded by forest and wild life. We do not need any more mini cities popping up in the adirondecks I am strongly opposed to both of these projects

Thank You for your attention to this matter

Sincerely Ronald Arnold

From: Judy Weinstein
To: MapAmendment_comments@apa.ny.gov; Judy Weinstein; Stephen Weinstein
Subject: Lake Vanare Land Use changes
Date: Wednesday, September 16, 2020 1:36:36 PM

I am concerned that the public has no idea about what the land will be used for. Is there a developer with plans for the land if the changes are approved? The town should be up front about this.
I am concerned that forest blocks will be destroyed. I am concerned that two wetlands are included. They contribute to groundwater and the aquifer. I am concerned about the affect of more septic systems on the water quality in Lake Vanare and Fourth Lake. Fourth Lake already has a terrible vegetation problem.
Sincerely,
Judy Weinstein
11Colony Drive
Lake Luzerne

From:	Madelyn Edelson
To:	MapAmendment_comments@apa.ny.gov
Subject:	Please keep Lake Vanare area free of further development.
Date:	Tuesday, September 15, 2020 12:27:04 PM

Madelyn Pressman Edelson
23 Colony Drive
Lake Luzerne NY

Sent from my iPhone

From: Karen Bloom
To: MapAmendment_comments@apa.ny.gov
Subject: Rezoning
Date: Tuesday, September 15, 2020 5:04:26 PM

To Whom It may Concern:

It has been brought to my attention that a request has been made to rezone 105 acres of private land near Lake Vanare from rural use to moderate intensity. That means going from possible 75 buildings per sq. mile to 500 buildings/sq. mi. They want to maximize development on an already heavily developed lakefront and along the Rt.9N corridor in Lake Luzerne.

In allowing this request to proceed means more traffic and destruction of the beauty of the area. I am writing this to notify you of my objection to any rezoning at this location.

Sincerely,
Karen Bloom

From: Bruce Robbins
To: MapAmendment_comments@apa.ny.gov
Subject: Re zone
Date: Tuesday, September 15, 2020 3:42:41 PM

I do not believe re zoning in this area is in the best interest of our “pristine Adirondack “ park or its inhabitants. My family has lived here for at least 8 generations.

Bruce Robbins Sr.

Sent from Yahoo Mail for iPhone

From: Wayne Allison
To: Kendall, Matthew S (APA)
Subject: Town of Lake Luzerne map amendment 2019-01
Date: Friday, September 18, 2020 11:07:46 AM

Hi Mr. Kendall,

I spoke with you a few weeks ago about this map amendment in Lake Luzerne (Lake Vanare area). I just had a question about how the application was made. Is it normal procedure for a town to apply for this type of change? Why wouldn't it be up to the land owner to apply? Thank you for any Information you can provide.

Sincerely,
Maryellen Allison
17 Hall Hill Road
Lake Luzerne, NY 12846
518-232-8839

From:	Madelyn Edelson
To:	MapAmendment_comments@apa.ny.gov
Subject:	Please keep Lake Vanare area free of further development.
Date:	Tuesday, September 15, 2020 12:27:04 PM

Madelyn Pressman Edelson
23 Colony Drive
Lake Luzerne NY

Sent from my iPhone

From: Bruce Robbins
To: MapAmendment_comments@apa.ny.gov
Subject: Re zone
Date: Tuesday, September 15, 2020 3:42:41 PM

I do not believe re zoning in this area is in the best interest of our “pristine Adirondack “ park or its inhabitants. My family has lived here for at least 8 generations.

Bruce Robbins Sr.

Sent from Yahoo Mail for iPhone

Thomas and Anne Reed
10 Forest Lake Road
Lake Luzerne, NY 12846
518-527-4899

November 7, 2020

Agency Board – Adirondack Park Agency
c/o Matthew Kendall, Environmental Program Specialist
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

Re: Town of Lake Luzerne Proposal 2019-01

It's important to review the events that preceded proposal 2019-01. Prior to purchasing 9 acres in Lake Luzerne I reviewed the property details in the Lake Luzerne Zoning Ordinance which showed density of 1 dwelling per acre along Hidden Valley Road and NY Route 9N. This density reached back approximately 1,300 ft from the road; it changed to 1 dwelling per 10 acres beyond that.

At a meeting with the Town, attended by Gene Merlino, Supervisor, Karen Putney, Zoning Officer, and Dennis MacElroy, EDPllp (Environmental Design Partners, Clifton Park, NY), Dennis pointed out that the property was under APA "yellow" density which was a major surprise. Dennis contacted Matt Kendall and arranged a following meeting at the Town.

Matt Kendall brought with him several helpful views of the property including one that showed APA density of "Moderate" on all of Hidden Valley Road except for a stretch under a "grid" which he printed out. Interestingly the grid line, which extended 1,320 feet from the road, matched up nearly exactly with the line the Town has separating density from 1 acre to 10 acres.

Matt Kendall provided the Town with an information packet that included the forms for the proposal needed to change APA density from "yellow" to "red" thereby making all of Hidden Valley Road viewed the same. Needless to say this would help the Town get their Zoning Ordinance density closer to the APA density in this area. [the Town Zoning Ordinance has since been pulled offline]

The proposal was developed and sent in to the APA. Concurrently the COVID crisis was developing and all things were delayed, including the scheduling of a public hearing to discuss the proposal. The meeting was eventually held "virtually". Some comments pro and con were received which delayed things even further.

We have reviewed all the correspondence to date that we have received either directly or as copies from the Town and the APA. Comments included, among many other things, many that were biased, emotional, personal preferences and/or extreme. However there were four themes that surface from the concerns within the documents: the current land demographics and use of the proposed area, water concerns, the soils, and the woods. The following discuss the facts.

Currently about 60 percent of the proposed area is already in commercial and residential use fitting moderate density with little, if any, negative environmental effects. The "grid" is the only area along

Hidden Valley Road that is not already rated Moderate Density by the APA. Compare the grid area to the northern end of Hidden Valley Road on the same side of the road which extends from Route 9N to the boundary of the Double H Ranch on Wood Foundation property. It is over NINETY percent woods, has so much water that one of the culverts going under the road is about 5 feet in diameter, and topo unfriendly to building. Yet it is labeled Moderate while the better lands, in all respects, at the other end of the road are not. That fact doesn't make sense. It appears that, back in the day, the APA did sort of reverse "spot zoning" in this area. It only makes sense to be consistent and make all of Hidden Valley road Moderate density.

Speaking of woods, look at Warren County GIS overhead of the entire local area considered Moderate Density which includes lakes and homes on both sides of Route 9N. Color views shows the lakes, roads, hotels and commercial properties but most private homes are covered by the canopy of trees. These homes along the lakes are mostly about an acre in size – in fact in the Northwoods Association along Lake Forest some lots are .6 acres (some even less). Even with this density there is great space for both trees and homes. [see two attachments] Given that any expanded use in the proposed "grid" area would follow new Moderate guidelines, the fact is that woodlands can easily coexist with homes.

Concerns about water reflect both surface water runoff into the lakes as well as septic systems. There is plenty of history with years of experience given the commercial and residential development already in place. Lake Vanare not only has many homes and several popular motels directly on the lake but also the Double H Ranch which is heavily used in both summer and winter. Surface water runoff is not a problem.

And the fact is that all are on septic systems. Lake Vanare flows into Lake Forest with dozens of homes on small lots directly on the lake. For the past two years Samantha Carey, a graduate student of SUNY Oneonta, has studied Lake Forest from every perspective. Her report is now in: the fact is that Forest Lake is in great condition from all perspectives. Water concerns seem overstated.

Its important to include soils in the discussion for several reasons. It's due to the granular soils that the septic systems work so well and also that rainwater is absorbed so well. The soils within the proposed grid area are virtually the same in character. They have, and will, support reasonable development along this corridor. And keep in mind that all building permits will still require approval by the Town, County and APA even after the proposed change to Moderate, which assures everyone that no building will take place in wetlands or on any other questionable site.

Lake Luzerne needs economic development. Our population is steadily declining, in fact we had over 100 graduates in 2000 but only 36 this year. Lake Luzerne is not alone: Census Bureau stats indicate that since 2010, 42 out of 50 New York State counties lost population and the state lost 1 million people since then. For every person moving into NY, two move out (MoneyWise.com). People moving into NY move into apartments (8000 new apartments in metro NYC since 2000) and many who leave simply abandon their homes (2000 abandoned in just the NYC area). In addition there are currently 13,290 foreclosures across the state [Stats from HudHomes and Zillow].

In summary, from a woods viewpoint, from a water viewpoint, from a soils viewpoint, from a location viewpoint and from an economic viewpoint, proposal 2019-01 should be approved. In the NYS Division of Budget section on the Adirondack Park Agency for 2021 under "Program Highlights" the first sentence reads "Since its inception, APA has worked to achieve a balance between strong environmental protection and sustainable economic development opportunities for the residents of the Adirondack Park".

Every single county within the Park has lost population, some seriously. The Town of Lake Luzerne has lost population. We are stepping forward to make significant investment in our Town, County and State. We need to do what we can to stop the population and economic erosion we are experiencing. We can do this responsibly in an area that the Town of Lake Luzerne "Master Plan of 2010" identifies as one of the hamlets to concentrate development in.

I'm writing to you on this date, November 7, 2020, my 78th birthday. I am still very committed to helping our area grow in a responsible way. Your action to approve 2019-01 moves us in that direction.

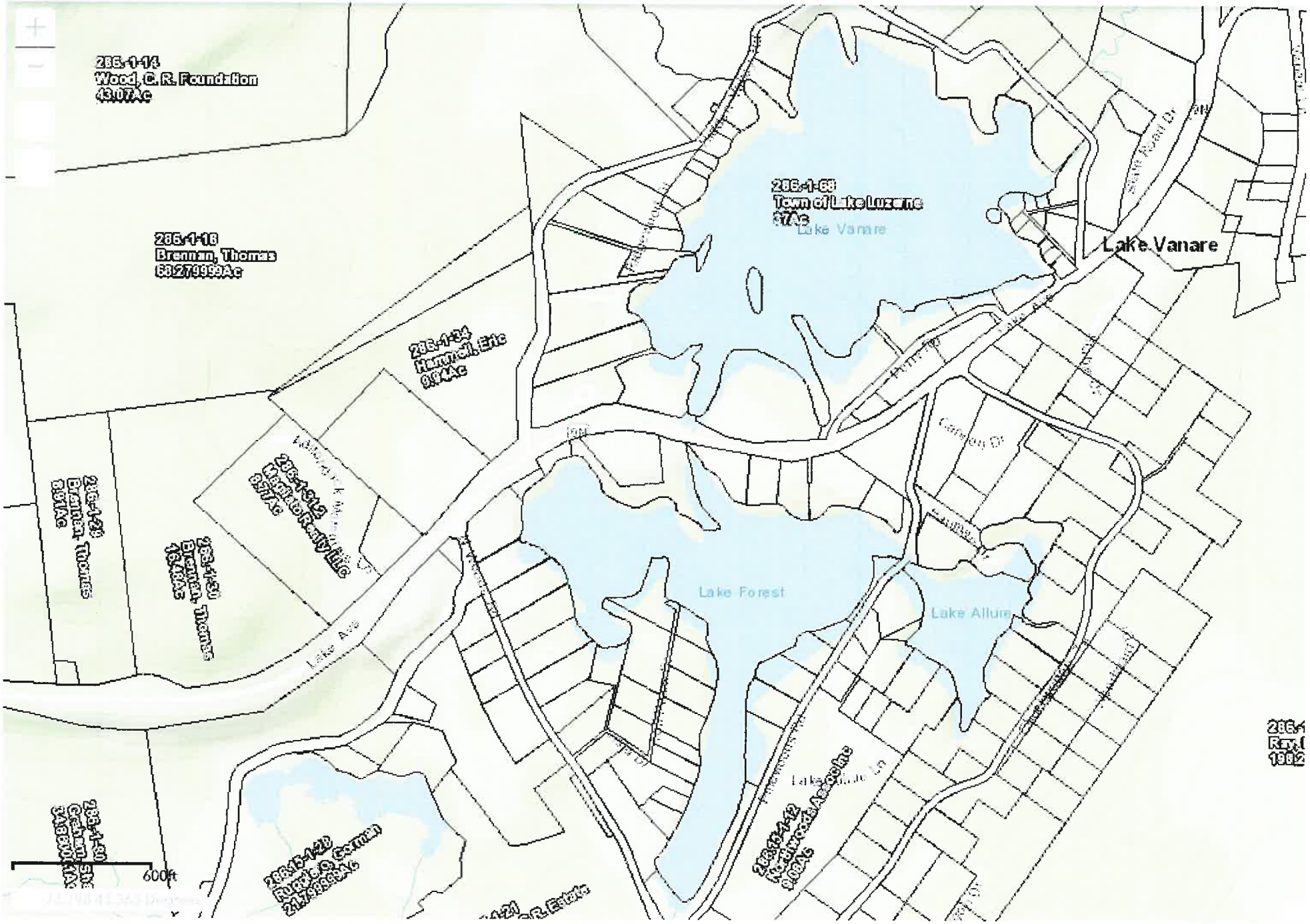
Thank you.

Sincerely,

Thomas H Reed

NOTE: The attachments were printed at a time when my purchase from Thomas Brennan was yet to be reflected in the Warren County GIS.

Warren County Parcel Viewer



Warren County Parcel Viewer

From: Karen Bloom
To: MapAmendment_comments@apa.ny.gov
Subject: Rezoning
Date: Tuesday, September 15, 2020 5:04:26 PM

To Whom It may Concern:

It has been brought to my attention that a request has been made to rezone 105 acres of private land near Lake Vanare from rural use to moderate intensity. That means going from possible 75 buildings per sq. mile to 500 buildings/sq. mi. They want to maximize development on an already heavily developed lakefront and along the Rt.9N corridor in Lake Luzerne.

In allowing this request to proceed means more traffic and destruction of the beauty of the area. I am writing this to notify you of my objection to any rezoning at this location.

Sincerely,
Karen Bloom

From: Wayne Allison
To: Kendall, Matthew S (APA)
Subject: Town of Lake Luzerne map amendment 2019-01
Date: Friday, September 18, 2020 11:07:46 AM

Hi Mr. Kendall,

I spoke with you a few weeks ago about this map amendment in Lake Luzerne (Lake Vanare area). I just had a question about how the application was made. Is it normal procedure for a town to apply for this type of change? Why wouldn't it be up to the land owner to apply? Thank you for any Information you can provide.

Sincerely,
Maryellen Allison
17 Hall Hill Road
Lake Luzerne, NY 12846
518-232-8839

RECEIVED
ADIRONDACK PARK AGENCY
JUL 13 2020

~~Tuesday~~ July 7, 2020

Respectfully to the Adirondack Park Agency,

Please keep the 105 acres of land near Lake Vanare rural without additional development. The Town of Suzerne is a beautiful Adirondack "pathway" and should not show growth as do our near by cities. Our wild life is being "pushed out" enough.

Thank you, stay well

Elizabeth Benton Wait

08/07/2020

NYS Adirondack Park Agency
P.O.Box 99
Ray Brook, NY 12977

Marilyn Williams
75 Hall Hill Road
Lake Luzerne, NY 12846

Dear Matthew,

I am writing you in opposition of Map Amendment 2019-01. I would like to start by saying that I have just recently found out about this housing development thru my neighbor. No one has contacted me in any other way or form. I live directly across from a right of way to this proposed site. I have lived here with my husband for 33 years and have chosen to live here because of the quietness and beautiful wildlife that we enjoy every day. We sit on our front porch and watch hummingbirds, robins, blue jays, cardinals, gold finch, blue birds, red tailed hawks, crows, woodpeckers, squirrels, chipmunks, foxes and there babies, several deer herds, and an occasional bear. We LOVE watching our wildlife here. All of this will be taken away from us if this development is allowed. The APA was established to protect our environment and I hope you consider this before anything else. Our neighborhood is a beautiful place to live and we ALL want to keep it this way. The increased traffic will be horrible, let alone the noise level, possible crime, and invasion of privacy. It will in no way help with the tax base because our property taxes have Never gone down since I have lived here. This right of way will go directly in front of Jim and Maureen Sampson's house. That is ridiculous! I am asking that you do not approve the change in zoning. I thought that zoning laws were here for a reason, to protect us. On behalf of my self and ALL of my neighbors, PLEASE do not approve this.

Sincerely,
Marilyn Williams Homeowner
Marilyn Williams

Matthew Kendall
Environmental Program Specialist
Adirondack Park Agency
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

RECEIVED
ADIRONDACK PARK AGENCY
AUG 31 2020

Dear Mr. Kendall,

Every day I drive to work I pass by the properties included in A.P.A. Map Amendment 2019-01. I drive by Mountain Air Campground on NY Route 9N, Wolf Hollow (formerly the Silver Dollar Bar), Tubby Tubes Recreation Co. at the corner of Route 9N and Hidden Valley Road, Up Hidden Valley Rd past the Pavone Cabin, the Reed property, a small apartment house (that used to house Hidden Valley Dude Ranch workers), a garage owned by the Flanagan family across the road, and I arrive at work at the Double H Ranch (we reside on Wood Foundation property).

These are our neighbors. This is our neighborhood, an integral part of the Lake Vanare Community. Many people in our community work and volunteer here at the Double H Ranch as we make the lives of children with life threatening illnesses a bit brighter (see enclosure). Eric Hammell of Tubby Tubes and Tom Reed are just two of our neighbors who help us out. That's what neighbors do.

Most of our community lies in the A.P.A. "moderate intensity" designation. The area within 2019-01 has topography that is similar to, and, in fact, better than, lands that are already "moderate" within our Lake Vanare community. It only makes sense to include them as equal within our community.

I appreciate your taking these thoughts into consideration.

Sincerely,

Max Yurenda, CEO
Double H Ranch

From: Wayne Allison
To: Kendall, Matthew S (APA)
Subject: Fwd: 2019-01
Date: Saturday, October 24, 2020 8:08:12 AM

Hi Mr. Kendall,

I am so sorry. The email I sent last week had the wrong reference number on it. Thank you.

Maryellen Allison
518-232-8839
17 Hall Hill Road
Lake Luzerne NY 12846

---------- Forwarded message ----------
From: **Wayne Allison** <me.an.wayne@gmail.com>
Date: Wednesday, October 21, 2020
Subject: Re: APA Project No. 2020-0111
To: matthew.kendall@apa.ny.gov

Hi Mr. Kendall,

Thank you for your direction so far with my concerns about the reclassification of the property near my home in Lake Vanare.

Last night, I attended a Town Board Meeting and this issue was brought up by Supervisor Merlino. I questioned him and the board and in the process he made some very concerning statements about how the application came to be AND about the plans for that property. These statements should be public record.

Mr. Merlino stated that the owner of said property approached him as a friend and asked for help. Other board members indicated the same thing. The property owner never brought this issue up at a public meeting.

Also, when I brought up the fact that the owner has already filed an llc and set up a web site for what appears to be a condominium complex, Mr. Merlino at first stated that there would only be about 12-14 houses. When I shook my head no, Mr. Merlino said that most would be second homes anyway.

They quickly changed direction saying there were no plans filed with the town and that the owner should be allowed to do what he wants with his property. Mr. Merlino also suggested that if people didn't like the plan they should buy the property from the owner.

I realize this is a lengthy email. I am wondering if there is anything you can help me with. Are there any other agencies I can appeal to on this topic. Is there anyone else I should write to? I

am very fearful of what will happen if the classification change goes through. The whole thing stinks of cronyism.

Thank you again for your time and patience.

Sincerely,
Maryellen Allison
17 Hall Hill Road
Lake Luzerne, NY 12846
518-232-8839