



9/10/08  
3:00 PM

**AGENDA  
NEW YORK STATE ADIRONDACK PARK AGENCY  
SEPTEMBER 10-12, 2008**

**WEDNESDAY, SEPTEMBER 10, 2008**

**Whiteface Ski Center  
Main Base Lodge Cafeteria  
Ausable Room  
6:30 PM**

**Regulatory Programs Committee**

**Legislative Hearing**

The purpose of the hearing is to receive further public comments on the conceptual review issues raised about the proposed Whiteface View, LLC project (2008-56) located on NYS Route 86 in the Town of Wilmington, Essex County.

**THURSDAY, SEPTEMBER 11, 2008**

**Adirondack Park Agency Headquarters  
Ray Brook, New York**

**FULL AGENCY**

**9:00 AM - 9:15 AM (Full Meeting Room)**

- (1) Call to Order
- (2) Pledge of Allegiance
- (3) Remembrance of September 11, 2001

(4) Introductions

Susan Streiff, Keyboard Specialist 1

(5) Public Comment

*The Agency encourages public comment that will assist us in improving our practices, procedures and our responsibility to the public. However, to promote fundamental fairness, and in consideration of the substantial time available for written comment, the practice of the Agency is to exclude public comment on matters pending decision until the conclusion of Agency business. This includes: (1) any permit which is before the Agency for action at this meeting; (2) any enforcement case which is before the Agency; (3) any matter for which an adjudicatory public hearing has been convened. Conduct of the meeting is always at the discretion of the Chairman or Committee Chairperson.*

(6) Approval of August 7-8, 2008 Draft Agency Minutes

(7) Executive Director's Report (James Connolly)

(8) Recusals

(9) Motion for Executive Session

(10) Motion to Adjourn into Committees

**COMMITTEE MEETINGS**

**9:15 AM - 11:00 AM (Full Meeting Room)**

**Regulatory Programs Committee**

(1) Approval of Draft Committee Minutes of August 7, 2008

(2) Deputy Director - Regulatory Programs Report (Mark Sengenberger)

(3) Projects

2008-56                      Whiteface View, LLC  
(George Outcalt)            Essex: Wilmington (NYS Route 86)  
   Rural Use

Commercial use involving 12 townhouse units

Public hearing scheduled for September 10, 2008  
at Whiteface Mountain Base Lodge in Wilmington

Staff Recommendation: Adopt conceptual review  
opinion

2008-112  
(George Outcalt)

Rayonier  
St. Lawrence: Piercefield, Colton  
Rural Use and Resource Management  
§810  
60-Day Clock: 9/15/08  
90-Day Clock: 10/15/08

Salvage harvest involving 950± acres

Staff Recommendation: Approve with conditions

- (4) Old Business
- (5) New Business

**11:00 AM - 12:00 PM (Full Meeting Room)**

**Park Policy and Planning Committee**

New York State Energy Programs (Mark Sengenberger)

A panel discussion on New York State energy programs involving  
representatives of the New York Power Authority (NYPA) and New York  
State Energy Research and Development Authority (NYSERDA).

**LUNCH (12:00 PM - 1:00 PM)**

**COMMITTEE MEETINGS**

**1:00 PM - 2:30 PM (Full Meeting Room)**

**State Land Committee**

- (1) Approval of Draft Committee Minutes of August 7, 2008
- (2) State Land Activity Report (Richard Weber)

(3) Proposed Amendments to Bog River Complex Unit Management Plan  
(James Connolly/Richard Weber)

For second reading and possible Agency action.

(4) Old Business

Snowmobile Plan issues:

- Character of a foot trail
- Use of tracked groomers
- Definition of "administrative personnel"

Other SLMP issues:

- Roadside primitive tent site design criteria
- Carrying capacity assessment
- Group camping and campsite management
- Park-wide fire tower assessment

(5) New Business

**2:30 PM - 5:00 PM (Full Meeting Room)**

**Regulatory Programs Committee (Continued)**

(6) Projects

2008-48                      Adirondack Homes, LLC  
(George Outcalt)          Herkimer: Webb  
Moderate Intensity Use and Resource Management  
\$810, 9 NYCRR 577, 578  
60-Day Clock: 9/19/08  
90-Day Clock: 10/19/08

48-lot subdivision

Staff Recommendation: Approve with conditions

2007-139                      Tall Timbers at North Creek, LLC  
(John Quinn)                Warren: Johnsbury  
Hamlet  
\$809, 9 NYCRR 578  
60-Day Clock: 9/13/08  
90-Day Clock: 10/13/08

Large-scale resort development involving 7 single family dwellings, 66 townhouse units, lodge/restaurant with 25 tourist accommodation units, restaurant/conference room, lounge, fitness center and swimming pool

Staff Recommendation: Approve with conditions

2007-296  
(George Outcalt)

Verizon Wireless, McGuire Brook - NYFRA780,  
NY RSA 2 Cellular Partnership  
Essex: Chesterfield (US Route 9)  
Resource Management  
\$810  
60-Day Clock: 9/26/08  
90-Day Clock: 10/26/08

61-foot-tall telecommunications tower and subdivision into sites by lease

Staff Recommendation: Approve with conditions

FRIDAY, SEPTEMBER 12, 2008

Adirondack Park Agency Headquarters  
Ray Brook, New York

COMMITTEE MEETINGS

8:30 AM - 10:00 AM (Full Meeting Room)

Park Policy and Planning Committee

(1) Approval of Draft Committee Minutes of August 8, 2008

(2) Deputy Director, Planning Report (James Connolly)

(3) Technical Map Amendment 2008-03 (Matthew Kendall)

3,323± acres

Various private land classifications to unclassified State lands  
under jurisdiction of HR-BRRD

For Agency action.

(4) Map Amendments (Matthew Kendall)

- Map Amendment 2007-07  
Applicant: Town of Hague  
Warren County  
Rural Use to Low Intensity Use  
74± acres

For Agency review.

- Map Amendment 2007-08  
Applicant: Town of Ticonderoga  
Essex County  
Moderate Intensity Use to Hamlet  
Originally proposed as 168± acres

For Agency review.

(5) Old Business

(6) New Business

**10:00 AM - 11:00 AM (Full Meeting Room)**

**Legal Affairs Committee**

- (1) Approval of Draft Committee Minutes of August 7, 2008
- (2) Counsel's Report (John Banta)
- (3) Regulatory Revision (John Banta/Barbara Rottier/Rita Quinn)

The Committee will review the 2002 "boathouse" definition and consider possible regulatory revisions in light of experience with implementation.

- (4) Old Business
- (5) New Business

**FULL AGENCY**

**11:00 AM (Full Meeting Room)**

- (1) Call to Order
- (2) Introduction of Guests
- (3) Recusals
- (4) Committee Reports

State Land

- Bog River Complex Unit Management Plan Amendment

Regulatory Programs

- 2008-56 (Whiteface View, LLC)
- 2008-111 (Rayonier)
- 2008-48 (Adirondack Homes, LLC)
- 2007-139 (Tall Timbers at North Creek, LLC)
- 2007-296 (Verizon Wireless, McGuire Brook - NYFRA780, NY RSA 2 Cellular Partnership)

Park Policy and Planning

- Technical Map Amendment MA2008-03 (HR-BRRD Lands)
- Map Amendment 2007-07, Town of Hague
- Map Amendment 2007-08, Town of Ticonderoga

Legal Affairs

- Regulatory Revision Proposal (Boathouse)

(5) Interim Reports

Enforcement  
Interpretive Programs  
Economic Affairs  
Park Ecology  
Local Government Services  
Administration

(6) Old Business

(7) New Business

2009 Agency Meeting Schedule

(8) Public Comment

(9) Local Government Review Board Comment (Frederick Monroe)

(10) Member Comment

(11) Motion to Adjourn

**OCTOBER AGENCY MEETING** - October 9-10, 2008, Adirondack Park Agency,  
Ray Brook, New York

**NOVEMBER AGENCY MEETING** - November 13-14, 2008, Adirondack Park Agency,  
Ray Brook, New York

**ADIRONDACK PARK AGENCY  
AGENCY MEMBER COMMITTEE ASSIGNMENTS**

**\* Curt Stiles, Chairman**

**Regulatory Programs**

Leilani Ulrich, Chair  
Richard Booth  
Arthur Lussi  
James Townsend  
Robert Elliott, DOS

**Legal Affairs**

James Townsend, Chair  
Richard Booth  
Cecil Wray  
Robert Elliott, DOS  
Christopher Walsh, DED

**Enforcement**

Cecil Wray, Chair  
Richard Booth  
Arthur Lussi  
Frank Mezzano  
William Thomas  
James Townsend

**Park Policy and Planning**

Richard Booth, Chair  
William Thomas  
Leilani Ulrich  
Robert Elliott, DOS  
Christopher Walsh, DED

**State Land**

James Townsend, Chair  
Richard Booth  
William Thomas  
Cecil Wray  
Elizabeth Lowe, DEC

**Park Ecology**

Leilani Ulrich, Chair  
Arthur Lussi  
James Townsend  
Elizabeth Lowe, DEC  
Christopher Walsh, DED

**Interpretive Programs**

Elizabeth Lowe, Chair  
Frank Mezzano  
Robert Elliott, DOS

**Local Government Services**

William Thomas, Chair  
Arthur Lussi  
Frank Mezzano  
Robert Elliott, DOS  
Elizabeth Lowe, DEC

**Economic Affairs**

Arthur Lussi, Chair  
Frank Mezzano  
William Thomas  
Elizabeth Lowe, DEC  
Christopher Walsh, DED

**Administration**

Frank Mezzano, Chair  
Leilani Ulrich  
Cecil Wray

\* Agency Chairman Curt Stiles serves as a permanent member of each of the above committees, and as acting chair in the absence of the committee chair.