



December 3, 2025

Adirondack Local Government Review Board Meeting

Members/Attendees: Brian McDonnell, Chairperson; Carrie Tuttle, Vice Chairperson (Absent); Clay Arsenault (Absent); Steve McNally (Absent); Linda Eykelhoff; Jeff Green; John Foppert (Absent); Kevin Geraghty Ron Moore (Absent); Joe Pete Wilson (Absent); Frank Thomas (Absent); Richard Fogarty; Brian Wells; Tom Kalamas (Absent); Ralph Palcovic, Brian Campbell (Absent); Matt Newby (Absent); Jeremy Evans (Absent); Gerald Delaney, Executive Director, Pamela Howard, Secretary

Guests:

- Robyn Burgess, Adirondack Park Agency, Principal Adirondack Park Local Planning Assistance Specialist
- Elsie Delaney
- Colleen Guinta

Brian M called the meeting to order at 10:31 a.m.

All recited the Pledge of Allegiance to the Flag.

Introductions: Gerry introduced his mom, Elsie Delaney, and his sister, Colleen Guinta

Receipts \$ 36

Approval of October minutes. Moved by Linda and was seconded by Jeff. Needs to be ratified at the next meeting.

Approval of October bills. Moved by Kevin and seconded by Brian W. All ayes. Needs to be ratified at the next meeting.

Failed to pass due to a lack of quorum.

November APA meeting

- Benjamin Brousseau, Adirondack Park Agency Assistant Public Information Officer, has tendered his resignation. He will be working for Paul Smith's College as their Director of Communications.
- Barb Rice congratulated the 22 new supervisors (within the Adirondack Park) who have been elected and will be serving starting January 1, 2026. She also acknowledged and thanked those leaving service. She also spoke about the passage of Proposition 1. Proposition 1 is a constitutional amendment that will resolve a long-standing violation of the New York State Constitution's "Forever Wild" clause, which mandates that state forest

lands be preserved in their natural state. The Mount Van Hoevenberg Olympic Sports Complex, located in Essex County, has been operating on land that technically violates this clause due to its expansion onto protected forest preserve land. This amendment will allow the state to continue using approximately 323 acres of this land for Nordic skiing and biathlon trails while requiring the purchase of an additional 2,500 acres to be added to the Forest Preserve as compensation. The Mount Van Hoevenberg facility has hosted various Olympic events and serves as a training center for winter sports. The expansion of the complex onto protected land has raised constitutional concerns, prompting the need for this amendment. The amendment will not only remedy the constitutional violation but also enhance the protection of the Adirondack Park by increasing the total area of protected land. Barb reported New York State is taking significant steps to streamline conservation easements and title insurance processes. The state's Attorney General's office has modernized the use of title insurance, allowing for the use of insurable title in certain transactions, which will expedite conservation projects. This change is part of a broader initiative to modernize land acquisition processes and reduce the financial hurdles faced by non-profit organizations in their conservation efforts. The MOA between DEC and OAG outlines a streamlined process for high-priority projects, transactions with minor title defects, and low-risk transactions, which will be subject to an expedited process. This change is expected to improve the efficiency of conservation efforts and resolve property disputes more quickly.

- The regulatory program department has seen an uptick in applications from the previous year. There have been 331 new permit applications, and 256 of those permits have been issued. 124 preapplications were opened, 64 major projects have been completed, and 6 emergency authorizations have been processed. There were 167 enforcement cases opened, of which 68 had no violations, 10 have been closed, and 13 were settled.
- The board voted to hold an adjudicatory hearing for a proposed howitzer testing range in the Town of Lewis. The proposal involves test-firing a portable 155mm howitzer barrel assembly using non-explosive steel projectiles up to 30 times per year on weekdays between 10:00 AM and 4:00 PM. The Board cited issues with the available information concerning the potential compatibility of the proposal with the land use and development plan and the potential for undue adverse impacts. The Agency ordered this matter to a public hearing pursuant to Section 580.3 and directed the hearing officer to cover the issues identified, which are listed in the Project Order, which can be accessed here: [1-P2021-0276 DRAFT Project Order.pdf](#). The Agency will now begin the process of scheduling the adjudicatory hearing. “The referral to a hearing will seek, through an independent, fair, and impartial process, to fully address the substantive and significant questions surrounding this project and ensure a complete record upon which the Agency will ultimately render its final determination,” said APA Chair Mark Hall. *(The APLGRB notes Robyn Burgess, APA staffer, exited the room while this issue was discussed.)*
- The board approved unit management plans (UMPs) for Luzerne Campground and Lincoln Pond Campground. Both UMPs involve management actions that address the maintenance and modernization of facilities at each campground. Lincoln Pond proposed to construct a 6-unit shower building. Construct a recycling building. Pave the main parking lot adjacent to the Day-Use Area and 1.0 miles of road. Construct a new restroom. Replace the existing water system. Rehabilitate the existing sewage system. Replace trailer dump station. Tree and shrub plantings at specific sites. Construction of a

boat wash. Campsite Restoration. The Lake Luzerne improvements consist of • Replace Restrooms #00, #1, #8, #9, and #10 • Rehabilitate Campground Roads • Rehabilitate Kiosks, Trails, and Barn in the Equestrian Area • Rehabilitate Water System • Replace Overhead Lines with Underground System • Add Utility Sinks to All Restrooms • Tree and Shrub Plantings • Remove Boat Launch Northeast of Day Use Area • Bridge Reconstruction • Remove Volleyball Court and replace with Playground and Pavilion • Campsite Restoration.

Unconventional Concepts, Inc., and Michael Hopmeier Adjudicatory Hearing

- *Robyn Burgess vacated the area while this was discussed*
- The full APA Project application can be assessed here: [1-P2021-0276 DRAFT Project Order.pdf](#)
- The APLGRB members pondered if the corporation was a federal governmental agency and subject to federal rules. If it is, they conjectured that the Department of Defense (DOD) processes supersede APA procedures.
- The adjudicatory hearing process was discussed. The process is timely and costly. A summary of the process can be found: [Summary of Hearing Rules of Procedure | Department of State](#)
- Gerry asked the board if they'd like him to look into this further and determine where the APLGRB should stand. He requested permission to seek professional counsel and budget \$ 5000. The board felt it best to hold off at this time until the newly elected supervisors can supply their thoughts.

Debar Lodge – Dave Gibson op-ed

- The full editorial can be found here; [COMMENTARY: Debar Pond Lodge: 2025 DEC analysis falls short, again - Adirondack Wild](#)
- Debar Pond Lodge is a historic lodge located in the northern Adirondacks, built in 1939. It is part of the Debar Mountain Wild Forest, which is classified as "Forever Wild" by New York State. The lodge has been a subject of controversy over the years, with proposals for its removal due to its dilapidated condition and lack of operational need. In 2020, the New York State Department of Environmental Conservation (DEC) proposed removing the lodge and its structures, which faced significant criticism for eroding the natural character of the area. However, the DEC later withdrew this proposal and is now moving forward with plans to remove the lodge while maintaining the wild forest classification of the surrounding land.
- Gerry and APLGRB members question NYS overreach and involvement.
- Brian W referenced the Governor's 30x30 initiative: Conserving 30% of New York's Lands and Waters by 2030

The 2026 APLGRB Meeting Calendar was approved.

Adirondack and Catskill Park Budget Letter to the Governor

- No need for Gerry to add his signature to the letter
- Letter can be found at https://adkmountainclub-my.sharepoint.com/:w:/g/personal/cathy_adk_org/EZDS2Nul4yRJqPZpFZTS8TMB39QoG8SKk3l62kCZiuQp_w?e=SWkojf

Round Table

- Gerry stated NYSDEC Commissioner Amanda Lefton stated she wants to attend at least two APLGRB meetings each year.
- Robyn Burgess stated there are openings at the APA due to resignations.
- Ralph said this is his final “official” meeting as his term expires December 31, 2025, and he did not rerun. All members agree he is an asset to the board. His town has reclassified 5 parcels due to incorrect zoning classifications.
- Kevin informed the board he will be revisiting the Hamlet expansion in the future.
- Brian W informed the board that a resident placed a trail camera on the Marion River Carry. He believes it’s there to track the number of users on the lake to determine if there is a correlation between the number of lake users and the increase in invasive species. However, the Town of Indian Lake did not authorize the placement
- .

Brian M thanked everyone for coming and adjourned the meeting at 11:48 am.

The next meeting is scheduled for January 28, 2026, at the Adirondack Hotel in Long Lake.