

Town of Lake Luzerne
Planning Board Minutes
March 27, 2024

After reciting the pledge of allegiance, Chairman John Kurimski called the Planning Board meeting to order at 7:05pm with the following present: Toni Springer, Josh Fisher, Kyle McMahon, Howard Schaffer, Michael Panich, Francis Martindale, Zoning Enforcement Officer Karen Putney, Deputy Zoning Enforcement Officer Kristopher Kassay, and Town Attorney Mary Kissane. Also present: Mike Conway, Jere Tatich, Brendan Drake, Brandon Ferguson, and Eric Moses (via Zoom).

Chairman Kurimski opened the Planning Board meeting with the following items on the agenda.

- I. Public Hearing: Major Subdivision Application 2023SD-1
Applicant: Thomas Reed
Location: Hidden Valley Road
Parcel numbers: 286.-1-18, 286.-1-36
Lot Size(s): 93.30 acres, 2.15 acres
Town Zone: Residential Resort (RE)
APA Land Use Classification: APA Rural Use
- II. New Application: Site Plan Review 2024SP-1
Owner/Applicant: Blue Lagoon LLC/Luzerne Music Center
Location: 203 Lake Tour Road
Parcel Number: 298.16-3-48
Lot Size: 17.72 Acres
Town Zone: R-RU (Residential Rural)
APA Land Use Classification: Hamlet/Moderate Intensity
(proposed project is within APA Hamlet)
- III. Conservation Analysis: Luzerne Woods Subdivision
Applicant: Luzerne Woods, LLC and Luzerne Estates, LLC
(represented by Brandon Ferguson/EDP)
Location: Off Sagamore St, Lake Tour Rd, and Millrose Ln
Parcel numbers: 298.16-3-50.1, 298.2-1-34, 299.13-1-3, 299.13-1-4, 299.13-1-6
Lot Size(s): 17.40 acres, 10.69 acres, 0.52 acres, 1.47 acres, 1.65 acres
Town Zone: Hamlet Residential (HR)
APA Land Use Classification: APA Hamlet
- IV. Accept minutes: April 26, 2023
- V. Old/new business

Prior to the discussion of the first agenda item, Chairman Kurimski acknowledged that the public hearing for Evergreen Estates subdivision is still open. There were no comments from the public and no further action was taken.

I. Public Hearing: Major Subdivision Application 2023SD-1

The public hearing for Thomas Reed’s SnowGreen Valley Subdivision was officially closed since the application had been withdrawn. There was no representation from Thomas Reed present for the matter.

John Kurimski made a motion to close the Public Hearing for Major Subdivision Application 2023SD-1, seconded by Toni Springer.

- Kurimski: Aye**
- Springer: Aye**
- McMahon: Aye**
- Fisher: Aye**
- Martindale: Aye**
- Panich: Aye**
- Schaffer: Aye**

All in favor: 7, Opposed: 0, motion carried.

II. New Application: Site Plan Review 2024SP-1

The board reviewed the site plan for improvements at Luzerne Music Center, including the proposition for a new dining/music hall and a maintenance building. The extensive plan outlined a multi-phased development approach with representatives from Luzerne Music Center and EDR firm presenting details and answering the board's concerns.

The proposed plan intends to enhance the facility while preserving the character of the camp and adhering to grant funding requirements. The discussion also covered environmental impacts, necessity for state grants, structural details, utility plans, seating arrangements, and addressed the community's value the Music Center brings to the area.

During the review, it was noted the site plan had integrated conservation efforts to minimize environmental impact, considering the property's steep slopes and other notable topographical challenges. The meeting concluded with a unanimous approval of the site plan.

SEQR: SEQR review for Phase I, II and III (this project is part of Phase III) was done and a negative declaration was made at the November 29, 2017 Planning Board Meeting, so SEQR is considered complete

APA: Copy of non-jurisdictional letter dated November 13, 2017 is in the file

County Planning: County Referral not required

APA wetlands are located on parcel

Flood zone located on parcel, proposed project is not located in flood zone

Toni Springer made a motion to not hold a Public Hearing for Site Plan Review 2024SP-1, seconded by John Kurimski.

**Kurimski: Aye
Springer: Aye
McMahon: Aye
Fisher: Aye
Martindale: Aye
Panich: Nay
Schaffer: Aye**

All in favor: 6, Opposed: 1, motion carried.

John Kurimski made a motion to approve Site Plan Review 2024SP-1, seconded by Francis Martindale.

**Kurimski: Aye
Springer: Aye
McMahon: Aye
Fisher: Aye
Martindale: Aye
Panich: Aye
Schaffer: Aye**

All in favor: 7, Opposed: 0, motion carried.

III. Conservation Analysis: Luzerne Woods Subdivision

A conservation analysis was discussed for the proposed Luzerne Woods Subdivision. The analysis was conducted by the applicant's representative and highlighted the constraints of the property, including steep slopes and small isolated wetlands. The representative detailed how these conditions justified pursuing a conservation subdivision compared to a traditional subdivision, aimed at minimizing impact and preserving as much open space as possible. There was a proposal for 18 homes with private beach access, and the aquifer that serves as the town's water source was discussed, with no anticipated impact.

After discussing the importance of conserving land features and proposing to concentrate development appropriately, the board agreed this approach was aligned with maintaining the character of Lake Luzerne. The agreement was that this preserved the area while allowing for appropriate development. While members discussed the project's possible impact on the lake's ecology and invasive species, it was noted that the beach was private with controlled access. Members of the board agreed to accept the analysis and proceed with the approach, indicating future stages would incorporate additional detailed plans and possibly involve a town engineer's review.

Michael Panich made a motion to accept the EDP conservation analysis report as conservation findings for the Luzerne Woods Subdivision, seconded by Toni Springer.

Kurimski: Aye

Springer: Aye

McMahon: Aye

Fisher: Aye

Martindale: Aye

Panich: Aye

Schaffer: Aye

All in favor: 7, Opposed: 0, motion carried.

IV. Accept Meeting Minutes

John Kurimski made a motion to accept minutes from April 26, 2023, seconded by Howard Schaffer.

All in favor: 7, Opposed: 0, motion carried.

V. Old/New Business

The board recognized the need to change the dates for future planning board meetings due to conflicts with holiday schedules and other town events. The meeting dates for July, November, and December were addressed, and new dates were proposed to avoid these conflicts. The new Planning Board meeting dates will be July 23, November 20, and December 18.

John Kurimski made a motion to change the 2024 Planning Board meeting dates to July 23, November 20, and December 18, seconded by Francis Martindale.

All in favor: 7, Opposed: 0, motion carried.

John Kurimski made a motion to adjourn at 8:51 PM, seconded by Toni Springer.

All voted in favor of adjournment.

Respectfully submitted,
Kristopher Kassay