

Town of Lake Luzerne
Planning Board Minutes
April 24, 2024

After reciting the pledge of allegiance, Chairman John Kurimski called the Planning Board meeting to order at 7:08pm with the following present: Toni Springer, Josh Fisher, Kyle McMahon, Barbara Conway, Michael Panich, Francis Martindale, Zoning Enforcement Officer Karen Putney, Deputy Zoning Enforcement Officer Kristopher Kassay, and Town Attorney Mary Kissane. Also present: Brandon Ferguson, Michael Roman, and Eric Moses (via Zoom).

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

- I. Public Hearing: Major Subdivision Evergreen Estates Revisions
Applicant: SRA Engineers for Evergreen Estates
Location: Off Call Street
Parcel numbers: 318.1-1-81 through 92
Town Zone: Residential Town (RT)
APA Land Use Classification: Not located in Adirondack Park

- II. Concept Plan: 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

- III. Accept minutes: November 29, 2023 and March 27, 2024

- IV. Old/new business

Zoning Enforcement Officer Putney noted a correction from the previous meeting's record, stating that a typographical error had misidentified Thomas Reed's subdivision line as "Thomas Green" when it should have been recorded as "Thomas Reed, Snowgreen Valley."

I. Public Hearing: Major Subdivision Evergreen Estates Revisions

Chairman Kurimski confirmed that the public hearing for Evergreen Estates subdivision is still open. The appropriate reviewing agencies, namely the Department of Environmental Conservation (DEC) and the Department of Health (DOH), have not yet returned feedback on the revised project. There were no comments from the public and no further action was taken.

II. Concept Plan: Luzerne Woods Subdivision

The Board received a presentation on the Luzerne Woods subdivision concept plan. The plan proposes this area for development under a conservation subdivision instead of a conventional subdivision because of existing steep slopes. The presenter indicated that density calculations were completed to conform to town requirements. The concept plan includes 18 proposed single-family lots, an extension of Millrose Lane, adherence to appropriate setback requirements, and a multi-use trail system. The roads and stormwater management systems would be maintained by a homeowner's association (HOA). There was also a discussion regarding the accessibility of the nearby lake and rights to water access for new and existing residents.

Further details emerged during the meeting about utility extensions, wastewater provisions on individual sites, and the material planned for the multi-use trails—anticipated to be stone dust or chip seal.

There was clarification provided regarding an accessory structure depicted on the plan and its intended use for HOA equipment storage.

A dialog took place about potential designs, standards for homes within the area, and the governance that the HOA will have over these standards, roads, and maintenance responsibilities.

There was a reminder to participants that the beach access issues being discussed do not form a basis for approval or conditions on the Luzerne Woods subdivision. The beach area in question is not part of the proposed subdivision being reviewed.

Toni Springer made a motion to approve the concept plan for the Luzerne Woods Subdivision, seconded by Barbara Conway.

Kurimski: Aye

Springer: Aye

McMahon: Aye

Fisher: Aye

Conway: Aye

Panich: Aye

Martindale: Aye

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

III. Accept minutes: November 29, 2023 and March 27, 2024

John Kurimski made a motion to accept minutes from March 27, 2024, seconded by Toni Springer.

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

John Kurimski made a motion to accept minutes from November 29, 2023, seconded by Toni Springer.

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

IV. Old/New Business

An update was given on Verizon's intention to improve local infrastructure by installing antennas on the Hall Hill Road tower and consulting with the Adirondack Park Agency (APA) regarding such.

Discussions also included ongoing work related to updating the zoning ordinance, with a grant obtained to fund this effort. A consultant firm may be engaged to assist in this endeavor.

Board members discussed another potential conservation subdivision in the preliminary stages. This development, located off Ralph Road, is considering affordable housing options including stick-built or manufactured homes.

There were updates on outstanding projects: the Evergreen Estates subdivision is still undergoing consultations, primarily around wetlands and road management matters; there was also mention of the Leuci Ladies, LLC wedding venue engaging with the APA and lacking further progress at that time.

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

All voted in favor of adjournment.

Respectfully submitted,
Kristopher Kassay