



LLHA COMMUNICATOR

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New APA Shoreline Rules

“Grandfathered” Camps Affected

A recent *Press Republican* article reported that the Adirondack Park Agency (APA) adopted new regulations that “will overturn many properties’ long-standing exemptions from setbacks that limit building within 50 to 100 feet from the water.” Pre-1973 building exemptions from setbacks allowed owners “to tear down older buildings and replace them with a structure of any size...” “The new rule will require new buildings and expansions to seek a variance from the APA Board of Commissioners.”

New Regulation Controversial

Certain environmental groups support the rule, whereas State legislators Senator Betty Little (R-Queensbury) and Assemblywomen Teresa Sayward (R-Willsboro) and Janet Duprey (R-Peru) are challenging the regulation. Senator Little stated that APA bypassed the legislative process when APA “expanded their legislative jurisdiction through their own rule making.” It is expected by some that the APA action may be subject to litigation.

Autumn in Loon Lake

A season of Diversity

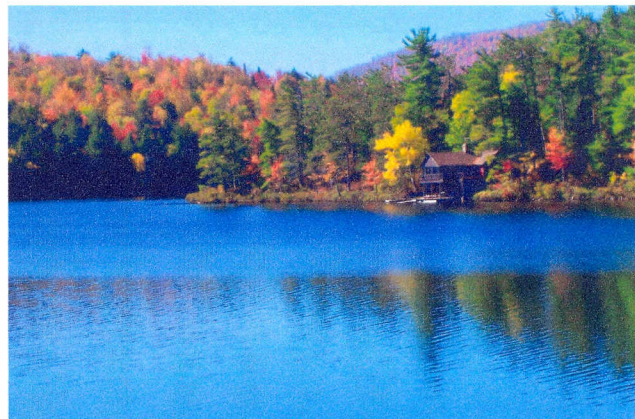
Many these days talk about diversity- diversity in the workplace, cultural diversity, diversity in government, etc; but I'd like to mention the diversity of weather in Loon Lake this past Fall season.

We who have been here throughout this season have experienced crisp autumn days – days when the sun plays hide-and – go - seek with the clouds and one is dazzled by the spectacular display of ever changing hues of vibrant yellow, red and gold. Then there were times when we were blessed with the warm glow of precious summer - like days, alternating with spell-breaking cool ground – moistening rain. Then at the end of October came an unwelcomed one foot deep snow. Yes, it has been a season of diverse weather.

On the other hand, I hope that the upcoming winter season not be diverse and that it will live up to Adirondack expectations and not undergo the effects of global warming. Let there be snow – snow for skiing, snowshoeing, tobogganing and snowmobiling; and let the warming be that of cozy, comforting woodstoves, fireplaces, hot chocolate, brandy and the like..

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Town of Franklin 2009 Budget Approved

At its November 17 meeting, the Town of Franklin Board approved the Town's 2009 Budget which calls for a 4.93% increase in the Town property tax rate. The current Town tax rate is \$7.16593 per each \$1000 of assessed property value. The implied 2009 tax rate is \$7.51901 per each \$1000.

Regarding the Franklin County tax rates, the rate will increase from \$4.977841 to \$5.24678 per \$1000 of assessed value – an increase of 5.4%.

Note: Since Town of Franklin has not yet had its anticipated Real Property Assessment Reevaluation, the aforementioned tax rates do not reflect the results of a reevaluation which is expected to be completed by next Summer and to take effect in 2010.

Town of Franklin News

As you know, the hamlet of Loon Lake is located in the Town of Franklin. Town Board decisions have an impact on all the hamlets that make up the Town. In this connection, it would be of interest to Loon Lake property owners to be aware of important Town activities and Town Board actions. Current issues of interest include the decision to repair and renovate the Town garage, erect a community center at the Town Park (Kate Mountain Park), and to enact a subdivision law.

Building Projects

The apparent much needed repair, and renovation of the garage is estimated to cost \$580,000 and the Community Center cost is expected to be \$545,000; total cost \$1,125,000. The garage and community center will be considered as separate projects; the garage will have priority and the community building will be postponed indefinitely due to anticipated fiscal constraints and limited grant availability.

Funding for the garage project will come from the sale of bonds.

A recent survey of townspeople regarding the building projects revealed that most who responded favored the rehabilitation of the Town garage only, rather than both building projects.

Editor's Note: It is the opinion of this reporter that construction of a costly community building would be of practically no benefit to Loon Lake taxpayers and would have the potential to add to our taxes.

Town Proposed Subdivision Law

The Town's Subdivision Committee, a member of which is our own Keith Silliman, is in the process of producing a document that would serve as a guideline for enforcing the regulation of subdivision of Town property into five or more lots. LLHA President Vince Pagano attended two Subdivision Committee meetings in which the Committee continued to modify a subdivision document of Hudson, NY for adoption by the Town of Franklin. Their progress has been slow. At their current rate, it is not anticipated that the document will be completed before the end of the year. However, when completed, it is expected that there will be a public hearing for comment by Town citizens.

Related to this issue, there are a significant number of Townspeople against this and any legislation that would minimize "property rights". A non-binding petition with 180 signatures against the proposed subdivision law was presented to the Town Board at a recent Town Board Meeting.

Editor's Note: Since the only existing Town property development regulatory body is the Adirondack Park Agency (APA), and considering that, in general, it does not regulate Town hamlets in this respect, it appears that the proposed law will benefit the hamlet of Loon Lake; that is, it would add an extra layer of protection against over-development of the Golf Course property; however, some believe it is not necessary because they believe the APA can regulate watershed property.

New Town Highway Superintendent

Long time Town resident Jacques DeMars was elected Town Highway Superintendent on November 4. His two year term of office begins January 1, 2009. His election follows a year long controversy regarding the Highway Department.

Former Town Highway Superintendent James Rascoe resigned his position and Department tenure after serious allegations of alleged wrongdoing were brought against him by fellow Town highway employees. Subsequently Board - appointed Highway Superintendent Jim Perry also resigned from the Department after a short time. After that Wade Sullivan was appointed to the position but lost his bid for the 2009-10 term to Jacques Demars.

*Editors Note: De Mars is retiring after many years of State service as a correction officer and is expected to bring a fresh and positive outlook to the Department. He is committed to bring about a much needed improvement and efficiency. **We wish him well!***

Ice-out Contest

LLHA is sponsoring a so called "Ice-Out" Contest. Contestants submit a guess as to the time and date when the ice melts at a certain location on Loon Lake. The location will be off the shoreline of Ryon Duquette's camp on Rt 26 –the house with the garage displaying the interesting sign. Successful contestant(s) will be awarded a free Loon Lake t-shirt , hat , or visor.

Submit your entry to LLHA Ice-out Contest, PO Box 219, Vermontville, NY 12989 or e-mail Vince Pagano @ vincepagano@hughes.net. No more than two entries per camp.



LLHA Offering

LLHA hats, visors and a limited number of t-shirts are available for donations as follows: \$15 ea., or any combination for 2/\$25 plus \$4.00 packaging and shipping.

Hats and visors are one size fits all. Available t-shirt sizes are (2) SM,(1) M,(5) L,(7), (4) XXL.

Check or Money orders only.

Send requests to: LLHA Order Dept., PO Box 219, Vermontville, NY 12989.



They make great Holiday Gifts

Aquatic Plant Survey

Concerned about the possibility of our lake being infested with invasive plant species (e.g., Eurasian water milfoil), in 1995 LLHA commissioned Adirondack Ecologists of Crown Point, NY at the cost of \$983.00 to conduct a Survey of Loon Lake aquatic plants. The survey report concluded that the aquatic plant community of Loon Lake is typical of many Adirondack mountain lakes. A total of 25 species of aquatic plants were observed during the inventorying process and fortunately no milfoil was observed at that time (13 years ago). In addition, no zebra mussels were found.

Ecologists' Advisory

The reporting ecologists advised performing a routine search for invasive species every 2 to 3 years. LLHA President Vince Pagano feels this is a priority and will beseech the LLHA Board at its next meeting to commission another survey next summer

Membership Update

As of this writing, LLHA is happy to announce that we have 90 paid-up memberships. Increased and sustained membership is a testament of faith in the worthiness of our efforts. We appreciate and thank you all for your support and cooperation. Also, we extend a special thanks to Membership Committee Chairman Len Wisse for bringing about a very successful membership drive outcome.

LLHA Member Directory Revision

We will be revising and updating our LLHA Member directory which lists members' names, addresses and phone numbers.

Those members who decline to be listed should contact LLHA Secretary Diane Castrovinci at LLHA , PO Box 219, Vermontville, NY or her e-mail: cellalign@amsy.com

Boat Launch Committee Report

Boat Launch Access Committee Board Liaison Tom Bartiss reported that keys were distributed to, and deposits collected from 34 individuals, whose names and corresponding key numbers have been listed with Treasurer Jennifer Dalch. There are 16 keys remaining. Heretofore, there have been no complaints regarding boat launch access. We thank Tom and Committee members for the successful outcome of this very important effort. **If you have not yet got your key, contact Tom Bartiss @ 518-891-8401 or Bob Weigold at 891-4361.** Other Committee Members are: Bob Mensink, Jeff Dickson, Jerry Bowers, and Dan Marino

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Presidents Message By Vince Pagano

In this Holiday Season I find myself giving thanks for being part of an organization and community that has shown a spirit of cooperation and good will; giving thanks for life in Loon Lake and the Adirondacks; giving thanks for long walks in the radiance of a summer day; for cool refreshing rain, for tranquil excursions in pristine waters, for fish that bite, for newly picked wild berries, for meadows dressed in white, yellow, gold, blue, and pink, for white billowing clouds, for picnics and barbeques, for brilliant multicolored leaves in the fall, for campfires at night under clear starlit skies; and for family and friends with whom to share these blessings.

Happy Holidays!



Return Address
Street Number and Name
City, State 98765-4321

ADDRESS CORRECTION REQUESTED

Mailing Address
Street Number and Name
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BUILD RATE
US POSTAGE
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PERMIT NO.
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