



PRESS RELEASE
March 19, 2026

Appellate Court Grants Preliminary Injunction Against LS Marina, LLC

The Appellate Division, Third Department, grants motion for a preliminary injunction enjoining marina from installing new docks and dock covers

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By decision dated March 18, 2026, the Appellate Division, Third Department, in Albany granted a motion by Protect the Adirondacks (PROTECT) and two other appellants for a preliminary injunction preventing LS Marina, LLC (LSM) from installing new docks and dock covers at its two marina sites located on Lower Saranac Lake in the Adirondack Park. The injunction will remain in effect pending resolution of the appeal.

The appeal arises from State Supreme Court decisions dismissing two legal challenges to the Adirondack Park Agency's (APA) 2023 approval of a major expansion of LSM's commercial marina. The project involves the installation of new docks and dock covers in and over regulated freshwater wetlands. A prior permit issued by APA in 2020 for the project was annulled by the Appellate Division in 2023 on the grounds that the agency failed to properly value wetlands at the project site, as required by APA regulations. Following that ruling, APA issued a new 2023 approval for the marina expansion, determining that the project no longer required a wetlands permit.

PROTECT, Adirondack Wild: Friends of the Forest Preserve, Inc. and former Department of Environmental Conservation Commissioner Thomas Jorling challenged APA's approval. Those proceedings were dismissed, leading to the present appeal.

"We are pleased that the Appellate Division granted our motion for a preliminary injunction pending resolution of the appeal. This ruling marks a critical step in safeguarding the valuable and irreplaceable wetlands of Lower Saranac Lake," said Christopher Amato, Conservation Director and Counsel for PROTECT.

Protect the Adirondacks!
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“In issuing this decision, the Appellate Division is preserving the status quo by allowing existing operations to continue while preventing further expansion of the marina. We look forward to presenting our full case to the Court and demonstrating why APA erred in 2023 when it approved the marina expansion without requiring a wetlands permit,” said Claudia Braymer, Executive Director of PROTECT.

Protect the Adirondacks

Protect the Adirondacks is an IRS-approved non-profit organization dedicated to the preservation and stewardship of the 6-million-acre Adirondack Park. Our mission is to protect the Adirondack Park’s wild character for current and future generations. PROTECT pursues this mission through a combination of advocacy, grassroots organizing, independent public oversight, research, water quality monitoring, education, and legal action. Protect the Adirondacks was formed in 2009 as the result of a merger between two long-standing environmental conservation groups in the Adirondack Park, the Resident’s Committee to Protect the Adirondacks (est. 1991) and the Association for the Protection of the Adirondacks (est. 1901).

Protect the Adirondacks is managed by a 21-member Board of Directors of Adirondack leaders with expertise in environmental law, local government, Adirondack environmental and cultural history, state agency management, and small business. Protect the Adirondacks maintains an office in a 100% energy efficient, solar-and wind-powered office in Johnsbury in the central Adirondacks. For more information see www.protectadks.org and @ProtectAdkPark.

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