

THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2024-0235</p>
<p>In the Matter of the Application of</p> <p>GREEN ISLAND LG, LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: January 16, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Green Island LG, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes dredging in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Bolton, Warren County.

This authorization shall expire unless recorded in the Warren County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Warren County Clerk's Office. The Agency will consider the project in existence when the authorized activities have been undertaken.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is located adjacent to a 3.55-acre parcel of land located on Green Island in the Town of Bolton, Warren County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 171.12, Block 1, Parcel 1, and is described in a deed from William Morgan to Green Island LG, LLC, dated February 6, 2006, and recorded February 10, 2006 in the Warren County Clerk's Office as Document 1313, Liber 1493, Page 102.

The project site involves shoreline on Lake George and is improved by existing residential development. The project site also contains aquatic vegetation in the vicinity of and adjacent to the authorized dredging activities. Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site was created in a two-lot subdivision as authorized by Agency Permit 82-71-C and is improved by an existing 39-foot by 38-foot boathouse as authorized by Agency Permit 92-161.

PROJECT DESCRIPTION

The project as conditionally approved herein involves dredging associated with construction of one 40-foot-long, 34-foot-wide U-shape pile dock with a close-sided sundeck, and one 48-foot-long, 34-foot-wide, U-shape pile dock with a close-sided peaked boathouse.

The project is shown on two sheets of plans titled "Queens Boathouse," prepared by Studio A, and dated November 18, 2024 (Project Plans) and further described in a narrative dated December 20, 2024, prepared by Studio A titled "Re: APA Project No. 2024-0235, Responses to Public Comments, Queen Boathouse Dredging, Bolton Landing, Warren County, NY," (Narrative), including one sheet depicting a re-located dewatering area (Dewatering Plan).

Reduced-scale copies of the Dredging Plan for the project, shown on Drawing No. L-1.10 of the Project Plans and the Dewatering Plan are attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any activity involving a wetland in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Warren County Clerk's Office.

2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the dredging takes place on the site. Copies of this permit and the Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All conditions in Permit 82-71-C and Permit 92-161 remain in full force and effect.
5. This permit authorizes dredging in the location shown, depicted and described in the Project Plans, Narrative and Dewatering Plan. Any change to the location, dimensions, or other aspect of the authorized activities shall require prior written Agency authorization.
6. The project shall be undertaken in compliance with the Dredging Plan and Dewatering Plan.
7. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
8. Within 35 feet of the mean high water mark of Lake George or within 100 feet of the limits of dredging shown on the project plans, no vegetation may be cut or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. Except as specifically authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Bolton;
- b. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- c. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- d. will result in minimal degradation or destruction of the wetland or its associated values and is the only alternative which reasonably can accomplish the applicant's objectives.

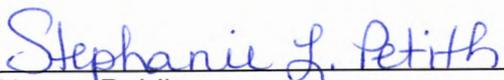
PERMIT issued this 16th day of January, 2025.

ADIRONDACK PARK AGENCY

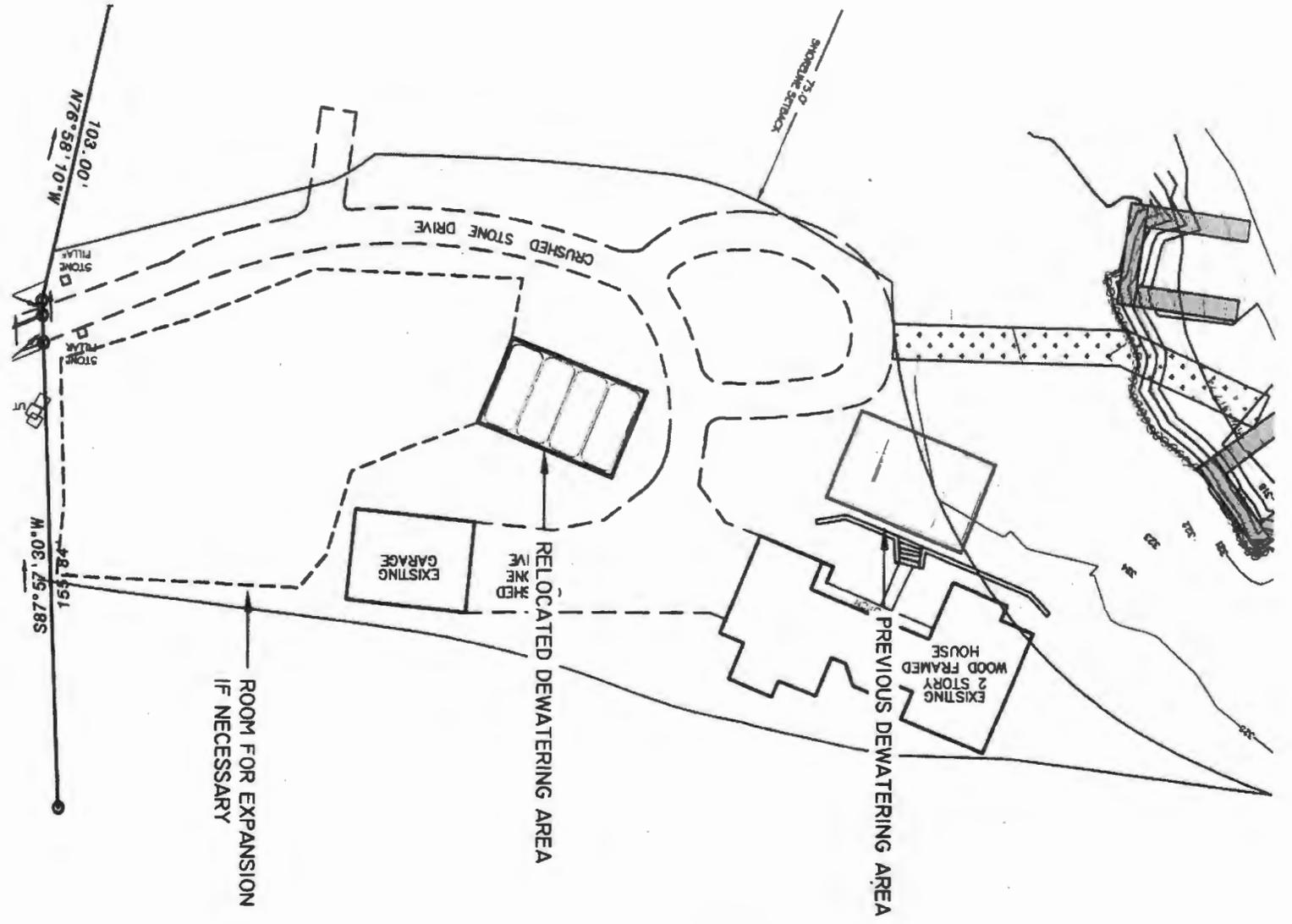
BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 16th day of January in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Stephanie L. Petith
Notary Public, State of New York
Reg. No 01PE6279890
Qualified in Franklin County
Commission Expires April 15 2025



	FINAL
	P2024-0235

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Adirondack Park Agency