

THIS IS A TWO-SIDED DOCUMENT

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|  <p>NEW YORK STATE OF OPPORTUNITY.</p> <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 2024-0281</p> |
| <p>In the Matter of the Application of</p> <p>MICHAEL SERINI AND SHARON SERINI Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p> | <p>Date Issued: March 4, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Michael Serini2. Sharon Serini |

SUMMARY AND AUTHORIZATION

This permit authorizes replacement of a dock and construction of a new boathouse in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Queensbury, 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 permit is recorded.

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 a 2.28±-acre parcel of land located on Cleverdale Road in the Town of Queensbury, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 240.9, Block 1, Parcel 16.12, and is described in a deed from Raymond H. Kraft, Jr. and Wendy S. Kraft to Michael Serini and Sharon Serini, dated October 1, 2021, and recorded in the Warren County Clerk's Office under Book 6483, Page 85.

The project site contains shoreline on Lake George and Value "2" wetlands associated with Lake George. Additional wetlands not described herein may be located on or adjacent to the project site.

The project site is improved by two docks and a single family dwelling.

The project site was created as "Lot 1" in a three-lot subdivision as authorized by Agency Permit 2010-11.

PROJECT DESCRIPTION

The project as conditionally approved herein involves replacement of a dock and construction of a new boathouse.

The project will involve the loss of ±660 square feet of wetlands.

The project is shown on the following plans received by the Agency on December 4, 2024, including two sheets of annotated plans "Schedule A, Page 4 of 6 Permit #5234-3-16," "Drawing #1," and Drawing 4;" and scaled sketches "Drawing 2," and "Drawing 3;" (Structure Plans). A reduced-scale copy of the Structure Plans for the project 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 deposit of fill in a wetland in the Adirondack Park.

This permit amends Condition 8 of Permit 2010-11.

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 herein authorized dock and/or boathouse remains on the site.

Copies of this permit and the Structure 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. This permit amends and supersedes Condition 8 of Permit 2010-11 in relation to the replacement of the dock and construction of a new boathouse as depicted and described on the Structure Plans. All other terms and conditions of Permit 2010-11 remain in full force and effect.
5. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2024-0281, issued March 4, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. This permit authorizes the replacement of a dock and construction of a new boathouse in the location as depicted and described on the Structure Plans. Any change to the location, dimensions, or other aspect of the replacement of the dock and construction of a new boathouse as depicted and described on the Structure Plans shall require prior written Agency authorization.
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. All exterior building materials, including roof, siding and trim, of the herein authorized dock and boathouse shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with the herein authorized dock and boathouse shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake George or adjoining properties.
10. Except for the replacement dock and construction of the boathouse authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.

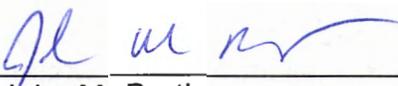
CONCLUSIONS OF LAW

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, 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 Queensbury;
- 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 4th day of March, 2025.

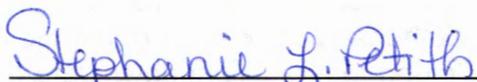
ADIRONDACK PARK AGENCY

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

STATE OF NEW YORK
COUNTY OF ESSEX

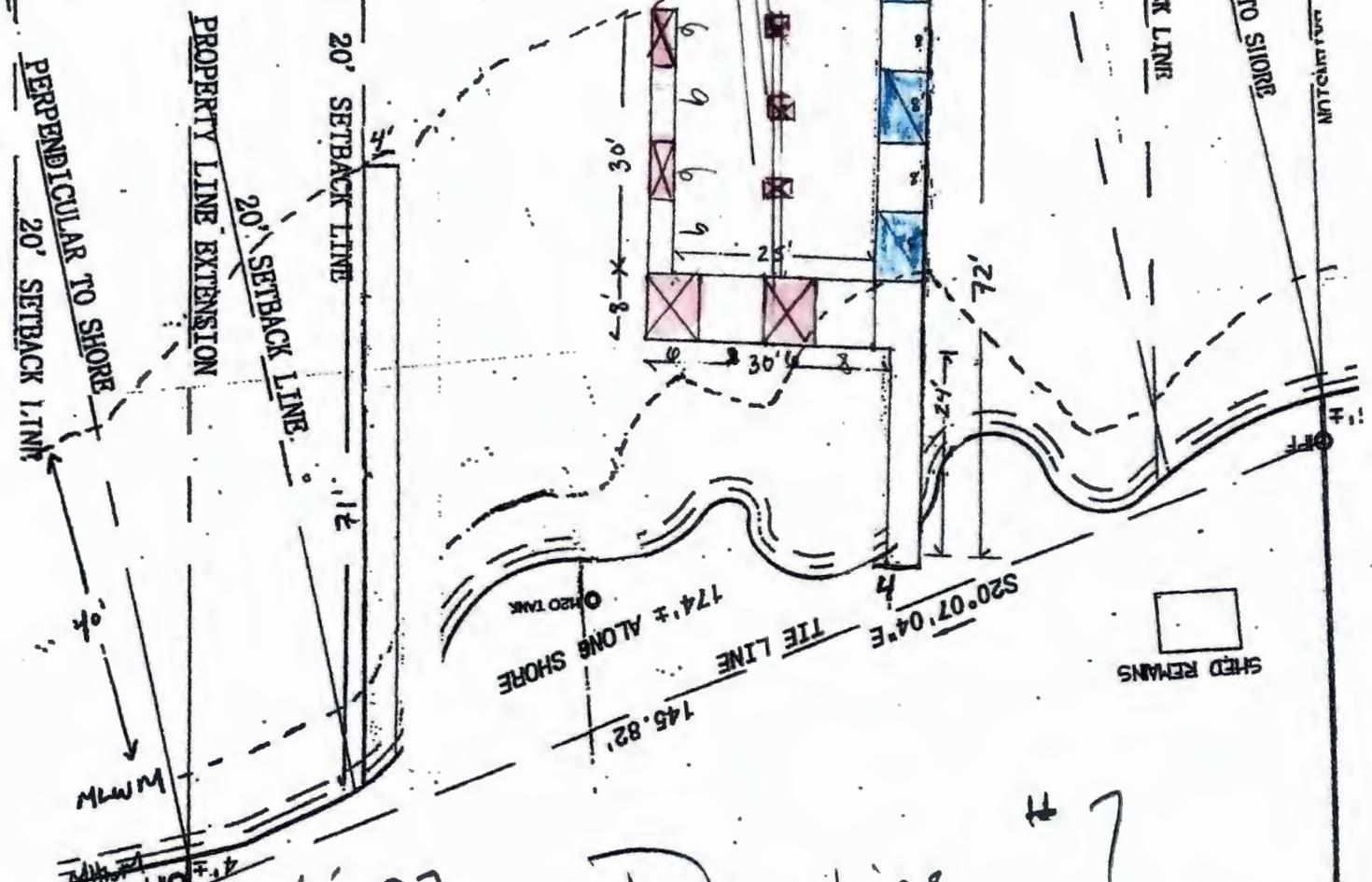
On the 4th day of March in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged 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.

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


Notary Public

PROPOSED DOCKS

3x3 Sub merged
 3x6 Crib to carry
 (existing) 8" columns
 (existing) 8" columns



- (3) 3x3 = 27
- (2) 3x6 = 36
- (2) 6x8 = 96

Total sqft **159**

Scale: 1" = 20'

MLWM Measured 3/11/2016
 BY L6PC

Drawing # 7
 proposed cribs

RECEIVED

Schedule A
 Page 4 of 6
 Permit #5234-3-16

Existing cribs



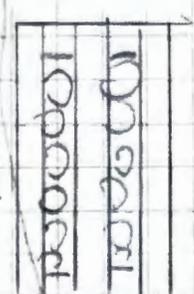
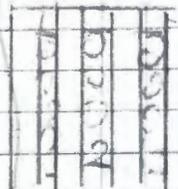
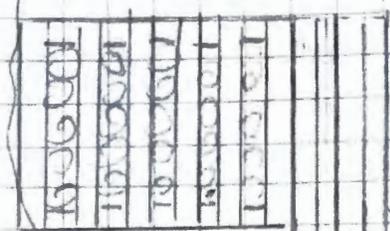
S89°34'07"W
 160.09'

Typical Crib deck

Avg Water level



2x8 PT deck for specimen installation

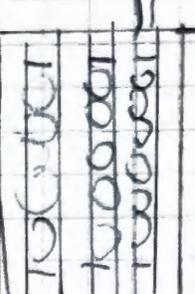
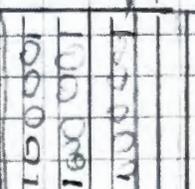
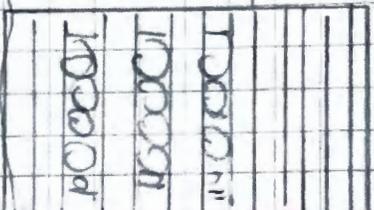


Lake bottom

High Sunlight penetration Crib Deck by CCD

2x8 PT deck for specimen @ in stall (3/4" specimens other)

Avg Water level



3 courses as concrete 3/4" concrete curb

4 courses concrete

Rough cut Native pine Crib

Rough cut Native pine Crib

↑ N

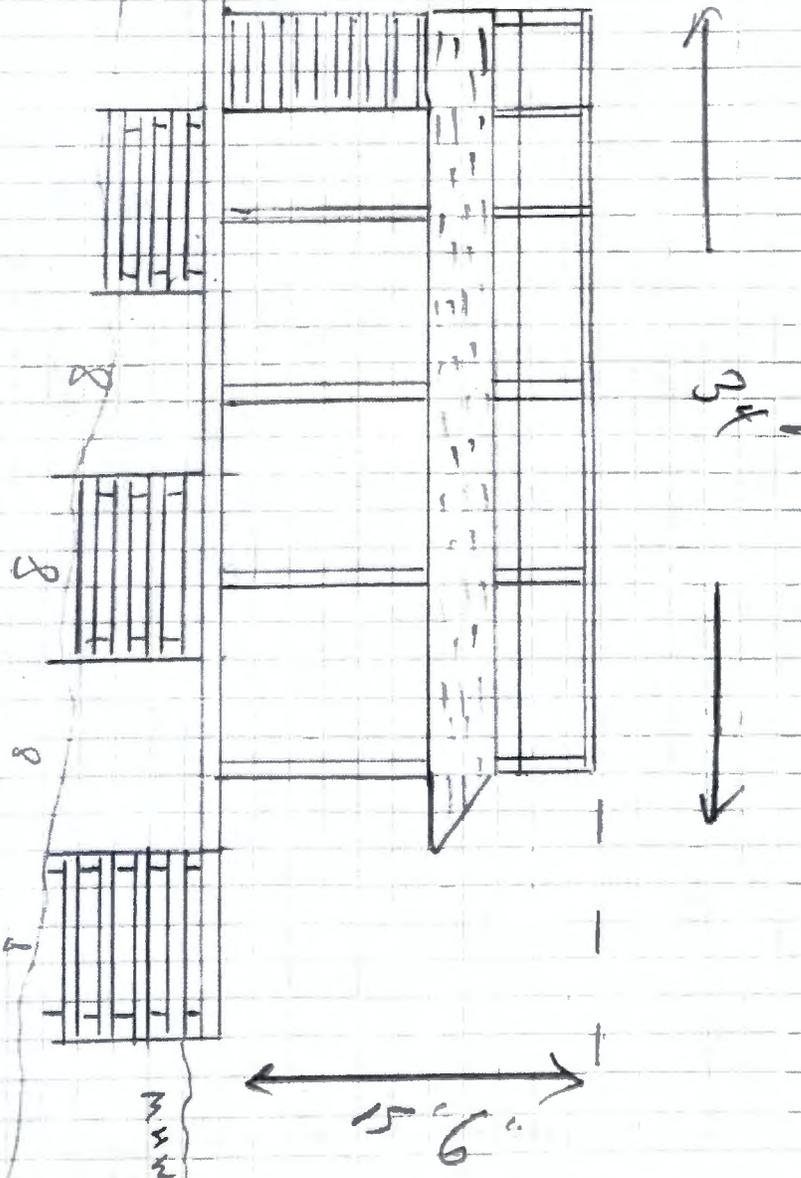
Drawings



Private Rd # 7

SE.N.W.

shingled hip roof
stairs w/ closet
benches x 2



Drawing # 3

SS

