

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 and Order 2024-0303</p>
<p>In the Matter of the Application of</p> <p>NYS DEPARTMENT of ENVIRONMENTAL CONSERVATION Permittee</p> <p>for a permit pursuant to § 814 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: March 20, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. New York State Department of Environmental Conservation</p>

SUMMARY AND AUTHORIZATION

This permit and order authorize repair and modification of existing marina infrastructure in an area classified Intensive Use 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 an authorized activity is 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 a 2.49-acre parcel of land located on Boathouse Lane, Green Island, in the Town of Bolton, Warren County, in an area classified Intensive Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 171.16, Block 1, Parcels 12, 13 and 14.

The project site contains shoreline on Lake George and associated wetlands comprised of deepwater marsh dominated by Eurasian watermilfoil with a value rating of "3". Additional wetlands not described herein or depicted on the Project Plans may be located on or adjacent to the project site.

The project site is improved by the NYS Department of Environmental Conservation (DEC) Green Island Maintenance Facility that supports operations of the DEC Camping and Day Use Islands on Lake George and the NYS Lake George Park Commission. The facility is developed by existing docks, boathouses and a boat launch.

PROJECT DESCRIPTION

The project as conditionally approved herein involves repair and modification of existing marina infrastructure including the expansion of two stake docks, expansion of a boathouse roof to cover an adjacent boat slip, and re-construction of an existing boat launch ramp.

Existing access to the project site is from Boathouse Lane. Construction will be facilitated via barge and material staging will occur within the existing asphalt parking and boat launch area.

The project will involve the loss of approximately 503 square feet of wetlands from the installation of dock piles, boat launch improvements, and shading.

The project is shown and described in the following Project Plans:

- Six sheets of plans titled, "LGPC Green Isl., Bolton, NY, LGP-004," prepared by Waterfront Solutions dated December 31, 2024 (Site Plans); and
- A two-page document titled "SIR: Application for Activities Involving Wetlands," dated October 31, 2024 (Wetland Plan).

Reduced-scale copies of Sheets 2 & 4 of the Site Plans are attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to 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 or excavation of a wetland in the Adirondack Park.

The proposal involves new land use and development within the Adirondack Park pursuant to § 814 of the Adirondack Park Agency Act, 9 NYCRR § 579.1, and 9 NYCRR § 4.150 (Executive Order 150).

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 authorized development remains on the site. Copies of this permit and 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. This permit authorizes repair and modification of existing marina infrastructure in the location shown and as depicted on the Project Plans and described in the Wetland Plan. Any change to the location, dimensions, or other aspect of the project shall require prior written Agency authorization.
5. All aspects of the project shall be undertaken in compliance with the Project Plans cited herein.
6. 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.
7. All disturbed areas shall be topsoiled, seeded, straw mulched and secured with temporary sediment controls in accordance with NYS Standards and Specifications for Erosion and Sediment Controls as described in the Project Plans.
8. All turbidity curtain(s) utilized during the project shall remain in place until any suspended sediment has settled.

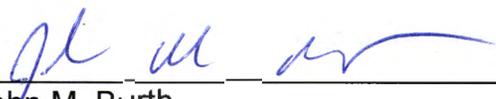
CONCLUSIONS OF LAW

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 be consistent with the land use and development plan;
- 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 20th day
of March, 2025.

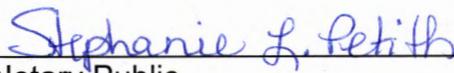
ADIRONDACK PARK AGENCY

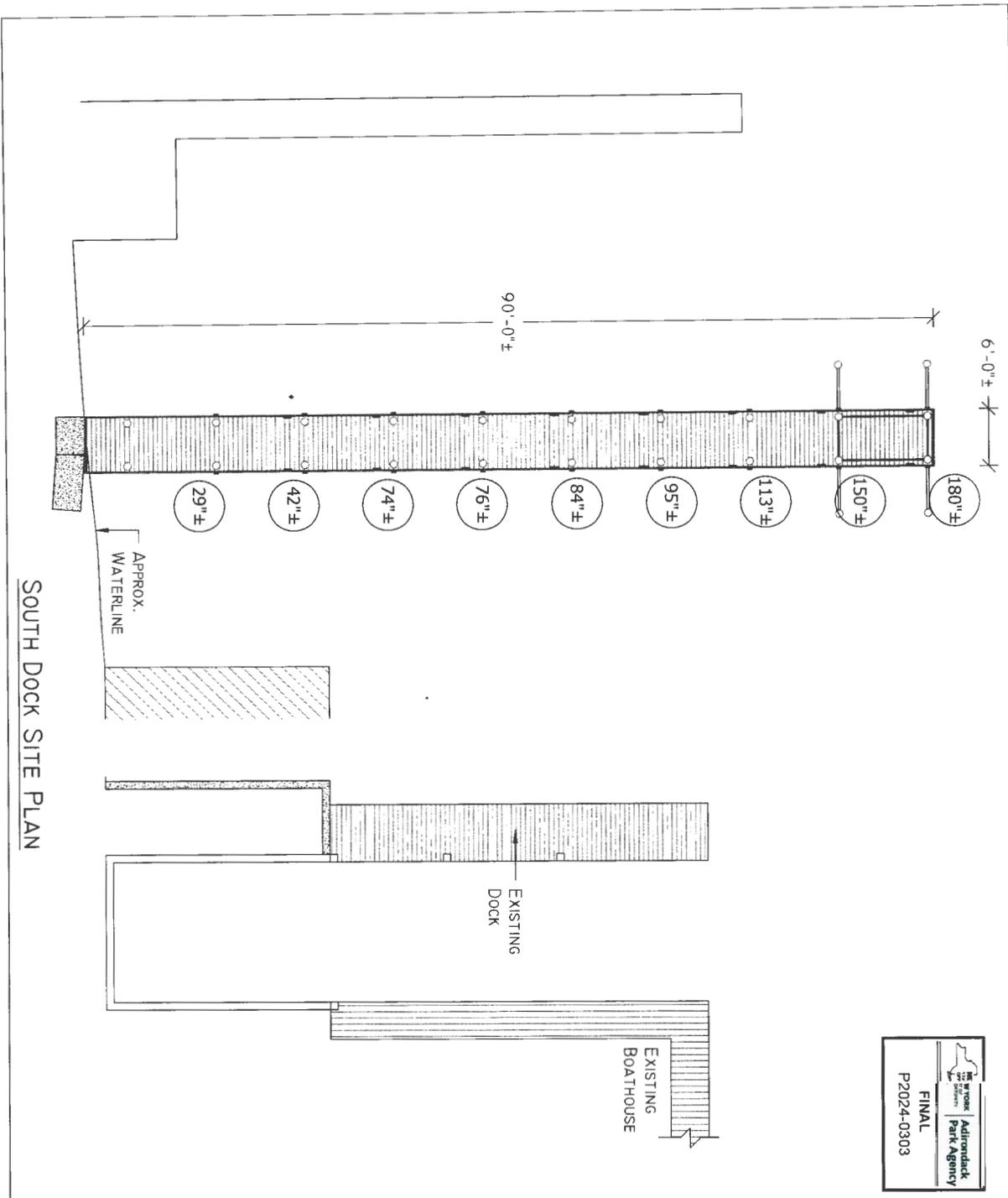
BY: 
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 20th 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



SOUTH DOCK SITE PLAN

Adironack Park Agency
FINAL
 P2024-0303

- NOTES: South Dock
- FRAME
 - THE DOCK FRAME SHOULD BE FABRICATED IN THE LONGEST SECTION LENGTH POSSIBLE IN THIS SPECIFIC PROJECT THE PROJECT SHOULD CONSIST OF (3) 30' +/- LONG FRAMES
 - FRAMES SHOULD CONSIST OF WELDED STRINGERS, TOPSONS, COMPRESSIONS, SLEEVES, GUSSETS, AND OUTER FRAME.
 - FRAMES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
 - PLINGS:
 - PLINGS TO BE HOT DIPPED GALVANIZED STEEL 8" SCHEDULE 4.0
 - PLINGS TO BE CUT BELOW DECKING.
 - FINISHES
 - DECKING S/4" x 6" WEARDECK DECKING FASTENED TO PRESSURE TREATED CLEATS WITH COLOR MATCH SCREWS SHALL: 2" x 10" PRESSURE TREATED LUMBER FASTENED WITH GALVANIZED STEEL ELEVATOR BOLTS.
 - VERTICAL ENDERS:
 - (8) VERTICAL 4"x6"x60" PRESSURE TREATED ROOSTRAKES
 - CLEATS:
 - (6) 12" GALVANIZED STEEL SHIP CLEATS FASTENED TO THE STEEL FRAME
 - ELEVATION:
 - THE ELEVATION OF THE DOCK WILL REMAIN 24 INCHES OFF THE AVERAGE WATER LEVEL.

XX" ± = APPROX. WATER DEPTHS

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 PLACIDA, FL 33946
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APPROVE TO BUILD

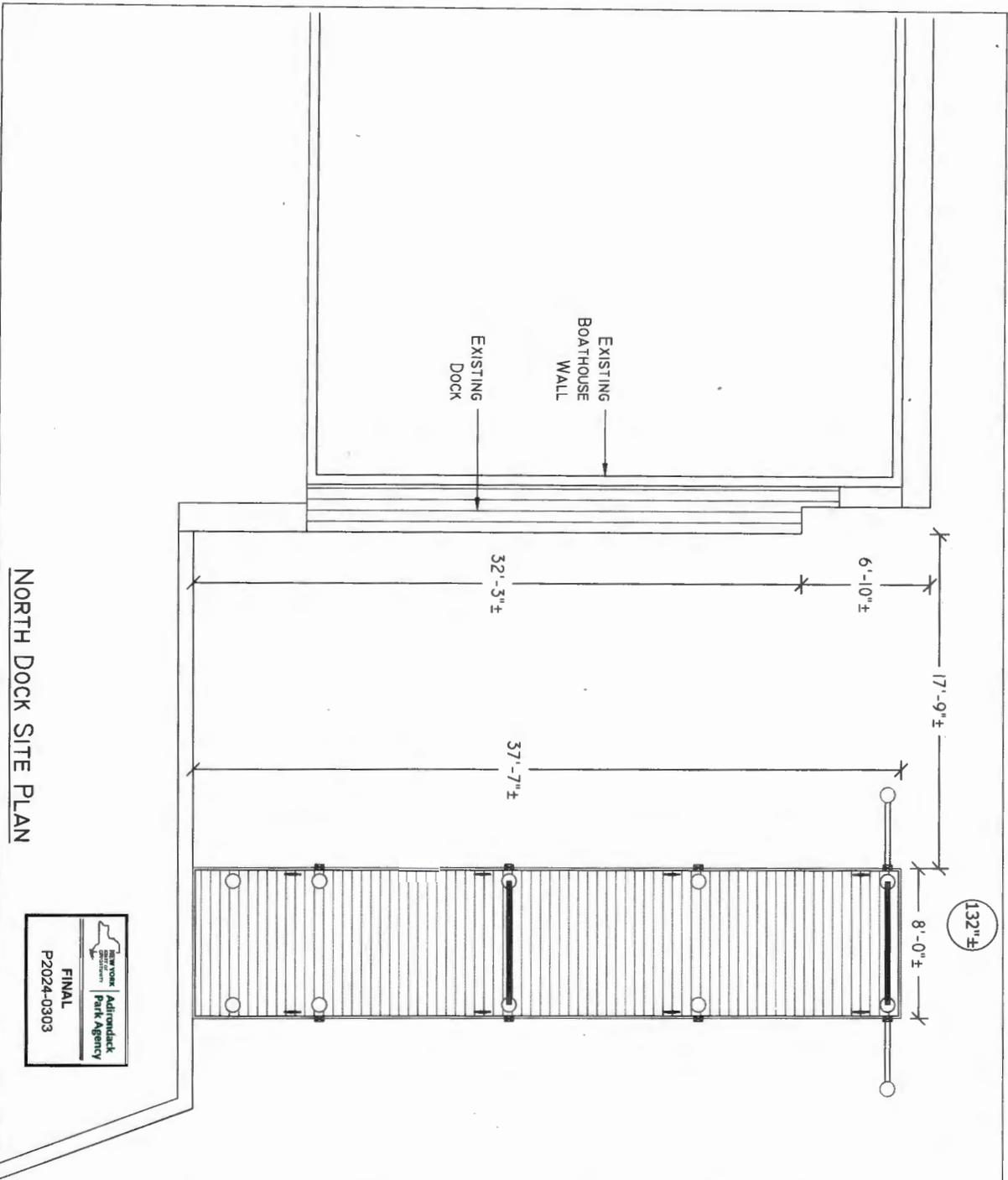
DATE _____ BY _____

LGPC GREEN ISL.
BOLTON, NY

C. BALDWIN
 12-31-2024
 LGP-004
 3/32"=1'-0"

2

6



NORTH DOCK SITE PLAN

Adirondack Park Agency

 FINAL

 P2024-0303

132'±

NOTES: NORTH DOCK

- THE DOCK FRAME SHOULD BE FABRICATED IN THE SHORTEST SECTION LENGTH POSSIBLE IN THIS SPECIFIC PROJECT THE PRODUCT SHOULD CONSIST OF (1) 37'-7" ± LONG FRAME
- FRAMES SHOULD CONSIST OF WELDED STRINGERS, TORSIONS, COMPRESSIONS, SLICES, GUSSETS, AND OUTER FRAME.
- FRAMES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- PLINGS TO BE HOT DIPPED GALVANIZED STEEL, 8" SCHEDULE 40.
- SOUTH SIDE PLINGS TO BE EXTENDED WITH SADDLES TO ACCEPT CARRIER BEAMS.
- NORTH SIDE PLINGS TO BE CUT BELOW DECKING.

- FINISHES:
- DECKING: 5/4" x 6" WEARDECK
 - DECKING FASTENED TO PRESSURE TREATED CLEATS WITH COLOR MATCH SCREWS.
 - RUB RAIL: 2" x 10" PRESSURE TREATED LUMBER FASTENED WITH GALVANIZED STEEL ELEVATION BOLTS.

- VERTICAL FENDERS:
- (6) VERTICAL 4"x6"x60" IPE RUBSTRANKS

- CLEATS:
- (6) 12" GALVANIZED STEEL SHIP CLEATS FASTENED TO THE STEEL FRAME.

- ELEVATION
- THE ELEVATION OF THE DOCK WILL REMAIN 24" INCHES OFF THE AVERAGE WATER LEVEL.

- SITE CONDITIONS
- LENGTH AND WATER DEPTHS TO BE CONFIRMED BY CONTRACTOR.
 - ELEVATION OF PLINGS TO ACCEPT CARRIER BEAMS T.B.D.

XX'± = APPROX. WATER DEPTHS



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APPROVE TO BUILD

DATE

LGPC GREEN ISL.
 BOLTON, NY

C. BALDWIN

12-31-2024

LGPC-004

3/16"=1'-0"

4

6