

**From:** [Greg Millen](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Andrew P. Hawkins & Lisa A. Walsh  
**Date:** Thursday, May 19, 2022 1:58:19 PM

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Hello – My wife and I are camp owners on Spitfire Lake. We have reviewed the variance request for an enclosed single slip to be added to the existing two-slip boathouse of Mr. Hawkins & Ms. Walsh. We are in full support of this variance request for the following reasons:

1. A new and separate boathouse would decrease the amount of open space visible from Spitfire Lake.
2. In the past few years there have been two new boathouses built on Spitfire Lake which significantly “dotted the shoreline” with new structures and reduced the amount of long stretches of unbroken shoreline on Spitfire Lake. It would be good not to see another new boathouse on the shores of Spitfire.
3. This request is consistent with the overall character of existing development along the shoreline of Spitfire Lake. Most of the boathouses on Spitfire Lake are three or more slips and most are two story boathouses. The Hawkins/Walsh boathouse would fit aesthetically with these existing boathouses on Spitfire.

Thank you reviewing this support letter.

Greg & Katherine Millen

Gregory K. Millen  
1817 Olde Homestead Lane  
Suite 101  
Lancaster, PA 17601  
(717) 859-6300 x 110 Office  
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**From:** [Lonetree Camp Manager](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** APA Project #2021--0249 Andrew Hawkins & Lisa Walsh Property  
**Date:** Monday, May 23, 2022 6:17:46 PM  
**Attachments:** [HAW\\_S-1.0\\_10.1.2021.pdf](#)

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To Whom It May Concern,

We own a piece of property and a camp on Spitfire Lake that we have owned for more than 100 years.

We are in support of the variance requested (described to us as the addition of one slip to an existing boathouse structure) by Andrew Hawkins and Lisa Walsh and described in the attached document as the Single Slip Variance Required Addition.

Please include our support of this variance request in the official record. If you have any questions, please feel free to contact me at 561-718-3209.

Sincerely,

Nat Roberts  
Managing Member  
Rauch Roberts Family LLC



**From:** [GEORGE EARLE](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Comments on Hawkins Proposed Boathouse  
**Date:** Tuesday, May 17, 2022 4:04:53 PM  
**Attachments:** [Hawkins Boathouse.docx](#)

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George Earle

484-887-8939

To: APA

Att: Bart Haralson

Re: Proposed Hawkins Boathouse

Dear Sir,

I am celebrating my 76<sup>th</sup> year on the St. Regis Lakes this summer, twenty years before the APA was established. My family has been on the lakes since the 1880's. I was elected President of the SRPOA ten years ago, probably because of my continuous efforts to maintain the unique lake frontage appearance of the Lakes as well as my efforts to keep the water quality the best in the Adirondack Park (I just finished spearheading construction of our new state-of-the-art boat wash station).

I am a close friend and neighbor of the Hawkins since their first days on Spitfire. They purchased their property on Spitfire because of the unique ambiance we have encouraged in our structures. I have been particularly impressed with their interest in continuing this approach. The proposed addition is attractive, has the least interference with neighbors and essentially unseen by most of the lake.

I have found that the boats a family populates their camp with says a lot. Other than a boat to get them to the landing, they have populated their camp with refurbished wood boats, one of which requires the need for the proposed boathouse addition.

The proposed boathouse addition submitted by Michael Bird is clearly the best, most attractive most environmentally sensitive option available. Building a completely new structure, that they are permitted to do, would be disastrous to the appearance and navigable waters of that corner of the lake, at a minimum.

A variance is clearly the best decision for this in the interest of all involved, including the APA and would show the APA is acting in the best interest of the Adirondack Park.

Any questions that I can give more input on, please contact me.

George Earle

President of SRPOA and neighbor

gearle9@comcast.net (484-887-8939)

**From:** [GEORGE EARLE](#)  
**To:** [Haralson, Bart H \(APA\)](#)  
**Subject:** Hawkins Boathouse  
**Date:** Wednesday, May 25, 2022 5:51:05 PM  
**Attachments:** [Hawkins Boathouse.docx](#)

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George Earle

484-887-8939

To: APA

Att: Bart Haralson

Re: Proposed Hawkins Boathouse

Dear Sir,

I listened with great interest the discussion on Tuesday pertaining to the above structure. I have received comments from nearly all residents on Spitfire Lake that have voiced support for the proposed boathouse addition. I did hear there was one adverse letter, from a source I had expected, that objected to any additional structures on the lake despite the current APA regulations. Building a second boathouse in an area that would require it to be farther out in the lake, would be unsightly and a detriment to the architectural look of the lake, something the lake residents have supported since my great grandfather built Katia and Cobblestone near 1900.

I realize there would be a possibility of lowering the existing roof line to make the structure height compliant and have the ability of adding an additional slip. I think doing this would butcher the attractive appearance of the existing structure as well as being at a significant, unnecessary cost for the owner.

The thought of building a tiered structure for boat storage would be pretty ugly with a commercial appearance that would be an eyesore. The presented design is an attractive addition and would be in a place that would be barely noticed.

I again implore the APA decision makers to approve the submitted application.

George Earle

President of SRPOA and neighbor

gearle9@comcast.net (484-887-8939)

**From:** [Beth Myers](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Fwd: Hawkins variance response  
**Date:** Monday, May 23, 2022 12:54:22 PM

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To whom it concerns,

My husband and I own two camps on Spitfire lake. As a neighbor of Andrew Hawkins and Lisa Walsh we would much prefer the one slip addition to their existing boathouse as opposed to a new boathouse altogether. The addition will hardly be noticeable where as a new boathouse will be an eyesore and more impactful to the environment along the shoreline.

Thank you for allowing us to comment on the project.

Regards  
Beth and Ross Myers

**From:** [Gary Nordmann](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Hawkins Boathouse Expansion  
**Date:** Tuesday, May 17, 2022 8:44:00 AM

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APA, We have seen the proposed plans for the Hawkins Boathouse on our Lake (Spitfire) and have no concerns whatsoever. Our first preference would be for expanding the existing building.

If you have any further questions for us, you may send us an email.

Carol and Gary Nordmann

**From:** [Carl Shedd](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Hawkins boathouse  
**Date:** Monday, May 23, 2022 10:12:05 AM

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This recommends the small addition to existing boathouse that works esthetically and offers less impact on the shoreline than new construction.

Sincerely

Carl Shedd  
Former president of the St Regis Property Association

**From:** [Lynda Levengood](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Hawkins Variance Information  
**Date:** Monday, May 23, 2022 8:49:13 AM

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To Whom It May Concern:

A third slip is absolutely necessary for safety reasons. There are many instances when not all boats are functioning for various reasons or are being used. This is especially true for camps with no road access.

Richard and Lynda Levengood  
Camp #32

Sent from my iPad

**From:** Margaret Gorman  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Hawkins Walsh variance request  
**Date:** Tuesday, May 24, 2022 9:07:55 AM

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Dear Mr. Haralson,

We are the new owners of 26A St. Regis Carry Road, two properties to the west of Andrew Hawkins and Lisa Walsh, on Spitfire Lake. We are writing in support of their request for a variance to expand their existing boathouse to add one boat slip. This strikes us as a reasonable and practical proposal that would have less visual and environmental impact than other alternatives which do not require a variance.

Respectfully,  
Margaret Gorman & Caroline Schweyer

**From:** [Hillery Estes](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Owners Nan Bush & Bruce Weber  
**Date:** Monday, May 23, 2022 12:52:02 PM

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Hi,

We own a property on Spitfire Lake and are across from the Hawkins. We feel strongly that the addition of a slip on their existing boathouse is a significantly better solution with respect to the shoreline impact and environmental issues than adding a whole new boathouse. Please let me know if you need any additional input.

Best,  
Nan Bush & Bruce Weber

—

Hillery Estes  
Studio Manager  
Little Bear Inc.  
135 Watts Street  
New York, New York 10013  
[hillery@littlebearinc.com](mailto:hillery@littlebearinc.com)  
Tel (917) 929-2908  
Fax (917) 591-6886

**From:** [Lewis Rosenberg](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project 2021-0249  
**Date:** Thursday, May 19, 2022 1:59:50 PM

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I'm in receipt of a late notice of the above application and as an owner of lakefront property on the opposite shore of Spitfire Lake, have a concern for the unrelenting pressure on water quality shorefront development presents in general, and on this water body in particular. This agency, in its Regulatory Impact Statement in 2009 having to do with rule making, has sought to reduce the size permitted for boathouses in recognition of the "scientific literature supporting the need for minimal shoreline development and preservation of natural undeveloped buffers between development and the water." . In about 30 years of ownership here, I have observed periodic algae blooms on these waters which we learned are caused by release by warming water of bottom phosphorus fed nutrients disrupting the ecosystem. Spitfire, being relatively shallow, is especially vulnerable.

This lake community has supported studies seeking the source of these nutrients and found shore development implicated. We have engaged the Adirondack Water Institute at nearby Paul Smiths College to monitor these conditions and make recommendations to preserve this precious natural resource. [ Surprisingly, according to the AWI Director, it received no notice of this application] Despite being located on lands classified as Resource Management, this part of the lake community has experienced an increase in the number of boathouses constructed in recent years. On the shore in question in the past thirty years I've observed eight newly constructed within about a mile of this site.

As increases in global temperature have occurred the mechanism releasing algae and other offensive materials is bound to increase..

Will granting this application be the straw that broke the camel's back ?

Lewis Rosenberg  
23 Heron Lane, P.O. Box 133  
Paul Smith NY 12970

**From:** [John Thain](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Michael Bird](#)  
**Subject:** Project No. 2021-0249  
**Date:** Monday, May 23, 2022 1:49:55 PM

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We are neighbors and have a direct view of the boathouse owned by Andrew Hawkins and Lisa Walsh. We support their request for a variance for the addition to their boathouse. We ask that you approve the variance. Thank you.  
John and Carmen Thain. Camp Kanaktiyo, LLC.  
Sent from my iPad

**From:** [Chris Knerr](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Proposed Hawkins Variance - Spitfire Lake  
**Date:** Monday, May 23, 2022 10:16:04 AM

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Dear Commissioners:

I own a Camp on Spitfire on the same shore as Hawkins. The Camp has been in my family since 1968; prior to that our family owned another Camp on Spitfire dating back to the 1890s.

I would much prefer the proposed additional slip to a brand new boathouse.

In fact, my primary wish is to minimize any net new waterfront buildings, since I well remember when there were many fewer than there are now.

I feel this is a suitable proposal, consistent with the spirit of thoughtful and minimal development, while allowing owners to get the most from their property.

Best,  
Chris Knerr  
+1.732.310.5551

**From:** [Margaret Smith](#)  
**To:** [APA Regulatory Programs Comments](#); [Michael Bird](#)  
**Cc:** [Victoria Sturgeon](#)  
**Subject:** Requested Variance on Spitfire Lake, Project #2021-0249  
**Date:** Monday, May 23, 2022 2:57:01 PM

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To the RPA:

We support the requested variance of Andrew Hawkins and Lisa Walsh, of Spitfire Lake, for the addition of a slip to the existing 2 slip boathouse.

Respectfully,

Margaret and Dan Smith  
19 Heron Lane  
Town of Brighton  
Franklin County

**From:** [Kimberly, John R](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Variance for addition to Hawkins boat house on Spitfire Lake  
**Date:** Monday, May 23, 2022 9:49:56 AM

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To the Variance Review Board

My wife and I are writing to express our unqualified support for the addition of one slip to the existing boat house on the property on Spitfire Lake owned by Andrew Hawkins and Lisa Walsh. As long time owners of a camp on Spitfire (41 years) we are particularly interested in the eco-systemic effects of new construction on the lake, and we are pleased that the proposed boat house addition will meet the owners' needs with minimal impact. The design of the addition is both environmentally sensitive and aesthetically pleasing, and we hope that the requested variance will be approved.

Thank you for taking our support into account.

Sincerely,

John and Barbie Kimberly