

**LAKE GEORGE PARK COMMISSION  
PROJECT SYNOPSIS**

Meeting Date January 22, 2019

<b>Applicant</b> Congers Point Association	<b>Facility</b> Congers Point Association	<b>Parcel</b> 171.15-3-80 Bolton
<b>Application #</b> 5220-71-18 DM MINOR	<b>Lakefront</b> 190 feet 2 straight, T, L, U, F or 1 E docks & 2 moorings	<b>Location</b> Congers Point N Congers Point
<b>Date Received</b> 09/26/2018	<b>SEQR type</b> Type II, not subject to SEQRA	<b>Comment period ends</b> 02/22/2019

**Project**  
Reconfigure an existing wharf complex and change from stake to pile supported wharfs in accordance with plans attached. A variance is required.

**Background**  
This application was scheduled for the Nov 2018 meeting but postponed by the applicant to allow time to submit additional material. A Consent Order was signed 11/15/2018. It was reviewed at the January 2019 meeting but tabled to allow revised plans to be noticed.

The proposed alternative has been changed to a single multi-piered dock, and alternative #4 (submitted in response to Commission comments) has been modified to remove the north walkway along shore (leaving the current walkway at 4' width) and the main pier decreased in length from 72' 5" to 71' 1". Attached is a revised dock analysis for a comparison between the approved, proposed and alternative #4.

The application requires a variance from the number of docks (increased from 5 to 7), square footage (increased from 2217 to 2300) off-shore distance (increased from 20' to 24'3"), and the 20' setback.

**Regulatory Determinations**  
VARIANCE

The Commission must determine if the documentation presented is sufficient to prove unnecessary hardship as set forth in Section 645-8.3 Standard:

(a) No variance shall be granted under this Subpart unless the applicant shall establish by substantial, credible evidence unnecessary hardship.

(b) In order to establish unnecessary hardship, an applicant must demonstrate:

(1) unique and peculiar conditions to the applicant's particular situation which impose a substantial technological, financial or safety burden upon the applicant or the public;

(2) that because of such uniqueness, there is no reasonable possibility that the applicant's property or, if no property is involved, the continuation of the application's business, enterprise, use or activity will bring a reasonable return following conformity with the regulations of the Commission;

(3) that the proposed activity will have no adverse impact on the public health, safety or welfare, the environment or the resources of the Park; and

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(4) that the granting of a variance will not alter the essential character of the area in which the proposed use or activity is located, and will not lead to congestion in the Park.

If the variance documentation is deemed sufficient to prove unnecessary hardship the Commission must then make findings under provision 6NYCRR 646.1.6(a):

"Prior to granting any permit relative to a dock, wharf, mooring or marina, the Commission shall ascertain the probable effect of the proposed facility and the operation thereof on the health, safety and welfare of the public and on the resources of the Park. The Commission shall also ascertain the impact of the proposed facility upon the congestion of Lake George and the probable visual, cultural and audible effects of the proposed facility on the neighborhood in which the facility is proposed and on the Park. Where the Commission determines that the facility will have an undue impact upon the health, safety, or welfare of the public or the resources of the park, lead to overcrowding or congestion, or cause undue visual, cultural or audible impacts on the neighborhood or the Park, a permit shall be denied."

Dock Analysis 2/5/2018 MG

Facility	Congers Point Association
Owner	Congers Point Association
Application	5220-71-18 Dock Modification
Parcel	171.15-3-80
Lakefront	190'

Standard	Allowed	As registered	Proposed preferred	Proposed alternate #4
Number of docks	2 straight, T, L, U, F or 1 E	5 (3 + 2 BH) 2 piers, 2 U, F	7 (5 + 2 BH) 2 piers, 2 T's, 3 U's & F	6 (4 + 2 BH) pier, 2 L, 2 F, U,
number of piers	max 4	3 + 4 BH	6 + 4 BH	4 + 4 BH
Length from MLW	40 feet	exceeds limit by 20'	exceeds limit by 24'3"	exceeds limit by 31'1"
Dock Width	80 feet	118 feet 74.5 + 43.5 BH	105.9 feet 62.4 + 43.5 BH	108.9 65.4 + 43.5 BH
Number of slips	8	8 + 4 in BH	12+4 BH	11+4 BH
Total Area	1400 sq ft	2217 sq ft 854 + 1363 BH	2300 sq ft 1026 + 1274 BH	2183 sq ft 909 + 1274 BH
Area beyond setback	0	277.5 sq ft 230 + 47.5 BH	550.5 sq ft 503 + 47.5 BH	363 sq ft 315.5 + 47.5 BH
Area over PL	0	40 sq ft	298.5 sq ft	200 sq ft
Area beyond offshore limit	0	48 sq ft	250 sq ft	229.5 sq ft

The existing wharf configuration is non-conforming in:

1. number of docks (5 v 2)
2. width (118 v 80)
3. square footage (2217 v 1400)
4. 20' setback (31' beyond, 11' over PL), (277.5 sq ft)
5. Off-shore distance (one pier 20' beyond)

The preferred wharf configuration is non-conforming in:

1. number of docks (7 v 2)
2. width (105.9 v 80)
3. square footage (2300 v 1400)
4. 20' setback (48' beyond, 27' over PL), (550.5 sq ft)
5. Off-shore distance (24'3" beyond limit)

The preferred proposal will increase the number of docks and length and square footage beyond the off-shore limit, 20' setback and property line and the total square footage. A 12<sup>th</sup> slip would be created, although it is not proposed to be used. It will decrease the width of docks along the shoreline.

## Molly

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**From:** Mike Savioli <mike@thedockdoctors.com>  
**Sent:** Wednesday, February 06, 2019 10:59 AM  
**To:** Molly  
**Subject:** RE: Feb meeting  
**Attachments:** Congers Point HOA\_ProposedLayoutV2.pdf; CongersPointHOA\_Alt4V2.pdf

Hi Molly,

Attached, please find revised drawings to submit for notice and for the February commissioners meeting. After review of the two layouts with the association members we all strongly agree that the drawing labeled Proposed Layout V2 is their preferred layout for many reasons.

- Proposed Layout V2 - Preferred
  - Revised per the commissioners comments
  - Brings all association boats into one central location on the property
  - Creates a larger beach area for the association members
  - Creates a more safe beach area for the association members by moving the boats further away
  - Creates more equitable slips
  - Creates easier egress and ingress of boats
  - Maintains a safe fairway between the dock and boathouse
  - Based on the current water depths at the site, It is our professional recommendation that the dock as shown is as short as it should be designed
  
- Alternate #4 Layout V2
  - Revised per the commissioners comments by reducing the length slightly
  - Still requires the Western dock as a single pier
  - Does not provide equal, equitable slips
  - Boats are closer to the beach

If you have any questions regarding the revisions please do not hesitate to contact me but please do add us to the meeting agenda.

Thanks  
Mike

Sincerely,

Mike Savioli  
Sales Manager  
**The Dock Doctors, LLC.**  
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Ferrisburg, VT 05456  
802-870-7502 Direct line  
802-458-7709 Cell  
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<https://thedockdoctors.com/tour.html>

APPROVED TO BUILD

BY

DATE

**CONGERS POINT HOA**  
**LAKE GEORGE, NY**

DRAWN: K. JEWELL

DATE: 1/23/19

DWG#: CON-PERMIT

SCALE: 1" = 20'

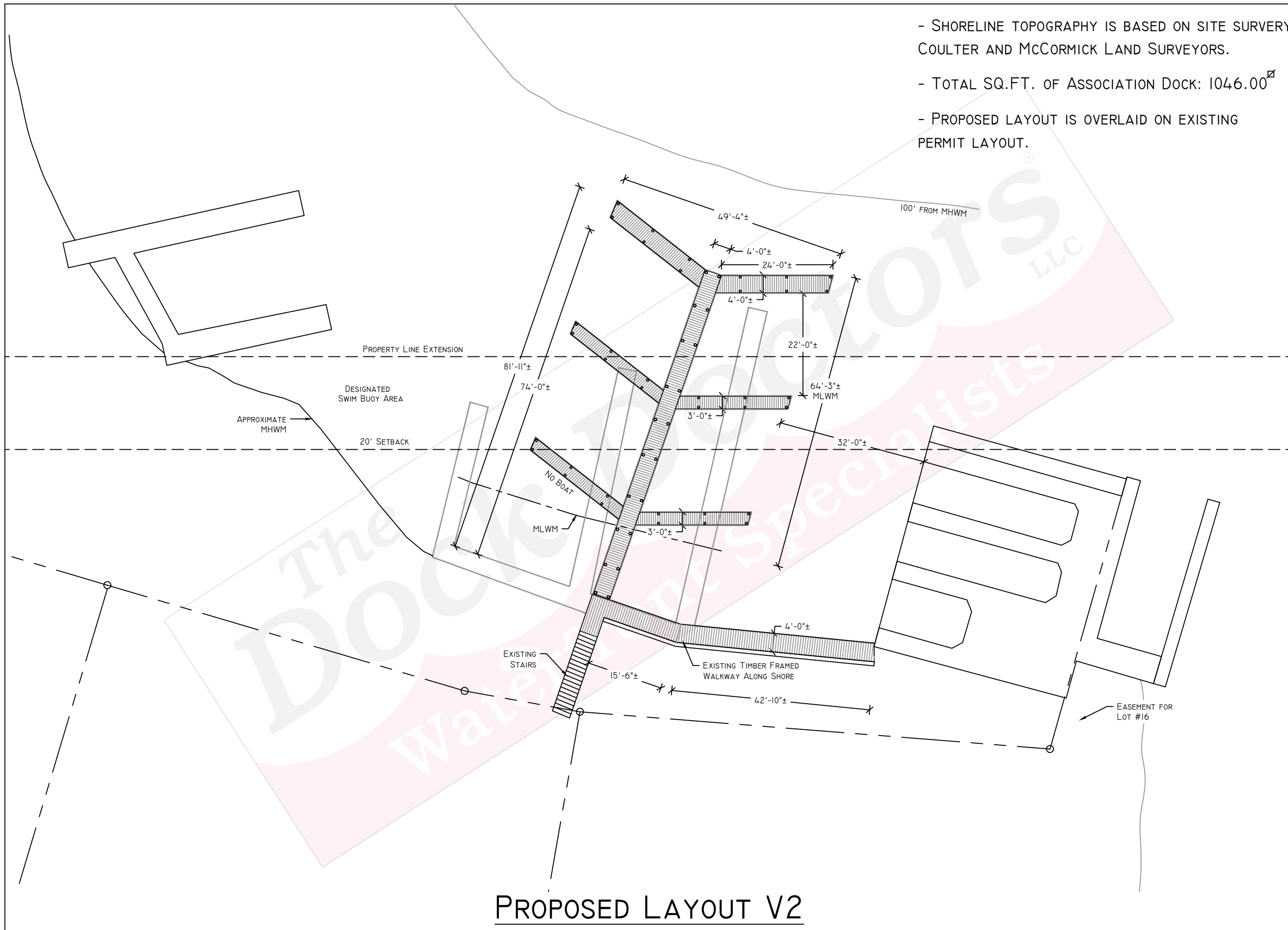
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OF

- SHORELINE TOPOGRAPHY IS BASED ON SITE SURVERY, COULTER AND MCCORMICK LAND SURVEYORS.
- TOTAL SQ.FT. OF ASSOCIATION DOCK: 1046.00<sup>sq</sup>
- PROPOSED LAYOUT IS OVERLAID ON EXISTING PERMIT LAYOUT.



**PROPOSED LAYOUT V2**

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DATE: 1/23/19

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OF



PROPOSED LAYOUT V2





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OF

ALTERNATE #4 LAYOUT V2

