

LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS
Meeting Date 09/16/2021

Applicant Loonie, William	Facility Private Lakefront	Parcel 160.26-1-11.000
Application # DWM21-000138 Residential	Lakefront 35	Location 353 Baldwin Road, Ticonderoga
Date Received 09/10/2021	SEQR Type 1 - Type II Action, no further review under SEQR	Comment Period Ends 10/29/2021

Project

Modify an existing straight-pier wharf within the 20' setback making it longer and wider.

Background

The subject property is located at 353 Baldwin Road in the town of Ticonderoga. The property has 35' of lakefront, meaning the entire property is within the neighbors' property setbacks. The existing authorized dock, memorialized by Registration of Existing Wharf 622, is 2.5' wide by 56' long and is located inside the northern 20' sideline setback. The applicant has indicated that the narrow width of the dock makes foot traffic along this structure a challenge and presents a safety concern when boarding a vessel. In response, the applicant proposes to widen and shorten the authorized dock to 5' x 48' with the dock would be expanded away from the closest neighbor.

Both neighbors to the north and south have no objections and expressed support for the applicant's project.

There is no apparent jurisdiction for Town and DEC. APA has requested an assessment of the potential impact of wetlands; LGPC permit would be issued contingent upon the APA's approval.

Regulatory Determinations

SEQRA

The application represents a Type II action and no further review is required under SEQRA.

FINDINGS FOR MARINAS, DOCKS, MOORINGS APPLS

The Commission must 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."

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 (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.



NYS ITS GIS Program Office, Westchester County GIS

0 35 70 Feet

1" = 30 feet

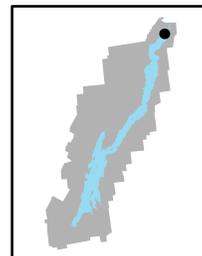


IMPORTANT NOTICE AND DISCLAIMER

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for determining whether this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

353 Baldwin Road
TM# 160.26-1-11
Town of Ticonderoga

2018 Infrared Air Photo





NYS ITS GIS Program Office, Westchester County GIS

0 80 160 Feet

1" = 67 feet

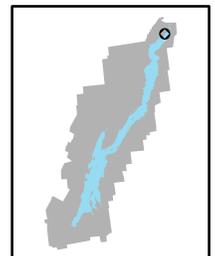


IMPORTANT NOTICE AND DISCLAIMER

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for determining whether this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

353 Baldwin Road
TM# 160.26-1-11
Town of Ticonderoga

2018 Infrared Air Photo





NYS ITS GIS Program Office, Westchester County GIS



1" = 500 feet

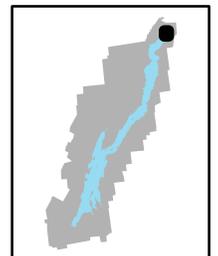


IMPORTANT NOTICE AND DISCLAIMER

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for determining whether this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

353 Baldwin Road
TM# 160.26-1-11
Town of Ticonderoga

2018 Infrared Air Photo





NYS ITS GIS Program Office, NYS ITS GIS Program Office, Westchester County GIS

0 35 70 Feet

1" = 30 feet

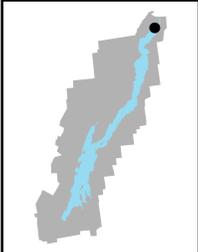
N

IMPORTANT NOTICE AND DISCLAIMER

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for determining whether this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

353 Baldwin Road
TM# 160.26-1-11
Town of Ticonderoga

2018 Infrared Air Photo



LAKE GEORGE PARK COMMISSION FILE REVIEW

Date: February 12, 2019 Owner: William Loonie Facility: Private Lakefront Account #: 1117 Linear Ft: 0.00 Assoc. Slips: 0	Town: Ticonderoga Parcel #: 160.26-1-11 Old #: Lakefront: 35.00 Adjusted: Address: 353 Baldwin Rd
---	---

Review of this file indicates that the total number of structures approved on this lakefront is:

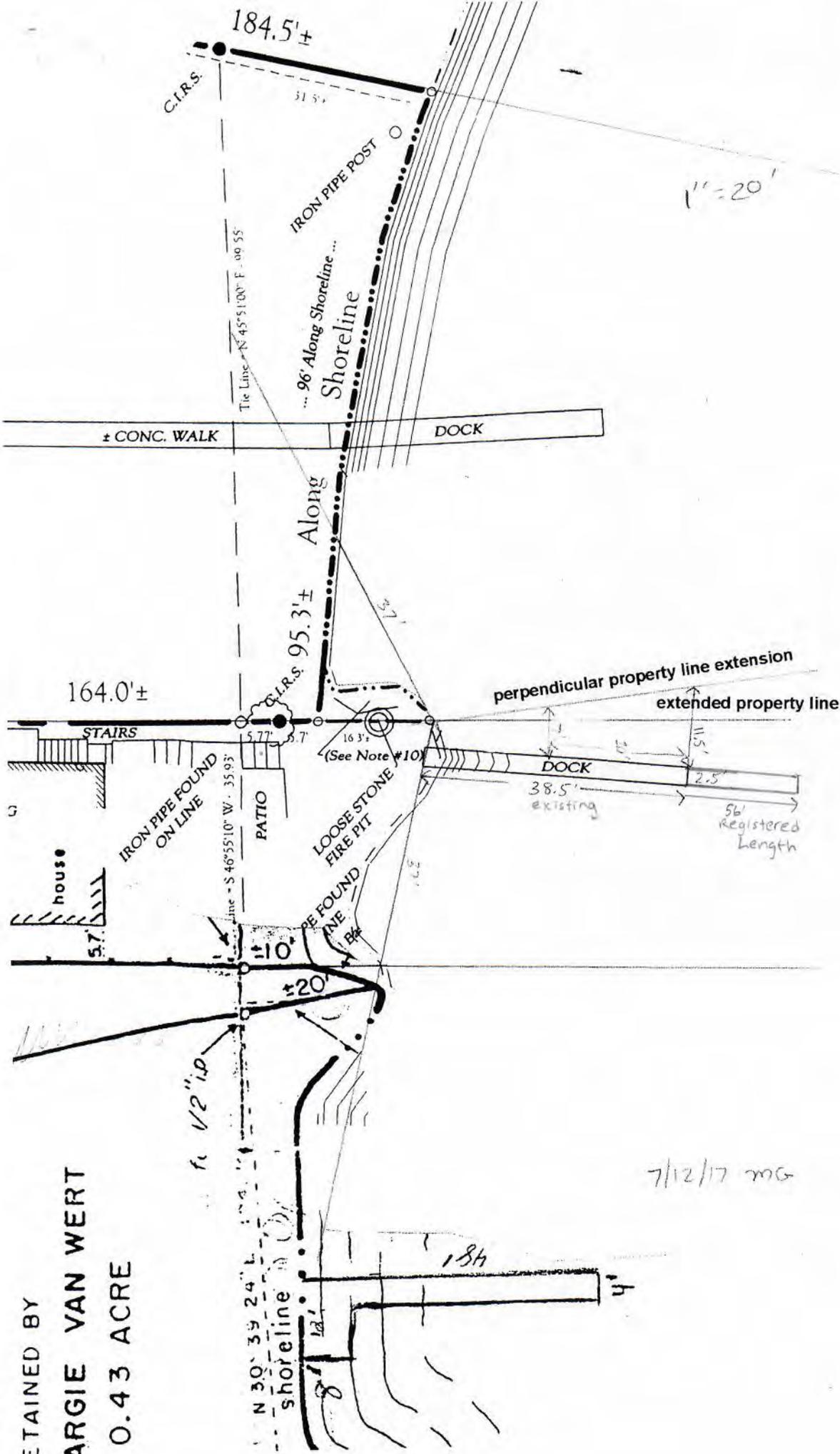
1 Dock(s) 1 Mooring(s)

Notes:

#	D or M	length	width	shape	boat house	closed or open	articulating?	permit or reg#	supercedes
1	D	76.00	15.00	T	N		.F.	622	
1	M	0.00	0.00				.F.	1548-4-95	

This review is based on a review of fee records and dock & mooring registrations and permits. The sketches, drawings and surveys associated with this FILE REVIEW have been compiled from Lake George Park Commission records of docks and moorings at the subject property for the purpose of describing the size, shape and location of all docks and location and swing of all moorings authorized at the property. This compilation is for the convenience of the Commission and the homeowner, and does not include the complete, original authorization of each structure, which may include limits not represented by the graphic representations attached to this REVIEW. Each structure should have a full document associated with it's original placement and copies of these documents are available on request. In the cases of docks, an Existing Wharf Registration (1981), a permit, or consent order should be associated with each structure. Single moorings were not required to be documented or permitted prior to 1988 so information on the location of moorings pre-dating 1988 may not be on record. Registration of moorings has been required since 1988 so that all "grandfathered" moorings are listed, whether a location is known or not. These "grandfathered" moorings must have been placed legally in the first instance and comply with offshore limits and property boundary limits in effect at the time of placement.

OBTAINED BY
ARGIE VAN WERT
 0.43 ACRE



7/12/17 mg

(WEST SHORE) LAKE GEORGE

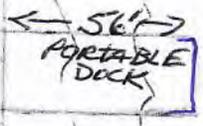
T 160.26-1-11

REW 622
Sketch
not to scale

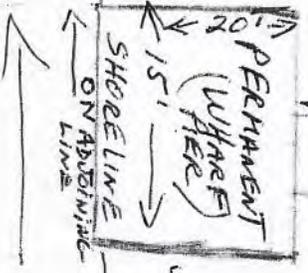
(PROPERTY)
MORTON McDONALD
DOROTHY McDONALD

(PROPERTY)
MARTIN HALBERT
ANNA HALBERT

RANCH MOTEL
(PROPERTY)
ROBERT VAN WERT
MARGIE VAN WERT



ABOUT 80'
FROM SHORE



35 FEET WIDE
ADJOINING PROPERTY



COUNTY ROAD (ESSEX)
T 160.26-1-11

NORTH

BALDWIN ROAD

SOUTH



**Lake George
Park Commission**

pd \$50. maw



75 Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668-5001 | info@lgpc.state.ny.us www.lgpc.state.ny.us

APPLICATION FOR PERMIT FOR DOCKS, WHARFS AND MOORINGS

THIS APPLICATION IS FOR THE: (check all that apply)

- Construction of a New Dock or Wharf (\$200)
- Modification to an Existing Dock or Wharf (\$50)
- Article 15 (Repair, removal, replacement or installation of cribbing as part of wharf construction)
- Placement of a Mooring (\$100)
- Modification to an Existing Mooring (\$50)

APPLICATION FEE ENCLOSED: \$50.00 (check or money order only)

1. OWNER Mr. Mrs. Ms. Dr. INDIVIDUAL PARTNERSHIP ASSOCIATION
 CORPORATION MUNICIPALITY AGENCY

NAME William & Maryellen Loonie EMAIL wloonie@gmail.com

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL

MAILING ADDRESS 353 BALDWIN ROAD

CITY TICONDEROGA STATE NY ZIP CODE 12843 PHONE 516-568-4320
662-2999

** If this is an association or if other parties have deeded or contractual access to this lakefront, please complete Addendum A **

2. AGENT NONE PRESIDENT OR CEO LLC MEMBER ATTORNEY CONSULTANT CONTACT PERSON

NAME EMAIL

COMPANY

MAILING ADDRESS

CITY STATE ZIP CODE PHONE

3. CONTRACTOR (if known)

NAME EMAIL

COMPANY

MAILING ADDRESS

CITY STATE ZIP CODE PHONE

4. PROJECT LOCATION

TOWN TICONDEROGA DRESDEN SECTION 160.26 BLOCK 1 LOT 11
 FORT ANN HAGUE
 LAKE GEORGE PUTNAM STREET 353 BALDWIN ROAD TICONDEROGA NY 12843
 QUEENSBURY BOLTON

LAKE FRONTAGE 35 feet NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY
according to Tax Map Survey (attach copy) 1 DOCKS 1 MOORINGS (Please fill in a number or 0 for each)

DOES LAKEFRONT CONTAIN WETLANDS? Yes No STREAMS? Yes No (If yes, show on project plans)

5. PROJECT DESCRIPTION

PROJECT DESCRIPTION INSTALL NEW SEASONAL / REMOVABLE DOCK

PROPOSED USE RESIDENTIAL COMMERCIAL ASSOCIATION PUBLIC

TYPE OF CONSTRUCTION STAKE CRIB PILE ARTICULATING OTHER _____

CANOPIED BOATLIFT UN-CANOPIED BOATLIFT PWC LIFT (include manufacturer specification sheet for all lifts)

PROPOSED STARTING DATE SPRING 2022 **PROPOSED COMPLETION DATE** SPRING 2022

IS ANY PORTION OF THIS ACTIVITY FOR WHICH A PERMIT IS SOUGHT NOW BEGUN OR COMPLETED?
 Yes No (if yes, please explain)

IF COMMERCIAL, IS THE FACILITY AND ITS ASSOCIATED LAND USES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS?
 Yes No (if no, please explain)

6. ADJOINING LAKEFRONT PROPERTY OWNERS (available from your town or county real property dept.)

NAME <u>DAVID ROUSE</u>	NAME <u>JOSEPH & CAROL DEGEORGE</u>
TAX MAP # <u>160.26-1-10</u>	TAX MAP # <u>160.26-1-12</u>
MAILING ADDRESS <u>15 WESLEY AVENUE</u> <u>BERNARDSVILLE N.J. 07824</u>	MAILING ADDRESS <u>11 MADONA LANE</u> <u>ANNANDALE N.J. 08801</u>

7. CERTIFICATION

I hereby affirm that the information on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

I hereby consent to the Commission staff working directly with my agent, as designated on page 1 of this form, during the review of this application.

During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit this site to inspect, measure, make drawings and/or take photographs. I hereby agree that LGPC staff or their assigns may enter upon and pass through this property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, while the application is pending. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes LGPC staff or their assigns to disregard such notices or unlocked gates at the time of inspection.

As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from the said project.

SIGNATURE OF OWNER (Note title if signing for a corporation or association) **DATE**

William Rouse 09/01/2021

- PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:**
- Application fee
 - Site location map
 - Copy of survey if available
 - Project plans on 8 1/2 X 11 size paper - PLANS MUST BE TO SCALE & SHOW ENTIRE LAKEFRONT
 - Short Environmental Assessment Form if project involves
 - A new Association or Commercial dock or mooring
 - More than one residential dock or mooring
 - A dock or mooring to be located in a wetland, fish spawning area, an area of significant wildlife habitat, or an area of unique scenic, historic or natural significance
 - Addendum A Co-owner Signature Page (if lakefront is jointly or commonly owned)
 - Addendum B Parties with deeded or contractual access to this lakefront
- Failure to include any one of the required items will result in an incomplete notice and delay in processing your application. Permits and approvals may be required from other agencies and municipalities*



Variance Request Form

Please type or print clearly in ink. Use separate addenda and exhibits to provide all supporting documentation.

This form is to accompany the Application for Permit for Docks, Wharfs and Moorings form, or Application for Special Permit for the Construction or Operation of Tour Boats on Lake George, appropriate application fee and all required attachments. There is no additional application fee for requesting a variance.

1. APPLICANT William & Maryellen Loonie

2. PERSON FILLING OUT THIS FORM William Loonie

3. FACILITY 353 BALDWIN ROAD TICONDEROGA NY 12883

4. PROJECT [X] Wharf Modification/Construction [] Mooring Placement [] Tour Boat

5. VARIANCE SOUGHT FROM: [] Property line setbacks [] Off-shore distance [] Number of wharfs/moorings allowed [] Shape of wharf [] Area of wharf [] Height of structure above wharf [X] Width of wharf [] Width of pier [] Tour boats shall be operated from properly permitted marina facilities

6. Please describe the purpose of the project TO SHORTEN OUR PERMITTED DOCK FROM 56' TO 48' TO WIDEN OUR PERMITTED DOCK FROM 2.5' TO 5'

7. Discuss alternatives that would not require a variance and demonstrate why these are not viable options. (Note: Variance requests should be for the minimum variance necessary to alleviate the hardship.) PERMITTED WIDTH OF DOCK IS ONLY 2.5' THIS PROVIDES A SAFETY RISK PERTAINING TO THE LISTED REASONS BELOW

8. What conditions unique and peculiar to your situation would impose a significant technological, financial or safety burden if you were required to comply with the regulations? CURRENTLY OUR DOCK IS PERMITTED FOR 2.5' THIS NARROW WIDTH PROVES TO BE A SAFETY ISSUE FOR MY MOTHER AND MOTHER IN LAW. BOTH REQUIRE THE USE OF EITHER A WHEEL CHAIR OR WALKER. (CONTINUE ON NEXT PAGE)

9. List what supporting evidence of unique and peculiar conditions you are attaching to this application to support your answer to question 8.



Variance Request Form

Please type or print clearly in ink. Use separate addenda and exhibits to provide all supporting documentation.

This form is to accompany the Application for Permit for Docks, Wharfs and Moorings form, or Application for Special Permit for the Construction or Operation of Tour Boats on Lake George, appropriate application fee and all required attachments. There is no additional application fee for requesting a variance.

1. APPLICANT

2. PERSON FILLING OUT THIS FORM

3. FACILITY

4. PROJECT [] Wharf Modification/Construction [] Mooring Placement [] Tour Boat

5. VARIANCE SOUGHT FROM:

- [] Property line setbacks [] Off-shore distance [] Number of wharfs/moorings allowed
[] Shape of wharf [] Area of wharf [] Height of structure above wharf
[] Width of wharf [] Width of pier
[] Tour boats shall be operated from properly permitted marina facilities

6. Please describe the purpose of the project

7. Discuss alternatives that would not require a variance and demonstrate why these are not viable options. (Note: Variance requests should be for the minimum variance necessary to alleviate the hardship.)

ALSO, VERY CLOSE FRIENDS OF OURS NEEDS THE ASSISTANCE OF 2 PEOPLE ON THE DOCK TO HELP HER INTO THE BOAT AS SHE SUFFERS FROM M.S. AND A WIDER DOCK WILL ALSO GIVE US THE ABILITY TO PUT A VISITORS BOAT ON THE SOUTH SIDE OF THE DOCK

8. What conditions unique and peculiar to your situation would impose a significant technological, financial or safety burden if you were required to comply with the regulations?

WITHOUT ENCRANCHING ON OUR NEIGHBORS TO THE NORTH AS SPACE IS LIMITED ON THAT SIDE

9. List what supporting evidence of unique and peculiar conditions you are attaching to this application to support your answer to question 8.

10. Describe in detail why due to the unique and peculiar circumstance described in question 9 above, there is no reasonable possibility that your property or, if no property is involved, the continuation of your business, enterprise, use or activity will bring a reasonable return following conformity with the regulations of the Commission.

11. List the supporting documentation you have enclosed to support your response to question 10.

12. What forms of evidence are being submitted to demonstrate that the proposed project will have no adverse impact on the public health, safety or welfare, the environment or the resources of the Park?

13. What forms of evidence are being submitted to demonstrate that the proposed project 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?

14. CERTIFICATION

I hereby affirm that the information on this form and all attachments submitted herewith are true to the best of my knowledge and belief.



09/01/2021

SIGNATURE OF APPLICANT (Note title if signing for a corporation or association)

DATE

INCLUDE WITH THIS FORM

- A completed permit application, application fee and all attachments.
- If the applicant is an Association, Addendum D to the *Application for Permit for Docks, Wharfs, and Moorings*.
- All supporting documentation referenced in this form.

I, William Loonie, respectfully submit this statement to accompany my application for a variance to replace our existing dock located at 353 Baldwin Road, Ticonderoga, New York. My wife, MaryEllen Loonie, and I, are joint owners of this residence having purchased it in 2018.

Property and Dock Description:

The property at 353 Baldwin Road, along the lakefront, is 35 feet in width and has a rather unique U-shaped design along the shore. Our neighbors to our left and right (north and south) each have 100' of lakefront. Our small wedge of land, nestled between two, far larger, frontages, creates unique circumstances and needs that larger expanses do not face. Ours is a classic nook of land complete with an existing dock, which has been in its current position for approximately 50 years. The existing dock is situated at the northernmost segment of our lakefront. Given its optimal placement, we are able to operate and moor our boat entirely within the confines of our own narrow property lines without interfering with our neighbors' use and enjoyment of their own lakefront areas.

Purpose of Application:

With this application, we request permission to replace the existing 38'x2.5' dock with one that is structurally safer and more efficient but with the least environmental impact. Proposed dimensions of the new dock are 48'x 5'. The current dock's width of 2.5' has repeatedly proven itself to be difficult for users to navigate, particularly our guests with physical hardships. The increased width is necessary for safe utilization of the dock, safe passage by simultaneous users, safe loading of the boat and overall safe usage for elderly and disabled guests. Our hope is to also accommodate the needs and concerns of any and all disabled individuals who require ambulatory aids such as canes, crutches, walkers or wheelchairs, of which we have several in our family and social circles. This accommodation will allow our own family & friends with existing physical challenges and hardships to access the dock and boat, as well as accommodate future owners' families and friends in need. Under the guidelines set forth under the Americans With Disabilities Act (The ADA), it is recommended that a dock be at least 5' (60 inches) wide. (documentation attached). According to the ADA, recreational boating facilities should be accessible to everyone, including people with disabilities. We concur and hope to make that a reality.

Our application also seeks to increase the length of the dock to 48 feet. This additional length will add much needed stability for moored vessels, as the current dock size has struggled mightily to provide secure mooring during storms over the past few years. The nominal increase in length will also allow for a visiting boat to tie up on the south side of the dock instead of the north. Northern dockage would cause a visiting vessel to navigate into the neighbors' water space in order to access berthing along the north edge of the dock. Tying up on the south side of the dock keeps our boat and any visiting vessel entirely within our own alcove property. Also, the additional length would provide optimal usage of usable space, given that the shallow water at the beginning 10' of the

dock renders it unusable for mooring. Additionally, the requested 48 feet remains notably less than the allowable 56 feet and requires fewer stakes/pilings than a 56'x2.5' dock. This means lesser disturbance to the lake's bottom, a lesser environmental impact. Moreover, the construction of the requested dock would not increase boat traffic as it would be used solely as our residential dock.

Conformity with other docks in the region:

Comparatively, the new dock, conforms with all neighboring docks. Two out of the 3 docks to our north are far larger, "L" shaped docks. The third is a straight run dock. Similarly, there are two "L" shaped docks to the south as well. This proposed dock is of similar, standard, customary design for the region.

Maintaining the current dock location:

For the past 50-or-so years, the existing dock has been located 7 feet from the property line at its' start and extends outward in a east-south-easterly direction, ending at a point that is approximately 11 feet from the property line. To afford our neighbors to the north of us as much privacy and exclusivity as possible, we always moor our boat on the southern side of our dock. Likewise, given the docks position, we are able to operate the boat entry and egress to/from the dock without encroaching upon either neighbor's lake frontage. The placement of the dock, where it currently is, is the only way we can ensure that we neither interfere nor disturb either neighbor's use and enjoyment of their properties.

The current location of the dock is what allows for the safest and most efficient entry and egress of a boat. It further ensures that all such movement of the boat is done within the confines of our own property borders, eliminating any disturbance to the neighbors' swimming or recreational activities.

It's possible that one might suggest moving the dock to the center of our property. Given our unique and narrow size and shape, I offer the following as to why that would not be feasible. To position the dock in the center of our U-shaped lakefront land, would place a burden on both neighbors, as accessing the dock with a boat would require that we now encroach upon their waterway areas and interfere with their swimming and recreational use of the water. The neighbors prefer the current operational status and position of our dock and both neighbors have submitted statements in support of this application for a variance and installation of a new dock in the existing location. (Neighbors' statements are attached).

Also, of vital importance, to place the dock in the center of this 35-foot U-shaped property would completely eliminate the only "beach" and swim area our property offers. This would have a dramatic, negative impact on the property's value overall. In addition, given that the shoreline of our property is U shaped, a dock placed in the center of the "U" would significantly increase the costs of this project by a minimum of 40-50%,

because an additional 25-feet of dock would have to be built into the 'alcove' of the "U". This additional 25-feet would be entirely useless and not serviceable for any dock usage as the water is far too shallow in that area to facilitate any functional purpose of mooring. Lastly, it is the natural "U" shaped shoreline that adds charm and appeal to the overall appearance of the lake and its natural beauties should be conserved. Dividing the "U" shape in half with the installation of a dock would not only cause unnecessary hardship upon the neighbors by negatively impacting access to berthing, but would deconstruct the natural beauty of the shoreline, eliminate our own usage capabilities for swimming and recreation, and diminish property values.

For context regarding Reasonable Return criteria for granting a variance, the cost of a berthing space on the Lake is provided below.



(<https://hbyc.com/>)



HBYC Dock Listings For Sale - Become a Member!

Here at HBYC we take great pride in all aspects of our club and of our beautiful lake. For many years this club has been a place for our members to relax and enjoy their family and friends! Along with the purchase of a dock slip, you gain complete access to all amenities at the club! Come join us!

Interested in becoming an owner/member?

AVAILABLE HBYC SLIPS

E-29 - 26 x 10 x 3.5 - \$130,000 (25 ft Searay included with purchase of slip!)

(Call for details)

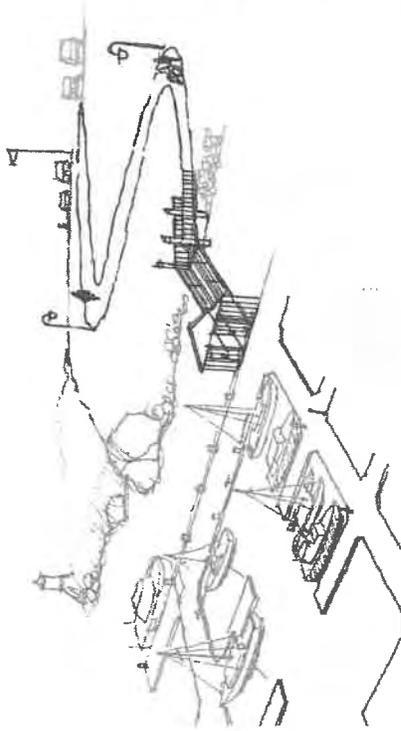
Updated 02/21/2022

PLEASE CONTACT HARRIS BAY YACHT CLUB MANAGEMENT FOR MORE INFORMATION

518-656-9028

ADA Checklist for Existing Facilities

Recreational Boating Facilities



Project

Building

Location

Date

Surveyors

Contact Information

Recreational boating facilities should be accessible to everyone, including people with disabilities.



Institute for Human Centered Design
www.HumanCenteredDesign.org
Copyright © 2016



ADA National Network
Questions on the ADA 800-949-4232 voice/tty
www.ADAchecklist.org

This checklist was produced by the New England ADA Center, a project of the Institute for Human Centered Design and a member of the ADA National Network. This checklist was developed under a grant from the Department of Education, NIDRR grant number H133A060092-09A. However the contents do not necessarily represent the policy of the Department of Education, and you should not assume endorsement by the Federal Government.

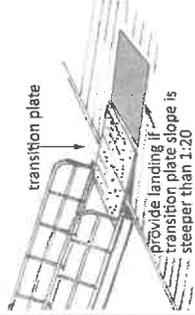
Questions or comments on the checklist contact the New England ADA Center at 617-695-0085 voice/tty or ADAinfo@NewEnglandADA.org

For the full set of checklists, including the checklists for recreation facilities visit www.ADAchecklist.org.

Copyright © 2016 ADA Checklist for Existing Materials. You can freely reproduce and distribute this content. Include proper attribution. But you must get permission before using this content as a fee-based product.

Recreational Boating Facilities

ADA Checklist for Existing Facilities

<p>requirement of 1:48 maximum is measured when they are in the static position, i.e. absence of movement that results from waves and wind.</p>	<p>B5 If there are transition plates is the slope of transition plates no greater than 1:20?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Measurement:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Measurement:</p>		<p>Photo #:</p>	<ul style="list-style-type: none"> • Regrade to 1:20 maximum slope • •
<p>B6 Is there clear pier space at the accessible boat slips that is:</p> <p>At least as long as the slip by at least 60 inches wide?</p> <p>Or</p> <p>At least 36 inches wide for a length no greater than 24 inches, if multiple 36 inch wide segments are separated by segments that are at least 60 inches wide and at least 60 inches long?</p> <p>Note: Clear pier space may be perpendicular to the boat slip if the space extends the width of the slip and the facility has at least one accessible boat slip parallel to the pier.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Measurement:</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Measurement:</p>		<p>Photo #:</p>	<ul style="list-style-type: none"> • Add clear space • Reconfigure clear space •



ADA Checklist for Existing Facilities

Recreational Boating Facilities



B7 For every 120 inches (10 feet) of linear pier edge serving the slips, is there a continuous clear opening at least 60 inches wide?

Yes No
Measurement:

If there is edge protection at the clear opening, is it no higher than 4 inches and no wider than 2 inches?

Yes No
Measurement:

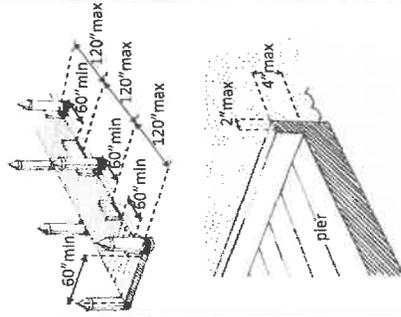


Photo #:

- Add clear openings
- Relocate clear openings
- Change edge protection
-
-



KATHY HOCHUL
Governor

TERRY MARTINO
Executive Director

October 28, 2021

William and Mary Ellen Loonie – Via Email – wloonie@gmail.com
353 Baldwin Road
Ticonderoga, NY 12883

RE: R2021-0228; J2021-1045
Tax Map Parcel: 160.26-1-11.000
Land Use Area: Moderate Intensity Use
Town of Ticonderoga, Essex County

Dear Mr. and Mrs. Loonie:

The Adirondack Park Agency recently received a referral from the NYS Lake George Park Commission regarding your proposed dock expansion.

An assessment of the potential for impacts to wetlands is required before the Agency can issue a determination on your proposal. To allow for this analysis, please provide recent photographs taken in July or August showing the proposed development area and lakebed, as staff may be able to use these photographs to determine the location of any wetlands. These photographs should be submitted to apajif@apa.ny.gov. Alternatively, please contact Agency wetland biologist Mary O'Dell at (518) 891-4050 to schedule a summer site visit to the property. Please reference Agency file J2021-1045 in any communications with the Agency.

If you have any questions, please feel free to contact the Agency.

Sincerely,

/s/ Matthew Brown

Matthew Brown
Environmental Program Specialist

cc: NYS LGPC (DWM21-000138) – Via Email



KATHY HOCHUL
Governor

March 7, 2022

William and Mary Ellen Loonie – Via Email to wloonie@gmail.com
353 Baldwin Road
Ticonderoga, NY 12883

RE: Jurisdictional Determination J2021-1045
Tax Map Parcel: 160.26-1-11.000
Land Use Area: Moderate Intensity Use
Town of Ticonderoga, Essex County

Dear Mr. and Ms. Loonie:

Thank you for the submitted photos of the project site, received by the Agency on March 4, 2022.

Agency review indicates that the proposed dock expansion as depicted on the untitled map received by the Agency on September 14, 2021 from the Lake George Park Commission does not require a permit or variance from the Adirondack Park. Please note that, in making this determination, the Agency has not reviewed the lawfulness of any other structure on the property or any past subdivisions involving the property.

Agency staff review of the submitted photographs indicates that your project will not involve wetlands. Please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act. Additional information regarding wetlands in the Adirondack Park can be found on the Agency's website at www.apa.ny.gov.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

In addition, please be aware of the following information and requirements:

1. In a Moderate Intensity Use land use area, any new structure over 100 square feet in size (except docks and boathouses - see definitions in the attached Shoreline Restrictions flyer) must be set back at least 50 feet from the mean high water mark of lakes, ponds, and navigable rivers and streams. Structure setbacks are measured horizontally from the closest part of the structure to the mean high water mark. For the purpose of applying the setback requirements, a structure consists of all attached components, including all porches, decks, staircases, and other structures.

With minor exceptions, existing structures may be replaced but may not be expanded in any direction within the shoreline setback area. No bedrooms may be added to any structure served by a wastewater treatment system located within 100 feet of a water body.

Vegetative cutting restrictions also apply to shorelines: The removal of vegetation is limited within 6 feet of the mean high water mark, and the cutting of trees is limited within 35 feet of the mean high water mark.

Please see the attached flyer for additional information regarding the Agency's shoreline restrictions.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not 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. We recommend that you check with Town authorities and the New York State Department of Environmental Conservation to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Matthew Brown

Matthew Brown
Project Administrator

Attachments: Shoreline Restrictions Flyer

cc: Town of Ticonderoga – Via Email
Jason Kokkinos, NYS LGPC (DWM21000138) – Via Email
Erin Donhauser, NYS DEC – Via Email

From: Carol degeorge11@comcast.net
Date: Sep 1, 2021 at 3:33:35 PM
To: wloonie@optonline.net



LGPC

My Name is Carol DeGeorge and I own the property at 357 Baldwin road Ticonderoga.

My property is immediately South of the property at 353 Baldwin Road Ticonderoga that is owned by William and Mary Ellen Loonie.

I am aware that the Loonies are requesting to modify the allowable size of their dock. I understand that currently they are permitted to have a dock that measures approximately 56' long by 2 1/2' wide.

I realize that they will be filing a request to modify their dock size to approximately 48' long by 5' wide. I understand that the new plan will extend the Loonie's dock in a southerly direction approximately 2 1/2' closer to our Northern line. I also understand that the

southern most point

of their dock will be approximately 25' or greater from our Northern most line. I have no objection to this plan at this time.

**Respectfully,
Carol DeGeorge**

Sent from my iPhone

From: William J Loonie wloonie@icloud.com
Subject: Fwd: Dock
Date: March 19, 2021 at 9:36 AM
To: bill wloonie@optonline.net



Sent from my iPhone

Begin forwarded message:

From: David Rouse <davemrouse@gmail.com>
Date: March 1, 2021 at 3:30:23 PM EST
To: William J Loonie <wloonie@icloud.com>
Subject: Dock



LGPC

My Name is David Rouse and I own the property at 349 Baldwin road Ticonderoga. My property is immediately North of the property at **353 Baldwin Road** Ticonderoga that is owned by William and Mary Ellen Loonie I am aware that the Loonies are requesting to modify the allowable size of their dock. I understand that currently they are permitted to have a dock that measures approximately 56' long by 2 1/2' wide. I realize that they will be filing a request to modify their dock size to approximately 48' long by 5' wide. The new plan is to extend the width in a southerly direction no closer to the northern boundary than currently located. I have no objection to this plan at this time.

Respectfully,
David Rouse