LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS
Meeting Date 05/24/2022

Applicant Raymond & Mary Ciccarelli Family Living Trust	**Facility** Private Lakefront	**Parcel** 141.17-1-12
Application # DWM22-000036 Residential	**Lakefront** 46'	**Location** Windsong Lane, Bolton
Date Received 03/28/2022	**SEQR Type** 1 - Type II Action, no further review under SEQR	**Comment Period Ends** 04/30/2022

Project
Modify existing dock by increasing width by eight inches and length by eight feet into neighbors' setbacks.

Background
The subject property is located at 16 Windsong Lane in the town of Bolton and has 46 feet of lakefront. The existing dock, memorialized by Permit # 2-5220-009-88, is authroized for dimensions of 3 feet wide by 24 feet long. The dock is located in the center of the property and was originally required to be authorized by variance due to construction in the neighbor setbacks. There was unauthorized expansion of the dock prior to the applicant's ownership and the structure currently measures 4 feet wide by 27 feet long; the applicant is pursuing an LGPC Order of Consent to update complaince. The applicant is requesting a Variance from LGPC regulations to widen the dock by 8 inches and lengthen it by an additional 8 feet from registered dimensions, which equates to a reduction of 4 inches of width and lenghtenig of 6 feet in the current, as-built condition. The applicant has indicated the additional length is desired because berthing is a challenge on this dock due to the shallow water and rocky outcropping to the south and the additional width is to ensure ADA compliance for extended family.

Both neighboor's have submitted letters of opposition to the project noting concerns for safety, traffic, and accessability of their own dock.

There is no apparent jurisdiction for Town and APA.

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.Ã¢â¬Å

Site Maps

0 30 60 Feet

1 " = 28 feet

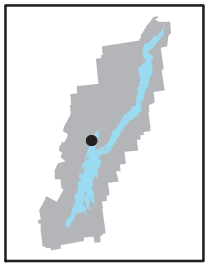
N

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 sufficent for purposes intended.
The data is deemed reliable but not guaranteed.

16 Windsong Lane
TM# 141.17-1-12
Town of Bolton

2018 Infrared Air Photo



0 95 190 Feet

1 " = 82 feet

N

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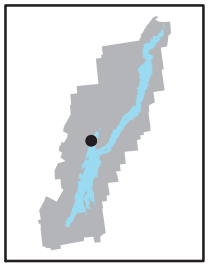

0 200 400 Feet

1 " = 167 feet

N

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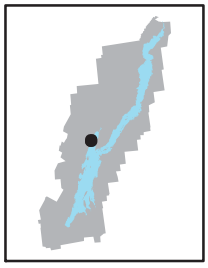

0 30 60 Feet

1 " = 28 feet

N

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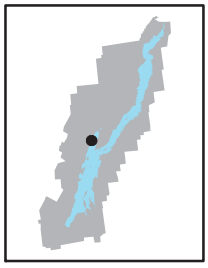


LGPC Records

LAKE GEORGE PARK COMMISSION FILE REVIEW

Date: September 23, 2014
Owner: Duckel & Constance Gordon

Facility:
Account #: 2641

Town: Bolton
Parcel #: 141.17-1-12
Old #: 53-2-5
Lakefront: 46.00
Location: NORTHWEST BAY

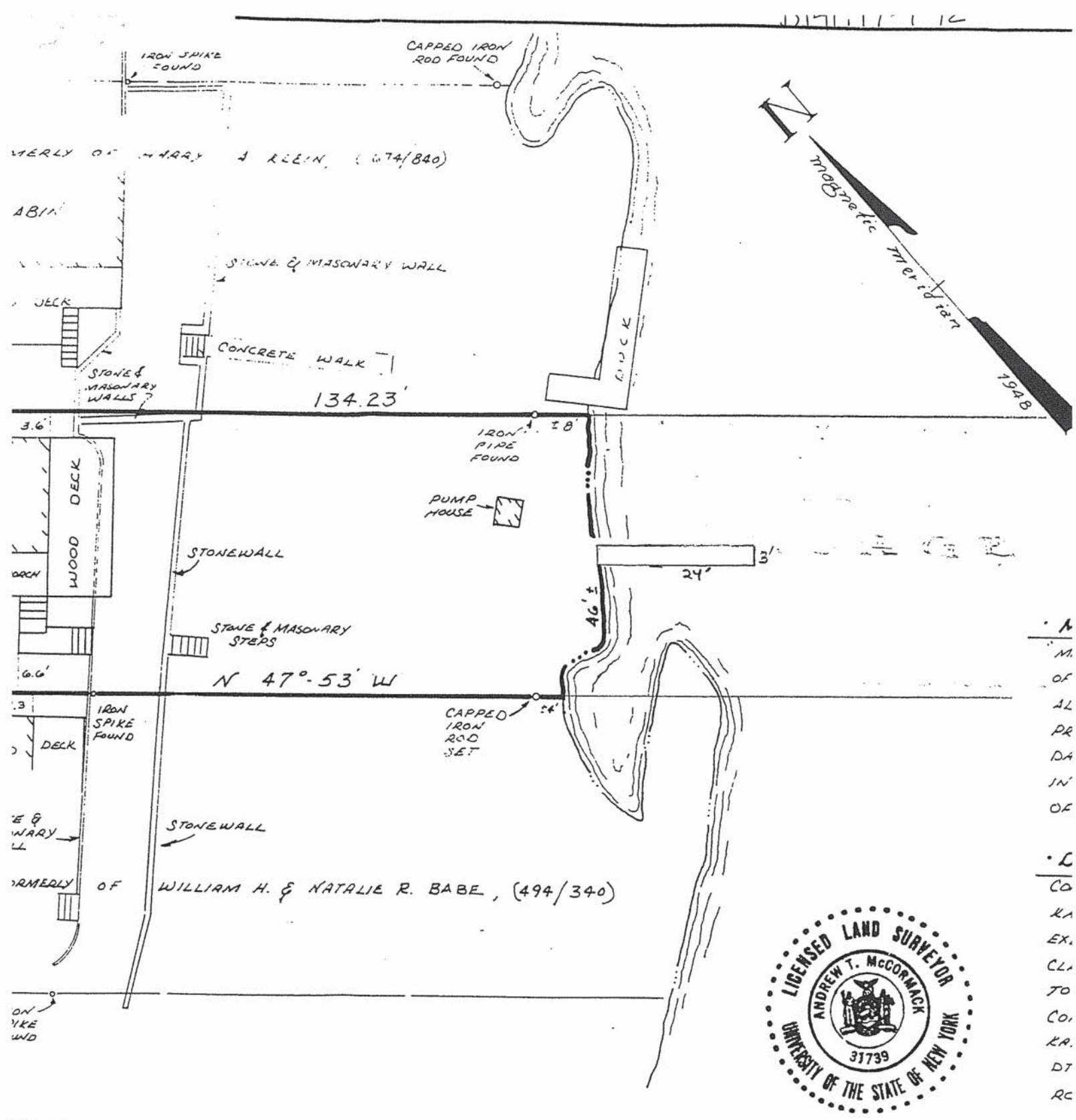
Review of this file indicates that the total number of structures approved on this lakefront is:

1 Dock(s) 0 Mooring(s)

Notes:

structure	length	width	shape	boat house	closed or open	articulating?	permit or reg#	supercedes
D	24	3	S	N		.F.	2-5220-009-88	

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.



FY TO: Gordon F. and Constance L. Duckel, and
itonal Title Insurance Company, this map was
il survey, on the ground, and that it shows the
the boundaries and the improvements on the
here are no encroachments, except as shown hereon.
s 5 & 6).

Andrew T. McCormack

McCormack P.L.S.
ense #31739

LGPC PERMIT #
5220-44-98

SURVEY & MAP BY
COULTER & McCORMACK
LICENSED LAND SURVEYORS
92 BAY STREET
GLENS FALLS, NEW YORK

SCALE: 1" = 20' | TAX MAP # SE

MAP OF LAN
GORDON F. L
CONSTANCE

PAGE 5 OF 6

Distance from Neighbor Dock Analysis

Memo

Neighbor Dock Separation Analysis

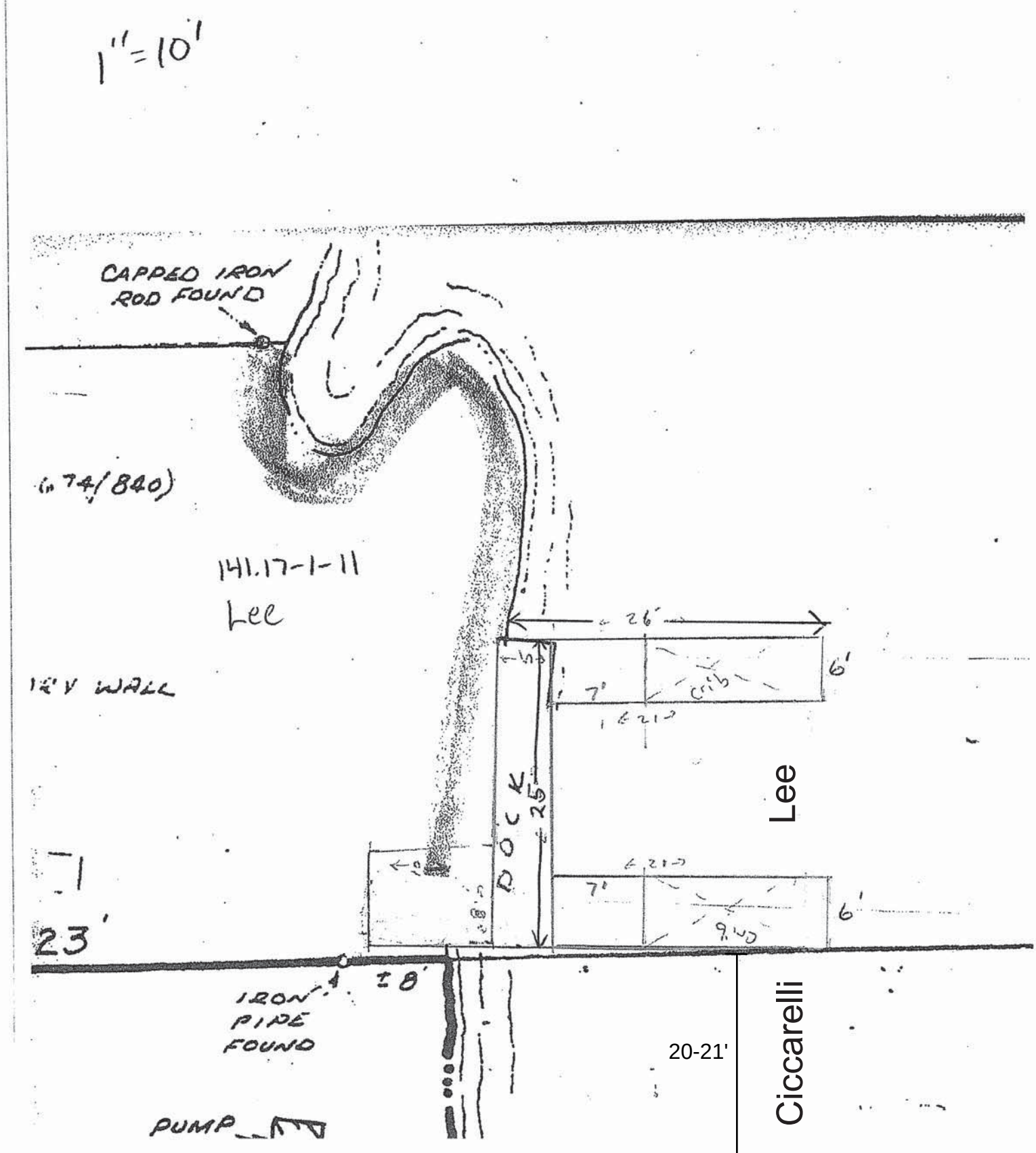
To: File

From: J. Kokkinos

Location: 14-18 Windsong Lane, Bolton

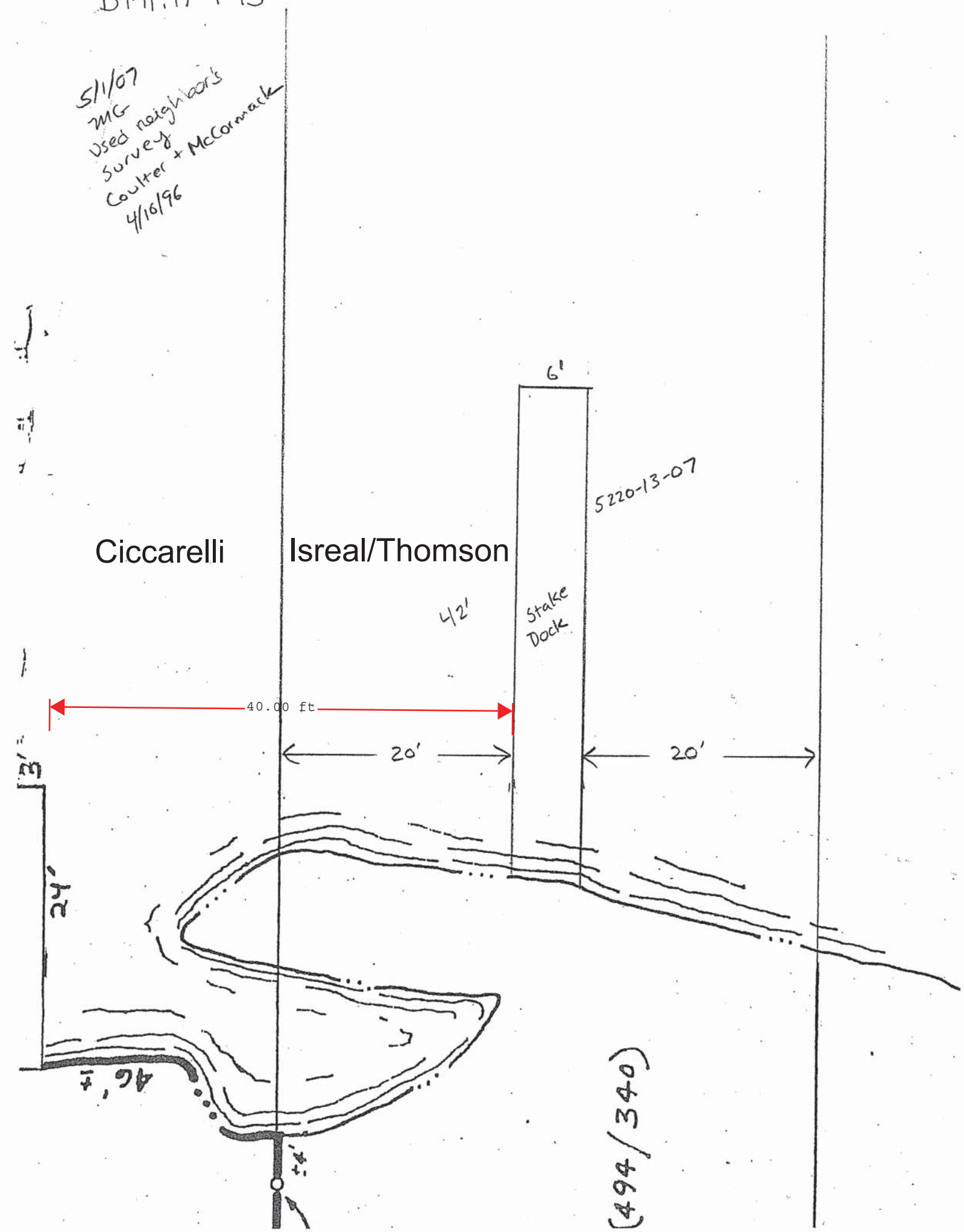
The neighbors to the north of the Ciccarelli property, the Lee's of 18 Windsong Lane (141.17-1-11) have a 26' x 25' U-shaped dock located along their southern property line boundary approximately 21 feet from the proposed dock modification and variance request.

The neighbors to the south, the Thompson/Isreal of 14 Windsong Lane (141.17-1-13) have a 42' x 6' dock approximately 40 feet from the proposed dock modification and variance request.


1"=10'
CAPPED IRON ROD FOUND
(.74/840)
141.17-1-11
Lee
WALL
26'
6'
7'
crib
21
DOCK
25
Lee
21
7'
6'
23'
±8'
IRON PIPE FOUND
20-21'
Ciccarelli
PUMP

B141.17-1-13

5/1/07
MG
Used neighbors
survey
Coulter + McCormack
4/16/96



Windsong Lane

May 17, 2022

Parcels

Town Boundaries

1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

NYS ITS GIS Program Office, Westchester County GIS

3/28/22 PG 50. MDW

NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

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 Ciccarelli Family Trust **EMAIL** rchic14@gmail.com

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL Raymond Ciccarelli Jr.

MAILING ADDRESS P.O. Box 331

CITY Bolton Landing **STATE** NY **ZIP CODE** 12814 **PHONE** 518.644.5201

** 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 ☐ FORT ANN ☐ HAGUE ☐ LAKE GEORGE ☐ PUTNAM ☐ QUEENSBURY ☑ BOLTON

SECTION **BLOCK** **LOT**

STREET 16 Windsong Lane

LAKE FRONTAGE 46 feet according to ☑ Tax Map ☐ Survey (attach copy)

NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY 1 DOCKS 0 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 Extend existing dock to make both sides more usable.

PROJECT DESCRIPTION Extension of Current Dock to make more usable due to current needs given rock location on south side of dock. Please See included PROJECT PLAN. Thank you.

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** Summer 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) NOT APPLICABLE / RESIDENTIAL ONLY

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

NAME Susan Thomson (14 Windsong)	**NAME** CATHLEEN A. LEE (18 Windsong)
TAX MAP # 141.17-1-13	**TAX MAP #** 141.17-1-11
MAILING ADDRESS 48 Turtle Cove Lane Huntington, New York 11743	**MAILING ADDRESS** P.O. Box 998 Bolton Landing, New York 12814

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.

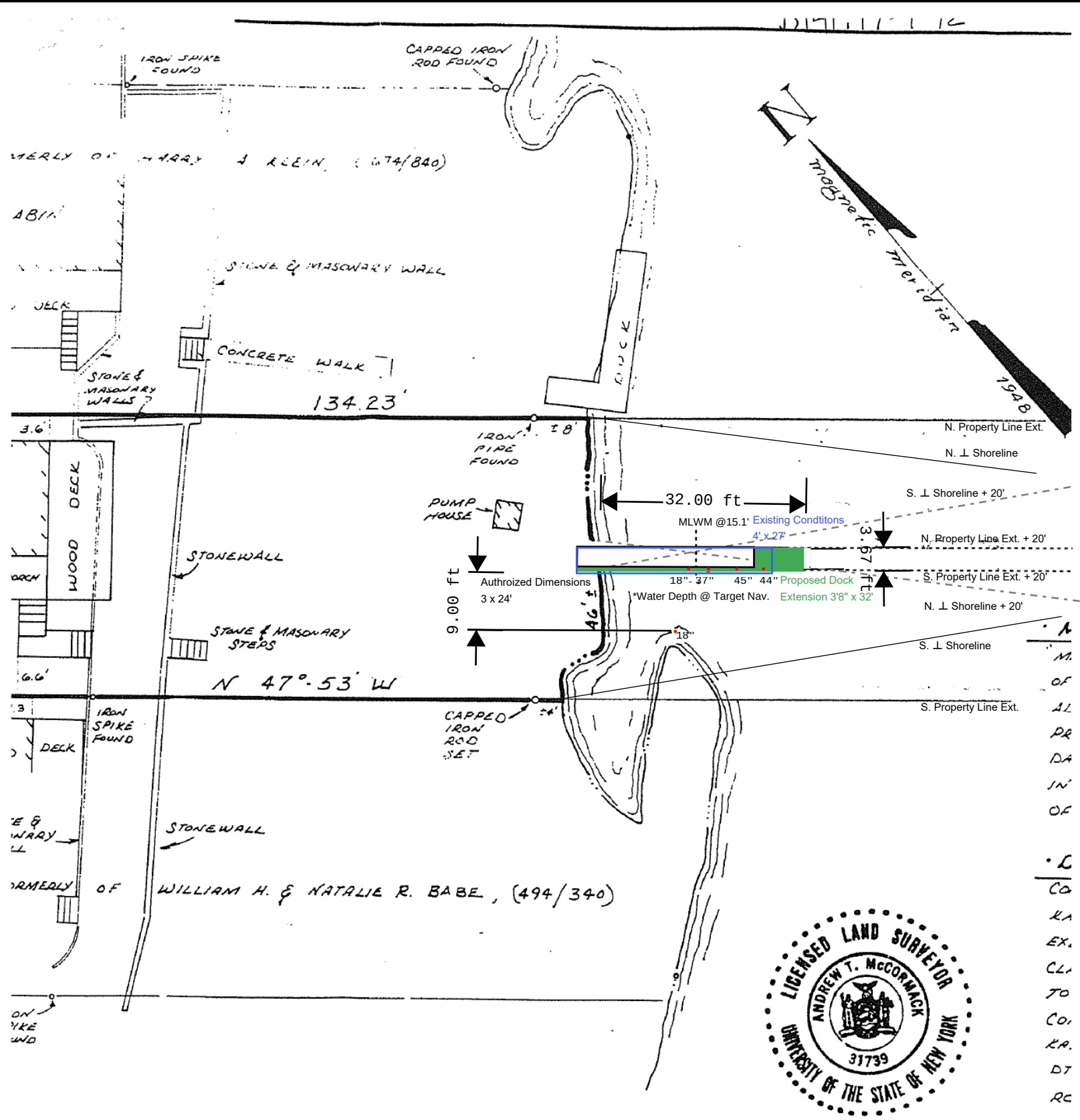
As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and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

SIGNATURE OF OWNER (Note title if signing for a corporation or association) Raymond Ciccarelli Jr. **DATE** March 25, 2022

PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:

- ☐ **Application fee**
- ☐ **Site location map**
- ☐ **Copy of survey if available**
- ☐ **Project plans on 8 ½ 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**



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Andrew T. McCormack

McCormack P.L.S.
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LGPC PERMIT #
5220-44-98

SURVEY & MAP BY
COULTER & McCORMACK
LICENSED LAND SURVEYORS
92 BAY STREET
GLENS FALLS, NEW YORK

SCALE: 1" = 20' | TAX MAP # SE

MAP OF LAN
GORDON F. D
CONSTANCE
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NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668 9347 fax 518.668 5001 | info@lgpc.state.ny www.lgpc.state.ny.us

RECEIVED
APR 22 2022
New York State
Lake George Park Commission

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** CICCARELLI FAMILY LIVING TRUST

2. **PERSON FILLING OUT THIS FORM** RAYMOND CICCARELLI JR.

3. **FACILITY** 16 WINDSONG LANE, BOLTON LANDING, N.Y. - DOCK

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**

The PURPOSE of this request is to make both sides of the dock more usable. Rock Ledge below the lake surface prevents the south side of the dock to be used to it's potential.

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.)**

There is not an alternative, as I understand it, due to the fact that a Variance was issued to facilitate the original construction 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?**

The usable space of the dock is compromised and damage to a boat docked on the south side could result from use of the dock as it now exists.

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

Original Application, rendering received from LGPC, letter of introduction and explanation, photo, proof of payment, invitation to visit property.

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.

The allowing of this request will provide an opportunity to address the right angle setback provision due to the existing conditions of the property with regard to setbacks. All other regulations of the LGPC will be in compliance.

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

Survey map provided, Photo

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?

The requested proposal is of minimal extent and is not sufficent enough to have an adverse impact on any element of this question.

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?

This request will not encourage or cause any increase in activity, nor involve any additional persons. It is requested to enhance the safety and proper use of what already exists.

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.

Raymond Ciccarelli Jr. — April 20, 2022

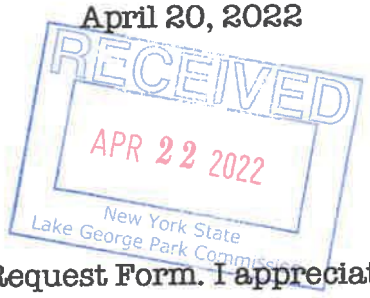
SIGNATURE OF APPLICANT (Note title if signing for a corporation or association) — **DATE**

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.

Lake George Park Commission
P.O. Box 749
Fort George Road
Lake George, New York 12845

April 20, 2022



Dear Park Commission Members,

I am writing to supplement the enclosed Variance Request Form. I appreciate the opportunity to do so.

In October of 2021, along with my wife and two sons, we purchased the property at 16 Windsong Lane, Bolton Landing, NY. Recently, I submitted an Application to modify the existing dock on the property. A copy of this is enclosed along with photo documentation of the check for the Application fee. I received a reply from Jason Kokkinos, Environmental Analyst, relaying to me that the permit could not be authorized. He went out of his way to explain the details and helped me understand the thought and process, which gave me a greater understanding of the circumstances. Using the linear footage and specifications, I did not properly interpret the right angle of the mean high-water mark as it would impact my request. I very much appreciate that I was provided this information and how it relates to the lakefront area of our property.

Mr. Kokkinos also provided documentation submitted by the previous owners that I had not been privy too. It revealed further information, which is very helpful. For one thing, the survey map completed by Coulter and McCormack was done when the Duckel family (previous owners) purchased the property in the 1960's. It contains an error which impacted my calculations. By using the scale indicated, the southern marker (capped pipe) is actually 3 feet farther south than indicated. It impacted my drawings, but I do not believe that even though this misrepresents that location of the marker, it does not allow for sufficient setback. I now understand that. I also learned and was not previously privy to the fact that the original building of the current dock was done through the Variance process in 1988. I now understand that as well.

The above leads me to submit the enclosed Variance request. I wish, with my new understanding, to submit this request with modification to my original request. The leading point that I describe on the form is the fact that due to the rock location stemming from the peninsula-like rock outcropping shown on the survey map and enclosed photo south of the dock, does not allow for the southern side of the dock to be used efficiently. While the drawing depicts some reasonable space between the point of the rock peninsula to the south side of the dock, what it cannot show is that the water depth in that space, which is very shallow due to the rock ledge below surface being only a small depth away from the lake surface. The shallow water here makes this part of the dock not as useable. The photo enclosed was taken recently, while the lake is at the seasonal high point. The situation will only worsen as the summer ensues and the lake level drops. I also know from growing up being a dock boy in Bolton during my youth that as the weather gets warmer, the prevailing typical wind blows from the southeast, causing waves to flow into Northwest Bay.

This will cause a boat docked on this dock to float in an up and down manner, making the swallow water dangerous for the outboard motor lower unit or boat hull. I would like to be able to dock a boat there without the potential of this type of damage. If possible, I would like to dock a boat with the stern toward the shore (with the engine pulled up) so that the prevailing waves do not flood the stern of the boat.

In learning what was provided to me, I realize that the asking of a longer extension, is excessive, in regard to the actual needs. I was told by a neighbor that given my 46 foot of lakefront I should "get as close to 40 feet as possible" in submitting my original request. It turns out that was bad advice, and I now know why.

What I am asking for, which is indicated on the form, is an extension in the length of the dock of (6) six feet. I would ensure that the dock will maintain it's same character, color, material and width that now exists. It will be stake construction and will not alter the existing crib. I will do my best to make the extension look as if it were always there. An extension would have no impact on my neighbors. If allowed to be extended, it will still be shorter than the newer dock to the south and will not encroach on the 20-foot area to the extended property line and the ability for a neighbor on south side of my property to use their dock. As well, since the dock to the north is parallel to our property line and even though this dock borders our property line very closely, the angle of that "U" shaped dock is also parallel to our dock and that fact will ensure that the additional distance will not lessen their access, nor mine. My wish is to make both sides of my dock usable in a more logical and practical sense without disturbing the aesthetics and environmental quality of the shoreline and water. Again, thank you for the opportunity to express my intent.

Sincerely,

Raymond Ciccarelli Jr.

Raymond Ciccarelli, Jr.
55 Braley Hill Road
PO Box 312
Bolton Landing, N.Y. 12814

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

Jason kokkinos Applicant Note: ADA Hardship , Variance Request and Compliance via OOC

From: Raymond Ciccarelli Jr <rchic14@gmail.com>
Sent: Tuesday, May 17, 2022 9:51 AM
To: Jason kokkinos
Subject: Re: 16 Windsong Lane, Bolton - Dock Dimensions and Order of Consent

Jason,

Thank you very much for speaking with me this morning. I appreciate the time you have taken to bring clarity to an issue which has become far more complex than I envisioned. It has been educational as I have learned more than I previously knew. I want to return the dock to the original intention of the LGPC, even though a Variance for the 4 foot width is an option and although the dock has never been in that configuration since it was constructed, that can be documented. A variance was issued to the previous owner to repair storm damage in the early 2000's and after that reconstruction was done, it appears that the dock has not seen any other construction. It appears that the dock was allowed to exist in a configuration which was not approved, but existed anyway. Any documentation of this, nor mention was included at the time of sale to our family last fall. There are two exceptions that I would like to alter from the original specified dock proposal, via a respectfully submitted Variance. They are 1) the requested additional length from the MHWM as you have portrayed after our conversation and 2) I will return to the dock to the original approved 36 inch width, but I ask that the 36 inch width be the surface dimension and not include the width of the dock posts. Since the original approval was for 36 inches, then I will rebuild the dock to have a 36 inch surface, but would ask that the additional inches needed for the dock posts be approved so that a person bound to a wheelchair (We have a relative who would visit by boat who would be coming via pontoon boat from Silver Bay) be able to fit her wheelchair on the dock with the appropriate 36 inches of clearance and access the shoreline for family gatherings. You can easily discern that anyone who relies on a wheelchair for mobility would never be able to access this property via the road. So, the 36 inches needed would have to include that width, but in between the dock posts, but not include them. I would imagine that the total width of the posts on ***both*** sides of the dock would be no more than 7 or 8 inches at the most. I would resurface the entire dock as well. The rough, splintery condition of the current dock wood is also not very conducive to wheelchair usage.
My desire to return the dock to as close as the original intent, exclusion of the items mentioned above and by you in our telephone conversation, and comes with the assurance that a completely (surface) rebuilt dock would be more aesthetically conducive, using newer and environmentally appropriate materials. My request is based on functionality, and a desire to allow it to be within the confines of regulations.

Respectfully,
Raymond Ciccarelli Jr.

On Mon, May 16, 2022 at 2:19 PM Jason kokkinos <jason@lgpc.state.ny.us> wrote:

> Hi Ray,
>
> I tried calling a bit earlier, but no voicemail had been set up on the phone. I am writing to let you know about some procedural steps we will need to take before the Variance Request for 16 Windsong Lane can be heard by our Commission on May 24th.
>
> As you and your neighbor noted, the subject dock is four (4) feet wide instead of the authorized three (3) feet. Also, LGPC staff measured the dock length to be 27’ instead of the authorized 24’ in our site visit. It is Commission policy that

Agency

Correspondence

Jason kokkinos

From: EP_Aide
Sent: Monday, May 2, 2022 12:11 PM
To: Jason kokkinos
Subject: FW: Dock application

Follow Up Flag: Follow up
Flag Status: Flagged

From: apa.sm.Referrals <Referrals@apa.ny.gov>
Sent: Monday, May 2, 2022 11:16 AM
To: EP_Aide <ep_aide@lgpc.state.ny.us>
Subject: RE: Dock application

Thank you for providing information regarding this proposal. The Agency has reviewed the material and determined that it will take no further action at this time.

Please feel free to contact me with any questions you may have.

Thanks,

Matthew Brown

Environmental Program Specialist 1

NYS Adirondack Park Agency
PO Box 99
1133 NYS Route 86
Ray Brook, NY 12977

(518) 891-4050 | Matthew.Brown@apa.ny.gov
www.apa.ny.gov

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From: EP_Aide <ep_aide@lgpc.state.ny.us>
Sent: Friday, April 15, 2022 11:41 AM
To: rchic14@gmail.com
Cc: Rich Miller (planning@town.bolton.ny.us) <planning@town.bolton.ny.us>; Brown, Matthew B (APA) <Matthew.Brown@apa.ny.gov>; Jason kokkinos <jason@lgpc.state.ny.us>
Subject: Dock application

Jason kokkinos

From: Westfall, Josh <Westfall.J@Town.Bolton.NY.us>
Sent: Friday, May 6, 2022 12:38 PM
To: Jason kokkinos
Cc: Bolton, Cheryl
Subject: RE: Dock application

Hi Jason,
The Town of Bolton does not intend to claim jurisdiction on this application.
Please advise if you need anything further.
Thanks,

Joshua Westfall, AICP
Town Planner

BOLTON PLANNING & ZONING
Westfall.J@Town.Bolton.NY.US
https://www.boltonnewyork.com/zoningplanning/
Ph:518-644-2893 x 213 * Fax: 518-644-2476
4949 Lakeshore Drive
PO Box 355 Bolton Landing, NY 12814

CC: 141.17-1-12

From: Jason kokkinos <jason@lgpc.state.ny.us>
Sent: Friday, May 6, 2022 12:10 PM
To: Westfall, Josh <Westfall.J@Town.Bolton.NY.us>
Subject: FW: Dock application

Hello,

The following application will be considered by the Lake George Park Commission (May 24, 2022). Could you please let me know if your agency will be claiming jurisdiction at least two weeks prior (May 10, 2024) :

Project Location: 16 Windsong Lane
Application #: DWM22-000036
Type: 01. Docks, Wharfs, and Moorings
Parcel #: 141.17-1-12
Town: Bolton
Project Description: Modify existing dock to result in a 30' long by 3' wide straight dock. A variance is required.

Thank you,

Jason Kokkinos
Environmental Analyst 1

Jason kokkinos

From: CATHLEEN A. LEE <clee@HAKASSOC.com>
Sent: Friday, May 13, 2022 10:47 AM
To: Jason kokkinos
Subject: FW: 16 Windsong Lane Bolton Landing

May 12, 2022

Dear Jason and members of the board of The Lake George Park Commission,

I am the owner of 18 Windsong Lane directly north of the property being reviewed and am writing to express my concerns and objection to the extension by 6' of my next door neighbors dock located at 16 Windsong Lane, Bolton Landing N.Y.

I would like to point out that the current dock at 16 Windsong lane is in fact 4 feet wide and not 3feet wide as indicated on the map that was sent with the proposal of the extension.
Currently there is only 11feet between the southern side of my dock and the edge of northern side of the dock at 16 Windsong Lane and if the extension is approved it would allow the property owner to park at least 2 boats and or other water craft on the north side of their dock and make it virtually impossible for me to park water craft on the south side of my dock or pass easily in and out of the southern part of my dock.

As you can see from the property maps our properties and frontages are small and our docks are very close together and adding extra 6 feet to allow more watercraft in this tight space I feel is a detriment to the lake and will create a safety issue as well for boats entering and leaving this area.

I ask that you please not allow this 6 foot long extension to this existing 4 foot wide dock.

Thank you for your consideration in this matter.

Sincerely,

Cathleen Lee
18 Windsong Lane
Bolton Landing N.Y.

From: Jason kokkinos [mailto:jason@lgpc.state.ny.us]
Sent: Thursday, April 28, 2022 12:20 PM
To: CATHLEEN A. LEE
Subject: RE: 16 Windsong Lane Bolton Landing

Hi, Yes this is fine. This will not be heard until May 24th so up to a week before would be fine.

Best,

Jason

From: CATHLEEN A. LEE <clee@HAKASSOC.com>
Sent: Thursday, April 28, 2022 12:24 PM
To: Jason kokkinos <jason@lgpc.state.ny.us>
Subject: RE: 16 Windsong Lane Bolton Landing

Hi Jason,
I see that a response is required by this Saturday April 30th. Since I just received this today April 28th and cannot be at the property in the next 2 days is it possible to ask for a one week extension to get back to you?
Thank you for your consideration.
Regard,
Cathleen Lee

From: Jason kokkinos [mailto:jason@lgpc.state.ny.us]
Sent: Thursday, April 28, 2022 9:48 AM
To: CATHLEEN A. LEE
Subject: RE: 16 Windsong Lane Bolton Landing

Hi Josh,

Apologies if you were not copied or emailed. Attached is the Notice of Availability of Review for 16 Windsong Lane – they are proposing an addition of a 3'x 6' to their straight pier. A Variance is required due to construction in neighbors' setbacks.

646-1.1 (11) Every dock or wharf constructed shall have a minimum setback of twenty feet from the adjacent property line extended into the lake on the same axis as the property line runs onshore where it meets the lake, or at a right angle to the mean high-water mark, whichever results in the greater setback.

https://lgpc.ny.gov/646-1-docks-wharfs-moorings-and-marinas

Thanks, and let me know via this email if you have any questions of comment.

Best,

Jason Kokkinos
Environmental Analyst 1

NYS Lake George Park Commission
PO Box 749, 75 Fort George Road, Lake George, NY 12845
Office: 518-668-9347 x109 Fax:518-668-5001
www.lgpc.ny.gov

From: CATHLEEN A. LEE <clee@HAKASSOC.com>
Sent: Thursday, April 28, 2022 7:45 AM
To: Jason kokkinos <jason@lgpc.state.ny.us>
Subject: 16 Windsong Lane Bolton Landing

Hi Jason,
Your name was given to me by Josh Westfall in the Bolton Landing Planning office.
I live at 18 Windsong Lane and understand that my neighbor has applied to extend his dock.
I was told by another neighbor that a letter went out to neighbors to ask if they have any objection.
I did not receive a letter and am asking if you can please e-mail it to me at clee@hakassoc.com so I can see what they are proposing.

Thank you very much for your attention to this matter.

Regards,
Cathleen Lee
18 Windsong Lane, Bolton Landing, N.Y.

Susan Thomson - Stanley Israel

May12 2022

Dear Jason and the Members of the Lake George Park Commission

We are the co owners of the ……. Windsong Lane directly south of the property of 16 Windsong lane. We have reviewed the proposal for the 6 foot dock extension, we have concerns about that proposal.

We share a common cove. According to the property line we own 4 feet of the inner most part of the cove. This is our access to launch kayaks and canoes. To access the lake fully, we have to maneuver around a jutting rock.

We currently have 13 feet between the rock and the edge of the existing dock at 16 Windsong lane. The true measurement is really 12.4 feet because 8 inches the water over the rock is only 4 inches deep. The rock is not a sheer drop it steps down in increments.

Should a 10 foot wide pontoon boat dock on the south side, that leaves 2 feet of access to get into or out of the cove . As stated above, the depth of the water, at rocks edge, has not enough draw, for even a small boat to go over it.

While we were measuring for accuracy , we noticed the current dock width at 16 Windsong lane is 4 feet wide not 3 feet wide as measured on the map we received.

For the reasons stated above we respectfully oppose the proposal for a dock extension as any boat docked on the south side of this dock will be a problem , wether it’s extended or not.

Jason kokkinos

From: Susan Thompson <memafour@verizon.net>
Sent: Monday, May 16, 2022 5:15 PM
To: Jason kokkinos
Cc: STAN
Subject: Dock Proposal at 16 Windsong Lane

Follow Up Flag: Follow up
Flag Status: Flagged

May 16, 2022

Dear Jason and the Members of the Lake George Park Commission,

We are the co owners of the 14 Windsong Lane directly south of the property of 16 Windsong Lane.
We have reviewed the proposal for the 6 foot dock extension, we have concerns about that proposal.
We share a common cove. According to the property line we own 4 feet of the inner most part of the cove.
This is our access to launch kayaks and canoes. To access the lake fully, we have to maneuver around a jutting rock.

We currently have 13 feet between the rock and the edge of the existing dock at 16 Windsong Lane. The true measurement is really 12.4 feet because 8 inches the water over the rock is only 4 inches deep.
The rock is not a sheer drop it steps down in increments.

Should a 10 foot wide pontoon boat dock on the south side, that leaves 2 feet of access to get into or out of the cove .
As stated above, the depth of the water, at rocks edge, has not enough draw, for even a small boat to go over it.

While we were measuring for accuracy , we noticed the current dock width at 16 Windsong lane is 4 feet wide not 3 feet wide as measured on the map we received.

For the reasons stated above we respectfully oppose the proposal for a dock extension as any boat docked on the south side of this dock will be a problem, whether it's extended or not.

Sincerely,

Susan Thompson and Cynthia Isreal