

SEP - 9 2022

To: Bart Haralson, APA
Date: September 2, 2022,2022
Re: Hawkins/Walsh Boathouse addition

Dear sir,

The St. Regis Lakes are the best preserved lakes in the Adirondacks and we intend to keep them that way. We initiated the boat wash/inspection program, along with the PSC Watershed institute, in the Park and now have purchased/installed/manned a state-of-the-art heated, pressure wash piece of equipment to ensure we keep the lake free of invasive species. This has been enabled by extensive funds we have paid from our property owners, along with cost of the attendants.

The architectural appearance of the shoreline has been maintained by responsible property owners who relish the unique character of the structures and intend to keep that in mind when building. We also continue to encourage the upgrading of septic systems and have been successful in decreasing pollutants in the lake.

This project proposed by the Hawkins, is a prime example of a neighbor wanting to erect a necessary addition to a boathouse that was compliant when it was built, now labeled non-compliant, with a design that is barely noticeable. The immediate neighbors, and those across the lake, support the project unanimously. There is always a resident that has built out all they need that resists any future building by others as I detect is the issue here. We are also swayed, in encouraging your approval, that this structure is being built for a restored relic, powered by an electric motor, rather than an oversized, overpowered launch that will be a severe detriment to the environment.

We encourage the APA to reconsider their negative ruling against this now down-sized addition that we very much approve. I am sure a site visit will show your group that this is the best alternative for this needed addition.

Thank you for your consideration.


George H. Earle

President, St. Regis Property Owners Assoc, and neighbor

PO Box 94

LAKE CLEAR, NY 12945

From: Margaret Smith
To: [APA Regulatory Programs Comments](#)
Cc: [Michael Bird](#); adk_rebekah@icloud.com; [Victoria Sturgeon](#)
Subject: Fw: APA Project #2022-0914/ Requested Variance on Spitfire Lake
Date: Thursday, February 23, 2023 7:19:27 PM

Some people who received this message don't often get email from dhsfam@msn.com. Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

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: [Margaret Smith](#)
To: [APA Regulatory Programs Comments](#)
Cc: [Michael Bird](#); adk_rebekah@icloud.com; [Victoria Sturgeon](#)
Subject: Fw: Requested Variance on Spitfire Lake, Project #2022-0194
Date: Wednesday, September 21, 2022 4:14:38 PM

Some people who received this message don't often get email from dhsfam@msn.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

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: Margaret Smith <dhsfam@msn.com>
Sent: Monday, May 23, 2022 2:56 PM
To: RPcomments@apa.ny.gov <RPcomments@apa.ny.gov>; Michael Bird <adk_michael@mac.com>
Cc: Victoria Sturgeon <adk_victoria@mac.com>
Subject: Requested Variance on Spitfire Lake, Project #2021-0249

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: Project # APA 2022-0914
Date: Thursday, February 23, 2023 5:50:59 PM
Attachments: [img20230223_14433150.pdf](#)

Some people who received this message don't often get email from kimberly@wharton.upenn.edu. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Bart Haralson
NYS Adirondack Park Agency
Ray Brook, NY 12977

Dear Mr. Haralson,

Attached please find a letter in support of Project # APA 2022-0914. Could you please acknowledge receipt?

Thank you.

Sincerely,

John Kimberly

From: [John Thain](#)
To: [APA Regulatory Programs Comments](#)
Cc: [Michael Bird](#)
Subject: Project No. 2022-0194
Date: Wednesday, September 21, 2022 10:47:43 AM

[Some people who received this message don't often get email from john.a.thain@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

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: [John Thain](#)
To: [APA Regulatory Programs Comments](#)
Cc: [Michael Bird](#)
Subject: Project No. 2022-0194
Date: Tuesday, February 21, 2023 9:36:52 AM

[Some people who received this message don't often get email from john.a.thain@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

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: [Dan Cathers](#)
To: [APA Regulatory Programs Comments](#)
Cc: [andrew hawkins](#)
Subject: Project number2022=0194
Date: Friday, February 24, 2023 11:41:32 AM

[Some people who received this message don't often get email from watermeadow6970@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. Haralson,

I own the camp next to the Hawkins camp on Spitfire Lake. I have addressed my concerns to the APA in the past and this email will express my continuing concerns about the need to approve their request for the variance requiring your approval to construct a one slip addition to their existing boathouse.

I am a retired architect and have summered on Spitfire Lake for well over thirty years. The summary of my thoughts are:

1. I am 100 percent in favor of permitting the single slip addition.
2. I am 100 percent against the allowed construction of a new 60' flat roofed single slip boathouse.

That solution would be the focus of the view from my camp and would project at least 60 feet into the lake. The flat roof seems an odd choice to consider in the Adirondack climate and aesthetically creates an industrial appearance, totally out of character with all of the Adirondack style buildings we all admire. Due to the very shallow water in that proposed site a great deal of excavation would be necessary.

And the currently unbroken shoreline of beautiful trees would be disturbed. We are all concerned with the environmental issues that are involved.

The boathouse addition conceived and designed by Micheal Bird is environmentally

appropriate, the size has been reduced by many square feet, there will only need to be one exterior wall that will need footings, the design itself is aesthetically pleasing and one that repeats existing roof slopes and existing materials and details. The slightly enlarged boathouse will appear to have been built at one time and with no ostentatious elements.

The Hawkins have improved their camp in many ways since purchasing their property...new roofing, new interior floors, mechanical systems, and many native trees, shrubs and plants...their plans are long term and the additional boat slip will be a much appreciated addition to a much loved camp.

I sincerely hope the APA will approve this very reasonable request.

Dan Cathers
Sent from my iPad

From: [Kimberly, John R](#)
To: [APA Regulatory Programs Comments](#)
Subject: RE: Variance for addition to Hawkins boat house on Spitfire Lake
Date: Wednesday, September 21, 2022 12:03:00 PM

Some people who received this message don't often get email from kimberly@wharton.upenn.edu.
[Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

RE application 2022-0194

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

From: [Lewis Rosenberg](#)
To: [Haralson, Bart H \(APA\)](#)
Cc: [Michael Bird](#)
Subject: Hawkins Variance Application Project 2021-0249 & 2022-0194
Date: Friday, September 30, 2022 5:31:33 PM

[You don't often get email from lewisr235@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. Haralson-

I'm an interested landowner who has opposed the grant of a variance for construction of an added extension of a nonconforming boathouse on the increasingly congested shore of Spitfire Lake in Resource Management . I've learned that the 2021 Application was denied supported by staff's recommendation.

In connection with the Application 2022-094 I hereby request the Board take notice of my prior submissions in opposition to 2021-0249. This included an email of June 26,2022 to which is attached letter dated March 7, 1990 issued by this applicant's representative Michael Bird AIA and Mari-Beth Bird, ALSA . The Birds then opposed a variance for a subdivision near to the property under consideration largely based upon its environmental impact on the area that further boathouse and dwelling construction would have , accurately predicting this would lead to construction of 7 additional boathouses.

In the power point presentation at the hearing on the prior application the properties immediately east of the subject was show. These consists of two narrow lots bearing modest dwellings the nearest of which has only a simple dock while the one further east has none. Surely one may anticipate, as they are further developed applications for two added boathouses will be made.

While the current application is for a smaller addition to the existing non-conforming boathouse, it suffers the same adverse effects to water quality and visual impact cited in the agency's denial.

Accordingly, I must continue opposing this unnecessary added burden to the environment.

Lewis Rosenberg

From: Lewis Rosenberg lewisr235@gmail.com
Subject: Hawkins Variance Application Project 2021-0249
Date: Jun 26, 2022 at 11:37:38 AM
To: BartHarelson@apa.ny.gov, AmyHall@apa.ny.gov
Bcc: Duncan Cameron duncanhcameron@gmail.com, Lewis Rosenberg LRosenberg@ginartelaw.com

Gentlemen : After I had commented opposing this project earlier, I recently came across the attached statement on a Variance Application concerning the subject area of Spitfire Lake more than 30 years ago in which two knowledgeable members of our lake community opposed a proposed subdivision, citing the potential for an additional 7 boathouses and dwellings and the detrimental effects on the environment. The 7 boathouses predicated have been constructed with predicted environmental effects. When will the APA take it's responsibilities to protect the environment seriously.

lewis Rosenberg

Open my shared note:

 **March 7, 1990**
Notes

Sent from my iPhone

Rec'd 3/19

March 7, 1990

Mr. Robert Glennon, Exec. Director
Adirondack Park Agency
PO Box 99
Ray Brook, NY 12977

Dear Mr. Glennon:

This letter is in regards to Project #89-517, a 2 lot sub-division on Spitfire Lake. The applicant is George Earle. We are opposed to this subdivision for the following reasons:

1. The subject property falls within the Resource Management classification. According to the APA Overall Intensity Guidelines, 42.7 acres per principal building is suggested. We're suprised you are considering this application for subdivision when the subject property is only 22 acres in entirety.
2. The subject property is one of the few large parcels of land remaining on Spitfire and Upper St. Regis Lakes. Thereare four small lots directly west of Mr. Earle's property. (see enclosed map) These acreages are 4.7, 1, 3, and 3.65 respectively. The next lot is 11.5 acres. Indicated on the enclosed plan-the potential number of boathouses and principal dwellings which would be a total of seven (7) including the proposed subdivision.

Two boathouses and principal dwellings on 22 acres(the Earle property) is not congested, however, seven (7) boathouses and principal dwellings within approximately 1500' of shoreline (45 acres combining all lots) would be extremely congested.

Since the APA is concerned with the impact on the environ-ment and surrounding lands, we feel you should consider not just the 22 acre subject property, but the entire surrounding properties and the impact as well.

3. The St. Regis Property Owner's Association conducted a survey in 1988. Almost all of the property owners were concerned with shoreline preservation. There was a con-sensus to limit the number of camps. Also, the Assoc. has formed a Motor Boat Safety Committee in recent years due to the increased boat traffic and hazardous boat operation. Obviously, by approving this subdivision, it will increase the boat traffic.

Our family has owned camps on these lakes since the 1920's. The changes and subdivisions that have occured in the last five years havebeen overwhelming and should be limited in the future. For the above reasons, we ask you to not approve this 2 lot subdivision.

Sincerely,


Michael Bird, AIA


Meri-Beth Bird, ASLA

From: [Margaret Gorman](#)
To: [APA Regulatory Programs Comments](#)
Subject: support for Project Number 2022-0194
Date: Wednesday, September 21, 2022 7:20:12 PM

[Some people who received this message don't often get email from margaret@margaretgorman.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Haralson,

We are the 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 very 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