

USL Marina, LLC

P2022-0218

May 15, 2024

Presentation Overview

- Jurisdiction
- Conclusions of Law
- Project Location
- Existing Conditions
- Proposed Project
- Visual Analysis
- Public Comment & Review by Others
- Staff Recommendation
- Q & A

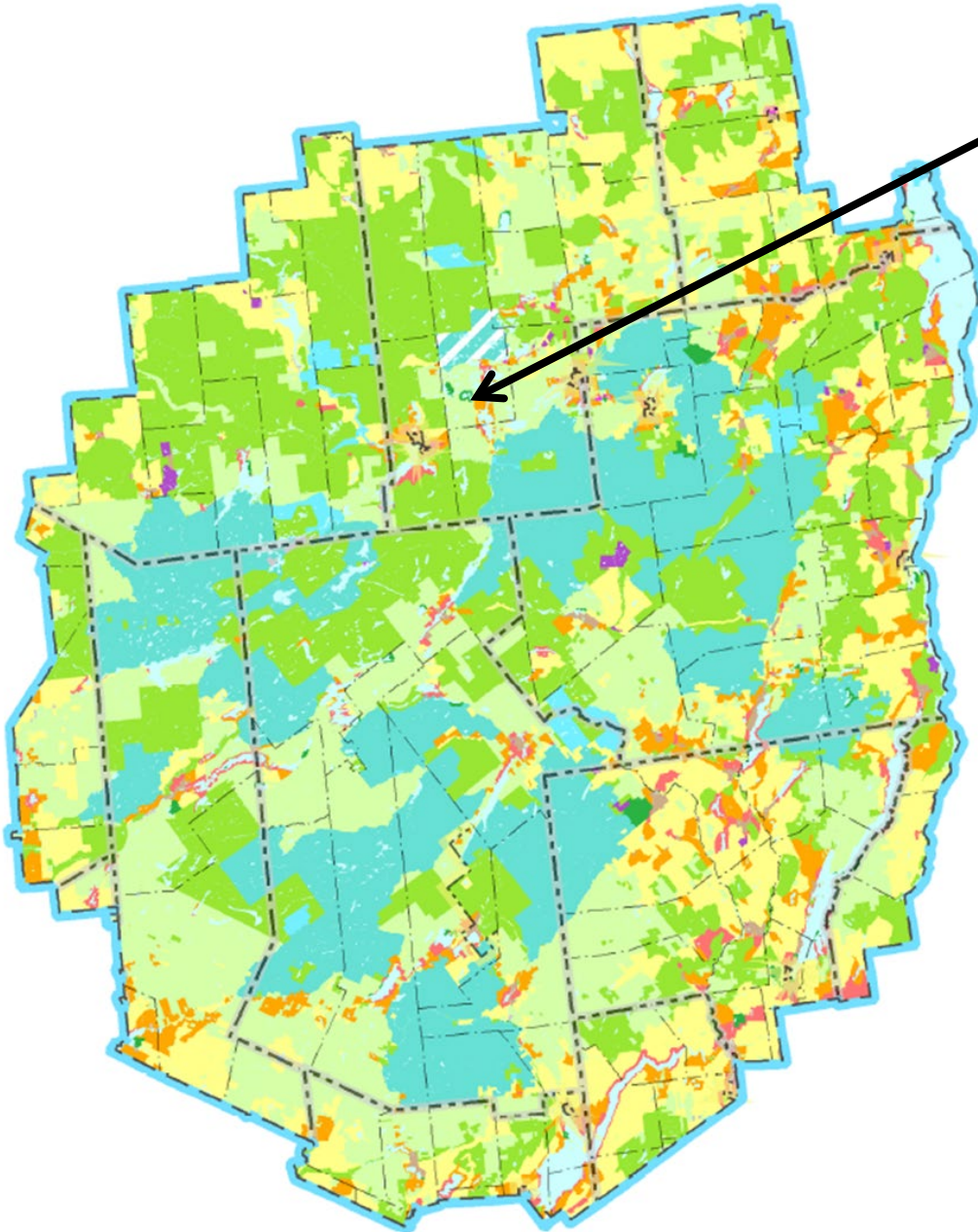
Jurisdiction

- APA Act § 809
 - Class B Regional Project
 - Expansion of an existing use by twenty-five percent or more in a Moderate Intensity land use area

Conclusions of Law

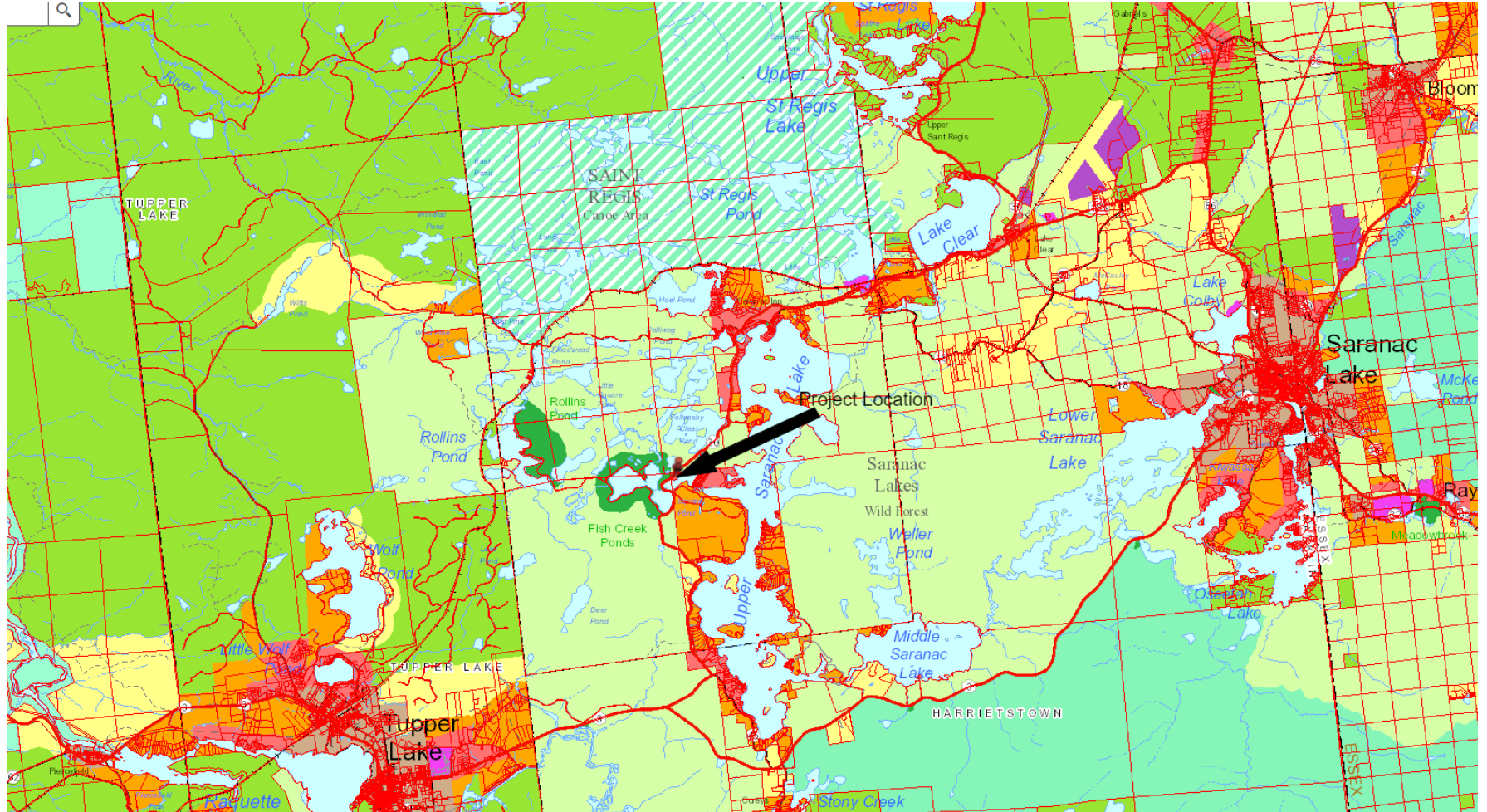
- Development authorized:
 - Consistent with land use and development plan
 - Compatible with character description and purposes policies, and objectives of each land use area
 - Consistent with overall intensity guidelines
 - Complies with shoreline restrictions
 - No undue adverse impact on resources of the Park

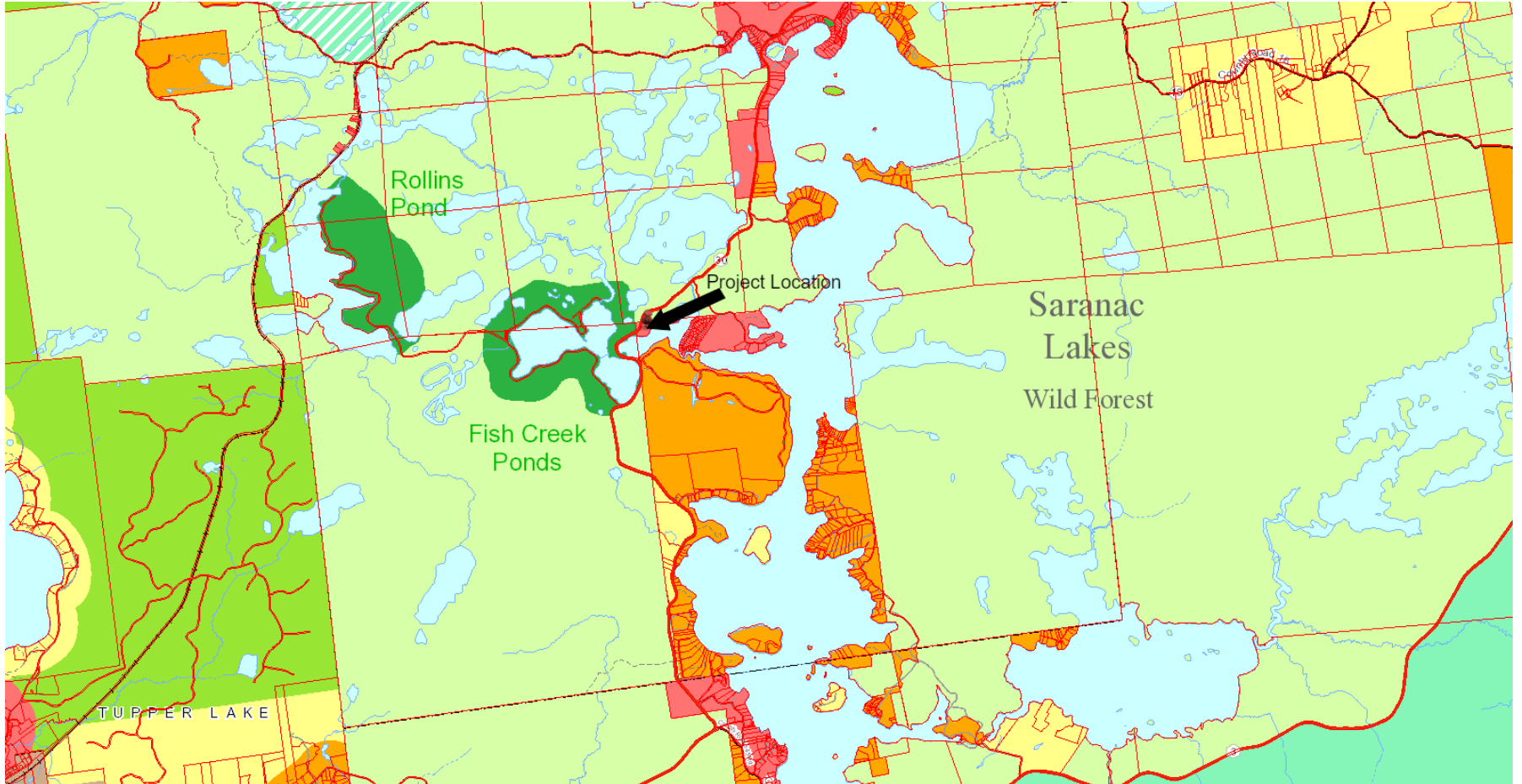
Project Location



Project Location

Town of Santa Clara
Franklin County









Background/ Property History

Background/Property History

- Since at least 1950's, marina operated as Hickok's Boat Livery
- Other activities on the project site
 - Café
 - Campground
 - Single family dwellings
- 2020 – Applicant purchased project site and continued to operate marina and campground
- July 2022 – Town of Santa Clara approved marina expansion
- September 2022 – Application submitted to Agency for marina expansion

Existing Conditions

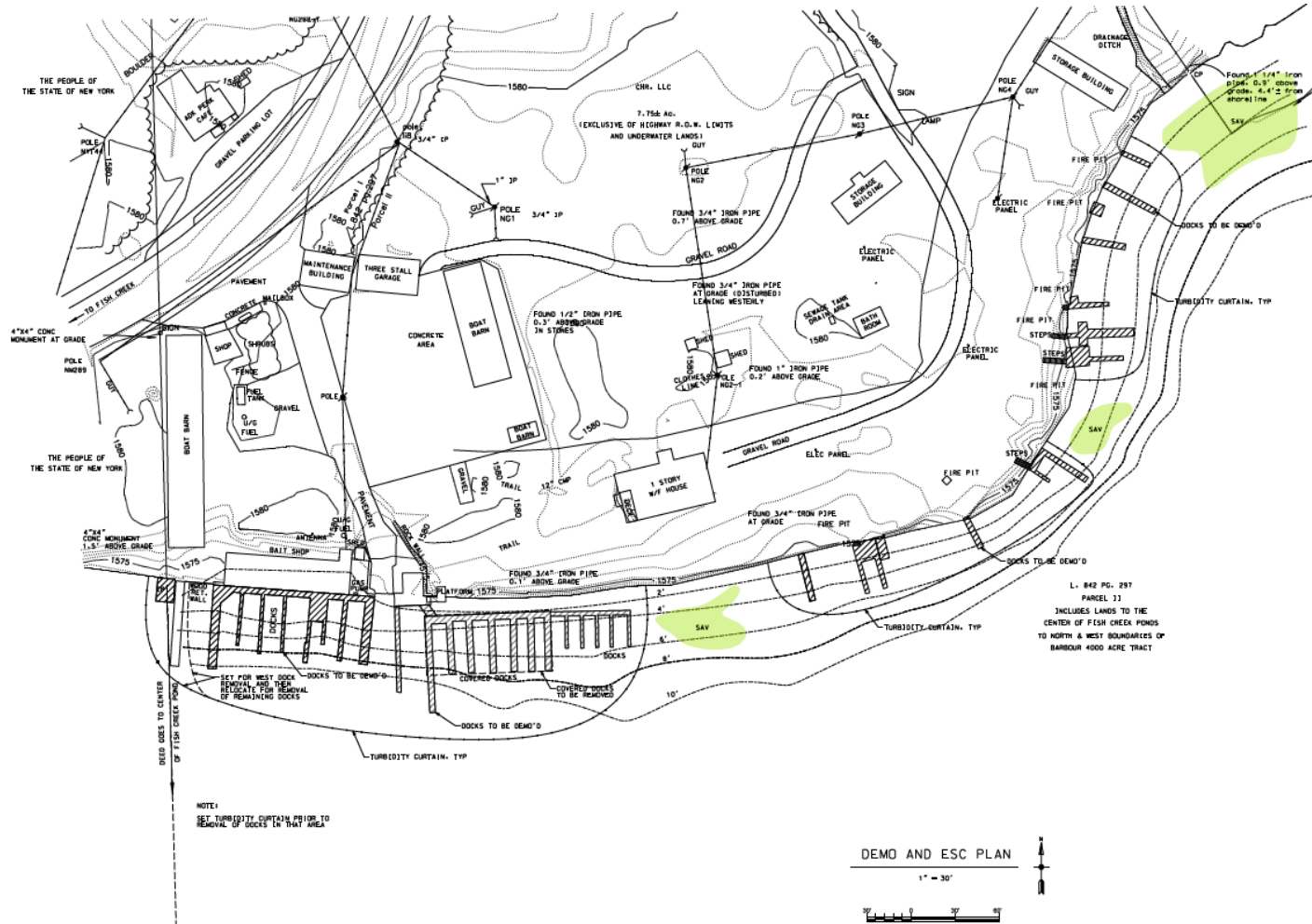
Project Site 2020 Air Photo



Project Site 2020 Air Photo



Existing Conditions



NOTE:
SET TURBIDITY CURTAIN PRIOR TO
REMOVAL OF SOCKS IN THAT AREA

North Woods Engineering INC.
248 Lake Street
Saratoga Springs, NY 12858
www.northwoodsengineering.com



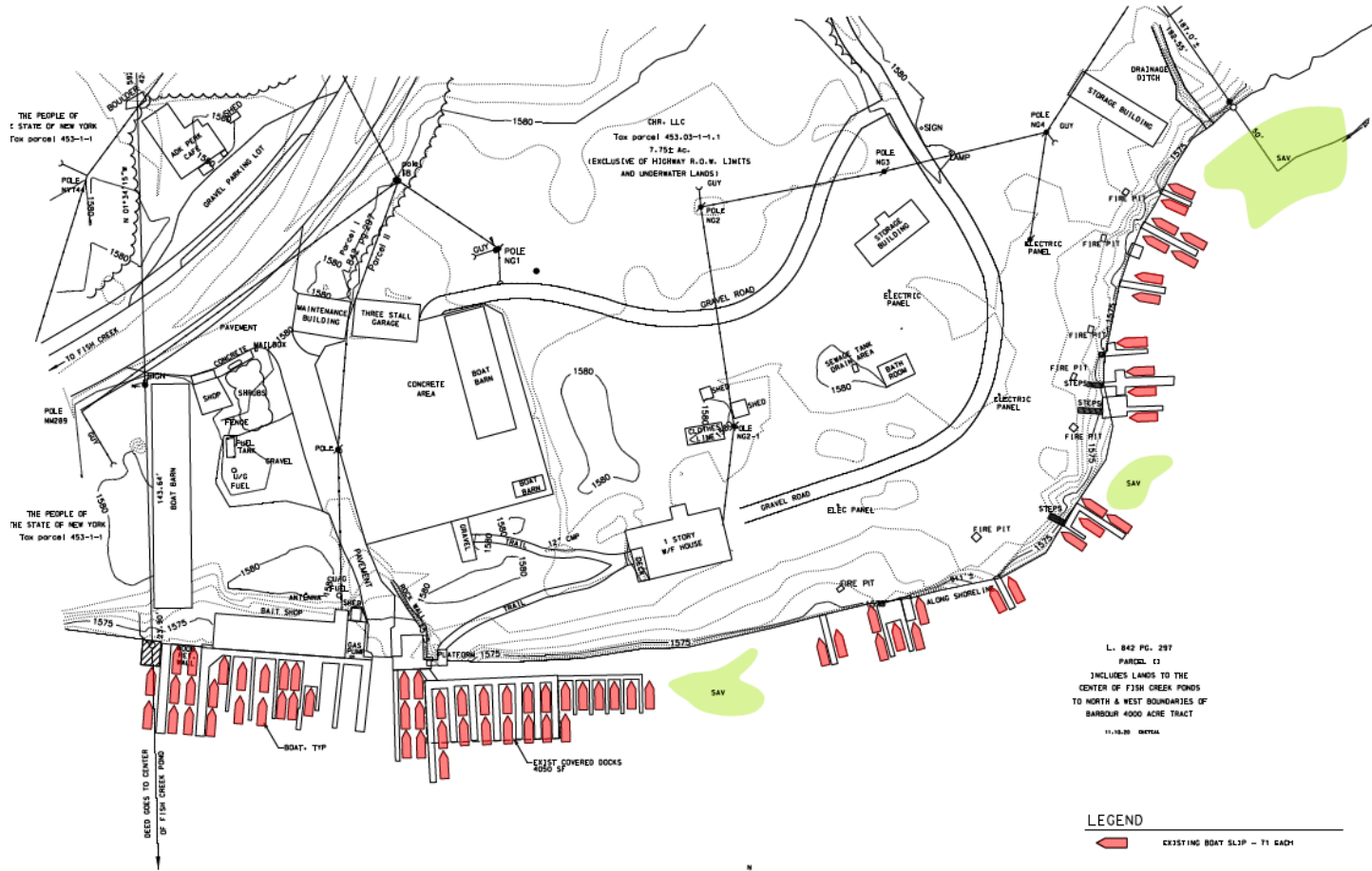
PROJECT NAME
USL MARINA, LLC
FISH CREEK POND 5, TOWN OF SANTA CLARA
4548 NYS ROUTE 30, SARATOGA LAKE, NY, 12883

LOCATION	TOWN OF SANTA CLARA, NY
DATE	12.10.23
ISSUED FOR	PERMITS
PROJECT #	24-057
ORIGINAL	24"x36"
TITLE	DEMO AND ESC PLAN

DRAWN BY: JA GARSO
CHECKED BY: TJ NORTHROP
PROJECT # 24-057
ORIGINAL 24"x36"
TITLE
DEMO AND ESC PLAN

SHEET
C01

Existing Conditions – Boat Count



EXISTING BOAT COUNT PLAN

1" = 30'



L. 842 P.L. 297
 PARCEL E2
 INCLUDES LANDS TO THE
 CENTER OF FISH CREEK PONDS
 TO NORTH & WEST BOUNDARIES OF
 BARBOUR 4000 ACRE TRACT
 11-10-80 DATED

LEGEND
 EXISTING BOAT SLIP - T1 CASH

GENERAL NOTES
 1. SITE PLAN BASED UPON MAPPING FROM GEOMATICS
 LAND SURVEYING OF SARANAC LAKE, NY, TITLED "MAP
 OF BOUNDARY SURVEY, PREPARED FOR USL MARINA, LLC",
 INTERIM MAP DATED 7/16/19.
 2. WATER DEPTH PREPARED FROM INFORMATION PROVIDED
 BY NORTH COUNTRY ECOLOGICAL SERVICES, DATED 6/10/20.

**North Woods
 Engineering PLLC**
 243 Lake Street
 Saranac Lake, NY 12980
 518.537.2222
 www.northwoods-engineering.com



UNOFFICIAL RECORDING OF THIS PLAN IS
 GUARANTEED BY THE STATE OF NEW YORK
 ENGINEERING BOARD. THIS PLAN IS NOT
 VALID UNLESS IT IS RECORDED IN THE
 OFFICE OF THE CLERK OF THE COUNTY OF
 SARANAC COUNTY, NEW YORK.

PROJECT NAME
 USL MARINA, LLC
 FISH CREEK PONDS, TOWN OF SANTA CLARA
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

LOCATION
 TOWN OF SANTA CLARA, NY

DATE	ISSUED FOR	REV
11-10-22	APA UPDATES	1
02-01-23	APA UPDATES	2
08-07-23	APA UPDATES	3

DRAWN BY: JA GARSO
 CHECKED BY: TJ NORTHRUP
 PROJECT #: 20-007
 ORIGINAL: 24"x36"

**EXISTING
 BOAT COUNT
 PLAN**

SHEET

Adirondack State
Park Agency
 KATHY HOCHUL
 Governor
 BARBARA RICE
 Executive Director

Agency review: 71
 Santa Clara review: 76

Project Site Existing Conditions



Project Site Existing Conditions



Project Site Existing Conditions



Project Site Existing Conditions



Project Site Existing Conditions



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Project Site Existing Conditions

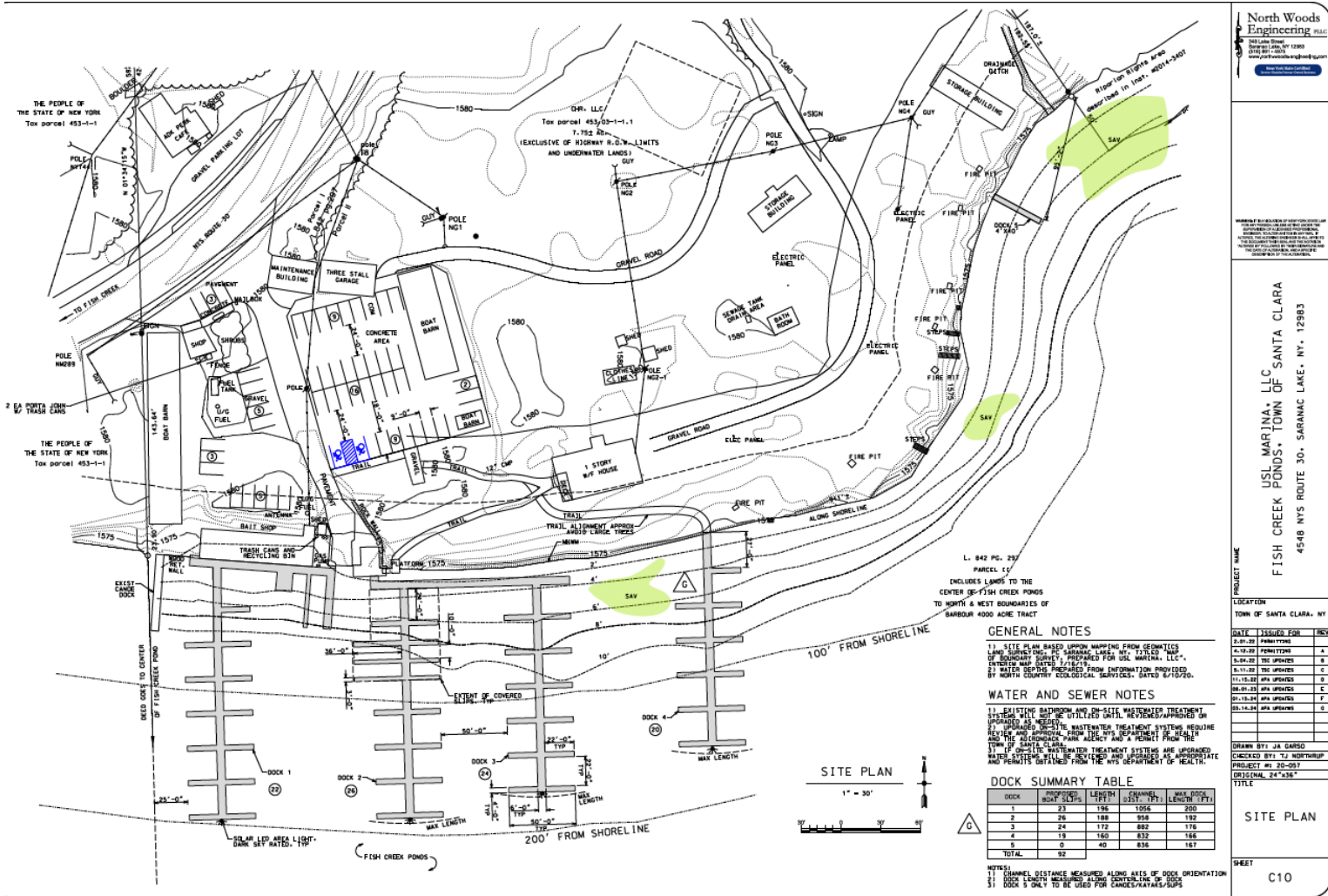


Project Site Existing Conditions



Proposed Project

Site Plan Map



North Woods Engineering PLLC
 943 Lake Street
 Saranac Lake, NY 12880
 518-587-1111
 www.northwoodsengineering.com

USL MARINA, LLC
 FISH CREEK PONDS, TOWN OF SANTA CLARA
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12883

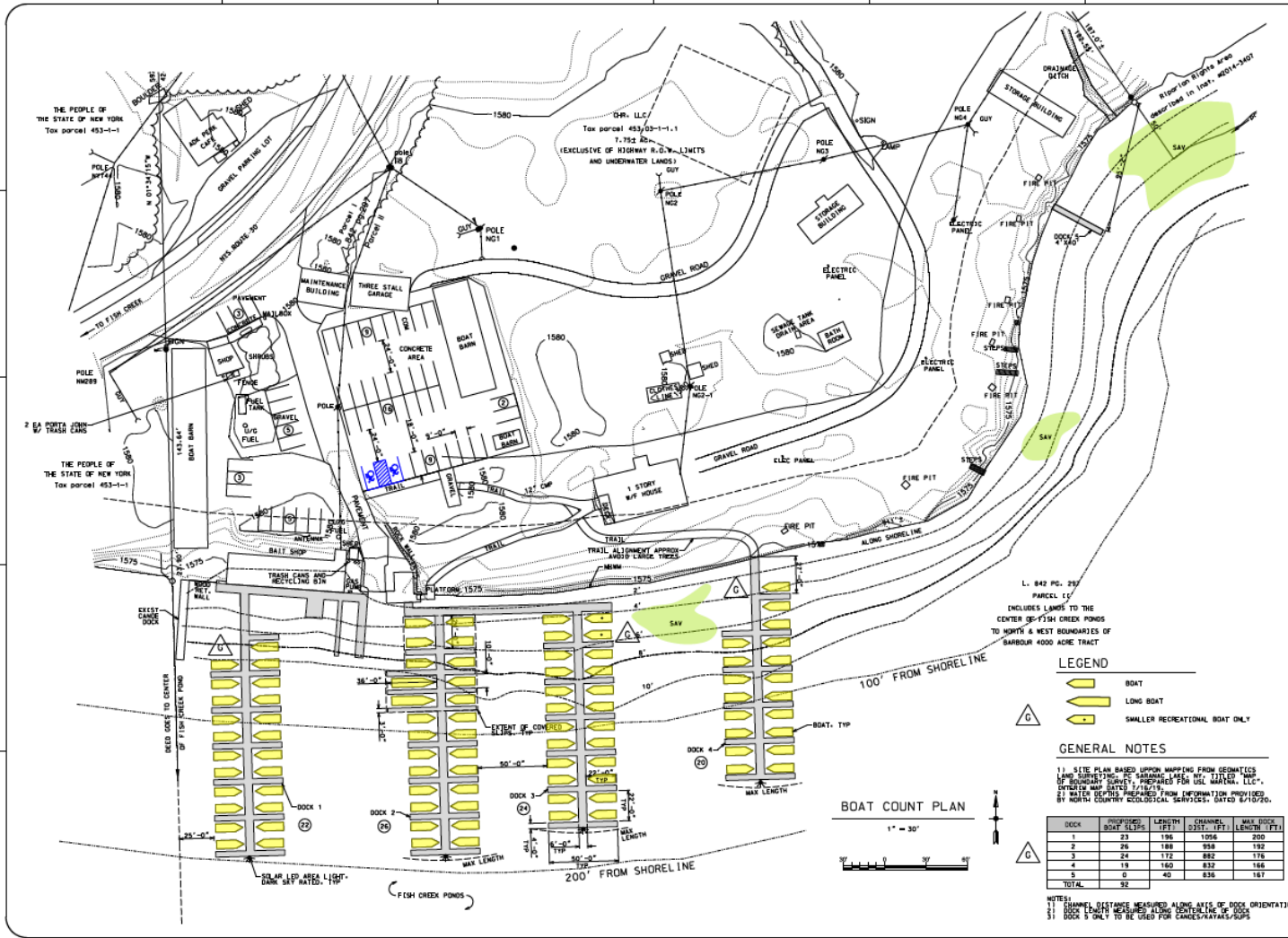
PROJECT NAME
 USL MARINA, LLC
 FISH CREEK PONDS, TOWN OF SANTA CLARA
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12883

LOCATION
 TOWN OF SANTA CLARA, NY

DATE ISSUED FOR INFO
 4-10-23 PERMITS
 5-29-23 THE UPDATES
 8-11-23 THE UPDATES
 11-16-23 THE UPDATES
 04-26-24 THE UPDATES
 01-16-24 THE UPDATES

SHEET
 C10

Site Plan Map – Boat Count



North Woods Engineering LLC
 142 Lake Street
 Saranac Lake, NY 12983
 518-887-1025
 www.northwoodsengineering.com

PROJECT NAME
 USL MARINA, LLC
 FISH CREEK PONDS, TOWN OF SANTA CLARA
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

LOCATION
 TOWN OF SANTA CLARA, NY

DATE ISSUED FOR PERMITS

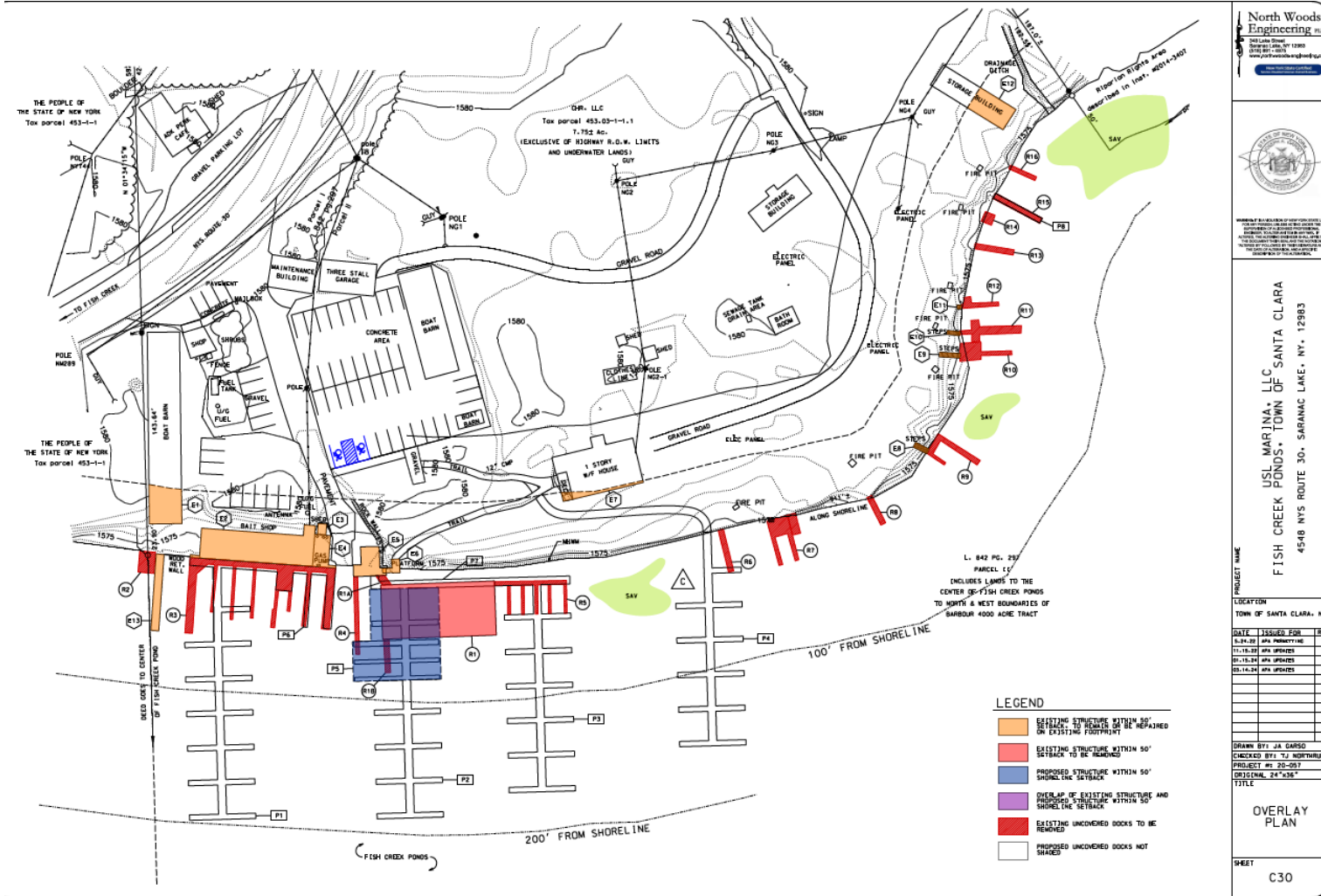
DATE	ISSUED FOR	REV
4-12-20	PERMITS	A
5-04-20	THE SERVICES	B
6-11-20	FOR UPDATES	C
8-28-20	FOR UPDATES	D
10-01-20	FOR UPDATES	E
01-18-21	FOR UPDATES	F
05-14-21	FOR UPDATES	G

DRAWN BY JA GARSO
CHECKED BY TJ NORTHROP
PROJECT # 20-097
ORIGINAL 24"x36"

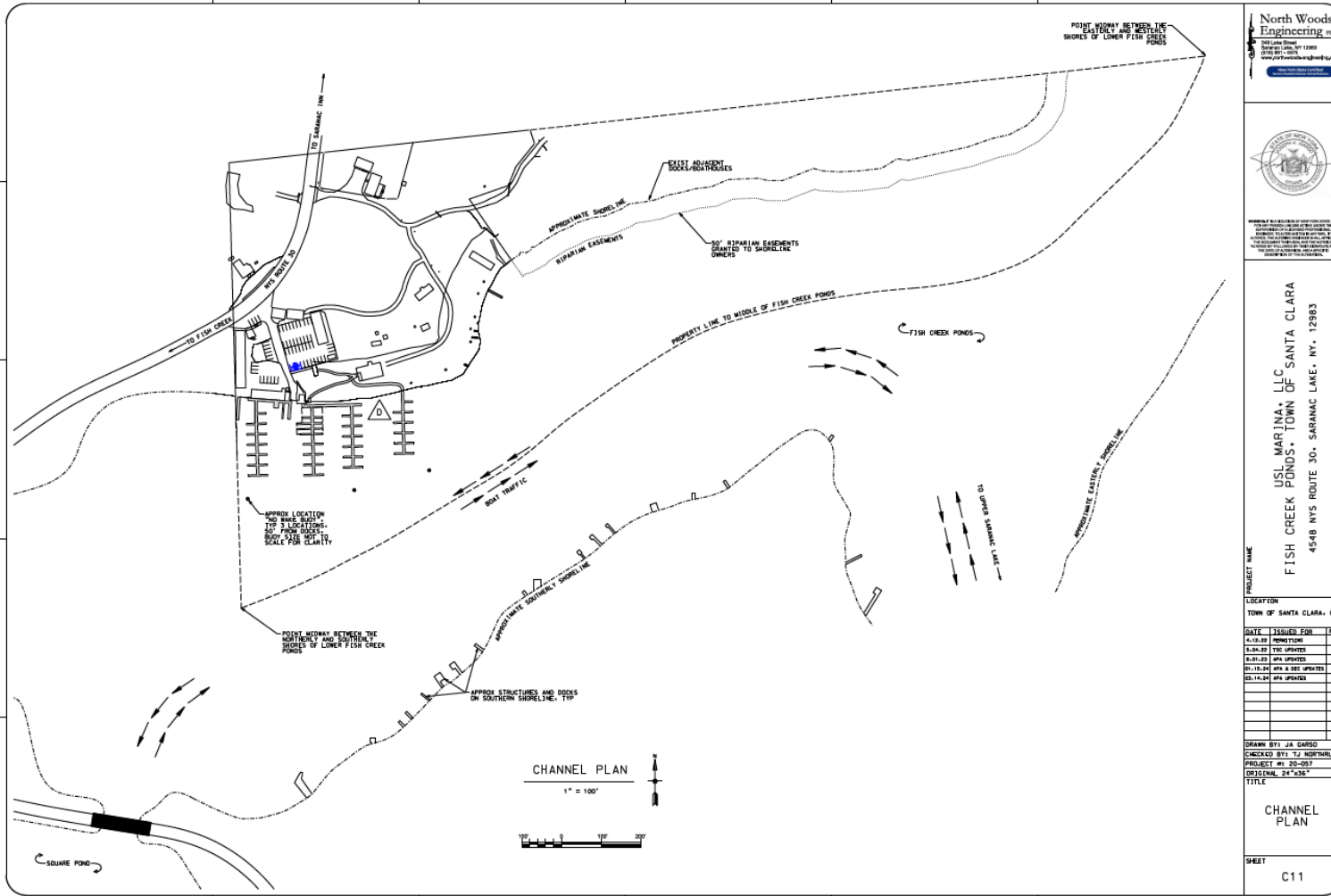
TITLE
 BOAT COUNT PLAN

SHEET
 C10A

Site Plan Map – Proposed vs. Existing



Site Plan Map – Channel Plan



North Woods Engineering
 540 Lake Street
 Saranac Lake, NY 12983
 www.northwoodsengineering.com



REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 12345
 EXPIRES 12/31/2024
 NORTH WOODS ENGINEERING
 540 LAKE STREET
 SARANAC LAKE, NY 12983
 (518) 537-1234

PROJECT NAME
 USL MARINA, LLC
 FISH CREEK PONDS, TOWN OF SANTA CLARA
 4548 NYS ROUTE 30, SARANAC LAKE, NY, 12983

LOCATION
 TOWN OF SANTA CLARA, NY

DATE	ISSUED FOR	REV
4-12-23	PERMITS	A
5-24-23	THE UPDATES	B
6-01-23	APA UPDATES	C
07-10-24	APA & DEE UPDATES	D
08-14-24	APA UPDATES	E

DRAWN BY: JA GARSO
CHECKED BY: TJ MONTWHRUP
PROJECT #: 20-003
DESIGNAL: 24"x36"

TITLE
 CHANNEL PLAN

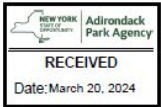
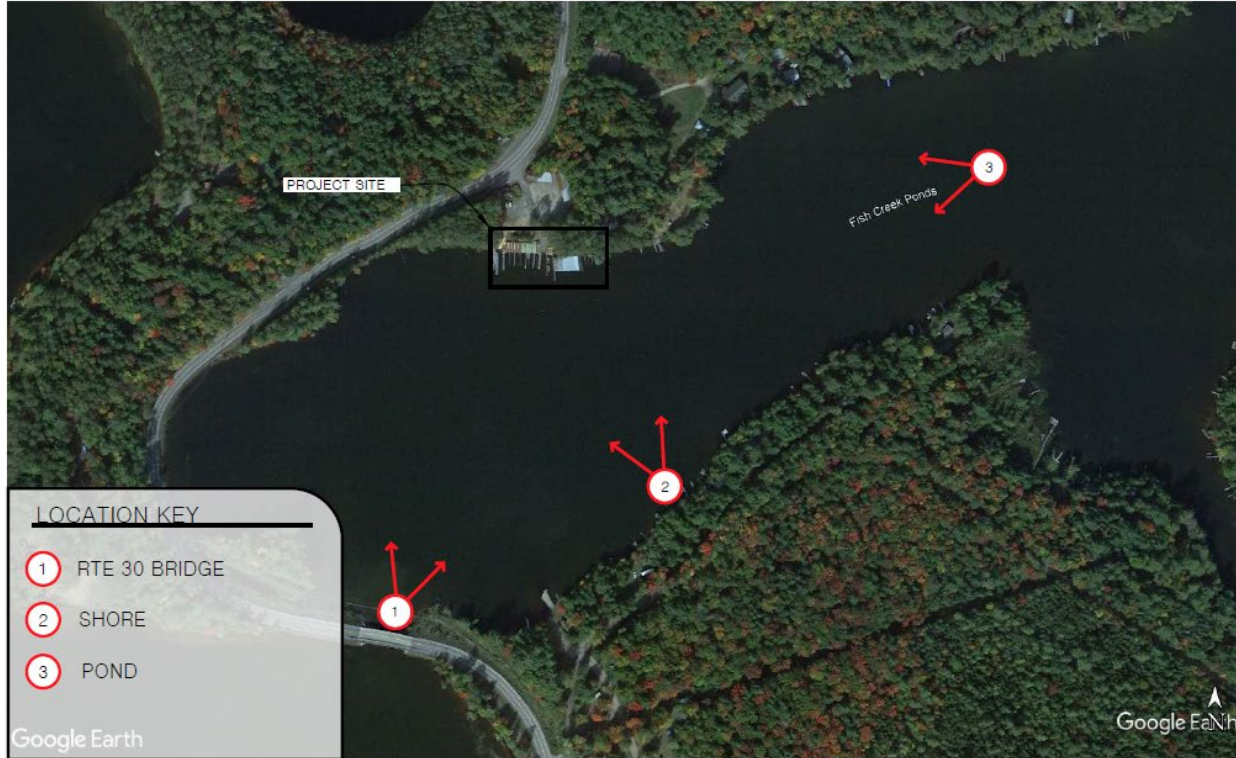
SHEET
 C11

Visual Analysis

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY

3.18.24, Rev 2



**North Woods
Engineering PLLC**
348 Lake Street • Saranac Lake, NY 12983
(518) 891-4975
www.north-woods-engineering.com

Photo Locations – 1

Visual Analysis – Location 1

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



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RTE 30 BRIDGE – EXISTING (16mm) – 2

Visual Analysis – Location 1

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



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RTE 30 BRIDGE – PROPOSED (16mm) – 3

Visual Analysis – Location 1

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



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RTE 30 BRIDGE – EXISTING (55mm) – 4

Visual Analysis – Location 1

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



RTE 30 BRIDGE – PROPOSED (55mm) – 5

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Visual Analysis – Location 2

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY

3.18.24, Rev 2



Visual Analysis – Location 2

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



SHORE – PROPOSED (16mm) – 9

Visual Analysis – Location 2

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



SHORE – EXISTING (55mm) – 10

Visual Analysis – Location 2

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



SHORE – PROPOSED (55mm) – 11

Visual Analysis – Location 3

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

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POND – EXISTING (18mm) – 14

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Visual Analysis – Location 3

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



POND – PROPOSED (18mm) –15

Visual Analysis – Location 3

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



POND – EXISTING (55mm) – 16

Visual Analysis – Location 3

UPPER SARANAC LAKE MARINA
TOWN OF SANTA CLARA

VISUALIZATION STUDY
3.18.24, Rev 2



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(518) 891-4975

POND – PROPOSED (55mm) – 17

Public Comment and Review by Others

Public Comment

- Application received September 9, 2022
- Application complete April 3, 2024
 - Received 20 comments prior to completion

- Noticed Public Comment Period April 3, 2024–April 25, 2024
 - 112 comments received
- Comment Letters
 - 78 opposed to the project
 - 34 in favor of the project

Comments in Favor of the Project

- Support:
 - More services available for nearby campers
 - More options for boat storage and rentals for middle income families
 - Job creation, benefits to economy
 - Safety and visual improvements with new docks
 - Better shoreline access and stabilization

Comments Opposed to the Project

- Concerns:
 - Impacts to water quality, wildlife, and wetlands
 - More docks than necessary, extending too far into the channel
 - Safety concerns with inexperienced boaters renting boats
 - Visual impacts
 - Visibility of docks when foggy
 - Impacts to non-motorized watercraft users
 - Shoreline erosion from boat traffic
 - Adding boats to an already crowded waterway
 - “Carrying capacity” study for SLWF is necessary

Comments Regarding Adjudicatory Hearing

Concern: adjudicatory hearing should be held

- Hearings must be held when:
 - Unclear facts prohibit the Agency from determining whether a project is approvable
 - Before an application can be denied
- Additional factors (9 NYCRR § 580.2(a)):
 1. The size and/or complexity of the project, whether measured by cost, area, effect upon municipalities, or uniqueness of resources likely to be affected;
 2. The degree of public interest in the project, as evidenced by communication from the general public, governmental officials or private organizations;
 3. The presence of significant issues relating to the criteria for approval of the project;
 4. The possibility that the project can only be approved if major modifications are made or substantial conditions are imposed;
 5. The possibility that information presented at a public hearing would be of assistance to the agency in its review;
 6. The extent of public involvement achieved by other means;
 7. Whether an environmental impact statement will be prepared pursuant to the State Environmental Quality Review Act; and
 8. The statutory finding required by section 814(2) of the Adirondack Park Agency Act in the case of State agency projects reviewed thereunder.

Review by Others

- NYS Department of Environmental Conservation
 - Application submitted August 15, 2023
- U.S. Army Corps of Engineers
 - Application submitted August 15, 2023
- Town of Santa Clara
 - Planning Board Approval July 22, 2022
- NYS Office of Parks, Recreation and Historic Preservation
 - Letter of No Impact issued May 26, 2022

Staff Recommendation: Approve with Conditions

Conclusions of Law

- Development authorized:
 - ✓ Consistent with land use and development plan
 - ✓ Compatible with character description and purposes policies, and objectives of each land use area
 - ✓ Consistent with overall intensity guidelines
 - ✓ Complies with shoreline restrictions
 - ✓ No undue adverse impact on resources of the Park

Draft Permit Conditions

- Structures in locations & as depicted on Project Plans
- Non-leaching, portable toilets for customers and staff
- Agency review of any future septic
- Erosion & sediment control measures
- Invasive species prevention
- Lighting restrictions
- Retain vegetation within 50' of mhwmm

USL Marina, LLC

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