


THIS IS A TWO-SIDED DOCUMENT

 <p>Adirondack Park Agency</p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2025-0020</p>
<p>In the Matter of the Application of</p> <p>KEVIN M. LAVIGNE AND MELISSA D. LAVIGNE Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: June 10, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none">1. Kevin M. Lavigne2. Melissa D. Lavigne

SUMMARY AND AUTHORIZATION

This permit authorizes an existing dock, and construction of a dock replacement and a new boathouse in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map in the Town of Ticonderoga, Essex County.

This authorization shall expire unless recorded in the Essex County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date. The Agency will consider the project in existence when the permit has been recorded.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Essex County Clerk's Office.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall 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.

PROJECT SITE

The project site is a 0.46±-acre parcel of land located on Virginias Path in the Town of Ticonderoga, Essex County, in an area classified Hamlet on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 150.59, Block 8, Parcel 3.3, and is described in a deed from Christopher Hackett and Melissa Hackett to Kevin M. Lavigne and Melissa D. Lavigne, dated September 21, 2022, and recorded in the Essex County Clerk's Office under Book 2102, Page 326.

The project site contains shoreline on Lake George and the project site also contains wetlands associated with Lake George. Additional wetlands not described herein or depicted on the Site Map may be located on or adjacent to the project site.

The project site is improved by a single family dwelling constructed in approximately 2007. The shoreline of the project site is improved by an existing "U" shaped dock installed in approximately 2022, that replaced or expanded a straight dock installed in approximately 2006.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a dock replacement and a new boathouse.

The project site constituted a portion of a larger property on the May 22, 1973, enactment date of the Adirondack Park Land Use and Development Plan, and was created by subdivision from this larger property in 2008. As this subdivision involved wetlands, it appears that an Agency permit was required for its undertaking. A dock was installed on the shoreline of the project site in approximately 2006 and the dock was replaced and/or expanded in approximately 2022. As this dock involves wetlands, it appears that an Agency permit was required for its installation. Agency records indicate that no permit was obtained. By issuance of this permit, the project site and the existing dock shall be recognized as lawful for Agency purposes.

The project is shown on the following maps, and plans, and received by the Agency on January 8, 2025, including:

- "Proposed 525 SqFt 30 x 50 U dock," (Site Map);
- "Proposed dock for Kevin Lavigne," in two sheets, dated December 19, 2024, and completed by AdironDock's, LLC (Dock Plans);
- "Open Sided Boatcover/Sundeck," dated December 14, 2024 (Boathouse X-Section); and
- "Dock Level," dated February 27, 2024 (Structure Footprint).

A reduced-scale copy of the Site Map, Dock Plans and Boathouse X-Section for the project is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any activity involving wetlands in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Essex County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the dock and/or boathouse remains on the site. Copies of this permit and the Site Map, Structure Footprint and Boathouse X-Section shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0020, issued June 10, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the construction of a dock replacement and new boathouse in the location shown and as depicted on the Site Map, Dock Plans, Structure Footprint and Boathouse X-Section. Any change to the location, dimensions, or other aspect of the construction of the dock replacement and new boathouse requires a new or amended permit.
6. All wastewater treatment infrastructure on the project site shall remain connected to the municipal wastewater treatment system.
7. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All

construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.

8. All exterior building materials, including roof, siding and trim of all new structures on the project site including the dock replacement and new boathouse shall be a dark shade of green, grey, or brown.
9. Any new free-standing or building-mounted outdoor lights associated with all new structures including the dock replacement and new boathouse on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Lake George, Virginias Path, Alexandria Avenue or adjoining properties.
10. There shall be no trees, shrubs or other woody-stemmed vegetation cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization.
11. The undertaking of any activity not authorized herein involving wetlands shall require a new or amended permit.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Hamlet land use area;
- c. will be consistent with the overall intensity guidelines for the Hamlet land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will result in minimal degradation or destruction of the wetland or its associated values, and is the only alternative which reasonably can accomplish the applicant's objectives.

PERMIT issued this 10th day
of June, 2025.

ADIRONDACK PARK AGENCY


BY: John M. Burth
John M. Burth
Environmental Program Specialist 3 (EPS3)

STATE OF NEW YORK
COUNTY OF ESSEX

On the 10th day of June in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Stephanie L. Petith
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Franklin County
Commission Expires April 15, 2028

Stephanie L. Petith
Notary Public



FINAL
P2025-0020

PROPOS
FOR _____
_____ = _____
DATE _____

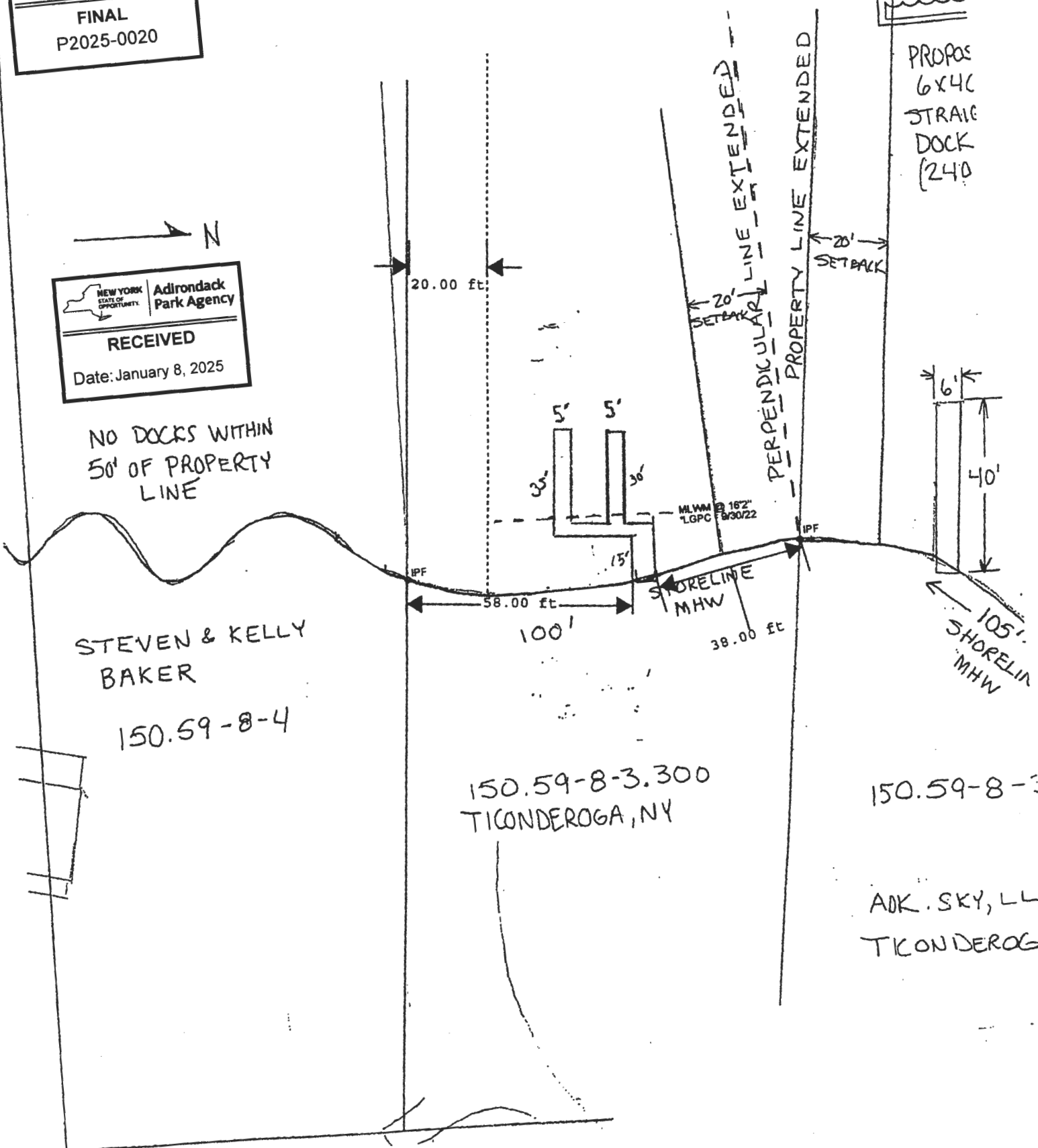
PROPOSE
6x40
STRAIGHT
DOCK
(240)



STEVEN & KELLY
BAKER

150.59-8-3.300
TICONDEROGA, NY

ADK. SKY, LL
TICONDEROG





Adirondack
Park Agency

FINAL

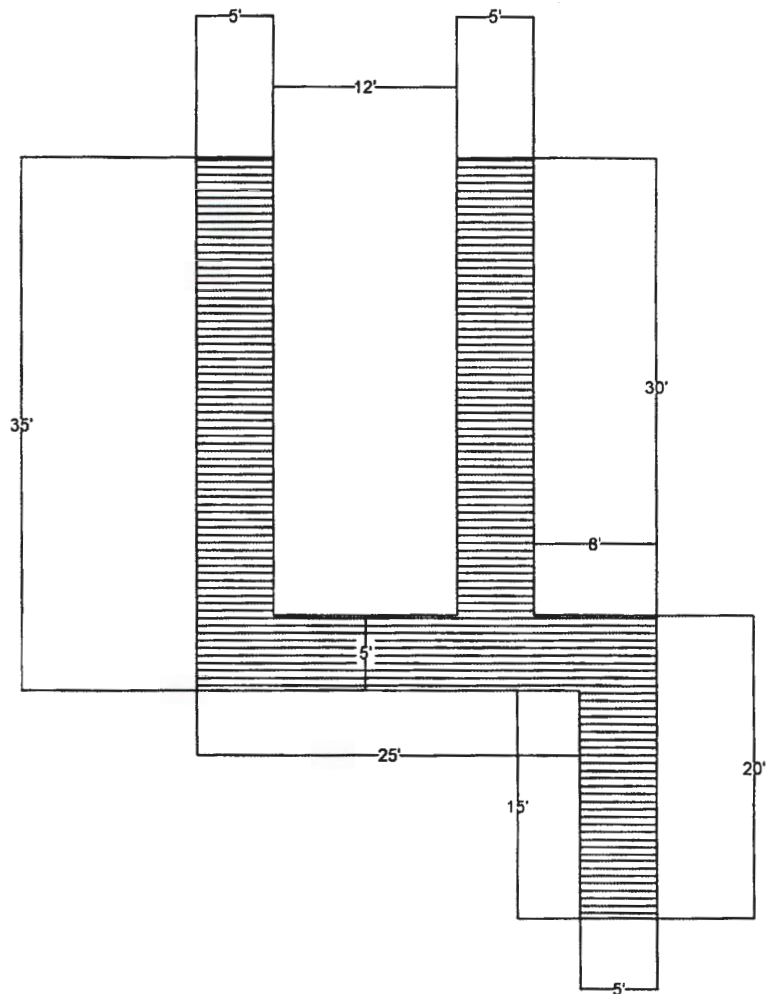
P2025-0020



Adirondack
Park Agency

RECEIVED

Date: January 8, 2025



Proposed dock for
Kevin Lavigne
14 Virginias Path

Town of Ticonderoga County of Essex

Notes:

Square Feet:

Scale: 1" = 10'

Date: December 18, 2024



AdironDock's, LLC

Dock & Boat House Builders

135 Stone Schoolhouse Road

Lake George, New York 12845

(518) 361-8624

PL-1



FINAL
P2025-0020



RECEIVED
Date: January 8, 2025

NOTES

FRAME:

- All Frames To Be Hot Dipped Galvanized After Fabrication
- Frames Will Consist Of Welded Stringers, Torsions, Compression, Sleeves, Gussets, And Outer Frame

PILINGS:

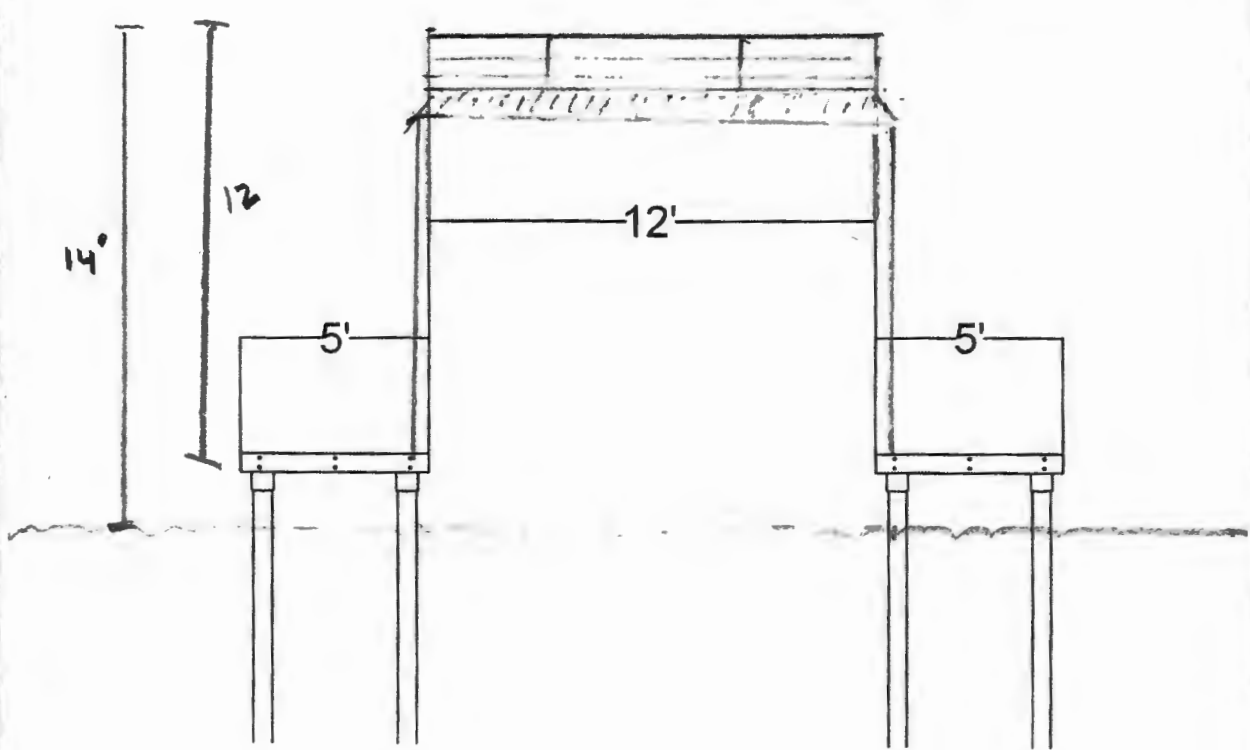
- All Pileings Are Hot Dipped Galvanized Steel 6"

FINISHES:

- Decking: 5/4" x 6" WearDeck Decking Fastened With Corros Resistant Fasteners 1/2" Spacing To Pressure Treated Sleepers
- Rub Rail: 2" x 6" WearDeck Side Sills Fastened With Stainless Steel Carriage Bolts

Elevation:

- The Elevation Of The Dock Will Match The Existing Pile Supported Docks



Proposed dock for
Kevin Lavigne
14 Virginias Path
Town of Ticonderoga County of Essex

TWP
Square Feet
Scale: 1" = 5'
Date: December 10, 2024

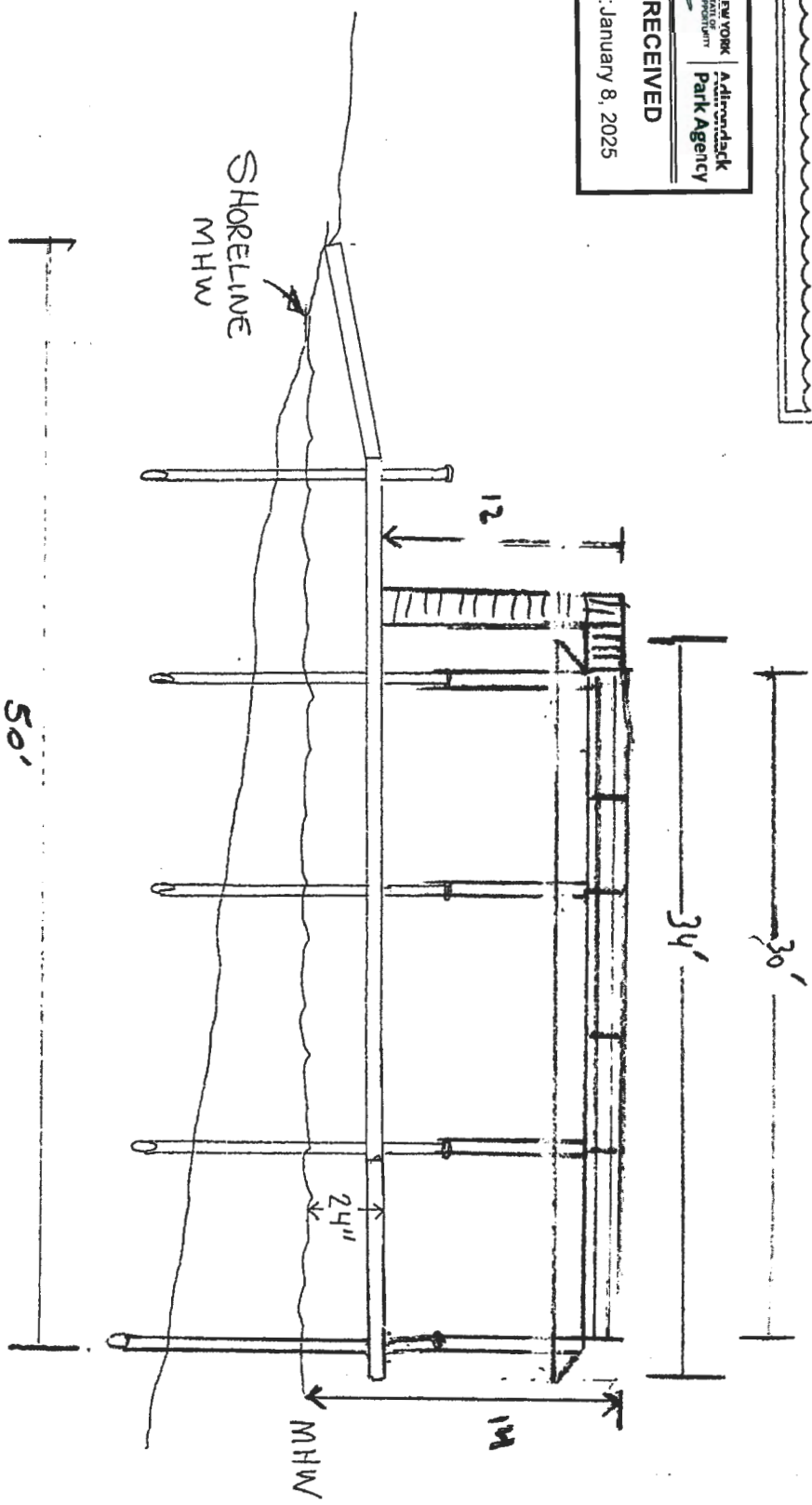


AdironDock's, LLC
Dock & Boat House Builders
135 Stone Schoolhouse Road
Lake George, New York 12845
(518) 361-8824

Open Sided Boatramp/Sundeck

PROPOSED 50x30' U. DOCK
FOR Kevin's Melissa's
 $\frac{1}{8}" = 1'$ SCALE
DATE 12.14.24
DRAWING #

NEW YORK STATE OF ADIRONDACK
RECEIVED
Adirondack Park Agency
Date: January 8, 2025



NEW YORK STATE OF ADIRONDACK
FINAL
Adirondack Park Agency
P2025-0020