

Mark & Tracie McGill
51 Corlear Drive
Willsboro, NY 12996

RE: McGill Retaining Wall

To Whom It May Concern,

We are applying for the necessary permits and associated variances to construct a retaining wall along our shoreline at 51 Corlear Drive on Willsboro Bay in Willsboro, NY. As the attached pictures show, the erosion of our shoreline is significant it is threatening the stability of our home. Even though our bank is above the high-water mark, the flooding in the spring of 2011 caused significant erosion. Due to the slope of the property, and the location of the home within approximately 15ft of the bank, each rainfall is further eroding the bank and is posing an increasing threat to the house foundation.

After consulting with an environmental engineer, considering the potential impact to our home and weighing a variety of stabilization options, we are requesting permission to construct an engineered retaining wall using Redi-Rock LedgeStone. We've selected this product for its multi-colored and textured appearance to maintain the natural, aesthetic appeal of the shoreline. In addition to the LedgeStone, we are planning to supplement the existing vegetation with native plantings and incorporate existing rock on the shore at the base of our wall. Tree cutting will be required but minimal, with less than five trees potentially needing removal.

Attached to our application you can find pictures and drawings showing the LedgeStone block, site location and current shoreline condition.

Thank you for your consideration.

Sincerely,

Mark & Tracie McGill



Adirondack Park Agency

JURISDICTIONAL INQUIRY FORM

A. INSTRUCTIONS

Submit this form to obtain a written determination whether an Adirondack Park Agency permit or variance is needed for a proposed project. This form is not a permit application. If you know you need an Agency permit or variance you should not submit this form, but instead you should contact the Agency for the appropriate permit application form. Information about Agency permit jurisdiction can be found on the Agency's website (www.apa.ny.gov) and in the Permit Checklist on pages 10 and 11 of the Agency's 'Citizen Guide' which is also available on the website.

The Jurisdictional Inquiry Form must be signed by owners of land or their attorney, or by purchasers of land or their attorney (w/a signed contract). Please note that if the person under contract to purchase the property or his attorney signs this form, then a copy of the purchase agreement signed by both parties must be provided.

The legal issues involved in determining jurisdiction are complicated. All of the information requested on this form is necessary in order for us to determine if the proposal requires an Agency permit or variance. The County Clerk's Office, Real Property Tax Services and/or the Town Office may be able to assist you in obtaining property information (i.e., tax map number, history, copies of deeds, etc.).

Please include a copy of the current recorded deed, tax map number, a description of your proposal, including a sketch map, and the necessary signature(s).

WE CANNOT RESPOND TO YOUR INQUIRY WITHOUT THIS INFORMATION.

B. GENERAL INFORMATION

APPLICANT/REPRESENTATIVE:

PROPERTY OWNER (if not applicant):

Name Mark and Tracie McGill

Mailing Address 51 Corlear Drive

Willsboro, NY 12996

Telephone (518) 569-2782

PROPERTY LOCATION:

Town/Village Willsboro County Essex

Road/Highway Corlear Drive

Tax Map Number: (This can be found on your tax bill and it looks something like this... 89.12-1-1.4 - three numbers separated by dashes, and there may not be decimals).

Section 21.9-2-13.000 Block _____ Parcel/Lot _____

C. PROPERTY HISTORY

Please include a copy of the current recorded deed for the property.

1. Has the property been the subject of any previous Agency permit, variance, map amendment, jurisdictional determination, staff site visit, wetland site visit, or an enforcement action? Yes No Don't Know

If yes, please include the following information:

File number _____ Agency contact _____

2. What is the acreage or square footage of the property at this time? .20

If no subdivision of land, mobile home or single family dwelling construction, commercial use or public building is being proposed, it is not necessary to answer questions 3, 4 and 5 below

The history of the property as it existed on the May 22, 1973 enactment date of the Adirondack Park Land Use and Development Plan is critical to determining Agency jurisdiction over projects involving subdivision of land, mobile home or single family dwelling construction, or commercial uses or public buildings. We must know who owned the property on that date, whether any lots have been conveyed from the property since that date, and whether the owner on that date owned any adjoining property. Staff at the County Tax Mapping office can often assist in determining the history of subdivision of property.

3. What is the name of the person who owned the property on May 22, 1973?

Roy G. Roberts and Ruth W. Roberts

4. Have any lots been conveyed from the property as it existed on May 22, 1973? Yes No
If yes: Identify by tax map number each parcel conveyed from the property since May 22, 1973.

5. Did the property owner on May 22, 1973 own any other property including any property separated by a road, railroad or right of way? Yes No

If yes, provide the tax map number(s) of the adjoining property.

6. Structures:

Please describe all structures which currently exist on the property (**include type and use of structure, size and construction date of each** – for example, confirm if the structure is a mobile home, single family dwelling, barn, storage building, etc.). If your project involves replacement of a structure, please provide its description, even if it has already been removed (and indicate its removal date).

	<u>Structure/Use</u>	<u>Size</u>	<u>Construction Date</u>	<u>Removal Date</u>
a.	Single Family Home	approx 900sq ft	unknown	
b.				
c.				
d.				
e.				
f.				

D. PROJECT DESCRIPTION

Please check all that apply and fill in the appropriate blanks:

- 1. Subdivision
 - (a) Number of proposed lots (including any lots being retained). _____
 - (b) What is the size of the smallest lot in acres or square feet? _____
 - (c) What is the smallest shoreline lot width (if applicable)? _____
 - (d) Are any of the proposed lots being conveyed by *bona fide* gift? Yes No
If yes, what is the recipient's relationship to the person giving the lot? _____
- Construction of a single family dwelling.
- Installation of a mobile home.
- Construction of a multiple-residence building (_____ housing units).
- Construction of a commercial, industrial or public building resulting in _____ square feet of floor space (total of all floors).
- Expansion of an existing _____ square-foot structure by _____ additional square feet (all floors).
NOTE: If you are expanding a structure other than a single-family dwelling, also provide the total square footage of the structure as of May 22, 1973 and indicate the square footage of any expansion of the structure that has occurred since that date.
- Are you proposing to install, replace or expand a seepage pit, drainage field or other leaching facility within 100 feet of the mean high water mark of any lake, pond, river or stream (including intermittent streams)? Yes No
If you are proposing to replace or expand an existing system, will the new system serve an actual or potential occupancy increase of the shoreline structure served? Yes No
- Replacement of an existing _____ square-foot structure with a new _____ square-foot structure. Confirm the existing and proposed use of the structure.
- Conveyance of entire ownership _____
- Other (describe) _____ Shoreline stabilization - retaining wall _____

If necessary, please attach a narrative which further describes your proposal.

- 2. Does the project involve establishment of a new business? Yes No
If yes:
 - (a) Will it be operated at your residential property? Yes No
 - (b) How many people will the business employ who do not live on the premises? _____
 - (c) How many signs will the business have? _____
Will they be lighted? Yes No
What will be the combined square footage of the sign(s)? _____
 - (d) Please describe the type of business. _____
- 3. Will the project result in any structures over 40 feet in height (measuring from the highest point of a structure to the lowest point of natural or finished grade, whichever is lower)? Yes No
(If the structure is close to 40 feet in height, it will be necessary to provide building elevations [all sides] and a grading plan which shows existing and proposed grade to obtain a jurisdictional determination.)
- 4. Will the project result in the removal of sand, gravel, topsoil or minerals from the property? (This does not include excavation of a foundation.) Yes No
- 5. Will waste material, such as construction debris, be disposed on the property? Yes No
If yes, explain the type and volume of debris.

- 6. If the property contains shoreline, what will be the distance from the mean high water mark to the closest new structure or expansion? ~4ft feet
If an expansion, how far from the mean high water mark is the existing structure? _____ feet
Will the existing roof ridgeline height be increased by more than 2 feet? Yes No
If yes, what is the proposed new ridgeline height in feet above the existing ridgeline height? _____ feet

7. Will any vegetation be cut within 35 feet of a lake, pond, river or stream? Yes No
Your sketch should show the size and type of vegetation to be removed relative to the size and type which will remain.
8. Does the proposal involve provision of any new or additional deeded or contractual access to the shoreline?
 Yes No If yes, provide the number of new or additional lots being provided access (identify by tax map designation) and the width of the access area.

E. SKETCH MAP (Does not need to be professionally prepared)

On a separate sheet, provide a scaled sketch map of the property showing acreage, boundaries, and natural features and water bodies. Include the location of all existing and proposed development (including structures, on-site wastewater treatment system, water supply, driveways, roads, and areas of clearing etc.) It should be drawn at a scale which clearly shows the location of all proposed activity and measurements must be labeled. For a shoreline parcel, show the lot width and indicate the setback distance from mean high water mark of any existing or proposed structure and sewage system. Also, provide the north arrow, the name of the map maker and date it was prepared.

F. CHECK LIST

- Have you answered all of the questions?
- Did you include a copy of the current recorded deed?
- Did you include a sketch map?
- Is the form signed by an authorized person?
- Did you provide the tax map identification number?
- Did you include your return mailing address and phone number?

G. SIGNATURE OF AUTHORIZED PERSON

Note: Authorized persons are owners of land or their attorney, or purchasers of land or their attorney (with a signed contract). Individuals signing this form on behalf of other entities (e.g, LLCs) must have the legal authority to do so and should include their title where relevant.

The above information is correct and accurate to the best of my knowledge.

Signature	Date	Please print or type name (and title where relevant)
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H. RETURN TO:

**Adirondack Park Agency
PO Box 99
Ray Brook, NY 12977
Phone: (518) 891-4050**

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situated, lying and being in the Town of Willsboro, County of Essex and State of New York, shown and designated as Lot No. 11 on a map prepared by C.W. Judson, C.E., dated July, 1937, and entitled "Willsboro Development Co's. Map showing Camp sites on Willsboro Bay", which map was filed in the Office of the Essex County Clerk on July 27th, 1937, bounded and described as follows: *Map # 739*

BEGINNING at a stake set on the shore of Willsboro Bay at highwater mark at a point which is the southwest corner of Lot No. 12, as shown on said map; thence South 88° 28' East along the southerly line of said Lot No. 12, a distance of 204.0 feet to a stake set in the southeast corner of said Lot No. 12 and in the westerly bounds of the roadway designated in said map as "Shore Drive"; thence southerly along the westerly bounds of said roadway as shown on said map, 100.0 feet to a stake set at the northeast corner of Lot No. 10 as shown on said map, which Lot No. 10 is reputed to be owned by Lilly; thence North 88° 28' West along the northerly bounds of Lot No. 10 a distance of 208.0 feet, more or less, to a stake set on the shore of Willsboro Bay at highwater mark; thence along the shore of Willsboro Bay at highwater mark a distance of 100 feet, more or less, to the point or place of beginning.

TOGETHER with a right of way for the purpose of ingress and egress over the said roadway designated as "Shore Drive".

TOGETHER with all the right, title and interest, if any, of the party of the first part in and to the lands lying between the westerly line of said premises and low water mark.

EXCEPTING AND RESERVING the south half of said premises which were heretofore conveyed by Isadore Lozo to Emma Celina Blaise by deed dated October 26th, 1955 and recorded in the Essex County Clerk's Office on November 9th, 1955 in Book 329 of Deeds at page 527, reference being directed to said deed and the record thereof for a particular description of the said excepted parcel.

BEING a portion of the premises heretofore conveyed by Betty Mackay to Isadore Lozo by deed dated November 23rd, 1954 and recorded in Essex County Clerk's Office on December 3rd, 1954 in Book 320 of Deeds at page 203.

BEING the same property described in a deed dated July 25th, 1957 given by Isadore Lozo to William L. Tingley and Elizabeth Tingley which said deed was duly recorded in the Essex County Clerk's Office on July 29th, 1957 in Book 350 of Deeds at page 287.

BEING the same property described in a deed dated May 30th, 1967 given by William L. Tingley and Elizabeth Tingley to Roy G. Roberts and Ruth W. Roberts, which said deed was duly recorded in the Essex County Clerk's Office on May 31, 1967 in Book 454 of Deeds at page 430.

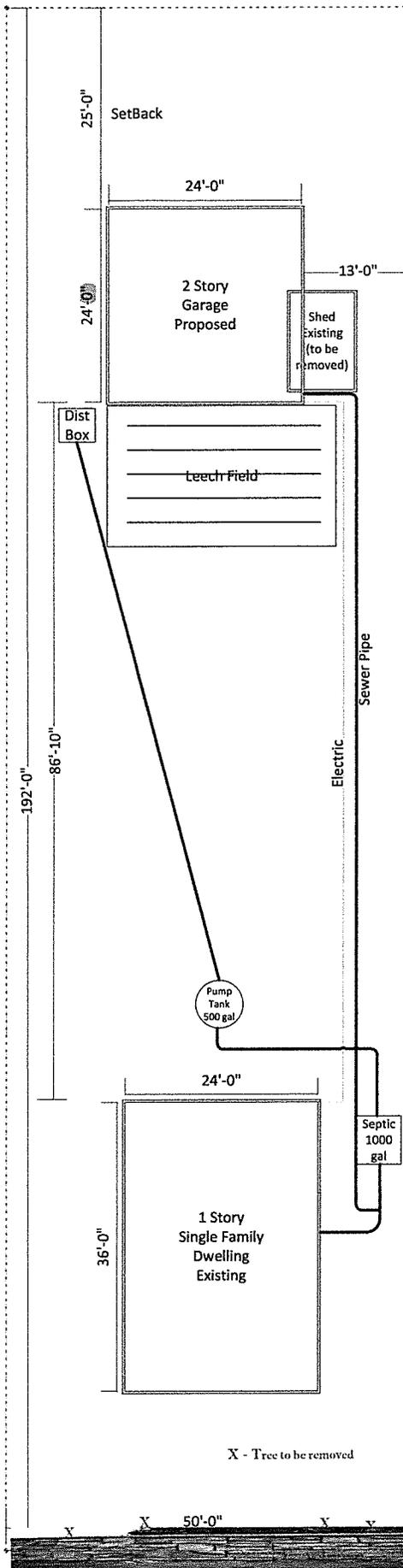
BEING the same property described in a deed dated May 19, 1972, given by Roy G. Roberts and Ruth W. Roberts, his wife, to John W. Frenier and Carol A. Frenier, his wife, which said deed was recorded in the Essex County Clerk's Office on May 23, 1972 in Book 516 of Deeds at page

1127

BEING the same property described in a deed dated January 13, 1975 given by John W. Frenier and Carol A. Frenier, his wife, to Eugene D. Boney which said deed was recorded in the Essex County Clerk's Office on January 29, 1975 in Book 583 of Deeds at page 256.

THIRD, that the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Shore Road



High Water Mark approx 4ft from proposed wall. 1981 by Engineering Survey

Legend
--- Property Line
--- Electric
--- Sewer Line

51 Corlear Dr
.2 acres



36'-0"

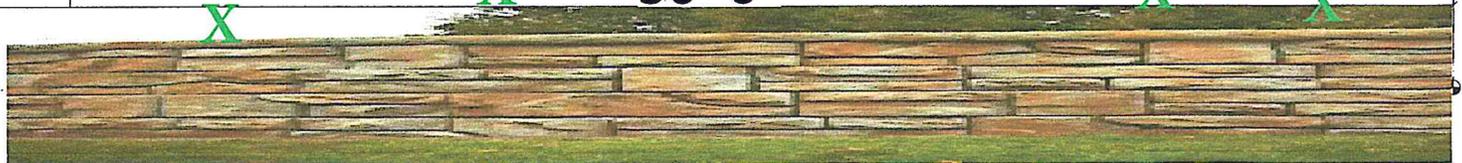
1 Story
Single Family
Dwelling
Existing

Septic
1000
gal

X - Tree to be removed

Proposed Redi-Rock Wall

50'-0"



Lake

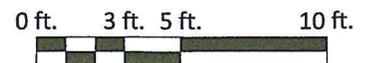
High Water Mark approx 4ft from
proposed wall. TBD by Engineering
Survey

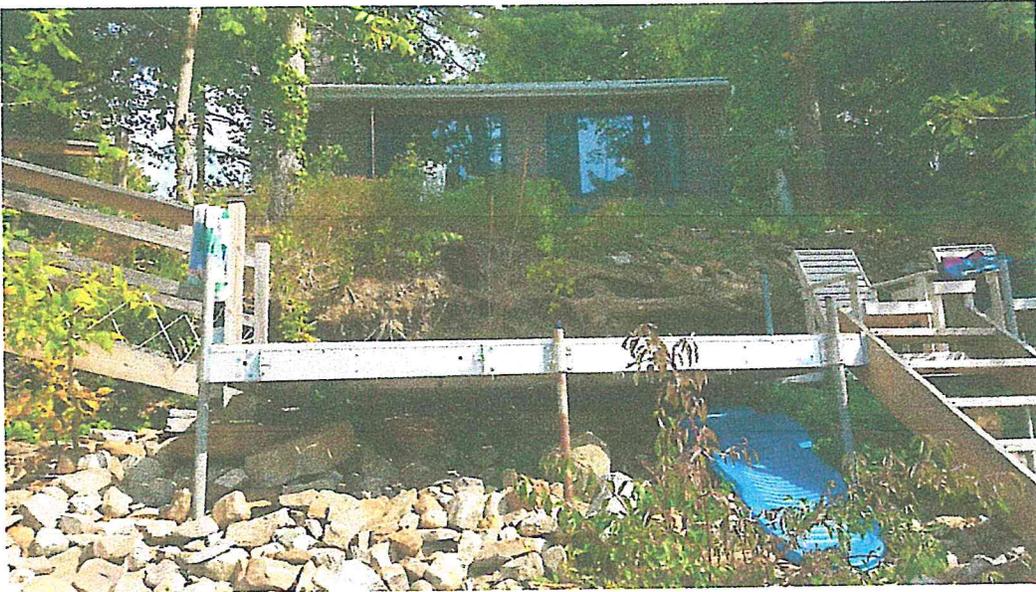
Legend

- Property Line
- Electric
- Sewer Line

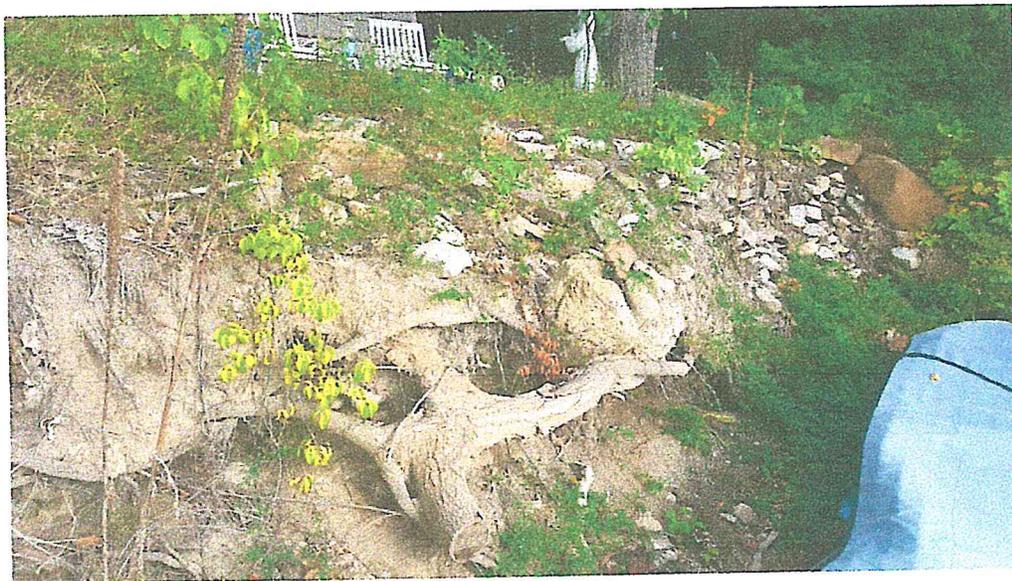
51 Corlear Dr

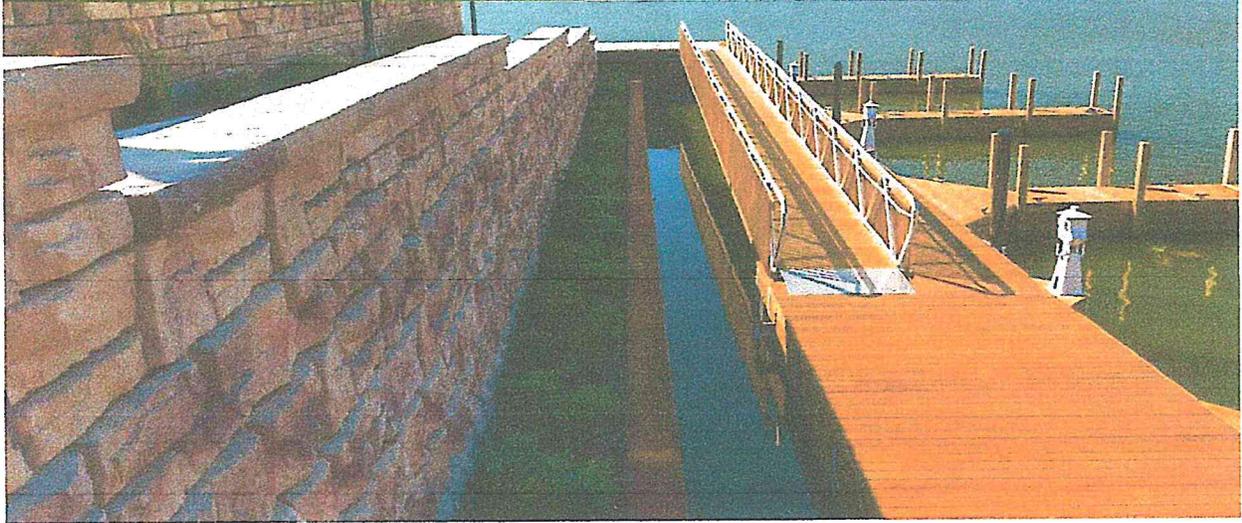
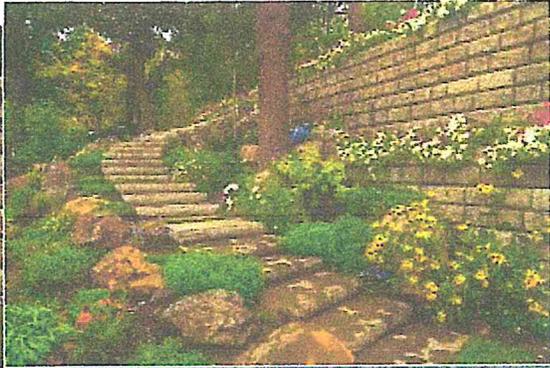
.2 acres





Approx high-water mark





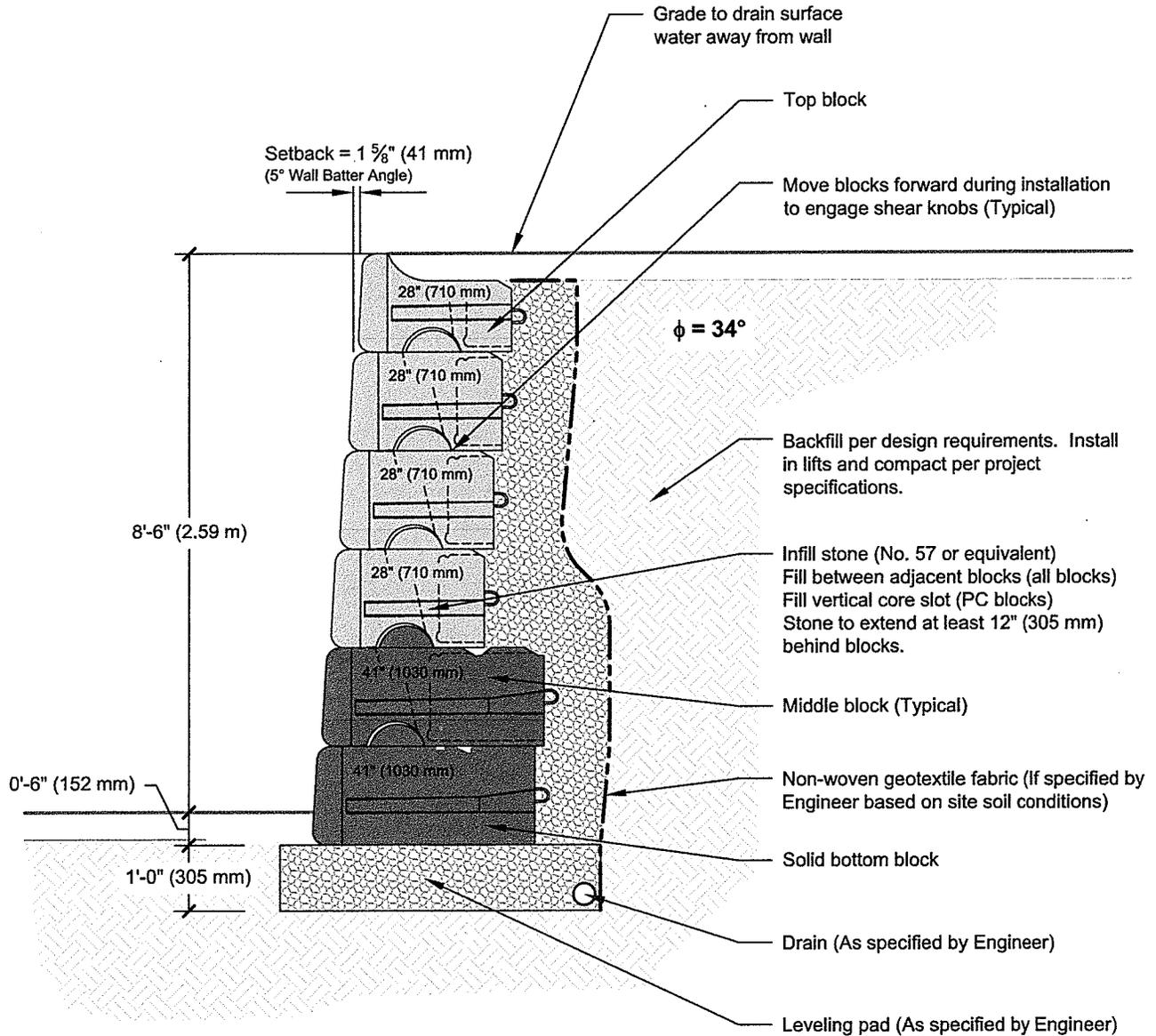
$\phi = 34^\circ$ | DENSE WELL-GRADED SAND or SAND AND GRAVEL

LOAD CONDITION A | NO LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

6 BLOCK HIGH SECTION

- (4) 28" (710 mm) Blocks
- (2) 41" (1030 mm) Blocks

PRELIMINARY
Professional Engineering Design
Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

<p>DRAWN BY: C. Kruger</p> <p>APPROVED BY: J. Johnson</p> <p>DATE: June 4, 2015</p> <p>SHEET: 1 of 1</p>	<p>TITLE: Preliminary Wall Section</p> <p>Dense Well-Graded Sand or Sand and Gravel, $\phi = 34^\circ$ No Live Load Surcharge, No Back Slope, No Toe Slope</p>	<p>REDI-ROCK®</p> <p>05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com</p>
	<p>FILE: A_34_B_41_108_cad.dwg</p>	

