

Mark & Tracie McGill

51 Corlear Drive

Willsboro, NY 12996

RE: McGill Shoreline Stabilization – Addendum to Variance Application

To Whom IT May Concern:

We would like to add additional information to our Area Variance Application:

Comments from retained Professional Engineer:

- The location of the washout (from about 102 elevation to 108 elevation) is very steep. To cut the bank back you would lose what little space you have in your yard, and would further threaten the stability of the house by bringing the top of the bank closer to the structure. Filling the bank to create a more gentle slope is not feasible as it would require filling in Lake Champlain which is not desirable and may not be able to be permitted.
- A wall in this location would be appropriate because the toe of the wall would start at 102 feet in elevation and there is a gentle beach slope and then rip rap leading up to what would be the toe of the wall. This means that the wall would not be as subject to ice push because it is high and has plenty of beach in front of it. It will also be unlikely to impact longshore drift, so it should not impact other shorelines adjacent to yours.
- Wave and ice action shouldn't be as strong in the bay than if your property faced the broad lake.

The proposed retaining wall should only require the removal of 1 tree that is greater than 6" and within 35 ft of the high water line (refer to Site Plan for additional detail).

The estimation for the dimensions of the wall are as follows:

- 50 ft wide (to property boundaries)
- 7 ½ ft tall (6 blocks at 18" per block, with the first block buried)*
- 375 sq ft of visible retaining wall*

*Please note that these are estimations. Exact dimensions will be detailed in the final engineering design.

Thank you for your consideration.

Sincerely,

Mark & Tracie McGill

