

ASKING
\$8,400,000

114 GREEN
HARBOUR LN.
LAKE GEORGE, NY

REALIZE
BROKERS & CONSULTANTS






For
SALE



YOUR LEGACY COMPOUND AWAITS.

A one-of-a-kind Lake George waterfront compound on "Millionaires Row" in Lake George, NY with a spectacular mansion, guest cottage and 33 income-generating boat slips.

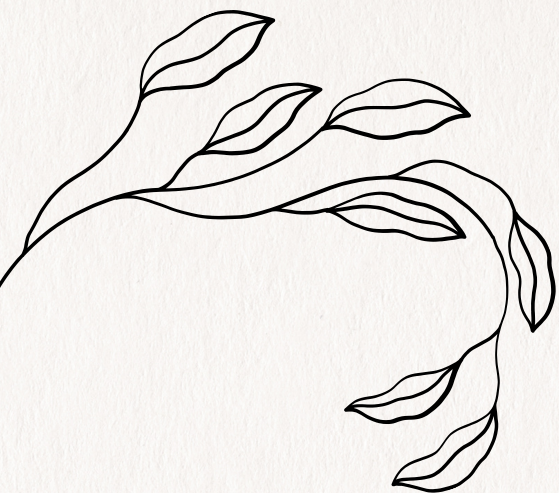
 14 BDRM  7 BATH  11,579 SQFT

PROPERTY FEATURES

- 1,585 feet of lakefront
- 11,579 SF 14 BR, 7 Bath Mansion House
- 4 BR, 2 Bath Seasonal Cottage
- (2) 2 BR, 1 Bath Apartments
- Class A Marina with 35 boat slips
- 3.3 Acres
- Panoramic views of Lake George

REALIZE
BROKERS & CONSULTANTS

 114 GREEN HARBOUR LANE
LAKE GEORGE, NY 12845



History

C O O P E R P O I N T M A N S I O N

In 1860, Isaac H and Sarah P. Tuttle of nearby Rockhurst and New York City sold the point to John Cooper of Albany for a small sum of \$400. To this day, this property is known as "Cooper Point". The property exchanged hands another two times before being purchased by Frederick Forrest Peabody and his wife Sarah B. Peabody in 1910. Mr. Peabody had acquired his wealth through a company Cluett & Peabody, which manufactured Arrow detachable collars and cuffs. The Peabodys hired the services of Schermerhorn Construction Co. to build the Mansion in 1913. The Georgian Style Mansion originally had 42 rooms, 20 bedrooms, 10 baths and 9 fireplaces. Mr. Peabody was a distant relative to George, Charles and Royal Peabody, who also owned lakeside mansions.

In 1923, 3 prominent businessmen from Glens Falls - Martin L.C. Wilmarth, John R. Loomis, Jr. and George Tait purchased the point from the Peabodys. The following year, 1924, they sold it to William Carter and Frank Randolph of Houston, Texas. During their ownership, the Mansion house was leased to Herbert H. Lehman, Governor of New York. In 1934, Harold Pitcairn purchased the property for \$60,000 as a birthday surprise for his wife. Harold Pitcairn was a pioneer in aviation, obtaining a pilot's license signed by Orville Wright and was an airmen in World War I.

He became involved in the autogiro, forerunner of the helicopter and in 1929, set the record for the longest solo flight, landing on the white house lawn to accept an award from President Hoover. Mr. Pitcairn was drawn to the Cooper Point property because it had a large flat area behind the beach where his autogiro could land. You can still see the metal anchors that are remnants of a helipad that served Mr. Pitcairn's autogiro at one time.

In 1962, J.R. Earl of Lake George Village purchased the home, followed by Gene Black and Elio Micheli in 1967. Black and Micheli owned the property for 35 years. Selling off pieces of the lakefront compound as part of a development, The Green Harbour Cooper Point Acres. In 2002, the mansion along with the whole point was sold to Kenneth Ermiger for \$3,027,500. Ken was a Syracuse native, local business man and real estate investor. Ken further subdivided the point to create 3 residential lots. He sold Lot A in 2004 to Kevin Machewski for \$1.3M. Later, in 2011, the 5,972 SF home built in 2005 sold for \$5,250,000. Lot B was sold in 2006 for \$1,250,000 and was constructed and sold later that year for \$2,400,000. As part of the subdivision process, the sewer system was expanded and tied into the Green Harbour Association system.

FLOOR PLAN

I N F O R M A T I O N

I N C L U D E D :

C U R R E N T F L O O R P L A N S

O R I G I N A L M A N S I O N P L A N S

REALIZE
BROKERS & CONSULTANTS



The information contained here, has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

FIRST FLOOR

WEST WING

BEDROOM #1

BATH #1

BEDROOM #2

BATH #2

BEDROOM #3

3 SEASON ROOM

MIDDLE

ENTRANCE FOYER

HALF BATH

LIVING ROOM

OFFICE/STUDY

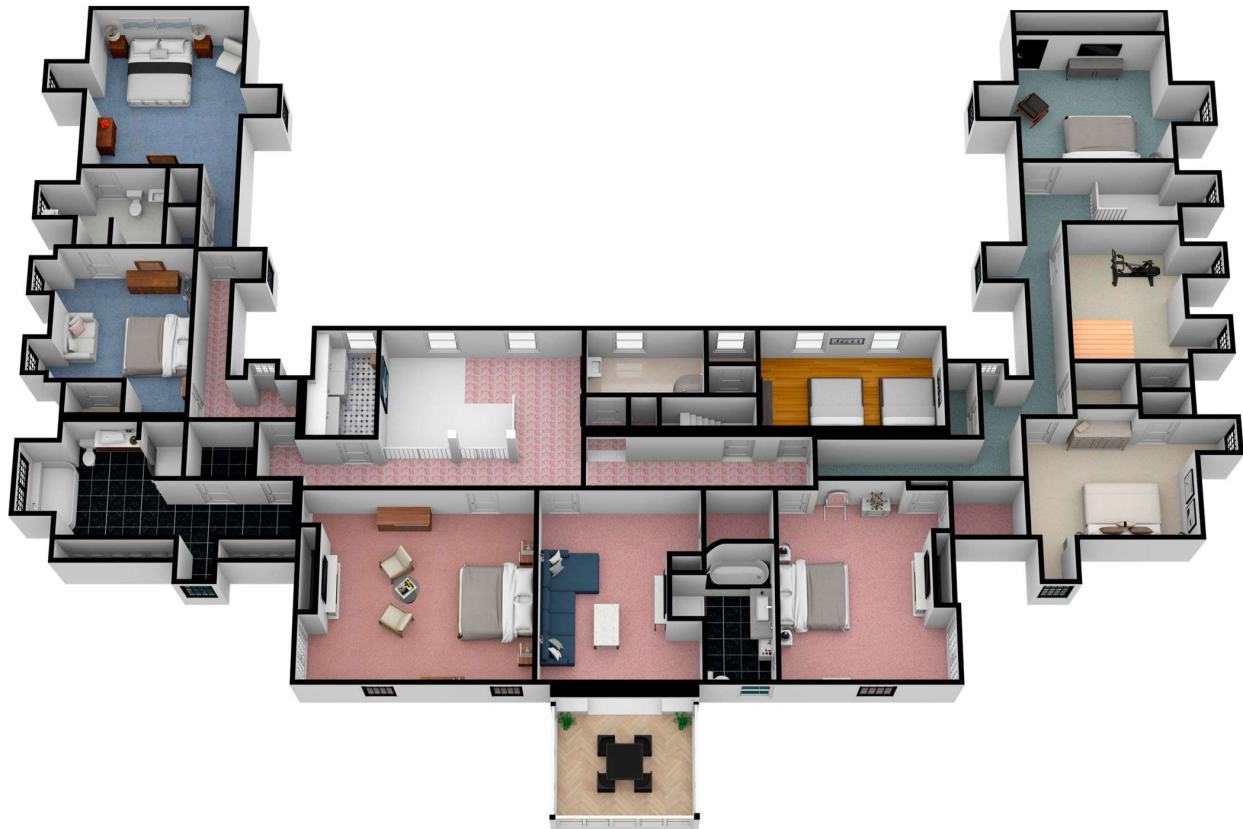
EAST WING

BILLIARDS ROOM

KITCHEN

DINING ROOM

3 SEASON ROOM



SECOND FLOOR

WEST WING

BEDROOM #4

BATH #3

BEDROOM #5

BATH #4

MIDDLE

UPSTAIRS FOYER

WASH ROOM

BEDROOM #6

BEDROOM #7

BATH #5

BEDROOM #8

BATH #6

BEDROOM #9

EAST WING

BEDROOM #10

BEDROOM #11

BEDROOM #12



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THIRD FLOOR

WEST WING

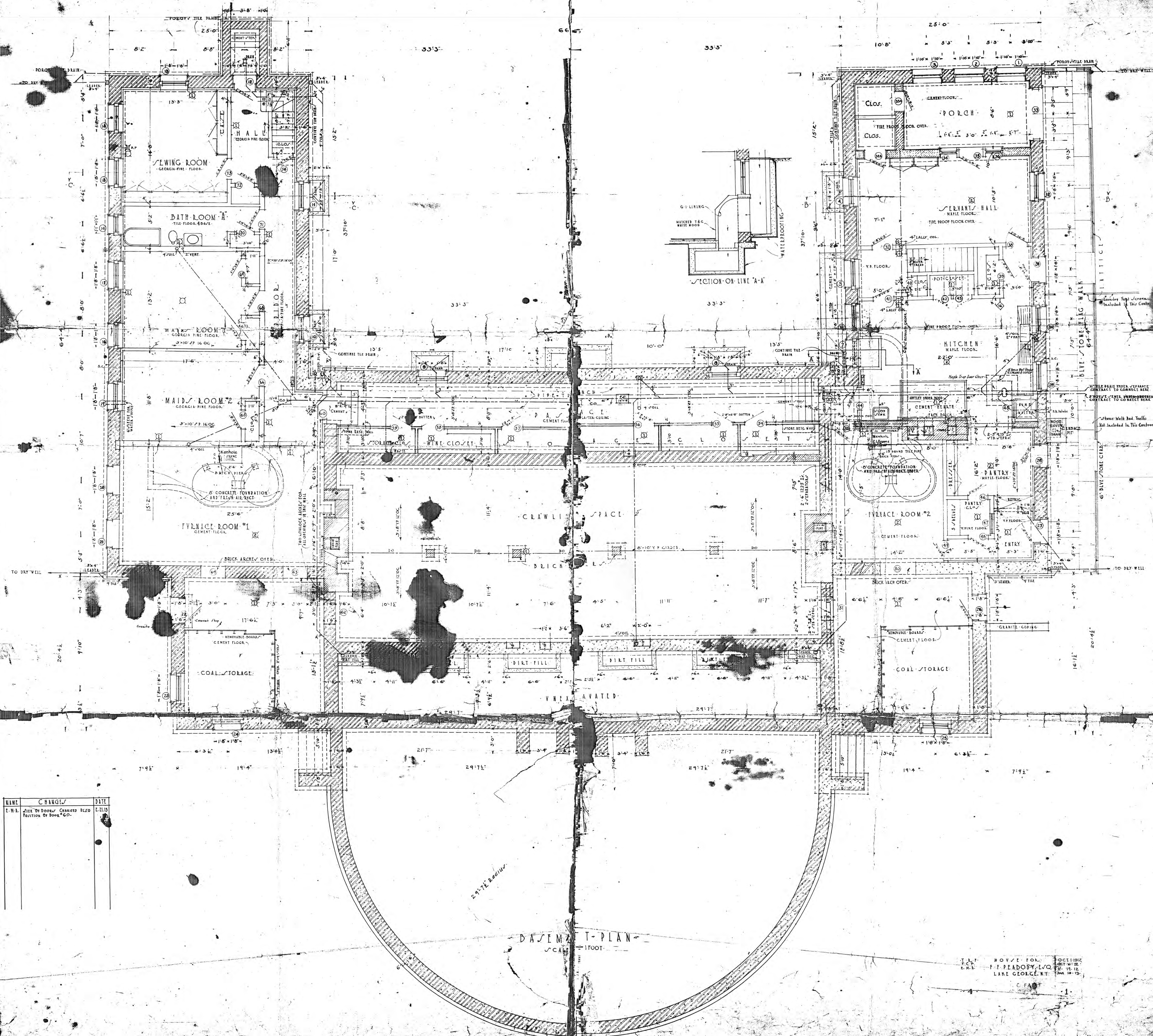
MIDDLE

EAST WING

BEDROOM #13

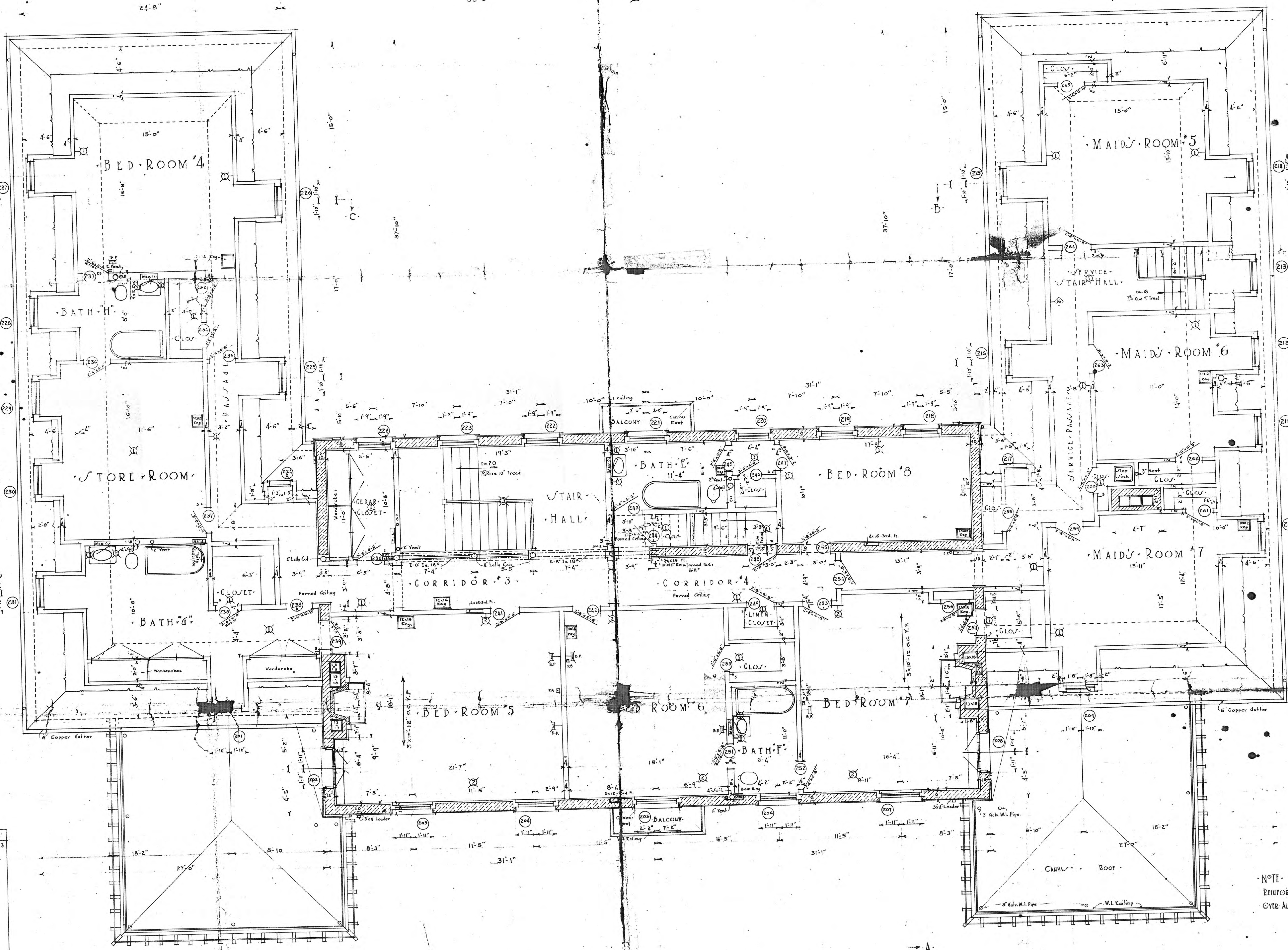
BATH #7

BEDROOM #14



NAME	CHANGES	DATE
L.W.A.	Size of Door, Changed	1-11-15

1/2" = 1'-0"
 1/4" = 3'-0"
 1/8" = 6'-0"
 1/16" = 12'-0"
 1/32" = 24'-0"
 1/64" = 48'-0"
 1/128" = 96'-0"
 1/256" = 192'-0"
 1/512" = 384'-0"
 1/1024" = 768'-0"
 1/2048" = 1536'-0"
 1/4096" = 3072'-0"
 1/8192" = 6144'-0"
 1/16384" = 12288'-0"
 1/32768" = 24576'-0"
 1/65536" = 49152'-0"
 1/131072" = 98304'-0"
 1/262144" = 196608'-0"
 1/524288" = 393216'-0"
 1/1048576" = 786432'-0"
 1/2097152" = 1572864'-0"
 1/4194304" = 3145728'-0"
 1/8388608" = 6291456'-0"
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NAME	CHANGES	DATE
E. H. A.	REVISIONS OF DOOR CANGES	2-21-13

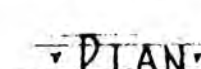
- KEY
- BRICK
 - HOLLOW TILE
 - TYP. PARTITION

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

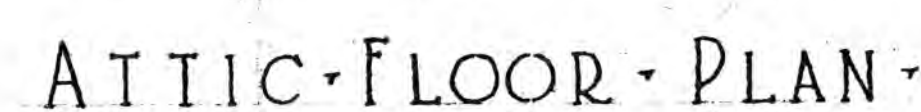
NOTE:
REINFORCED TERRAZZO ARCH.
OVER ALL T. C. OPENINGS

E. H. A.	NOV. 1912	OCT. 1912
F. P. PRADY, JR.	JAN. 1913	JAN. 1913
L. A. C. C. C.		
4		3



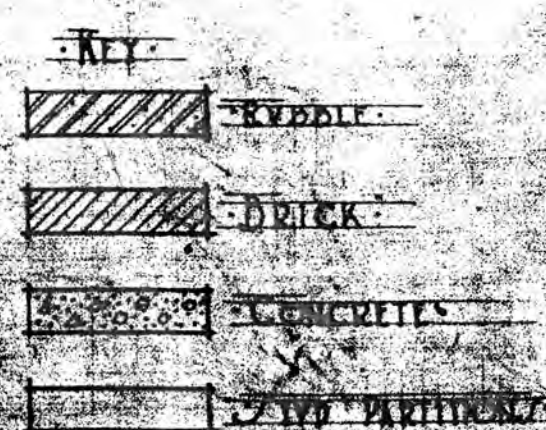
SECTION.

WING DORMER.



SCALE: 1" = 1'-0"

TIME	CHANGE	TIME
12:15	BOOK # 304 BUILT - HAWLEY / CHANGE	12:25:15



SECRETORIAL OFFICE



MAIN BUILDING

DOCK

I N F O R M A T I O N

I N C L U D E D :

M A R I N A P E R M I T

R E N E W A L L E T T E R

P R O F O R M A A N A L Y S I S

H I S T O R I C A L R E N T R O L L

REALIZE
BROKERS & CONSULTANTS



**Lake George
Park Commission**

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

November 16, 2021

KENNETH ERMIGER
3494 LAKESHORE DR
LAKE GEORGE, NY 12845

Permit #: PR21-000100
Parcel #: 239.00-1-1.11, Town of Lake George
Project: Renew a Class A Marina

Dear Mr. Ermiger,

In accordance with your written request of 11/04/2020, the above referenced permit is hereby modified to extend the expiration date to 05/26/2025.

All other terms and conditions remain as written in the original permit. Please attach this modification to the front of your original permit.

If you have any questions please feel free to call me.

Sincerely,


Joe Thouin
Deputy Permit Administrator

cc:



Lake George Park Commission

ANDREW M. CUOMO
Governor

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

May 27, 2015

Kenneth Ermiger
3494 Lakeshore Dr
Lake George, NY 12845

Facility: Cooper Point Marina
Permit #: 5222-13-13
Parcel #: 239.00-1-1.11, Town of Lake George

PERMIT RENEWAL

Dear Mr. Ermiger:

In accordance with your written request the above referenced permit has been renewed for an additional five year term. The renewed permit is enclosed. If a change in the authorized activities is proposed, please contact this office to determine whether a modification to the permit is required prior to initiating any change.

If you have any questions please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Dave Wick".

David Wick
Executive Director

cc: Law Enforcement
Town of Lake George

LGPC Permit Number 5222-13-13 M1
Type of Permit <input type="checkbox"/> New <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification <input type="checkbox"/> Variance



Lake George Park Commission

PERMIT Under the Environmental Conservation Law

Effective Date 07/01/1998
Modification or Renewal Date 05/27/2015
Expiration Date 05/26/2020

- | | |
|---|--|
| <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.1
Construction and Modification of Wharfs | <input type="checkbox"/> Article 15, Title 5, 6NYCRR 608.5
Excavation and Placement of Fill in Navigable Waters |
| <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.1
Placement of Moorings | <input checked="" type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.2
Operation and Modification of Class A Marinas |
| <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.4
Recreational Use - New | <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.4
Recreational Use - Parasail |
| <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.4
Recreational Use - Seaplanes | <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-1.4
Recreational Use - Tour Boat |
| <input type="checkbox"/> Article 43, Title 1, Section 43-0117 Operation of ferries
and certain other boats, barges and vessels restricted. | <input type="checkbox"/> Article 43, Title 1, 6NYCRR 646-4
Stormwater Management |
| <input type="checkbox"/> 6 NYCRR Part 608
Water Quality Certification | |

Permit Issued to Kenneth Ermiger		Telephone Number 668-3810
Address of Permittee 3494 Lakeshore Dr Lake George, NY 12845		
Contact Person (if not permittee)		Telephone Number
Facility Name Cooper Point Marina		Facility Address Cooper Point
County Warren	Town Lake George	Parcel # 239.00-1-1.11
<p align="center">AUTHORIZED ACTIVITY</p> <p>Operate a Class A Marina in accordance with the Marina Description attached as Schedule A and made part of this permit, and subject to the attached general and special conditions. No construction is herein authorized. This permit expressly authorizes only those activities specified on Schedule A, subject to the limitations herein.</p> <p>Marina activities in excess of the authorized activities is a violation of the Environmental Conservation Law and will subject the facility to fines, penalties and/or revocation of the permit.</p>		

By the acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the Environmental Conservation Law, the Navigation Law, all applicable regulations, and the General and Special Conditions included as part of this permit.

Executive Director: David Wick Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347		
Authorized Signature 	Date 5/28/15	Page 1 of 6

GENERAL CONDITIONS

Inspections

1. Upon reasonable notice, permittee shall afford access to the site to Commission staff for the purpose of conducting on-site inspections.

Permit Modifications & Renewals

2. The permittee shall not alter or expand the number or type of services or recreational activities offered without obtaining a modification to the permit which authorizes the new or expanded services or recreational uses. Any modification to this permit granted by the Commission shall be in writing.

3. Any change in use of an existing marina which increases the number and/or types of vessels serviced shall require a modification to any previously issued permit.

4. This permit may not be relocated to other facilities unless a permit for the different facility has been issued by the Commission. Marina permits will be modified to reflect a sale or transfer of the facility to another owner subject to a determination by the Commission that the facility is in compliance with the requirements of this Subpart and permits issued in accordance with this Subpart. Lakefront marina facilities at separate locations under common ownership shall require separate permits.

Prohibitions

5. Quick launching as defined in 6NYCRR 645-2 is prohibited except as specifically authorized herein.

6. No vessel shall be berthed at a dock, wharf or mooring without the prior consent of the adjoining landowner so as to encroach beyond the adjacent property line extended into the lake on the same axis as the property line runs onshore where it meets the lake, or at a right angle to the mean high-water mark, whichever results in the lesser setback.

Other Legal Obligations of Permittee

7. All persons shall comply with all conditions issued with any permit issued for the construction, operation or use of a dock, wharf, mooring or marina. Failure to comply with any such condition shall be a violation and grounds for the immediate revocation of the permit and/or the imposition of a fine for each day from the date the violation first occurred until the violation is corrected.

8. The permittee has accepted expressly, by execution of the application, the full legal responsibility of all damages direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and has agreed to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project.

9. This permit shall not be construed as conveying to the permittee any right to trespass on the lands or interfere with the riparian rights of others in order to perform the permitted action or as authorizing the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to this permit.

10. The permittee is responsible for obtaining any other permits, approvals, right-of-ways, land easements including but not limited to easements to the lands under the waters of the State, which may be required for the operation authorized herein.

11. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent, permit, or approval from the U.S. Army Corps of Engineers, U.S. Coast Guard, N.Y.S. Office of General Services, N.Y.S. Department of Environmental Conservation, N.Y.S. Department of Health, Adirondack Park Agency, or local government which may be required.

12. The permittee shall post and maintain a sign with language specified by the Lake George Park Commission in a location and manner so as to be visible to patrons of the marina. A copy of the text of said sign is attached hereto.

Docks, Wharfs and Moorings

13. A permit shall be required for any construction, alteration, relocation, extension or modification of a dock, wharf or mooring. The authorized wharfs, docks and moorings for this facility are depicted on Schedule B and/or C of this permit.

14. The facility is subject to annual fees under Section 646-1.1(b) of this Subpart for the use of wharfs, moorings and quick launch facilities. Nothing herein shall be construed as to permit use of facilities for which fees have not been paid.

15. No person shall operate or put to use a commercial dock, wharf, mooring, Class A marina or Class B marina without implementing a maintenance program sufficient to keep all docks, wharves, adjacent shoreline, water and lake bottom clean of debris.

16. Any person owning, operating, or constructing a dock, wharf or mooring, shall be responsible for the complete removal of pilings, cribs, chains and blocks, floats and/or any other related components which are abandoned or fall into disuse.

Environmental Protection/Marina Operations

17. Restrooms, including toilet facilities, for the use by customers, shall be available at all times from May 1 to October 31 of each year.

GENERAL CONDITIONS

18. One on-site parking space or adequate off-site parking shall be provided for each vessel berthed unless otherwise specified in Schedule A. Parking as described in Schedule A shall not be diminished.

19. An adequate storage area for trailers shall be provided or the storage of trailers shall be prohibited.

20. The permittee shall maintain compliance with New York State fire code standards and DEC bulk storage standards for the storage of gasoline and hazardous materials.

21. For facilities with on-site petroleum storage, a plan relative to the inspection and maintenance of petroleum storage facilities and all associated equipment, and appropriate measures relative to spill prevention and countermeasures must be on file with the Commission and available on-site. Such plan shall include:

(i) the inspection of all plumbing and related pumping equipment, not less than daily, to guard against leakage of petroleum products into the waters of the Park;

(ii) the training of each person pumping motor fuels in procedures to guard against the spillage of such motor fuels into the waters of the park and procedures to respond to a spill; and

(iii) the maintenance, in close proximity to the pumping facilities, of such equipment as is necessary to respond to any spill of petroleum products into the waters of the Park or on to land or structures where it may flow into the waters of the Park.

22. Adequate garbage and debris disposal facilities with leakproof containers must be provided and properly maintained.

23. The permittee shall provide a boat cleaning area that is designed, operated and maintained in such a manner to prevent contamination of the waters of the Park or boat cleaning shall be prohibited.

24. No person shall clean any vessel with chemicals or detergents where runoff into or contamination of the waters of the Park occurs or is likely to occur.

25. The permittee shall ensure customer access to facilities for the disposal of sanitary wastes from vessels with on-board sanitary equipment in accordance with the following;

(i) on-site pumpout facilities, or proven access to pumpout facilities, for use by vessels which use the services of the Class A marina; and

(ii) facilities for the disposal of waste from portable marine toilets, or proven access to such facilities, for use by vessels which use the services of the Class A marina. Such facilities shall be designed, installed, operated and maintained to prevent the discharge of contaminants from marine toilets to the waters of the Park or the ground from which they may flow into the waters of the Park.

Written proof of access to disposal facilities for a period equal to the life of the permit shall be required. Off-site facilities must be located within a reasonable distance from the Class A marina.

26. No person shall launch a vessel into or remove a vessel from the waters of the Park without inspecting the vessel and its trailer, if any, to ensure the detection of marine growth, including macrophytes (weeds), or any other hull contamination, and removing said growth and disposing of it so as to ensure that it is not discharged into the waters of the park.

27. No person shall launch any vessel into the waters of the Park, or operate a vessel on the waters of the Park, which is not permanently sealed to prevent the discharge of wastewater into the waters of the Park.

28. All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediment, fuels, solvents, lubricants, epoxy coatings, paint, concrete, leachate or any other environmentally deleterious materials associated with the operation of this facility.

SCHEDULE A - MARINA DESCRIPTION**Facility** Cooper Point Marina**Lakefrontage:** 1600 feet**Other Parcels****Marina Description**

Cooper Point Marina is a berthing only facility offering berthing for up to 35 vessels.

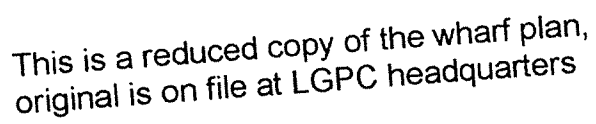
Authorized Marina Activities**Total Seasonal Customer Berthing Spaces:** 35 (35 on docks and 0 on moorings)**Total Customer Winter Storage:** 0 (0 indoor and 0 outdoor)**Total Quick Launch:** 0 (0 indoor and 0 outdoor)**Rental Vessels:** motorized: 0

non-motorized: 0

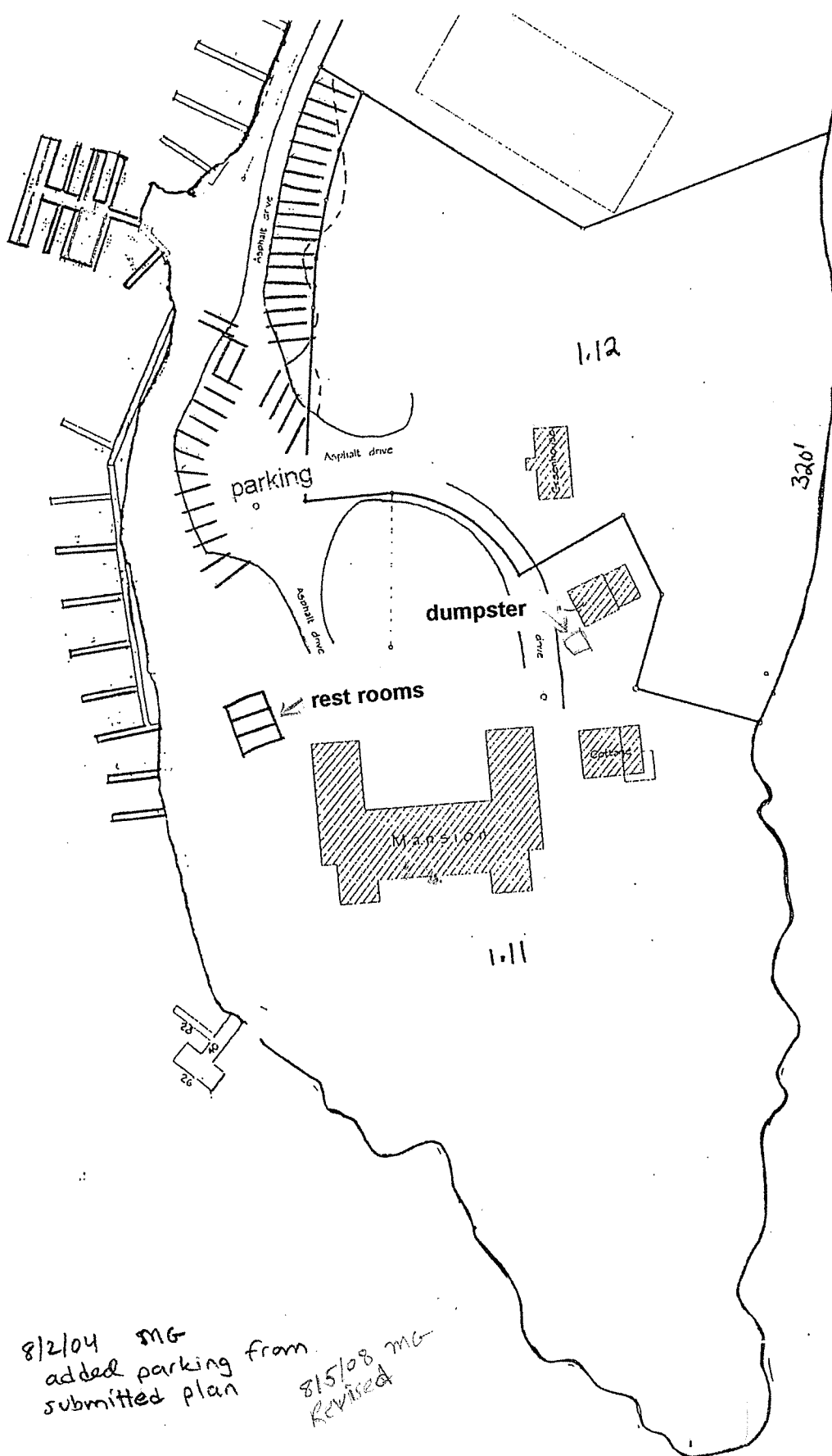
personal watercraft: 0

Charter Vessels: 0**SCUBA Instruction:** No**Waterski/Tubing/Rides:** No**Tour Boats:** 0**Parasail:** No**Public Boat Launch:** No**Private Boat Launch/Hoist/Rail:** No**Sales/Service:** No**Customer Parking Spaces:** 35**Vessel Towing:** No**Fuel Sales:** No**Bulk Storage Permit#** n/a**Pumpout available at:** Boats By George

Permitted activities are limited to those listed on this page. Any change which alters or expands the number or type of services or recreational activities will require a modification to the permit.



SCHEDULE C - FACILITY PLAN



8/2/04 MG
added parking from
submitted plan
8/5/08 MG
Revised



LAKE GEORGE PARK COMMISSION

NOTICE TO MARINA CUSTOMERS

NOTICE: This facility has received a permit to operate a Class A Marina.

VESSEL PUMP-OUT is available at Boats By George for customers of this facility. Other marinas on the lake also offer pump-out service.

RESTROOMS - This facility is required to maintain restrooms to be available at all times for all marina customers between May 1 and Oct 31.

PROHIBITION

NO BOAT CLEANING WITH CHEMICALS OR DETERGENTS IS ALLOWED UNLESS AT A BOAT CLEANING AREA THAT IS DESIGNED, OPERATED AND MAINTAINED IN SUCH A MANNER TO PREVENT CONTAMINATION OF THE WATERS OF THE PARK.

PUBLIC ADVISORY NON-NATIVE AQUATIC ORGANISMS

The introduction of certain non-native aquatic organisms can cause severe problems for the lake and our community. Before launching any vessel into the waters of Lake George, it is required that all boaters inspect their vessels and trailers for the presence of any exotic organisms (i.e., Zebra Mussel, Eurasian Watermilfoil, etc.) and to remove and destroy these organisms so as to prevent their introduction to the waters of the Lake George Park.

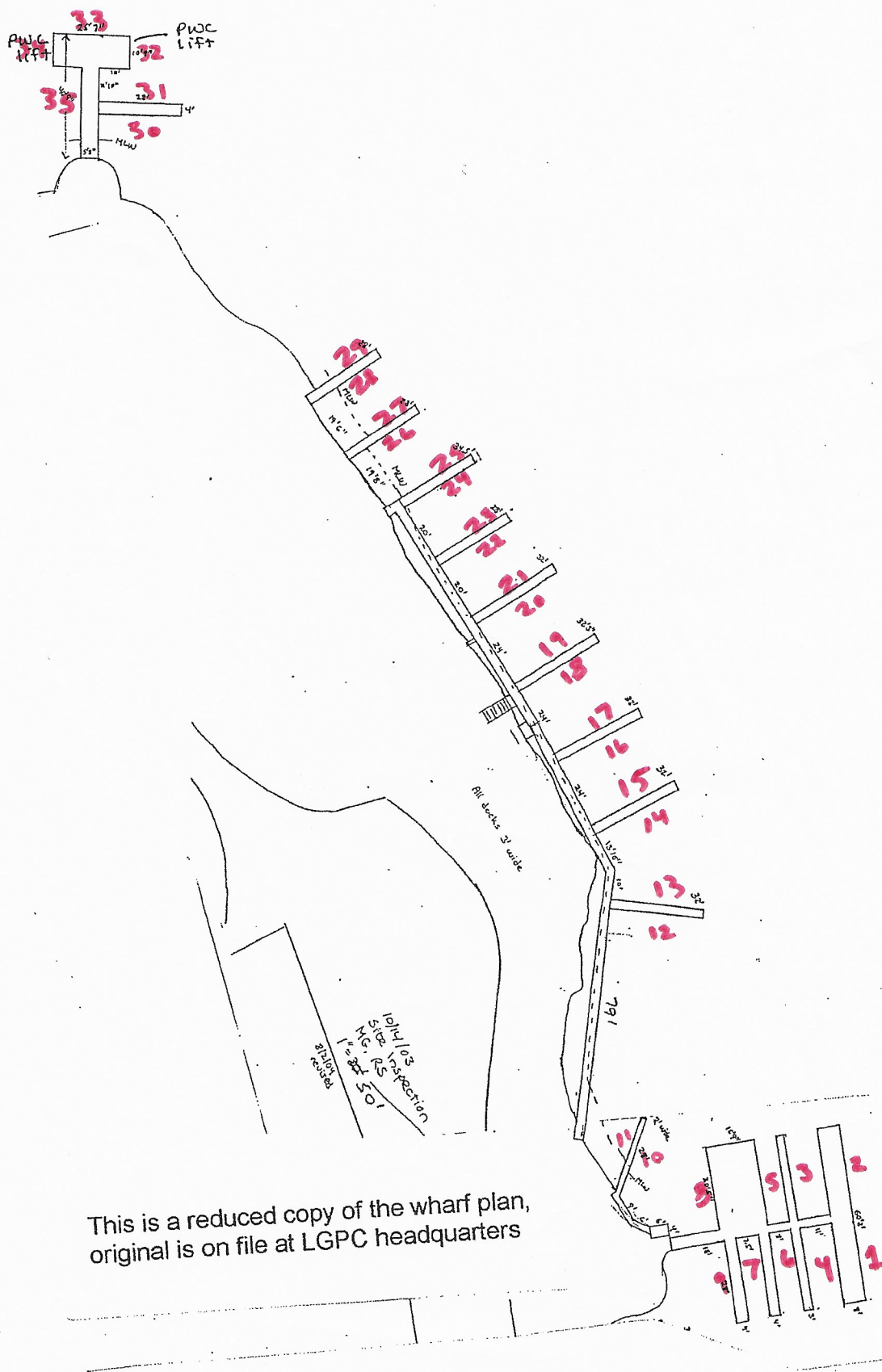
Permit ID: 5222-13-13

Facility: COOPER POINT MARINA

Permittee: Kenneth Ermiger

Expiration Date of Authorization: 05/26/2020

This notice must be posted in a conspicuous place & protected from the elements.



<i>Revenues (Proforma)</i>	
ANNUAL (Per Season)	
Slip 1 (Boathouse exterior)	\$ 7,500.00
Slip 2 (Boathouse exterior)	\$ 7,500.00
Slip 3 (Boathouse covered)	\$ 7,500.00
Slip 4 (Boathouse covered)	\$ 7,500.00
Slip 5 (Boathouse covered)	\$ 7,500.00
Slip 6 (Boathouse covered)	\$ 7,500.00
Slip 7 (Boathouse covered)	\$ 7,500.00
Slip 8 (Boathouse exterior)	\$ 6,500.00
Slip 9 (Boathouse exterior)	\$ 6,500.00
Slip 10	\$ 6,000.00
Slip 11	\$ 6,000.00
Slip 12	\$ 6,000.00
Slip 13	\$ 6,000.00
Slip 14	\$ 6,000.00
Slip 15	\$ 6,000.00
Slip 16	\$ 6,000.00
Slip 17	\$ 6,000.00
Slip 18	\$ 6,000.00
Slip 19	\$ 6,000.00
Slip 20	\$ 6,000.00
Slip 21	\$ 6,000.00
Slip 22	\$ 6,000.00
Slip 23	\$ 6,000.00
Slip 24	\$ 6,000.00
Slip 25	\$ 6,000.00
Slip 26	\$ 6,000.00
Slip 27	\$ 6,000.00
Slip 28	\$ 6,000.00
Slip 29	\$ 6,000.00
Slip 30	\$ 6,000.00
Slip 31	\$ 6,000.00
Slip 32	\$ 6,000.00
Slip 33	\$ 6,000.00
Slip 34 (PWC Lift)	\$ 2,500.00
Slip 35 (PWC Lift)	\$ 2,500.00
4 BR, 2 Bath Cottage (Assume Avg. \$4,000/wk for 14 weeks)	\$ 56,000.00
2 BR, 1 Bath Apartment (Assume Avg. \$1,500/wk for 14 weeks)	\$ 21,000.00
2 BR 1 Bath Apartment (Assume Avg. \$1,500/wk for 14 weeks)	\$ 21,000.00
Gross Annual Revenues	\$ 312,500.00
<i>Disclaimer: All information is deemed accurate, but not guaranteed. This is a pro-forma evaluation taking into account approximate market rates.</i>	

33 Boat Slips

The truest method of analysis is the valuation of the income stream. As a secondary approach/support method we have analyzed a handful of sales.

Income Analysis

The value by the income approach is estimated by first determining the economic rent (rent indicated by charges for similar space in the market) for the subject; second, by subtracting expenses typically incurred in the operation of similar properties; and finally, by use of an overall capitalization rate.

<u>2019</u>	<u>2020</u>	<u>2021</u>
4,940.00	4,940.00	4,750.00
4,560.00	4,560.00	5,320.00
5,130.00	5,130.00	3,800.00
4,370.00	4,370.00	4,370.00
4,370.00	4,370.00	6,840.00
5,130.00	5,130.00	4,560.00
4,560.00	4,560.00	4,560.00
3,990.00	3,990.00	5,130.00
4,750.00	4,750.00	5,700.00
4,560.00	4,560.00	4,370.00
4,560.00	4,560.00	4,600.00
4,940.00	4,940.00	3,990.00
5,510.00	5,510.00	5,320.00
5,510.00	5,510.00	3,990.00
5,890.00	5,890.00	4,560.00
5,700.00	5,700.00	5,400.00
5,130.00	5,130.00	4,560.00
6,080.00	6,080.00	4,560.00
5,510.00	5,510.00	5,510.00
5,700.00	5,700.00	5,400.00
5,400.00	5,400.00	6,080.00
6,840.00	6,840.00	5,130.00
6,300.00	4,500.00	4,370.00
3,800.00	5,400.00	5,890.00
4,750.00	3,800.00	4,560.00
3,110.00	4,600.00	4,940.00
5,320.00	3,160.00	4,750.00
4,560.00	5,320.00	5,510.00
3,990.00	4,560.00	5,130.00
5,130.00	3,990.00	5,700.00
4,560.00	5,130.00	5,320.00
4,370.00	4,560.00	5,130.00
	4,370.00	4,560.00
<u>159,020.00</u>	<u>162,520.00</u>	<u>164,360.00</u>

We will be utilizing the summer rates as per the subject's website for the income approach.

ADDITIONAL

INFORMATION

INCLUDED:

PLOT PLAN

SEWER DRAWING

DEED

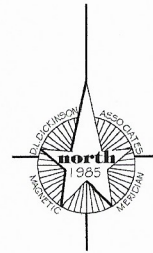
MUNICIPAL INFO

ZONING INFO

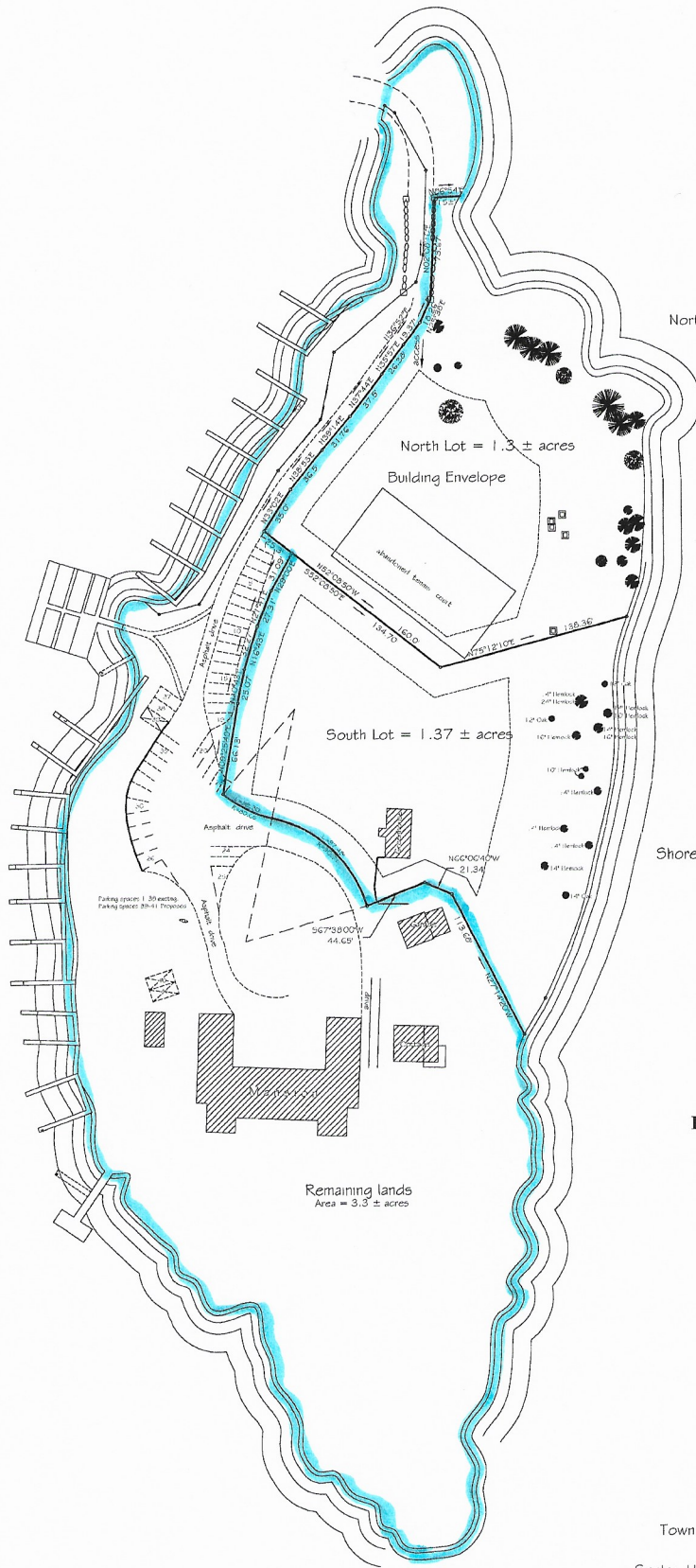
TAX INFO

*SUPPORTING HISTORICAL
INFO*

REALIZE
BROKERS & CONSULTANTS



North Lot Shoreline = 400±feet



**Lake
George**

Map of a revised plan of Cooper Point

Situate in
Town of Lake George County of Warren
State of New York

Scale: 1" = 40 feet Date: 11 November 2004

Revised: 2 May 2006
Prop. line adj. - South Lot

D.L. Dickinson
ASSOCIATES
Surveyors & Engineers
LAKE GEORGE, NEW YORK 12845

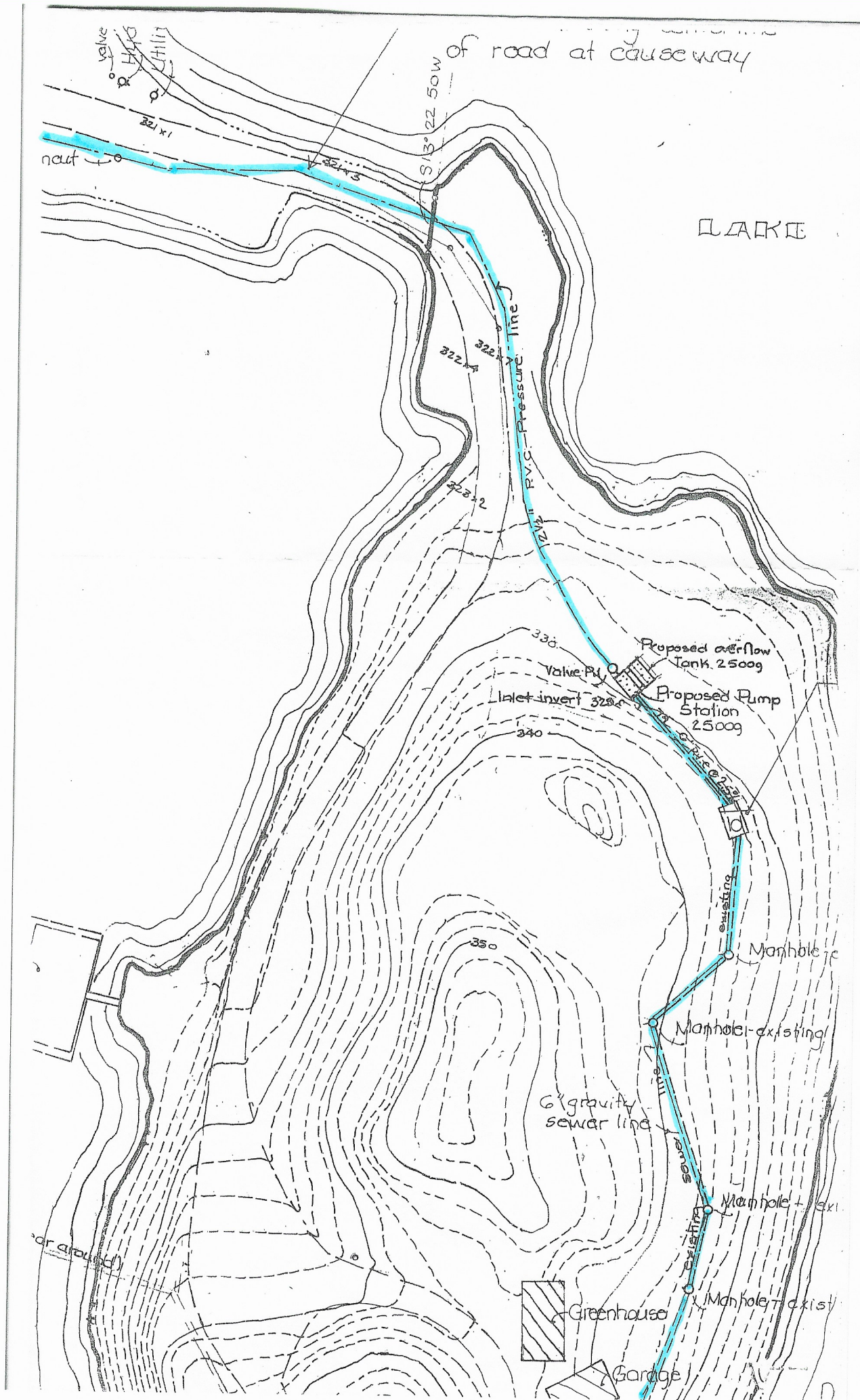
APPROVED
TOWN OF LAKE GEORGE
PLANNING BOARD

DATE 5/10/06
CHAIRMAN

Mapping Notes

Note: Only the surveyor's plan of the map's
embossed seal should be retained from
other than embossed seal copies may contain
unauthorized and undetectable modifications,
deletions, additions, and changes.

Note: Unauthorised alteration or addition to a survey map
bearing a licensed land surveyor's seal is a violation
of section 7209, sub division 2, of the New York State
Education Law.



WARREN COUNTY CLERK
RECORDING COVER SHEET

EMP. INITIALS CE

INSTRUMENT # 55746

No. of PAGES 5

TYPE OF DOC. Sub

ADDTL. FEE _____

TOWN Lake George

ADDTL. NAMES 5

TRANSFER TAX AMT. \$ 975.00

MORTGAGE AMT. \$ _____

MORTGAGE TAX # _____

TRANSFER TAX STAMP

MORTGAGE TAX STAMP

0003263

RECEIVED
REAL ESTATE
3900-
JUL 10 2002
TRANSFER TAX
WARREN COUNTY

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LIBER 1275 PAGE 111

Please fill in blanks below before submitting for recording.

PARTY OF THE FIRST PART Gene Black et al

PARTY OF THE SECOND PART Kenneth Ermiger

RECORDED BY: Stafford Carré McNally

RETURN TO: Stafford Carré McNally
175 Ottawa St.
Lake George, N.Y. 12845

RECORDING STAMP

LIBER 1275 OF 2
PAGE 11 AND EXAMINED
WARREN COUNTY, N.Y.
CARYL H. CLARK, CLERK

02 JUL 10 PM 12:49

RECORDED

Upon recording, this page becomes a part of the
document (\$3.00)

WARRANTY DEED

THIS INDENTURE, made the 9 day of July, Two Thousand Two, between Gene Black, as a 50% owner, residing at 19 Oak Hill Drive, Scotia, New York 12302 and Elio M. Micheli, Michael R. Micheli, Joseph A. Micheli and Carol Jean Micheli n/k/a C. Jean Rooney, as partners of Green Harbour-Cooper Point Acres, a New York partnership, as a 50% owner, having a place of business at 95 Lawrence Street, Rensselaer, New York 12144, parties of the first part, and

KENNETH ERMIGER, residing at 3494 Lake Shore Drive, Lake George, New York, parties of the second part,

WITNESSETH, that the parties of the first part, in consideration of ONE DOLLAR, (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs, and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Lake George, County of Warren, State of New York more particularly described on Schedule A annexed hereto and made a part hereof.

TOGETHER, in common with others, with an easement for ingress and egress over the existing roadways leading from the parcel to New York State Route 9N, known as Lake Shore Drive and further SUBJECT to all conditions, easements, declarations and covenants of record, including the non-exclusive pedestrian easement and right of way at Book 735 of Deeds, Pages 753 and 754.

BEING a portion of the same premises conveyed to Gene Black, as to a 50% interest, by Douglas L. Eagan, Gene Black and Elio M. Micheli by deed dated February 14, 1970 and recorded in the Warren County Clerk's Office on March 23, 1970 in Book 519 of Deeds at Page 412 and to Green Harbour-Cooper Point Acres, as to a 50% interest, by Elio M. Micheli, Michael R. Micheli, Joseph A. Micheli and Carol Jean Micheli, as partners of Four Point Associates, a New York partnership, by deed dated June 30, 1985 and recorded in the Warren County Clerk's Office on September 12, 1986 in Book 684 of Deeds at Page 970.

TOGETHER WITH THE APPURTENANCES and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever.

AND said parties of the first part covenant as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that said parties of the first part will forever warrant the title to said premises.

THIRD, that in compliance with Section 13 of the Lien Law, the grantors 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.

LIBER 1275 PAGE 112

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Gene Black

Gene Black

GREEN HARBOUR-COOPER POINT ACRES

By: Elio M. Micheli
Elio M. Micheli

By: Michael R. Micheli
Michael R. Micheli

By: Joseph A. Micheli
Joseph A. Micheli

By: Karen Anne Gotham POA for
Carol Jean Micheli n/k/a C. Jean Rooney by Jean
Karen Anne Gotham, her Attorney-in-Fact Rooney

STATE OF NEW YORK)
)ss.:
COUNTY OF WARREN)

On this 9 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared GENE BLACK, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

John W. Tabner
Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF WARREN)

JOHN W. TABNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 2/2/2006

On this 9 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared ELIO M. MICHELI, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

John W. Tabner
Notary Public

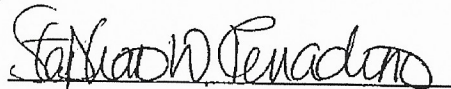
Commission Expires

JOHN W. TABNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 2/28/2006

LIB 6-2975 PAGE 113

STATE OF NEW YORK)
)ss.:
COUNTY OF WARREN)

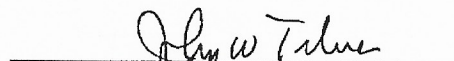
On this 8 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared MICHAEL R. MICHELI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF ~~WARREN~~ ^{ALBANY})

STEPHANIE W. FERRADINO
Notary Public, State of New York
No. 01FE5067939
Qualified in Saratoga County
Commission Expires October 28, 2002

On this 9th day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared JOSEPH A. MICHELI, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF WARREN)

JOHN W. TURNER
Notary Public, State of New York
Qualified in Albany County
Commission Expires 2/25/2006

On this 8 day of July, 2002, before me, the undersigned, a notary public in and for the said state, personally appeared CAROL JEAN MICHELI n/k/a C. JEAN ROONEY by Karen Anne Gotham, her Attorney-in-Fact, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STEPHANIE W. FERRADINO
Notary Public, State of New York
No. 01FE5067939
Qualified in Saratoga County
Commission Expires October 28, 2002

LIB 1275 REC 114

**SCHEDULE A TO DEED BETWEEN
GENE BLACK and GREEN HARBOUR-COOPER POINT ACRES
and
KENNETH ERMIGER**

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Lake George, County of Warren and State of New York, shown and designated as Lot "A" on a Map entitled "Map of a Subdivision to be known as Cooper Point" made by D.L. Dickinson Associates dated December 14, 1998 and recorded in the Warren County Clerk's Office on

LIBER 1275 PAGE 115



Property Description Report For: Green Harbour Ln, Municipality of Lake George (TOV)

No Photo Available

Total Acreage/Size:	3.30	Status:	Re-Activated
Land Assessment:	2022 - Tentative \$2,595,000 2021 - \$2,595,000 2020 - \$2,595,000	Roll Section:	Taxable
Full Market Value:	2022 - Tentative \$5,235,556 2021 - \$4,712,000 2020 - \$4,712,000	Swis:	522289
Equalization Rate:	----	Tax Map ID #:	239.00-1-1.11
Deed Book:		Property Class:	280 - Res Multiple
Grid East:	707890	Site:	RES 1
		In Ag. District:	No
		Site Property Class:	280 - Res Multiple
		Zoning Code:	07
		Neighborhood Code:	52210 - vill/water frt
		School District:	Lake George
		Total Assessment:	2022 - Tentative \$4,712,000 2021 - \$4,712,000 2020 - \$4,712,000
		Property Desc:	39.-1-9.1
		Deed Page:	
		Grid North:	1686776

Area

Living Area:	11,579 sq. ft.	First Story Area:	5,366 sq. ft.
Second Story Area:	3,641 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	2,572 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	3
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Mansion	Bathrooms (Full - Half):	10 - 0
Bedrooms:	20	Kitchens:	1
Fireplaces:	6	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	234.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Excellent
Year Built:	1913	Eff Year Built:	1980

Owners

Kenneth Ermiger
P.O. Box 112
Lake George NY 12845

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	234.00 sq ft	Good	Normal	1960
Porch-covered	180.00 sq ft	Good	Normal	1960
Patio-flg/cn	649.00 sq ft	Good	Normal	1960
1sty boathse	58 x 38	Good	Good	1985
Crib dock	0 x 0	Good	Good	1985
Porch-covered	11 x 13	Good	Good	1960
Porch-enclsd	11 x 13	Excellent	Good	2005
Gar-1.0 det	0 x 0	Average	Normal	1960
Porch-up opn	8 x 20	Good	Good	2009
Dependnt res	0 x 0	Economy	Normal	1965
Dependnt res	0 x 0	Minimum	Normal	1950
Porch-open/deck	0 x 0	Average	Normal	1980

Special Districts for 2022 (Tentative)

Description	Units	Percent	Type	Value
EMS01-EMS	0	0%		0
FP001-Fire protection no.1	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EMS01-EMS	0	0%		0
FP001-Fire protection no.1	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FP001-Fire protection no.1	0	0%		0

PAUL E. PONTIFF
ALAN R. RHODES
ROBERT S. McMILLEN
PHILIP C. MCINTIRE
MARK A. LEBOWITZ
J. LAWRENCE PALTROWITZ
MALCOLM B. O'HARA
PATRICIA E. WATKINS
MARK E. CERASANO
BRUCE O. LIPINSKI
PAULA NADEAU BERUBE
JONATHAN C. LAPPER
BENJAMIN R. PRATT, JR.
EILEEN M. HAYNES

BARTLETT, PONTIFF, STEWART & RHODES, P.C.
ATTORNEYS AT LAW
P.O. BOX 2168
ONE WASHINGTON STREET
GLENS FALLS, NEW YORK 12801-2168

TELEPHONE (518) 792-2117
FAX (518) 792-3309
EMAIL info@bpsrlaw.com
WEBSITE www.bpsrlaw.com

SERVICE BY FACSIMILE NOT ACCEPTED

JAMES R. BURKETT
STEFANIE DiLALLO BITTER
KARLA WILLIAMS BUETTNER
ELISABETH B. MAHONEY
JOHN D. WRIGHT
JESSICA HUGABONE VINSON

RICHARD J. BARTLETT
1926-2015
ROBERT S. STEWART
1932-2001
BERTRAM J. DUBE
1916-1999

June 12, 2017

Records Management Officer,
Deb Foley, Clerk
Town of Lake George
26 Old Post Road
Lake George, NY 12845

VIA EMAIL: townclerk@lakegerogetown.org

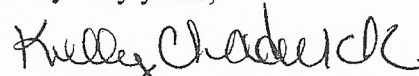
Re: Zoning Compliance

Dear Mr. Frost:

On behalf of our client, Ken Ermiger, I hereby request a zoning compliance letter for the real property located at **Green Harbour Lane** identified as tax map number **239.00-1-1.11** along with a copy of the certificate of occupancy. I greatly appreciate your prompt attention to this matter.

Please return to me via my direct fax number, 824-1052 or email at ksc@bpsrlaw.com. Please don't hesitate to contact me should you have any questions or need further information.

Very truly yours,



Kelly S. Chadwick
Paralegal

c: Jon Lapper, Esq.
490877



*Dennis Dickinson, Supervisor
Vinnie Crocitto, Deputy Supervisor
Marisa Muratori, Councilperson
Dan Hurley, Councilperson
Nancy Stannard, Councilperson
Dan Barusch, Director P&Z*

*20 Old Post Road
Lake George, NY 12845
518-668-5722
Fax: 518-668-5721
www.lakegeorgetown.org*

*Deborah Foley, Town Clerk
Wendy Baird, Comptroller
Lori Barber, Assessor
Doug Frost, Enforcement Assistant
Dan Davis, Superintendent, Highway
Jim Martino, Buildings & Grounds*

June 14, 2017

Bartlett, Pontiff, Stewart & Rhodes, P.C.
P.O. Box 2168
Glens Falls, New York 12801-2168

Re: Zoning Compliance Letter for Erminger Estate, Green Harbour Lane, Town of Lake George, Warren County, New York, Tax ID # 239.00-1-1.11

To whom it may concern,

In response to your request, please accept this letter of zoning compliance.

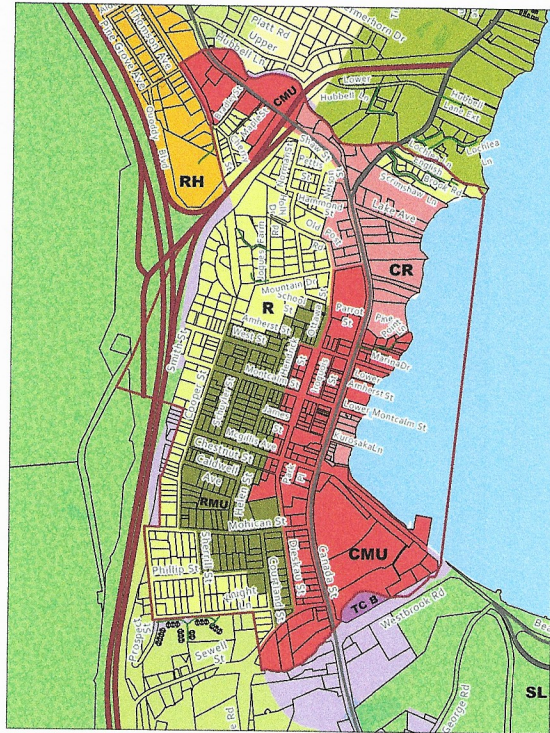
The premise is within the Residential Commercial High Density – Lakeshore (RCH-LS) zoning district, and is currently zoned for its present use (single family dwelling). The property has no current pending violations, although there was an Order to Remedy on the property in 2005 which was subsequently taken care of. Although the Single Family Dwelling on site is considered a pre-existing structure based on numerous determinations from my predecessors (they assume the structure was built in the 19th or early 20th century), it is otherwise in compliance with all applicable zoning ordinances with the Town of Lake George. There are several review documents on file in the Planning and Zoning Office for this property, and it seems that each permit applied for was approved and was given a zoning compliance certificate.

If you have any further questions, or if I may be of any further assistance, please feel free to contact me.

Sincerely,



Dan Barusch
Director of Planning and Zoning
dbarusch@lakegeorgetown.org
518-668-5131 (x5)



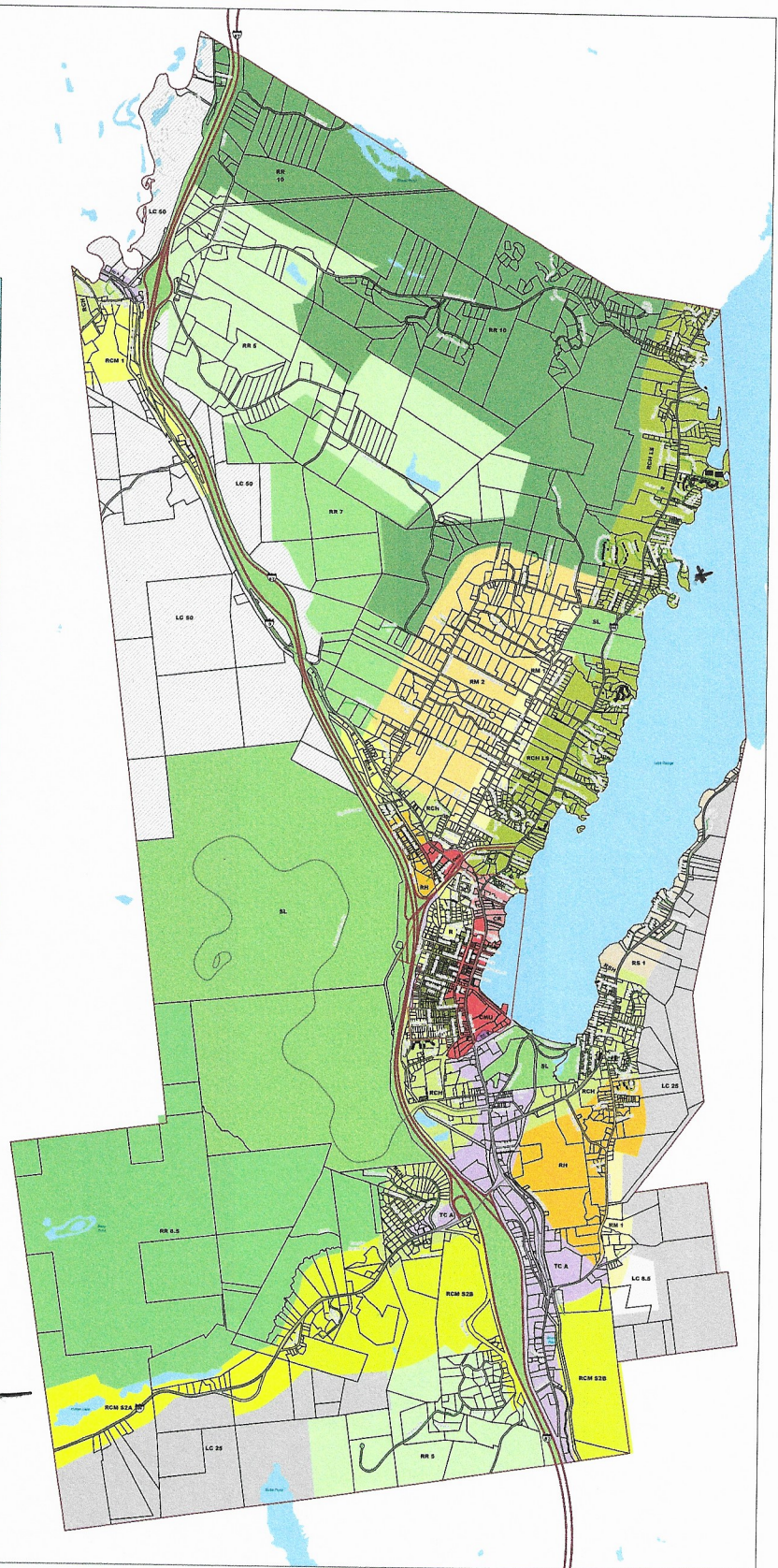
Lake George Village Zoning

- Single-Family Residential (R)
- Residential Mixed Use (RMU)
- Commercial Mixed Use (CMU)
- Commercial Resort (CR)

Lake George Zoning

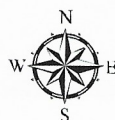
ZONE, ZONENAME

- Lake George Village
- Land Conservation 50 (LC 50)
- Land Conservation 25 (LC 25)
- Land Conservation 8.5 (LC 8.5)
- Residential Rural 10 (RR 10)
- Residential Rural 8.5 (RR 8.5)
- Residential Rural 7 (RR 7)
- Residential Rural 5 (RR 5)
- Residential - Medium Density 1 (RM 1)
- Residential - Medium Density 2 (RM 2)
- Residential - High Density (RH)
- Residential - Special 1 (RS 1)
- Residential - Special - Hamlet (RSH)
- Residential Commercial - Medium Density 1 (RCM 1)
- Residential Commercial - Medium Density (RCM S2A)
- Residential Commercial - Medium Density (RCM S2B)
- Residential Commercial - High Density (RCH)
- Residential Commercial - High Density - Lakeshore (RCH LS)
- Tourist Commercial A (TC A)
- Tourist Commercial B (TC B)
- State Land (SL)



Town & Village of Lake George

ZONING



Legend

- Town Boundary
- Lake George (Town) Parcel Boundaries
- Lake George (Village) Parcel Boundaries



ZONING

175 Attachment 6

Town of Lake George

Schedule I Use Controls [Amended 11-16-2020 by L.L. No. 6-2020]

Use ¹	Land Conservation n LC-50 LC- 25 LC-8-5	Residential Rural RR- 10 RR-8-5 RR-7 RR- 5	Residential Medium & High RM-1 RM-2 RH	Residential Special RS-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM-2 A	Residential Commercial High RCH	Residential Commercial High RCH-LS	Tourist Commercial A TCA	Tourist Commercial B TCB
Accessory apartment		SPR	SPR		SPR	SPR	SPR	SPR	PAU	PAU
Agricultural structure	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	SPR	SPR
Auto body repair shop	SPR	SPR				SPR	SPR	SPR	SPR	SPR
Bank										
Bed-and-breakfast		SPR					SPR	SPR	SPR	SPR
Boathouse, private			SPR	SPR						
Boat repair shop				SPR						
Boat storage, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU		
Boat storage, commercial										
Boardinghouse 1	SPR	PU	PU	PU	PU	PU	PU	PU	PU	PU
Boardinghouse 2										
Bowling alley										
Campground	SPR	SPR							SPR	SPR
Car wash									SPR	SPR
Cemetery		PU	SPR						SPR	SPR
Club, membership		SPR							SPR	SPR
Convenience store										
Convention and exhibit center										
Day-care center		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Distillery/brewery										
Dock, private				SPR	SPR	SPR	SPR	SPR		
Drive-in restaurant										
Dude ranch										
EVSE station	PAU	PAU	PAU	PAU	SPR	SPR	PAU	SPR	SPR	SPR
Essential public service	PU	PU	PU	PU	PU	PU	PU	PU	PAU	PAU
Filling station										
Firing range		SPR								
Forestry use		SPR								
Funeral home										
Game preserve										
Garage, private	PAU	SPR	PAU							
Golf course	SPR				PAU	PAU	PAU	PAU	PAU	PAU
Group camp										
Health-related facility					SPR	SPR	SPR	SPR	SPR	SPR
Home occupation, Type I	PAU	PAU	PAU	PAU	SPR	SPR	SPR	SPR	SPR	SPR
Home occupation, Type II					SPR	SPR	SPR	SPR	SPR	SPR
Horse stable, private		SPR	SPR							
Horse stable, public		SPR	SPR							

LAKE GEORGE CODE

Use ¹	Land Conservation n LC-50 LC- 25 LC-8.5	Residential Rural RR- 10 RR-8.5 RR-7 RR- 5	Residential Medium & High RM-1 RM-2 RH	Residential Special Rs-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM-S2 A RCM-S2 B	Residential Commercial High RCH	Residential Commercial High RCH-LS	Tourist Commercial A TCA	Tourist Commercial B TCB
Housekeeping cottage		SPR	SPR					SPR		
Hunting and fishing cabin		PU								
Kennel		SPR								
Light industrial use					SPR	SPR				
Live adult entertainment										SPR
Major public utility use	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Marina										
Mineral extraction	SPR in LC-50 and LC-25	SPR								
Mobile home court										
Model home and sales office	SPR						SPR	SPR	SPR	SPR
Mooring, commercial				SPR				SPR		
Mooring, private				PAU				PAU	SPR	SPR
Motorized vehicle sales										SPR
Multiple-family dwelling			SPR		SPR	SPR	SPR	SPR	SPR	SPR
Open space recreation	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Parks and playgrounds, public	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Personal services										
Place of worship			SPR	SPR in RM-1 and RM-2 PU in RH					SPR	SPR
Professional office					SPR	SPR			SPR	SPR
Public utility use	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Recreation facilities, indoor commercial									SPR	SPR
Recreation facilities, private									PAU	PAU
Residential rental, short- term				PU	PU	PU	PU	PU	PU	PU
Restaurant					SPR	SPR			SPR	SPR
Retail stand					SPR	SPR			SPR	SPR
Retail use					SPR	SPR			SPR	SPR
Riding academy		SPR								
Sand, gravel or topsoil extraction, commercial		SPR in RR 8.5 ONLY								
Sand, gravel or topsoil extraction, private	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Sawmill, commercial	SPR									
Sawmill, temporary portable ²	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Schools, private and public		SPR	SPR							
Self-service storage facility					SPR	SPR			SPR	SPR
Sign										
Single-family dwelling	SPR	PU	PU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Ski center, cross-country	SPR	SPR		PU	PU	PU	PU	PU	PU	PU

ZONING

Use ¹	Land Conservation n LC-50 LC-25 LC-8.5	Residential Rural RR-10 RR-8.5 RR-7 RR-5	Residential Medium & High RM-1 RM-2 RH	Residential Special RS-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM-32 A RCM-32 B	Residential Commercial High RCH	Residential Commercial High RCHLS	Tourist Commercial A TCA	Tourist Commercial B TCB
Solar array	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Solar farm, and ground mounts	SPR	SPR				SPR				PAU
Storage, commercial						SPR				
Swimming pool, commercial				PAU	PAU	PAU	PAU	PAU	PAU	PAU
Swimming pool, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Tavern										
Telecommunications towers and facilities									SPR	SPR
Timber harvesting, commercial	SPR	SPR				SPR				
Tourist accommodation					SPR	SPR	SPR	SPR	SPR	SPR
Tourist attraction						SPR in S2B only			SPR	SPR
Tourist timeshare project										
Travel trailer park	SPR	SPR						SPR		
Tree farms/480 forestry	SPR	SPR				SPR				
Two-family dwelling		SPR			SPR	SPR - RCM S2B only	SPR	SPR		
Veterinary clinic		SPR								
Wharf, commercial			SPR	SPR						
Wharf, private								SPR		
Wholesale trade				PAU				PAU		
Wind energy project	SPR	SPR				SPR			SPR	SPR

NOTES:

- Any use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175.21G.
- Use of a temporary, portable sawmill for greater than four consecutive months is subject to site plan review. Use that falls below this threshold is a permitted use.

PU Permitted Use
 PAU Permitted Accessory Use
 SPR Permitted by Site Plan Review

TAX BILLS

Collection: Town & County 2022

Fiscal Year Start: 1/1/2022

Fiscal Year End: 12/31/2022

Warrant Date: 12/17/2021

Total Tax Due (minus penalties & interest)

\$27,786.67

\$27,786.67

Pay Full

Tax Bill #	SWIS	Tax Map #	Status
001974	522289	239.00-1-1.11	Unpaid
Address	Municipality	School	
Green Harbour Ln	Lake George School	Lake George Csd	

Owners

Ermiger Kenneth
3494 Lakeshore Dr
Lake George, NY 12845

Property Information

Roll Section: 1
Property Class: Res Multiple
Lot Size: 3.30

Assessment Information

Full Market Value: 4712000.00
Total Assessed Value: 4712000.00
Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax-Outside	4369762	-0.1000	4712000.000	3.89900000	\$18,372.09
Town Tax	1756353	-2.5000	4712000.000	1.26300000	\$5,951.26
EMS	555000	100.0000	4712000.000	0.39400000	\$1,856.53
Fire protection no.1	366495	-1.8000	4712000.000	0.34100000	\$1,606.79

Total Taxes: \$27,786.67

Collection: School 2021

Fiscal Year Start: 7/1/2021

Fiscal Year End: 6/30/2022

Warrant Date: 9/1/2021

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
9/22/2021	9/22/2021	\$29,413.13	\$29,413.13	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
001885	522289	239.00-1-1.11	Payment Posted
Address	Municipality	School	
Green Harbour Ln	Lake George School	Lake George Csd	

Owners

Ermiger Kenneth
3494 Lakeshore Dr
Lake George, NY 12845

Property Information

Roll Section: 1
Property Class: Res Multiple
Lot Size: 3.30

Assessment Information

Full Market Value: 4712000.00
Total Assessed Value: 4712000.00
Uniform %: 100.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
School Tax	20457142	1.2000	4712000.000	6.24217600	\$29,413.13

Total Taxes: \$29,413.13

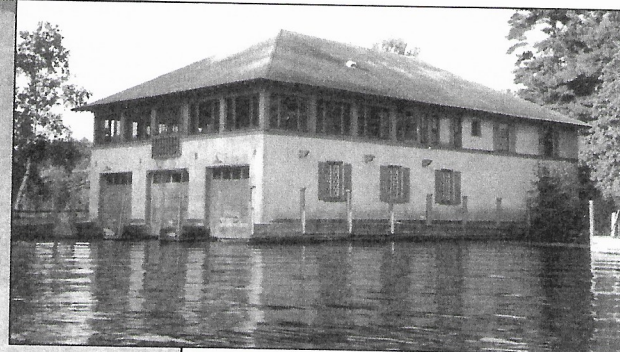
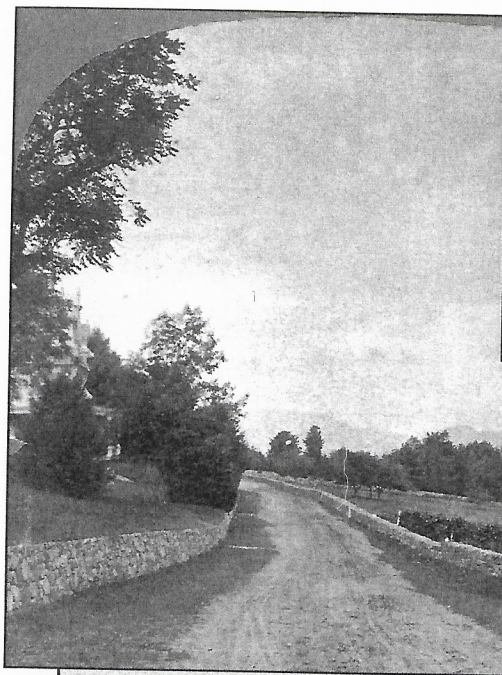
Millionaires' *Row* *on Lake George, NY*



HOLDEN

EN
751

William Preston Gates



Trinity Rock

Left: Bolton Road near Cramer Point

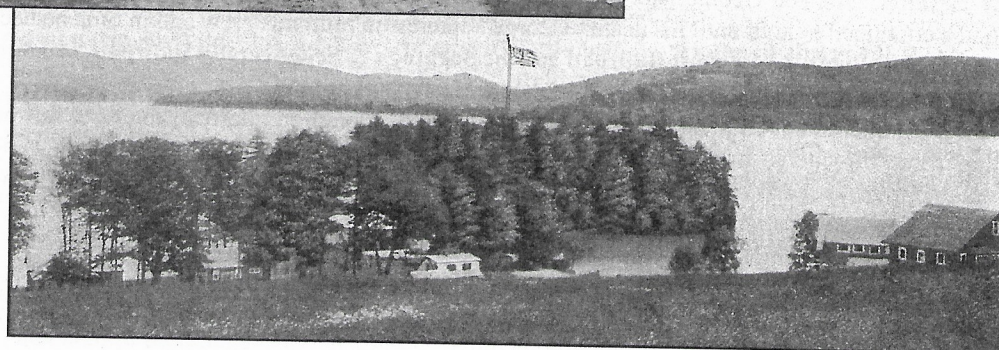
Courtesy: Ed Becker

Above: Old Cramer Boathouse

Photo by Author

Below: Cramer Point

Courtesy: Dick & Mary Kowell

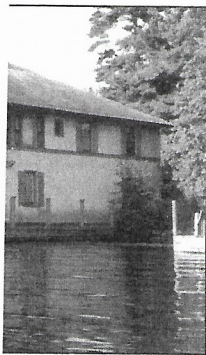


GREEN HARBOUR (COOPER POINT)

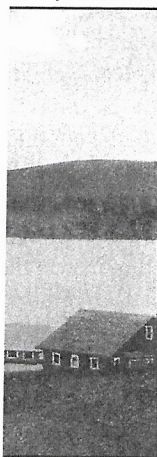
In 1860, Isaac H. and Sarah P. Tuttle of nearby Rockhurst and New York City sold the point to John Cooper of Albany for the small sum of only \$400. To this day, this property is known as **Cooper Point**. In 1882, this land was purchased by Thompson Gale of Troy, New York. He, in turn, sold the land to Alphonso Brown, Elmer J. West and Henry E. Nichols in 1906. In 1910, **Frederick Forrest Peabody** and his wife Sarah B. Peabody bought the point. Forrest Peabody had acquired his wealth in the firm of **Cluett & Peabody** which manufactured Arrow detachable collars and cuffs. Today this firm is known as the **Arrow Shirt Co.** The Peabodys had the present mansion built in 1915 by the Scherhorn Construction Company. The Georgian style mansion originally had 42 rooms, 20 bedrooms, 10 baths, 9 fireplaces and a **large greenhouse** to the north (still standing) cultivated orchids for home decoration. Sarah resold it in 1923 when she moved to England. She sold it to three prominent businessmen from nearby Glens Falls, Martin L.C. Wilmarth, John R. Loomis, Jr. and George Tait.

The following year, **1924**, they sold it to **Maude H. Carter** of Houston, Texas. In 1934, **Harold Pitcairn** purchased the ten year old estate complex for **\$60,000** as a surprise for his wife. Pitcairn was born on June 20, 1897 in Bryn Athyn, Pennsylvania. At age 18 he became an airline pilot and proudly boasted that his first **license was signed by Orville Wright**. During World War I, Pitcairn was a flying cadet.

Harold's father John Pitcairn acquired his wealth in railroad stocks, oil investments and as owner of



Rock
ear Cramer Point
d Becker
ner Boathouse
Author
ner Point
: Mary Kowell



ld the point to John
n as **Cooper Point**.
rn, sold the land to
k Forrest Peabody
wealth in the firm of
y this firm is known
y the Schemerhorn
bedrooms, 10 baths,
or home decoration.
t businessmen from

s. In 1934, **Harold**
s wife. Pitcairn was
ne pilot and proudly
Pitcairn was a flying

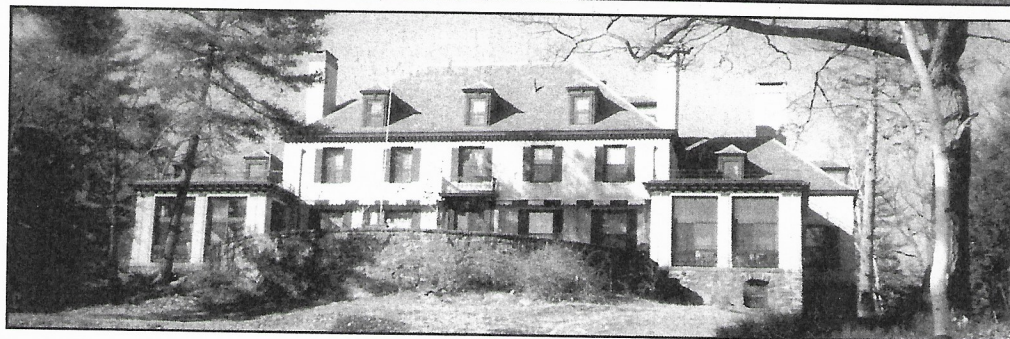
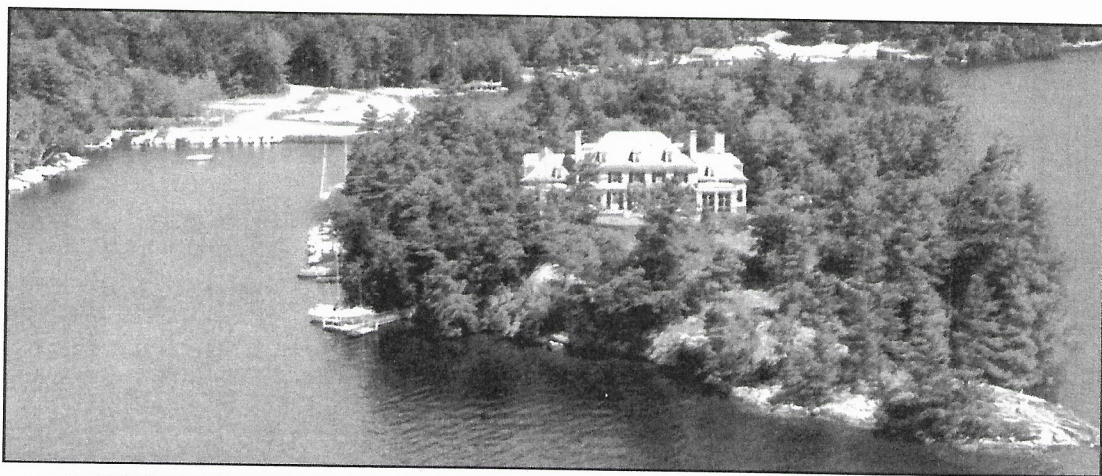
ents and as owner of

the Pittsburgh Plate Glass Company. Seeking an outlet for the \$60 million dollars he inherited from his father, Harold founded **The Autogiro Company of America**, promoting a flying invention that he first saw while in Spain. In 1929, Harold set a record for the longest Autogiro flight ever recorded. President Herbert Hoover presented him with an aviation award after he landed on the lawn of the White House. Harold Pitcairn held the **patents for the Autogiro** and spent many years fighting infringements on his patents. Eventually he won and was awarded millions of dollars.

The main reason he selected Cooper Point for his summer home in 1934 was because it had a large flat area behind the beach where his autogiro could land. For many decades afterward, Pitcairn's landing beacon continued to illuminate the end of the point.

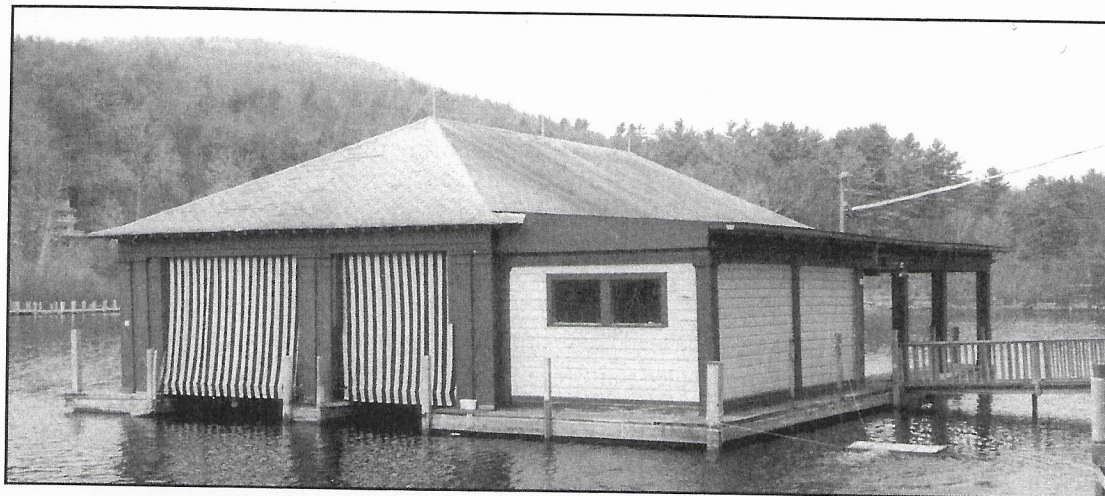
The **Pitcairn family lived a troubled existence** due to tragedy and serious problems with depression that plagued the family. Harold's troubled son Ned burned the Algonquin Hotel in Bolton to the ground and eventually took his own life. Another son Bruce blamed himself for several deaths in a boating accident and took his own life as well, and a third son John lost his young wife when she fell overboard off his yacht in a storm near Bermuda. Apparently all of these tragedies took their toll upon Harold Pitcairn. While at a dinner party for his brother Raymond's 75th birthday, Harold spoke to the 450 guests with humorous anecdotes about his brothers successful career, and telegrams were read from President Eisenhower and Vice President Nixon. That same night in Cairnwood, his Bryn Athyn mansion, **Harold shot himself** in the head while seated at his desk; he died instantly at the age of 62. The death was ruled a suicide because two shots had been fired; the first shot was lodged in the ceiling and the second took his life.

In 1962, J.R. Earl of Lake George Village purchased the home, followed in 1967 by Gene Black and Elio Micheli. The present owners have completely restored the Cooper Point mansion known as **Green Harbour**.



Green Harbour

Top: Photo of Cooper Point by Gene Black
Above: Green Harbour photo by Author



Green Harbour

Top: Green Harbour Boathouse
Above: Harold Pitcairn's Autogiro
Courtesy: Henry Caldwell
Right: Green Harbour Gate

GULF BRIDGE HOUSE

Across 9N from Green Harbour, set back on the west side of the road, is **Gulf Bridge House**, so named because at one time a bridge crossed Gulf Brook at this location. (Today a large culvert beneath 9N has replaced the bridge.) The home, originally on a 41 acre parcel, was built circa 1908. It was originally owned by **Georgiana E. Stokes** who sold it in 1926 to **Westle W. Burton**. There is a dam on the property above the home that supplied water to both this home and Green Harbour. A water cistern is still located in the Gulf Bridge House basement. Gulf Bridge House later passed on to Jerome and Gilbert J. Burton of Burlington, Gordonsville, Virginia in 1952. For many years it was used as a motel and rooming house before becoming the **Gulf Brook Gift Gallery** between 1984 and 1988. It is owned by the same family who own O'Connor's Motel across 9N.



Gulf Bridge House Photo by Author

GREEN HARBOUR

As early as the 1850s Lake George offered the finest hotels, complete with fashionable decor, excellent cuisine and excursions on the lake by steamboat. The clientele included powerful pioneers of the new Industrial Age as well as great talents in science and the arts. In the early 1900s when great wealth was being amassed, many of these visitors developed the west lakeshore between Lake George and Bolton Landing and established the luxurious summer colony known as "Millionaires' Row." Of these mansions Green Harbour is an imposing example both architecturally and historically.

Cooper Point was purchased by Frederick Forrest Peabody, a powerful businessman from Troy, as the site of his summer home. The building was completed by the Schermerhorn Construction Co. of Lake George and by 1915 the Peabodys had taken up residence at Green Harbour. Mr. Peabody made his fortune as a partner in Cluett and Peabody, which manufactured Arrow detachable collars and cuffs, and today is known as the Arrow Shirt Co. He also served as Director to numerous other corporations. The estate was later sold to William Carter and Frank Randolph of Texas, and during their ownership it was leased to Herbert H. Lehman, Governor of New York. When he was in residence the American and State flags flew high over Green Harbour.

One of the more colorful residents was Harold Pitcairn, who bought the estate in 1934, after renting it for a summer from Carter, as a birthday present for his wife. Harold was accustomed to wealth, being one of three sons of John Pitcairn, who, among other enterprises, founded Pittsburg Plate Glass Co.; and erected Bryn Athyn, a religious center and cathedral for the Swendenborg faith. When John died his fortune, estimated then at approximately \$100 million, was divided between his sons, Raymond, Theodore and Harold. A philanthropic family, they still maintain a foundation which today is valued at \$21 million. Harold was a pioneer in aviation, obtaining a pilot's license signed by Orville Wright, and was an airman in World War I. He became involved with the autogyro, forerunner of the helicopter, and in 1929 set the record for the longest solo flight, landing on the White House lawn to accept an award from President Hoover. To help his country's efforts in World War II Pitcairn submitted his autogyro patents, and due to royalty fees there followed one of the largest suits brought against the government. Decided in their favor, it is said his heirs are due millions. The Pitcairns enjoyed many summers at Lake George, where Harold served for 13 years as Commodore of the Lake George Club and spent his leisure time piloting his aircraft over the shoreline community. At that time a beacon light was installed on the point of Green Harbour and this light is still there today serving as a navigational aide for boatmen at night.

The 42 room mansion was built in the Georgian style. Typically symmetrical in design, the structure rose 3 stories to a hipped roof, with numerous chimneys to serve 9 fireplaces and was built to be viewed from the lake. Originally there were 20 bedrooms and 10 baths. On the grounds were a caretaker's house, chauffeur's house, boathouse and a greenhouse for orchids. The mansion is presently owned by the Black and Micelli families.

Pitcairn Estate Changes Hands

Robert W. Leavitt, Inc., Lake George realtor, yesterday confirmed the signing of a contract for the sale of "Green Harbour," the Bolton Rd. estate of Mrs. Harold F. Pitcairn. The purchasers are Mr. and Mrs. Frank G. Walters of Port Chester.

"Green Harbour," one of the largest residential properties on Lake George, comprises almost 70 acres, with over a half mile of Lake George shorefront. The impressive main house, built in 1916 by Mr. and Mrs. F.F. Peabody, contains a total of ten master bedrooms and six baths. Other buildings include a two-slip boathouse, laundry, large garage and caretaker's cottage.

The late M. L. C. Wilmarth and John R. Loomis Jr. were members of a Glens Falls syndicate that at one time owned the property. That group sold the property to Randolph Carter of Houston, Texas. In 1933 the property was leased to the then Governor of New York, Herbert H. Lehman, who with his family occupied it for that summer. In 1934 Mrs. Pitcairn purchased the property from the Carters.

The Walters will not take occupancy of the property until sometime in November.

Mrs. Pitcairn was represented by Attorney Louis M. Carusone, while the Walters' interests were represented by William C. Young of Port Chester. The Leavitt firm, as agents, had previously leased the property to Governor Lehman and sold it to Mrs. Pitcairn.

man of the committee.

Cottage Demand Large

Demands for cottages along the Bolton road, known as Millionnaire's Row, indicates that the summer season will be the most successful in several years. "Green Harbour," leased last year by Governor Herbert H. Lehman, will be occupied by Harold F. Pitcairn and family of Philadelphia. Mr. Pitcairn, president of the Pitcairn Autogiro company, will commute by autogiro. S. A. Rose of New York has taken the Backus estate and Miss E. L. Selover of New York will have Heart's Haven Lodge.

SAGAMORE NOTES

BOLTON - ON - LAKE GEORGE,
June 24.—“Green Harbour” at the
Sagamore will this year be occupied
by Harold F. Pitcairn and family of
Philadelphia. He will commute by
autogiro, having a small landing field
on the estate. It takes just three
hours from his office to the Adiron-
dacks.

Tour offers a peek at old Lake George houses

LAKE GEORGE — A peek into the past and into a few historic houses is in store.

The Lake George Historical Association is sponsoring its 2nd annual Historic House Tour through five sites Sunday. The sites will be open from 11 a.m. to 4 p.m., and participants may start at any point.

Included in the price of the ticket is admission to all the sites, a guidebook with a map and a glass of champagne.

The champagne reception will be going on from 1 to 5 p.m. at the Lake George Historical Association's Old Court House where a special exhibit of Stoddard photographs will be on display.

The Old Court House is one of the sites in the tour. Bus transportation from the Old Court House to all other sites will be provided for a small fee.

The Old Court House was built in 1845 to house a courtroom and jail

cells. The building served Warren County and was expanded in 1885 and 1896.

The building was used until the Warren County Municipal Center was completed in 1963. The courthouse is the only building in Lake George listed on the National Register of Historic Places.

Another stop on the tour is Stonycroft on Luckhart Mt. Road, a summer estate at the foot of French Mountain, constructed of garnet and manganese-laden stone. Quarried from a ledge on the property, the stone was used generously. The walls are two-feet thick. In the beamed-ceiling livingroom, the original owner Dr. Howard S. Paine could look at both the east and west shores of the lake.

Further along Luckhart Mt. Road is a site with equally spectacular views of Lake George and Vermont. Top of the World. The property was

purchased by Charles Tuttle in 1926 as a farm, but as its popularity as a camping spot grew, the farm was transformed into a resort.

Historic photographs, documents and hand-painted furniture are on exhibit in a large white building on the property, now owned by Croswell Tuttle.

Remnants of the Lake George Steamboat Co. are visible in the structure and decoration of the Captain Stafford House, north of the Old Courthouse on Route 9.

When the Horicon showboat was scrapped in the late 40's, Stafford salvaged parts of the steamship for his home. The livingroom is light by art deco chandeliers. Above the fireplace is a brass navigational instrument. Curved windows of the Sagamore wheelhouse are incorporated into an addition on the house.

At Green Harbour on Cooper's Point is the one-time summer home of Frederick Forrest

Peabody, a businessman of Troy. The 42-room Georgian mansion had nine fireplaces.

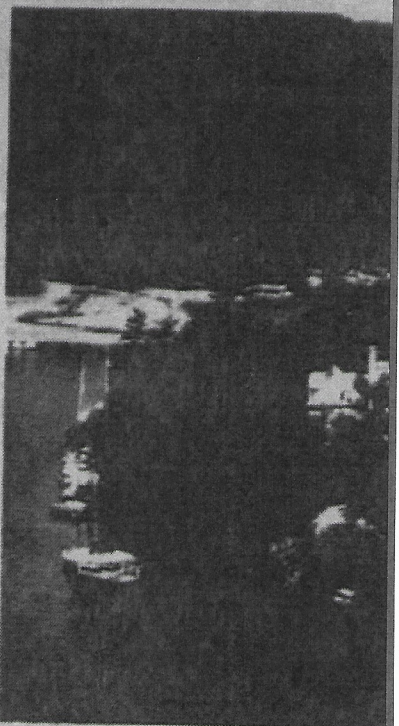
A religious center and cathedral for the Swendenborg faith was constructed on the site by a later owner, Harold Pitcairn.

The Bixby Farmstead, North Bolton is nestled in stone-fenced pastures with a view of the Tongue Mountain Range and Northwest Bay. The Federal house, built in 1810, is furnished with a four-poster bed, trestle table and other antiques, all of which may be seen by the public.

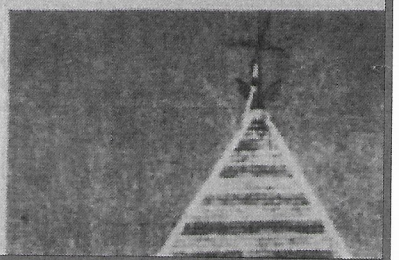
The grounds of the home, studio and work of sculptor David Smith are not open to the public but may be viewed from South Road.

Funds raised from the tour will help the Lake George Historic Association make its museum accessible to the handicapped.

More information is available from Nikki Huus.



The Green Harbour Estate



From Page E1

sy over the candidates developed.

Shepard was a founder of the Lake George Club, and a member with Peabody and Trask of the Saratoga Commission. As a vestryman for many years of the St. James Episcopal Church of Lake George, he donated an organ to the church and purchased an adjoining lot for its future growth.

He also donated land for the lakeside park which still bears his name.

Shepard died in 1911 and the mansion, home to Mrs. Hewitt, was used by World War I soldiers for rest and relaxation.

In 1922, it was leased to state Governor Nathan Miller as a summer home. Mrs. O'Brien wrote that servants of Mrs. Hewitt's were loaned to the governor.

Mrs. Hewitt's niece married Russell Leffingwell, a senior partner of the J. P. Morgan Company.

Leffingwell, according to Mrs. O'Brien, was "one of the 10 most financially successful men" in the country. Erlowest became known as the Leffingwell Estate and retained that name until Wood bought it about 20 years ago.

Blenheim

The former Royal Peabody Estate, now called Blenheim, was built in 1895 as a summer camp for the Peabody family. Peabody's son, Charles, designed this home which was called Wikiosco, and also the Lake George Club.

Royal Peabody, brother to Charles who owned nearby Evelley, was the founder of Brooklyn Edison Power Company and also owned a steam combustion company.

The Peabody family owned the home until the 1940's and it has had four owners since then. In 1984, when it was owned by Ann and Rolando deAvila as a bed and breakfast inn and pub, it was named to the National Historic Register.

The mansion is now owned by Kenneth Erminger and Arnold Levin and a private club is operated there.

Edward DeRocker, of McBride's Interior of Glens Falls, is the interior designer for the club.

Blenheim has an English oak interior with unique structural detail including an English Tudor vaulted ceiling in the main reception hallway, leaded and stained glass windows and doors, an oval shaped dining room, a wrap-around porch

and stone terrace overlooking the lake, DeRocker said.

There are seven suites upstairs in the stone, stucco and frame building. A semi-circular staircase, at the half level, contains a walk over the hearth which is done in ceramic.

The upstairs hallway is a large lounge, DeRocker said.

Green Harbour

Aviator pioneer Harold Pitcairn, who worked with the autogiro, a forerunner to the helicopter, was the third owner of the Georgian-style home on Cooper Point.

Current co-owner Eugene Black said that the home was built in 1911 and 1912 at a cost of \$125,000 by Frederick F. Peabody who was a partner in the Troy firm of Cluett and Peabody, shirt manufacturers. Peabody was a distant relative to George, Charles and Royal Peabody, who also owned lakeside mansions.

Mrs. O'Brien writes that Schermerhorn Construction Co. of Lake George built the mansion, which was never lived in by Peabody because of the breakup of his marriage.

Black said he has many of the original bills. The 42-room mansion, now with six to eight fireplaces and a front and back courtyard, was bought by a Texas millionaire who then sold it to Pitcairn, who was president of Pittsburgh Paint and Glass.

Gov. Herbert H. Lehman rented the home for two summers.

Steps to the three-story mansion are all hand-cut stone and there is 2,500 feet of lake frontage. The landing beacon for the autogiro and old gasoline pumps can still be seen on the 5.5-acre island, Black said.

Pitcairn and his eight children lived there for 25 to 30 years. The mansion, Black said, was then sold to J. R. Earl of Lake George who then sold it to Black and Elio Micheli in 1967.

Black said that it was claimed that Pitcairn committed suicide in Pennsylvania in 1960 and that, at his death, his assets totaled \$200 million.

Paul Carroll Estate

Always a private home, the Carroll Estate sits near Northway Exit 22 on Lakeshore Drive.

Present owner Gary Koncickowski, who lives in the mansion, said he

thinks the mansion, once called Lower Price Place, was built May 15, 1888 by William J. Price.

Price's father designed his mansion, Price Manor or Upper Price Place, which was located on what is now the site of Twin Birches. This land also is owned by Koncickowski.

Charles J. Peabody, in the late 1800's, purchased Lower Price Place, which he renamed Evelley.

Koncickowski said he has plans showing that the structure was redone in its present English Tudor Style in 1912.

A March 1928 advertisement in Country Life Magazine lists the estate with 50 acres, five master bedrooms, five baths and extensive porches. A gardener's cottage, boathouse and dock and 750 feet of lake frontage was advertised by A. G. Walker and Company of New York City.

The home's first floor is original stone and there is wood frame upstairs, Koncickowski said. There are three stories and about 30 rooms. Downstairs, the present owner said, is a large dining room and living room, office, large stairway, kitchen and servant's dining area. The second floor is all bedrooms and the third floors is guest rooms. Much of the woodwork is thought to be chesnut with oak or pine floors.

A wing to the south contained the servant's rooms.

Koncickowski said that Paul Carroll, an Albany businessman, bought the mansion in the early 1940's. After Carroll's wife died, he never returned to use the home. He died in the 1970's. The mansion was tied up in an estate and was purchased by Koncickowski in 1985.

Three Brothers Island

Spencer Trask, who built his home in about 1905 on Triuna Island, was the business partner and friend of George Foster Peabody. That friendship included Trask's wife, Katrina Nichols Trask, who Peabody openly admitted that he loved, Mrs. O'Brien wrote.

Trask, backer of inventor Thomas Edison, was president of New York Edison Company for 20 years, was on the executive committee of General Electric and founded Spencer Trask and Company, a stock brokerage firm.

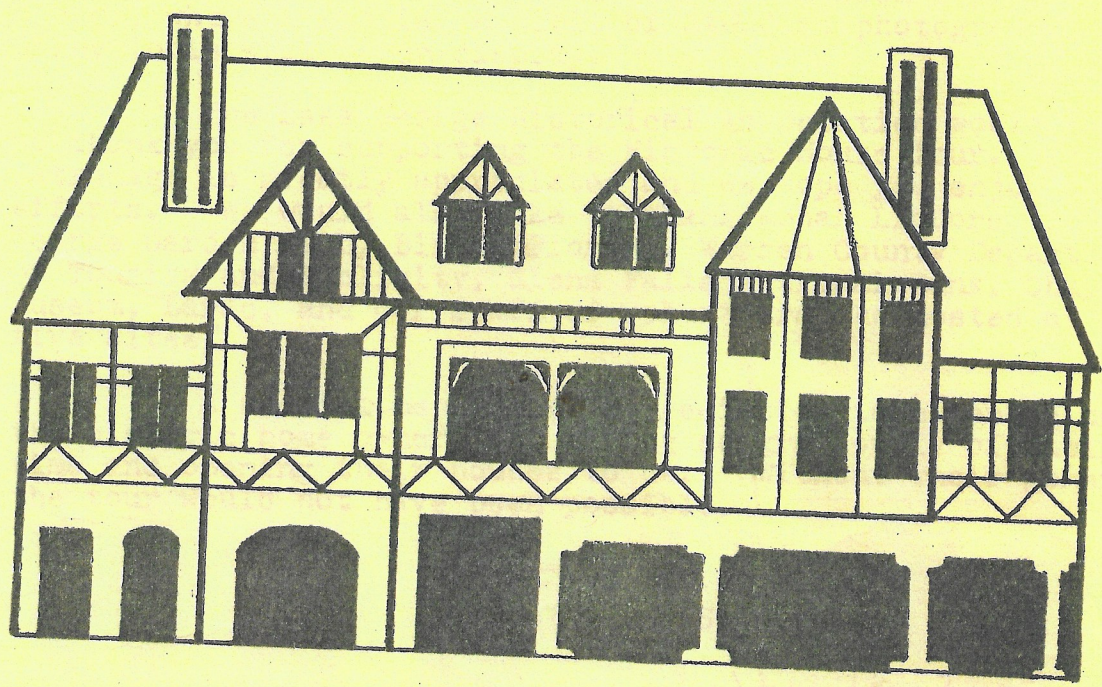
The Trasks bought a 700-acre tract near Saratoga Springs and was

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Lake George Historical Association

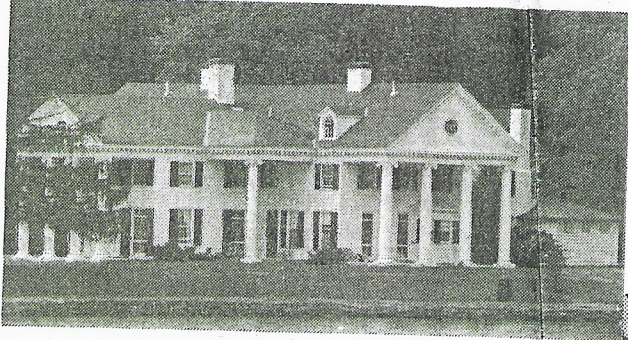


HISTORIC HOUSE TOUR

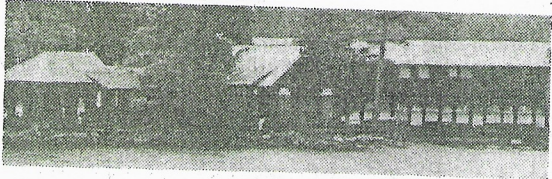
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Lake George Mansions

Bixby Estate



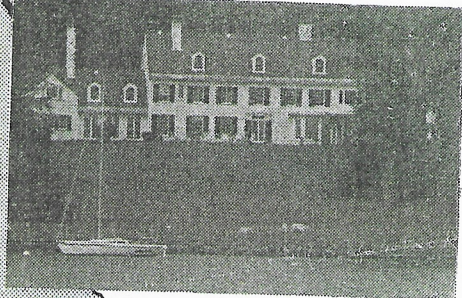
Three Brother's Islands



Green Harbour



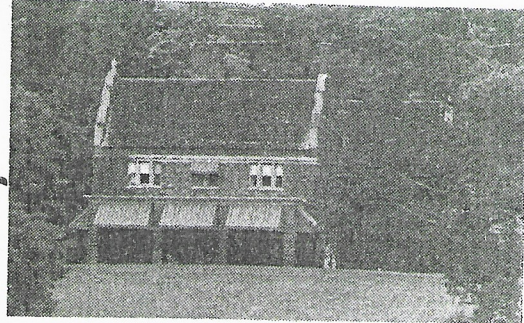
Homer



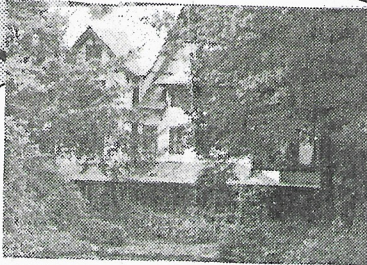
Blenheim



Sun Castle



Halcyon



The GREAT
and the
GRACIOUS
on Millionaire's Row

Lake
George
in its Glory



Kathryn E. O'Brien

CHAPTER VIII

Harold Pitcairn

(Green Harbour)

The spirit of adventure was strong in John Pitcairn when, as a young man, he left Scotland to seek his fortune in the United States. The American Civil War was over; people could now resume the business of moving on and establishing homes. Opportunities opened up readily for John Pitcairn, and he found work as a telegraph operator and dispatcher for the Pennsylvania Railroad. It seemed a good place to start: his friend, Andrew Carnegie, had started in a similar manner and, from all accounts, was doing right well. He emulated Carnegie in buying railroad stocks, later investing in oil. He then branched out on his own, founding the Pittsburgh Plate Glass Company, a venture which laid the foundation for his fortune.

John Pitcairn also possessed a strong religious sense and, when he was introduced to the Swedenborgian religion in middle life, he accepted the doctrine whole-heartedly. From that time on, his material plans were touched with spirituality. His wealth grew and he dreamed of founding a dynasty: there would be a settlement devoted to his family and their descendants; at its center would be a great cathedral, and there would be an academy conducted in its shadow.

In the State of Pennsylvania, County of Montgomery, and town of Bryn Athyn, he bought acres of rolling farmland. Here he planned to create his own Garden of Eden where life would approximate perfection, with the Cathedral as its core. Dreamer and mystic though he was, John Pitcairn was realist enough to know that there would be sorrows, even in the most carefully-planned community. But he could not have guessed at the tragedies that would stalk those very descendants whom he strove to protect. He did not live to see the realization of his dream, but as death drew near, he was consoled by the knowledge that the Cathedral was in the early stage of construction.

John Pitcairn left a fortune, of at least \$60 million with a possible ceiling of \$270 million, to be divided among his three sons, but he left them something else of infinite value: a dash of the pioneering spirit which had once impelled him to cross the ocean in search of a new and more abundant life.

The sons, Raymond, Theodore, and Harold, were also dedicated to the fulfillment of the dream, but with their varying talents, each took a different route to reach his goal. Thus Raymond, a lawyer, assumed the

task of completing the Cathedral; Theodore, ordained as a clergyman, went to Africa to preach the doctrine of Emmanuel Swendenborg; Harold, a pioneer in aviation, became involved in the autogiro, forerunner of the helicopter. In some ways, their lives were parallel: each married and had nine children—each lost a son in early childhood. There the similarity stopped.

Raymond, who possessed a deep understanding of architecture and a natural bent toward the details of construction, gathered about him the finest craftsmen and artisans. For years, their shelters clustered around the base of the Cathedral like the guilds of medieval times. When the Cathedral was finally ready for the worshippers, by deliberate design, it was still unfinished. A few subordinate details were left in a rough state so that the edifice would never be finished but always in the process of building, symbolizing God's continuing work on earth. Chiseled in a stone wall was the face of John Pitcairn, patriarch, forever keeping a watchful eye on his domain.

The Gothic Cathedral, world center of the General Church of the New Jerusalem, remains a showplace. A blending of colors in the stained glass windows illumines the altar in a violet glow. The floor rises gradually in height as one approaches the altar, symbolizing the uplift of the spirit. No two features are duplicated, signifying the infinite variety of Deity. Even twin spires have been fashioned with a subtle difference, and no two door knobs are alike.

Raymond Pitcairn was also deeply involved in politics. He never sought elective office, but served the local Council for 50 years. Eyebrows lifted when he backed Franklin Roosevelt in 1932, and he was asked to resign from the prestigious Union League. As the New Deal unfolded, he found his own conservatism outraged and fought Roosevelt's program. He himself was no drinker, but opposed prohibition on the grounds that it violated individual rights. His wealth and political convictions made him a man of influence on the national political scene and, outside of the temporary defection to Roosevelt, he fought liberalism to the last.

Education flourished along with religion at Bryn Athyn. The Academy housed elementary and high school grades; there was an accredited college and a theological seminary. Theodore graduated here and was ordained a minister in the Swedenborgian faith. His ministry took him to street corners in Philadelphia where he preached to curious onlookers. An extension of his religious work reached to Basutoland in South Africa where he worked among the natives for six years, aided by his wife, Marijke, whom he had met on his travels. He returned to Bryn Athyn to become an assistant minister in the Cathedral, and found trouble.

Differences in religious doctrine arose between him, his family, and the clergy, and he left the church, taking his followers with him. The New Church which he built on his own property seemed an affront to Harold, and became a source of contention between them. Raymond refused to become involved, and some family solidarity was maintained in that quar-

ter. Theodore, needing money to carry on his church and his philanthropies, made art history when he auctioned off his art collection at fabulous prices. One painting, a Monet for which he had paid \$11,000, brought \$1.4 million, a record at that time.

In planning to share part of his wealth, Theodore was following family tradition. All branches of the family have always given generously to causes and organizations. It is said that each family maintains a Foundation covering gifts for charity and the arts. Combined, the Foundation is said to total \$21.4 million.

Harold became involved in aviation in its early stages. He obtained a pilot's license signed by Orville Wright, and in World War I, was an air cadet. In 1929, he set a record for the longest solo flight ever made in an autogyro, a machine invented nine years earlier by de la Cievra, a Spaniard. Landing his craft neatly on the White House lawn, Harold accepted a trophy from President Herbert Hoover for achievement in aviation, while cameramen and reporters swarmed over the lawn to catch the historic occasion.

At the outbreak of World War II, Harold Pitcairn turned his aircraft patents over to the Government for use by the armed forces. Subsequently, the Government refused to pay royalties, and Harold brought suit—one of the longest and most expensive lawsuits ever instituted against the Government of the United States. The case was finally decided in favor of the plaintiff some years after his death. Payments are still undecided, but the consensus is that millions are due his heirs.

To the outsider, it must have seemed that life at Bryn Athyn approached the ideal. One man who married into the family attests to this happy state.

"We called ourselves the 'Lotus Eaters,'" he muses, recalling unbelievable luxury, princely advantages, and the leisure of his ultra-privileged existence. True, there were no stores or even a post office in the community, and residents had to travel long distances to obtain necessities; but the shopping cars were chauffeur-driven, and the beauty of the owners' estates was impressive. Their very names, Scotch in essence, were romantic: Cairnwood, the estate of the founding father; Cairncrest, Harold Pitcairn's home; and Glencairn, the Gothic structure built for Raymond Pitcairn by the same artisans who constructed the Cathedral.

But there were disturbing rumors that outsiders only half-disbelieved: that the Pitcairns had produced insane or retarded children through intermarriage. There had been intermarriages between first and second cousins, but a scholarly study of the I.Q.'s of Pitcairn descendants revealed that they were generally of superior intelligence.

Disregarding results of the study, the rumor mill continued to grind out bizarre stories about strange children kept hidden in the family dungeons. Sight-seeing groups, touring the Cathedral, have been known to include curiosity seekers, openly searching the basement for the locked closet where the monster children were supposedly kept.

There are special problems native to the very wealthy who also happen to be committed to an established religion, and to the third generation of Pitcairns, being very wealthy was often embarrassing. They were taught to "think poor" and wore well-mended clothes to school. They had guilty feelings about their parents' wealth and, from 1929 through the Depression, went through a pseudo-depression themselves. The parents, determined that their children would know what deprivation meant, allowed them only two presents each on birthdays and Christmas. Until the end of the Depression, the poor little Pitcairns even worried about going hungry, although the family fortune remained intact, and the servants were as numerous as ever.

At times, the Pitcairns left their Garden of Eden and visited resorts in other parts of the country: the Raymond Pitcairn family spent summers in the Catskills; the Harold Pitcairn family chose Lake George in the Adirondacks where they leased Green Harbour, a 42-room mansion, from William T. Carter of Houston, Texas, at a price reputed to be \$3,000 for the summer. When Mrs. Pitcairn's birthday came along, Harold Pitcairn bought the property as a \$60,000 birthday surprise.

The dwelling was suitable for a family used to the luxury of Cairncrest: of the 42 rooms, 20 were bedrooms, and there were 10 baths. Outbuildings included a boat house, caretakers' and chauffeurs' houses, and a greenhouse for orchids. The mansion rose to three stories, and its chimneys suggested the presence of fireplaces—nine in number. The foyer was inlaid with Italian marble, fashionable at that time, and the location of the estate—on a point jutting into the lake—was ideal, not only for the view, but as a site for an autogyro to land.

The millionaire-aviator had a beacon light placed on the point to guide his aircraft in, and the summer residents, hearing the whirr of the machine above the treetops, would explain to startled visitors,

"That's Harold Pitcairn; he built that contraption he's in—goes straight up in the air." His election as Commodore of the Lake George Club was an example of "type casting." It was a position which he enjoyed for 13 years.

The large family of varying ages blended well with the children of other summer residents, but most often they found each other's company sufficient. Few shared their daring, their love of adventure, and a recklessness that usually resulted in an interesting assortment of cuts, bruises, and broken bones.

All the Pitcairns swam like fishes. They loved speed, and shouted with delight when a stiff wind or a passing steamer raised waves that washed over the boat and drenched them. A few years later, defiance of danger spelled tragedy for John, one of Harold's sons.

Married three years, John and his young wife had set out in a schooner bound for Bermuda. A storm arose and, with the abandon of youth, they were running races on deck, exulting in the salt spray that stung their faces. With rashness native to the Pitcairn name which was now

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Green Harbour, formerly owned by the Pitcairns



Green Harbour

hers, the girl, laughing, had refused the safety of a life-line; suddenly a huge wave washed over the side of the schooner, tearing her from the rain-swept deck. Horrified, John saw her for a moment, her face, stricken, as the waves closed over her. Frantically, he sought for her through the night, his lantern a feeble glow in the darkness as the schooner circled the spot where she had vanished.

There was another son, Edward (Ned), ten years younger than John, and older residents along Lake George have reason to remember him. Judging from what is known of him, he was moody and withdrawn, filled with vague fears that nagged his delicately-balanced mind. Perhaps the rumors, the tragedies, the responsibility of belonging to a preeminent family, were too much for him to master; finally, his tenuous hold on reality snapped.

It was September, the end of the tourist season, and a strange restlessness was growing in Edward's mind. His cousin had made an indifferent remark, "Those tourists at the Algonquin are still here; wish they'd go home so we could have the lake all to ourselves."

The careless remark lighted a fire in Edward's susceptible mind—a fire that would smoulder until it erupted into searing flames.

That night, the Algonquin Hotel, a landmark on Lake George, burned to the ground. No one was injured, but much personal property was lost. Onlookers, drawn to the scene by the vaulting flames, watched as the old hotel disappeared in pillars of fire. In the crowd was a young man who lived in the village. Another interested spectator, who stood near him, was Edward Pitcairn.

As the flames roared ever higher, Edward, his spirits soaring in the fury of this grand spectacle, turned to the young man nearby,

"I set that fire," he announced with all the pride of a creative artist.

"Then you should tell the State Troopers," was the firm reply.

Again, a suggestion was all Edward needed for motivation. He made his way to the nearest State Trooper.

"I did it. I burned the hotel," he announced proudly. In response to the startled question, "Why did you do it?" he answered honestly enough, "I don't know."

Edward thereafter dropped out of public view, but he is still remembered in Bolton as a highly disturbed individual who just wanted to be left alone.*

A year after the Algonquin fire, Harold Pitcairn died suddenly at his Bryn Athyn home. Officially, it was said that he committed suicide, but some who knew him well refuse to accept the verdict.

As they view the evidence: on the evening of Harold Pitcairn's death, he had attended a birthday party in honor of his brother Raymond's 75th birthday. It had been a lavish party for 450 guests; messages had come from President Eisenhower and Vice-President Nixon. Harold was in a

*Note: In late winter, 1977, the report circulated in the Lake George area that Edward had taken his own life.

particularly jovial mood, and his high spirits were reflected in the speech he gave in behalf of his brother. Shortly afterward, Harold Pitcairn was dead.

As circumstances unfolded, he had returned home after the party and had told his wife he was going upstairs to do some work. He was found later, sprawled face downward over his desk with a bullet in his brain. The obvious deduction was that he had committed suicide. "This is not true," his friends insist.

They say that Harold Pitcairn habitually carried a pistol in the inside pocket of his coat when he conducted his nightly rounds, checking the doors and windows of the mansion; the pistol, ready for instant action, had a hair-trigger. The pocket in which he kept the pistol also contained a notebook in which he wrote down a record of his engagements and future activities; that notebook contained a list of plans projected for the next five days. "It isn't logical" insist these friends, "that a man would list commitments for five days if he intended to end his life."

They theorize that he had either placed the gun on his desk, or that it had fallen from his pocket. In the first instance, an accidental movement of his arm could have caused the hair-trigger to go off; in the second instance, the sudden jar of the fall could have had the same effect. It was evident that the bullet had struck the ceiling, then his hand, and was deflected through an eye.

"He was only 62 and had everything to live for," his friends insist. However, his widow demanded that the inquiry stop, so the self-destruction theory stands.

Perhaps Harold Pitcairn could not have endured still another tragedy that lay ahead. His son, Bruce had become an alcoholic. This was doubly regrettable, since he was an excellent navigator. In spite of his failing, Bruce had found a position as navigator on a cruise ship; then, just before the start of the voyage, his drinking habit tripped him up, and he was replaced by a less skillful navigator.

The pain of regret which tormented him became unbearable when the ship, a few days out on the Atlantic, was wrecked with the loss of several lives. Overcome by remorse, Bruce killed himself.

The Garden of Eden dreamed of by John Pitcairn had produced its knowledge of good and evil. Green Harbour on Lake George passed out of the Pitcairn holdings and into other hands. Today, the Pitcairn clan live at Bryn Athyn as obscurely and unobtrusively as possible, trying to avoid the misfortunes that can beset the very wealthy; while, from the wall of the great Cathedral, the face of John Pitcairn, founder of a dynasty, still surveys his empire, undisturbed.