

LAKE GEORGE PARK COMMISSION

PROJECT SYNOPSIS

Meeting Date May 28, 2019

Applicant A D K Boat Tours	Facility Flamingo Resort	Parcel 213.13-1-53 Bolton
Application # 5220-53-18 SPT MAJOR	Lakefront 200 feet 2 straight, T, L, U, F or 1 E docks & 2 moorings	Location 3914 Lake Shore Drive Diamond Point
Date Received 07/10/2018	SEQR type Unlisted Action	Comment period ends 05/21/2019

Project

Operate a 28' Sea Ray SLX (NYS Registration #NY4564MM) as a charter vessel from the Flamingo Resort. The Flamingo facility is currently authorized for charter vessels.

Background

The applicant, Eric McIntosh, has applied for a Tour Boat permit for sightseeing and tubing activities in the southern basin from a 28' Sea Ray. The Tour Boat is proposed to be berthed at a residential dock owned by the applicant at the Sagamore Resort, and the Tour Boat will be operated from the Flamingo Resort. The Flamingo is presently authorized as a Class A Marina and is permitted for the operation of up to 5 Tour Boats. The subject Tour Boat, would represent the fourth Tour Boat at the Flamingo.

The applicant proposes to operate the Tour Boat up to 3 times per day, and will offer sightseeing and tubing. Tubing is proposed in areas of the Lake that have an excess of boatable acres. The Flamingo Resort is located in an area of the Lake recognized in the 2015 Recreation Study as having an excess of boatable acres.

The application does not require permits from the Town, APA, or DEC.

No public comments have been received to date.

Regulatory Determinations

SEQRA

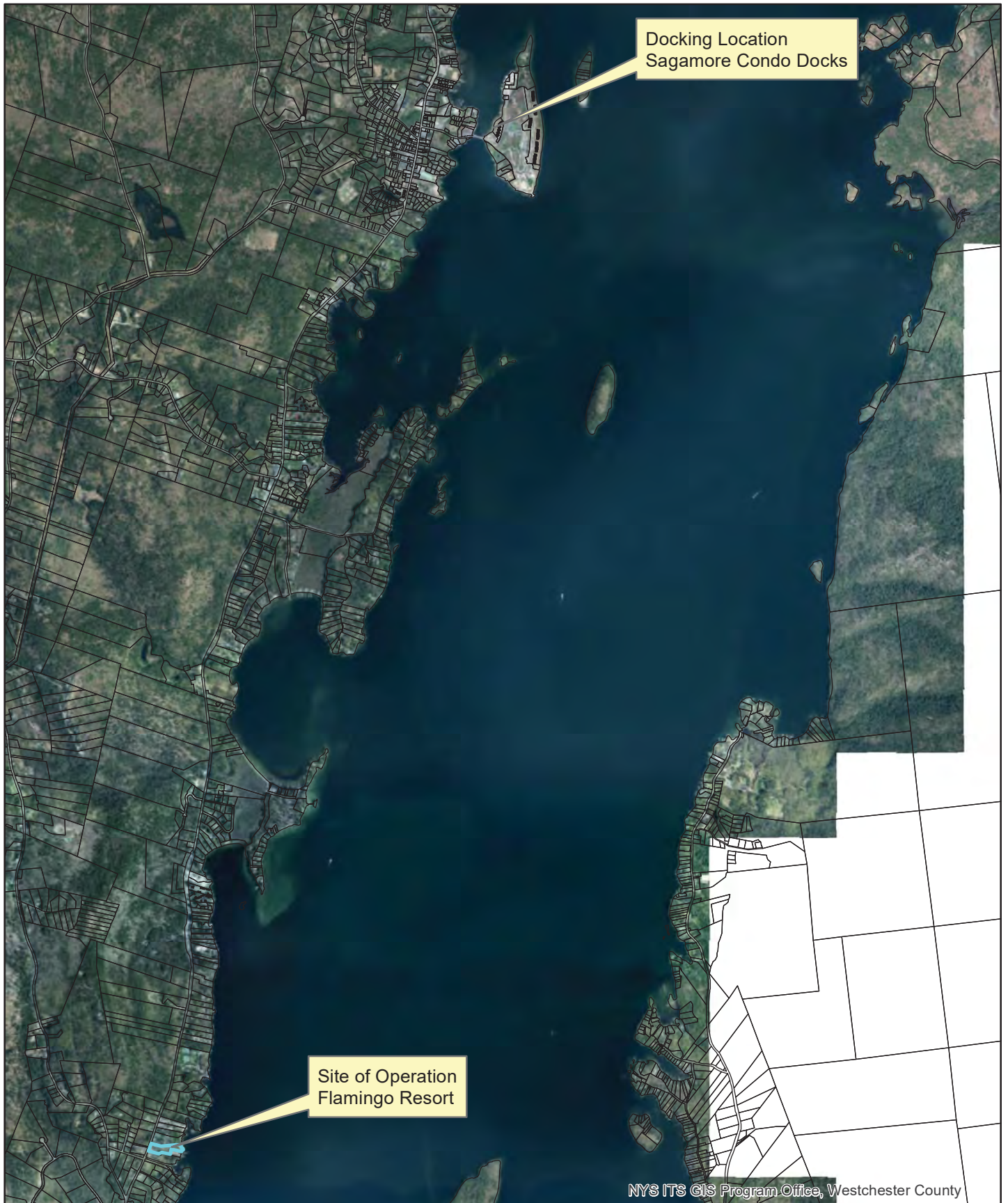
A decision under the State Environmental Quality Review Act (SEQRA) is required. The project is unlisted and the SEQRA review is uncoordinated. A negative declaration was prepared by staff.

CONSIDERATIONS FOR TOUR BOATS

General Provisions Applicable to Special Permits pursuant to 6NYCRR 646-1.5:

(a) "Prior to the issuance of any special permit pursuant to the provisions of this Subpart, the Commission may require submission of information necessary to determine whether the proposed activity will result in overcrowding, congestion, safety hazards or impair the water quality or other environmental resources of the Park. This may include, but not be limited to, specifications on the craft, its power, maneuverability, craft speed, equipment, noise output, lighting, wake, proposed operation including points of departure and landing, course, speed of operation and hours of operation."

(b) "The Commission may require the submission of alternative design, equipment or methods of operation to mitigate specific impacts identified by the Commission."



0 3,800 7,600
Feet

1" = 3156 feet



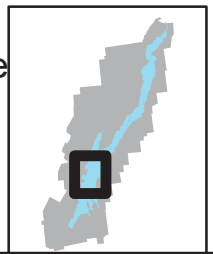
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NYS ITS GIS Program Office, Westchester County

Flamingo Resort
3914 Lake Shore Drive
TM# 213.13-1-53
Town of Bolton

Air Photo ca. 2018



5A

5B

Project Site

4A

4B

3A

3B

3D

NYS ITS GIS Program Office, Westchester County

0 1,500 3,000 Feet

1" = 1250 feet

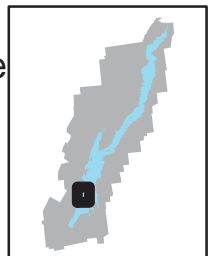


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Town of Bolton

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NYS ITS GIS Program Office, Westchester County

0 200 400
Feet

1" = 167 feet

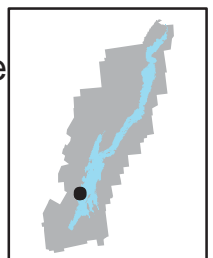


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0 55 110
Feet

1" = 47 feet

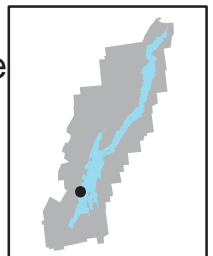


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Flamingo Resort
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Air Photo ca. 2018



LAKE GEORGE PARK COMMISSION FILE REVIEW

Date: December 11, 2018
Owner: Flamingo Lake George, Inc
Facility: Flamingo Resort
Account #: 1814
Linear Ft: 106.00 **Assoc. Slips:** 0

Town: Bolton
Parcel #: 213.13-1-53
Old #: 3-1-63
Lakefront: 200.00 **Adjusted:**
Address: 3914 Lake Shore Drive

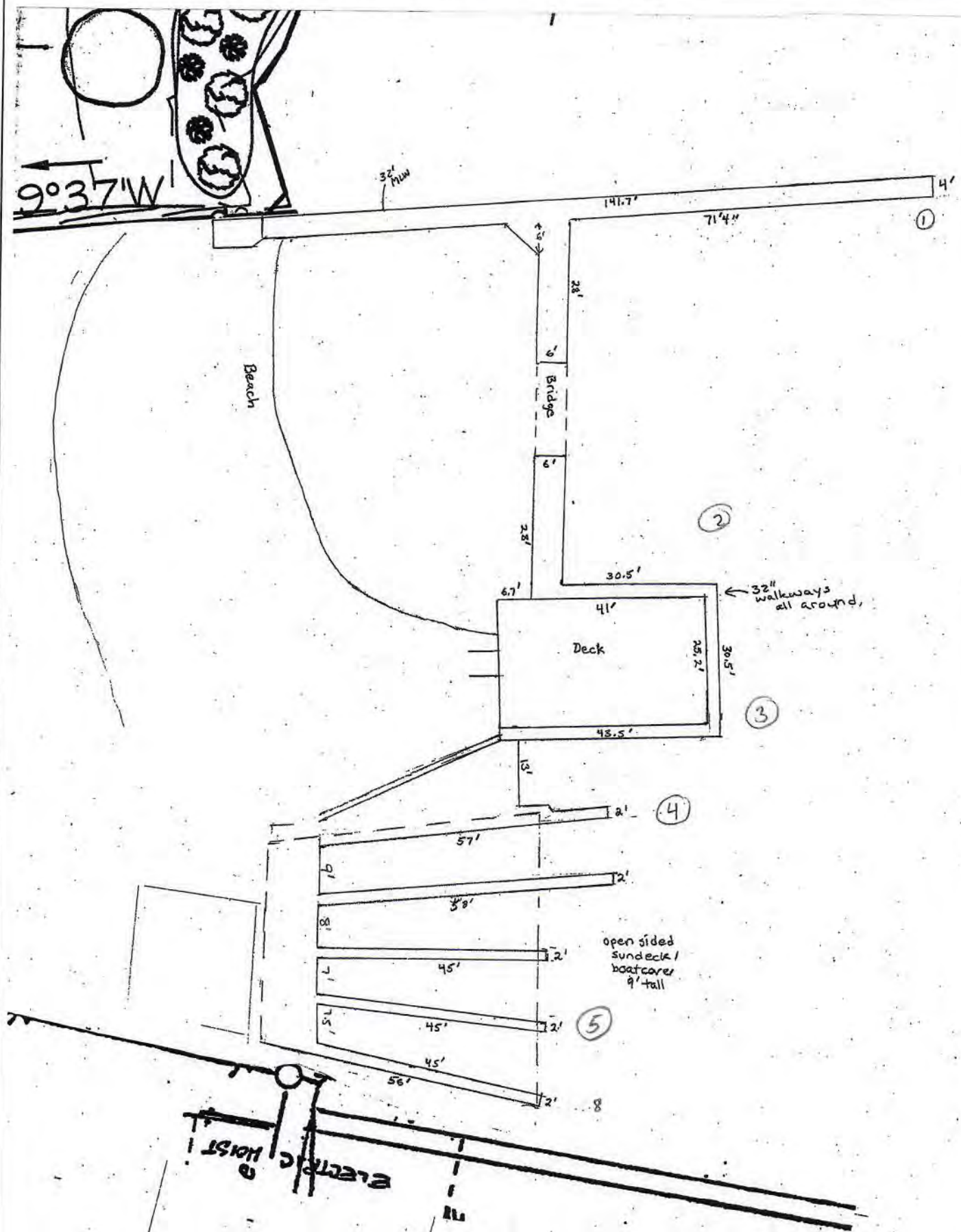
Review of this file indicates that the total number of structures approved on this lakefront is:

5 Dock(s) 0 Mooring(s)

Notes:

#	D or M	length	width	shape	boat house	closed or open	articulating?	permit or reg#	supercedes
1	D	141.70	32.00	T	N		.F.	2018 inspection	5220-41-95
2	D	36.50	28.00	L	N		.F.	2018 inspection	5220-41-95
3	D	43.50	27.75	S	N		.F.	2018 inspection	5220-41-95
4	D	68.00	13.00	U	Y	O	.F.	2018 inspection	5220-41-95
5	D	56.00	30.00	E	Y	O	.F.	2018 inspection	5220-41-95

This review is based on a review of fee records and dock & mooring registrations and permits. The sketches, drawings and surveys associated with this FILE REVIEW have been compiled from Lake George Park Commission records of docks and moorings at the subject property for the purpose of describing the size, shape and location of all docks and location and swing of all moorings authorized at the property. This compilation is for the convenience of the Commission and the homeowner, and does not include the complete, original authorization of each structure, which may include limits not represented by the graphic representations attached to this REVIEW. Each structure should have a full document associated with it's original placement and copies of these documents are available on request. In the cases of docks, an Existing Wharf Registration (1981), a permit, or consent order should be associated with each structure. Single moorings were not required to be documented or permitted prior to 1988 so information on the location of moorings pre-dating 1988 may not be on record. Registration of moorings has been required since 1988 so that all "grandfathered" moorings are listed, whether a location is known or not. These "grandfathered" moorings must have been placed legally in the first instance and comply with offshore limits and property boundary limits in effect at the time of placement.



LGPC Permit Number 5220-65-16 M1 5220-33-18 SPT
Type of Permit <input type="checkbox"/> New <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification <i>change # of tour boats</i> <input type="checkbox"/> Variance



Lake George Park Commission

PERMIT Under the Environmental Conservation Law

Effective Date 09/17/1996
Modification or Renewal Date 05/07/2019
Expiration Date 12/11/2023

- | | |
|---|--|
| <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 checked="" 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 Flamingo Lake George, Inc		Telephone Number 518-668-5052
Address of Permittee 3914 Lake Shore Drive Diamond Point, NY 12824		
Contact Person (if not permittee) George Pasternak		Telephone Number SAME
Facility Name Flamingo Lake George, Inc		Facility Address 3914 Lake Shore Dr
County Warren	Town Bolton	Parcel # 213.13-1-53

AUTHORIZED ACTIVITY

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.

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.

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 5/7/19	Page 1 of 9

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

<p>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.</p> <p>19. An adequate storage area for trailers shall be provided or the storage of trailers shall be prohibited.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> (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. <p>22. Adequate garbage and debris disposal facilities with leakproof containers must be provided and properly maintained.</p> <p>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.</p> <p>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.</p> <p>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;</p> <ul style="list-style-type: none"> (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 	<ul style="list-style-type: none"> (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. <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>29. The permittee shall ensure that no person renting a motor boat on Lake George shall operate that vessel without first having viewed the LGPC Boating Safety Video provided to all marinas by the Commission. This video shall be viewed at the premises of the marina as part of their boater safety education prior to departing from the marina facility with the rental boat. The permittee shall ensure that all motor boat rental operators view this video in its entirety each season. Return renters at this facility shall not be required to view the video more than once in the same season.</p>
<p>LGPC Permit # 5220-65-16 & 5220-33-18</p>	<p>Page 3 of 9</p>

PERSONAL WATERCRAFT CONDITIONS

30. All persons operating PWC upon the waters of Lake George shall comply with the following requirements in addition to all navigational laws and other regulations of the Lake George Park Commission:

(i) A PWC may be operated only between the hours of 8:00 a.m. to 7:00 p.m. or sunset whichever is earlier.

(ii) No person shall operate a PWC within five hundred (500) feet from the outer boundaries of a designated swimming or mooring area.

(iii) No person shall operate a PWC within five hundred (500) feet of shore at a speed greater than five (5) miles per hour except that such five (5) mile per hour speed limit shall not apply to a PWC operator operating at safe headway speed in a straight line to or from shore or to or from an area five hundred (500) feet from shore.

(iv) No person shall operate a PWC on the waters of Lake George so as to knowingly annoy, disturb, injure or endanger the health, comfort, repose or peace of another person.

(v) No person shall operate a PWC on the waters of Lake George which was manufactured on or after January 1, 1991 with an exhaust system which has been altered in any way from the original manufacturer's equipment.

(vi) No person shall operate a PWC on the waters of Lake George if such PWC produces a sound level greater than that of the original manufacturers specifications for that PWC, but in no event shall a PWC operate on the waters of Lake George if such PWC exceeds the sound limits set forth in Section 646-2.8 of this Title.

31. Accidents involving PWC shall be reported in writing by the owner or operator to the Commission or other law enforcement agency within forty-eight (48) hours after such accident.

32. All Class A marina owners or operators engaged in the rental of personal watercraft (PWC) as that term is defined in Section 646- 2.3 (a) (3) of this Title upon the waters of Lake George shall in addition to the regulations governing PWC contained in Subpart 646-2 of this Title comply with the following regulations:

(i) The owner or operator of a PWC shall ensure that prior to operation all users of PWC have read the rules and regulations governing their operation as contained in this Subpart, as well as Subpart 646-2 of this Title. All users shall sign a form prepared by the owner or operator that indicates the user has read said rules and regulations.

[i](continued) The owner or operator shall maintain written records that the above requirements have been complied with. The records are subject to inspection by the Commission upon reasonable notice.

(ii) If the PWC is part of a rental fleet or group of PWCs, a tour guide shall operate a vessel with the fleet or group.

(iii) A fleet or group shall not consist of more than six PWC. The tour guide shall guide the operations and behavior of the fleet or group. The tour guide shall not be in charge of more than one (1) fleet or group at any time.

GENERAL CONDITIONS

TOUR BOAT CONDITIONS

33. This special permit is not transferrable to another location and shall not be leased or transferred to another location, facility or operator without the expressed written authorization of the Lake George Park Commission. Discontinuation of the use or operation of the subject tour boat for a period of one (1) year or more shall result in expiration of the special permit.

34. The subject tour boat shall not be berthed so as to interfere with navigation, access to adjacent property, significantly interrupt views or encroach on riparian rights of another.

35. It is prohibited for the operators of this tour boat by use of loud speakers, live music or other sound producing machines or equipment, except a horn, to exceed a sound level of 86 db as measured at fifty (50) feet from 8:00 a.m. to 7:00 p.m. or sunset whichever is earlier or 72 db as measured from any point upland of the mean high-water mark from 7:00 p.m. or sunset whichever is earlier and 8:00 a.m.

36. The permittee shall take all necessary steps to prevent any litter or debris from being thrown or discharged from the vessel and shall announce the prohibition contained in ECL Section 17-1711 against littering in Lake George by loud speaker at the beginning of each tour. Each tour boat shall be equipped with an adequate number of covered receptacles.

37. This tour boat shall be operated from properly permitted marina facilities. This permit is not a permit to operate any land based facility as a marina.

38. Tour boats shall provide systems for the safe removal, handling and disposal of fuel, sewage, wastewater, oil and other lubricants and solid wastes.

39. Signage shall be limited to the name of the vessel.

40. The Lake George Park Commission shall be afforded the right to have a designated staff person accompany any regularly scheduled cruise for the express purpose of determining compliance with the conditions of this permit. When practical, the permittee will be notified 24 hours in advance of such inspection.

41. The vessel shall not be operated less than 200 feet from the shoreline of Lake George or of any offshore islands except under the following conditions: a) when approaching or leaving a berthing slip, b) when imperative due to navigational considerations when traversing The Narrows or passing offshore islands or promontories, or c) when fishing from vessels, provided fishing does not create a hazard to near-shore recreational activities.

42. A copy of this permit shall be kept at the authorized berthing facility and an additional copy of this permit shall be conspicuously displayed on the vessel in an area accessible to passengers of the subject tour boat.

43. The subject tour boat shall not be operated in such a way as to produce a wake which will cause shoreline erosion or property damage or endanger the safety of others.

44. The subject tour boat shall not pickup or drop off passengers at any municipally owned property unless a Tour Boat Pickup Facility Agreement has been signed and filed with the Lake George Park Commission.

Special Conditions

45. The primary area of operation is depicted on Schedule D.

46. No tubing or waterskiing may be conducted in any "zone over capacity" as depicted on Schedule D.

47. No tubing or waterskiing may be conducted south of Diamond Island.

SCHEDULE A - MARINA DESCRIPTION**Facility** Flamingo Lake George, Inc**Lakefrontage:** 200 feet**Other Parcels**

213.13-1-31, 32 & 33 (Marathon Motel)

Marina Description

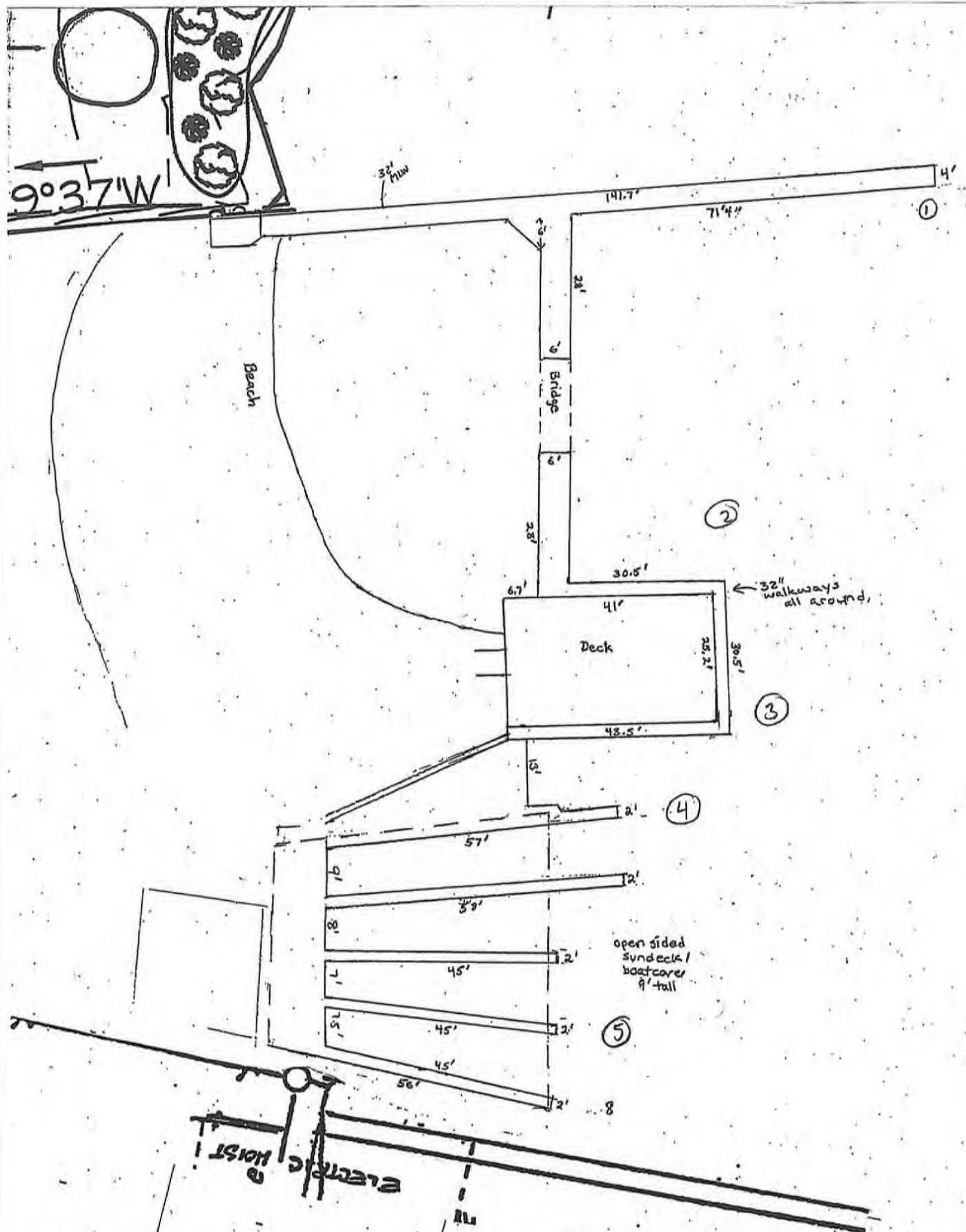
The Flamingo Resort is a lodging facility located in Middleworth Bay on the west shore of the lake. The facility offers seasonal berthing for up to 2 vessels on its docks, winter storage for up to 5 boats, rental of no more than 4 personal watercraft, and up to 5 charter boats, one of which is operated by Jason Carden of Hooker Charters.

Authorized Marina Activities**Total Seasonal Customer Berthing Spaces:** 2 (2 on docks and 0 on moorings)**Total Customer Winter Storage:** 5 (0 indoor and 5 outdoor)**Total Quick Launch:** 0 (0 indoor and 0 outdoor)**Rental Vessels: motorized:** 0**non-motorized:** 0**personal watercraft:** 4 a guide must be provided as required by Condition 31 of this permit**Tour Boats:** 5

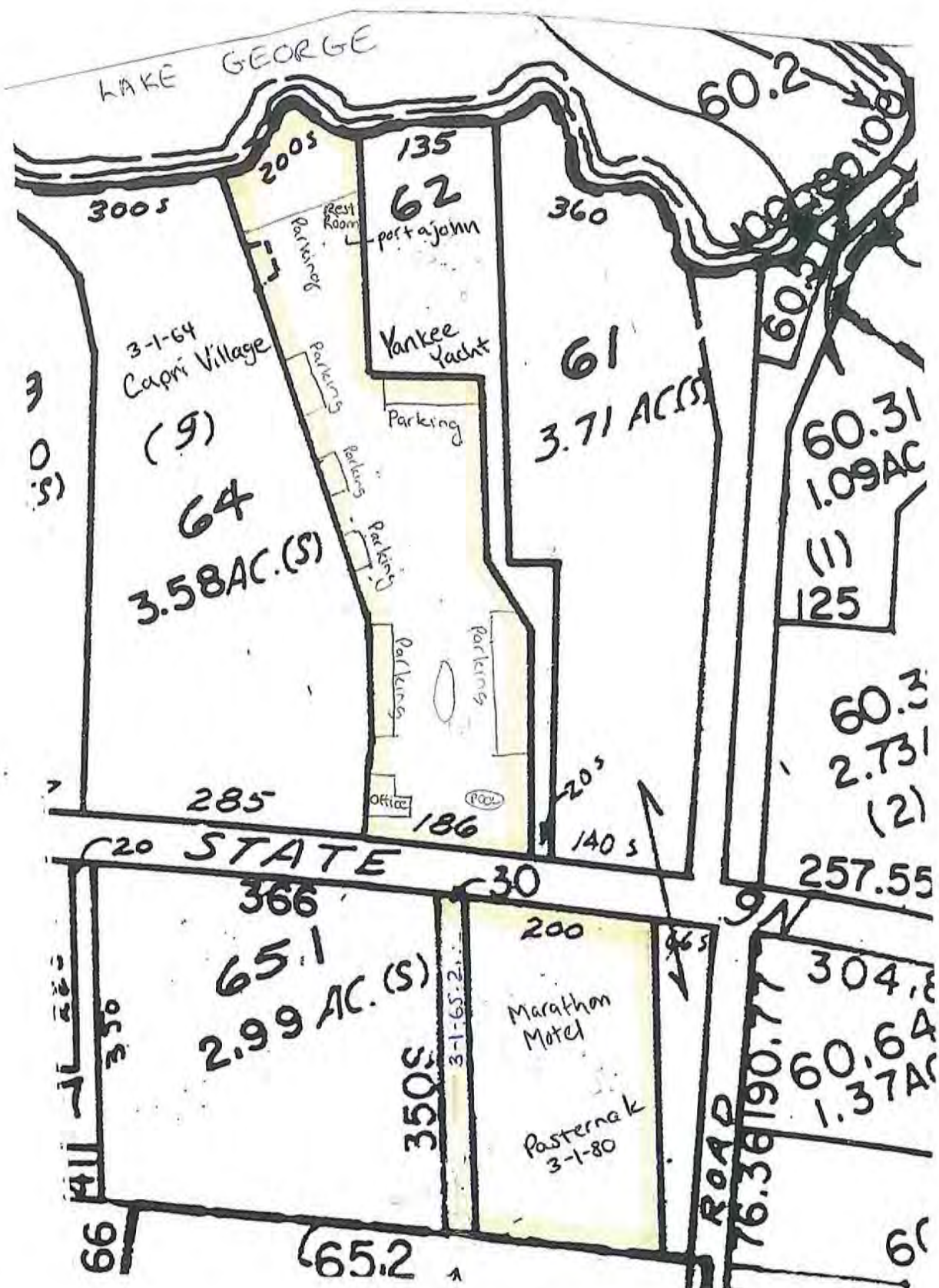
Pole Dancer (NYS Reg #NY5770FF), Na Zdorovya (NYS Reg #NY5325MB), The Hooker (NYS Reg #NY5818UX),

Waterski/Tubing/Rides: No**SCUBA Instruction:** No**Parasail:** No**Public Boat Launch:** No**Sales/Service:** No**Private Boat Launch/Hoist/Rail:** No**Customer Parking Spaces:** 80**Vessel Towing:** No**Fuel Sales:** No**Bulk Storage Permit#** n/a**Pumpout available at:** Yankee Yacht Sales

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.

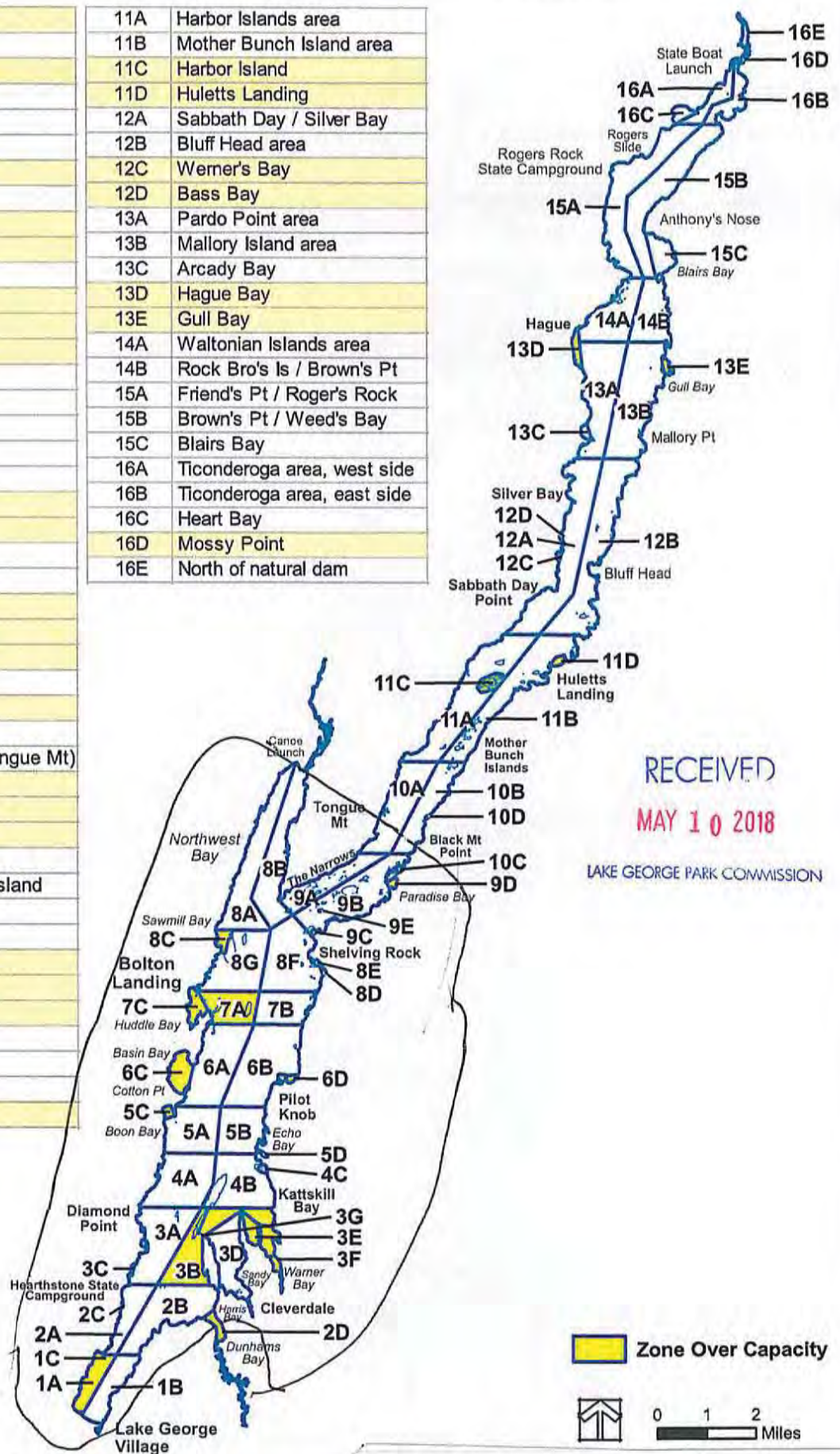


SCHEDULE C - FACILITY PLAN



1A	LG Village, west side
1B	LG Village, east side
1C	Tea Island
2A	Hearthstone Point
2B	Plum Pt / Woods Pt area
2C	Hearthstone Campground
2D	Dunham's Bay
3A	Cannon Pt area
3B	Assembly Pt area
3C	Still Bay
3D	Harris Bay
3E	Sandy Bay
3F	Warner Bay
3G	Assembly Point Channel
4A	Long Island West
4B	Long Island East
4C	Elizabeth Island
5A	Rush Island area
5B	Whipple Island area
5C	Boon Bay
5D	Echo Bay
6A	Cotton Point area
6B	Pilot Knob area
6C	Basin Bay
6D	Andrews Bay
7A	Clay Island - Dome Island
7B	Watch Point area
7C	Huddle Bay
8A	Northwest Bay, west side
8B	Northwest Bay, east side (Tongue Mt)
8C	Sawmill Bay
8D	Shelving Rock Bay
8E	Log Bay
8F	Huckleberry Island
8G	Bolton Bay & east of Green Island
9A	Narrows, west side
9B	Narrows, east side
9C	14 Mile Island
9D	Red Rock Bay
9E	Glen Island
10A	Dollar Island Group area
10B	Black Mtn Point area
10C	Paradise Bay
10D	Black Mtn Point

11A	Harbor Islands area
11B	Mother Bunch Island area
11C	Harbor Island
11D	Hulett's Landing
12A	Sabbath Day / Silver Bay
12B	Bluff Head area
12C	Werner's Bay
12D	Bass Bay
13A	Pardo Point area
13B	Mallory Island area
13C	Arcady Bay
13D	Hague Bay
13E	Gull Bay
14A	Waltonian Islands area
14B	Rock Bro's Is / Brown's Pt
15A	Friend's Pt / Roger's Rock
15B	Brown's Pt / Weed's Bay
15C	Blairs Bay
16A	Ticonderoga area, west side
16B	Ticonderoga area, east side
16C	Heart Bay
16D	Mossy Point
16E	North of natural dam



RECEIVED
MAY 10 2018

LAKE GEORGE PARK COMMISSION



Property Description Report For: 3914 Lake Shore Dr, Municipality of Bolton



Total Acreage/Size: 2.81
Land Assessment: 2018 - \$1,702,500
Full Market Value: 2018 - \$3,045,165
Equalization Rate: ----
Deed Book: 465
Grid East: 710175

Status: Active
Roll Section: Taxable
Swis: 522000
Tax Map ID #: 213.13-1-53
Property Class: 415 - Motel
Site: COM 1
In Ag. District: No
Site Property Class: 415 - Motel
Zoning Code: -
Neighborhood Code: 00601 - LakeGrge Wtrft
School District: Lake George
Total Assessment: 2018 - \$2,771,100
Property Desc: 3.-1-63
Deed Page: 123
Grid North: 1698678

Owners

Flamingo Lake George Inc
 3914 Lake Shore Dr
 Diamond Point NY 12824

Sales

No Sales Information Available

Utilities

Sewer Type: Private
Utilities: Electric
Water Supply: Private

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Fair
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	0	0	Unfinished	1975	Normal	Economy	2133	1
100	0	0	0		1964	Normal	Economy	1054	1
100	0	0	0	Partial fin	1964	Normal	Economy	2944	1
100	0	0	0		1970	Normal	Economy	3338	1
100	0	0	0		1964	Normal	Economy	1144	1
100	0	0	0		1985	Normal	Average	3840	2
100	0	0	0		1973	Normal	Economy	1440	1
100	0	0	0	Partial fin	1964	Normal	Economy	2944	1.00
100	0	0	0	0	1970	Normal	Economy	3338	1.00
100	0	0	0	0	1964	Normal	Economy	1144	1.00
100	0	0	0	0	1985	Normal	Average	3840	2.00
100	0	0	0	0	1973	Normal	Economy	1440	1.00

Site Uses

Use	Rentable Area (sqft)	Total Units
-----	----------------------	-------------

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	10 × 25	Average	Normal	1967
Shed-machine	25 × 26	Average	Normal	1964
Boat shelter	45 × 58	Average	Normal	1964
Crib dock	685.00 sq ft	Average	Normal	1964
Porch-open/deck	28 × 38	Average	Normal	1970
Porch-coverd	0 × 0	Average	Normal	1964
Shed-machine	16 × 16	Average	Normal	1964
Porch-coverd	6 × 183	Average	Normal	1975
Porch-open/deck	12 × 13	Average	Normal	1964
Porch-coverd	5 × 13	Average	Normal	1964
Porch-up cov	7 × 80	Average	Normal	1985
Porch-coverd	7 × 80	Average	Normal	1985
Shed-machine	8 × 12	Average	Normal	1980
Porch-coverd	6 × 86	Average	Normal	1973
Porch-open/deck	6 × 10	Average	Normal	1973
Patio-concr	0 × 0	Good	Normal	1980
Pool-gunite	22 × 50	Excellent	Normal	1980
Fence-chn lk	176 × 4	Average	Normal	1980

Land Types

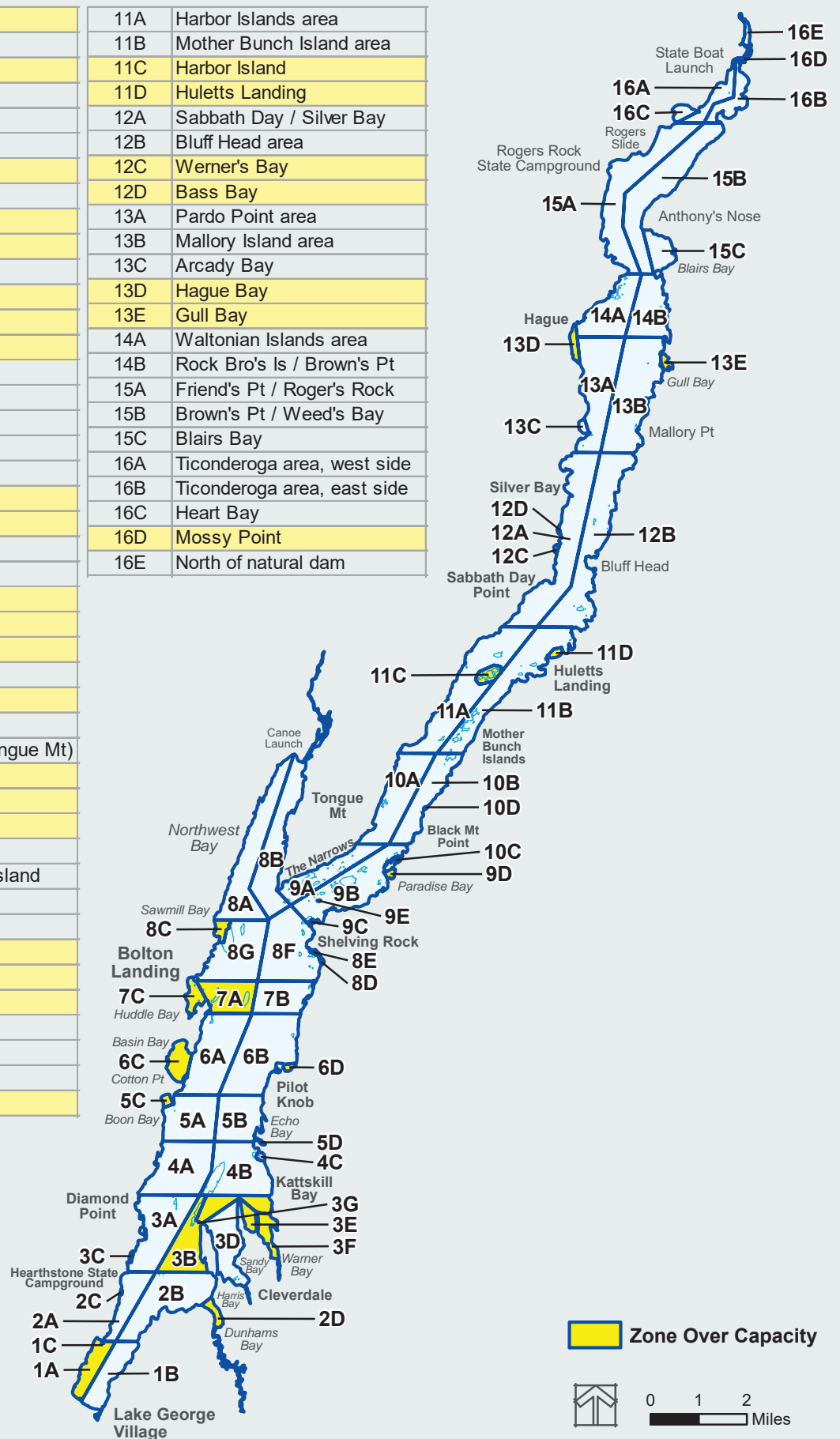
Type	Size
Waterfront	2.81 acres

Special Districts for 2018

Description	Units	Percent	Type	Value
FD001-Fire	0	0%		0
SE001	0	0%		0

1A	LG Village, west side
1B	LG Village, east side
1C	Tea Island
2A	Hearthstone Point
2B	Plum Pt / Woods Pt area
2C	Hearthstone Campground
2D	Dunham's Bay
3A	Cannon Pt area
3B	Assembly Pt area
3C	Still Bay
3D	Harris Bay
3E	Sandy Bay
3F	Warner Bay
3G	Assembly Point Channel
4A	Long Island West
4B	Long Island East
4C	Elizabeth Island
5A	Rush Island area
5B	Whipple Island area
5C	Boon Bay
5D	Echo Bay
6A	Cotton Point area
6B	Pilot Knob area
6C	Basin Bay
6D	Andrews Bay
7A	Clay Island - Dome Island
7B	Watch Point area
7C	Huddle Bay
8A	Northwest Bay, west side
8B	Northwest Bay, east side (Tongue Mt)
8C	Sawmill Bay
8D	Shelving Rock Bay
8E	Log Bay
8F	Huckleberry Island
8G	Bolton Bay & east of Green Island
9A	Narrows, west side
9B	Narrows, east side
9C	14 Mile Island
9D	Red Rock Bay
9E	Glen Island
10A	Dollar Island Group area
10B	Black Mtn Point area
10C	Paradise Bay
10D	Black Mtn Point

11A	Harbor Islands area
11B	Mother Bunch Island area
11C	Harbor Island
11D	Hulets Landing
12A	Sabbath Day / Silver Bay
12B	Bluff Head area
12C	Werner's Bay
12D	Bass Bay
13A	Pardo Point area
13B	Mallory Island area
13C	Arcady Bay
13D	Hague Bay
13E	Gull Bay
14A	Waltonian Islands area
14B	Rock Bro's Is / Brown's Pt
15A	Friend's Pt / Roger's Rock
15B	Brown's Pt / Weed's Bay
15C	Blairs Bay
16A	Ticonderoga area, west side
16B	Ticonderoga area, east side
16C	Heart Bay
16D	Mossy Point
16E	North of natural dam



Lake George 2015 Recreation Study Lake Zones Map

**Marina Permit Application
Request for Review**

To: Law Enforcement/Patrol
From: Joe Thouin

Date: 05/20/2019

Application # 5220-53-18

Owner A D K BOAT TOURS

Facility: FLAMINGO RESORT

Parcel # 213.13-1-53

Town: BOLTON

Project: Operate a 28' Sea Ray SLX (NYS Registration #NY4564MM) as a charter vessel from the Flamingo Resort. The Flamingo facility is currently authorized for charter vessels.

Please review the attached application materials and advise of any navigational or safety concerns.

Comments: _____

RETURN

To: Joe Thouin

From: Joe Johns

Date: 5/20/19

☐ Further information is required:

☒ No concerns noted with this application

☐ The Boat Patrol has the following comments regarding this application:

☐ I recommend the following Special Conditions be incorporated into the permit:

617.21
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: 5220-53-18 SPT M1

Date:

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Lake George Park Commission has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: ADK Boat Tours
SEQR Status: Unlisted

Description of Action: Tour Boat offering sightseeing and tubing

Location: Parcel: 213.13-1-53, 3914 Lake Shore Drive, Bolton

Reasons Supporting This Determination:

The applicant, Eric McIntosh, has applied for a Tour Boat permit for sightseeing and tubing activities in the southern basin from a 28' Sea Ray. The Tour Boat is proposed to be berthed at a residential dock owned by the applicant at the Sagamore Resort, and the Tour Boat will be operated from the Flamingo Resort. The Flamingo is presently authorized as a Class A Marina and is permitted for the operation of up to 5 Tour Boats. The subject Tour Boat, would represent the fourth Tour Boat at the Flamingo.

The applicant proposes to operate the Tour Boat up to 3 times per day, and will offer sightseeing and tubing. Tubing is proposed in areas of the Lake that have an excess of boatable acres. The Flamingo Resort is located in an area of the Lake recognized in the 2015 Recreation Study as having an excess of boatable acres.

The application does not require permits from the Town, APA, or DEC.

No public comments have been received to date.

The waters of Lake George, all land lying under such waters and within 500 feet of the mean high-water mark of such waters, and wetlands located adjacent to the waters of Lake George and all land within 500 feet of such wetlands are designated a Critical Environmental Area pursuant to Section 617.4(h) of the State Environmental Quality Review Act regulations (6NYCRR) and 645-3.8 of the Lake George Park Commission regulations (6NYCRR).

The reason for this designation was and is to afford increased protection of a unique resource of

state-wide significance and to recognize and protect the exceptional natural beauty, scenic quality, water quality, fish & wildlife habitat, historic significance, recreational resources and ecological sensitivity of the Lake.

For Further Information:

Contact Person: Joe Thouin

Lake George Park Commission, PO Box 749, Lake George NY 12845

Telephone Number: (518) 668-9347 Fax (518) 668-5001 E-mail joe@lgpc.state.ny.us

Project: 5220-53-18 SPT

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

NYS Lake George Park Commission

Name of Lead Agency

Joe Thouin

Print or Type Name of Responsible Officer in Lead Agency

Date

Environmental Analyst

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



Lake George Park Commission



Application

APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

THIS APPLICATION IS FOR THE: (check all that apply)

☒ Operation of a Tour Boat (\$100) ☐ Modification to a Tour Boat/Tour Boat Permit (\$50)

APPLICATION FEE ENCLOSED: \$100.00 (check or money order only)

1. BOAT OWNER OR OPERATOR

☒ Mr. ☐ Mrs. ☐ Ms. ☐ Dr.

Name ERIC McINTOSH

Email Carolmcintosh27@gmail.com

Company ADK Boat Tours

Mailing address P.O. BOX 1431

City Bolton Landing

State NY

Zip code 12814

Phone 716-984-4926

2. AGENT

☐ NONE ☐ PRESIDENT OR CEO ☒ LLC MEMBER ☐ ATTORNEY ☐ CONSULTANT ☐ CONTACT PERSON

Name Carol McINTOSH

Email Carolmcintosh27@gmail.com

Company ADK Boat Tours

Mailing address P.O. BOX 1431

City Bolton Landing

State NY

Zip code 12814

Phone 716-984-4926

3. VESSEL DESCRIPTION (use Addendum B for additional vessels)

Name of Vessel

NYS Registration # NY 4564 MM

Vessel Make Sea Ray

Model SLX PV# 5105

Max. Capacity 12 (passengers + crew)

Type of propulsion I/O Max. Speed 45 mph

Proposed # crew including captain 2

Length (ft): 28 Beam Width (ft): 9

Insurance Carrier EVOLUTION INSURANCE BROKERS (pending)

If this is an existing tour boat, provide date the vessel was placed into service on Lake George

4. PROPOSED ACTIVITY

What are the proposed hours and time of year of operation?

9am-9pm - MAY-October

What are the proposed maximum number of boat tours per day?

3

What type of tours are provided? ☐ Fishing ☐ Sailing ☒ Tubing ☐ Waterskiing ☒ Sightseeing ☐ Scuba
☐ Water Taxi ☐ Instruction ☐ Other (describe)

Will food & beverage be served on board? ☒ No ☐ Yes, describe

Where will effluent from boat holding tank be disposed? Norowal Marina ☐ No holding tank

5. FACILITY OF OPERATION Primary location for passenger pickup/discharge				
Owner Name <u>George J. Pasternak</u>		Email <u>Contact@flamingoresort.net</u>		
Company <u>Flamingo Resort on Lake George</u>				
Mailing address <u>3914 Lake Shore Drive</u>		Cell # <u>518-260-3707</u>		
City <u>Diamond Point</u>	State <u>NY</u>	Zip code <u>12824</u>	Phone <u>Summer-518-668-5052</u> <u>Winter-941-743-7051</u>	
Town	<input type="checkbox"/> TICONDEROGA <input type="checkbox"/> DRESDEN <input type="checkbox"/> FORT ANN <input type="checkbox"/> HAGUE <input type="checkbox"/> LAKE GEORGE <input type="checkbox"/> PUTNAM <input type="checkbox"/> QUEENSBURY <input type="checkbox"/> BOLTON	Section	Block	Lot
Street <u>3914 Lake Shore Drive, Diamond Point, NY 12824</u>				
Secondary Facilities for passenger pickup/discharge				
Location where vessel is berthed <u>Sagamore Resort, 110 Sagamore Rd, Bolton Landing, NY 12814</u>				
If the vessel is stored on land during the boating season: <u>Slip #59</u>				
Storage Facility: _____				
Launch/Retrieval Facility: _____				
6. CERTIFICATION				
I hereby affirm that the information on this form and all attachments submitted herewith is true to the best of my knowledge and belief.				
I hereby consent to the Commission staff working directly with my agent, as designated on page 1 of this form, during the review of this application.				
During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit the facility to inspect, measure, make drawings and/or take photographs. I hereby agree that LGPC staff or their assigns may enter upon and pass through this property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, while the application is pending.				
As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from the said project.				
SIGNATURE OF OWNER (Note title if signing for a corporation or association)			DATE	
<u>Carol M. [Signature]</u>			<u>5-4-19</u>	

PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:

- ☐ Application fee (fee is waived for tour boats in continuous operation prior to January 1, 2015)
- ☐ Facility plan(s) depicting vessel berthing location and passenger pickup/discharge operation.
- ☐ Short Environmental Assessment Form
- ☐ Map showing proposed routes or general area of operation
- ☐ Addendum A Tour Boat Pickup Facility Agreement for authorization of facility owners (if needed)
- ☐ Addendum B - Vessel Description for operations using 2 or more vessels
- ☐ Class A Marina application: Required for facilities not currently authorized for Charter or Tour boats
- ☐ Variance application: Required if Tour Boat will not be operated from a Class A Marina

Failure to include any one of the required items will result in an incomplete notice and delay in processing your application. Permits and approvals may be required from other agencies and municipalities

Brief Description of Proposed Action

Our names are Carol and Randy McIntosh, we relocated to Bolton Landing from the Buffalo area with our children, Carlee (23) and Eric (21) full time two years ago.

Our desire is to offer a high-end PV charter tour boat that will be based at the Flamingo Resort, located in Diamond Point and will only involve the loading and unloading of passengers two to three times a day. We will be using an existing permit that has already been issued, but is currently unused.

We will continue to keep our existing dock berth at the Sagamore (slip #59) and will not be needing a dock space at the pick-up/discharge location.

Our new 2016 Sea Ray 28 ft' boat has a private bathroom facility. It also has many other top-end boat safety and comfort features. The tour boat has already passed PV inspection and is approved for up to 10 guests, as well as two captain/crew members. The boat will be fully commercially insured at the onset of operation.

The tours will not provide food or drinks to its customers, and sealed trash containers are on the boat as well as close by on shore. There are additional bathrooms on shore very close to the docking area. All rules of wake reduction, noise levels, speed limits and distance from shore to avoid erosion or property damage will be followed.

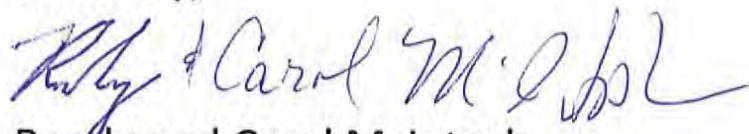
The Flamingo Resort has parking adequate to regulations. It is also expected that a vast majority of our guests will be directly from the Flamingo Resort as well as the three to four hotels within very close walking distance.

The proposed tours will be tubing and swimming only in areas that are NOT identified as Over Capacity in the 2015 study, and will be in the central part of the lake. The tours do not have a specific or proposed travel route but will be flexible to the needs of the customers experience, but not forgetting safety and following all rules and lake regulations.

Our goal for ADK Boat Tours and LGPC and the Flamingo is to work together and always try to minimize any undesirable change or adverse impact while providing a personal, safe and fantastic Lake George experience.

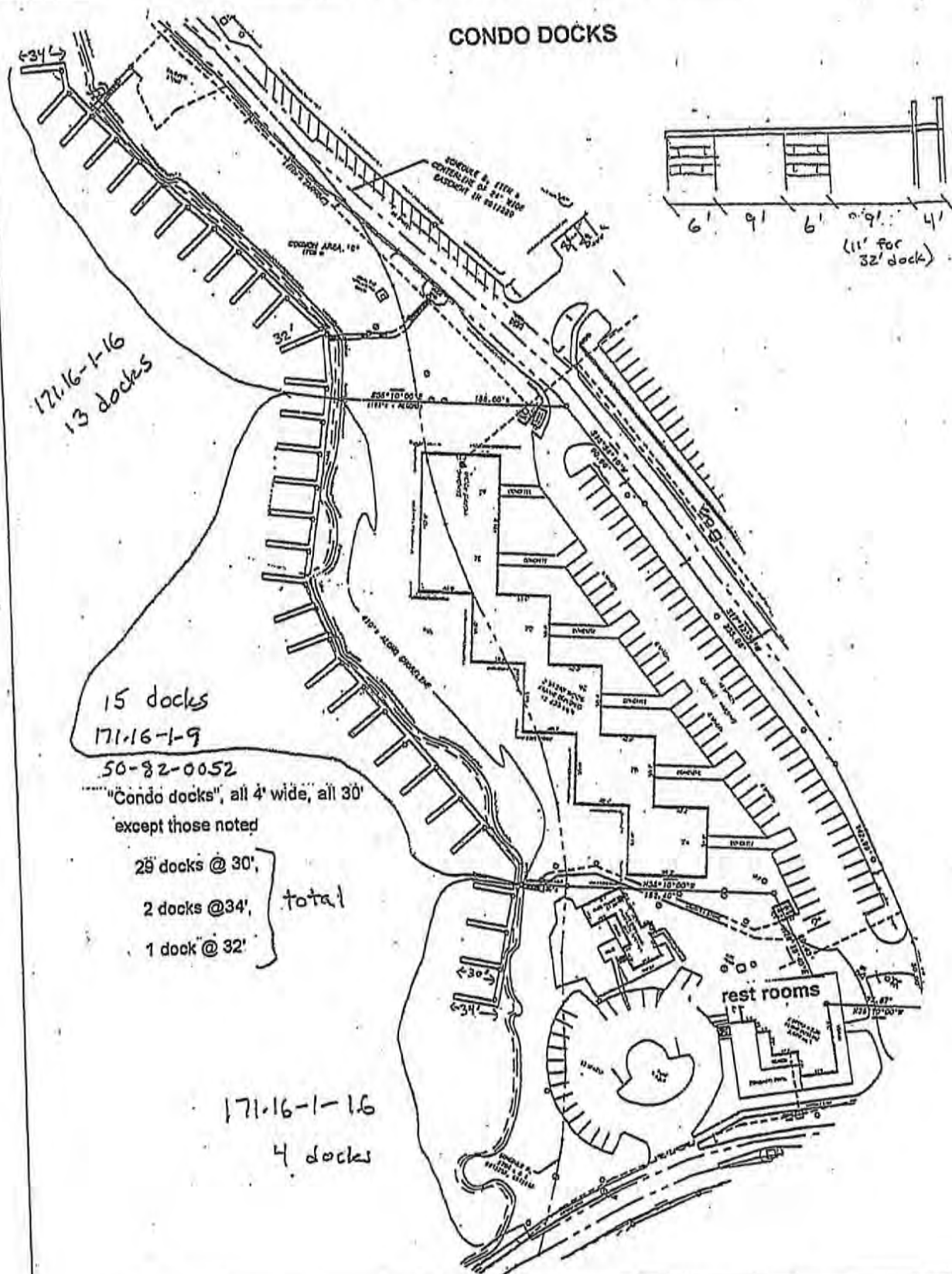
Thank you for your time and consideration to this proposal. If you have any questions, please give us a call at 716-984-4926.

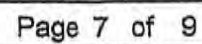
Sincerely,

A handwritten signature in blue ink, appearing to read "Randy & Carol McIntosh". The signature is fluid and cursive, with the names "Randy" and "Carol" written in a larger, more prominent script than the surname "McIntosh".

Randy and Carol McIntosh

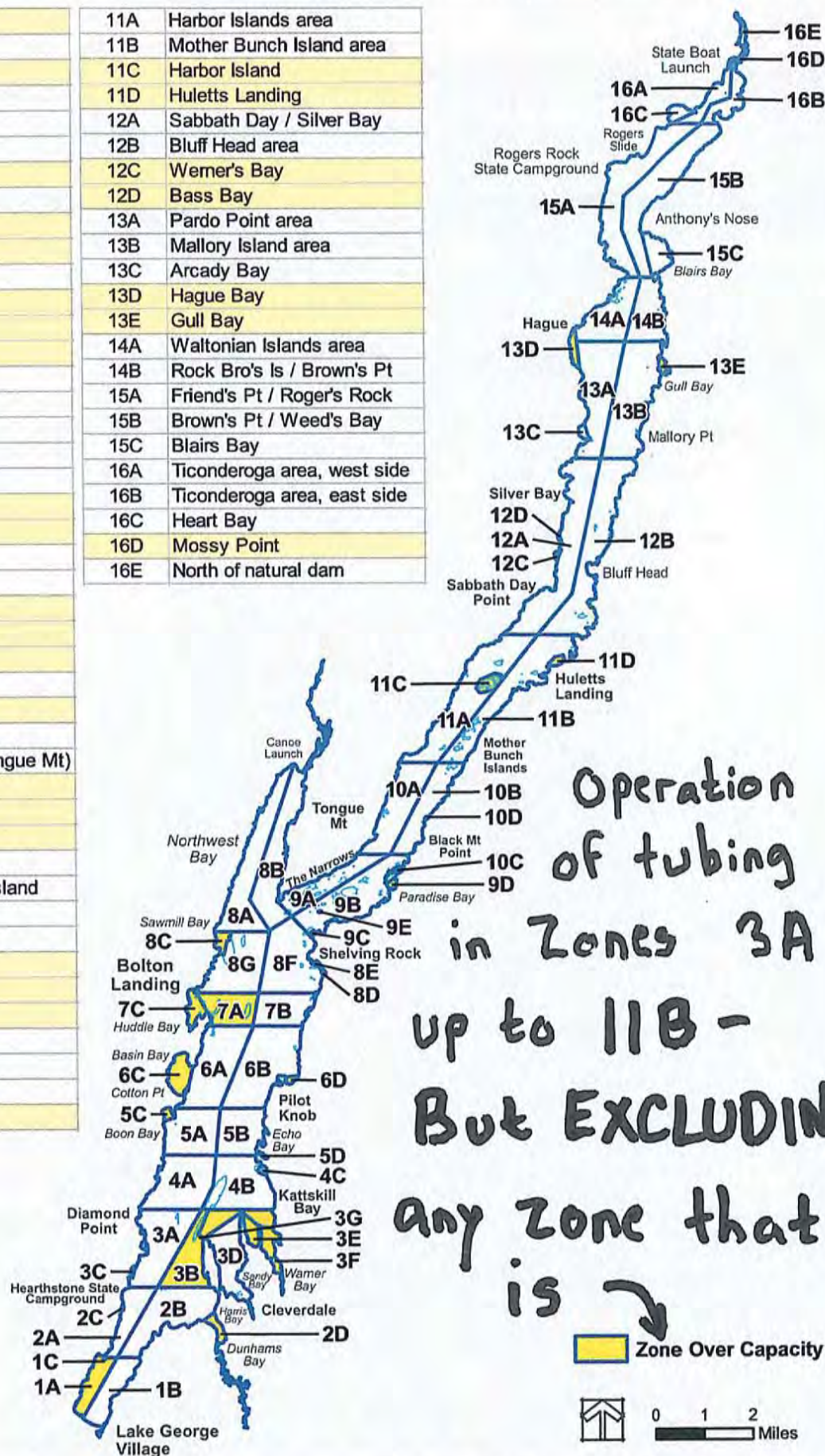
CONDO DOCKS





1A	LG Village, west side
1B	LG Village, east side
1C	Tea Island
2A	Hearthstone Point
2B	Plum Pt / Woods Pt area
2C	Hearthstone Campground
2D	Dunham's Bay
3A	Cannon Pt area
3B	Assembly Pt area
3C	Still Bay
3D	Harris Bay
3E	Sandy Bay
3F	Warner Bay
3G	Assembly Point Channel
4A	Long Island West
4B	Long Island East
4C	Elizabeth Island
5A	Rush Island area
5B	Whipple Island area
5C	Boon Bay
5D	Echo Bay
6A	Cotton Point area
6B	Pilot Knob area
6C	Basin Bay
6D	Andrews Bay
7A	Clay Island - Dome Island
7B	Watch Point area
7C	Huddle Bay
8A	Northwest Bay, west side
8B	Northwest Bay, east side (Tongue Mt)
8C	Sawmill Bay
8D	Shelving Rock Bay
8E	Log Bay
8F	Huckleberry Island
8G	Bolton Bay & east of Green Island
9A	Narrows, west side
9B	Narrows, east side
9C	14 Mile Island
9D	Red Rock Bay
9E	Glen Island
10A	Dollar Island Group area
10B	Black Mtn Point area
10C	Paradise Bay
10D	Black Mtn Point

11A	Harbor Islands area
11B	Mother Bunch Island area
11C	Harbor Island
11D	Huletts Landing
12A	Sabbath Day / Silver Bay
12B	Bluff Head area
12C	Werner's Bay
12D	Bass Bay
13A	Pardo Point area
13B	Mallory Island area
13C	Arcady Bay
13D	Hague Bay
13E	Gull Bay
14A	Waltonian Islands area
14B	Rock Bro's Is / Brown's Pt
15A	Friend's Pt / Roger's Rock
15B	Brown's Pt / Weed's Bay
15C	Blairs Bay
16A	Ticonderoga area, west side
16B	Ticonderoga area, east side
16C	Heart Bay
16D	Mossy Point
16E	North of natural dam





Lake George Park Commission

APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

ADDENDUM B - Vessel Description

This is a supplement and attachment to applications for the operation of Tour Boats on Lake George

VESSEL DESCRIPTION (use Addendum B for additional vessels)	
Name of Vessel	NYS Registration # NY 4564 MM
Type of vessel 28' Sea Ray SLX	PV # 5105
Capacity 12 passengers	Type of propulsion I/O
Maximum Speed 45	Length: 28' Beam Width: 9'
Insurance Carrier Evolution Insurance Brokers (Pending)	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	
Name of Vessel	NYS Registration #
Type of vessel	PV #
Capacity _____ passengers	Type of propulsion
Maximum Speed	Length: _____ Beam Width: _____
Insurance Carrier	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	
Name of Vessel	NYS Registration #
Type of vessel	PV #
Capacity _____ passengers	Type of propulsion
Maximum Speed	Length: _____ Beam Width: _____
Insurance Carrier	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	



Certificate of Inspection



Registration or
Official Number
NY4564MM

VesselName

Type of Operation
Passenger

Name and Address of Owner

Vessel Make

Hull Identification Number

Year Built

Carol McIntosh

Sea Ray

SERV2377K516

2016

72 Mohican Heights,

Hull Material

Length in feet:

PO Box 1431

Fiberglass

28

Bolton Landing NY 12814

Type of Propulsion

Number Of Engines

Type of Fuel

Date Last Inspected

Inboard

1

Gasoline

6/11/2018

When in operation this vessel must carry at a minimum the following safety equipment:

Adult Life Jackets

12

Portable B-I Fire Extinguishers

2

Child Life Jackets

2

Fixed Fire Extinguisher

Yes

Throwable PFD

2

Visual Distress Signals

Yes

In addition to the required safety equipment this vessel must carry:

Remarks, Endorsements, Exceptions or Additional Requirements that shall apply to this vessel.

Crewing Requirements

Licensed Personnel

When in operation this vessel must be manned by the following licensed operators:

Joint Pilot & Engineer

Crew

When required this vessel must carry up to 0 crew persons. See Remarks below.

Passengers

When in operation this vessel may carry up to 11 passengers

Total Persons on Board

At no time shall this vessel carry more than a total of 12 person on board.

The above vessel, having been inspected on 6/11/2018 is certified by the undersigned marine inspector to be in compliance with the provisions of the New York State Navigation Law and is approved for use as a public vessel upon the waters of the State of New York. This certificate expires on 6/25/2019


Christopher Fallon, Director


Kristen Johnston Marine Inspector



Lake George Park Commission



APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

ADDENDUM A - Tour Boat Pickup Facility Agreement

This is a supplement and attachment to applications for the operation of Tour Boats on Lake George

This is to certify that George J. Pasternak (name of facility owner) agrees that
customers of ADK Boat Tours (name of tour boat owner/company)
may utilize the ☒ dock ☐ launch at my facility Flamingo Resort on Lk. George as
(name of facility)

well as the attendant services necessary, including parking, restrooms and garbage disposal,
as needed, to access the boat.

George J. Pasternak
Facility Owner/Operator/Municipality CEO

5/10/19
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">ADK Boat Tours</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">Pick-up and discharge only of Passengers from Flamingo Resort on Lk. George</div>			
Brief Description of Proposed Action: <div style="font-size: 2em; font-family: cursive; text-align: center;">SEE ATTACHED</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Carol McIntosh</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">716-984-4926</div>	
Address: <div style="font-size: 1.2em; font-family: cursive;">P.O. Box 1431</div>		E-Mail: <div style="font-size: 1.2em; font-family: cursive;">CarolMcIntosh27@gmail.com</div>	
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Bolton Landing, NY 12814</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12814</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/>
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO <input type="checkbox"/>
If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; font-family: cursive;">N/A</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">N/A</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; font-family: cursive;">N/A</div> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: <u>LAKE GEORGE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: <u>5-6-19</u>		
Signature: <u>Carol M. Stibel</u> Title: <u>Applicant</u>		

Joe Thouin

From: apa.sm.Referrals <Referrals@apa.ny.gov>
Sent: Wednesday, May 8, 2019 11:39 AM
To: Joe Thouin
Subject: RE: McIntosh SPT, Bolton

Thank you for providing information regarding this proposal. The Agency has reviewed the material and determined that it will take no further action at this time.

Please feel free to contact me with any questions you may have.

Devan Korn

Environmental Program Specialist 1

NYS Adirondack Park Agency

PO Box 99
1133 NYS Route 86
Ray Brook, NY 12977

(518) 891-4050 | Fax: (518) 891-3938 | devan.korn@apa.ny.gov
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From: Joe Thouin <Joe@lgpc.state.ny.us>
Sent: Monday, May 06, 2019 3:21 PM
To: wlender@lakegeorgeassociation.org; 'Chris Navitsky' <cnavitsky@lakegeorgewaterkeeper.org>; apa.sm.Referrals <Referrals@apa.ny.gov>; dec.sm.DEP.R5 <DEP.R5@dec.ny.gov>; Bolton Planning Administrator <planning@town.bolton.ny.us>
Subject: NAR: McIntosh SPT, Bolton

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear folks,

Please find attached a notice of availability for review for operation of a new Tour Boat. The vessel is a 28' Sea Ray proposed for sightseeing and tubing. The applicant proposes to berth at their residential dock at the Sagamore Resort, and operate (pick-up passengers) from the Flamingo Resort. The Flamingo Resort is a Class A Marina authorized for charter vessels – no expansion of authorized services is proposed at the Flamingo.

Please let me know if you have any concerns or related jurisdiction.

Best regards as always,

Joe Thouin

From: Bolton Planning Administrator <planning@town.bolton.ny.us>
Sent: Wednesday, May 8, 2019 8:41 AM
To: ep_aide; contact@flamingoresort.net; 'carol mcintosh'
Cc: Joe Thouin; Molly; 'Mike Muller'; 'Susan Wilson'
Subject: RE: Flamingo marina permit update

Hi all:

I have reviewed our records and find that on May 23, 1996 the Town of Bolton Planning Board approved a site plan review for a charter fishing service at the Flamingo Resort with the condition that no activity relative to the charter fishing service shall begin prior to 7:00 am each morning. I have determined that boat tours fall within the category of charter service and therefore no additional approvals are required from the Town for the McIntosh tour boat to operate from this facility provided the condition of PB approval is adhered to. It is understood that when the McIntosh tour boat is docked at their Green Island site, to tours will be conducted.

Should anyone have any questions, please do not hesitate to contact this office.

Pamela Kenyon

Zoning Administrator
Town of Bolton
Phone: 518-644-2893
Fax: 518-644-2476
planning@town.bolton.ny.us

From: ep_aide [mailto:ep_aide@lgpc.state.ny.us]
Sent: Wednesday, May 08, 2019 8:12 AM
To: contact@flamingoresort.net
Cc: Pam Kenyon (planning@town.bolton.ny.us); Joe Thouin; Molly
Subject: Flamingo marina permit update

Good afternoon! Your marina permit has been updated to show up to 5 charter boats. Have a great day!

Thanks!

Connie Harris
Environmental Permits Program Aide

Lake George Park Commission
PO Box 749, 75 Fort George Rd, Lake George, NY 12845
(518) 668-9347 | fax (518) 668-5001 | ep_aide@lgpc.state.ny.us
www.lgpc.ny.gov