

LAKE GEORGE PARK COMMISSION

PROJECT SYNOPSIS

Meeting Date May 28, 2019

Applicant Madison Finley	Facility Finley Class B Marina	Parcel 200.10-1-10 Bolton
Application # 5220-14-19 M1 MAJOR	Lakefront 174 feet 2 straight, T, L, U, F or 1 E docks & 2 moorings	Location 25 Cotton Point Rd Basin Bay
Date Received 05/03/2019	SEQR type Unlisted Action	Comment period ends 05/18/2019

Project

Operate a Class A Marina offering up to 2 seasonal berthing spaces

Background

The applicant, Madison Finley, has applied for a Class A Marina permit to allow berthing for up to two vessels. The property has 174' lakefront, which according to Commission regulations may support up to two docks and two moorings. The lakefront is presently improved with 2 straight piers and a mooring. The facility is recognized as a Class B Marina.

The application materials indicate the subject property is compliant with Class A Marina requirements for parking, garbage receptacles, and restroom facilities. The existing wastewater system has been evaluated by Hutchins Engineering, and is sized appropriately to accommodate the potential increased flow.

The property is located on Cotton Point Road on the shores of Basin Bay. According to the 2015 Recreation Study, Basin Bay exceeds optimal carrying capacity for vessels underway with 42 vessels observed moving in a 175 acre boating area (4.2 acres/vessel). Optimal boating density is known to range between 6 to 13 acres per vessel. Basin Bay, aside from having boats underway, has also become a popular anchorage location. The 2015 Recreation Study noted an increase in anchored vessels, with a maximum of 55 observed at one time. The maximum boats observed in the bay during the 2005 and 2015 Recreation Studies were 34 and 84, respectively. The addition of another vessel potentially underway in Basin Bay, as represented by the subject application, would increase boat density to roughly 4.1 acres/vessel. The vehicle traffic associated with the marina, which represents an estimated maximum increase of two car trips per day (ingress/egress), represents an insignificant increase to existing daily traffic on 9N (Average Daily Traffic is 5261 per NYSDOT).

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.

FINDINGS FOR MARINAS, DOCKS, MOORINGS APPLS

The Commission must make findings under provision 6NYCRR 646-1.6(a):

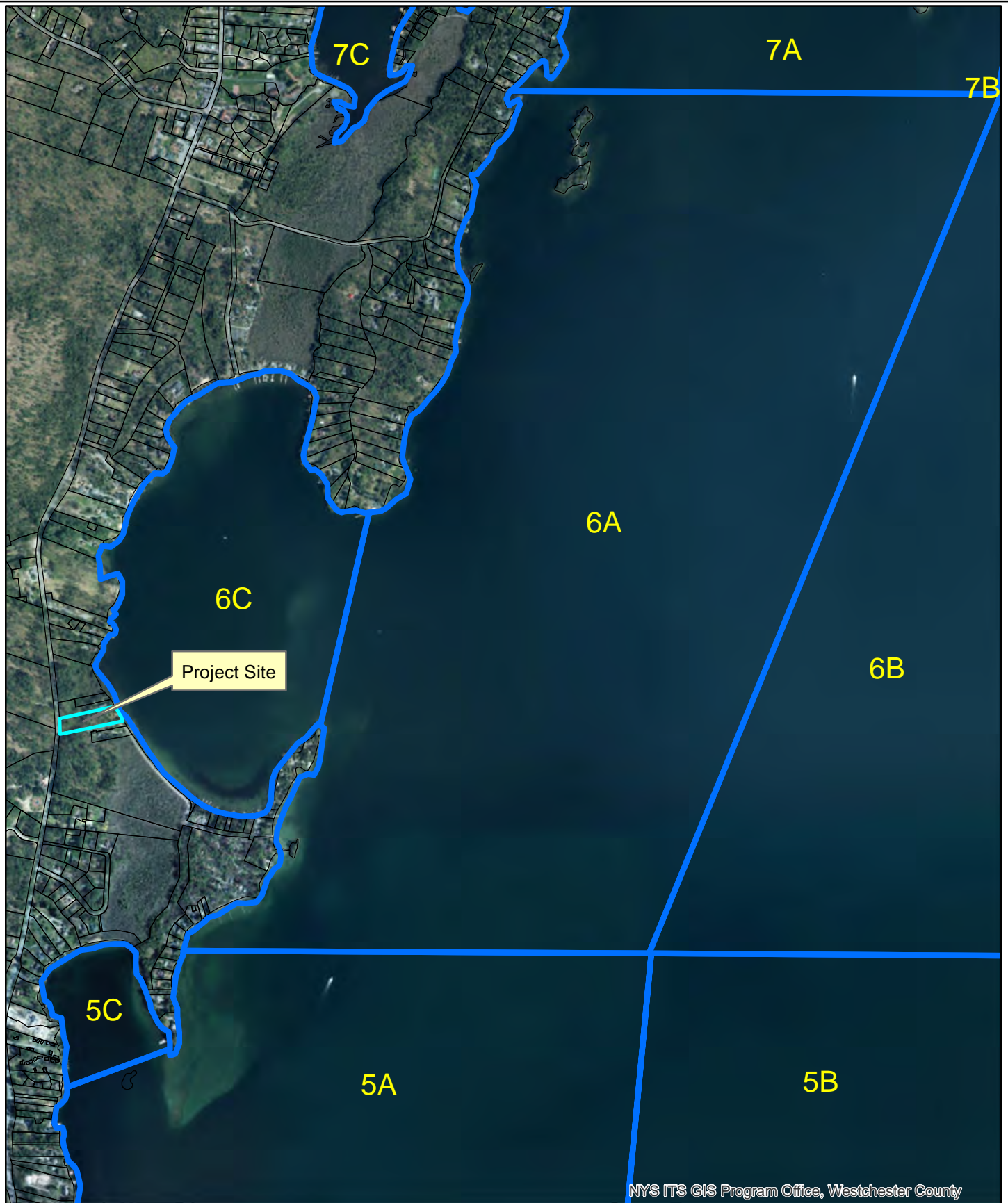
"Prior to granting any permit relative to a dock, wharf, mooring or marina, the Commission shall ascertain the probable effect of the

Date prepared May 15, 2019

LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS

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proposed facility and the operation thereof on the health, safety and welfare of the public and on the resources of the Park. The Commission shall also ascertain the impact of the proposed facility upon the congestion of Lake George and the probable visual, cultural and audible effects of the proposed facility on the neighborhood in which the facility is proposed and on the Park. Where the Commission determines that the facility will have an undue impact upon the health, safety, or welfare of the public or the resources of the park, lead to overcrowding or congestion, or cause undue visual, cultural or audible impacts on the neighborhood or the Park, a permit shall be denied."



NYS ITS GIS Program Office, Westchester County

0 1,650 3,300
Feet

1" = 1389 feet

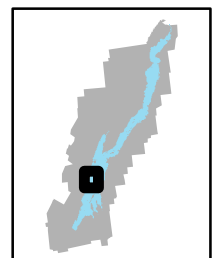


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The data is deemed reliable but not guaranteed.

Lands of Finley
25 Cotton Point Road
TM# 200.10-1-10
Town of Bolton

Air Photo ca. 2018





NYS ITS GIS Program Office, Westchester County

0 200 400
Feet

1" = 167 feet

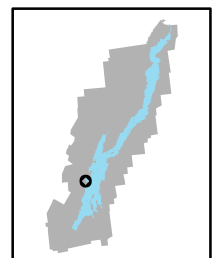


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Lands of Finley
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TM# 200.10-1-10
Town of Bolton

Air Photo ca. 2018





NYS ITS GIS Program Office, Westchester County

0 60 120
Feet

1" = 50 feet

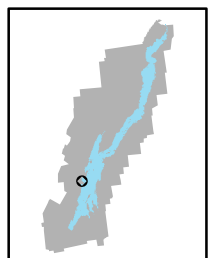


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Lands of Finley
25 Cotton Point Road
TM# 200.10-1-10
Town of Bolton

Air Photo ca. 2018



LAKE GEORGE PARK COMMISSION FILE REVIEW

Date: October 24, 2018
Owner: Madison Finley
Facility: Finley Class B Marina
Account #: 3238
Linear Ft: 75.50

Assoc. Slips: 0

Town: Bolton
Parcel #: 200.10-1-10
Old #: 8-2-24
Lakefront: 174.00 **Adjusted:**
Address: 25 Cotton Point Rd

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

2 Dock(s) 1 Mooring(s)

Notes: One residential dock and mooring, one commercial dock at 75.5 linear feet. Mooring must have Floating Object permit to be utilized beyond 100' from shore.

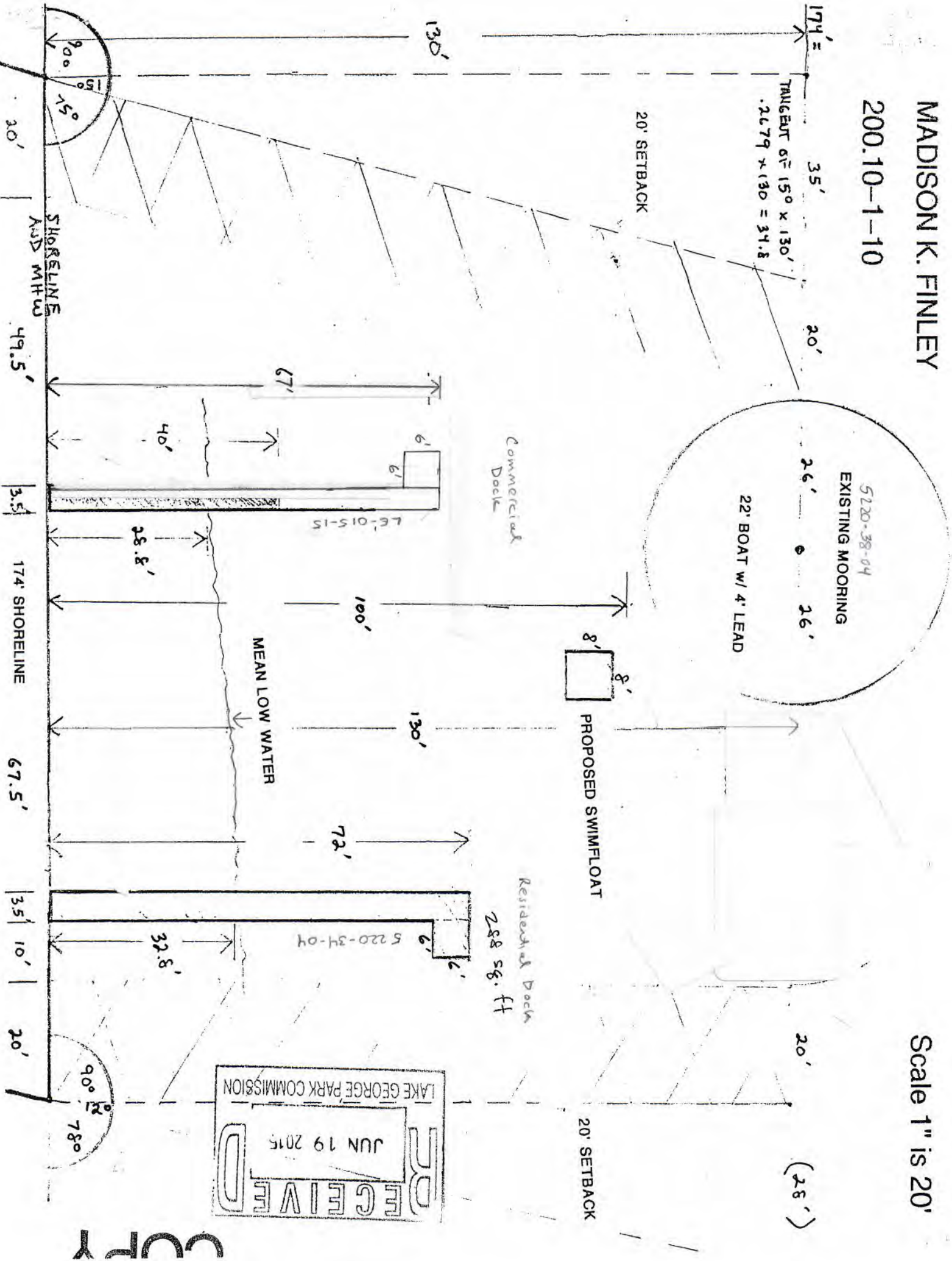
#	D or M	length	width	shape	boat house	closed or open	articulating?	permit or reg#	supercedes
1	D	67.00	10.00	L	N		.F.	LE-015-15	5220-34-04
2	D	72.00	10.00	L	N		.F.	5220-34-04	
1	M	0.00	0.00				.F.	5220-38-04	

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.

MADISON K. FINLEY

200.10-1-10

Scale 1" is 20'



RECEIVED
JUN 19 2015
LAKE GEORGE PARK COMMISSION

FINLEY
NORTH DOCK
6/19/15

SCALE
1" = 8'
(1 square = 2')

LOCATION:
25 COTTON PT. RD.
TOWN OF BOLTON

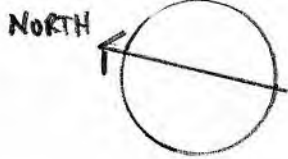
FULL DETAILS OF
174' SHORELINE
SHOWN ON EXISTING
DIAGRAMS FILED
WITH ORIGINAL
PERMIT, 2005

LANDS OF MADISON
AND DENISE FINLEY

94' TO MASHUTA DOCK

PRIOR APPROVED
LOCATION

PROPOSED
LOCATION



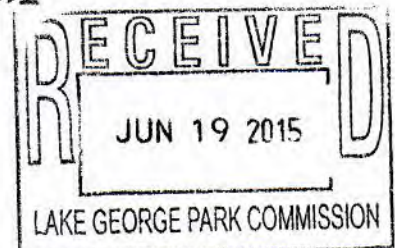
DOCK WAS
CONSTRUCTED
ONE FOOT
SHORTER THAN
APPROVED IN
2005

67'

56' TO SOUTH DOCK
OF FINLEY

5
STEPS
EA 6"
4'

LADDER
17" WIDE



Consent Order #LE-015-15
page 3 of 3
Parcel 200.10-1-10, Bolton
Owner: Madison Finley

81' TO PROPERTY LINE
LANDS OF MASHUTA

11 1/2'

89 1/2' TO PROPERTY LINE
LANDS OF FINLEY
AND FINLEY TRUST



STATE OF NEW YORK
LAKE GEORGE PARK COMMISSION

PO Box 749, 75 Fort George Rd
Lake George NY 12845
tel (518) 668-9347 fax (518) 668-5001
www.lgpc.state.ny.us info@lgpc.state.ny.us

Bruce E. Young
Chair

Michael P. White
Executive Director

September 30, 2004

Madison Finley
69 Poplar Ave
Pine Plains, NY 12567

Registration # 5220-36-04
Parcel # 200.10-1-10, Town of Bolton

CLASS B MARINA REGISTRATION ACKNOWLEDGEMENT

Dear Mr. Finley:

This is to acknowledge the receipt of your Class B Marina registration for the above property. A copy of the registration form will be kept on file at the Park Commission office. A copy of this letter and the registration form should be kept at the facility and made available upon request by Commission staff.

Pursuant to 6NYCRR 645-2.1, certain responsibilities are assumed by the owner of a Class B Marina. Annual wharf and mooring registration fees are calculated on the commercial fee scale. These fees are \$3.75/useable linear foot of the total dock complex. You may be contacted by Roger Smith of this office if a fee determination is required.

As the operator of a Class B Marina you are required to provide certain services to your customers. The regulations regarding the operation of a Class B Marina are as follows:

Section 646-1.3 Class B Marinas. In addition to the requirements of other sections of this Subpart, Class B marinas located on the waters of Lake George shall comply with the following:

(a) General requirements. The owner of any dock, wharf or mooring used as a Class B marina shall register the same with the Commission on such forms as the Commission may prescribe.

(b) Specific requirements. No Class B marina shall be operated without providing the following:

(1) a restroom, including a toilet, for use by customers, which shall be available at all times from May 1 to October 31 of each year;

(2) one on-site parking space or suitable off-site parking for each vessel berthed;

(3) adequate garbage and debris disposal facilities, which must be properly maintained;
and

(4) adequate facilities, or proven access to such facilities, for the disposal of sanitary waste from vessels and waste from portable marine toilets in accordance with the requirements of Section 646-1.2 (b) (7) of this Subpart, or vessels with such facilities shall be prohibited at the facility. Written proof of access to disposal facilities for the period of annual registration shall be required. Off-site facilities must be located within a reasonable distance from the site of the Class B marina.

(c) The failure to register a Class B marina or the failure to provide the services required by paragraph (b) of this section shall be a violation of this Subpart.

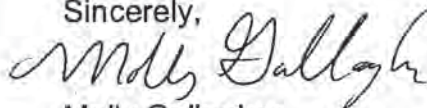
(d) Upon receipt of a complaint regarding a Class B marina from any nearby property owner or at the request of any municipality wherein such use is located, the commission shall, or upon its own initiative may, undertake a review of the availability and adequacy of the services required to be provided by the owner pursuant to this section.

(e) Following investigation by the Commission, the Commission shall render a report concerning the findings of its investigation to the complainant and the owner of the facility. Such a report shall include a finding whether the facility is in compliance with the requirements of this section. If the Commission determines that the facility is not in compliance with the requirements of this section, or that the facility unreasonably impacts the resources of the Park, navigation, or the character of the neighborhood, the Commission may include within its report an order requiring the owner to bring the facility into compliance within a stated time period, or to cease such commercial use, or imposing upon the owner reasonable restrictions to abate any condition which the Commission finds objectionable under this section.

(f) Upon receipt of such an order, the owner may either comply with the same, or request a hearing in accordance with the procedure specified in section 645-5.10 (c) of this Title, which shall be held and determined in accordance with subdivisions (d) and (e) of such section.

Please review these requirements carefully. Any failure to comply with these provisions may be treated as a violation. The registration of a Class B Marina is subject to review by the Commission at anytime. If there are any questions, please feel free to write or call me at this office.

Sincerely,



Molly Gallagher
Deputy Permit Administrator

cc: Law Enforcement
Town of Bolton

Description and Trends for Basin Bay

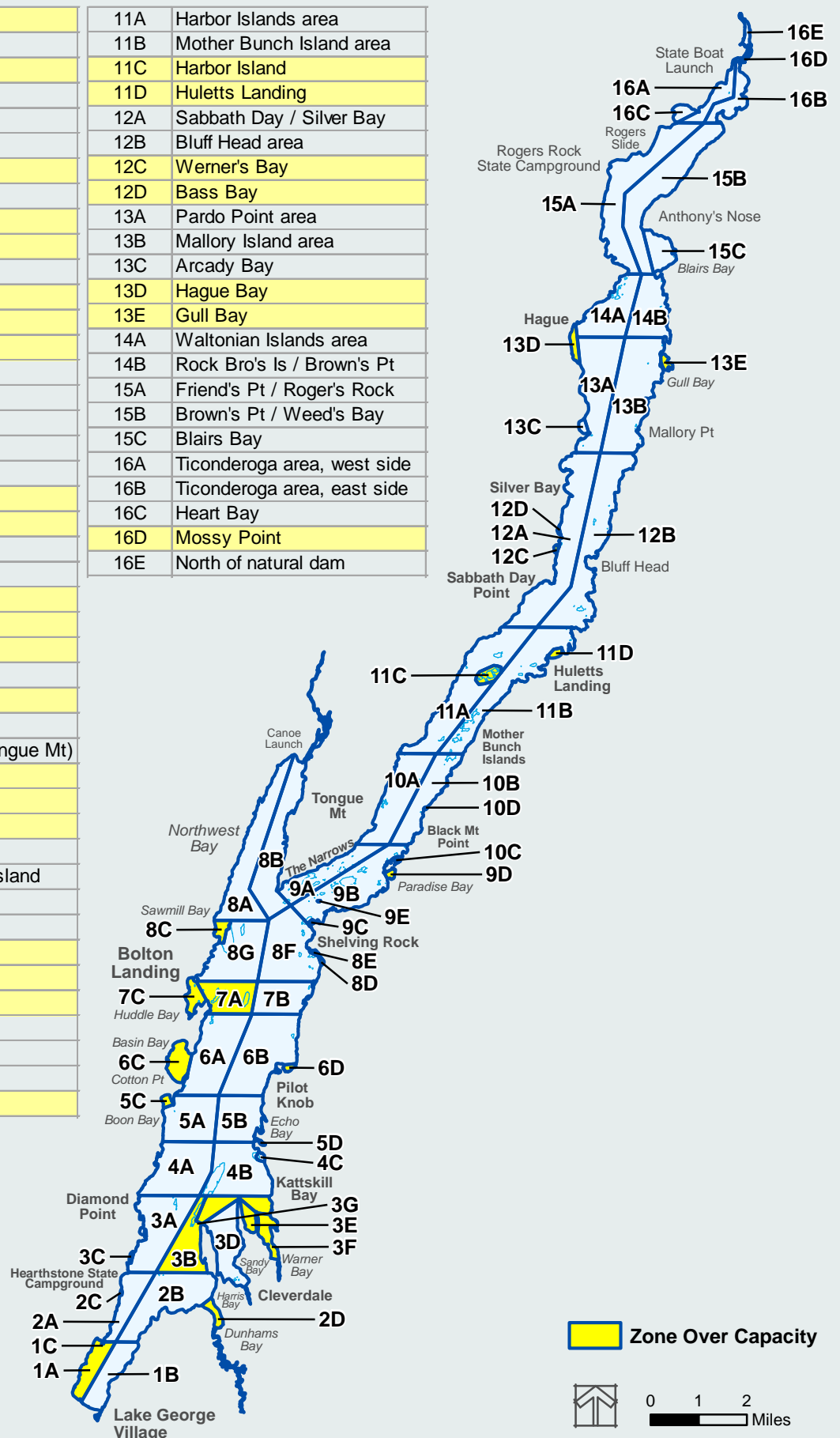
Basin Bay is primarily residential. The south corner of the bay contains an important wetland complex that connects Basin Bay with Boon Bay to the south. The natural lake bottom is sandy and largely free of aquatic plants making it conducive for swimming. This area is attracting an increasing number of boats that are anchoring and rafting together. The lake assessment survey indicated a marked increase in boat traffic from 2005 to 2015, which in 2005 exceeded the 6 acres per boat capacity. Increasing numbers suggest the congestion is increasing, since in 2005 the maximum total was 34 boats, and in 2015, there were 84 total boats, with 43 occupying the usable lake area.



Location	Bay Analysis for Basin Bay							
Zone	6C represents the area from Cotton Point in the south to Fish Point in the north							
Environmental Factors	Cotton Point Wetland Unnamed Brook							
Surface Use Factors	Spar buoys entering bay; 66 feet maximum depth with shoals and shallows along the shoreline							
Shoreline Features	Public Areas				Commercial			
	None				3 Resorts/1 Restaurant			
Land Use	Residential		Commercial			Parklands/Open Space		
	70%		20%			10%		
Enforcement Issues	Tickets		Warnings		Complaints		Calls	
	2005	2015	2005	2015	2005	2015	2005	2015
	0	0	46	37	10	3	4	1
Special Concern Areas	Popular anchoring areas particularly in the south bay adjacent to the wetland Asian clam site in management in south corner of bay							
Boat Density (Boatable area and boat density by 2005 criteria)	Lake Surface Area in Acres	Maximum Boats Observed			Observed Acres per Boat			
		2005	2015		2005		2015	
	174	34	84		5		2	

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



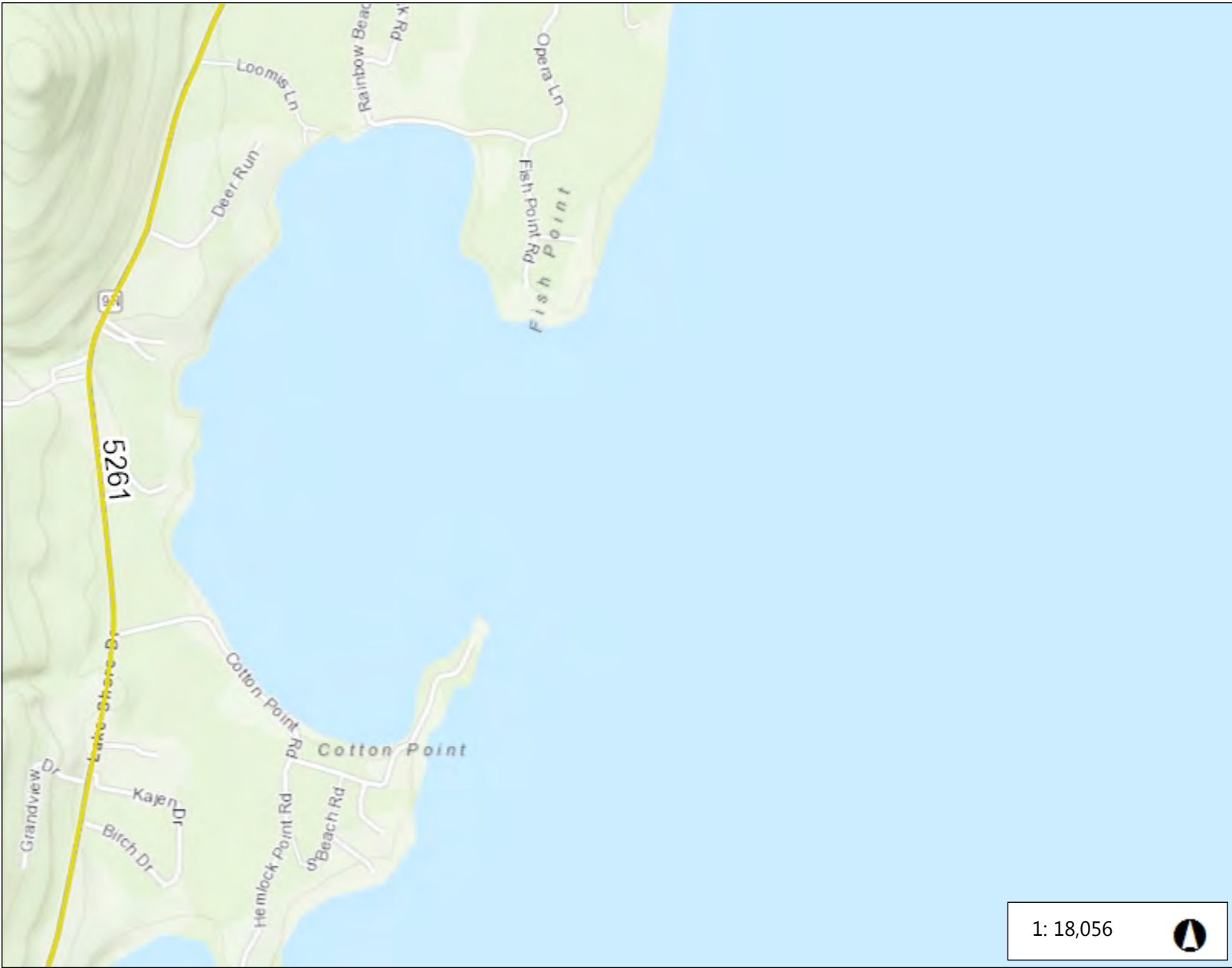
Lake George 2015 Recreation Study Lake Zones Map

LA Group
Lake George Recreation Survey 2015
977 Lake George Boaters, Dock Owners Recreation Visitors

Where, if anywhere, did you feel there was boat congestion on the Lake? (Check all that apply).																		
		Use of Lake George			Gender		Age				Association with Lake George			Home Community				
	Total	Dock	Boat	Recreation	Male	Female	Under 40	40 to 49	50 to 64	65 and older	Year-round resident	Seasonal visitor	Visitor/Day-user	Rural	Under 5,000 people	5,000 to 24,999 people	25,000 to 99,999 people	Over 100,000 people
1A: LG Village, east side	15%	13%	14%	15%	14%	18%	25%	11%	15%	14%	19%	13%	15%	17%	14%	15%	12%	15%
1B: LG Village, west side	19%	19%	18%	21%	18%	21%	21%	13%	19%	20%	24%	17%	17%	19%	18%	18%	19%	24%
1C: Tea Island Channel	4%	4%	4%	5%	4%	4%	2%	1%	4%	6%	7%	4%	1%	4%	5%	4%	0%	7%
2A: Hearthstone Point	3%	2%	3%	2%	2%	3%	1%	3%	3%	2%	5%	2%	2%	2%	5%	2%	0%	3%
2B: Plum Pt / Woods Pt area	2%	2%	2%	1%	2%	2%	2%	1%	2%	2%	3%	1%	1%	1%	4%	1%	2%	2%
2D: Dunham's Bay	6%	8%	6%	5%	5%	6%	6%	1%	5%	8%	9%	5%	4%	6%	5%	5%	5%	5%
3A: Cannon Pt area	2%	2%	2%	2%	1%	3%	3%	3%	2%	1%	2%	1%	3%	1%	4%	1%	1%	4%
3B: Assembly Pt area	6%	7%	6%	7%	5%	9%	11%	7%	6%	4%	9%	6%	4%	5%	6%	8%	3%	5%
3C: Still Bay	1%	1%	1%	0%	1%	1%	1%	0%	1%	1%	2%	0%	0%	0%	3%	1%	0%	0%
3D: Harris Bay	6%	10%	6%	6%	6%	7%	4%	3%	7%	8%	10%	6%	4%	6%	11%	5%	3%	5%
3E: Sandy Bay	14%	20%	15%	14%	13%	18%	13%	15%	14%	14%	22%	13%	8%	13%	17%	15%	14%	10%
3F: Warner Bay	4%	7%	4%	4%	4%	4%	2%	3%	5%	4%	9%	2%	2%	3%	8%	3%	2%	4%
3G: Assembly Pt Channel	7%	11%	7%	5%	7%	8%	7%	1%	7%	9%	10%	7%	3%	7%	7%	8%	5%	5%
4A: Hayden Point area	1%	1%	1%	1%	0%	2%	2%	1%	1%	1%	1%	1%	0%	0%	1%	1%	0%	2%
4B: Long Is / Van Warmer Bay	4%	5%	4%	4%	4%	5%	5%	7%	4%	2%	6%	3%	4%	5%	4%	3%	5%	7%
4C: Elizabeth Is Channel	1%	2%	1%	2%	1%	2%	0%	0%	1%	2%	1%	2%	0%	1%	2%	1%	0%	2%
5A: Rush Island area	1%	1%	1%	1%	1%	2%	2%	1%	1%	1%	1%	1%	0%	0%	2%	1%	1%	2%
5B: Whipple Island area	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	0%	1%	0%	0%	1%	1%	0%	2%
5C: Boon Bay	2%	3%	2%	2%	2%	1%	1%	2%	2%	2%	3%	2%	0%	2%	2%	1%	1%	3%
5D: Echo Bay	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	1%	2%	0%	0%	1%
6A: Cotton Point area	3%	6%	3%	4%	3%	2%	3%	3%	3%	3%	4%	4%	0%	2%	2%	3%	5%	3%
6B: Pilot Knob area	5%	8%	5%	6%	5%	4%	5%	3%	6%	5%	7%	5%	2%	6%	5%	6%	1%	5%
6C: Basin Bay	9%	15%	9%	8%	10%	6%	7%	6%	11%	8%	16%	9%	2%	8%	13%	7%	12%	5%
6D: Andrews Bay	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%	1%	0%	0%
7A: Clay - Dome Islands	4%	5%	5%	5%	5%	3%	5%	6%	4%	3%	4%	4%	4%	5%	4%	4%	2%	4%
7B: Watch Point area	2%	2%	2%	2%	2%	1%	2%	3%	2%	1%	2%	2%	2%	1%	2%	3%	0%	2%
7C: Huddle Bay	5%	7%	5%	7%	5%	5%	4%	3%	5%	7%	6%	5%	4%	4%	8%	5%	4%	4%
8A: NW Bay - West side	2%	2%	1%	2%	1%	2%	1%	0%	2%	2%	2%	1%	1%	3%	1%	1%	2%	0%
8B: NW Bay - East side (Tongue)	2%	2%	1%	2%	1%	2%	1%	1%	2%	2%	2%	2%	1%	3%	0%	1%	0%	4%
8C: Sawmill Bay	2%	3%	3%	2%	3%	2%	6%	3%	2%	2%	4%	2%	1%	3%	2%	2%	1%	4%
8D: Shelving Rock Bay	8%	11%	9%	9%	7%	11%	11%	6%	8%	9%	14%	7%	6%	9%	10%	8%	4%	10%
8E: Log Bay	20%	25%	21%	20%	19%	22%	21%	20%	17%	22%	28%	18%	13%	22%	21%	20%	15%	16%
8F: Huckleberry Is. area	3%	4%	3%	2%	3%	2%	4%	4%	3%	1%	3%	4%	1%	2%	2%	4%	2%	2%
8G: Bolton Bay & E of Grn. Is.	10%	12%	10%	10%	10%	10%	10%	10%	10%	10%	8%	12%	7%	12%	7%	11%	9%	10%
9A: Narrows - west side	5%	5%	5%	5%	4%	5%	6%	3%	5%	4%	4%	5%	4%	7%	3%	4%	4%	5%
9B: Narrows - east side	8%	8%	8%	9%	8%	8%	8%	8%	8%	8%	11%	7%	7%	9%	8%	9%	5%	8%
9C: 14 Mile Island Channel	2%	3%	2%	3%	2%	2%	5%	0%	2%	3%	3%	2%	2%	2%	2%	3%	1%	2%
9D: Red Rock Bay	5%	6%	6%	4%	6%	5%	3%	3%	7%	5%	8%	5%	4%	6%	8%	5%	2%	5%
9E: Glen Island	6%	7%	6%	5%	6%	5%	7%	4%	5%	7%	7%	6%	4%	7%	9%	4%	5%	4%
9F: Paradise Bay	8%	11%	8%	7%	8%	6%	4%	4%	7%	12%	9%	9%	4%	7%	10%	8%	5%	8%
10A: Dollar Island Group area	1%	1%	1%	1%	1%	1%	3%	1%	1%	1%	2%	1%	1%	1%	1%	1%	2%	0%
10B: Black Mtn Point area	2%	2%	2%	3%	2%	2%	4%	2%	2%	2%	4%	2%	2%	2%	4%	2%	2%	1%
10D: Black Mtn Point	2%	1%	2%	2%	2%	2%	3%	1%	2%	2%	2%	2%	1%	2%	3%	2%	1%	0%
11A: Harbor Islands area	0%	1%	0%	0%	0%	0%	2%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%
11B: Mother Bunch Island area	2%	2%	2%	2%	2%	3%	2%	1%	2%	2%	2%	2%	2%	2%	4%	1%	2%	5%
11C: Harbor Island	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%
11D: Hulett's Landing	1%	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	0%	1%	2%	0%	1%	0%

LA Group
Lake George Recreation Survey 2015
977 Lake George Boaters, Dock Owners Recreation Visitors

12A: Sabbath Day / Silver Bay	1%	1%	1%	1%	0%	2%	0%	1%	1%	1%	0%	1%	0%	1%	1%	0%	1%	3%
12B: Bluff Head area	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%
12C: Werner's Bay	1%	2%	1%	1%	1%	1%	1%	0%	1%	2%	0%	2%	1%	0%	1%	2%	2%	0%
12D: Bass Bay	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
13A: Pardo Point area	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
13B: Mallory Island area	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
13D: Arcady Bay	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	2%	0%
13E: Hague Bay	2%	3%	2%	2%	2%	1%	2%	1%	1%	3%	1%	3%	0%	1%	2%	2%	2%	1%
13F: Gull Bay	0%	1%	0%	1%	1%	0%	0%	0%	1%	0%	1%	0%	0%	1%	1%	1%	0%	0%
14A: Walltonian Islands area	2%	2%	2%	2%	1%	2%	2%	2%	2%	1%	1%	2%	1%	2%	2%	1%	1%	3%
14B: Rock Bro's Is / Brown's Pt	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
15A: Friend's Pt / Roger's Rock	1%	2%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	1%	1%	0%
15B: Brown's Pt / Weed's Bay	1%	2%	1%	1%	1%	1%	2%	0%	1%	0%	0%	1%	0%	1%	0%	1%	1%	1%
15C: Blairs Bay	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%
16A: Ticonderoga area - West side	1%	2%	1%	0%	1%	1%	2%	0%	1%	2%	2%	1%	0%	2%	1%	1%	1%	2%
16B: Ticonderoga area - East side	1%	3%	1%	1%	1%	1%	1%	0%	1%	2%	2%	1%	0%	2%	2%	1%	1%	2%
16C: Heart Bay	0%	1%	0%	0%	1%	0%	1%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%
16D: Mossy Point	1%	2%	1%	0%	1%	0%	1%	1%	1%	1%	3%	0%	0%	2%	1%	0%	0%	0%
16E: N. of natural dam	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Did not feel there was boat congestion on the Lake	35%	24%	35%	37%	37%	30%	31%	35%	36%	36%	24%	35%	48%	37%	29%	37%	35%	35%
Did you change your plans or modify your behavior in any of the following ways because of problems you experienced on your recent visit to Lake George? (Check all that apply).																		
		Use of Lake George			Gender		Age				Association with Lake George			Home Community				
	Total	Dock	Boat	Recreation	Male	Female	Under 40	40 to 49	50 to 64	65 and older	Year-round resident	Seasonal visitor	Visitor/Day-user	Rural	Under 5,000 people	5,000 to 24,999 people	25,000 to 99,999 people	Over 100,000 people
Boated earlier or later in the day	29%	34%	29%	30%	27%	36%	21%	32%	31%	28%	37%	28%	23%	26%	36%	26%	31%	32%
Boated more often earlier or later in the season	17%	20%	17%	15%	16%	18%	12%	15%	19%	15%	31%	12%	13%	21%	20%	15%	18%	8%
Boated more on weekdays than weekends or holidays	40%	49%	40%	42%	36%	49%	30%	25%	38%	53%	55%	37%	28%	42%	51%	35%	36%	36%
Boated other areas of the lake than where I prefer	11%	10%	11%	14%	10%	13%	23%	11%	11%	7%	11%	11%	11%	9%	10%	10%	16%	13%
Canceled certain boating activities (e.g., water-skiing)	9%	15%	9%	12%	8%	12%	20%	11%	9%	5%	11%	11%	4%	6%	12%	8%	11%	12%
Boated on other water bodies	5%	2%	5%	6%	5%	3%	8%	5%	5%	3%	6%	3%	8%	6%	6%	5%	2%	1%
None of the above	44%	40%	44%	43%	47%	36%	46%	51%	43%	41%	27%	49%	50%	41%	33%	48%	45%	48%
Are you aware of the special Rules and Regulations on Lake George for governing speed, engine noise, anchoring, PWC use, parasailing, etc.?																		
		Use of Lake George			Gender		Age				Association with Lake George			Home Community				
	Total	Dock	Boat	Recreation	Male	Female	Under 40	40 to 49	50 to 64	65 and older	Year-round resident	Seasonal visitor	Visitor/Day-user	Rural	Under 5,000 people	5,000 to 24,999 people	25,000 to 99,999 people	Over 100,000 people
Yes	88%	92%	88%	88%	88%	88%	80%	88%	89%	91%	93%	89%	81%	91%	89%	88%	83%	91%
No	12%	8%	12%	12%	12%	12%	20%	12%	11%	9%	7%	11%	19%	9%	11%	12%	17%	9%



1: 18,056



0.6 0 0.28 0.6 Miles

- Legend
- Average Daily Traffic
- 1 - 1500
 - 1501 - 4000
 - 4001 - 10000
 - 10001 - 25000
 - 25001 - 75000
 - 75001 - 300000
 - No Data

Notes

Please enter the notes



Property Description Report For: 25 Cotton Point Rd, Municipality of Bolton



Status:	Active
Roll Section:	Taxable
Swis:	522000
Tax Map ID #:	200.10-1-10
Property Class:	260 - Seasonal res
Site:	RES 1
In Ag. District:	No
Site Property Class:	260 - Seasonal res
Zoning Code:	-
Neighborhood Code:	00601 - LakeGrge Wtrft
School District:	Bolton
Total Assessment:	2018 - \$1,140,100
Total Acreage/Size:	2.37
Land Assessment:	2018 - \$1,002,000
Full Market Value:	2018 - \$1,252,857
Equalization Rate:	----
Deed Book:	1492
Grid East:	711594
Property Desc:	8.-2-24
Deed Page:	217
Grid North:	1708161

Area

Living Area:	866 sq. ft.	First Story Area:	866 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cottage	Bathrooms (Full - Half):	1 - 0
Bedrooms:	4	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-screen	Porch Area:	272.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Economy
Year Built:	1890		

Owners

Madison K Finley P.O. Box 946 Pine Plains NY 12567	Denise LJ Finley 69 Poplar Ave Pine Plains NY 12567
--	---

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	No central
Fuel Type:	None	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-screen	272.00 sq ft	Economy	Normal	2014
Shed-machine	4 × 6	Economy	Fair	1940

Land Types

Type	Size
Residual	1.57 acres
Waterfront	174 × 200

Special Districts for 2018

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

**Marina Permit Application
Request for Review**

To: Law Enforcement/Patrol
From: Joe Thouin

Date: 05/20/2019

Application # 5220-14-19

Owner MADISON FINLEY

Facility: FINLEY CLASS B

Parcel # 200.10-1-10

Town: BOLTON

Project: Operate a Class A Marina offering up to 2 seasonal berthing spaces

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: 5220-14-19 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: Finley Class A Marina
SEQR Status: Unlisted

Description of Action: Class A Marina Modification offering Two Seasonal Berthing Spaces

Location: Parcel: 200.10-1-10, 25 Cotton Point Road, Bolton

Reasons Supporting This Determination:

The applicant, Madison Finley, has applied for a Class A Marina permit to allow berthing for up to two vessels. The property has 174' lakefront, which according to Commission regulations may support up to two docks and two moorings. The lakefront is presently improved with 2 straight piers and a mooring. The facility is recognized as a Class B Marina.

The application materials indicate the subject property is compliant with Class A Marina requirements for parking, garbage receptacles, and restroom facilities. The existing wastewater system has been evaluated by Hutchins Engineering, and is sized appropriately to accommodate the potential increased flow.

The property is located on Cotton Point Road on the shores of Basin Bay. According to the 2015 Recreation Study, Basin Bay exceeds optimal carrying capacity for vessels underway with 42 vessels observed moving in a 175 acre boating area (4.2 acres/vessel). Optimal boating density is known to range between 6 to 13 acres per vessel. Basin Bay, aside from having boats underway, has also become a popular anchorage location. The 2015 Recreation Study noted an increase in anchored vessels, with a maximum of 55 observed at one time. The maximum boats observed in the bay during the 2005 and 2015 Recreation Studies were 34 and 84, respectively. The addition of another vessel potentially underway in Basin Bay, as represented by the subject application, would increase boat density to roughly 4.1 acres/vessel. The vehicle traffic associated with the marina, which represents an estimated maximum increase of two car trips per day (ingress/egress), represents an insignificant increase to existing daily traffic on 9N (Average Daily Traffic is 5261 per NYSDOT).

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: 5220-14-19 M1

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

Signature of Responsible Officer in Lead Agency

Date

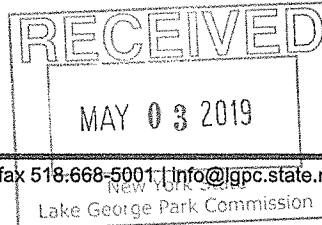
Environmental Analyst

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)



Lake George Park Commission



Application
\$100

Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668-5001 | info@lgpc.state.ny.us www.lgpc.state.ny.us

Lake George Park Commission

APPLICATION FOR PERMIT FOR A CLASS A MARINA

THIS APPLICATION IS FOR THE:

☐ a New Marina (\$100)

☒ Modification to an Existing Marina (\$50)

APPLICATION FEE ENCLOSED: _____ (check or money order only)

1. OWNER ☒ Mr. ☐ Mrs. ☐ Ms. ☐ Dr.

☒ INDIVIDUAL ☐ PARTNERSHIP ☐ ASSOCIATION
☐ CORPORATION ☐ MUNICIPALITY ☐ AGENCY

NAME MADISON K. FINLEY

EMAIL MADISONFINLEY@GMAIL.COM

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL

MAILING ADDRESS PO BOX 946

CITY PINE PLAINS

STATE NY

ZIP CODE 12567

PHONE (518) 398-7376

If other parties have deeded or contractual access to this lakefront, please provide names and mailing addresses of all involved parties on a separate sheet.

2. AGENT ☐ CONTRACT VENDEE ☐ PRESIDENT OR CEO ☐ ATTORNEY ☐ CONSULTANT ☐ CONTACT PERSON

NAME

EMAIL

COMPANY

MAILING ADDRESS

CITY

STATE

ZIP CODE

PHONE

3. FACILITY

NAME OF MARINA MATT AND DENISE FINLEY

WHEN DID MARINA OPERATIONS FIRST BEGIN AT THIS FACILITY? ~~2004~~ 2005

TOWN ☐ TICONDEROGA ☐ DRESDEN
☐ FORT ANN ☐ HAGUE
☐ LAKE GEORGE ☐ PUTNAM
☐ QUEENSBURY ☒ BOLTON

SECTION 200-10

BLOCK 1

LOT 10

STREET 25 COTTON POINT RD.

ZONING RM 1.3

LAKE FRONTAGE _____ feet
according to ☐ Tax Map
☐ Survey (attach copy)

NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY
2 DOCKS 1 MOORINGS (Please fill in a number or 0 for each)

4. PROJECT DESCRIPTION

PROPOSED MARINA ACTIVITIES

SEASONAL USE BY OWNER PLUS RENTAL OF TWO DOCK SLIPS.
THIS APPLICATION IS TO ADD ONE RENTAL SLIP TO AN EXISTING
CLASS B MARINA APPROVED IN 2005.

IS ANY NEW WHARF, MOORING OR BOAT STORAGE BUILDING CONSTRUCTION PLANNED?

☐ Yes ☒ No (If yes, application and plans must be submitted with marina application)

IS THE FACILITY AND ITS ASSOCIATED LAND USES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS?

☒ Yes ☐ No (if no, please explain)

5. MARINA SERVICES

Check the types of services offered or proposed and indicate the number of vessels where applicable.

Service	Number of Vessels	Service
<input checked="" type="checkbox"/> Slip rental*	2	<input type="checkbox"/> Fuel Sales
<input type="checkbox"/> Mooring rental*		<input type="checkbox"/> Pump-out
<input type="checkbox"/> Indoor winter boat storage*		<input type="checkbox"/> Public Boat Launch
<input type="checkbox"/> Outdoor winter boat storage*		<input type="checkbox"/> Private Boat Launch
<input type="checkbox"/> Indoor Quick Launch		<input type="checkbox"/> Boat Sales
<input type="checkbox"/> Outdoor Quick Launch		<input type="checkbox"/> Sale of Marine Products
<input type="checkbox"/> Motorized Boat Rentals **		<input type="checkbox"/> Service/Repair
<input type="checkbox"/> Non-Motorized Boat Rentals **		<input type="checkbox"/> Vessel Towing
<input type="checkbox"/> Personal Watercraft Rental		<input type="checkbox"/> Waterskiing/Tubing
<input type="checkbox"/> Charter Vessels		<input type="checkbox"/> Scuba
Type		<input type="checkbox"/> Parasail -Operator
		<input type="checkbox"/> Instruction/Classes - state type
		<input type="checkbox"/> Tour Boat(s)
		Operator
		Vessel

Additional Details NO BOATS HAVE A HEAD REQUIRING PUMP-OUT.

*Include berths used by customers only. Do not include slips, moorings or winter storage areas used by rental vessels or other vessels owned by the marina or upland owner. Number customer berths on the facility plan.

** Attach sheet with descriptions of proposed rental boats; type, length & size of motor.

WHAT ARE THE PLANNED HOURS AND TIME OF YEAR OF OPERATION? POSSIBLE USE
SUNRISE TO 11 PM EVERY DAY FROM MAY 10 - OCTOBER 10.

WILL ANY OWNER/OPERATOR OF A PUBLIC VESSEL CONDUCT BUSINESS INVOLVING SUCH VESSEL AT THIS FACILITY? (ie: offering of rides, instruction, or water based recreation for a fee, etc.) ☐ Yes ☒ No
If yes, fill out Public Vessel Addendum C and submit with application

OF THE VESSELS BERTHED AT THE SITE, HOW MANY HAVE
Holding Tanks? 0 Port-a-Potties? 0 No facilities? 3* * INCLUDES ONE OWNER VESSEL

WHERE WILL EFFLUENT FROM BOAT HOLDING TANKS AND PORT-A-POTTIES BE DISPOSED?
N/A BUT WE DO HAVE A MANHOLE TO AN OUTSIDE SEPTIC SYSTEM.
If relying on another facility to provide pump-out services attach a signed and dated agreement (Addendum A). This is required for all marinas which do not offer on-site pump-out.

ARE PETROLEUM PRODUCTS SOLD HERE? ☐ Yes ☒ No
If yes, what is the DEC Bulk Storage Permit Number? _____
If yes, is there a Spill Prevention Plan on file? ☐ Yes ☐ No (include spill plan with application)

IS A BOAT CLEANING AREA PROVIDED? ☐ Yes ☒ No (mark location on facility plan)

HOW MANY VEHICLE PARKING SPACES ARE AVAILABLE AT THE SITE? 4 (mark on facility plan)

HOW MANY BOAT TRAILER PARKING SPACES ARE AVAILABLE? 1 (mark on facility plan)

ARE REST ROOMS AVAILABLE TO CUSTOMERS AT ALL TIMES BETWEEN MAY 1 AND OCTOBER 31?
☒ Yes This is required for all marinas. Mark the rest room's location on facility plan & attach Wastewater System Evaluation Report as needed (see instructions)

6. PERMITS OR APPROVALS REQUIRED FROM OTHER AGENCIES OR MUNICIPALITIES

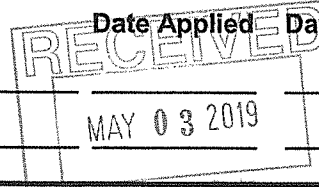
Agency

Permit or Approval

Date Applied

Date Issued

N/A SEE STATEMENT

**7. ADJOINING LAKEFRONT PROPERTY OWNERS (available from your town or county real property dept.)**

NAME <u>MADISON K. FINLEY AND NELSON ALEXANDER TRUSTEE</u>	NAME <u>ANTHONY AND JOYCE MASHUTA</u>
TAX MAP # <u>200.14-1-20</u>	TAX MAP # <u>200.10-1-9</u>
MAILING ADDRESS <u>PO BOX 946, PINE PLAINS, NY 12567</u>	MAILING ADDRESS <u>24 SHAKER BAY RD. LATHAM, NY 12110</u>

8. 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. 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.

During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit this site 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. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes LGPC staff or their assigns to disregard such notices or unlocked gates at the time of inspection

4/16/19

SIGNATURE OF OWNER (Note title if signing for a corporation or association)

DATE

INCLUDE WITH THIS FORM - Failure to include any one of the required items will result in an incomplete notice and delay in processing your application.

- ☒ Application fee
- ☒ Site location map
- ☒ Facility Plan - to scale showing all buildings, docks, moorings and location of services provided and any other required information (see application instructions)
- ☒ Full or Short Environmental Assessment Form (confirm form type with Commission staff)
- ☒ Wastewater System Evaluation Report, SPDES permit or if on public sewer, a letter from the municipality approving the proposed use.
- ☒ Addendum A Co-owner Signature Page (if lakefront is jointly or commonly owned)
- ☒ Addendum B Parties with deeded or contractual access to this lakefront
- ☐ Addendum C Public Vessel Form (if needed)
- ☐ Addendum D Pump-out agreement (if needed)

U:\SHARED\LGPC Program - Environmental Permits\Forms\Marinas\marinapp.wpd 1/20/15

MADISON K. FINLEY

25 COTTON POINT RD., DIAMOND POINT

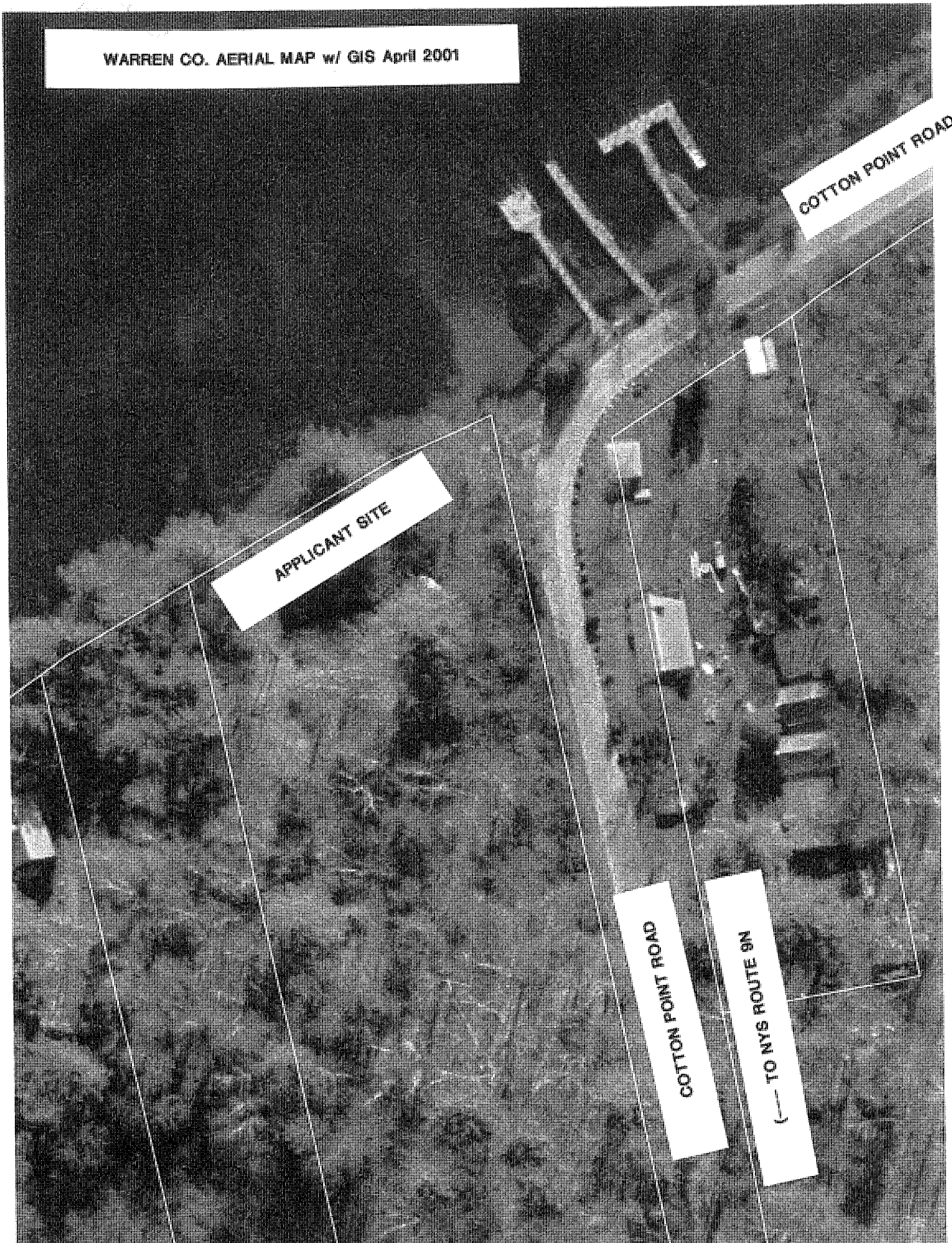
WARREN CO. AERIAL MAP w/ GIS April 2001

APPLICANT SITE

COTTON POINT ROAD

COTTON POINT ROAD

(— TO NYS ROUTE 9N



M. FINLEY
200.10-1-10



John V. McCoy

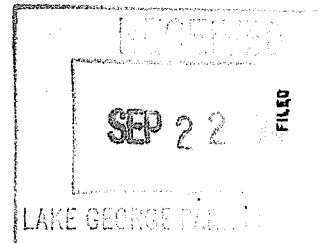
1. RESTROOM IN CABIN
2. PARKING AREAS
3. GARBAGE SHED
4. SEPTIC MANHOLE
5. ADDITIONAL OVERFLOW PARKING

MAP OF LANDS PROPOSED TO BE CONVEYED BY **SHERWOOD & BETTY FINLEY** TO **RHEIN VOGEL, JR.** BEING A PORTION OF LOT 12 OF THE NORTHWEST BAY TRACT TOWN OF BOLTON, WARREN COUNTY NEW YORK

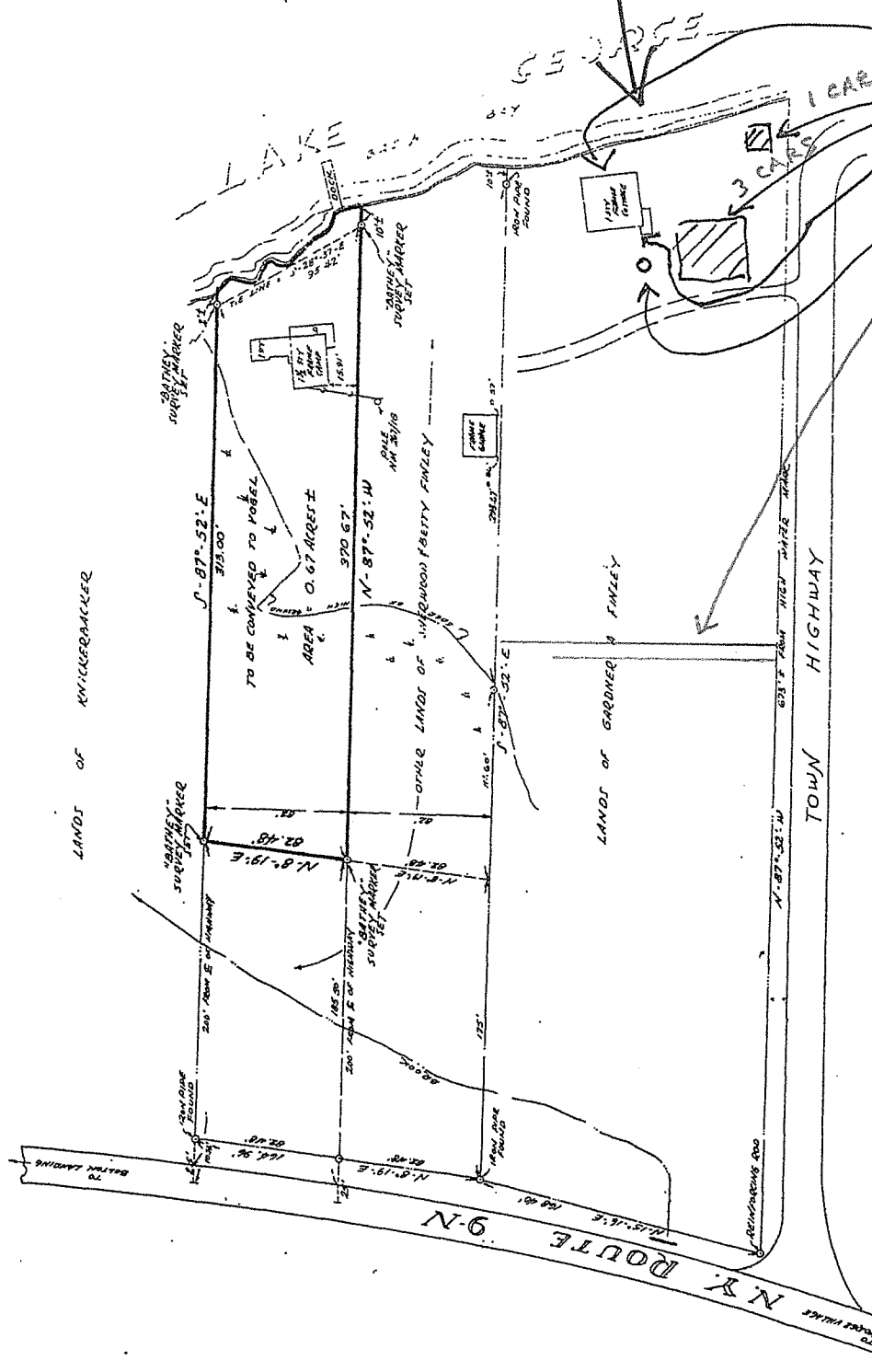
JUNE 11, 1971

SCALE: 1" = 50'

SURVEY & MAP BY
COULTER & MCCOY, INC.
LICENT: LAND SURV: 150
GLENS FALLS, N. Y. 12034



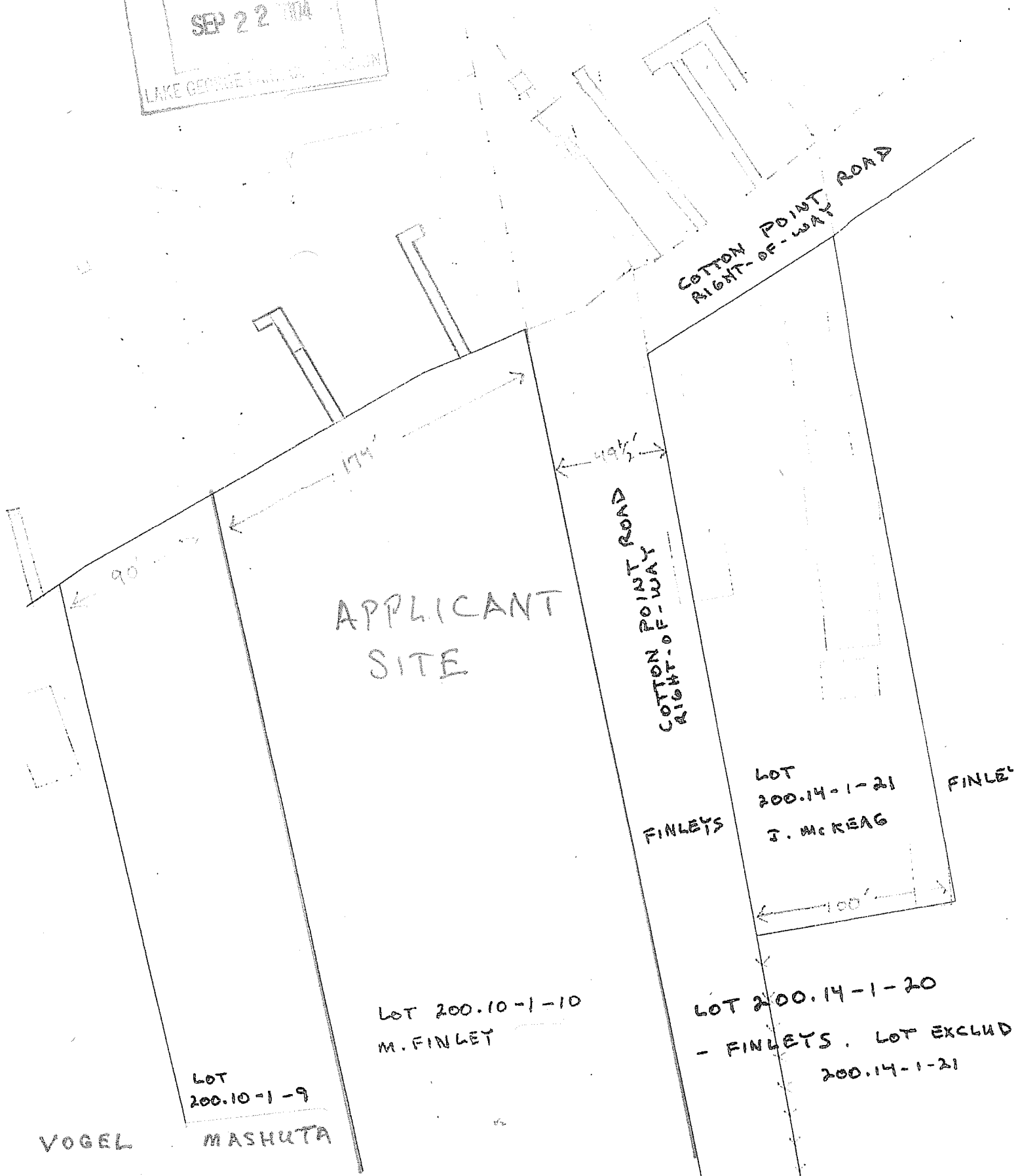
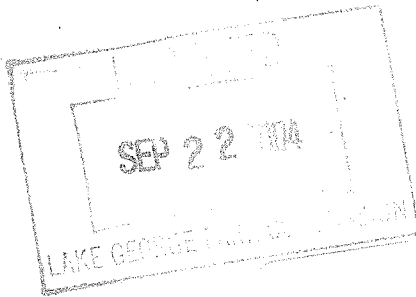
JUN 28 9 31 AM '71
FILED
TOWN CLERK
WARREN COUNTY, N.Y.



MADISON K. FINLEY

Scale 1" is 62'

WARREN CO. GIS MAP



MADISON K. FINLEY

200.10-1-10

USED ONLY IN
SEVERE STORMS
5220-38-04
EXISTING MOORING

26' 0 26'

22' BOAT w/ 4' LEAD

35' 20' 20'
TANGENT OF 15° X 130' = 34.8'
26.79 X 130 = 34.8'

20' SETBACK

20' SETBACK

94' to Meschuta dock

56' between docks

288 sg. ft

OWNER

100'

21'

EXISTING

15-015-15

22'

RENTAL

SLIP #1

EXISTING

72'

32.8'

6'

5220-34-04

6'

32.8'

90°

78°

OTHER LANDS OF

STATE

174' SHORELINE

3.5' 35' 10' 20' →

130'

20' →

61'

SHORELINE AND MTHW

90°

15°

15°

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Class A Marina

Town of Bolton, Warren County, New York

Madison K. Finley

Prepared May 1, 2019

Contents

LGPC Application for Permit for Class A Marina

Addendum A - Co-owner signature

Addendum B - Parties with contractual access

Supplementary Statement

Ordinance, parking, restroom, septic

Maps of property

Diagrams of docks and slips

Septic System

Hometown Sewer Inspection and Pump Out Report, April, 2019

Engineering design diagrams of septic

Septic system engineer's report by Tom Hutchins [PLEASE INSERT]

DEC

Appendix B – Short Environmental Assessment Form

Permission to inspect Property Form

Town of Bolton

Email with Pamela Kenyon, Zoning Administrator

Definition of MARINA in the Town of Bolton



Lake George Park Commission

Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668-5001 | info@lgpc.state.ny www.lgpc.state.ny.us

APPLICATION FOR PERMIT ADDENDUM A - Co-owner Signature Page

This is a supplement and attachment to LGPC permit applications

Please print your name and address as co-owner of the subject property Your signature affirms that you have reviewed and consent to the attached application			
CO-OWNER #1			
NAME MADISON K. FINLEY		EMAIL MADISONFINLEY@GMAIL.COM	
MAILING ADDRESS PO BOX 946			
CITY PINE PLAINS	STATE NY	ZIP CODE 12567	PHONE 518 398-7376
Signature <i>Madison K. Finley</i>			Date 4/17/19
CO-OWNER #2			
NAME Denise L.J. Finley		EMAIL denisejordanfinley@gmail.com	
MAILING ADDRESS Po Box 946			
CITY Pine Plains	STATE NY	ZIP CODE 12567	PHONE 518-598-8276
Signature <i>Denise L.J. Finley</i>			Date 4/17/2019
CO-OWNER #3			
NAME		EMAIL	
MAILING ADDRESS			
CITY	STATE	ZIP CODE	PHONE
Signature			Date
CO-OWNER #4			
NAME		EMAIL	
MAILING ADDRESS			
CITY	STATE	ZIP CODE	PHONE
Signature			Date



Lake George Park Commission

Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668-5001 | info@lgpc.state.ny www.lgpc.state.ny.us

APPLICATION FOR PERMIT

ADDENDUM B - Parties with Deeded or Contractual Access to this Lakefront

This is a supplement and attachment to LGPC permit applications

Please list all parties with deeded or contractual interest in the subject parcel				
NAME RONALD AND KATHY CONOVER		EMAIL RONCONO@YAHOO.COM		
MAILING ADDRESS PO BOX 1603				
CITY BOLTON LANDING	STATE NY	ZIP CODE 12814	PHONE (518) 240-6067	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
NAME		EMAIL		
MAILING ADDRESS				
CITY	STATE	ZIP CODE	PHONE	

Supporting statements for Application for Class A Marina

Town of Bolton, Warren County, NY

Madison K. Finley

#4. Is the facility and its associated land use in compliance with applicable provisions of state and local laws, ordinances, rules and regulations?

YES. Pam Kenyon, Zoning Administrator for the Town of Bolton, informed me by email and in person that the rules for a Class A marina permit are the same as for a Class B marina. We have had a class B permit since 2005. However, under the definition of a marina in the Town of Bolton, a marina is the rental of MORE THAN TWO boats so it does not apply to this application. Please see a copy of email correspondence and a printout of the marina definition from Bolton's Zoning Ordinance.

#6. Permits or approvals required from other agencies or municipalities.

See above answer for #4, Town of Bolton.

In addition to permits from the Lake George Park Commission, I have a floating object permit for one mooring beyond 100' from shore that was grandfathered from before 1988.

Addendum B. Property owners Madison K. Finley and Denise L. J. Finley have an informal (not filed) lease agreement with adjacent upland owners Ronald and Kathy Conover to provide dock space and one automobile parking space in return for caretaker duties provided by Mr. Conover. No other parties have deeded or contractual access to the property.

Supporting statements for Application for Class A Marina

Town of Bolton, Warren County, NY

Madison K. Finley

Additional detail on parking, restrooms and disposal of waste.

This application is to provide rental dock space to two older couples who are all full-time residents of the Town of Bolton. One existing rental space for our next-door neighbors is already approved since 2005 as a Class B Marina. The additional space will be used by friends who live year-round less than three miles away.

Four parking spaces are available near the docks, and an overflow area that could accommodate four additional cars is located on another driveway on the property a short walk from the lake.

A fully-equipped restroom is made available to renters of boats during the period of operation of the marina. A secure garbage can in the laundry room with outdoor access is available to renters of boats. An oversized septic system pumps to a leach field across Cotton Point Road. A manhole on the property near the docks provides emergency access, although no marina boats are expected to use this.

I understand from your staff that administration of the Commission's jurisdiction is specific to the land and not specific to the individual users/renters of a facility. In practice, you should know this location is not going to have heavy use of the septic facilities because the docks are only a few feet directly in front of our cabin and we do not allow the general public there. The existing dock slip is used by our next-door neighbors, who have never used our restroom in the 14 years they docked their boat. The proposed second boat would be used by friends who live only about two miles away. Their use of our septic facilities should be minimal. No boat docked at this facility has or will have a head or porta-potty.

May 15, 2019

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

Re: Septic System Evaluation
Residence of Madison Finley
25 Cotton Point Road, Bolton(T) Parcel ID: 200.10-1-10

I have inspected the site and reviewed available documentation regarding the existing onsite wastewater treatment system (septic system) serving the referenced residence. The purpose of the evaluation is to provide an opinion regarding the capability of the existing system to manage wastewater flows generated by the owners proposed two-slip marina.

The small seasonal residence (866 SF) contains four bedrooms and one bath and was constructed in 1890 according to Warren County property record. Plumbing fixtures have been updated to current standard low water usage. We have reviewed the following documentation regarding the replacement wastewater system which was installed in the early 1990's:

- Plans entitled "Engineering Details – On-Site Sewer System for Gardiner A. Finley", prepared by Eugene A. Christian, P.E. dated January 1991.
- Septic Tank Inspection Report prepared by Hometown Sewer Service, dated April 18, 2019.

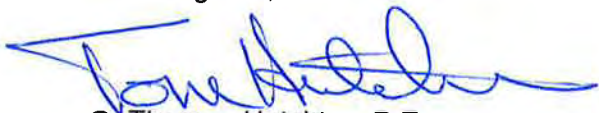
The system consists of one 1,250 gallon concrete septic tank, a 1,000 gallon concrete pump station tank with simplex effluent pump and float controls, approximately 500' of 2" "plastic" forcemain (PVC or HDPE not indicated), and five standard absorption trenches at 50 LF each for a total of 250 LF of standard absorption trench. Soils are reported as granular medium and fine well drained sands.

The septic tank inspection report indicates the tank was pumped and both tanks inspected in April 2019 and are in "good working condition". For a 4-bedroom residence, the 1250-gallon septic tank is appropriately sized. For a 4-bedroom residence in well drained granular soils, a minimum of 183 LF of standard absorption trench is required. Based upon LGPC generally accepted standards of 17 GPD/boat, an additional 34 GPD is projected due to the marina use. This combined usage would require a minimum of 198 LF of standard absorption trench.

Based upon our field inspection, discussions with the owner, review of system documentation and inspection reports, it is my opinion that the existing septic system at the referenced residence is of adequate capacity to handle expected usage from the rental of the two dock slips.

Should you wish to discuss or require additional information, please contact me.

Best Regards,



G. Thomas Hutchins, P.E.
Cc: Mr. Madison Finley

HOMETOWN SEWER SERVICE

Septic Cleaned - Installed - Repaired

267 State Route 28, Warrensburg, NY 12885

623-2453

Septic Tank Inspection/Pumping Report

This form is to be used by Licensed Septage Haulers who are inspecting and pumping septic tanks as part of a Time of Sale Inspection or an Operation and Maintenance Permit. This inspection is to be completed by exposing septic tank lids and inspecting the interior of the septic tank. The inspection scope is limited to those details that can be observed by opening an access to the septic tank. Specifically, completing this form does NOT require exposing the entire top of a septic tank. When inspecting buried masonry products, contractors are urged to use caution.

Name: Math Finley

Address: 25 Cotton Pt Rd

City/Township/Village: Bolton Date Tank(s) Inspected/Pumped: 4/18/19

Total Number of Septic Tanks: TWO

Septic Tank Sizes (in gallons): Tank #1 1000 Tank #2 1000 Tank #3 _____ Tank #4 _____

Tank Lid Types:

☒ Precast concrete lid

☐ Steel plate

☒ Riser/with secure lid at grade

☐ Other: _____

Lid Condition:

Lids intact and in one piece? ☒ Yes ☐ No

If **No**, specify which tank(s) and describe in detail:

Tank Condition:

Are there cracks with visible gaps on the interior of the tanks?

☐ Yes ☒ No

If **Yes**, specify which tank(s) and describe in detail:

Outlet Device:

Type of outlet devices: ☐ Outlet "T"

☒ Precast baffle

☐ Vented elbow

Are the outlet devices intact/functional? ☒ Yes ☐ No

If **No**, specify which tank(s) and describe in detail:

Check All That Apply:

☒ Liquid level at or below the outlet – Tank # ONE

☐ Tank had runback from final disposal area – Tank # _____

☐ Tank is installed with an effluent filter – Tank # _____

☒ Tank used as pump chamber – Tank # TWO

Notes or Recommendations: Septic system in good working condition
clean septic tank every 3-4 yrs

I inspected and pumped the tanks at the above address and hereby attest that the conditions as described in this report reflect actual site observations. I understand that the County may require corrective action as the result of this report, and that any corrective action must be approved by County.

Company Name: HOMETOWN SEWER

Contractor's Signature: Math Finley

Date: 4/18/19

Use only small hole in septic for pump out.
Small hole is 6' from center of manhole,
in direction of pine tree on east side of
driveway.

Directions:

- ① mow leach field 2x/year
- ② pump septic once each 4 years.
- ③ check pump test button periodically

line is 5' deep
under road

8/25/91
6/2/01

SEPTIC PUMP

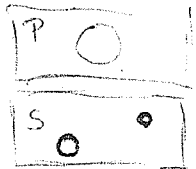
PINE TREE
IN DRIVE

LAKE GEORGE

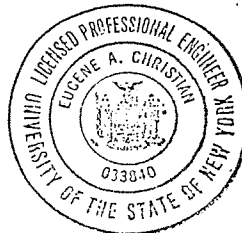
COTTON POINT RD.

8/24/91

The manhole is in the center of the pumping tank. The pump and electric line is accessible through the manhole. The septic tank has no visible marking on the surface, but is set parallel to the pump tank on the South side. A 9' square would cover both tanks.

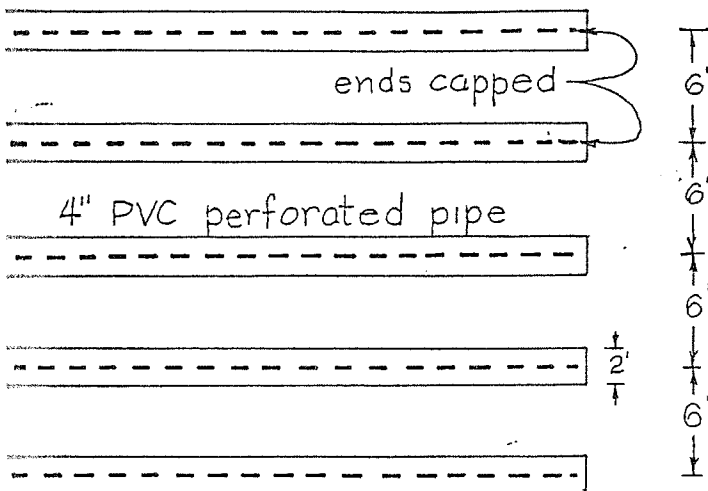


8/25/91 The center of the distribution appears to be in the NW corner of the cleared field, not the center. I marked it with a cairn.



Engineering Details		
ON-SITE SEWER SYSTEM		
Scale: 1" = 50'	EACristian	8-2-24
Jan. '91	GARDNER A. FINLEY	
Cotton Pt. Rd. Tn. Bolton	Sh 3 of 3	

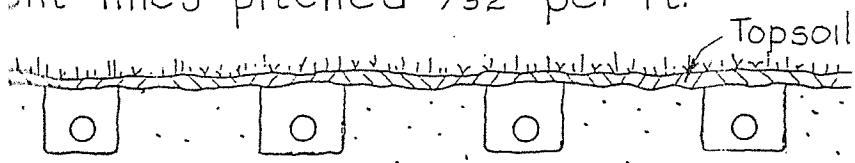
ch not for survey purposes



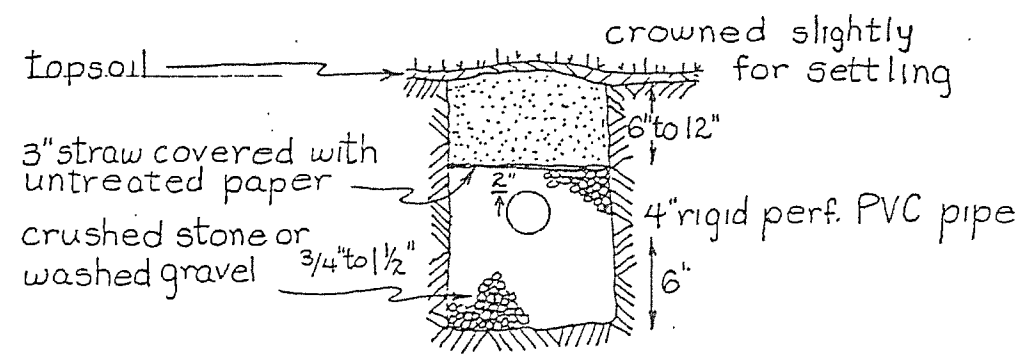
FIELD - 5 LINES @ 50'

vehicular traffic on field

ent lines pitched $\frac{1}{32}$ " per ft.



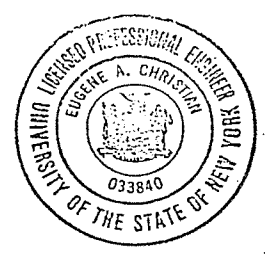
FIELD CROSS SECTION



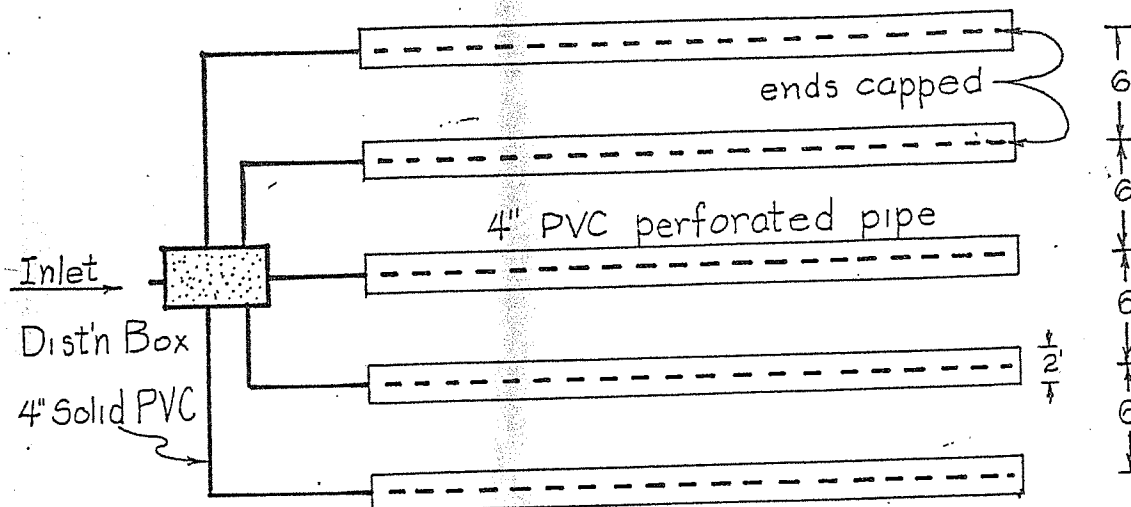
TRENCH CROSS SECTION

TEST HOLE DATA

- 0-6" Loam & duff
- 6"-18" Med red sand
- 18"-72" Med sand
- 72"-84" Fine gray sand
- 84" water
- Roots to 84"
- NO mottles, no compaction
- Nil stone, grade 1%-2%



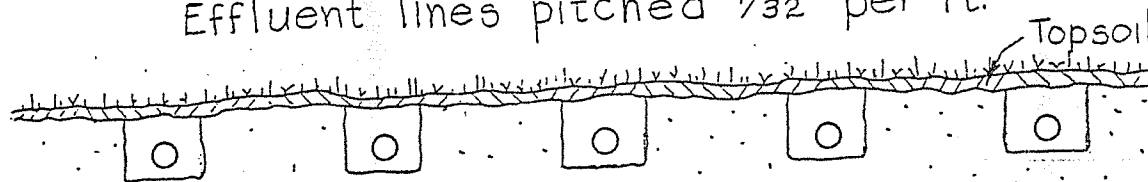
Engineering Details		
ON-SITE SEWER SYSTEM		
Scale: 1" = 50'	Each Station	
Jan. '91		8-2-24
GARDNER A. FINLEY		
Cotton Pt. Rd. Tn. Bolton		Sh 2 of 3



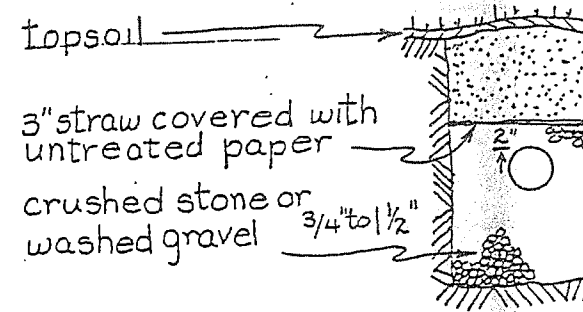
TILE FIELD - 5 LINES @ 50'

NOTE: no vehicular traffic on field

Effluent lines pitched $\frac{1}{32}$ " per ft.



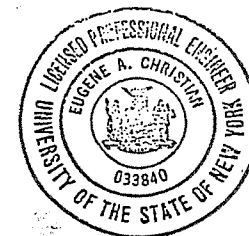
FIELD CROSS SECTION



TRENCH CROSS

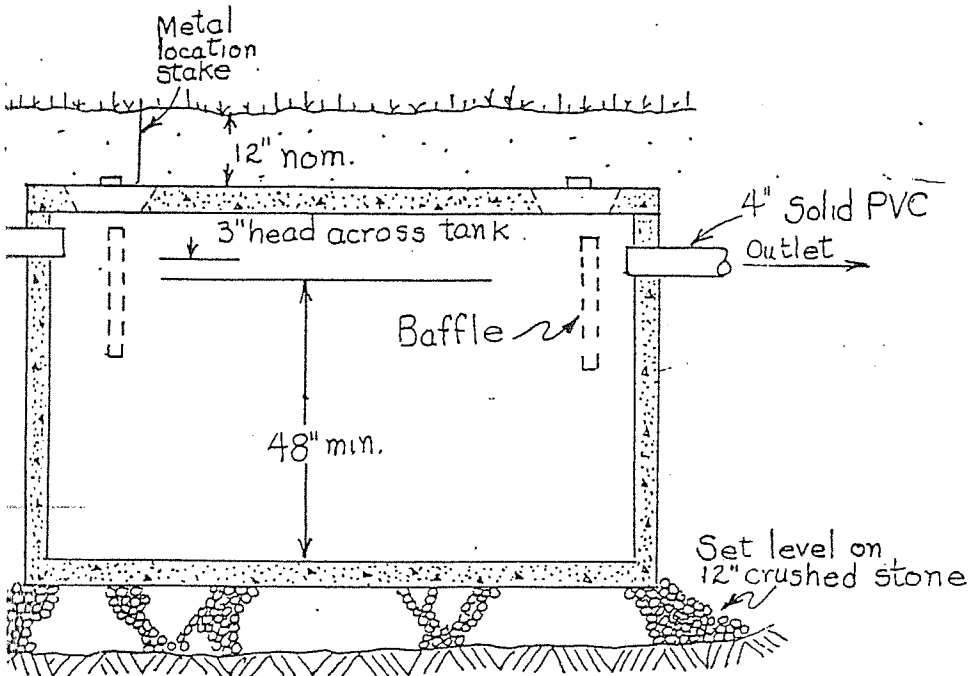
TEST HOLE

- 0'-6" Loam & c
- 6"-18" Med re
- 18"-72" Med sa
- 72"-84" Fine c
- 84" water
- Roots to E
- No mottles
- Nil stone,



Engineer	
ON-SITE SI	
Scale: 1" = 50'	EAC
Jan. '91	
GARDNE	
Cotton Pt. Rd.	

vehicular traffic over tanks



SEPTIC TANK

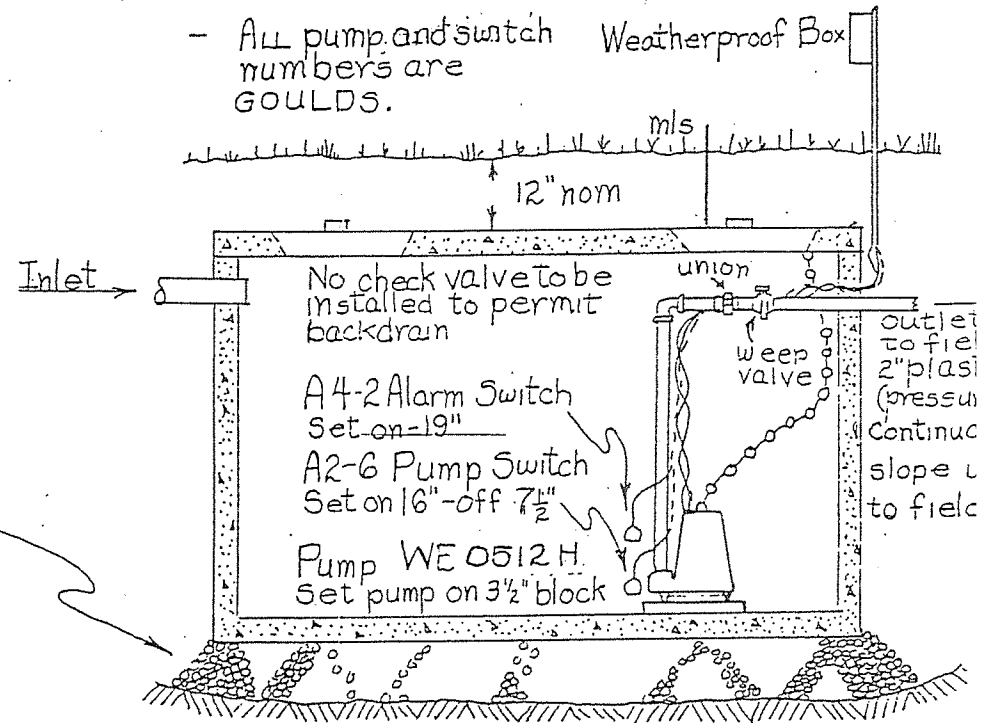
3e FORT MILLER 1250 gal. seamless
or equiv.

openings must be waterproofed to prevent
water infiltration.

onal high ground water is higher than 21 in. below
ump tank, tank could float at end of pump cycle.
nk must be properly anchored.

Notes

- Weatherproof Box to contain 230V separate
single power source for pump and differen-
tial switch.
- Separate circuit 115v source required for
A4-2 alarm - alarm unit must be located
in house.
- All pump and switch Weatherproof Box
numbers are
GOULDS.



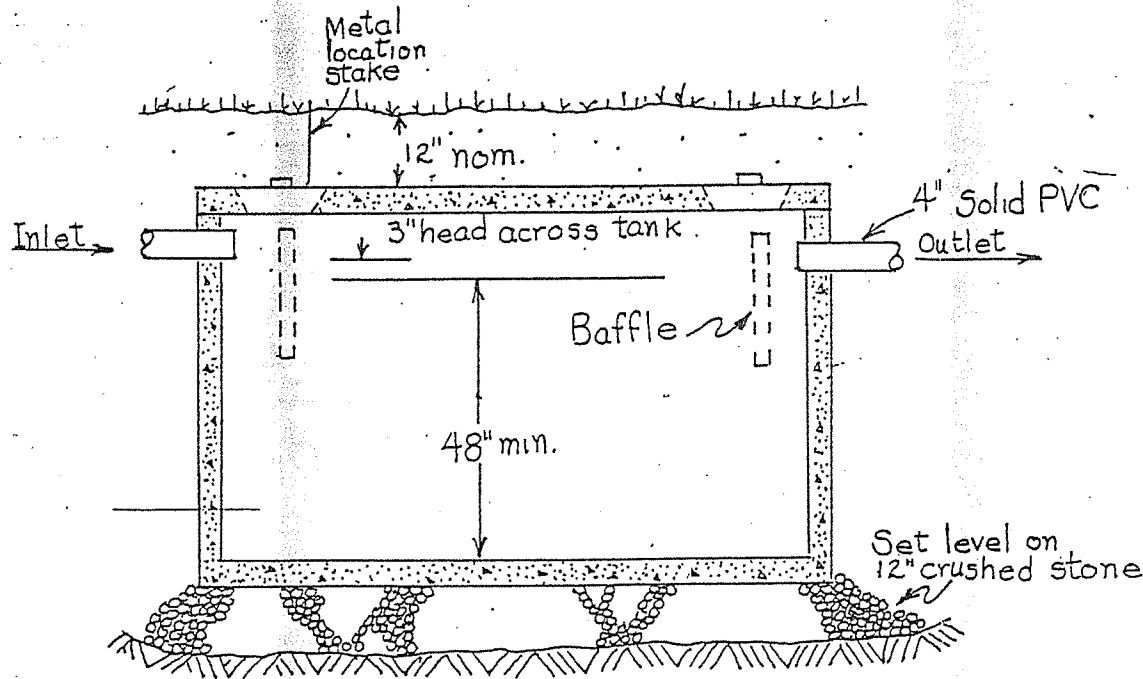
PUMP TANK

FORT MILLER 1000 gal seamless grease trap
or equiv.



Engineering Details		
ON-SITE SEWER SYSTEM		
Scale: 1" = 50'	EAC Christian	8-2-21
Jan. '91	GARDNER A. FINLEY	
Cotton Pt. Rd. Tn. Bolton	Sh 1 of 3	

No vehicular traffic over tanks

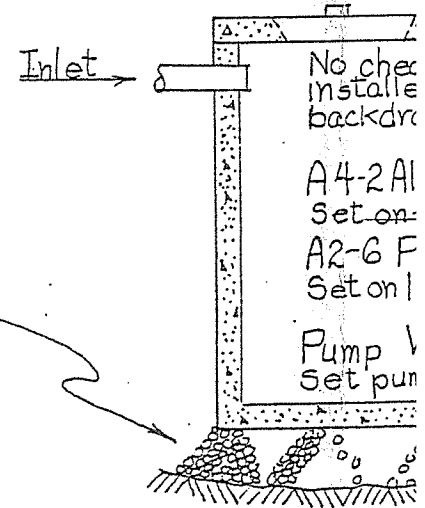


SEPTIC TANK

Use FORT MILLER 1250 gal. seamless
or equiv.

Notes

- Weatherproof single power switch
- Separate circuit A4-2 alarm in house.
- All pump and numbers c GOULDS.



- All tank openings must be waterproofed to prevent groundwater infiltration.
- If seasonal high ground water is higher than 21 in. below top of pump tank, tank could float at end of pump cycle. If so tank must be properly anchored.



Enc
ON-SIT
Scale: 1" = 50'
Jan. '91
GARD
Cotton Pt.

F
FORT MILLER 100

617.20
Appendix B

Short Environmental Assessment Form

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.

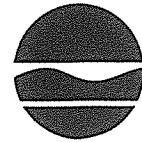
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
CLASS A MARINA APPLICATION BY MADISON K. FINLEY			
Name of Action or Project: FINLEY			
Project Location (describe, and attach a location map): 25 COTTON POINT RD. DIAMOND POINT, NY (TOWN OF BOLTON)			
Brief Description of Proposed Action: ADD A SECOND RENTAL SLIP TO EXISTING TWO-DOCK CLASS B MARINA.			
Name of Applicant or Sponsor: MADISON K. FINLEY		Telephone: 518 398-7376	
		E-Mail: MADISON.FINLEY@GMAIL.COM	
Address: PO BOX 946			
City/PO: PINE PLAINS		State: NY	Zip Code: 12567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: CLASS A MARINA PERMIT FROM LAKE GEORGE PARK COMMISSION.			<input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.54 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		59.54 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MADISON K. FINLEY</u> Date: <u>5/1/19</u>		
Signature: <u><i>Madison K. Finley</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>



PERMISSION TO INSPECT PROPERTY

By signing this permission form for submission with an application for a permit(s) to the Department of Environmental Conservation ("DEC"), the signer consents to inspection by DEC staff of the project site or facility for which a permit is sought and, to the extent necessary, areas adjacent to the project site or facility. This consent allows DEC staff to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. If DEC staff should wish to conduct an inspection at any other times, DEC staff will so notify the applicant and will obtain a separate consent for such an inspection.

Inspections may take place as part of the application review prior to a decision to grant or deny the permit(s) sought. By signing this consent form, the signer agrees that this consent remains in effect as long as the application is pending, and is effective regardless of whether the signer, applicant or an agent is present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes DEC staff to disregard such notices or unlocked gates at the time of inspection.

The signer further agrees that during an inspection, DEC staff may, among other things, take measurements, may analyze physical characteristics of the site including, but not limited to, soils and vegetation (taking samples for analysis), and may make drawings and take photographs.

Failure to grant consent for an inspection is grounds for, and may result in, denial of the permit(s) sought by the application.

Permission is granted for inspection of property located at the following address(es):

25 COTTON POINT ROAD, DIAMOND POINT, NY
(TOWN OF BOLTON)

*By signing this form, I affirm under penalty of perjury that I am authorized to give consent to entry by DEC staff as described above. I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.**

MADISON K. FINLEY, OWNER

Print Name and Title

Madison K. Finley

Signature

4/16/19

Date

*The signer of this form must be an individual or authorized representative of a legal entity that:

- owns fee title and is in possession of the property identified above;
- maintains possessory interest in the property through a lease, rental agreement or other legally binding agreement; or
- is provided permission to act on behalf of an individual or legal entity possessing fee title or other possessory interest in the property for the purpose of consenting to inspection of such property.

Conversation opened. 1 read message.

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RE: Class A Marina

Inbox x



Bolton Planning Administrator
<planning@town.bolton.ny.us>

Mon, Mar 11, 9:21
AM

to me

Good morning Matt

The Town does not differentiate between a Class A and Class B Marina. Our ordinance reads, in part, the rental of more than 2 boats is classified as a marina. You can view the full definition of a marina on our website.

Any questions, please let me know.

Pamela Kenyon

Zoning Administrator

Town of Bolton

Phone: 518-644-2893

Fax: 518-644-2476

planning@town.bolton.ny.us

From: Matt Finley [<mailto:madisonfinley@gmail.com>]

Sent: Friday, March 08, 2019 4:21 PM

To: Bolton Planning Administrator
Subject: Class A Marina

Hi Pam. I hope things are going well for you.

I have two docks at my cabin at 25 Cotton Point Road. One is a Class B Marina permit registered with the Lake George Park Commission, and I rent out a dock space. I am considering whether to apply to make that a class A permit so I could rent a second dock space. When I completed the Class B application fifteen years ago, it was my understanding from the LGPC that the Town of Bolton did not have to approve anything. Is that still the case? If not, could you please tell me what procedure I need to follow? And if I was given incorrect advice in 2004, let me know what is needed to correct it.

Thank you.

Matt

--

Matt Finley
🎵 Kingsmill Music
(518) 398-7376
www.mattfinley.com



Joe Thouin

From: apa.sm.Referrals <Referrals@apa.ny.gov>
Sent: Monday, May 06, 2019 11:46 AM
To: Joe Thouin
Subject: RE: Finley Marina, 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
www.apa.ny.gov

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From: Joe Thouin <Joe@lgpc.state.ny.us>
Sent: Friday, May 03, 2019 2:17 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: Finley Marina, 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 a new Class A Marina in the Town of Bolton. The applicant proposes a two slip marina. No construction is proposed.

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

Best regards as always,
Joe

May 28, 2019

Lake George Park Commission Hearing

Comments on Finley application for a Class A Marina Permit

I emailed my neighbors the letter below. These are their email responses. These two neighbors are both to the north, on the side where the added rental boat would be.

The added rental boat would not be able to be seen from the south, as it will be on the other side of the dock behind my larger boat.

Pamela Vogel Sat, May 4, 5:27 PM (6 days ago)

to me

Hi Matt,

Thanks for the dock information.

Not a problem at all for us.

I do appreciate you sharing!

Only wish we could limit the number of boaters that come in to our bay and moor on the weekends during the day. :o)

Kind regards,
Pam Vogel

Anthony Mashuta

Fri, May 3,
8:02 PM (7
days ago)

to me

Matt- Based upon your explanation, Joyce and I would have no problem supporting your application. Looking forward to seeing you this summer. All the best. Tony

Sent from my iPhone

On May 3, 2019, at 6:47 PM, Matt Finley <madisonfinley@gmail.com> wrote:

Dear neighbors,

The Lake George Park Commission will probably contact you shortly about the application I filed today to make our docks a Class A Marina. Denise and I want to explain what is happening, reassure you it is not a major change, and ask for your support.

We have already been a Class B Marina since 2005. The Park Commission says that, if you rent one dock or mooring space to a boat that is not registered in the property owner's name, it makes the dock a Class B Marina. If you add a second boat they want it to be a Class A Marina.

We have two docks and already rent one dock to Ron and Kathy Conover, our upland neighbors. They have the gorgeous 1939 Chris Craft you see.

We would like to be able to offer a dock space to another couple, friends who live year-round in Bolton, and they have a 19' boat. That is the purpose of this application.

We would not be open to the public in any way. Both couples with boats have houses nearby. You should not notice any difference in activity. The docks are in front of our cabin and we would not want anything that would disturb anyone's peace because it would most affect ourselves.

Note that the Town of Bolton defines a marina differently. A marina is MORE THAN TWO rental boats. This is why the town will not be contacting you about our application; according to Bolton zoning, we are not a marina.

If you have questions, I would be happy to answer them. Please let me know if you have any concerns.

Best wishes,

Matt

--

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