

**LAKE GEORGE PARK COMMISSION  
PROJECT SYNOPSIS**

Meeting Date May 28, 2019

<b>Applicant</b> Snug Harbor South, Inc	<b>Facility</b> Snug Harbor South	<b>Parcel</b> 93.12-1-3 Hague
<b>Application #</b> 5226-13-19 M1 MAJOR	<b>Lakefront</b> 242 feet 2 straight, T, L, U, F or 1 E docks & 2 moorings	<b>Location</b> Werner Bay
<b>Date Received</b> 04/25/2019	<b>SEQR type</b> Unlisted Action	<b>Comment period ends</b> 05/18/2019
<p><b>Project</b> Snug South has purchased the adjacent land to the north, previously Prop &amp; Sail Marina. Application is made for Snug South to utilize the Prop &amp; Sail docks. No change to existing marina uses/services are proposed.</p>		
<p><b>Background</b> The applicant, Robert Palandrani of Snug Harbor Marina, has purchased a neighboring property, and seeks to modify the Snug Harbor South Marina Permit such that the marina may be expanded to allow berthing of vessels at the newly acquired property. No changes in marina services are proposed.</p> <p>The application does not require permits from APA, DEC, or the Town of Hague.</p> <p>No public comments have been received to date.</p> <p><b>Regulatory Determinations</b> 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 has been prepared by staff.</p> <p><b>FINDINGS FOR MARINAS, DOCKS, MOORINGS APPLS</b> The Commission must make findings under provision 6NYCRR 646-1.6(a):</p> <p>"Prior to granting any permit relative to a dock, wharf, mooring or marina, the Commission shall ascertain the probable effect of the 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."</p>		



NYS ITS GIS Program Office, Westchester County

0 35 70 Feet

1" = 30 feet

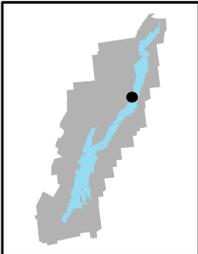
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**IMPORTANT NOTICE AND DISCLAIMER**

This map and information is provided as is. We make no warranties or guarantees, expressed or implied. The user assumes all risks and responsibility for determining whether this map is sufficient for purposes intended. The data is deemed reliable but not guaranteed.

**Snug Harbor South**  
93.12-1-3 (Southern Parcel)  
93.12-1-2 (Northern Parcel)  
7968 Lakeshore Drive, Hague

2018 Air Photo





NYS ITS GIS Program Office, Westchester County

0 300 600 Feet

1" = 250 feet

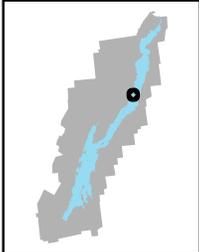
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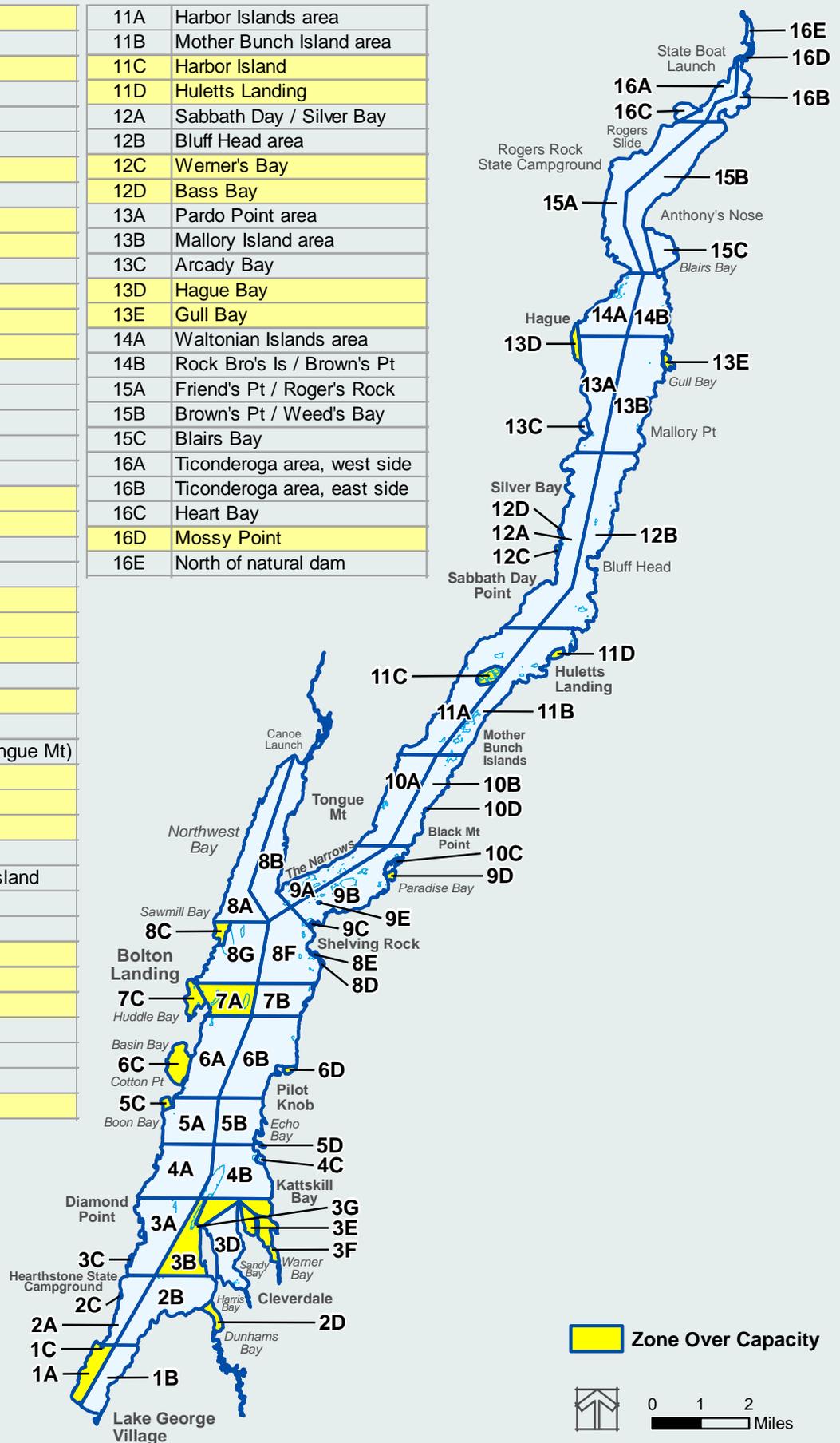
**Snug Harbor South**  
93.12-1-3 (Southern Parcel)  
93.12-1-2 (Northern Parcel)  
7968 Lakeshore Drive, Hague

2018 Air Photo



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



Lake George Park Commission



<b>LGPC Permit Number</b> 5226-11-17 M1
<b>Type of Permit</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification <input type="checkbox"/> Variance



**Lake George  
Park Commission**

**PERMIT**  
Under the Environmental Conservation Law

<b>Effective Date</b> 07/01/1996
<b>Modification or Renewal Date</b> 01/03/2018
<b>Expiration Date</b> 01/03/2023

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

<b>Permit Issued to</b> Snug Harbor South, Inc	<b>Telephone Number</b> 543-8866
<b>Address of Permittee</b>  7968 Lakeshore Dr Silver Bay, NY 12874	
<b>Contact Person (if not permittee)</b> Robert Palandrani	<b>Telephone Number</b> same
<b>Facility Name</b> Snug Harbor South	<b>Facility Address</b>
<b>County</b> Warren	<b>Town</b> Hague
<b>Parcel #</b> 93.12-1-3	

**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.

<b>Executive Director:</b> David Wick Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347		
<b>Authorized Signature</b> 	<b>Date</b> 1/4/18	<b>Page 1 of 6</b>

## GENERAL CONDITIONS

### Inspections

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

### Permit Modifications & Renewals

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

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

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

### Prohibitions

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

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

### Other Legal Obligations of Permittee

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

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

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

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

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

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

### Docks, Wharfs and Moorings

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

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

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

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

### Environmental Protection/Marina Operations

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

## GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

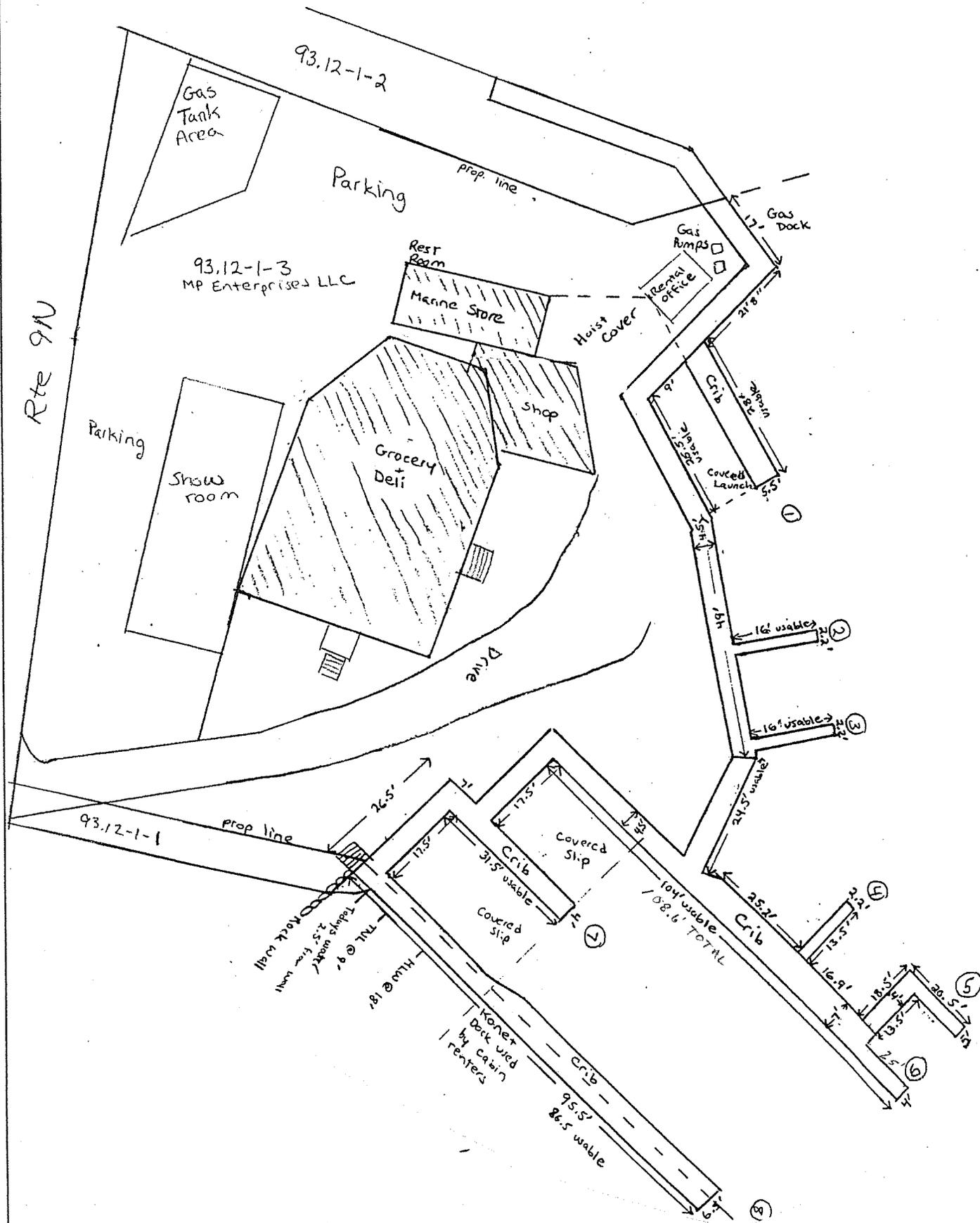
29. The permittee shall ensure that no person renting a motor boat on Lake George shall operate that vessel without first having viewed the LGPC Boating Safety Video provided to all marinas by the Commission. This video shall be viewed at the premises of the marina as part of their boater safety education 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.

30. The landowner, their successors, or assigns shall submit to the Commission for review and approval project plans to retrofit this lakefront facility with stormwater controls. After review and approval by the Commission, the landowner, their successors, or assigns shall implement and install the authorized stormwater plan within the 5 year term of this permit.

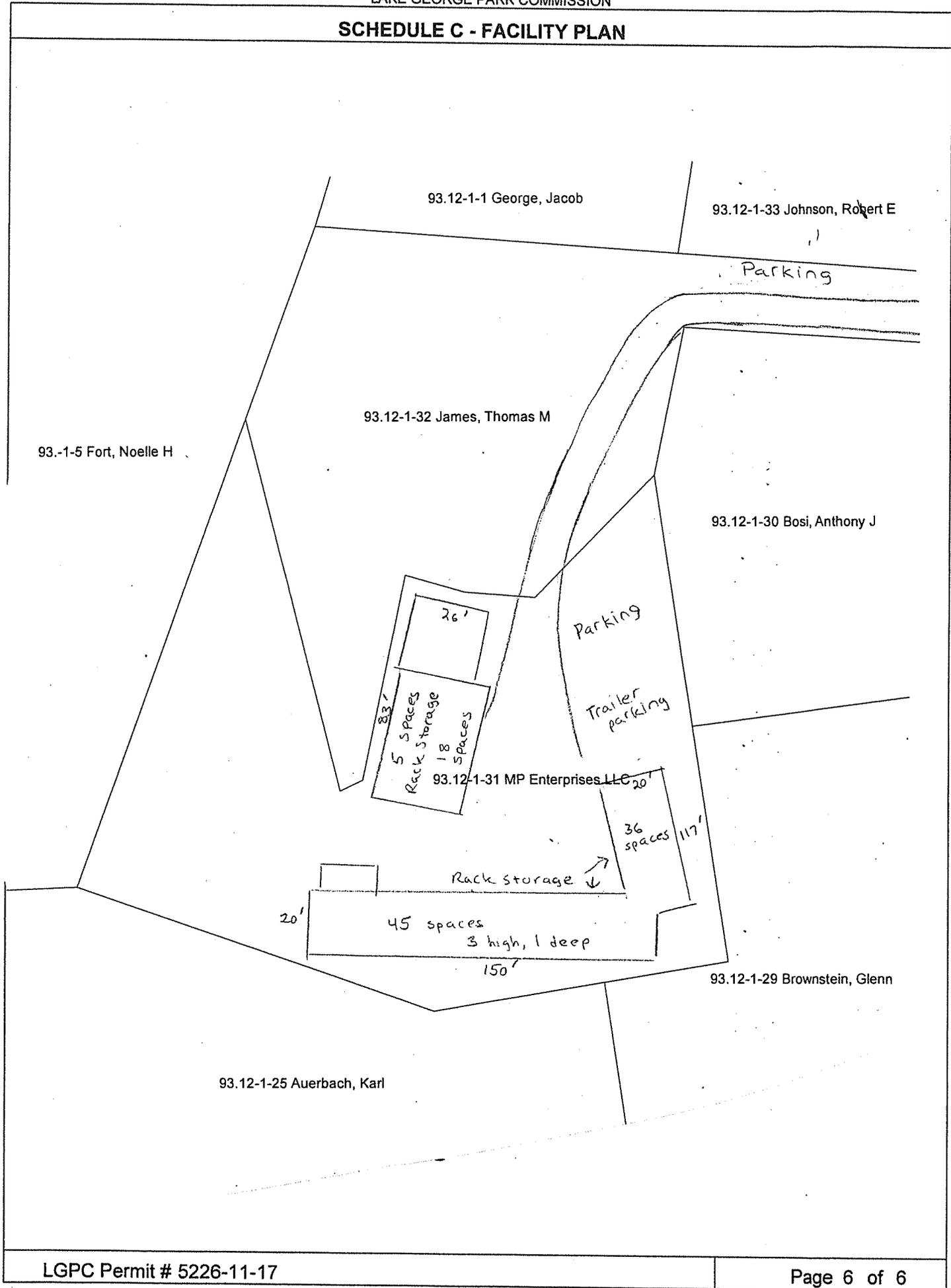
**SCHEDULE A - MARINA DESCRIPTION**

<b>Facility</b> Snug Harbor South	<b>Lakefrontage:</b> 242 feet
<b>Other Parcels</b> 93.12-1-31 Storage Buildings for rental boats, 93.12-1-32 Parking	
<b>Marina Description</b> Snug Harbor South is located on the west shore of Lake George, in the Town of Hague, between Sabbath Day Point and Bass Bay. It is primarily a rental boat operation, offering up to 92 motorized rental boats and 8 non-motorized boats. There is a parking and boat storage area located across Rt 9N from the main on-lake facility. The marina also offers sales of marine products and fuel sales.	
<b>Authorized Marina Activities</b>	
<b>Total Seasonal Customer Berthing Spaces:</b> 0	( 0 on docks and 0 on moorings)
<b>Total Customer Winter Storage:</b> 20	( 20 indoor and 0 outdoor)
<b>Total Quick Launch:</b> 0	( 0 indoor and 0 outdoor)
<b>Rental Vessels:</b> motorized: 92	
non-motorized: 8	
personal watercraft: 0	
<b>Tour Boats:</b> 0	
<b>Waterski/Tubing/Rides:</b> No	<b>SCUBA Instruction:</b> No
<b>Parasail:</b> No	
<b>Public Boat Launch:</b> No	
<b>Sales/Service:</b> Yes	<b>Private Boat Launch/Hoist/Rail:</b> Yes
	<b>Customer Parking Spaces:</b> 35
<b>Vessel Towing:</b> No	
<b>Fuel Sales:</b> Yes	<b>Bulk Storage Permit#</b> 5-490733
<b>Pumpout available at:</b> No vessels berthed have sanitary facilities	
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.	
LGPC Permit # 5226-11-17	Page 4 of 6

SCHEDULE B - WHARF & MOORING PLAN



SCHEDULE C - FACILITY PLAN



<b>LGPC Permit Number</b> 5226-10-06 M1
<b>Type of Permit</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification <input type="checkbox"/> Variance

State of New York  
**LAKE GEORGE PARK COMMISSION**



**PERMIT**  
Under the Environmental Conservation Law

<b>Effective Date</b> 05/01/1996
<b>Modification or Renewal Date</b> 07/27/2006
<b>Expiration Date</b> 07/27/2011

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

<b>Permit Issued to</b> Prop And Sail Marine Service	<b>Telephone Number</b> 543-6924
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<b>Address of Permittee</b>  7972 Lakeshore Dr Silver Bay, NY 12874
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<b>Contact Person (if not permittee)</b> Thomas James	<b>Telephone Number</b> 543-6924
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<b>Facility Name</b> Prop And Sail Marine Service
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<b>County</b> Warren	<b>Town</b> Hague	<b>Parcel #</b> 93.12-1-2
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**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.

<b>Permit Administrator:</b> Michael P. White Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347
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<b>Authorized Signature</b> <i>Michael P. White</i>	<b>Date</b> 7/27/06	Page 1 of 5
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## GENERAL CONDITIONS

### Inspections

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

### Permit Modifications & Renewals

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

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

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

### Prohibitions

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

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

### Other Legal Obligations of Permittee

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

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

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

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

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

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

### Docks, Wharfs and Moorings

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

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

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

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

### Environmental Protection/Marina Operations

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

## GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SCHEDULE A - MARINA DESCRIPTION**

<b>Facility</b> Prop And Sail Marine Service	<b>Lakefrontage:</b> 81 feet
<b>Other Parcels</b>	
<p><b>Marina Description</b></p> <p>Prop &amp; Sail Marine Service and Silver Bay Guideboat &amp; Canoe Company are located north of Sabbath Day Point on the west shore of Lake George in the Town of Hague. The marina offers sales of marine products and marine repairs.</p>	
<b>Authorized Marina Activities</b>	
<b>Total Seasonal Customer Berthing Spaces:</b> 0	( 0 on docks and 0 on moorings)
<b>Total Customer Winter Storage:</b> 0	( 0 indoor and 0 outdoor)
<b>Total Quick Launch:</b> 0	( 0 indoor and 0 outdoor)
<b>Rental Vessels:</b> motorized: 0 non-motorized: 0 personal watercraft: 0	
<b>Charter Vessels:</b> 0	
<b>SCUBA Instruction:</b> No	<b>Waterski/Tubing/Rides:</b> No
<b>Tour Boats:</b> 0	
<b>Parasail:</b> No	
<b>Public Boat Launch:</b> No	<b>Private Boat Launch/Hoist/Rail:</b> No
<b>Sales/Service:</b> Yes	<b>Customer Parking Spaces:</b> 3
<b>Vessel Towing:</b> No	
<b>Fuel Sales:</b> No	<b>Bulk Storage Permit#</b> n/a
<b>Pumpout available at:</b> No vessels berthed have sanitary facilities	
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.	
LGPC Permit # 5226-10-06	Page 4 of 5



**Marina Permit Application  
Request for Review**

To: Law Enforcement/Patrol  
From: Joe Thouin

Date: 05/20/2019

Application # 5226-13-19

Owner SNUG HARBOR SOUTH, INC

Facility: SNUG HARBOR

Parcel # 93.12-1-3

Town: HAGUE

Project: Snug HarborSouth has purchased the adjacent land to the north, previously Prop & Sail Marina. Application is made for Snug South to utilize the Prop & Sail docks. No change to existing marina uses/services are proposed.

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:** 5226-13-19 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:** Snug Harbor South Marina MOD

**SEQR Status:** Unlisted

**Description of Action:** Class A Marina Modification

- Physical expansion of the docking facility to include parcel 93.12-1-2, formerly Prop and Sail Marina

**Location:** Parcel: 93.12-1-2, 7972 Lakeshore Drive, Hague

**Reasons Supporting This Determination:**

The applicant operates an existing Class A Marina on Lake George known as Snug Harbor South (TM#93.12-1-3), and has purchased an adjacent lakefront parcel (93.12-1-2). The adjacent parcel was operated as Class A Marina known as Prop and Sail under previous ownership. The applicant seeks to utilize the existing dock facilities at the subject facility. No increases to the marina services associated with the two parcels are proposed.

The application does not require a permit or approval from the Town of Hague, APA, or DEC.

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](mailto:joe@lgpc.state.ny.us)

Project: 5226-13-19 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:		
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"/>

Project: 5226-13-19 M1

Date:

### *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

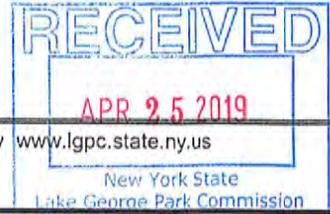
\_\_\_\_\_  
Date

Environmental Analyst

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



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

APPLICATION FOR PERMIT FOR A CLASS A MARINA

THIS APPLICATION IS FOR THE:

[ ] a New Marina (\$100) [X] Modification to an Existing Marina (\$50)

APPLICATION FEE ENCLOSED: 50.- (check or money order only)

1. OWNER [ ] Mr. [ ] Mrs. [ ] Ms. [ ] Dr. [ ] INDIVIDUAL [ ] PARTNERSHIP [ ] ASSOCIATION [X] CORPORATION [ ] MUNICIPALITY [ ] AGENCY

NAME MP ENTERPRISES, LLC EMAIL BOB@SNUGHARBORMARINA.INC.COM

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL ROBERT PALANDRANI, JR.

MAILING ADDRESS 7972 LAKE SHORE DRIVE

CITY SILVER BAY STATE NY ZIP CODE 12874 PHONE 5185438866

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 (FORMALLY PROP AND SAIL MARINE SERVICES)

NAME OF MARINA SNUG HARBOR SOUTH, INC.

WHEN DID MARINA OPERATIONS FIRST BEGIN AT THIS FACILITY? 2002

TOWN [ ] TICONDEROGA [ ] DRESDEN [ ] FORT ANN [X] HAGUE [ ] LAKE GEORGE [ ] PUTNAM [ ] QUEENSBURY [ ] BOLTON SECTION 93.12 BLOCK 1 LOT 2 STREET LAKE SHORE DRIVE ZONING

LAKE FRONTAGE 80.8 feet according to [X] Tax Map [X] Survey (attach copy) NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY 1 DOCKS MOORINGS (Please fill in a number or 0 for each)

4. PROJECT DESCRIPTION

PROPOSED MARINA ACTIVITIES

SEE ATTACHED

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

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

Additional Details \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*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? MAY TO OCTOBER

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? \_\_\_\_\_

WHERE WILL EFFLUENT FROM BOAT HOLDING TANKS AND PORT-A-POTTIES BE DISPOSED?  
N/A  
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? 0 (mark on facility plan)

HOW MANY BOAT TRAILER PARKING SPACES ARE AVAILABLE? 0 (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
_____	_____	_____	_____
_____	_____	_____	_____

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

NAME MP ENTERPRISES, LLC

NAME JACQUELINE FORT

TAX MAP # 93.12-1-3

TAX MAP # 93.8-1-26

MAILING ADDRESS 7968 LAKESHORE DRIVE  
SILVER BAY, NY 12874

MAILING ADDRESS 7980 LAKE SHORE DRIVE  
SILVER BAY, NY 12874

**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

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

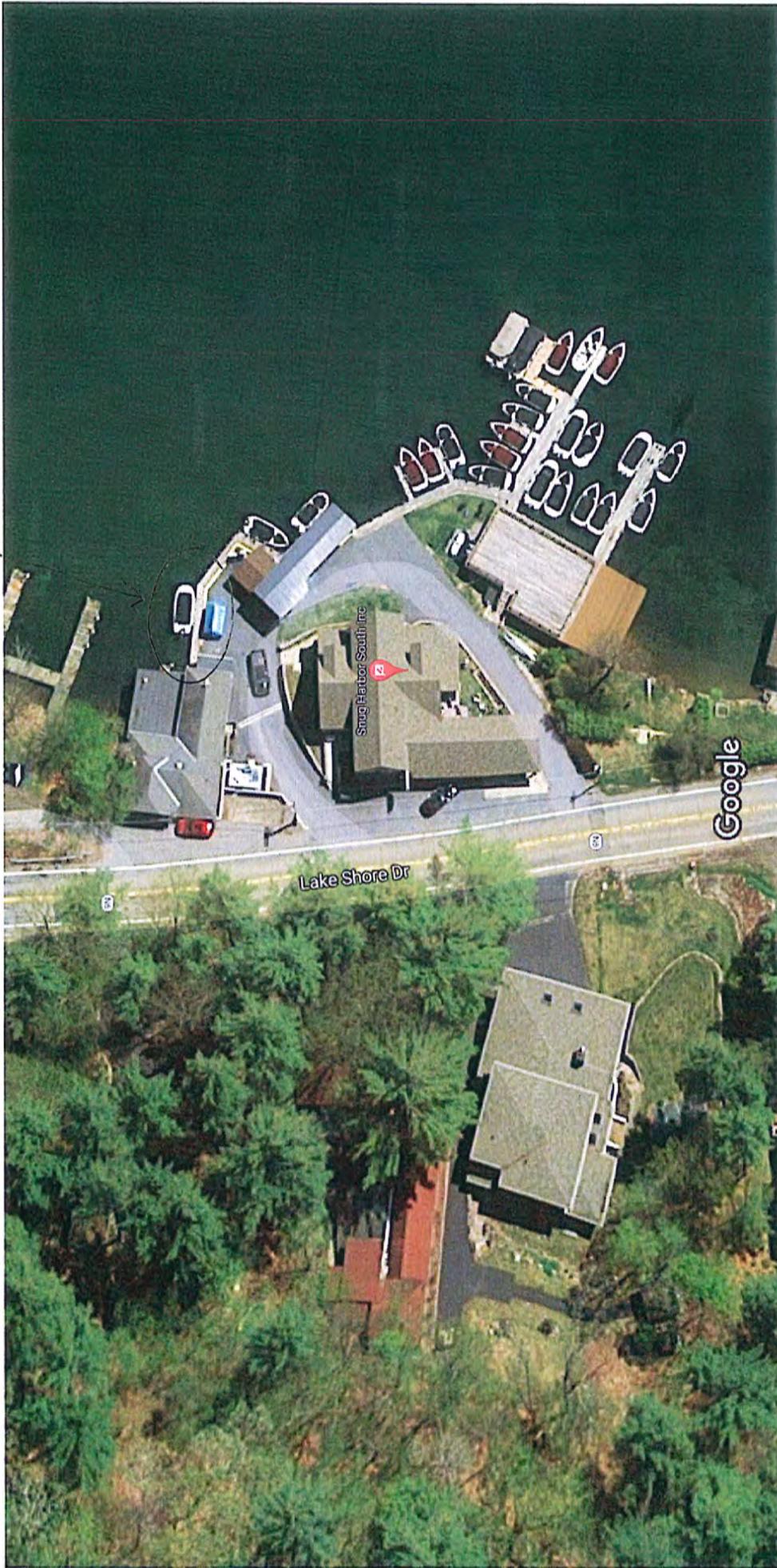
DATE 9/24/19

**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)

Proposed use of dock

Google Maps



Imagery ©2019 Google, Map data ©2019 Google 20 ft

**RECEIVED**  
 APR 25 2019  
 New York State  
 Lake George Park Commission



Snug Harbor South Inc

0 contributions >



**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.

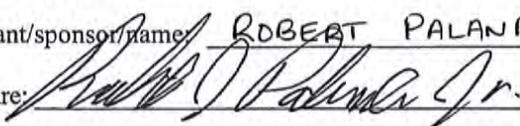
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
SNUG HARBOR SOUTH, INC.			
Name of Action or Project: EXPANDING FOOT PRINT OF EXISTING MARINA			
Project Location (describe, and attach a location map): 7972 LAKE SHORE DRIVE (ADJACENT PROPERTY)			
Brief Description of Proposed Action: WE PURCHASED THOMAS JAMES PROPERTY, WE WOULD LIKE TO ADD HIS 1 COMMERCIAL DOCK (FORMALLY PROP AND SAIL MARINE SERVICES) TO OUR PERMIT.			
Name of Applicant or Sponsor: SNUG HARBOR SOUTH, INC.		Telephone: 518-543-8866	
		E-Mail: MICHELLE@SNUGHARBORMARINA.COM	
Address: 7968 LAKE SHORE DRIVE			
City/PO: SILVER BAY		State: NY	Zip Code: 12874
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.07 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?		.45 acres 93.12-1-3	
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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

APR 25 2019

New York State  
Lake George Park Commission

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ ND _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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?	NO	YES	
	<input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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"/> Wetland	<input type="checkbox"/> Urban	<input checked="" 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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?		NO YES
If Yes, explain the purpose and size of the impoundment: _____ _____		<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?		NO YES
If Yes, describe: _____ _____		<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?		NO YES
If Yes, describe: _____ _____		<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>ROBERT PALANDRANI, JR.</u>		Date: <u>4/23/2019</u>
Signature: <u></u>		Title: <u>OWNER</u>



NOTICE OF AVAILABILITY FOR REVIEW
Date: May 03, 2019

TO INTERESTED PARTIES:

Comments Due: May 18, 2019

This notice is being sent to allow you an opportunity to comment on the proposed project below. Written comments must be received by the "comments due" date above and should detail specific reasons for your interest, support or opposition.

If you have no comments you do not need to return this form.

Return this form and any comments by email or mail to the above address, the analyst assigned is:

Joe Thouin, joe@lgpc.state.ny.us

Applicant: Robert Palandrani, Snug Harbor South, Inc, 7968 Lakeshore Dr, Silver Bay, NY 12874
Application: 5226-13-19
Type: M1 MOD Major Class A Marina
Parcel#: 93.12-1-3, Town of Hague
Project Location:
Project Description: Snug South has purchased the adjacent land to the north, previously Prop & Sail Marina. Application is made for Snug South to utilize the Prop & Sail docks. No change to existing marina uses/services are proposed.
State Environmental Quality Review Lead Agency: None Designated
SEQR Determination: SEQR determination not yet made

Comments: [ ] No Comments [x] Comments below or attached

The Town feels that this is an on-going Use of this property and no futher review is required.

cc: APA ENB, Town of Hague, Thomas James, Kenneth Konet

Comments prepared by: Catherine Clark
Address: P O Box 509, Hague, NY 12836
E-mail: zoning@townofhague.org
Telephone: (518) 546-6161 Date: 5-3-19

## Joe Thouin

---

**From:** apa.sm.Referrals <Referrals@apa.ny.gov>  
**Sent:** Monday, May 06, 2019 11:40 AM  
**To:** Joe Thouin  
**Subject:** RE: Snug South

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](mailto:devan.korn@apa.ny.gov)  
[www.apa.ny.gov](http://www.apa.ny.gov)

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**From:** Joe Thouin <[Joe@lgpc.state.ny.us](mailto:Joe@lgpc.state.ny.us)>  
**Sent:** Friday, May 03, 2019 2:16 PM  
**To:** [wlander@lakegeorgeassociation.org](mailto:wlander@lakegeorgeassociation.org); 'Chris Navitsky' <[cnavitsky@lakegeorgewaterkeeper.org](mailto:cnavitsky@lakegeorgewaterkeeper.org)>; apa.sm.Referrals <[Referrals@apa.ny.gov](mailto:Referrals@apa.ny.gov)>; dec.sm.DEP.R5 <[DEP.R5@dec.ny.gov](mailto:DEP.R5@dec.ny.gov)>; Zoning Administrator <[zoning@townofhague.org](mailto:zoning@townofhague.org)>  
**Subject:** NAR: Snug South

*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 the Snug Harbor Marina in Hague. The applicant has purchased the adjoining property to the north, and wishes to utilize the docks. No construction or change in services are proposed.

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

Best regards as always,  
Joe

**Joe Thouin**

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**From:** Charlene Ehmann <c.ehmann64@gmail.com>  
**Sent:** Thursday, May 16, 2019 7:36 PM  
**To:** Joe Thouin  
**Subject:** Robert Palandrani- application 5226-13-19

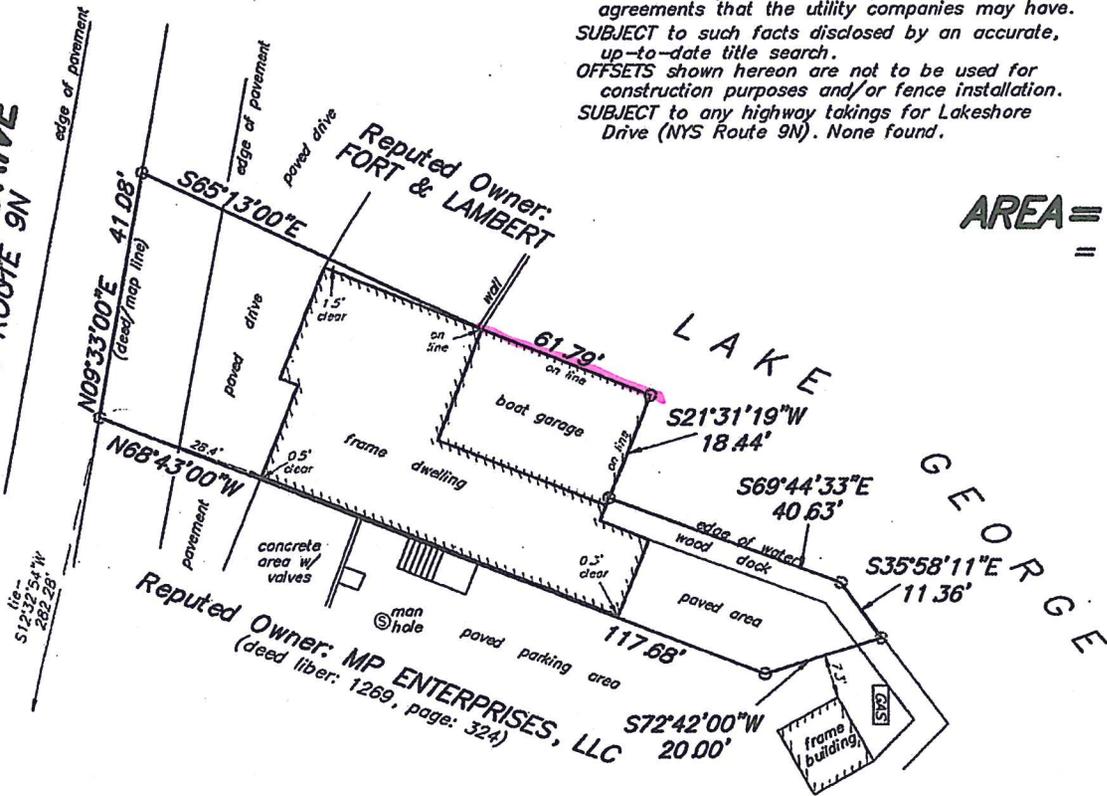
Dear Joe Thouin,

This letter is being sent out of concern for the permit modification of Mr. Robert Palandrani/Snug Harbor South, Inc. I spoke with Molly Gallagher today and suggested that I email my concerns. The property that was previously Prop & Sail Marina sits right on my mother Jacqueline Forts Property line. We really do not want any more people encroaching on our property. Having a boat parked where the proposed modification may cause issues for a 30 foot boat docked on our dock. We also have concerns with rafting other boats on that location. Which today my mother said that they were doing at this time. We would not mind only if the boat docked there was small, nothing over 22ft. & not a pontoon or any bigger and that they would not raft on that boat or block in any way of our 30ft customer getting in and out of our space. Thank you for your time.

Sincerely,

Charlene Ehmann  
Jacqueline Lambert Fort  
Watch Island Club, LLC

RECEIVED  
APR 25 2019  
LAKESHORE DRIVE  
NYS ROUTE 9N



**NOTES:**  
 SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.  
 SUBJECT to such facts disclosed by an accurate, up-to-date title search.  
 OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.  
 SUBJECT to any highway takings for Lakeshore Drive (NYS Route 9N). None found.

**AREA = 4,074 SF.**  
 = 0.094± acres

**REFERENCES:**  
 TAX MAP DATA:  
 Section: 93.12  
 Block: 1  
 Lot: 2  
 Deed Liber: 607, Page: 217  
 A map entitled "Map of a Re-survey of Lands Known as Werner's Marina", said map prepared by Dennis Dickinson, LS and dated 12 November 1986.

A map entitled "Map of a Re-survey of Lands Known as Werner's Marina", said map prepared by Dennis Dickinson, LS and dated 18 November 1986.

Easterly Parcel  
**Survey of Property for**  
**MP ENTERPRISES, LLC**  
 located in the  
 Town of Hague  
 Warren County - New York

I hereby certify to:  
 -MP Enterprises, LLC;  
 -Stewart Title Insurance Company;  
 -Glens Falls National Bank, its successors and/or assigns;  
 -Karen Zaretzky & Kathryn Santaniello as Executors of the Estate of Thomas M. James;

that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

*Howard W. Weeden*  
 Howard W. Weeden, P.L.S., P.C. NYS Lic. No. 049967

Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or their subsequent owners.

RECEIVED  
 MAY 17 2019  
 New York State  
 Lake George Park Commission

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2202, sub-section 2, of the New York State Education Law.

scale: 1" = 20' date: 27 Jan. 2019 file no: T19-02  
**HOWARD W. WEEDEN, PLS., PC**  
 PROFESSIONAL LAND SURVEYING  
 62 Main Street, Walden, N.Y. 12586  
 tel.: (845) 778-7643  
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