

LAKE GEORGE PARK COMMISSION

PROJECT SYNOPSIS

Meeting Date September 24, 2019

Applicant Sunnyview Homeowners Association	Facility Sunnyview Acres	Parcel 238.16-1-27 Lake George
Application # 5222-4-18 DM MINOR	Lakefront 143 feet 1 straight, T, L, U dock & 1 mooring	Location Sunnyview Ln Diamond Point
Date Received 01/09/2018	SEQR type Type II, not subject to SEQRA	Comment period ends 09/19/2019

Project

Replace 4 existing wharfs with a 116.5' long, 50' wide pile supported four dock complex with 2 un-canopied boatlifts in accordance with plans attached. A variance is required.

Background

This application was heard at the August 27, 2019 meeting. In response to Commissioner's comments the applicant has submitted revised project plans, a fourth alternative view and deeds for each dock slip.

Regulatory Determinations

SEQRA

The project is a Type II action pursuant to 617.5(c)(36) "actions subject to the class A or class B regional project jurisdiction of the Adirondack Park Agency or a local government pursuant to section 807, 808 and 809 of the Executive Law, except class B regional projects subject to review by local government pursuant to section 807 of the Executive Law located within the Lake George Park as defined by subdivision one of section 43- 0103 of the Environmental Conservation Law; and" so no further review under SEQRA is required.

VARIANCE

The Commission must determine if the documentation presented is sufficient to prove unnecessary hardship as set forth in Section 645-8.3 Standard:

(a) No variance shall be granted under this Subpart unless the applicant shall establish by substantial, credible evidence unnecessary hardship.

(b) In order to establish unnecessary hardship, an applicant must demonstrate:

(1) unique and peculiar conditions to the applicant's particular situation which impose a substantial technological, financial or safety burden upon the applicant or the public;

(2) that because of such uniqueness, there is no reasonable possibility that the applicant's property or, if no property is involved, the continuation of the application's business, enterprise, use or activity will bring a reasonable return following conformity with the regulations of the Commission;

(3) that the proposed activity will have no adverse impact on the public health, safety or welfare, the environment or the resources of the Park; and

(4) that the granting of a variance will not alter the essential character of the area in which the proposed use or activity is located, and will not lead to congestion in the Park.

Date prepared September 06, 2019

**LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS**

Meeting Date September 24, 2019

If the variance documentation is deemed sufficient to prove unnecessary hardship the Commission must then 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 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."

LAKE GEORGE PARK COMMISSION

Cresthaven HOA
TAD # 02046447404

Mean High Water Line (320.2')
Located 29 November 2017

Twin Birches Cottages, LLC
TMP# 238.16-1-28

PROPERTY LINE

unpermitted
dock

④

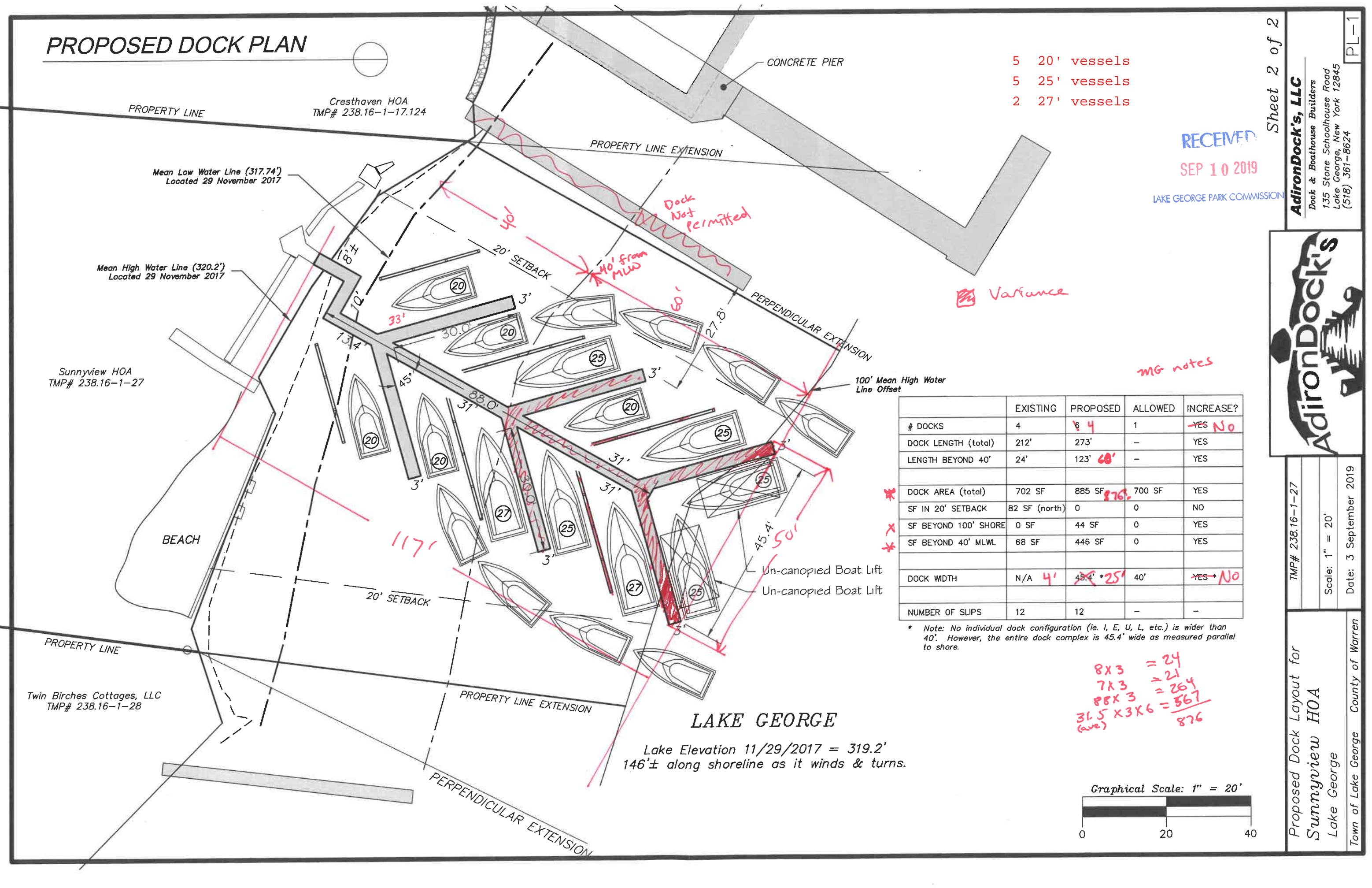
Line Offset

~~Un~~-canopied Boat Lift

NUM1	*	/	<	>	!
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LAKE GEORGE

PROPOSED DOCK PLAN



Subdivision Lot #	Parcel (238.16-1-)	Slip #	Deeded slip length	widht limit	Owner
1	19		na	na	Wusterbarth
2	20	D	20'	80"	Bresonis
3	21	J & I	25'	100"	Perlmutter
4	22	F	25'	na	Bigalli
9	23	K	27'	100"	Lehner-Monacci
12	24	E	20'		Tomasco
13	25		na	na	LG Corner Properties
14	26	H	25'	100"	Dascher
15	29	G	25'	100"	Manios
11	30		na		Kastner
10	31	C	20'	90"	Goldberg
8	32		na		Segreti
7	33	L	27'	100"	Wagoner
6	34	A	20'	90"	Derosa
5	35	B	20'	90"	Paratore
		12 slips			

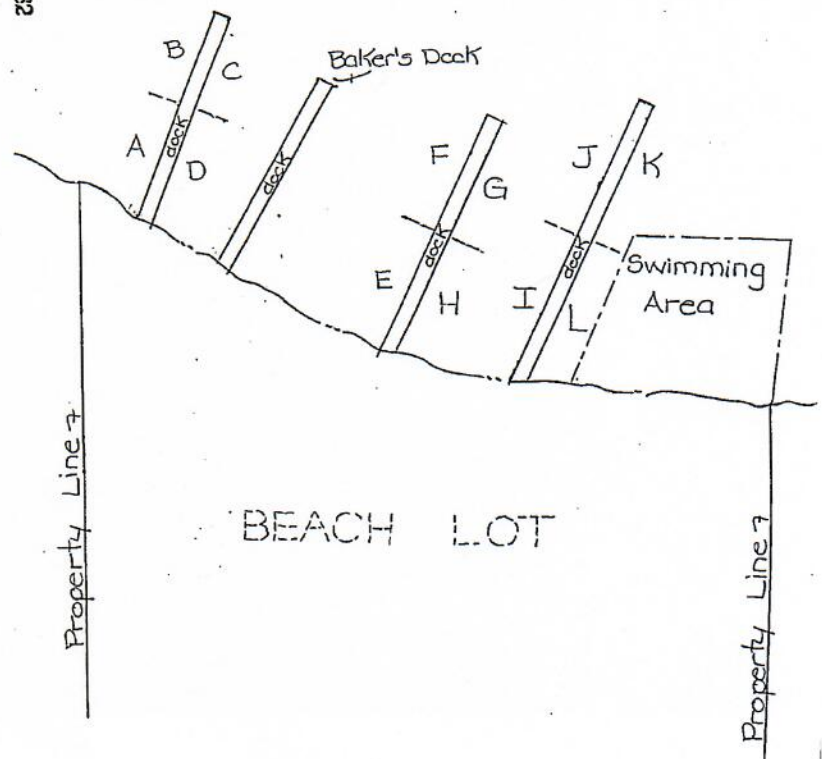
100"=8.33'
90"=7.5'
80"=6.66'



Sunnyview Homeowners Association DOCK LAYOUT

~ Lake George ~

LIBER 783 PAGE 32



Molly

From: Devin Dickinson <devin9909@gmail.com>
Sent: Thursday, September 12, 2019 8:42 AM
To: Molly; Norman Dascher; Glenn Goldberg
Subject: Re: Sunnyview Final Dock Plan
Attachments: Sunnyview HOA-existing.pdf; Sunnyview HOA-proposed.pdf

Here is a plan showing the existing dock layout, as well as, a revised proposed layout reflecting Molly's determination on number of docks, width, etc.

Please let me know if you have any questions.

Thank you,

Devin

On Thu, Sep 12, 2019 at 7:54 AM Molly <molly@lgpc.state.ny.us> wrote:

Fyi – its now only 4 docks. Here's my worksheet.

Molly Gallagher
Deputy Permit Administrator

Lake George Park Commission

PO Box 749, 75 Fort George Rd, Lake George, NY 12845

(518) 668-9347 | fax (518) 668-5001 | molly@lgpc.state.ny.us

www.lgpc.ny.gov

From: Devin Dickinson [mailto:devin9909@gmail.com]
Sent: Tuesday, September 10, 2019 10:23 AM
To: Molly; Norman Dascher; Glenn Goldberg
Subject: Sunnyview Final Dock Plan

Molly,

Here is the final dock pan with the last 2 boat lengths.

Please let me know if you have any questions.

PROPOSED DOCK PLAN

Cresthaven HOA
TMP# 238.16-1-17.124

PROPERTY LINE

Mean Low Water Line (317.74')
Located 29 November 2017

Mean High Water Line (320.2')
Located 29 November 2017

Sunnyview HOA
TMP# 238.16-1-27

BEACH

PROPERTY LINE

Twin Birches Cottages, LLC
TMP# 238.16-1-28

CONCRETE PIER

PROPERTY LINE EXTENSION

PERPENDICULAR EXTENSION

100' Mean High Water
Line Offset

20' SETBACK

PROPERTY LINE EXTENSION

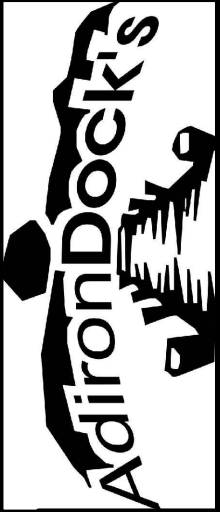
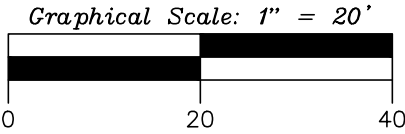
PERPENDICULAR EXTENSION

LAKE GEORGE

Lake Elevation 11/29/2017 = 319.2'
146'± along shoreline as it winds & turns.

	EXISTING	PROPOSED	ALLOWED	INCREASE?
# DOCKS	4	4	1	NO
DOCK LENGTH (total)	212'	273'	-	YES
LENGTH BEYOND 40'	24'	60'	-	YES
DOCK AREA (total)	702 SF	876 SF	700 SF	YES
SF IN 20' SETBACK	82 SF (north)	0	0	NO
SF BEYOND 100' SHORE	0 SF	44 SF	0	YES
SF BEYOND 40' MLWL	68 SF	446 SF	0	YES
DOCK WIDTH	4'	25'	40'	NO *
NUMBER OF SLIPS	12	12	-	-

* Note: No individual dock configuration (ie. I, E, U, L, etc.) is wider than 40'. However, the entire dock complex is 45.4' wide as measured parallel to shore.



AdironDock's, LLC

Dock & Boathouse Builders
135 Stone Schoolhouse Road
Lake George, New York 12845
(518) 361-8624

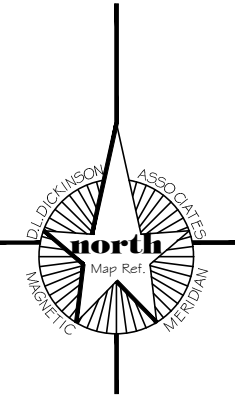
TMP# 238.16-1-27

Scale: 1" = 20'

Date: 12 September 2019

Proposed Dock Layout for
Sunnyview HOA
Lake George

Town of Lake George County of Warren



Cresthaven HOA
TMP# 238.16-1-17.124

Sunnyview HOA
TMP# 238.16-1-27

Twin Birches Cottages, LLC
TMP# 238.16-1-28

Mean High Water Line
● East Face of Rock Seawall

Mean Low Water Line (317.74')
Located 29 November 2017

Mean High Water Line (320.2')
Located 29 November 2017

Mean High Water Line
● East Face of Rock Seawall

PROPERTY LINE EXTENSION

20' SETBACK

40' Mean Low Water
Line Offset

Un-canopied Boat Lift

20' SETBACK

100' Mean High Water
Line Offset

LAKE GEORGE

Lake Elevation 11/29/2017 = 319.2'
146'± along shoreline as it winds & turns.

SLIP	LENGTH
A	20'
B	20'
C	20'
D	20'
E	20'
F	25'
G	25'
H	25'
I	25'
J	25'
K	27'
L	27'

Note: Slip designation and
length reflect current deeded
slips and 2001 dock plan by
Van Dusen & Steves.

Map

of a shoreline survey for
Sunnyview HOA

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

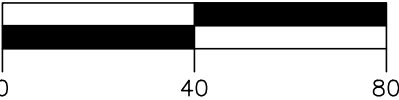
Scale: 1" = 40 feet Date: 29 November 2017

Mapping Notes

Only title surveys bearing the maker's
embossed seal should be relied upon since
other than embossed-seal copies may contain
unauthorized and undetectable modifications,
deletions, additions, and changes.

Unauthorized alteration or addition to a survey map
bearing a licensed land surveyor's seal is a violation
of section 7209, sub-division2, of the New York State
Education Law.

Graphical Scale: 1" = 40'

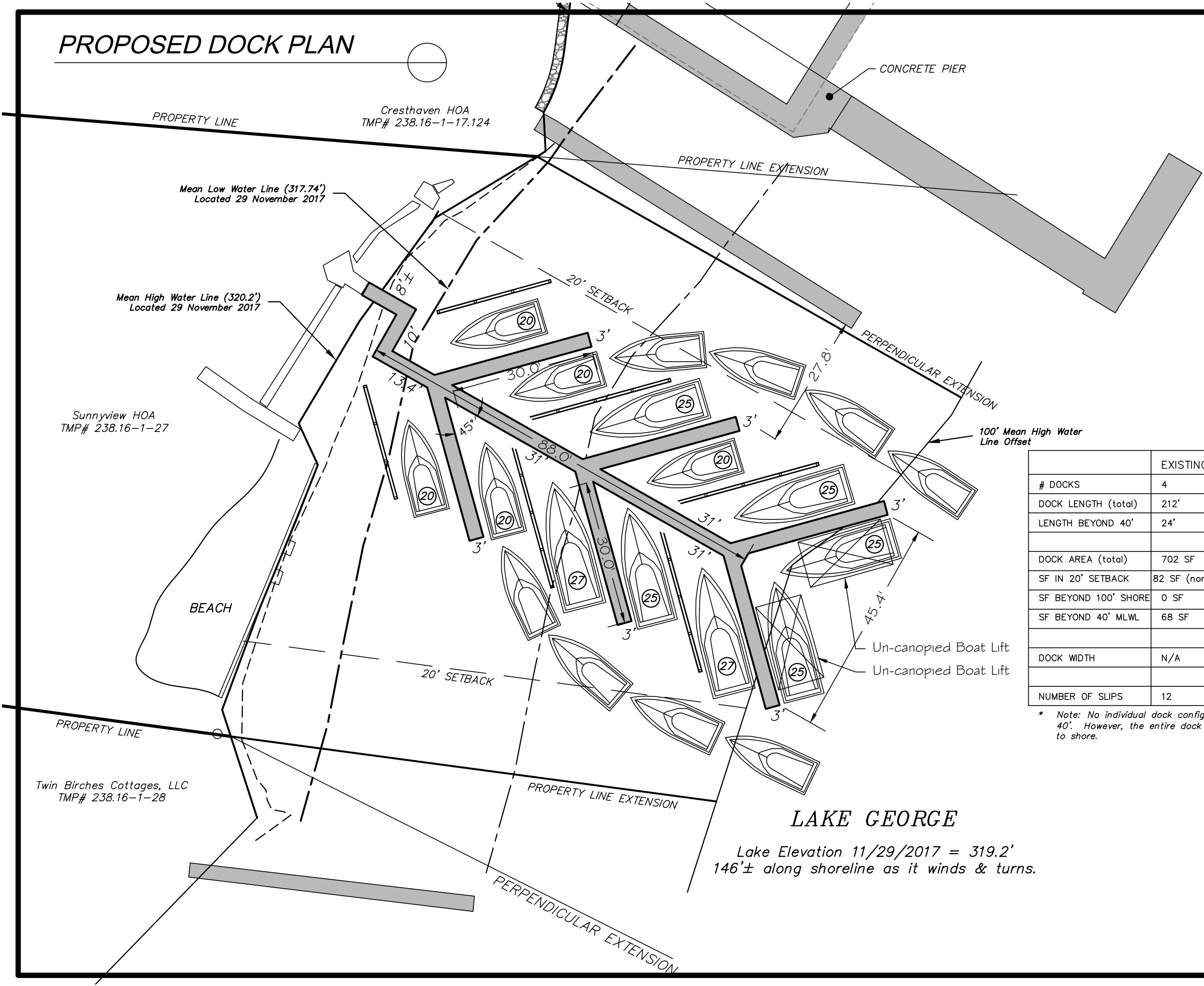


Survey and Map by
D.L. Dickinson
ASSOCIATES
Surveyors & Engineers
LAKE GEORGE, NEW YORK 12845

Sheet 1 of 2

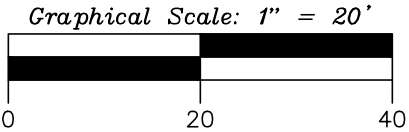
LG: 42_I_8.16 (old)
LG: 238.16_I_27 (new)

PROPOSED DOCK PLAN



	EXISTING	PROPOSED	ALLOWED	INCREASE?
# DOCKS	4	6	1	YES
DOCK LENGTH (total)	212'	273'	-	YES
LENGTH BEYOND 40'	24'	123'	-	YES
DOCK AREA (total)	702 SF	885 SF	700 SF	YES
SF IN 20' SETBACK	82 SF (north)	0	0	NO
SF BEYOND 100' SHORE	0 SF	44 SF	0	YES
SF BEYOND 40' MLWL	68 SF	446 SF	0	YES
DOCK WIDTH	N/A	45.4' *	40'	YES *
NUMBER OF SLIPS	12	12	-	-

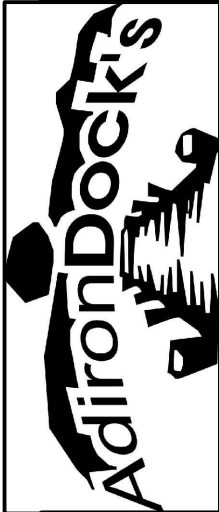
* Note: No individual dock configuration (ie. I, E, U, L, etc.) is wider than 40'. However, the entire dock complex is 45.4' wide as measured parallel to shore.



LAKE GEORGE
Lake Elevation 11/29/2017 = 319.2'
146'± along shoreline as it winds & turns.

AdironDock's, LLC

Dock & Boat House Builders
135 Stone Schoolhouse Road
Lake George, New York 12845
(518) 361-8624



TMP# 238.16-1-27

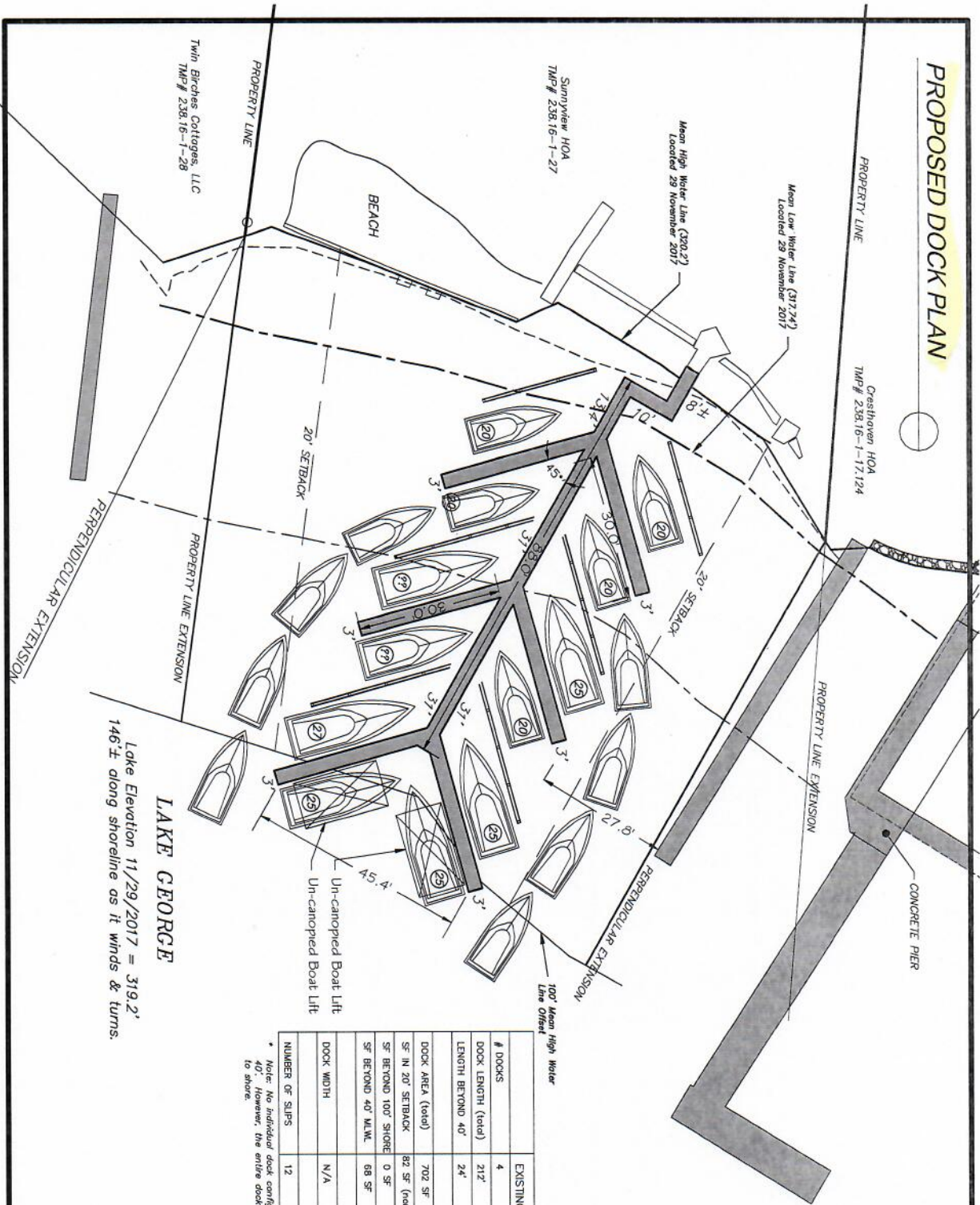
Scale: 1" = 20'

Date: 3 September 2019

Proposed Dock Layout for
Sunnyview HOA
Lake George

Town of Lake George County of Warren

PROPOSED DOCK PLAN



RECEIVED

SEP - 3 2019

LAKE GEORGE PARK COMMISSION

	EXISTING	PROPOSED	ALLOWED	INCREASE?
# DOCKS	4	6	1	YES
DOCK LENGTH (total)	212'	273'	-	YES
LENGTH BEYOND 40'	24'	123'	-	YES
DOCK AREA (total)	702 SF	885 SF	700 SF	YES
SF IN 20' SETBACK	82 SF (north)	0	0	NO
SF BEYOND 100' SHORE	0 SF	44 SF	0	YES
SF BEYOND 40' M.L.W.	68 SF	446 SF	0	YES
DOCK WIDTH	N/A	45.4' *	40'	YES *
NUMBER OF SLIPS	12	12	-	-

* Note: No individual dock configuration (i.e. L, E, U, L, etc.) is wider than 40'. However, the entire dock complex is 45.4' wide as measured parallel to shore.



Sheet 2 of 2

Proposed Dock Layout for
Sunnyview HOA
Lake George

TWP# 238.16-1-27

Scale: 1" = 20'

Date: 3 September 2019



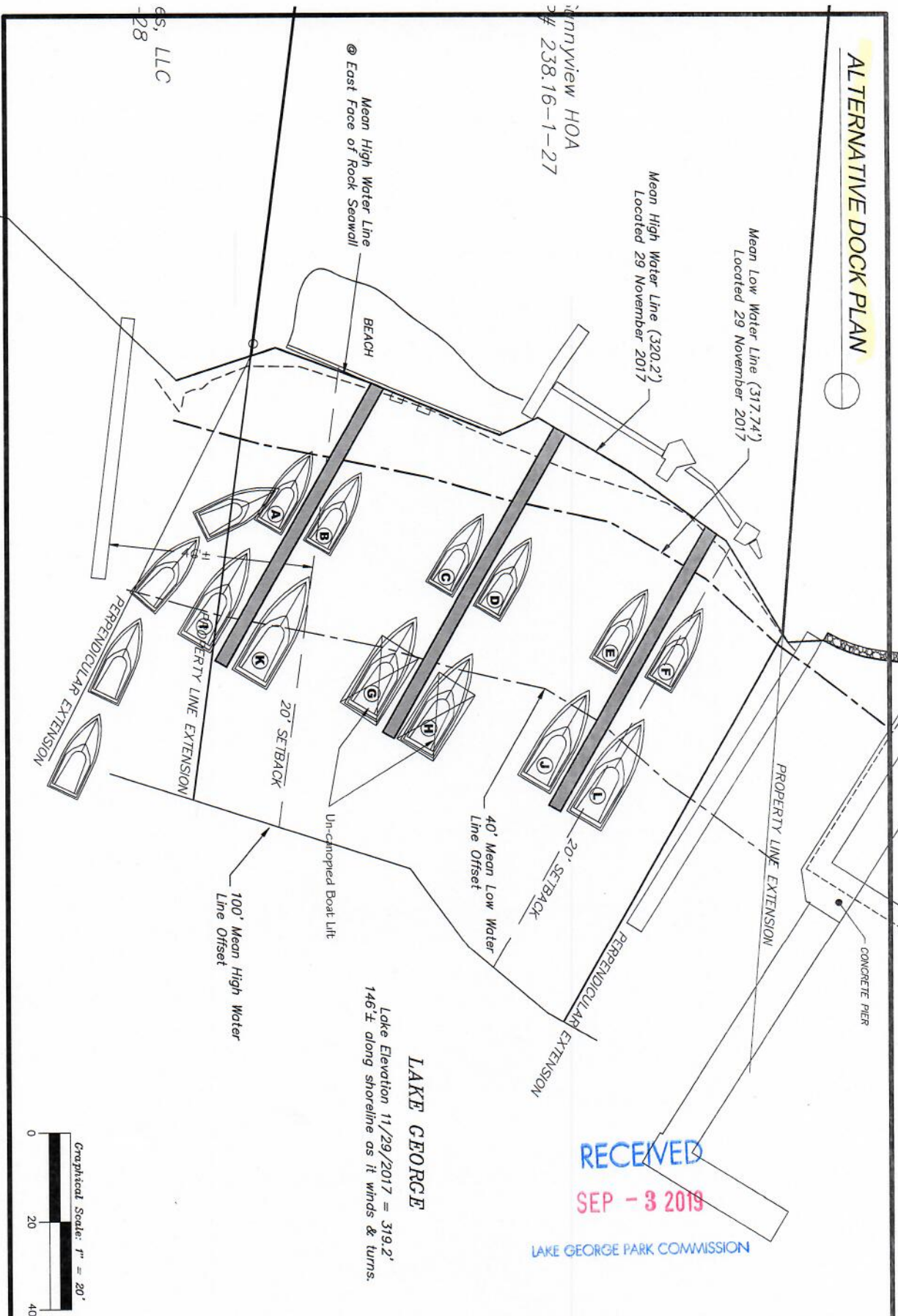
AdironDock's, LLC

Dock & Boathouse Builders
135 Stone Schoolhouse Road
Lake George, New York 12845
(518) 361-8624

Town of Lake George County of Warren

PL-1

ALTERNATIVE DOCK PLAN



Sheet 1 of 1

Proposed Dock Layout for
Sunnyview HOA
Lake George

TMP# 238.16-1-27

Scale: 1" = 20'

Date: 3 September 2019



AdironDock's, LLC

Dock & Boathouse Builders
135 Stone Schoolhouse Road
Lake George, New York 12845
(518) 361-8624

Town of Lake George County of Warren

PL-A

WARREN COUNTY CLERK
RECORDING COVER SHEET

EMP. INITIALS TK

INSTRUMENT # 4716 CDE

No. of PAGES 5

TYPE OF DOC. _____

ADDTL. FEE 1

TOWN Lak 0200

ADDTL. NAMES 2

200 . 50

TRANSFER TAX AMT. \$ 0

MORTGAGE AMT. \$ _____

MORTGAGE TAX \$ _____

TRANSFER TAX STAMP

MORTGAGE TAX STAMP

0002976
RECEIVED
REAL ESTATE
JUN 14 2002
TRANSFER TAX
WARREN COUNTY

LIB1270 PAGE 175

Please fill in blanks below before submitting for recording.

PARTY OF THE FIRST PART GSK, Ltd., Gary S. Koncikowski and Victor Thomas

and d/b/a Sunnyview
PARTY OF THE SECOND PART Madeline B. Lehner-Monacci

RECORDED BY: Howard I. Krantz, Esq.

RETURN TO: Howard I. Krantz, Esq.

161 Ottawa Street

Lake George, NY 12845

RECORDING STAMP

LIB1270 DEEDS
PAGE 175
WARREN COUNTY, N.Y.
CLERK

02 JUN 14 AM 10:07

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

RECORDED

WARRANTY DEED with Lien Covenant

THIS INDENTURE

MADE THIS 27th day of September, in the Year Two Thousand One

BETWEEN GSK, LTD., a New York Corporation, with its principal place of business located at Route 9N, Lake George, New York, 12845, GARY S. KONCIKOWSKI and VICTOR THOMAS, Individually and doing business as SUNNYVIEW, a New York General Partnership with its principal place of business at Routes 9 and 9L in the Town of Lake George, Warren County, New York, party of the first part, and

MADÉLINE B. LEHNER-MONACCI, residing at 1339 Helen Drive, Yardley, Pennsylvania, 19067-2715, party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----ONE----- Dollar(s) (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town of Lake George, Warren County, New York, and being Lot No. 9 as shown on a survey entitled "Map of a Subdivision to be Known as Sunnyview", map prepared by D.L. Dickinson Associates, Surveyors and Engineers, map dated April 13, 1984. Said subdivision was approved by the Town of Lake George Planning Board on April 20, 1987 and map filed in the Warren County Clerk's Office on April 22, 1987 in Drawer A-59, as revised by map dated February 28, 1989, and filed on March 30, 1989, in Cabinet A, Slide 59.

Lot 9 contains 20,010 +/- square feet of land, as shown on said subdivision map. The true dimensions of said Lot are shown on said map filed April 22, 1987.

ALSO CONVEYING the exclusive use and occupancy of Dock Space K, twenty-seven (27) feet in length, as shown on a certain map entitled "Dock Plan Map Made For Gary Koncikowski", by Van Dusen & Stavos Land Surveyors, LLC, last revised on June 25, 2001, and filed in the Warren County Clerk's Office on July 24, 2001 in Plat Cabinet B 173, subject to the following conditions, covenants and restrictions which shall run with the land:

(a) The dock space shall be restricted to boats having a maximum beam of one-hundred (100) inches;

(b) Subject to the right of the Sponsor to require the grantees to install mooring whips to restrict boat movement;

(c) Subject to the right of the Sponsor (and the Sunnyview Homeowners Association, upon the expiration of Sponsor control of the Association), to establish and enforce rules and regulations governing the use of all docks and appurtenances thereto;

(d) Subject to the rules and regulations of the Lake George Park Commission now in effect or hereinafter promulgated;

(e) Subject to the right of the Sponsor to apply to the Lake George Park Commission and other agencies for authorization to reconfigure the aforescribed dock plan in order to provide additional dock space and/or for more efficient use of the docks and dock areas, in the sole discretion of the Sponsor;

(f) Subject to all other provisions hereinafter referenced in the within deed.

TOGETHER with all of the rights, privileges, easements and appurtenant ownership interests, in common with others, in and to the premises conveyed by Gary Koncikowski and Victor Thomas to Sunnyview Homeowners Association, Inc., and as more fully defined in the Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated January 26, 1990 and recorded in the Warren County Clerk's Office on February 5, 1990 in Liber 783 of Deeds at Page 6, and, as amended by the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk's Office on the 16th day of October, 2000, in Book 1186 of Deeds at Page 338.

TOGETHER with the benefits and subject to the burdens of said Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc. (deed reference: 783 cp 6), as amended by the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk's Office on the 16th day of October, 2000, in Book 1186 of Deeds at Page 338.

GRANTEES covenant and agree to be bound by, and to comply with the aforesaid Declaration and as amended by the First Supplement thereto, including their personal obligation to pay assessments pursuant to said Declaration and as amended by the First Supplement thereto, and by the acceptance and recordation of this deed, acknowledge said obligation.

GRANTEES further agree that the property herein conveyed shall be subject to assessments in such amount as shall be determined by the Sunnyview Homeowners Association, Inc., its successors and assigns, which assessments shall be paid monthly, in advance, on the first day of each month and shall become liens upon the premises from the first day of each month and shall continue until fully paid.

This conveyance is made subject to the rights conveyed by Koncikowski and Thomas to the Sunnyview Homeowners Association, Inc., for certain easements for a central sewer system, including gravity sewer lines, force mains, pump stations and manholes, all as conveyed to Sunnyview Homeowners Association, Inc. (Deed reference: 783 cp 1).

This conveyance is made subject to the rights retained by Sponsor pursuant to Section 4.07 of a Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., made by Gary Koncikowski and Victor Thomas dated the 26th day of January, 1990, recorded in the Warren County Clerk's Office on the 5th day of February, 1990, as amended by the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk's Office on the 16th day of October, 2000, in Book 1186 of Deeds at Page 338.

DEED RESTRICTIONS - PLANNING BOARD APPROVAL

The sewage system for Sunnyview Homeowners Association, Inc., has been designed for 3 x 15 or 45 bedrooms - total. If a four bedroom house is desired on a particular lot, permission will have to be obtained from the Town of Lake George.

No garbage grinders allowed.

Water softener discharge not to be discharged into septic

system.

Being a part of the premises conveyed in a deed from Gary Konicowski to GSK, LTD. dated the 6th day of February, 1990, and recorded in the Warren County Clerk's Office on the 9th day of February, 1990, in Liber 783 of Deeds at Page 276.

This deed is a correction deed to the prior deed to the grantees herein dated June 22, 2000, in order to convey the exclusive use and occupancy of the dock space described herein. 1231
AND X

This conveyance is made in the regular course of business conducted by GSK, LTD. and does not constitute all or substantially all of the assets of the corporation and has been duly authorized by the unanimous vote of the shareholders of the corporation.

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

AND said party of the first part covenants as follows:

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

SECOND, That said party of the first part will forever WARRANT the title to said premises.

THIRD, That, in compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN PRESENCE OF

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 27th day of September, 2001.

GSK, LTD.
BY:


GARY B. KONCIKOWSKI, President


GARY B. KONCIKOWSKI, Individually


VICTOR THOMAS, Individually

SUNNVIEW

BY: 
GARY B. KONCIKOWSKI, Partner

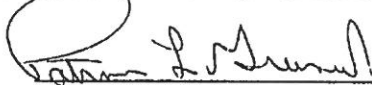
SUNNVIEW

BY: 
VICTOR THOMAS, Partner

LIBER 1270 PAGE 178

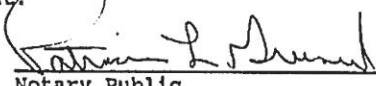
STATE OF NEW YORK)
COUNTY OF Washington) ss:

On the 27th day of September, in the year 2001, before me, the undersigned, personally appeared GARY S. KONCIKOWSKI, President of GSK, LTD., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his said capacity, and that by his signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

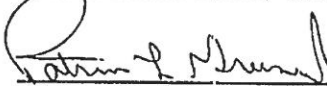
STATE OF NEW YORK)
COUNTY OF Washington) ss:

On the 27th day of September, in the year 2001, before me, the undersigned, personally appeared GARY S. KONCIKOWSKI, Individually, and, d/b/a SUNNYVIEW, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their said capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

STATE OF NEW YORK)
COUNTY OF Washington) ss:

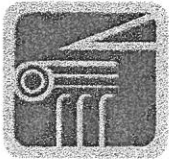
On the 27th day of September, in the year 2001, before me, the undersigned, personally appeared VICTOR THOMAS, Individually, and, d/b/a SUNNYVIEW, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their said capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

R&R:

PATRICIA L. GREENWOOD
Notary Public, State of New York
Washington County No. 01GR4732897
My Commission Expires 5/31/2002

11811270 PAGE 179



Stanclift
Ludemann &
McMorris PC

3 Warren Street
Glens Falls, New York 12801
6348 State Route 9
Chestertown, New York 12817
Phone: 518-745-4343
Fax: 518-745-4344
www.stancliftlaw.com

Tucker C. Stanclift

Matthew R. Ludemann

Jeffrey E. McMorris

John M. Silvestri

Stacy M. Frederick

Danielle N. Audette

Dustin J. Bruhns

Jim Collom
Business Manager

Karen Wheeler
Paralegal

Pat Imbimbo
Private Investigator

March 12, 2014

Gregory Perlmutter
34 Douglas Drive
Sparta, New Jersey 07871

RE: *Perlmutter to Perlmutter and Ledingham*

Dear Mr. Perlmutter:

In connection with the above-referenced transaction, enclosed please find your *original* Deed which has been filed in the Warren County Clerk's Office. This is an important document and should be kept in a safe location with your other important papers.

Thank you for allowing me to represent you in this transaction.

Very truly yours,

STANCLIFT, LUDEMANN & McMORRIS, P.C.

By: 

Matthew R. Ludemann

MRL:hmd
Enc.

S:\combined files drive\Perlmutter.Gregory.2816.2014.0090.Deed over\Deed ltr.doc



WARREN COUNTY – STATE OF NEW YORK
PAMELA J. VOGEL, COUNTY CLERK
1340 STATE ROUTE 9,
LAKE GEORGE, NEW YORK 12845

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 4942 / 296
INSTRUMENT #: 2014-1006

Receipt#: 2014325212
Clerk: LB
Rec Date: 02/19/2014 01:23:29 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 6
Rec'd Frm: STANCLIFT LUDEMANN & MCMORRIS

Party1: PERLMUTTER GREGORY
Party2: PERLMUTTER GREGORY
Town: LAKE GEORGE

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.50

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.50

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1405
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

STANCLIFT LUDEMANN & MCMORRIS
3 WARREN STREET
PO BOX 358
GLENS FALLS NY 12801

WARNING***

I hereby certify that the within and foregoing was recorded in the Warren County Clerk's Office, State of New York.

This sheet constitutes the Clerks endorsement required by Section 316 of the Real Property Law of the State of New York.

Pamela J. Vogel
Warren County Clerk

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WARRANTY DEED WITH LIEN COVENANT

DATE OF DEED: February 7, 2014

GRANTOR: GREGORY PERLMUTTER
34 Douglas Drive
Sparta, New Jersey 07871

GRANTEE: GREGORY PERLMUTTER AND DONNA M. LEDINGHAM
As Tenants by the Entirety
34 Douglas Drive
Sparta, New Jersey 07871

THIS WARRANTY DEED made between Grantor and Grantee on the deed date stated above
WITNESSES THAT GRANTOR in consideration of

-----One Dollar (\$1.00)-----

lawful money of the United States and other good and valuable consideration, paid by Grantee,

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his heirs and assigns
forever all that property located at:

11 Sunnyview Lane
Town of Lake George
County of Warren
State of New York
TAX MAP # 238.16-1-21

(THE PROPERTY IS DESCRIBED MORE FULLY IN SCHEDULE A ATTACHED)

THIS GRANT IS MADE:

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said
premises.

TO HAVE AND TO HOLD the premises granted by this Warranty Deed unto the Grantee and
his heirs and assigns forever.

AND THE GRANTOR COVENANTS as follows:

FIRST: That Grantee shall QUIETLY ENJOY said premises;

SECOND: That Grantor will forever WARRANT the title to said premises;

Wendy Rice
Notary Public
Wendy Rice
Notary Public
New Jersey
My Commission Expires 01-07-2015

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Lake George, Warren County, New York and being Lot No. 3 as shown on a survey entitled " Map of a Subdivision to be Known as Sunnyview" , map prepared by D.L. Dickinson Associates, Surveyors and Engineers, map dated April 13, 1984. Said subdivision was approved by the Town of Lake George Planning Board on April 20, 1987 and map filed in the Warren County Clerk's Office on April 22, 1987 in Drawer A-59, as revised by map dated February 28, 1989, and filed on March 30, 1989, in Cabinet A, Slide 59.

Lot 3 contains 20,000 +/- square feet of land, as shown on said subdivision map. The true dimensions of said Lot are shown on said map filed April 22, 1987, and on revised by map dated February 28, 1989, and filed on March 30, 1989, in Cabinet A, Slide 59.

ALSO CONVEYING the exclusive use and occupancy of Dock Space J, twenty-five (25) feet in length, as shown on a certain map entitled "Dock Plan Map Made For Gary Koncikowski" , by Van Dusen & Steves Land Surveyors, LLC, last revised on June 25, 2001, and filed in the Warren County Clerk 's Office on July 24, 2001 in Plat Cabinet B 173, subject to the following conditions, covenants and restrictions which shall run with the land:

(a) The dock space shall be restricted to boats having a maximum beam of one-hundred (100) inches;

(b) Subject to the right of the Sponsor to require the grantee to install mooring whips to restrict boat movement;

(c) Subject to the right of the Sponsor (and the Sunnyview Homeowners Association, upon the expiration of Sponsor control of the Association), to establish and enforce rules and regulations governing the use of all docks and appurtenances thereto;

(d) Subject to the rules and regulations of the Lake George Park Commission now in effect or hereinafter promulgated;

(e) Subject to the right of the Sponsor to apply to the Lake George Park Commission and other agencies for authorization to reconfigure the aforescribed dock plan in order to provide additional dock space and/or for more efficient use of the docks and dock areas, in the sole discretion of the Sponsor;

(f) Subject to all other provisions hereinafter referenced in the within deed.

Dock Space "J" being part of the premises conveyed from Gary Koncikowski and Victor Thomas to Gary Koncikowski by deed dated February 6, 1990 and recorded in the Warren County Clerk's Office on February 9, 1990, in Liber 783 of Deeds at Page 240.

Granting to the grantee, his heirs and assigns the right to move any boat from Dock Space J for the purpose of ingress and egress of boats to and from Dock Space I.

TOGETHER with all of the rights, privileges, easements and appurtenant ownership interests, in common with others, in and to the premises conveyed by Gary Koncikowski and Victor Thomas to Sunnyview Homeowners Association, Inc., and as more fully defined in the Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated January 26, 1990 and recorded in the Warren County Clerk's Office on February 5, 1990 in Liber 783 of Deeds at Page 6 and, as amended by the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk's Office on the 16th day of October, 2000 in Book 1186 of Deeds at Page 338.

TOGETHER with the benefits and subject to the burdens of said Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc. (deed reference: 783 cp 6), as amended by the first Supplemental Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk's Office on the 16th day of October, 2000, in Book 1186 of Deeds at Page 338.

GRANTEES covenant and agree to be bound by, and to comply with the aforesaid Declaration and as amended by the First Supplement thereto, including their personal obligation to pay assessments pursuant to said Declaration and as amended by the First Supplement thereto, and by the acceptance and recordation of this deed, acknowledge said obligation.

GRANTEES further agree that the property herein conveyed shall be subject to assessments in such amount as shall be determined by the Sunnyview Homeowners Association, Inc., its successors and assigns, which assessments shall be paid monthly, in advance, on the first day of each month and shall become liens upon the premises from the

first day of each month and shall continue until fully paid.

This conveyance is made subject to the rights conveyed by Koncikowski and Thomas to the Sunnyview Homeowners Association, Inc., for certain easements for a central sewer system, including gravity sewer lines, force mains, pump stations and manholes, all as conveyed to Sunnyview Homeowners Association, Inc. (Deed reference: 783 cp 1).

This conveyance is made subject to the rights retained by Sponsor pursuant to Section 4.07 of a Declaration of Protective Covenants, Conditions, Restrictio'n, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., made by Gary Koncikowski and Victor Thomas dated the 26th day of January, 1990, recorded in the Warren County Clerk's Office on the 5th day of February, 1990, as amended by the First Supplemental

Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Sunnyview Homeowners Association, Inc., dated the 1st day September, 2000, and recorded in the Warren County Clerk 's Office on the 16th day of October, 2000, in Book 1186 of Deeds at Page 338.

DEED RESTRICTIONS - PLANNING BOARD APPROVAL

The sewage system for Sunnyview Homeowners Association, Inc., has been designed for 3 x 15 or 45 bedrooms - total. If a four bedroom house is desired on a particular lot, permission wi·ll have to be obtained from the Town of Lake George.

No garbage grinders allowed.

Water softener discharge not to be discharged into septic system.

Being the same premises as described in a deed from Gregory Perlmutter and Bruce Perlmutter to Gregory Perlmutter dated March 16, 2004 and recorded in the Warren County Clerk's Office on March 24, 2004 in Liber 1375 of Deeds at Page 24.

Subject to and together with the rights in an Assignment of Dock Rights filed in the Warren County Clerk's Office on May 6, 2011 in Document Book 4240 at Page 295.

Record + Return to:

**STANCLIFT LUDEMANN &
MCMORRIS
3 Warren Street
P.O. Box 358
Glens Falls, New York 12801**