LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS
Meeting Date April 30, 2019

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Facility</th>
<th>Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Dunhams Bay Rd, L L C</td>
<td>Dunham's Bay Boat Co</td>
<td>239.20-1-4 Queensbury</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application #</th>
<th>Lakefront</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>5234-48-18 M1 MAJOR</td>
<td>307 feet 3 straight, T, L, U, F or 2 E docks &amp; 3 moorings</td>
<td>10 Dunhams Bay Rd Dunhams Bay</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Date Received</th>
<th>SEQR type</th>
<th>Comment period ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/10/2018</td>
<td>Unlisted Action</td>
<td>04/13/2019</td>
</tr>
</tbody>
</table>

**Project**

Modify an existing marina: reduce seasonal berthing spaces from 42 to 14, increase motorized boat rentals from 4 to 20, and add a sightseeing charter vessel presently operating from Beckley’s. Charter and rentals to be operated by Freedom Boat Club.

**Background**

The facility is a full service marina located in Dunhams Bay in the Town of Queensbury. The marina is presently authorized by Commission permit for 42 seasonal berthing spaces, 4 motorized boat rentals, 150 winter boat storage (114 indoor and 36 outdoor), sales, service, and fuel sales. The applicant, 10 Dunhams Bay Rd LLC dba Freedom Boat Club, seeks to reduce seasonal berthing vessels from 42 to 14, and increase motorized rentals from 4 to 20. Additionally, the applicant seeks to utilize one of the motorized rental vessels as a charter upon request by customers. No changes to the docks are proposed.

The facility complies with requirements for restrooms, parking, and trash receptacles. With respect to traffic, the proposal results in a net reduction of 12 vessels operating at the subject facility. As such, demand for parking at the facility is anticipated to be reduced below current conditions. Regarding wastewater, the applicant proposes to replace the existing wastewater system with a system of holding tanks, which have been approved by the Town of Queensbury in its capacity as the Board of Health. The applicant is working with Commission staff on potential stormwater retrofits.

The 2016 Lake George Recreation Study references Dunhams Bay as Zone 2D. The study observed that during peak use, there were 16 boats underway in the bay (11 motorized, 3 PWC, 1 sailboat, 1 canoe/kayak). The bay is roughly 61 acres in size with 51 acres identified as the usable boating area. As such, the boat density is approximately 3-4 acres/boat, which is below the Rec Study suggested optimal density of 13 acres/vessel. It is noted, however that two thirds of the bay is a five mph zone, which the Study indicates greatly impacts a boater’s perceptions of safety relative to boat density. In support of this, only 6% of boaters surveyed for the 2016 Recreation Study noted experiencing congestion in Dunham’s Bay. A review of current and proposed uses at the facility indicates that average daily totals for boat trips may be expected to increase by 13 vessels throughout a typical summer day, which is due to the conversion from seasonal berthing customers to rental customers. On peak boating days when all potential boaters may be active, the proposed reduction in vessels at the facility creates a reduction in the potential maximum number of vessels underway. Maximum vessels underway may be reduced by 12 vessels. Daily vehicle traffic may be assumed to mirror potential boater use at the facility. As such, it may be expected that there are 13 additional daily vehicle trips resulting from the proposal. NYSDOT Traffic Data indicates the potential addition of 13 round trip vehicle trips to the site from Route 9L would represent an insignificant 0.8 % rise above current average daily traffic (1620 vehicles).

There is no apparent jurisdiction for the APA or DEC. The Town has approved the wastewater system. The proposed use is located in an allowable zone pursuant to Town code, and due to a reduction in boats at the facility, site plan review is not required. Town review of minor architectural changes to the existing buildings is pending.

Date prepared April 18, 2019
Public comments have been received in opposition and support of the proposal. Common concerns include vehicle parking and boat traffic.

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

FINDINGS FOR MARINAS, DOCKS, MOORINGS APPLS
The Commission must make findings under provision 6NYCRR 646-1.6(a):

"Prior to granting any permit relative to a dock, wharf, mooring or marina, the Commission shall ascertain the probable effect of the 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."
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.
10 Dunhams Bay Rd, LLC
TM#239.20-1-4

Air Photo ca. 2018
IMPORTANT NOTICE AND DISCLAIMER

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<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>LG Village, west side</td>
</tr>
<tr>
<td>1B</td>
<td>LG Village, east side</td>
</tr>
<tr>
<td>1C</td>
<td>Tea Island</td>
</tr>
<tr>
<td>2A</td>
<td>Hearthstone Point</td>
</tr>
<tr>
<td>2B</td>
<td>Plum Pt / Woods Pt area</td>
</tr>
<tr>
<td>2C</td>
<td>Hearthstone Campground</td>
</tr>
<tr>
<td>2D</td>
<td>Dunham's Bay</td>
</tr>
<tr>
<td>3A</td>
<td>Cannon Pt area</td>
</tr>
<tr>
<td>3B</td>
<td>Assembly Pt area</td>
</tr>
<tr>
<td>3C</td>
<td>Still Bay</td>
</tr>
<tr>
<td>3D</td>
<td>Harris Bay</td>
</tr>
<tr>
<td>3E</td>
<td>Sandy Bay</td>
</tr>
<tr>
<td>3F</td>
<td>Warner Bay</td>
</tr>
<tr>
<td>3G</td>
<td>Assembly Point Channel</td>
</tr>
<tr>
<td>4A</td>
<td>Long Island West</td>
</tr>
<tr>
<td>4B</td>
<td>Long Island East</td>
</tr>
<tr>
<td>4C</td>
<td>Elizabeth Island</td>
</tr>
<tr>
<td>5A</td>
<td>Rush Island area</td>
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<tr>
<td>5B</td>
<td>Whipple Island area</td>
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<tr>
<td>5C</td>
<td>Boon Bay</td>
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<tr>
<td>5D</td>
<td>Echo Bay</td>
</tr>
<tr>
<td>5E</td>
<td>Heart Bay</td>
</tr>
<tr>
<td>5F</td>
<td>Mossy Point</td>
</tr>
<tr>
<td>5G</td>
<td>North of natural dam</td>
</tr>
<tr>
<td>6A</td>
<td>Cotton Point area</td>
</tr>
<tr>
<td>6B</td>
<td>Pilot Knob area</td>
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<tr>
<td>6C</td>
<td>Basin Bay</td>
</tr>
<tr>
<td>6D</td>
<td>Andrews Bay</td>
</tr>
<tr>
<td>6E</td>
<td>Watch Point area</td>
</tr>
<tr>
<td>7A</td>
<td>Clay Island - Dome Island</td>
</tr>
<tr>
<td>7B</td>
<td>Still Bay</td>
</tr>
<tr>
<td>7C</td>
<td>Huddle Bay</td>
</tr>
<tr>
<td>8A</td>
<td>Northwest Bay, west side</td>
</tr>
<tr>
<td>8B</td>
<td>Northwest Bay, east side (Tongue Mt)</td>
</tr>
<tr>
<td>8C</td>
<td>Sawmill Bay</td>
</tr>
<tr>
<td>8D</td>
<td>Shelving Rock Bay</td>
</tr>
<tr>
<td>8E</td>
<td>Log Bay</td>
</tr>
<tr>
<td>8F</td>
<td>Huckleberry Island</td>
</tr>
<tr>
<td>8G</td>
<td>Bolton Bay &amp; east of Green Island</td>
</tr>
<tr>
<td>9A</td>
<td>Narrows, west side</td>
</tr>
<tr>
<td>9B</td>
<td>Narrows, east side</td>
</tr>
<tr>
<td>9C</td>
<td>14 Mile Island</td>
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<tr>
<td>9D</td>
<td>Red Rock Bay</td>
</tr>
<tr>
<td>9E</td>
<td>Glen Island</td>
</tr>
<tr>
<td>10A</td>
<td>Dollar Island Group area</td>
</tr>
<tr>
<td>10B</td>
<td>Black Mtn Point area</td>
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<tr>
<td>10C</td>
<td>Paradise Bay</td>
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<tr>
<td>10D</td>
<td>Black Mtn Point</td>
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<tr>
<td>11A</td>
<td>Harbor Islands area</td>
</tr>
<tr>
<td>11B</td>
<td>Mother Bunch Island area</td>
</tr>
<tr>
<td>11C</td>
<td>Harbor Island</td>
</tr>
<tr>
<td>11D</td>
<td>Huletts Bunch Island area</td>
</tr>
<tr>
<td>12A</td>
<td>Sabbath Day / Silver Bay</td>
</tr>
<tr>
<td>12B</td>
<td>Wimer's Bay</td>
</tr>
<tr>
<td>12C</td>
<td>Bass Bay</td>
</tr>
<tr>
<td>12D</td>
<td>Mallory Island area</td>
</tr>
<tr>
<td>12E</td>
<td>Arcady Bay</td>
</tr>
<tr>
<td>12F</td>
<td>Hague Bay</td>
</tr>
<tr>
<td>12G</td>
<td>Gull Bay</td>
</tr>
<tr>
<td>13A</td>
<td>Pardo Point area</td>
</tr>
<tr>
<td>13B</td>
<td>Mallory Island area</td>
</tr>
<tr>
<td>13C</td>
<td>Arcady Bay</td>
</tr>
<tr>
<td>13D</td>
<td>Hague Bay</td>
</tr>
<tr>
<td>13E</td>
<td>Gull Bay</td>
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<tr>
<td>13F</td>
<td>Ticonderoga area, west side</td>
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<tr>
<td>13G</td>
<td>Ticonderoga area, east side</td>
</tr>
<tr>
<td>14A</td>
<td>Waltonian Islands area</td>
</tr>
<tr>
<td>14B</td>
<td>Rock Bro's Is / Brown's Pt</td>
</tr>
<tr>
<td>15A</td>
<td>Friend's Pt / Roger's Rock</td>
</tr>
<tr>
<td>15B</td>
<td>Brown's Pt / Weed's Bay</td>
</tr>
<tr>
<td>15C</td>
<td>Blairs Bay</td>
</tr>
<tr>
<td>15D</td>
<td>Ticonderoga area, west side</td>
</tr>
<tr>
<td>15E</td>
<td>Ticonderoga area, east side</td>
</tr>
<tr>
<td>16A</td>
<td>Heart Bay</td>
</tr>
<tr>
<td>16B</td>
<td>Harbor Islands area</td>
</tr>
<tr>
<td>16C</td>
<td>Mother Bunch Island area</td>
</tr>
<tr>
<td>16D</td>
<td>Shelter Island</td>
</tr>
<tr>
<td>16E</td>
<td>Heart Bay</td>
</tr>
</tbody>
</table>

Lake George 2015 Recreation Study
Lake Zones Map

May, 2016
Description and Trends for Dunham’s Bay

Dunham’s Bay is primarily utilized as a transportation corridor for boats traveling from the marinas in the Dunham’s Bay outlet and the rental docks adjacent to the Dunham’s Bay Bridge. Most of the bay is a 5mph zone. The Dunham’s Bay marsh is a popular spot for kayakers and provides an exceptional area for boaters to fish and observe wildlife. The Boat Inspection Station located at Dunham’s Bay Marina experienced 1,804 total boater contacts accounting for 6% of the launches on the lake during the 2015 season.

Bay Analysis for Dunham’s Bay

<table>
<thead>
<tr>
<th>Zone</th>
<th>Public Areas</th>
<th>Commercial</th>
</tr>
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<tbody>
<tr>
<td>Zone</td>
<td>Dunham's Bay Outlet; Dunham's Bay Marsh/State Forest Preserve</td>
<td>Commercial Launch</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LGPC Boat Inspection Station</td>
</tr>
<tr>
<td>Zone</td>
<td></td>
<td>3 Class A Marinas/244 seasonal berths</td>
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</table>

<table>
<thead>
<tr>
<th>Shoreline Features</th>
<th>Residential</th>
<th>Commercial</th>
<th>Parklands</th>
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<tr>
<td>Feature</td>
<td>Dunham's Bay Marsh/State Forest Preserve</td>
<td>Commercial Launch</td>
<td></td>
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<tr>
<td></td>
<td>LGPC Boat Inspection Station</td>
<td>3 Class A Marinas/244 seasonal berths</td>
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<table>
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<tr>
<th>Land Use</th>
<th>Residential</th>
<th>Commercial</th>
<th>Parklands</th>
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<tbody>
<tr>
<td>West Side</td>
<td>100%</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>South End</td>
<td>-</td>
<td>100%</td>
<td>-</td>
</tr>
<tr>
<td>East Side</td>
<td>90%</td>
<td>10%</td>
<td>-</td>
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<tr>
<th>Enforcement Issues</th>
<th>Tickets</th>
<th>Warnings</th>
<th>Complaints</th>
<th>Calls</th>
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<td>2005</td>
<td>5</td>
<td>16</td>
<td>1</td>
<td>1</td>
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<tr>
<td>2015</td>
<td>0</td>
<td>3</td>
<td>4</td>
<td>0</td>
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</tbody>
</table>

| Special Concern Areas | 4 EWM sites within the 5mph zone with the primary site on the western shoreline just north of the Dunham’s Bay outlet. |

<table>
<thead>
<tr>
<th>Boat Density</th>
<th>Lake Surface Area in Acres</th>
<th>Maximum Boats Observed</th>
<th>Observed Acres per Boat</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Boatable area and boat density by 2005 criteria)</td>
<td>51</td>
<td>27</td>
<td>1.9</td>
</tr>
</tbody>
</table>
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
August 14, 2017

Karen Howard
10 Dunhams Bay Rd
Lake George NY 12845

Facility:  Dunhams Bay Boat Co
Permit:  5234-41-15
Parcel:  239.20-1-4, Town of Queensbury

Dear Ms. Howard,

In accordance with the Commission’s resolution 2017-38, the above referenced permit is hereby modified to add the following General Condition:

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.

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

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

Sincerely,

[Signature]

Dave Wick
Executive Director

cc:  Lt. Joe Johns, Law Enforcement
January 10, 2017

Karen Howard  
Dunhams Bay Boat Company Inc  
10 Dunhams Bay Rd  
Lake George, NY 12845

Facility: Dunham's Bay Boat Co 
Permit #: 5234-41-15 
Parcel #: 239.20-1-4, Town of Queensbury

PERMIT RENEWAL

Dear Ms. Howard:

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

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

Sincerely,

[Signature]
David Wick  
Executive Director

cc: Law Enforcement  
   Town of Queensbury
Permit Number: 5234-41-15 M1

Type of Permit:
- [ ] New
- [ ] Renewal
- [ ] Modification
- [ ] Variance

Lake George Park Commission

PERMIT
Under the Environmental Conservation Law

- [ ] Article 43, Title 1, 6NYCRR 646-1.1
- [ ] Construction and Modification of Wharfs
- [ ] Article 43, Title 1, 6NYCRR 646-1.1
- [ ] Placement of Moorings
- [ ] Article 43, Title 1, 6NYCRR 646-1.4
- [ ] Recreational Use - New
- [ ] Article 43, Title 1, 6NYCRR 646-1.4
- [ ] Recreational Use - Seaplanes
- [ ] Article 43, Title 1, Section 43-0117 Operation of ferries and certain other boats, barges and vessels restricted.
- [ ] 6 NYCRR Part 608
- [ ] Water Quality Certification

- [ ] Article 15, Title 5, 6NYCRR 608.5
- [ ] Excavation and Placement of Fill in Navigable Waters
- [ ] Article 43, Title 1, 6NYCRR 646-1.2
- [x] Operation and Modification of Class A Marinas
- [ ] Article 43, Title 1, 6NYCRR 646-1.4
- [ ] Recreational Use - Parasail
- [ ] Article 43, Title 1, 6NYCRR 646-1.4
- [ ] Recreational Use - Tour Boat
- [ ] Article 43, Title 1, 6NYCRR 646-4
- [ ] Stormwater Management

Permit Issued to:
Dunhams Bay Boat Company Inc

Address of Permittee:
10 Dunhams Bay Rd
Lake George, NY 12845

Contact Person (if not permittee):
Karen Howard

Facility Name:
Dunham's Bay Boat Co

Facility Address:
10 Dunhams Bay Rd

County: Warren
Town: Queensbury
Parcel #: 239.20-1-4

Telephone Number: 656-9244

AUTHORIZED ACTIVITY

Operate a Class A Marina in accordance with the Marina Description attached as Schedule A and made part of this permit, and subject to the attached general and special conditions. No construction is herein authorized. This permit expressly authorizes only those activities specified on Schedule A, subject to the limitations herein.

Marina activities in excess of the authorized activities is a violation of the Environmental Conservation Law and will subject the facility to fines, penalties and/or revocation of the permit.

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

Executive Director: David Wick
Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347

Authorized Signature: [Signature]
Date: 1/11/17
Page 1 of 6
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.
18. One on-site parking space or adequate off-site parking shall be provided for each vessel berthed unless otherwise specified in Schedule A. Parking as described in Schedule A shall not be diminished.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Facility</th>
<th>Dunham’s Bay Boat Co</th>
<th>Lakefrontage:</th>
<th>307 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Other Parcels</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>252.00-1-67, containing a 140’ x 80’ boat storage building which can house up to 100 vessels.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Marina Description

Dunham’s Bay Boat Company is a full-service, year-round marina located on Rt 9L in the Town of Queensbury.

The facility includes permanent, partially covered docks, a boat sales and showroom building, a boat repair and storage building with rack storage for up to 14 boats, a boat hoist and a non-adjacent upland parcel located across Route 9L with a boat storage building, outdoor boat storage area and a boat cleaning area. No parking for marina customers is permitted on the upland parcel. Parking for marina customers is provided as shown on Schedule B, page 5 of 6 of this permit.

The facility’s docks, as shown on the Schedule B, accommodate berthing for a maximum of 42 vessels. The marina provides winter storage for up to 150 vessels, vessel towing, up to four motorized rental boats and boat and marine products sales and service. Restrooms, sewage pump-out facilities, and gasoline pumps are available to customers.

### Authorized Marina Activities

<table>
<thead>
<tr>
<th>Total Seasonal Customer Berthing Spaces:</th>
<th>42</th>
<th>(42 on docks and 0 on moorings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Customer Winter Storage:</td>
<td>150</td>
<td>(114 indoor and 36 outdoor)</td>
</tr>
<tr>
<td>Total Quick Launch:</td>
<td>0</td>
<td>(0 indoor and 0 outdoor)</td>
</tr>
<tr>
<td>Rental Vessels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>motorized:</td>
<td>4</td>
<td>three 18-20’ I/O boats and one jet boat</td>
</tr>
<tr>
<td>non-motorized:</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>personal watercraft:</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Charter Vessels:</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>SCUBA Instruction:</td>
<td>No</td>
<td>Waterski/Tubing/Rides: No</td>
</tr>
<tr>
<td>Tour Boats:</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Parasail:</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Public Boat Launch:</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Private Boat Launch/Hoist/Rail:</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sales/Service:</td>
<td>Yes</td>
<td>Customer Parking Spaces: 42</td>
</tr>
<tr>
<td>Vessel Towing:</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Fuel Sales:</td>
<td>Yes</td>
<td>Bulk Storage Permit#: 5-490237</td>
</tr>
<tr>
<td>Pumpout available at:</td>
<td>on-site</td>
<td></td>
</tr>
</tbody>
</table>

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.
LAKE GEORGE PARK COMMISSION

NOTICE TO MARINA CUSTOMERS

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

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

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

PROHIBITION

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

PUBLIC ADVISORY NON-NATIVE AQUATIC ORGANISMS

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

 Permit ID:  5234-41-15
Facility:  DUNHAM'S BAY BOAT CO
Permittee:  Dunhams Bay Boat Company Inc
Expiration Date of Authorization:  01/10/2022

This notice must be posted in a conspicuous place & protected from the elements.
Marina Permit Application
Request for Review

To: Law Enforcement/Patrol
From: Joe Thouin
Date: 04/15/2019

Application # 5234-48-18
Owner 10 DUNHAMS BAY RD, L L C
Parcel # 239.20-1-4
Facility: DUNHAM'S BAY BOAT
Town: QUEENSBURY
Project: Modify an existing marina: reduce seasonal berthing spaces from 42 to 14,
increase motorized boat rentals from 4 to 20, and add a sightseeing charter vessel
presently operating from Beckley's. Charter and rentals to be operated by
Freedom Boat Club.

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

Comments: ________________________________________________________________

__________________________________________________________________________

RETURN

To: Joe Thouin
From: Lt. Joe Johns
Date: 7/16/19

☐ 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:

__________________________________________________________________________

__________________________________________________________________________
April 18, 2019

Staff Memo

Re: Boat & Vehicle Traffic
Application: 5234-48-18 M1

The subject facility, 10 Dunhams Bay Rd, LLC dba Freedom Boat Club, formerly Dunhams Bay Boat Co aka Dunhams Bay Sea Ray, is located in Dunhams Bay in the Town of Queensbury. The marina is presently authorized by Commission permit for 42 seasonal berthing spaces, 4 motorized boat rentals, 150 winter boat storage (114 indoor and 36 outdoor), sales, service, and fuel sales. The applicant seeks to reduce seasonal berthing vessels from 42 to 14 (28 fewer), and increase motorized rentals from 4 to 20 (16 additional). This results in a net reduction of 12 vessels operating from the subject facility.

The 2016 Lake George Recreation Study references Dunhams Bay as Zone 2D. The study observed that during peak use, there were 16 boats underway in the bay (11 motorized, 3 PWC, 1 sailboat, 1 canoe/kayak). The bay is roughly 61 acres in size with 51 acres identified as the usable boating area. As such, the boat density is approximately 3-4 acres/boat, which is below the Rec Study suggested optimal density of 13 acres/vessel. It is noted, however that two thirds of the bay is a five mph zone, which the Study indicates greatly impacts a boater’s perceptions of safety relative to boat density. In support of this, only 6% of boaters surveyed for the 2016 Recreation Study noted experiencing congestion in Dunham’s Bay.

To estimate the potential change in boat use represented by the subject proposal, we may look to the 2006 Recreation Study by Holmes et al., which states that during the peak months of July and August each vessel that is operated by an annual vessel registration holder may be expected to be utilized 10 days per month, or roughly 2.5 per week. In contrast, during times of maximum use (eg. a long-forecasted sunny Saturday in July) rental vessels may be expected to go out every day, and even multiple times a day (1x to 8x) depending on the duration of the rental (8hr vs 1hr). The subject applicant proposes 4hr and 8hr rentals for a maximum of 2 boat trips daily for each vessel. However, it is noted that the customers of the proposed Freedom Boat Club rentals are not charged more for an 8hr rental compared with a 4hr rental. As such, the rental system proposed encourages full-day rentals. Additionally, it is noted the Freedom Boat Club model, with unlimited boat rentals per customer, may be more akin in use to seasonal berthing customers who may be more discerning in their boating days compared with a traditional boat rental customers visiting the area. In consideration of the above, the application conservatively estimates the proposed rentals may be utilized 1.5x per day.

A review of current and proposed uses at the facility indicates that average daily totals for boat trips may be expected to increase by 59% or 13 vessels throughout a typical summer day, which is due to the conversion from seasonal berthing customers to rental customers (see tables 1 & 2). However, on peak boating days when all potential boaters may be active, the proposed reduction in vessels at the facility creates a reduction in the potential maximum number of vessels underway. Maximum vessels underway may be reduced by up to 26% or 12 vessels with the proposed use (See tables 3 and 4).
Table 1: The average daily boat trips generated by the current marina activities:

<table>
<thead>
<tr>
<th>Current Activity</th>
<th>Quantity</th>
<th>Boat Trips Per Day</th>
<th>Total Boat Trips Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Berthing</td>
<td>42</td>
<td>0.33</td>
<td>14</td>
</tr>
<tr>
<td>Boat Rental</td>
<td>4</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>22</td>
</tr>
</tbody>
</table>

Table 2: The average daily boat trips generated by the proposed marina activities:

<table>
<thead>
<tr>
<th>Proposed Activity</th>
<th>Quantity</th>
<th>Boat Trips Per Day</th>
<th>Total Boat Trips Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Berthing</td>
<td>14</td>
<td>0.33</td>
<td>4.62</td>
</tr>
<tr>
<td>Boat Rental</td>
<td>20</td>
<td>1.5</td>
<td>30</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>35</td>
</tr>
</tbody>
</table>

Table 3: The maximum number of boats underway during peak use under the current marina activities:

<table>
<thead>
<tr>
<th>Current Activity</th>
<th>Quantity</th>
<th>Max Boats Underway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Berthing</td>
<td>42</td>
<td>42</td>
</tr>
<tr>
<td>Boat Rental</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>46</td>
</tr>
</tbody>
</table>

Table 4: The maximum number of boats underway during peak use under the current marina activities:

<table>
<thead>
<tr>
<th>Proposed Activity</th>
<th>Quantity</th>
<th>Max Boats Underway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal Berthing</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Boat Rental</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>34</td>
</tr>
</tbody>
</table>

Daily vehicle traffic may be assumed to mirror potential boater use at the facility. As such, it may be expected that there are 13 additional daily vehicle trips resulting from the proposal. NYSDOT Traffic Data indicates the potential addition of 13 round trip vehicle trips to the site from Route 9L would represent an insignificant 0.8% rise above current average daily traffic (1620 vehicles).
Project Number: 5234-48-18 M1, 5220-68-18 SPT

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: 10 Dunhams Bay Rd LLC dba Freedom Boat Club

SEQR Status: Unlisted

Description of Action: Marina and Tour Boat Permit Modifications
- Reduce seasonal berthing by 28
- Add 16 motorized rental vessels
- Add 1 Existing Tour Boat

Location: Parcel: 251.14-3-26, Lake George Village

Reasons Supporting This Determination: The facility is a full service marina located in Dunhams Bay in the Town of Queensbury. The marina is presently authorized by Commission permit for 42 seasonal berthing spaces, 4 motorized boat rentals, 150 winter boat storage (114 indoor and 36 outdoor), sales, service, and fuel sales. The applicant, 10 Dunhams Bay Rd LLC dba Freedom Boat Club, seeks to reduce seasonal berthing vessels from 42 to 14, and increase motorized rentals from 4 to 20. Additionally, the applicant seeks to utilize one of the motorized rental vessels as a charter upon request by customers. No changes to the docks are proposed.

The facility complies with requirements for restrooms, parking, and trash receptacles. With respect to traffic, the proposal results in a net reduction of 12 vessels operating at the subject facility. As such, demand for parking at the facility is anticipated to be reduced below current conditions. Regarding wastewater, the applicant proposes to replace the existing wastewater system with a system of holding tanks, which have been approved by the Town of Queensbury in its capacity as the Board of Health. The applicant is working with Commission staff on potential stormwater retrofits.

The 2016 Lake George Recreation Study references Dunhams Bay as Zone 2D. The study observed that during peak use, there were 16 boats underway in the bay (11 motorized, 3 PWC, 1 sailboat, 1 canoe/kayak). The bay is roughly 61 acres in size with 51 acres identified as the usable boating area.
As such, the boat density is approximately 3-4 acres/boat, which is below the Rec Study suggested optimal density of 13 acres/vessel. It is noted, however, that two thirds of the bay is a five mph zone, which the Study indicates greatly impacts a boater’s perceptions of safety relative to boat density. In support of this, only 6% of boaters surveyed for the 2016 Recreation Study noted experiencing congestion in Dunham=s Bay. A review of current and proposed uses at the facility indicates that average daily totals for boat trips may be expected to increase by 13 vessels throughout a typical summer day, which is due to the conversion from seasonal berthing customers to rental customers. On peak boating days when all potential boaters may be active, the proposed reduction in vessels at the facility creates a reduction in the potential maximum number of vessels underway. Maximum vessels underway may be reduced by 12 vessels. Daily vehicle traffic may be assumed to mirror potential boater use at the facility. As such, it may be expected that there are 13 additional daily vehicle trips resulting from the proposal. NYSDOT Traffic Data indicates the potential addition of 13 round trip vehicle trips to the site from Route 9L would represent an insignificant 0.8 % rise above current average daily traffic (1620 vehicles).

There is no apparent jurisdiction for the APA or DEC. The Town has approved the wastewater system. The proposed use is located in an allowable zone pursuant to Town code, and site plan review by the Town is pending.

Public comments have been received in opposition and support of the proposal. Common concerns include vehicle parking and boat traffic.

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

Joe Thouin, Environmental Analyst          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?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

NYS Lake George Park Commission

Name of Lead Agency

Joe Thouin

Print or Type Name of Responsible Officer in Lead Agency

Date

Environmental Analyst

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
# APPLICATION FOR PERMIT FOR A CLASS A MARINA

**THIS APPLICATION IS FOR THE:**
- ☒ a New Marina ($100)
- ☐ Modification to an Existing Marina ($50)

**APPLICATION FEE ENCLOSED:** $50 (check or money order only)

1. **OWNER**
   - ☒ Mr.
   - ☐ Mrs.
   - ☐ Ms.
   - ☐ Dr.
   - ☐ INDIVIDUAL
   - ☐ PARTNERSHIP
   - ☐ CORPORATION
   - ☐ ASSOCIATION
   - ☐ MUNICIPALITY
   - ☐ AGENCY

**NAME:** Dunham's Bay LLC

**CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL:**

**MAILING ADDRESS:**

**CITY:** Saratoga Springs

**STATE:** NY

**ZIP CODE:** 12866

**PHONE:** 845-642-0221

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**

**COMPANY**

**MAILING ADDRESS**

**CITY**

**STATE**

**ZIP CODE**

**PHONE**

3. **FACILITY**

**NAME OF MARINA:**

- Current name: Dunham's Bay Boot Co
- Permit # 5234-91-15

**WHEN DID MARINA OPERATIONS FIRST BEGIN AT THIS FACILITY?**

**TOWN**
- ☐ TICONDEROGA
- ☐ DRESDEN
- ☐ FORT ANN
- ☐ HAGUE
- ☐ LAKE GEORGE
- ☐ PUTNAM
- ☐ QUEENSURY
- ☐ BOLTON

**SECTION**

**BLOCK**

**LOT**

**STREET:** Dunham's Bay Rd

**ZONING:** 239.20-1.4

**LAKE FRONTAGE:** 311 feet

**NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY**

- 11 DOCKS
- 6 MOORINGS

(please fill in a number or 0 for each)

4. **PROJECT DESCRIPTION**

**PROPOSED MARINA ACTIVITIES**
- Freedom Boat Club, seasonal berthing, winter storage, retail, service, boat sales
- Torqueedo electric motor sales, tour boat (existing at Berkley, club use only, no public tours)

**IS ANY NEW WHARF, MOORING OR BOAT STORAGE BUILDING CONSTRUCTION PLANNED?**
- ☐ Yes
- ☒ No

(If yes, application and plans must be submitted with marina application)
IS THE FACILITY AND ITS ASSOCIATED LAND USES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS?
☐ Yes □ No (If no, please explain)

5. MARINA SERVICES

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

<table>
<thead>
<tr>
<th>Service</th>
<th>Number of Vessels</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Slip rental</td>
<td>14</td>
<td>☐ Fuel Sales</td>
</tr>
<tr>
<td>☐ Mooring rental</td>
<td>14</td>
<td>☐ Pump-out</td>
</tr>
<tr>
<td>☐ Indoor winter boat storage*</td>
<td>36</td>
<td>☐ Public Boat Launch</td>
</tr>
<tr>
<td>☐ Outdoor winter boat storage*</td>
<td>36</td>
<td>☐ Private Boat Launch</td>
</tr>
<tr>
<td>☐ Indoor Quick Launch</td>
<td></td>
<td>☐ Boat Sales</td>
</tr>
<tr>
<td>☐ Outdoor Quick Launch</td>
<td></td>
<td>☐ Sale of Marine Products</td>
</tr>
<tr>
<td>☐ Motorized Boat Rentals **</td>
<td>20</td>
<td>☐ Service/Repair</td>
</tr>
<tr>
<td>☐ Non-Motorized Boat Rentals **</td>
<td></td>
<td>☐ Vessel Towing</td>
</tr>
<tr>
<td>☐ Personal Watercraft Rental</td>
<td></td>
<td>☐ Waterskiing/Tubing</td>
</tr>
<tr>
<td>☐ Charter Vessels</td>
<td></td>
<td>☐ Scuba</td>
</tr>
<tr>
<td>☐ Personal Watercraft Rental</td>
<td></td>
<td>☐ Parasail - Operator</td>
</tr>
<tr>
<td>☐ Charter Vessels</td>
<td></td>
<td>☐ Instruction/Classes - state type</td>
</tr>
<tr>
<td>☐ Charter Vessels</td>
<td></td>
<td>☐ Tour Boat(s)</td>
</tr>
<tr>
<td>☐ Charter Vessels</td>
<td></td>
<td>Freedom Boat Club use only</td>
</tr>
</tbody>
</table>

Addtional Details: Increasing # of rentals do accommodate for boats while reducing total # of boats. Upland parcel 252, 00-1-67 contains 110' x 80' boat storage building for up to 100 vessels.

*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 - October 8a-7p M-Sun Nov - April 9a-5p M-F

WILL ANY OWNER/OPERATOR OF A PUBLIC VESSEL CONDUCT BUSINESS INVOLVING SUCH VESSEL AT THIS FACILITY? (i.e. 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 FBC use only

OF THE VESSELS BERTHED AT THE SITE, HOW MANY HAVE FBC Boats have no facilities. Public boats have no facilities. Public boats have no facilities.
Holding Tanks? _______ Port-a-Potties? _______ No facilities? _______ TBO but minimal

WHERE WILL EFFLUENT FROM BOAT HOLDING TANKS AND PORT-A-POTTIES BE DISPOSED?

See Addendum 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? 5-490237
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) Upland

HOW MANY VEHICLE PARKING SPACES ARE AVAILABLE AT THE SITE? 42 (mark on facility plan)

HOW MANY BOAT TRAILER PARKING SPACES ARE AVAILABLE? _______ (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

<table>
<thead>
<tr>
<th>Agency</th>
<th>Permit or Approval</th>
<th>Date Applied</th>
<th>Date Issued</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>NAME</th>
<th>TAX MAP #</th>
<th>TAX MAP #</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Salvador</td>
<td>Albert Turiffe</td>
<td>252-1-75.3</td>
<td>239.20-1-5</td>
</tr>
<tr>
<td>Mailing Address: 18 Dunham's Bay Rd.</td>
<td>Mailing Address: 2970 Route 9L</td>
<td>Lake George, NY 12845</td>
<td>Lake George, NY 12845</td>
</tr>
</tbody>
</table>

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: 8/12/15

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  ☐ To be dropped off
☐ 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) previously submitted
☐ Wastewater System Evaluation Report, SPDES permit or if on public sewer, a letter from the municipality approving the proposed use. - Coming ASAP - Cedarwood Engineering
☐ 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) previously submitted
☐ Addendum D Pump-out agreement (if needed) - Coming ASAP - Castaway Marine
Dunhams Bay Boat Co Marina Application – Request for More Information

1. Compliance with Other Entities:
   - Town of Queensbury Public Hearing for Wastewater variance scheduled for 4/15/19
   - Staff has most recent Cedarwood Engineering proposal
   - Site Plan Review not required for current proposed upgrades
   - No Exposure Certification filed with DEC.

2. Site Plan Detail:
   - Individual boat trailer parking spaces for all outdoor winter storage vessels - Please see attached ‘MarinaParkingPlan’
   - Parking spaces for customer and employee vehicles - Please see attached ‘MarinaParkingPlan’
   - Existing and proposed above and below ground utilities - See proposed plans submitted to Town of Queensbury.
   - Any onsite water wells - None
   - Onsite wastewater systems – See Article 6 and attached
   - Existing and proposed stormwater control measures – Jarrett Engineering has designed the attached Stormwater Management measures which are currently being review by LGPC staff

3. Boat Club Reservation Schedule:
   - Each day is broken up into two half-day reservation slots. Members can, and do, reserve both slots to keep the boat full day. A typical boat will go out an average of 1.5 times in a day. The reservation slots are 9a-1:30p, and 2:30p-7p for the majority of the year, with end times moved up to 6:30p, then 6p after Labor Day and into mid-September. There is no boating after dark or keeping boats overnight on campsites. We open for reservations the second Monday of May and operate the
club through Columbus Day. Member training will occur before the second Monday of May as weather allows.

- On weekends, our boats are typically at 100% capacity July-August, and about 75% capacity in the shoulder months. On weekdays, we are about 55% capacity during the July and August months and 40% or below in the shoulder months.

4. Proposed Berthing Locations:

- Freedom Boat Club boats will be docked between docks 3 and 4, 4 and 5, 5 and 6. Remaining docks will be used for seasonal customers. The charter vessel is within our fleet of FBC boats and is only to be used as a charter for the club, there will be no public charters.

5. Freedom Boat Club Vessels:

- Our fleet consists of a mix of pontoon boats, deck boats, and bow riders that range from 20’-23’. Brands we use include but are not limited to: Godfrey, Four Winns, Regal, Key West, Bennington, Cobia. All boats are late model years. The 2019 fleet consists entirely of 2018 and 2019 models.

6. Wastewater Treatment System:

- Plans designed by Cedarwood Engineering are attached. Town of Queensbury public hearing on variance scheduled for April 15th. This is a significant upgrade to what we currently have on site and will be far better protection for the Lake.

7. Proposed Service/Hazardous Materials:

- Proposed repair services to include: routine oil changes engine maintenance, winterizations, engine repair, standard mechanical troubleshooting. Yard truck and trailer will be part of equipment inventory. These services were offered provided by the previous owner, though of course we pride ourselves on a higher level of service.

- Hazardous materials to be used include engine oil. Oil disposal procedures will consist of:
  - Used oil stored in sturdy, leakproof 55 gallon drums. The container will be clearly labeled: "USED OIL". When full, will be picked up by a Permitted industrial waste hauler. Containers will be kept closed at all times unless oil is being added or removed, and will be placed on an impervious surface. Used oil will be stored away from drains or ignition sources.
  - Containers will be checked at least monthly for areas of wear, corrosion, and spills or leaks, with a written record kept of said inspection.
  - Used filters will be removed from the engine while warm and free flowing oil will be immediately drained into used oil drum. The filter dome will be
punctured and the filter will be placed on a rack to drain into a used oil drum for 12 hours. Filters may also be crushed or dismantled in addition to hot draining.
  - Shop towels and absorbents will be stored in separate metal containers with tight-fitting lids, labeled "Contaminated Shop Towels Only" and "Oily Waste Absorbents Only," as appropriate.

8. Service Workload:
   - Service will be performed on all Freedom Boat Club vessels (2019 – 12 boats) at intervals of 20 hours, 150 hours, and winterization (36x total services between May and October).
   - Winter storage and general service will be available to the public as time allows. Adam Riley, formerly of FR Smith & Sons, has been at the marina for 3 years and has been retained as Service Manager.

   - Initially there will be two trucks shared by the service staff and between 2-3 trailers owned by the marina. In addition, there will be 1x yard tractor for moving boats on property.

10. Anticipated Storage Boats:
    - The majority of boats stored on site will be runabouts/cabin cruisers between 18-26`. There may be a small number of sailboats or larger runabouts/cabin cruisers.

11. NYS Fire code and Bulk Storage compliance:
    - Fuel tank plan attached. Fire Marshall Special Use permit has been obtained from Town of Queensbury and Fire Marshall Palmer has been in close contact with RM Dalrymple throughout the course of the project. Mr. Andy Frank from NYS DEC was on site during removal of old tank and confirmed the project could continue as designed. Please note that this was a much needed improvement to the existing fuel tank arrangement.

12. Proposed Development, Summary of Freedom Boat Club, Site Mitigation:

Freedom Boat Club is the nation's oldest and largest membership boat club. With a 30-year track record, and over 20,000 members in 170+ locations around the country, Freedom Boat Club has demonstrated that membership boating is a great alternative to renting or owning a boat.

What is a membership boat club:
- We own the boats! We maintain, clean, fuel, store, and insure a fleet of new, name brand boats, giving our members access to boating without any of the hassles.
- Members pay a one-time initiation fee and annual dues to access our fleet through a proprietary reservation system.
- Once members complete training, they are ready to start enjoying Lake George.
- We hold boats an average of two years, making sure we always have the new models available and are not putting unsafe, or hazardous vessels on the Lake.

What a membership boat club is not:

- We are not a daily/weekly rental operation!
  - Boats are only allowed to be used by club members.
  - Our members are well trained before being allowed to use a boat (see attached training materials)
  - Our members are local, and have a vested interest in being stewards of Lake George. They are not here for a one time use and using the Lake in any disrespectful way.

Albany - 2
Altamont - 1
Ballston Lake - 2
Bolton Landing - 2
Clifton Park - 4
Diamond Point - 2
East Greenbush - 1
Fort Edward - 2
Gansevoort - 4
Glens Falls - 1
Hudson Falls - 1
Lake George - 6
Mechanicville - 1
Queensbury - 10
Saratoga Springs - 9
Selkirk - 1
Slingerlands - 1
South Glens Falls - 1
West Sand Lake - 1
Wilton - 2
Experience on Lake George:

- Freedom Boat Club Lake George began operation at Beckley’s Marina in 2016 with 4 boats. We finished 2018, our third year, with 7 boats.
- In addition to running the boat club, we leased Beckley’s entire marina operation, giving us valuable experience running a marina including; fuel dock, launch ramp, and ships store. We have been in full compliance with LGPC, DEC, and all other regulatory authorities in our three years in business.
- Humbly, it is our feeling that we have developed a reputation as thoughtful and respectful neighbors and stewards of the Lake.

Safety First:

- Freedom Boat Club Corporate and our local operation have a heavy emphasis on safety. The training materials have already been mentioned. Additional local safety partnerships include:
  - Sea Tow Designated Skipper Partner
  - BoatUS Life Jacket loaner station
- We are insured in a national program which enables us to compare statistics with a large sample size. Per our insurance agent:
  - Assume the average boat in U.S. is used 12x per year. On the average 5% of the boats will have a claim during an average year. That’s 5 claims per 1,200 outings per year, or 1 claim every 240 outings.
  - Assume the average Freedom boat is used ~120x per year. FBC’s average # of boats in 2017 was 1,497. FBC reported 17 claims in 2017. That’s a frequency of loss of 1.1% (17/1,497), or 17 claims per 180,000 outings, or 1 claim every 10,588 outings.
  - Some of this difference is due to Freedom’s $2,500 Deductible, which is significantly higher than a typical boat/yacht Deductible, so those little claims don’t hit Freedom’s loss record. Regardless, the difference in these numbers, which is directly attributable to Freedom’s training program, is still staggering.

Facility Use:
• Freedom Boat Club Membership Club – Fleet in any given year may include but is not limited to: Sweetwater tritoons, Regal 23 OBX, Four Winns Deck Boat, Bennington pontoon, Cobia Center Consoles, Monterey deck boats. Size typically ranges from 20’-23’, Yamaha/Mercury outboard motors standard power preference.
• Seasonal Berthing
• Winter Storage
• Boat Service
• Ships Store
• Fuel Dock

Current Improvements:

• While exact plans are still being developed, we are undertaking significant projects to improve the environmental friendliness and aesthetics of the property.
  o Septic/Wastewater improvement/replacement (Cedarwood Engineering, attached)
  o Fuel tank replacement/excavation of impacted soil around the tank. (Excavation completed 3/25/19)
  o Stormwater plan (Jarrett Engineering)

Thank you for your time and attention as we work to revitalize this marina property.

Respectfully,

Matt O’Hara
Marina Pump-out Agreement

Class A marinas. This is to certify that Castaway Marina, LLC agrees to provide pump-out service to customers of Queen Boat Company at the applicable fee charged by Castaway Marina, LLC. Please note that the use of our pump out facilities is on an ‘as available’ basis, i.e., there are times when the pump out is closed for service, repair, etc. and shall be revocable by Castaway Marina, LLC at will.

Castaway Marina, LLC

By: [Signature] Thalia M. Chase
Dated: April 12, 2019
APPLICATION FOR PERMIT FOR MARINAS
ADDENDUM C - Public Vessels

This is a supplement and attachment to applications for the construction, operation or modification of Class A marinas.

List the Public Vessels operated from this facility, their owner's name and address, the nature of the commercial activity engaged in, and the capacity of each vessel below.

<table>
<thead>
<tr>
<th>Boat Name and NYS Registration #</th>
<th>Owner's Name and Address</th>
<th>Commercial Use Type *</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY5491</td>
<td>Assembly Point Boating Corp</td>
<td>Tour boat - only for members, limited to special club events.</td>
<td>8 + Captain</td>
</tr>
</tbody>
</table>

* Tour Boat, Fishing Charter, Sailing Charter, Parasail Raft or Tow Craft, Ferry, etc.

NOTE: A Special Permit for Recreational Use is required from the Commission for the operation of Parasails, Tour Boats and new recreational uses.
6" BOLLARD TYP.

EXISTING PUMP STATION

100 YR FLOOD EL. 321.0'

NEW BELOW GRADE FRP PUMP STATION WITH 24" HIGH CONC. BALLAST RING

NEW 1-1/4" FORCE MAIN IN 4" CARRIER PIPE

APPROXIMATE LOCATION OF EXISTING FUEL TANK REMOVED BY OTHERS

2" VENT

NEW 6000 GAL. HOLDING TANK WITH EPDM LINER, 17'L x 8'W x 9'-5" H

320.2' MEAN HIGH WATER MARK

110'-9" 10'-03 4"

EXIST. RET. WALL TO REMAIN

SLOPE

SLOPE 28'-7"

MIRAFI N SERIES NONWOVEN GEOTEXTILE

FIRESTONE 60 MIL EPDM LINER, NO SEAMS

2" MONITORING WELL, WASHED, ROUNDED #2 STONE

FIRESTONE 60 MIL EPDM LINER, NO SEAMS

3000 GAL. CONCRETE SEAMLESS TANK WITH LID

LEVEL FLOAT LEVEL FLOAT

VENT WITH ODOR CONTROL CANISTER

ALARM SYSTEM CONTROL PANEL ON PEDESTAL

WATERTIGHT COVER

EXIT TOWER
PUMP STATION DESIGN CRITERIA

OVERALL DIMENSIONS

WETWELL DIMENSIONS

WETWELL HEIGHT

BOTTOM OF WETWELL

WETWELL CAPACITY

SUBMERSIBLE PUMP DESIGN CRITERIA

F.F.E./T.O.S. ELEVATION

HEAVY DUTY VENT IN ELEVATION

PS PIPING/VALVE SIZES

PS HEATER SIZE

FORCE MAIN IN ELEVATION

FM Type/Length

CALCULATED FM VELOCITY

NOTES

PUMPING STATION OVERALL DIMENSIONS

WETWELL DIMENSIONS

WETWELL HEIGHT

BOTTOM OF WETWELL

WETWELL CAPACITY

SUBMERSIBLE PUMP DESIGN CRITERIA

F.F.E./T.O.S. ELEVATION

HEAVY DUTY VENT IN ELEVATION

PS PIPING/VALVE SIZES

PS HEATER SIZE

FORCE MAIN IN ELEVATION

FM Type/Length

CALCULATED FM VELOCITY

NOTES

PUMPING STATION DESIGN CRITERIA

PUMPING STATION BOTTOM OF WETWELL LOW LEVEL ALARMS PUMPS OFF LEAD PUMP ON LAG PUMP ON LAG (2) PUMP ON HIGH WATER ALARM GRAVITY SEWER INVERT IN ELEVATION PRESSURE TRANSDUCER/FLOATS

DUNHAMS BAY 3'-0" DIAMETER 4 FEET 319.0 ± GALLONS 20 GPM @ 54.5 TDH, "E/ONE" PUMP MODEL W220FS91AAG DUPLEX, 36" DIA. x 48" DP TANK (DUPLEX CONTROL PANEL SJF213G2AA). DISCHARGE: 1-1/4" NPT, SPEED: 3,500 RPM, 1 HP, 1-PHASE, 208V.

323.00 TBD IN FIELD

1-1/4 INCH PIPING, PLUG VALVES, AND CHECK VALVES 1-1/4" STAINLESS STEEL TBD IN FIELD 1-1/4" DR-11 IPS HDPE 4.55 FT/SEC

PUMPING STATION PUMP SETPOINTS

DUNHAMS BAY 319.0a N/A 320.0a 320.42a NA

1-1/4" STAINLESS STEEL TBD IN FIELD 1-1/4" DR-11 IPS HDPE 4.55 FT/SEC

CONSTRUCTION NOTES:
- ALL WATER SERVICE LINES MUST BE FIELD VERIFIED.
- MINIMUM SEPARATION DISTANCES OF 10 FT HORIZONTAL AND 18 INCHES VERTICALLY MUST BE OBTAINED BETWEEN SANITARY SEWER AND WATER.
- IF THE DISTANCES CANNOT BE MAINTAINED, PROPER MITIGATION OF CONCRETE ENCASMENT MUST BE ACHIEVED. REFER TO MITIGATION DETAIL.
- ALL RESIDENTIAL WELL SEPARATION DISTANCES MUST MEET REGULATORY REQUIREMENTS AND BE VERIFIED WITH ENGINEER.
- ALL BOUNDARY LOCATIONS AND PROPERTY LINES SHOWN ARE APPROXIMATE.
- CONTRACTOR RESPONSIBLE COMPLYING WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED DURING CONSTRUCTION.

NOT FOR CONSTRUCTION PERMIT DOCUMENT
PIPE BOLLARD DETAIL

SCALE: 1" = 1'-0"

3500psi 24" DIA. CONCRETE FOOTING

FINISHED GRADE SLOPE CONCRETE AWAY FROM PIPE

CONCRETE DOME, TROWEL SMOOTH

6" SCH40 GALVANIZED STEEL PIPE FILLED WITH CONCRETE

PAINT PIPE AND CONCRETE DOME WITH ONE COAT OF PRIMER AND TWO COATS OF YELLOW TRAFFIC PAINT

NOT FOR CONSTRUCTION PERMIT DOCUMENT
**General Mechanical Notes:**

1. Install all tank trim components including spill containment, curb protection, submergence pump, valves, etc.

2. All above ground pipe, piping shall be enclosed within galvanized steel with valves and supports.

3. Provide necessary outlet valves, fittings, and safety components.

4. Installation must comply with all applicable codes, all local, state, and federal regulations.

**Abbreviations and Legends:**

- **DIRECTION OF FLOW**
- **CONSTRUCTION KEYED NOTE**
- **REMOVAL OR DEMOLITION KEYED NOTE**
- **#**
- **##**

**New Work Keyed Note:**

1. New Concrete Pad and Containment on location for New Above-Ground Tank.
2. New 3000 gallon Above-Ground Fireguard Tank and Containment on Concrete Pad.
3. New Dispenser on location.

Provide, Calibrate and Field Verify Piping and All Necessary Piping Fittings, Pumping, and Electrical Components From New Fireguard Tank to New Dispenser for a Full-Functional Gasoline Dispensing System.
SHIPPING LUGS AS NEEDED

SHIP LOOSE

(2) 6" FLANGED EMERGENCY VENTS INSTALLED

(1) HIGH-LINK LEVEL MODULE MODEL # LS-CX15-CAP 72" LONG & BUSHING.

2" HOLE

25" 25"

96"-10"
96-4"
INNER
OUTER

7/8" HOLE

25" 25"

4" INTERSTICE THIS HEAD ONLY

SHIPMENT BANDING HOLES (2) PER SADDLE

(2) 70" x 6" HIGH SADDLES STI SPECIFICATION, SEAL WELD TO TANK

SEE HIGH-LINK LEVEL MODULE DETAIL

18" 18" 8" 40" 8" 9" 9" 54" 12" 18"

5/8" GROUNDING HOLE IN SADDLE

95 1/2"

62"

18'-0" INNER

18'-7" OUTER

3" LIGHTWEIGHT INSULATION MATERIAL WITHIN INTERSTICE

DESIGN DATA

CAPACITY : 3,000 GALLONS
TYPE: FREGUARD® CYLINDRICAL
FREGUARD® IS A TRADEMARK OF THE STEEL TANK INSTITUTE
NO. MED. --

OPERATING PRESSURE - ATMOSPHERIC
SPECIFIC GRAVITY = 1.0
TANK MATERIAL - MILD CARBON STEEL
THICKNESS - INNER - HEADS AND SHELL - 7 GAUGE
THICKNESS - OUTER - HEADS AND SHELL - 7 GAUGE
MIN. GAUGE OF THICKNESS (PER UL 2085)
CONSTRUCTION - INNER - LAP WELD OUTSIDE ONLY
CONSTRUCTION - OUTER - LAP WELD OUTSIDE ONLY
TANK TEST - PER UL 2085
INT. FINISH - NONE
EXT. FINISH - JP-6 BLAST, FINISH PAINT WHITE

LABEL: UL 2085 AND FREGUARD® PER SGI

LEGEND

A 4" FEMALE FREGUARD COUPLING
B 70" FLANGED EMERGENCY VENTS, MALE
C 6" FF/ISO 150# FLANGE - PRIMARY EMERGENCY VENT USE ONLY
D 6" FF/ISO 150# FLANGE THROUGH OUTER SHELL ONLY, MARK WITH SPECIAL WARNING LABEL
INTERSTICIAL EMERGENCY VENT USE ONLY
E 2" FIFTING THROUGH OUTER SHELL ONLY WITH CAST IRON PLUG - MFG USE ONLY
F 2" INTERSTICIAL MONITOR PIPE - MALE NPT END
G --

NOTES:
SPEAKER PLATES ARE NOT SUPPLIED ON FREGUARD® UNLESS SPECIFIED

Highland Tank

3,000 GAL 64" Ø CYL. FREGUARD®

UNLESS NOTED, TOLERANCES ARE ± 1/16"

CUSTOMER:
PROJECT:

QUOTE #: 03000-FGCYL64
Side View (Nozzle Side) – All Select Series Models (except Satellites)

Island-Oriented Side Load

Lane-Oriented Front Load

63 3/8 in. [1609.5 mm]

26 3/4 in. [680.3 mm]

19 1/2 in. [494.3 mm]
LEGEND:

LINE TYPE:

SYMBOLS/ABBREVIATIONS:

GENERAL NOTES:

1. EXISTING CONDITIONS PLAN

2. EXISTING CONDITIONS PLAN

GRAPHIC SCALE

LOCATION PLAN

EXISTING CONDITIONS PLAN

EX1

STORMWATER MANAGEMENT

FREEDOM BOAT CLUB

10 DUNHAM'S BAY ROAD

QUEENSBURY, NEW YORK

FEBRUARY 2019

PRO #19-004

SHEET: 1 OF 4

BASESHEET: 22 x 34

04-22-19 2:30 PM

PROGRESS PRINT

NOT FOR CONSTRUCTION

JARRETT Engineers, PLLC

Civil & Environmental Engineering

GLENS FALLS, N.Y.

PHONE: (518) 792-7077

FEBRUARY 2019

PRO # 19-004

SHEET: 1 OF 4

H. THOMAS JARRETT

P.E. # 57509

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STORMWATER PLAN

A GPC Stormwater Management Calculations:

<table>
<thead>
<tr>
<th>Description</th>
<th>Stormwater Area</th>
<th>Total Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat Storage Bldg.</td>
<td>2590</td>
<td>2590</td>
<td></td>
</tr>
<tr>
<td>Clubhouse Bldg.</td>
<td>534</td>
<td>534</td>
<td></td>
</tr>
<tr>
<td>Other Structures</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>3124</td>
<td>3124</td>
<td></td>
</tr>
</tbody>
</table>

Required Retention/Infiltration: 25% of total impervious

Infiltration:

<table>
<thead>
<tr>
<th>Description</th>
<th>Stormwater Area</th>
<th>Total Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry Weather (Impervious)</td>
<td>3124</td>
<td>3124</td>
<td></td>
</tr>
<tr>
<td>Wet Area</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td><strong>Total Retention Required</strong></td>
<td>1562</td>
<td>1562</td>
<td></td>
</tr>
</tbody>
</table>

STORMWATER PLAN

NOT FOR CONSTRUCTION

JARRETT Engineers, PLLC
Civil & Environmental Engineering

10 EAST WASHINGTON STREET
QUEENS FALLS, NY 12807
PHONE: (518) 792-2907
FAX: (518) 792-3007

12 EAST WASHINGTON STREET GLENS FALLS, N.Y.
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STORMWATER MANAGEMENT
FREEDOM BOAT CLUB
10 DUNHAM'S BAY ROAD
QUEENSBURY, NEW YORK
FEBRUARY 2019

H. THOMAS JARRETT
P.E. # 57509

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GRAPHIC SCALE

PROGRESS PRINT

(1 IN FEET)
EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES:
1. Contact Jarrett Engineers regarding construction details prior to beginning any construction.
2. Design and engineering controls should be in place prior to any construction.
3. Slope stability analysis in erosion and sediment control project should be performed before the construction.
4. New erosion and sediment control should be specified for erosion and sediment control table 4 can be found at the http://www.nysed.state.ny.us.

SLOPE STABILIZATION GUIDELINES
1. No slope should be constructed or cut on a temporary or permanent, soil, or sediment bags (1 yard or more) for erosion control.
2. Erosion prevention measures shall be placed on slope contours to minimize erosion.
3. Minimum slope length between contours shall be 10 feet.
4. Silt fence should be placed 10 feet from the edge of the slope.
5. Silt fence should be placed 10 feet from the edge of the slope.

STORMWATER MANAGEMENT
FREEDOM BOAT CLUB
10 DUNHAM'S BAY ROAD
QUEENSBURY, NEW YORK
FEBRUARY 2019 PRO #19-004 SHEET: 4 OF 4
BASESHEET: 22 x 34 04/22/19 2:30 PM
H. THOMAS JARRETT
P.E. # 57509
2019

"DOCUMENTS PROVIDED IN SUPPORT OF THIS DESIGN MAY BE USED ONLY FOR THE USE SPECIFIED IN THE "ISSUE/REVISION" BLOCK ABOVE. THEY MAY NOT BE USED FOR ANY OTHER PURPOSE, NOR INCORPORATED IN ANY SUBSEQUENT DESIGN WORK, WITHOUT THE WRITTEN CONSENT OF JARRETT ENGINEERS, PLLC. ONLY DOCUMENTS LABELED AS "ISSUED FOR CONSTRUCTION" MAY BE USED FOR SAME. USER SHALL HOLD JARRETT ENGINEERS, PLLC HARMLESS AND DEFEND JARRETT ENGINEERS, PLLC FROM ANY UNAUTHORIZED USE."

NOTES:
1) These items are applicable to sheet flow drainage on terraced hills. May vary in size and shape but should be in accordance with local guidelines.
2) Bedding detail may be used for temporary (10 days maximum) erosion control.

STRAW BALE DIKE
- Bedding detail may be used for temporary (10 days maximum) erosion control.
- Maximum slope length between contours shall be 10 feet.
- Silt fence shall be placed 10 feet from the edge of the slope.

SAND BAGS
- Bedding detail may be used for temporary (10 days maximum) erosion control.
- Maximum slope length between contours shall be 10 feet.
- Silt fence shall be placed 10 feet from the edge of the slope.

STONE DIKE
- Bedding detail may be used for temporary (10 days maximum) erosion control.
- Maximum slope length between contours shall be 10 feet.
- Silt fence shall be placed 10 feet from the edge of the slope.

COMPOST FILTER SOCK
- Bedding detail may be used for temporary (10 days maximum) erosion control.
- Maximum slope length between contours shall be 10 feet.
- Silt fence shall be placed 10 feet from the edge of the slope.
## Instructions for Completing

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

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

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Freedom Boat Club Purchase of 10 Dunham's Bay Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>10 Dunham's Bay Rd, Queensburg</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Open the Freedom Boat Club at existing Class A marina - Dunham's Bay Boat Co. Providing with updated design to update existing buildings and improve safety and appearance. Marina services to remain the same except for Freedom Boat Club replacing public rental operation. Retail space to include Torqueedo Electric Motor sales area, promoting environmentally friendly boating options.</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>Matthew D'Amato</td>
</tr>
<tr>
<td>Telephone:</td>
<td>845-612-0201</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:FBCLAKEGEORGE6@gmail.com">FBCLAKEGEORGE6@gmail.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>4 Primrose Cir, Saratoga Springs, NY, 12866</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   - NO [ ]  
   - YES [ ]

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   - NO [ ]  
   - YES [ ]

3. a. Total acreage of the site of the proposed action?  
   - 0.61 acres

3. b. Total acreage to be physically disturbed?  
   - 0.61 acres

3. c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   - 0.61 acres

4. Check all land uses that occur on, adjoining and near the proposed action.  
   - [ ] Urban  
   - [ ] Rural (non-agriculture)  
   - [ ] Industrial  
   - [ ] Commercial  
   - [ ] Residential (suburban)  
   - [ ] Forest  
   - [ ] Agriculture  
   - [ ] Aquatic  
   - [ ] Other (specify):  
   - [ ] Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
   b. Consistent with the adopted comprehensive plan?  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  

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:  

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
    b. Is the proposed action located in an archeological sensitive area?  

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:  

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   Shoreline  Forest  Agricultural/grasslands  Early mid-successional  
   Wetland  Urban  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?  

16. Is the project site located in the 100 year flood plain?  

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
   If Yes, briefly describe:  

Page 2 of 3
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size: 

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe: 

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: Phase II submitted to DEQ awaiting approval

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Matthew O'Herla

Signature: [Signature]

Date: 8/12/16
APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

THIS APPLICATION IS FOR THE: (check all that apply)
□ Operation of a Tour Boat ($100) ☑ Modification to a Tour Boat/Tour Boat Permit ($50)

APPLICATION FEE ENCLOSED: $522 (check or money order only)

1. BOAT OWNER OR OPERATOR

Name: Matt Allen
Company: Freedom Boat Club
Mailing address: 10 Cannons Bay Rd
City: Lake George
State: NY
Zip code: 12845
Phone: 518-655-3259

2. AGENT
□ NONE □ PRESIDENT OR CEO □ LLC MEMBER □ ATTORNEY □ CONSULTANT □ CONTACT PERSON

Name: 
Company: 
Mailing address: 
City: 
State: 
Zip code: 
Phone: 

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

Name of Vessel: Aqua Therapy
Make: Seawater
Model: 2226
NYS Registration #: NY 54167
Max. Capacity: 9 (passengers + crew)
Type of propulsion: outboard
Max. Speed: 30 mph

Proposed crew including captain: 1
Length (ft): 23'10"  Beam Width (ft): 8'6"

Insurance Carrier: Chubb via PGA Inc

If this is an existing tour boat, provide date the vessel was placed into service on Lake George: 6/29/18

4. PROPOSED ACTIVITY

What are the proposed hours and time of year of operation?
9 a.m. - 7 p.m.

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

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

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

Where will effluent from boat holding tank be disposed? ☑ No holding tank

Page 1 of 2
5. FACILITY OF OPERATION  Primary location for passenger pickup/discharge

Owner Name  10 Dunham's Bay Rd  LC  Email  PCBCLAKE6GORE@GMAIL.COM

Company

Mailing address  10 Dunham's Bay Rd

City  Lake George  State  NY  Zip code  12845  Phone  518-665-3259

Town  □ TICONDEROGA □ DRESDEN □ FORT ANN □ HAGUE □ LAKE GEORGE □ PUTNAM □ QUEENSBURY □ BOLTON

Section  Block  Lot

Street

Secondary Facilities for passenger pickup/discharge

Location where vessel is berthed  Queen Est  to dock

If the vessel is stored on land during the boating season:

Storage Facility:

Launch/Retrieval Facility:

6. CERTIFICATION

I hereby affirm that the information on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

I hereby consent to the Commission staff working directly with my agent, as designated on page 1 of this form, during the review of this application.

During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit the facility to inspect, measure, make drawings and/or take photographs. I hereby agree that LGPC staff or their assigns may enter upon and pass through this property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, while the application is pending.

As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from the said project.

SIGNATURE OF OWNER (Note title if signing for a corporation or association)  DATE  3/31/9

PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:

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

Failure to include any one of the required items will result in an incomplete notice and delay in processing your application. Permits and approvals may be required from other agencies and municipalities.
APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

ADDENDUM A - Tour Boat Pickup Facility Agreement

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

This is to certify that _____________________________ (name of facility owner) agrees that customers of _____________________________ (name of tour boat owner/company) may utilize the □ dock □ launch at my facility _____________________________ (name of facility), as well as the attendant services necessary, including parking, restrooms and garbage disposal, as needed, to access the boat.

Facility Owner/Operator/Municipality CEO _____________________________

Date 3/31/19
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
Tour boat modification for Freedom Boat Club

Project Location (describe, and attach a location map):
Queen Bays 6a, 10 Ocmulgee Bay Rd, Lake George, NY 12845

Brief Description of Proposed Action:
Move existing tour boat from Becketts to Queen Bays Co concurrent with move of entire Freedom Boat Club boat is an existing vessel in FBC fleet to be used only for members and charites sporadically throughout the season.

Name of Applicant or Sponsor:
Matt O'Keara

Telephone: 845-642-0201
E-Mail: FBCGLEEGEORGE@GMAIL.COM

Address:
10 Ocmulgee Bay Rd
Lake George

City/PO:

State:
NY
Zip Code:
12845

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.

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:

3. a. Total acreage of the site of the proposed action? 0.61 acres
   b. Total acreage to be physically disturbed? 0.00 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   [ ] Urban  [ ] Rural (non-agriculture)  [ ] Industrial  [x] Commercial  [ ] Residential (suburban)
   [ ] Forest  [ ] Agriculture  [x] Aquatic  [ ] Other(Specify):
   [ ] Parkland

Page 1 of 3
5. Is the proposed action,
   a. A permitted use under the zoning regulations?  
      [ ] NO  [ ] YES  [ ] N/A
   b. Consistent with the adopted comprehensive plan?  
      [ ] NO  [ ] YES  [ ] N/A

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   [ ] NO  [ ] YES

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

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      [ ] NO  [ ] YES
   b. Are public transportation services available at or near the site of the proposed action?  
      [ ] NO  [ ] YES
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
      [ ] NO  [ ] YES

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:  
   [ ] NO  [ ] YES  [ ] NA

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    [ ] NO  [ ] YES  [ ] NA

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    [ ] NO  [ ] YES  [ ] NA

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
       [ ] NO  [ ] YES
   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

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
       [ ] NO  [ ] YES
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      [ ] NO  [ ] YES
   If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
   __________________________________________
   __________________________________________

Page 2 of 3
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
- Shoreline  
- Forest  
- Agricultural/grasslands  
- Early mid-successional  
- Wetland  
- Urban  
- 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?

16. Is the project site located in the 100-year flood plan?

17. Will the proposed action create storm water discharge, either from point or non-point sources?
   If Yes,
   a. Will storm water discharges flow to adjacent properties?
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
   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)?
   If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: Recently removed aged fuel tank to satisfaction of

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Matt O'Her  
Date: 4/3/19

Signature:  
Title: President
<table>
<thead>
<tr>
<th>Code</th>
<th>Area Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>LG Village, west side</td>
</tr>
<tr>
<td>1B</td>
<td>LG Village, east side</td>
</tr>
<tr>
<td>1C</td>
<td>Tea Island</td>
</tr>
<tr>
<td>2A</td>
<td>Hearthstone Point</td>
</tr>
<tr>
<td>2B</td>
<td>Plum Pt / Woods Pt area</td>
</tr>
<tr>
<td>2C</td>
<td>Hearthstone Campground</td>
</tr>
<tr>
<td>2D</td>
<td>Dunham's Bay</td>
</tr>
<tr>
<td>3A</td>
<td>Cannon Pt area</td>
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<tr>
<td>3B</td>
<td>Assembly Pt area</td>
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<tr>
<td>3C</td>
<td>Still Bay</td>
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<tr>
<td>3D</td>
<td>Harris Bay</td>
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<td>3E</td>
<td>Sandy Bay</td>
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<td>3F</td>
<td>Warner Bay</td>
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<tr>
<td>3G</td>
<td>Assembly Point Channel</td>
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<td>4A</td>
<td>Long Island West</td>
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<td>4B</td>
<td>Long Island East</td>
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<tr>
<td>4C</td>
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<td>5D</td>
<td>Echo Bay</td>
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<td>6A</td>
<td>Cotton Point area</td>
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<td>6B</td>
<td>Pilot Knob area</td>
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<tr>
<td>6C</td>
<td>Basin Bay</td>
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<td>6D</td>
<td>Andrews Bay</td>
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<td>7A</td>
<td>Clay Island - Dome Island</td>
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<td>7B</td>
<td>Watch Point area</td>
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<tr>
<td>7C</td>
<td>Huddle Bay</td>
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<tr>
<td>8A</td>
<td>Northwest Bay, west side</td>
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<tr>
<td>8B</td>
<td>Northwest Bay, east side (Tongue Mt)</td>
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<td>8C</td>
<td>Sawmill Bay</td>
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<tr>
<td>8D</td>
<td>Shelving Rock Bay</td>
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<td>8E</td>
<td>Log Bay</td>
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<tr>
<td>8F</td>
<td>Huckleberry Island</td>
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<td>8G</td>
<td>Bolton Bay &amp; east of Green Island</td>
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<td>9A</td>
<td>Narrows, west side</td>
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<td>9C</td>
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<td>11D</td>
<td>Huletts Island area</td>
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<td>12A</td>
<td>Sabbath Landing</td>
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<td>12B</td>
<td>Bluff Head area</td>
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<td>12C</td>
<td>Womor's Bay</td>
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<td>12D</td>
<td>Bass Bay</td>
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<td>13A</td>
<td>Pardo Point area</td>
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<td>13B</td>
<td>Mallory Island area</td>
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<td>13C</td>
<td>Arcady Bay</td>
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<tr>
<td>13D</td>
<td>Hague Bay</td>
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<td>13E</td>
<td>Gull Bay</td>
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<td>14A</td>
<td>Waltonian Islands area</td>
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<tr>
<td>14B</td>
<td>Rock Bros Is / Brown's Pt</td>
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<td>15A</td>
<td>Friend's Pt / Roger's Rock</td>
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<td>15B</td>
<td>Brown's Pt / Weed's Bay</td>
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<tr>
<td>15C</td>
<td>Blairs Bay</td>
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<td>16A</td>
<td>Ticonderoga area, west side</td>
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<tr>
<td>16B</td>
<td>Ticonderoga area, east side</td>
</tr>
<tr>
<td>16C</td>
<td>Heart Bay</td>
</tr>
<tr>
<td>16D</td>
<td>Mossy Point</td>
</tr>
<tr>
<td>16E</td>
<td>North of natural dam</td>
</tr>
</tbody>
</table>

Lake George 2015 Recreation Study
Lake Zones Map
Joe Thouin

From: Matt Fuller <mfuller@meyerfuller.com>
Sent: Friday, April 19, 2019 10:34 AM
To: Joe Thouin; Freedom Boat Club Lake George
Subject: RE: 10 Dunham's Bay Rd., LLC

I just spoke with Craig. We aren’t going to have a zoning issue here. His concern was that we were doing something different numbers wise vis-à-vis the number of boats, which we aren’t. I discussed with Craig why we are back to the LGPC moving that classification of the Freedom Boat Club model from Beckley’s over to Dunham’s Bay. We are going to get going with sketch review, etc. on the building plans and Craig and I discussed updating their special use permit records at the same time so we should not have any issues.

I knew it was just differences in the emails. I’ve never had a big argument with Craig on a zoning matter and it was good to talk it through.

Thanks guys,

Matthew F. Fuller, Esq.
mfuller@meyerfuller.com
518.668.2199

Office Address:
1557 State Route 9, Lake George, New York 12845

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From: Joe Thouin <Joe@lgpc.state.ny.us>
Sent: Tuesday, April 16, 2019 2:51 PM
To: Matt Fuller <mfuller@meyerfuller.com>; Freedom Boat Club Lake George <fbcllakegeorge@gmail.com>
Subject: RE: 10 Dunham's Bay Rd., LLC
March 29, 2019

Joe Thouin
Lake George Park Commission
P.O. Box 749, Fort George Road
Lake George, NY 12845

RE: Matt O'Hara — Freedom Boat Club
LGPC application number 5234-48-18
Tax Map Parcel No: 239.20-1-4

Dear Mr. Thouin:

We are in receipt of the above-referenced application and have reviewed the same. By copy of this letter we would like to respond with the following comments:

The property in question is within the Town of Queensbury zoning classification of Waterfront Residential, (WR). A Class A Marina is listed as allowable uses within the WR zone subject to Special Use Permit approval. Based on my review of the information attached to your notice, the proposed project will require a Special Use Permit review from our Planning Board. To date, no applications have been presented to the Town for this project, as such, to date, no approvals have been issued.

We appreciate the opportunity to comment on this application. Should you have any questions regarding the above comments, please do not hesitate to contact this office.

Sincerely,

Town of Queensbury

Craig Brown
Zoning Administrator

CB/sh

"Home of Natural Beauty... A Good Place to Live"
Matt & Joe,

Matt, you are correct in that no SPR is needed for the septic only replacement.

A Septic Variance is required from the Town Board of Health but again, no SPR at this point.

Hope this helps.

Thank you,

Craig

Craig Brown
Director – Planning/Zoning
Town of Queensbury
742 Bay Road
Queensbury, NY 12804
(p) 518-761-8218
(f) 518-745-4437

I’ll pull in Craig here.

Craig- I’m dropping off the attached app materials for the septic variance to building and codes today but Joe had a question on site plan review which you, Matt and I talked about a month or so ago when we met. Confirming no SPR at this point here for the replacement of the septic or the marina app at the LGPC.

Thanks everyone.
RESOLUTION APPROVING SANITARY SEWAGE DISPOSAL VARIANCES FOR 10 DUNHAM’S BAY ROAD, LLC

RESOLUTION NO.: BOH 24, 2019

INTRODUCED BY: Mr. George Ferone
WHO MOVED ITS ADOPTION

SECONDED BY: Mr. Anthony Metivier

WHEREAS, 10 Dunham’s Bay Road, LLC (Applicant) applied to the Local Board of Health for a variance from Chapter 136, §136-11 which requires applicants to obtain a variance for a holding tank, as the Applicant wishes to install a 6,000 gallon capacity holding tank, thus meeting the required total capacity of 6,000 gallons, and

WHEREAS, the Applicant has applied for an additional variance from Chapter 136 to replace the existing pump in the building with a pump station, such pump station to be located at the current distance of 28’7” from Lake George in lieu of the required 50’ setback on property located at 10 Dunham’s Bay Road in the Town of Queensbury, and

WHEREAS, the Town Clerk’s Office published the Notice of Public Hearing in the Town’s official newspaper and the Local Board of Health conducted a public hearing concerning the variance requests on Monday, April 15th, 2019, and

WHEREAS, the Town Clerk’s Office advised that it duly notified all property owners within 500 feet of the subject property,

NOW, THEREFORE, BE IT

RESOLVED, that:

1. due to the nature of the variances, it is felt that the variances would not be materially detrimental to the purposes and objectives of this Ordinance or other adjoining properties nor otherwise conflict with the purpose and objectives of any Town plan
or policy; and

2. the Local Board of Health finds that the granting of the variances is necessary for the reasonable use of the land and are the minimum variances which would alleviate the specific unnecessary hardship found by the Local Board of Health to affect the Applicant; and

BE IT FURTHER,

RESOLVED, that the Local Board of Health hereby approves the application of 10 Dunham’s Bay Road, LLC for variances from the Sewage Disposal Ordinance to allow installation of a 6,000 gallon capacity holding tank, thus meeting the required total capacity of 6,000 gallons, and the replacement of the existing pump in the building with a pump station, such pump station to be located at the current distance of 28’7” from Lake George in lieu of the required 50’ setback, on property located at 10 Dunham’s Bay Road in the Town of Queensbury and bearing Tax Map No.: 239.20-1-4, and

BE IT FURTHER,

RESOLVED, that the Town Board authorizes and directs the Town Clerk to forward by certified mail a certified copy of this Resolution to the Adirondack Park Agency for its review, and

BE IT FURTHER,

RESOLVED, that this approval Resolution shall not be effective until 30 days after such notice to the Adirondack Park Agency and shall be subject to any lawful action by the Adirondack Park Agency during such period.

Duly adopted this 15th day of April, 2019, by the following vote:

AYES : Mrs. Atherden, Mr. Ferone, Mrs. Switzer, Mr. Strough, Mr. Metivier

NOES : None

ABSENT: None
Thank you for providing information regarding this proposal. The Agency has reviewed the material and determined that it will take no further action at this time.

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

Devan Korn
Environmental Program Specialist 1

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

(518) 891-4050 | Fax: (518) 891-3938 | devan.korn@apa.ny.gov
www.apa.ny.gov

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Dear folks,

Please find attached notice of availability for review for a marina modification in the Town of Queensbury. This is an existing lakefront facility seeking to reduce seasonal berthing, expand boat rentals, and provide a charter service. Boat rentals and charter service are to be provided by Freedom Boat Club.

Please contact me with any questions, comments, and/or to advise of associated jurisdiction.

Best regards as always,

Joe
**NOTICE OF AVAILABILITY FOR REVIEW**

**Date:** March 29, 2019

**Comments Due:** April 13, 2019

**TO INTERESTED PARTIES:**

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

<table>
<thead>
<tr>
<th>Applicant: Matt O'Hara</th>
<th>Application: 5234-48-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Dunhams Bay Rd, L L C</td>
<td>Type: M1 MOD Major</td>
</tr>
<tr>
<td>10 Dunhams Bay Rd</td>
<td>Class A Marina</td>
</tr>
<tr>
<td>Lake George, NY 12845</td>
<td>Parcel#: 239.20-1-4</td>
</tr>
<tr>
<td></td>
<td>Town of Queensbury</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Project Location: 10 Dunhams Bay Rd</th>
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**Project Description:**

Modify an existing marina: reduce seasonal berthing spaces from 42 to 14, increase motorized boat rentals from 4 to 20, and add a sightseeing charter vessel presently operating from Beckley's. Charter and rentals to be operated by Freedom Boat Club.

**State Environmental Quality Review Lead Agency:** None Designated

**SEQR Determination:** SEQR determination not yet made

**Comments:** ☑ No Comments ☑ Comments below or attached

My place is the third from the East Co. on the lake side. We are all located on a dangerous section of 91, especially where the entrance and exit from the boat co. are located. Unless something isn't done about the increased traffic and speed on 91 there will be a tragic accident. Also, I don't see parking for 42 cars. I'm also concerned about increased boat traffic.

Comments prepared by: Eleanor Strack

Address: 39 Queensview Dr., Apt. 13-C
       Queensbury, NY 12912

E-mail: strack.39@gmail.com

Telephone: (518) 920-2397 Date: April 3, 2019

cc: APA ENB, Town of Queensbury
Comments to Lake George Park Commission

Re: Application 5234-48-18 Parcel # 239.20-1-4 Queensbury
Applicant: Karen Howard

October 3rd 2018

Please Reject Application 5234-48-18 for a project located at 10 Dunhams Bay Road.

I do not want the increased boat traffic associated with rentals or Freedom Boat Club in Dunhams Bay or anywhere on Lake George. In my view they are an invasive species devaluing Lake George for every property owner or boat owner currently on the lake. Please do not permit this use of the Dunhams Bay Boat Company Marina. While this boat club model generates great profits for Freedom Boat Club it does so at the expense of every other boater and property owner around the lake. Time share boats will get used probably five or ten times more than single owner boats. To be fair Dunhams Bay Boat Company would need to give up all 42 regular slips to have the same impact on the lake as 5 or 6 rentals.

Detrimental Effects on the Bay and Lake from increased boat use.

1) More Pollution - Oil, Noise, Trash, BOD, CO2
2) More Accidents – just from increased traffic (not to mention problems with operators unfamiliar with boating or the Lake.)
3) More Crowded – Fishing near private docs etc.

Application Problems

We are supposed to rely on Freedom Boat Club to provide detailed training to boaters yet the permit application has some glaring inconsistencies. Specifically:

1) There is no Petroleum Product spill prevention plan indicated.
2) The number of rental and club slips is listed as 20 in section 5 and 14 in the project description on the front cover page. Which is it? Either is too many,
3) The application does not specifically state that no more than 18 or 20 rentals will originate from the marina. With storage for 114 boats and scheduled rentals and returns there exists a possibility of renting far more boats than slips designated for renters.

There are better uses for this Marina site than maximizing profit at the expense of the neighbors. The same comment applies to tour boats.

I prefer to be in relatively quiet Dunhams Bay and visit Bolton or the Lake George Village to experience mayhem. I certainly don’t want it here.

Thanks

Phill Mitchell
Joe Thouin

From: John Schriner <jes3259@yahoo.com>
Sent: Wednesday, October 03, 2018 5:39 PM
To: Joe Thouin
Subject: Subject: Lake George Waterfront Property Owner Adjacent to Dunham’s Bay Boat Co., Inc.

Date: October 3, 2018

From: John Schriner
To: Joe Thouin, LGPC Assigned Analyst

Comments Regarding Freedom Boat Club:
1. What is the significance of the line labeled “property line extension” on page 5 of 6? The Schriner property is adjacent to the Dunham’s Bay Boat Co.Inc., not the Salvador property. Route 9L and the town road pass through our property with the east/ west boundary lines forming an acute triangle, giving us 15 feet + - of lakefront.
2. Dock No. 1 (see page 5 of 6) is at an angle to our boat dock and no boat(s) should be allowed to block or interfere in any way with our boat entering or leaving our dock.
3. My family is the owner of the right away road allowing the boat company to get to their boat storage area. The application indicates up to 150 boats could be stored in the storage building and about the area of the storage building. Our concern is the amount of traffic utilizing our right away. Who will maintain the road and control the speed and amount of traffic. In the past we’ve had problems with people going too fast, especially with our children playing in the proximity of the road.
4. Parking could be a major issue. The application indicates space for 42 vehicles. Page 5 of 6 shows a boat storage building holding 18 vehicles. That leaves up to 24 vehicles supposedly parking on the small town road by the water. There is not enough room for that many vehicles. In the past we’ve had problems with vehicles parking in front of our dock, an area clearly marked “no parking.” No boats on or not on trailers should be allowed to be left on the town road as they currently are.
5. Is there a limit to the size of the “tour boat?”

Please don’t hesitate to contact me if you have any questions or concerns.
John Schriner
518-935-0098 or 518-279-3259
410 Garfield Road, Troy, NY 12180
10/9/18

Lake George Park Commission
75 Fort George Rd
Lake George, NY 12845

Dear LGPC Board Members:

We are writing you today to offer our support in favor of The Freedom Boat Club’s request to revise the permit at Dunhams Bay.

We joined the boat club in 2016 and were instantly impressed with the kindness and professionalism shown by Matt and his staff. As brand new boaters, the time they spent with us to be sure we were safe and properly trained, reinforced our decision that we made the right choice to join.

As local residents and small business owner, we appreciate the challenges faced when operating a business. We are in full support of Matt and The Freedom Boat Club as they have proven to be a great local small business looking to expand.

Sincerely,

Scott & Michele MacFarland

2734 STATE RT 9 LAKE GEORGE, NY 12845
(518)668-2871 www.LAKEGEORGEBLAIRHOUSE.COM
October 9, 2018

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

Re: Marina Permit Revision for Freedom Boat Club of Lake George

Dear Chairman Young and Commissioners:

The Freedom Boat Club of Lake George has submitted an application for a Revised Marina Permit for operations at their new location in Dunham’s Bay. I recommend and support Park Commission approval.

I have worked closely with Freedom Boat Club of Lake George since their opening season in 2016. I am the Freedom Boat Club instructor for new member training so I am very familiar with the operations and the membership. I can assure the Park Commission that there is no downside to Freedom Boat Club relocating to Dunham’s Bay, any impact is positive. The marina site will be enhanced in all aspects and daily operations will be safe and orderly. Mr. Matt O’Hara and his team at Freedom Boat Club of Lake George are true professionals. Mr. O’Hara is active in the community and pro-active in support of initiatives to protect Lake George.

Each new member at Freedom Boat Club must complete a safety training syllabus and demonstrate proper boat handling skills prior to operating club boats. The syllabus includes both classroom education and on-the-water training. Applicable New York State marine rules and regulations are covered as well as Lake George specific regulations and hazards. Seamanship training is hands-on. The club boats are properly outfitted and well maintained. Freedom Boat Club members are safety conscience, educated and courteous. Freedom Boat Club encourages and provides follow on training for members in the form of specialized courses to meet the needs and interests of the members.

Freedom Boat Club of Lake George has earned an outstanding reputation in the area and on the water. Thank you for your careful consideration and approval of this application.

Thank you,

Ron Miller
Owner & Operator
Love is on Lake George Cruises, LLC
Dear Park Commission,

Thank you for sending me the proposed change in the Dahrenmi Bay Boat Co. I live 3 houses from said company and am very concerned about the crowding of our small bay.

First and foremost, I do not want more boat traffic across the front of my dock. I certainly don't want more renters driven by unknowledgeable people, which has been the case.

Any increase in boats and more rentals should not be allowed. There is not enough parking spaces and this number of additional boats will change the quality of the water that I drink.

Dock storage on the upland parcel but no quiet launching across bay 91. The selling and renting of boats is acceptable but please do not add to the traffic in the South end of Dahrenmi Bay.

Sincerely,

Eleanor Strack

Ms. Eleanor Strack
39 Longview Dr. Apt. 138
Queensbury, NY 12804
Dear Mr. Thouin,

As the Chair of the Dunhams Bay Association’s Water Quality Committee, I am writing to urge the Lake George Park Commission to reject application #5234-48-18.

The Dunhams Bay community is a unique group of homeowners. For the past six years we have been the only Responsible Management Entity/Septic District created on Lake George. We’ve successfully worked to replace aging septic systems around the bay with the help of The FUND for Lake George. The FUND has invested over one hundred thousand dollars in our efforts and the improved water quality in our bay has been documented and publicized in a number of articles and letters in The Post Star. Chris Navitsky believes that our process and septic district formation could and should be duplicated around the lake.

Dunhams Bay homeowners are invested and care about the long term health of Lake George. Transient and one-time users of this lake simply do not have the same level of investment or caring.

Your Commission is charged with doing what is best for the lake, not what is best for a commercial enterprise. I urge you to reject this application because it is NOT what is best for the lake!

Sincerely,
Barbara Simms
Chair, Dunhams Bay Water Quality Committee
Dear Mr. Thouin:

This letter is in regard to the 10 Dunhams Bay RD, LLC’s (Dunham Bay Marina) Application: 5234-48-18 to Modify a Class A Marina to accommodate Freedom Boat Club rentals and tours.

I’m President of the Dunhams Bay Association, an organization of over 60 Dunhams Bay area property owners and their families formed to address matters affecting Lake George and our bay.

I’m writing to express significant concerns about Application: 5234-48-18. This modification would significantly exacerbate the already heavy boat traffic in the bay. Dunhams Bay already has:

1. 3 major marinas
2. 335 motor boats docked within the bay and half of those are “marina” boats which contribute disproportionately to bay traffic
3. additional boats launched daily from the Dunhams Bay Marina on Bay Road
4. boat traffic to and from the bay’s multiple gas docks adding more congestion
5. more than 60 lakefront homes with additional canoes, kayaks and sailboats

Although Dunhams Bay is small (about ½ of 1 percent of the total lake area) it is home to 3 percent of the lakes registered boats. Every 40 seconds on moderately busy weekends a boat moves in or out of Dunhams Bay (90 boats
per hour). On busy weekends (holidays and very hot periods) that number nearly doubles.

Association members have previously written to the LGPC with safety concerns due to heavy boat traffic within the Bay and the lack of consistent and visible law enforcement in the 5 MPH “No Wake Zone”. Most boaters respect the speed zone but many do not. Unfortunately, many of the offenders are one-time visitors ignorant of the speed zone. Freedom Boat Club has 20,000 members and 2,000 boats (10 members/boat). Those numbers demonstrate the significant potential for heavy boat traffic by one-time visitors.

I am writing to ask that you not add to the congestion and safety concerns in Dunhams Bay. Please reject Application: 5234-48-18.

Sincerely,
Cheryl Baldwin
President, Dunhams Bay Association
Mr. Thouin,

I am a resident of Dunhams Bay and writing to indicate my opposition to the above referenced application. The application is deficient in indicating the proposed parking, the type and size of tour boats, retail items to be sold, the type of boats to be sold, and the type do “topgrade” electric motors to be sold. The boat wash area will also require trailered boats to cross the road.

In addition to the application being deficient the proposed usage would be detrimental to the bay. A bay that I drink from, where my grandchildren swim, and where I sit and watch loons and bald eagles. I’m afraid the loons and bald eagles will be replaced by yahoo boaters heading to log bay. We already have a problem with speeding boats ignoring the 5 mph zone.

Please take these things into consideration when determining the future of our lake.

Gregory Francis
President
Korchek Technologies
115 Technology Drive, Suite B 206
Trumbull, CT 06611
877-KOR-CHEK (567-2435)
Fax: 203.452.8296
www.Korchek.com

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8 Burnt Ridge Road  
Dunhams Bay, NY  

October 9, 2018  

Mr. Joe Thouin  
Lake George Park Commission  
75 Fort George Road  
PO Box 749  
Lake George, NY 12845  

Dear Mr. Thouin:  

This letter is in reference to the 10 Dunhams Bay Rd, LLC’s Application #5234-48-18 to Modify a Class A Marina to accommodate Freedom Boat Club rentals and tours.  

Dunhams Bay is small (about ½ of 1 percent of the total lake area) but it is home to 3 percent of the lakes registered boats. Every 40 seconds on moderately busy weekends a boat moves in or out of Dunhams Bay (90 boats per hour). On busy weekends that number nearly doubles. Dunhams Bay has:  

- three major marinas  
- over 335 motor boats docked within the bay and half of those are “marina” boats which contribute disproportionately to bay traffic  
- more than 60 lakefront homes with additional canoes, kayaks and sailboats  
- additional boats launched daily from the Dunhams Bay Marina on Bay Road  
- boat traffic to and from the bay’s multiple gas docks adding more congestion  

Dunhams Bay residents have alerted the Lake George Park Commission to the existing heavy boat traffic within the Bay and the lack of sufficient, visible law enforcement in the 5 MPH “No Wake Zone”. Unfortunately, many of the offenders are one-time visitors ignorant of the speed zone.  

Freedom Boat Club has 20,000 members and 2,000 boats (10 members/boat). Those numbers demonstrate the significant potential for additional heavy boat traffic by one-time visitors in Dunhams Bay. This modification would significantly add to the already chaotic boat traffic in the bay.  

We are writing to ask that you not add to the congestion and safety concerns in Dunhams Bay. Please reject Application: 5234-48-18.  

Sincerely,  
Lenton and Barbara Simms  
8 Burnt Ridge Road  
Dunhams Bay
Len, Joe
At this time the only information I could share is that I am aware of Matt O'Hara and the FBC through the Lake George Chamber of Commerce. I know Matt to be a great family man and grounded as a responsible businessman. I truly think that the model of their business based on boat ownership/training/safety will add no more traffic than already exists. With a finite amount of spots for boats whether they are owned by FBC members or are docked there by individuals the amount of boat traffic does not change.

Regards,
Matthew Taormino, HGM
General Manager
Dunham's Bay Resort
2999 State Route 9L
Lake George, NY 12845
Phone: 518-656-9242 Fax: 518-656-9250
matt@dunhamsbay.com www.dunhamsbay.com

On Wed, Oct 10, 2018 at 8:25 AM Dunhams Bay Association - Lake George, NY <dunhamsbayassociation@gmail.com> wrote:

An Association member near the marina shared the attached Dunhams Bay Marina application to the Lake George Park Commission. The proposal is for 20 rental slips for Freedom Boat Club (FBC) boats. FBC has 20,000 members and 2,000 boats (10 members/boat) in the US and Canada (see https://freedomboatclub.com). The increased boat traffic could be significant.

Comments may be sent to Joe Thouin at the LGPC or by E-mail to joe@lgpc.state.ny.us

If anyone else has more information on this that they’d like to share with the DBA, please respond to this email and I’ll make sure it is shared.

Len Simms

Questions, updates to mailing/e-mail addresses, etc.? “Reply” to this e-mail
Joe Thouin

From: Matt Taormino <matt@dunhamsbay.com>
Sent: Thursday, October 11, 2018 12:26 PM
To: Joe Thouin
Subject: Re: Lake George Park Commission Application 5234-48-18

Mr Thouin,
You are very welcome. As GM for the last 7 years I have watched this bay for many hours from the front windows of the restaurant. And like I have noted we all want to see the lake treated respectfully and kept healthy. At the same time I would note that boat traffic seems normal compared to activity in other inlets. I would question some mentions that in the height of the season there are 180 boats each hour going in and out of the bay. That being said we are members of the Dunham's Bay Association and always want what's best for the lake first and foremost.

Regards,
Matthew Taormino, HGM
General Manager
Dunham's Bay Resort
2999 State Route 9L
Lake George, NY 12845
Phone: 518-656-9242 Fax: 518-656-9250
matt@dunhamsbay.com www.dunhamsbay.com

On Thu, Oct 11, 2018 at 11:52 AM Joe Thouin <Joe@lgpc.state.ny.us> wrote:

Dear Mr. Taormino,

Thank you for taking the time to comment on the Freedom Boat Club application. Your comments will be incorporated into the application materials and reviewed by the Commission board in their consideration of the proposal.

Best regards,

Joe

Joe Thouin
Environmental Analyst
10 Joshua Rock Road  
Lake George, NY

302 Adams Ranch Rd #17  
Telluride, Colorado 81435

October 10, 2018

Mr. Joe Thouin  
Lake George Park Commission  
75 Fort George Road  
PO Box 749  
Lake George, NY 12845

Dear Mr. Thouin:

This letter is in regard to the 10 Dunhams Bay RD, LLC's (Dunham Bay Marina) Application: 5234-48-18 to Modify a Class A Marina to accommodate Freedom Boat Club rentals and tours.

As a long time resident of Dunham's Bay I'm writing to express significant concerns about Application: 5234-48-18.

This modification would significantly exacerbate the already heavy boat traffic in the bay. Dunhams Bay already has three major marinas, over 300 motor boats docked within the bay and more than 60 lakefront homes with additional canoes, kayaks, paddleboards and sailboats.

Although Dunhams Bay is small (about ½ of 1 percent of the total lake area) it is home to 3 percent of the lakes registered boats.

Dunham's Bay residents have previously written to the LGPC with safety concerns due to heavy boat traffic within the Bay and the lack of consistent and visible law enforcement in the 5 MPH "No Wake Zone". Most boaters respect the speed zone but many do not. Unfortunately, many of the offenders are one-time visitors ignorant of the speed zone. Freedom Boat Club has 20,000 members and 2,000 boats (10 members/boat). Those numbers demonstrate the significant potential for heavy boat traffic by one-time visitors.

I am writing to ask that you not add to the congestion and safety concerns in Dunhams Bay. Please reject Application: 5234-48-18.

Sincerely,

Allison U. Branson