LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS
Meeting Date April 28, 2020

Applicant	Facility	Parcel
Sandra Smith- Cehowski	Private Lakefront	26.06-1-2 Hague
Application #	Lakefront	Location
5226-7-20 DM MINOR 5226-8-20 EF	146 feet 1 straight, T, L, U dock & 1 mooring	9490 Lake Shore Drive Slacks Bay
Date Received	SEQR type	Comment period ends
02/11/2020	Type II, not subject to SEQRA	04/14/2020

Project

Replace the existing dock with a 64'L x 32'W L-shaped wharf and construct open-sided, rock-filled timber cribs to be used as support for wharfs in accordance with plans attached

Background

The applicant has applied for a 64' long, 32' wide L-shaped dock, which requires a variance for extending more than 40' from the mean low water mark. Specifically, the application reflects a dock that is roughly 46'-47' from the mean low water mark.

The existing 74' dock is non-compliant, and pursuant to an executed Order on Consent must be removed by July 2020. A prior request for a variance to maintain the existing dock was denied by the Commission in August 2019.

There is no apparent jurisdiction for the APA, DEC, or Town.

No public comments have been submitted for the record.

Regulatory Determinations
SEQRA

The application represents a Type II action and no further review is required under SEQRA.

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

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

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

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

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

Date prepared April 13, 2020

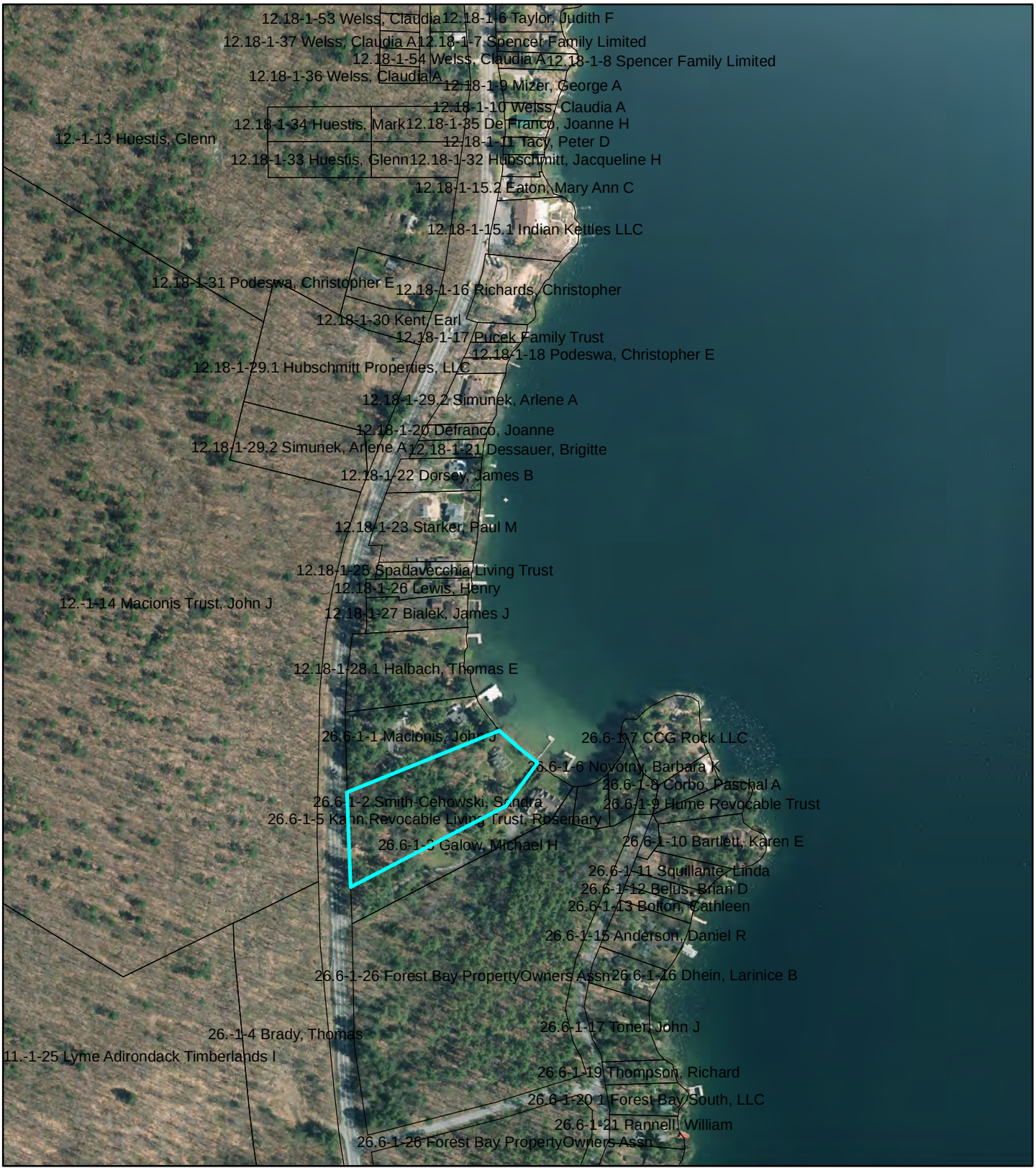
(3) that the proposed activity will have no adverse impact on the public health, safety or welfare, the environment or the resources of the Park; and

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

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.

Lake George Park Commission



0 50 100 200 300 400 500 600 700 800 900 1,000 Feet

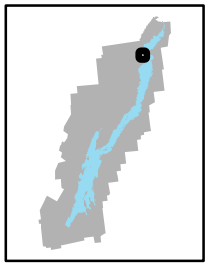
1 " = 400 '

N

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 sufficent for purposes intended.
The data is deemed reliable but not guaranteed.

YEAR OF AERIAL PHOTOS: 2018



Lake George Park Commission

0 50 100 Feet

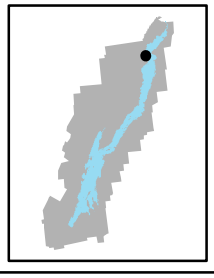
1 " = 50 '

N

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 sufficent for purposes intended.
The data is deemed reliable but not guaranteed.

YEAR OF AERIAL PHOTOS: 2018



2017-10-27 JL RS

07/01/2008

07/01/2008

07/01/2008

07/01/2008

Background

NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

August 28, 2019

Sandra Smith-Cerosky
171 Ashdown Rd
Ballston Spa NY 12019

Application #: 5226-40-18, variance request
Parcel #: 26.06-1-2, Town of Hague

Dear Mrs. Smith-Cerosky,

As you know, the above variance request failed to gain approval by the Commission at their August 27, 2019 meeting and has been denied.

A variance may be granted under the regulations only when the strict application of the standards create a unique circumstance which imposes a significant financial, safety or technological burden such that the applicant can realize no reasonable return on the investment in the property. It is the applicant's burden under the regulations to demonstrate with credible evidence the unique circumstances and the hardship it creates. In summary, the Commission determined that the application and accompanying documents failed to support the findings for granting a variance contained in 6 NYCRR 645.

As your agent discussed with Lt. Johns, the deadline for removal of the dock will be extended. However, once an application has been denied it may not be re-heard.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Dave Wick

David Wick
Executive Director

cc: Town of Hague
Jeffrey Meyer

RESOLUTION 2019-37, MEETING #488, AUGUST 27, 2019
APPROVE VARIANCE FOR WHARF MODIFICATION

Application # **5226-40-18**
Location **Town of Hague**
Applicant **Sandra Smith-Cerosky**

WHEREAS the applicant has applied for a variance to maintain a 70' long, 18' 9" wide L-shaped crib dock with a canopied boatlift; and

WHEREAS the Lake George Park Commission has reviewed the application, supporting documents, comments received and other information which appears in the record; and

WHEREAS the Commission has made a determination pursuant to 6NYCRR 645-3.6 and the State Environmental Quality Review Act 6NYCRR 617.5 that the project is a Type II action and does not require further review of potential environmental impacts pursuant to this act; and

WHEREAS the action is considered to be a Minor project pursuant to 6NYCRR 645-5.3 and public notice has been published and distributed; and

WHEREAS the applicant has requested variance from 6 NYCRR 646-1.1(c)

(2) No dock or wharf shall be constructed so as to exceed the following offshore distance criteria:...
(i) No dock or wharf may extend offshore for more than forty feet beyond the mean low-water mark where the wharf intersects the mean low-water mark; and

(5) The maximum width of any pier shall be eight feet.

WHEREAS the applicant has demonstrated that strict conformance with the regulations will cause unnecessary hardship due to unique and peculiar circumstances which impose substantial financial, technical and safety burdens; and

WHEREAS the Commission finds that there is no reasonable possibility that the applicant's property will bring a reasonable return following conformance with the regulations; and

WHEREAS the Commission finds that the project represents the minimum necessary variance required to alleviate the hardship; and

WHEREAS the Commission finds that the proposed project is reasonable and necessary and will not cause unreasonable, uncontrolled, or unnecessary damage to the natural resources of the state, including soils, forests, water, fish, shellfish, crustaceans and aquatic and land-related environment; and

RESOLUTION 2019-37 continued

WHEREAS the Commission finds that the project will have no adverse impact on the health, safety or welfare of the public, the environment or the resources of the Park; will not alter the essential character of the area in which it is proposed; will not lead to congestion in the Park and will not have an undue visual, cultural or audible impact on the neighborhood or the Park.

NOW THEREFORE BE IT RESOLVED

The Lake George Park Commission hereby approves the request for variance,

☐ as proposed
☐ with the following modifications:

_____

_____

AYES: 1 NAYS: 9 ABSTENTIONS: _____

Joe S (1) Mark
Dean (2)

NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

ANDREW M. CUOMO
Governor

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

September 3, 2019

Amendment to LE-038-18

Sandra Smith-Cehowski
171 Ashdown Rd.
Ballston Lake, NY 12029

Re: OOC #LE-038-18
Parcel: 26.06-1-2, Town of Hague

Dear Ms. Cehowski,

This Document will serve as an **Amendment to Consent order LE-038-18 to allow until July 30, 2020 to bring your dock back into compliance due to your variance request being turned down by the Commission.** Please sign and return two copies of this Amendment to our office by December 17, 2018. Once signed by our Chairman, one copy will be sent back to you for your files.

_____ _____

Owner Date

Lt. Joe Johns 9/3/19

Lt. Joe Johns Date

_____ _____

Bruce E. Young, Chairman Date

NEW YORK
STATE OF
OPPORTUNITY

Lake George
Park Commission

May 13, 2019

Amendment to LE-038-18

Sandra Smith-Cehowski
171 Ashdown Rd
Ballston Lake, NY 12029

Re: OOC #LE-038-18
Parcel: 26.06-1-2, Town of Hague

Dear Ms. Cehowski

This Document will serve as an Amendment to Consent order LE-038-18 to allow until August 1, 2019 to obtain a variance to keep the dock at its current length. If no variance is obtained by that date, the dock will have to be reduced to the permitted length as shown on Attachment 1 by September 30, 2019. Please sign and return two copies of this Amendment to our office by May 22, 2019. Once signed by our Chairman, one copy will be sent back to you for your files.

Owner

May 16 2019
Date

Lt. Joe Johns

Date

Bruce E. Young, Chairman

5-28-19
Date

NEW YORK
STATE OF
OPPORTUNITY

Lake George
Park Commission

DEC 1 1 2018

December 4, 2018

Amendment to LE-038-18

Sandra Smith-Cehowski
171 Ashdown Rd.
Ballston Lake, NY 12029

Re: OOC #LE-038-18
Parcel: 26.06-1-2, Town of Hague

Dear Ms. Cehowski.

This Document will serve as an **Amendment to Consent order LE-038-18 to allow until May 22, 2019 to obtain a variance to keep the dock at its current length. If no variance is obtained by that date, the dock will have to be reduced to the permitted length as shown on Attachment 1 by September 15, 2019.** Please sign and return two copies of this Amendment to our office by December 17. 2018. Once signed by our Chairman, one copy will be sent back to you for your files.

Owner — 12/04/18 Date

Lt. Joe Johns — 12/4/18 Date

Bruce E. Young. Chairman — 12/13/18 Date

STATE OF NEW YORK: LAKE GEORGE PARK COMMISSION

Order on Consent/Stipulation
New York State 6 NYCRR

Consent Order Number **LE-038-18**

I **Sandra Smith- Cehowski** (respondent) of **171 Ashdown Rd.** (Street and Number)

of **Ballston Lake, NY 12029** (Name of Town, Village, City and State) hereby agree to pay to the Lake George Park Commission of the State of New York the sum of **($500.00)** **Five Hundred** Dollars and agree to strictly comply with the conditions on Schedule A which is attached here to and made a part here of, by reason of my act consisting of:

-Maintain dock other than permitted

the same being violations of Section(s) **646-1.1(a)(2)**

of the State of New York's Rules and Regulations, 6 NYCRR, said act committed at location identified by tax map ID **26.06-1-2** (section lot block) in **Town of Hague** (name of town, village, city)

County of **Warren** State of New York on or before **May 15, 2018**

In so stipulating, I waive my right to a hearing in this matter.

Sandra Smith-Cehowski — Respondent's Signature* | 4/16/53 — Date of Birth | OWNER — Respondent's Title *

Dated: JULY 20 (Month, Day), 2018

* NOTE: If consent order/stipulation is against a corporation, the respondent must be an official, authorized, corporate representative.

This order/stipulation has been reviewed by:

Lt. Joe Johns — Director of Law Enforcement | 7/17/18 — Date | Lt. Joe Johns — Signature

WHEREAS:

Sandra Smith-Cehowski (Respondent) having violated Section **646-1.1(a)(1)**

of the State of New York's Codes Rules and Regulations, 6 NYCRR, at the time and in the manner stated above, and having waived the right to a hearing on the violation and having offered to pay the sum of **($500.00)** **Five Hundred** Dollars by reason of said violation, and after due consideration having been had therein, it appearing that this order will be advantageous to the State, now therefore.

IT IS HEREBY ORDERED, pursuant to the provisions of the Environmental Conservation Law, that the offered sum shall be paid to the Lake George Park Commission as a penalty for the violation described above and Respondent shall comply with the terms of the attached Schedule A by reason of such violation.

Date: 8-22 (month, day) 20 18 Signed: Bruce E. Young Chairman

STATE OF NEW YORK: LAKE GEORGE PARK COMMISSION

Schedule A
New York State 6 NYCRR

Consent Order Number: **LE-038-18**

Respondent's Name: **Sandra Smith- Cehowski**

Schedule A of Order on Consent/Stipulation to settle violation or the New York Environmental Conservation Law and/or State of New York's Rules and Regulations, 6 NYCRR.

The above referenced Respondent Shall:

I Make, allow, or cause to be made **no** further modifications, additions, movements or alterations beyond **Attachment 1** of this order subject to regulation by the Lake George Park Commission, at the subject property without first obtaining a permit to do so from the Commission.

II Agree that they shall not commit any further violations of any laws, rules or regulations pertaining to docks, wharfs, and moorings at this or any other location in the Lake George Park.

III Permit any duly designated officer, employee, consultant, or agent of the Commission to enter upon the site for the purpose of monitoring respondent's compliance with the terms of this Order.

IV **Pay assessed penalty of ($0.00) Zero Dollars with an additional ($500.00) Five Hundred Dollars suspended as long as no further violations are committed for a period of 3 years.**

V Meet the Schedule of Compliance of this Order.

VI The Commission staff's determination of the Respondent's compliance with the Schedule of Compliance shall be final and binding on Respondents. Respondents consent to payment of the suspended portion of this penalty in the event the Commission determines they have not complied with the Schedule of Compliance and Respondent affirmatively waives any right to any hearing or other process in connection with a determination of non-compliance.

Schedule of Compliance:

On or before July 27, 2018, complete the following tasks:

1. **Sign and return Order on Consent.**

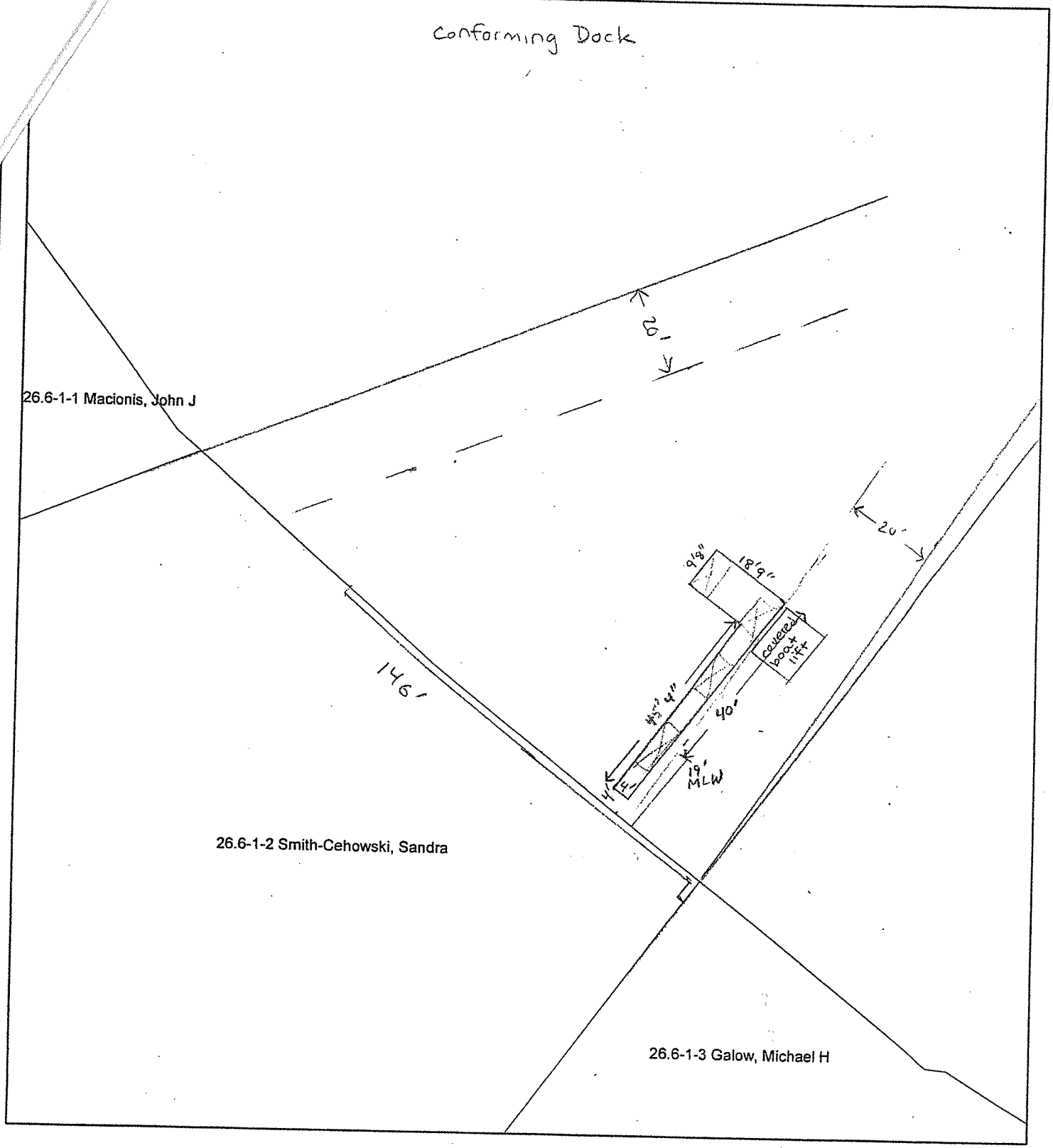
On or before November 30, 2018, complete the following tasks:

1. **Obtain a variance to extend the dock.**

On or before May 15, 2019, complete the following tasks:

1. **If no variance is in place, reduce the length of the dock to the permitted length as depicted by Attachment 1 of this order.**

Lake George Park Commission



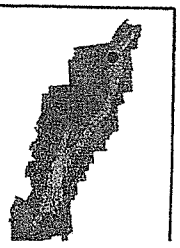
1 " = 30 '

N

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 sufficent for purposes intended.
The data is deemed reliable but not guaranteed.

Attachment 1
LE-038-18, Smith-Cehowski
Parcel #26.06-1-2, Town of Hague
Page 3 of 3



NEW YORK
STATE OF
OPPORTUNITY.

Lake George Park Commission

ANDREW M. CUOMO
Governor

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

February 12, 2018

Sandra Smith-Cehowski
171 Ashdown Rd.
Ballston Lake, NY 12029

Notice of Violation
Re: LE-038-18
Parcel#: 26.06-1-2, Town of Hague

Dear Ms. Cehowski,

The New York State Lake George Park Commission administers wharf and mooring requirements under 6NYCRR646-1 and Article 43 of New York State Environmental Conservation Law. The regulations at section 646-1.1 (a)(1) state that *no person shall construct, erect, place, **alter, modify, enlarge, or expand any dock**, wharf or mooring on waters of Lake George without having first obtained a permit from the Commission.*

A recent site inspection resulted in our finding that the dock at the above referenced parcel continues to differ from the approved permit. Specifically, the dock measures at 74' instead of the approved 40'. While I understand you have submitted documents that you feel should be ample to keep the dock as is, staff at the Commission and those in the enforcement department do not feel the dock can be approved as is. **Notice is hereby given that you are in violation of 6NYCRR 646-1.1(a)(1) related to docks, wharfs and moorings on Lake George.**

Compliance with the regulatory requirements of the dock and mooring regulations is required. Enforcement procedures of the Commission are set forth in 6NYCRR 645-4 and include criminal and administrative sanctions. Violations of the Commission's regulations are subject to a penalty of $500 plus an additional $500 for each day that the violation continues.

I am able to afford you until July 1, 2018 to bring this dock back into compliance without penalty. After July 1, 2018 fines will begin to be assessed on a daily basis.

Based on the Mean Low Water Mark, we are able to approve the dock to be a maximum of 59'. This would need to be done through a consent order. Please call me to discuss this extension if you are interested.

Please contact me at (518) 668-9347 or email me at jjohns@lgpc.state.ny.us if you wish to discuss this enforcement matter or Molly Gallagher with questions about permits.

Sincerely,

Lt. Joe Johns
Director of Law Enforcement
Lake George Park Commission

STATE OF NEW YORK
LAKE GEORGE PARK COMMISSION
75 Fort George Road, P.O. Box 749
Lake George, New York 12845
TEL (518) 668-9347 FAX (518) 668-5001
www.lgpc.state.ny.us info@lgpc.state.ny.us

BRUCE YOUNG
Chair

MICHAEL P. WHITE
Executive Director

May 23rd , 2008

Dorothea Smith , Respondent
171 Ashdown Road
Ballston Lake, NY 12019

COPY

Parcel # 26.06-1-2, Town of Hague
Violation of 6NYCRR Section 646-1.1(a)(1)

Dear Mrs Smith,

A site inspection at the above parcel in Hague has brought to our attention the fact that your dock differs from the authorized configuration on file. Specifically, your dock is longer than permitted and a PWC lift has been added. I understand that this matter may have been brought to your attention in the past by my predecessor, however according to my records this issue has yet to be resolved.

Lake George Park Commission regulations state that a permit is required in order to modify any existing dock. This includes the addition of a PWC lift. Notice is hereby given that you are in a violation of 6NYCRR 646-1.1(a)(1) related to docks, wharfs and moorings on Lake George which states:

646-1.1(a)(1) No person shall construct, erect, place, alter, modify, enlarge, or expand any dock, wharf or mooring on waters of Lake George without having first obtained a permit from the commission

Enforcement procedures of the Commission are set forth in 6NYCRR 645-4 and include criminal and administrative sanctions. A violation of the Commission's regulations is subject to a monetary penalty of $500 plus an additional $500 for each day that the violation continues.

Please contact me at (518) 668-9347, extension 18 so that we can discuss and resolve this matter.

Sandy Smith
399-0627 (H)
207-~~0119~~ 5724 (cell)

Sincerely,

Lieutenant Thomas J Caifa
Director of Law Enforcement

cc: Roger Smith

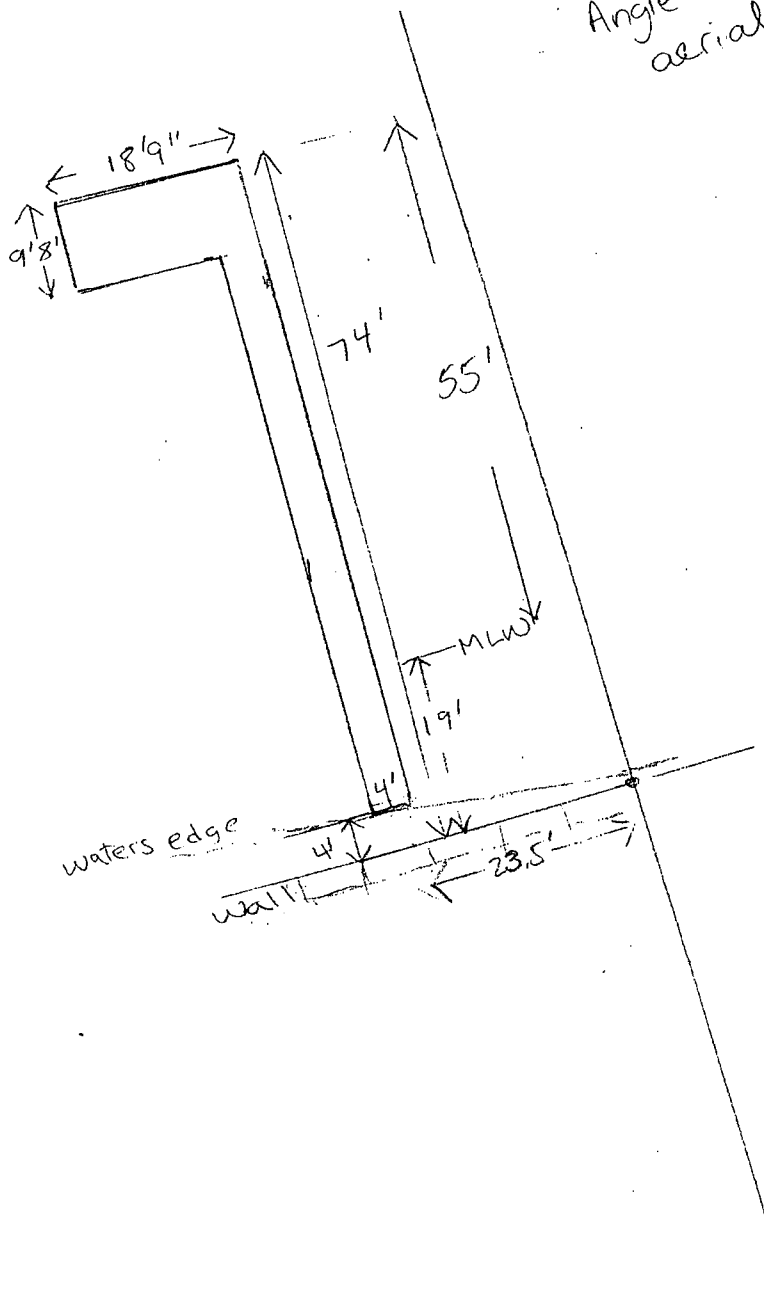
Smith
Hague 26.06-1-2

Existing

1"=20' MG

From
4/24/08
Site inspection
by Roger Smith

Angle from
aerial.



Hague 26.06-1-2 (lot 2) Slacks Bay

MG 7/9/08

Owner
Dorothea Becker Smith, Estate c/o Sandy Cehowski
171 Ashdown Rd
Ballston Lake NY,12029

1958 Shoreline Survey shows a 24' long, 3.8' wide dock on lot 3, approximately 105' from the south property line.

1981 Registration of Existing Wharf #1340 sketch depicts a 40' long, 3' wide dock with a boat hoist on lot 3 located 80' from the south property line. It notes that the dock was originally placed in 1947.

1985 subdivision - this parcel and Levenstein parcel to the south were at one time a single property. The Smiths subdivided in 1985 and sold the south parcel (lot 3) to Pfau. Lot 3 was later sold to Levenstein.

1994 - Dorothea Smith was notified of dock fees due since 1988. She paid back fees and continued to maintain account.

In 1997 the annual registration was transferred to Sandy Smith-Cehowski.

In 1999 I was contacted by Sandy Smith-Cehowski. She explained that her mother had sold lot 3 with existing dock #1340 on it in 1985 but had retained ownership of the dock. She wanted to move the dock from lot 3 to lot 2. Lot 2 did not have a dock at the time. I told her that it would have to be considered a new dock for lot 2. She applied for a 40' long, 14' wide new L-shaped dock and received a permit for same. I drew the dock sketch for her as she described what she wanted over the phone.

LAKE GEORGE PARK COMMISSION

75 FORT GEORGE ROAD
P.O. BOX 749
LAKE GEORGE, NEW YORK 12845
www.superior.net/~lgpc

CARL R. DE SANTIS
Chairman

MICHAEL P. WHITE
Executive Director

June 10, 1999

Dorothea B. Smith
PO Box 601
Hague NY 12836

RE: Wharf Construction Permit #5226-15-99
Excavation/Fill Permit #5226-16-99

Dear Mrs. Smith:

Enclosed is your permit which was issued in accordance with the applicable provisions of the Park Commission's rules and regulations (6 NYCRR 645 & 646) and Article 15 of the Environmental Conservation Law relating to excavation and/or placement of fill. Please review the general and special conditions included in the permit; these are intended to minimize any environmental disturbance associated with the authorized activity.

The Article 15 approval was issued under a special delegation agreement with the Department of Environmental Conservation who normally issues these approvals. This eliminates the need for separate application forms and fees which would otherwise apply to this project.

Please note that it is the responsibility of the permittee and the permittee's agent to comply with all permit conditions. Further, the permit is valid only for the activity expressly authorized. Work beyond the scope of the permit shall be considered as work without a permit. The notice enclosed with the permit must be displayed in a conspicuous place near the project site during the entire period of construction and must be suitable protected from the elements.

Any failure to comply with the terms of the permit may be treated as a violation of the Environmental Conservation Law. Questions regarding this permit should be directed to the undersigned.

Should your plans change, you must contact this office to determine whether a modification to the permit is required prior to initiating construction. Please note the expiration date of the permit. If further time is required to complete the project, you must request renewal of the permit prior to this date.

Your interest in maintaining the environmental quality of Lake George is greatly appreciated by the Commission.

Sincerely,

Molly Gallagher
Deputy Permit Administrator

Enclosure
cc: LGPC Law Enforcement
Town Supervisor

M:\USER\MOLLY\FORM\PERMIT\OOCKMOOR

LAKE GEORGE PARK COMMISSION

LGPC PERMIT NUMBER	EFFECTIVE DATE
5226-15-99 DN 5226-16-99 EF	June 10, 1999
TYPE OF PERMIT ☒ New ☐ Renewal ☐ Modification ☐ Variance	EXPIRATION DATE June 10, 2000

PERMIT

Under the Environmental Conservation Law (ECL)

- [X] Article 43, Title 1, 6NYCRR 646-1.1 Construction and Modification of Wharfs
- [X] Article 15, Title 5, 6NYCRR 608 Use and Protection of Waters
- [ ] Article 43, Title 1, 6NYCRR 646-1.4 Recreational Use - New
- [ ] Article 43, Title 1, 6NYCRR 646-1.4 Recreational Use - Seaplane
- [ ] Article 43, Title 1, Section 43-0117 Operation of ferries and certain other boats, barges and vessels restricted
- [ ] Article 43, Title 1, 6NYCRR 646-1.1 Placement of Moorings
- [ ] Article 43, Title 1, 6NYCRR 646-1.2 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	TELEPHONE NUMBER
Dorothea B. Smith	(518) 543-6337
ADDRESS OF PERMITTEE PO Box 601 Hague NY 12836	
CONTACT PERSON FOR PERMITTED WORK Same	TELEPHONE NUMBER Same
NAME OF FACILITY (AND ADDRESS IF DIFFERENT)	
LOCATION Slack's Bay	

COUNTY	TOWN	PARCEL
Warren	Hague	22-1-14.1

DESCRIPTION OF AUTHORIZED ACTIVITY

Construction of a 14' wide, 40' long, L-shaped wharf with a covered boat hoist and construction of open-sided, rock-filled timber cribs to be used as support for wharfs in accordance with plans attached as Schedule A and made part of this permit and as conditioned herein.

By 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, the General Conditions specified and any Special Conditions included as part of this permit.

DEPUTY PERMIT ADMINISTRATOR	ADDRESS	
Molly Gallagher	PO Box 749, Fort George Rd, Lake George NY 12845	
AUTHORIZED SIGNATURE Molly Gallagher	DATE 6/10/99	

GENERAL CONDITIONS

1. All activities authorized by this permit must be in strict conformance with the plans attached as Schedule A and made part of this permit. Modifications to the project require prior approval in writing from the Commission.

2. The permittee and any contractor, project engineer, or other person responsible for the overall supervision of this project shall read, understand and comply with this permit, including all special conditions to prevent environmental degradation.

Inspections

3. The Commission and/or the Department of Environmental Conservation (the Department) may conduct such on-site surveys, investigations, examinations, and evaluations from time-to-time as it deems necessary to ensure compliance with the terms and conditions of this permit.

4. A copy of this permit must be available at all times at the project site during performance of the authorized activities. Failure to produce a copy of the permit upon request by a Commission or a Department representative is a violation of this permit.

Permit Modifications & Renewals

5. The permittee is responsible for keeping the permit active by submitting a renewal application, including any forms, fees or supplemental information which may be required by the Commission, no later than 30 days prior to the expiration of this permit.

6. Any change or modification in any of the activities authorized by this permit is subject to prior review and approval by the Commission. Any modification of this permit granted by the Commission must be in writing and attached hereto.

7. The permittee is responsible for obtaining any other permits, approvals, land easements, and rights-of-way which may be required for this activity.

Other Legal Obligations of Permittee

8. This permit shall not be construed as conveying to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work 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 the permit.

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

10. The permittee has accepted expressly, by the execution of the application, the full legal responsibility of all damages, direct or indirect, or 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 the said project.

11. The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

12. No commercial use, as defined in 6 NYCRR 645-2.1(i), of the permitted dock, wharf or mooring is herein authorized. Regulatory fees are due April 1 of each year for docks,wharfs and moorings.

Environmental Protection

13. Disturbance to the bed and banks of Lake George shall be kept to the minimum necessary to complete the project

14. 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 project.

15. Heavy equipment, including bulldozers, backhoes, payloaders, etc., shall not be driven in the water.

16. Any material dredged in the prosecution of the work herein permitted shall be removed evenly, without leaving large refuse piles, ridges across the bed of a waterway or floodplain or deep holes that may have a tendency to cause damage to navigable channels or to the banks of a waterway.

GENERAL CONDITIONS

17. Any debris or excess materials from construction of this project shall be immediately and completely removed from the bed and banks of all water areas to an appropriate upland area for disposal.

18. There shall be no unreasonable interference with navigation by the work herein authorized.

19. If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the permittee shall, without expense to the State, and to such extent and in such time and manner as the Commission or the Department may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

20. If future operations by the State of New York require an alteration in the position or the structure or work herein authorized, or if, in the opinion of the Commission or the Department, it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Commission or the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State.

Wharf Construction Specifications

The following conditions apply to all newly constructed wharfs which have not received a variance from any of these limits:

21. The location of the mean low water mark must be field verified prior to construction. In no case shall any part of the wharf extend further than 40' from the mean low water mark.

22. The maximum surface area of any dock or wharf shall be seven hundred square feet, including any walkway.

23. The maximum width of any pier shall be eight feet and the minimum width of any pier shall be two feet.

24. The maximum width of any dock or wharf, including all lateral projections, shall be forty feet.

25. No structure shall be constructed on a dock, wharf or mooring which exceeds sixteen feet in height above the mean high water mark and which is not in compliance with local zoning.

26. Every dock or wharf constructed shall have a minimum setback of twenty feet from 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 greater setback.

Crib Work

27. Stone used for filling shall be clean (not contain any material than can pass through a No. 8 sieve). The stone shall not be less than six (6) inches in diameter.

28. No rocks for use in construction are to come from the lake bed.

The following specifications apply to the construction or replacement of rock-filled cribs. Existing cribs may be repaired.

29. The size of any individual crib shall not exceed 8 feet by 12 feet.

30. Spacing between cribs shall not be less than 8 feet. A minimum of 6 feet of open water shall be maintained between the shoreline and the first crib to allow for free circulation of water.

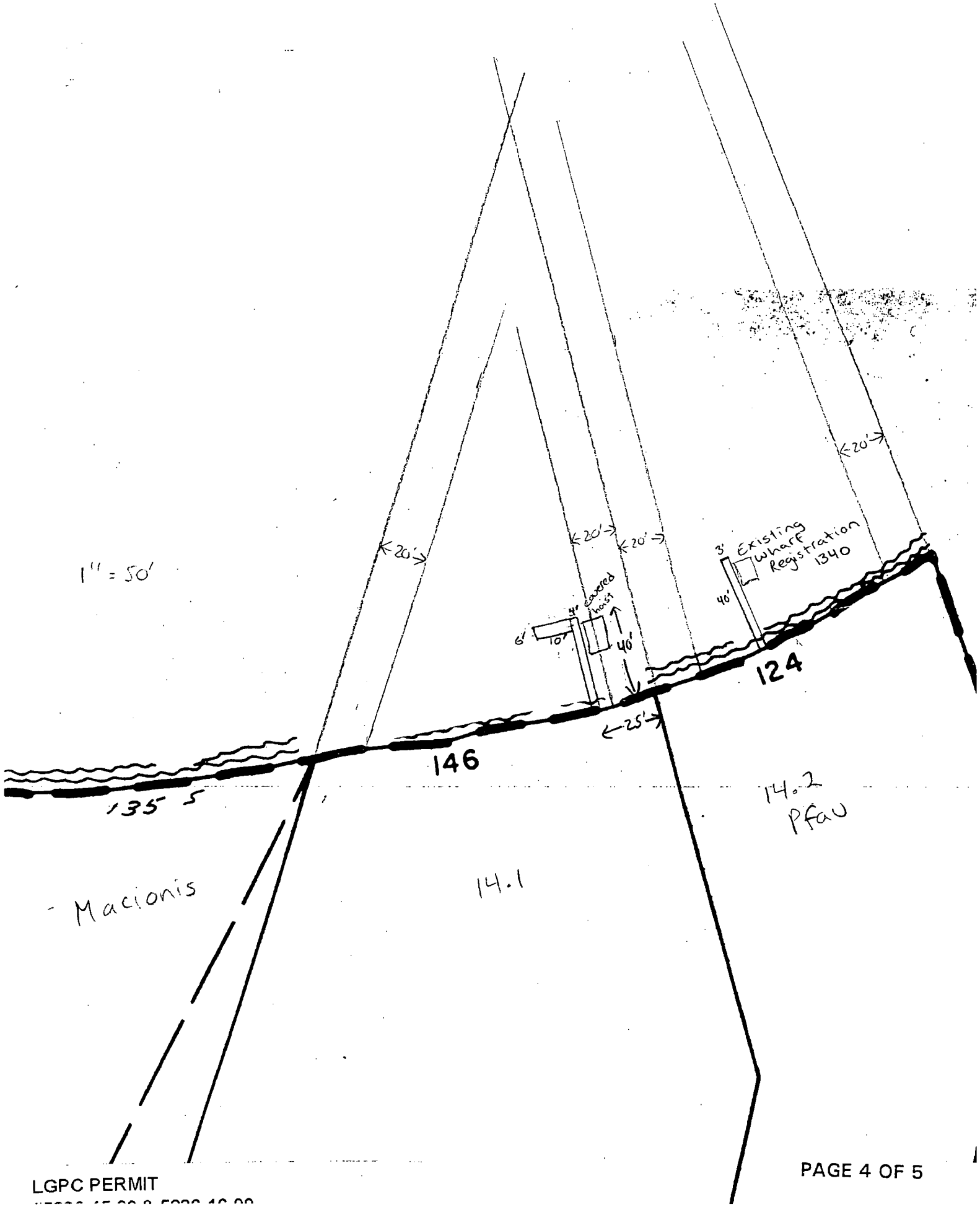
31. Completed cribs shall be of the "open-sided" type construction and provide for at least 40% unboarded water contact area to the rock fill.

Moorings

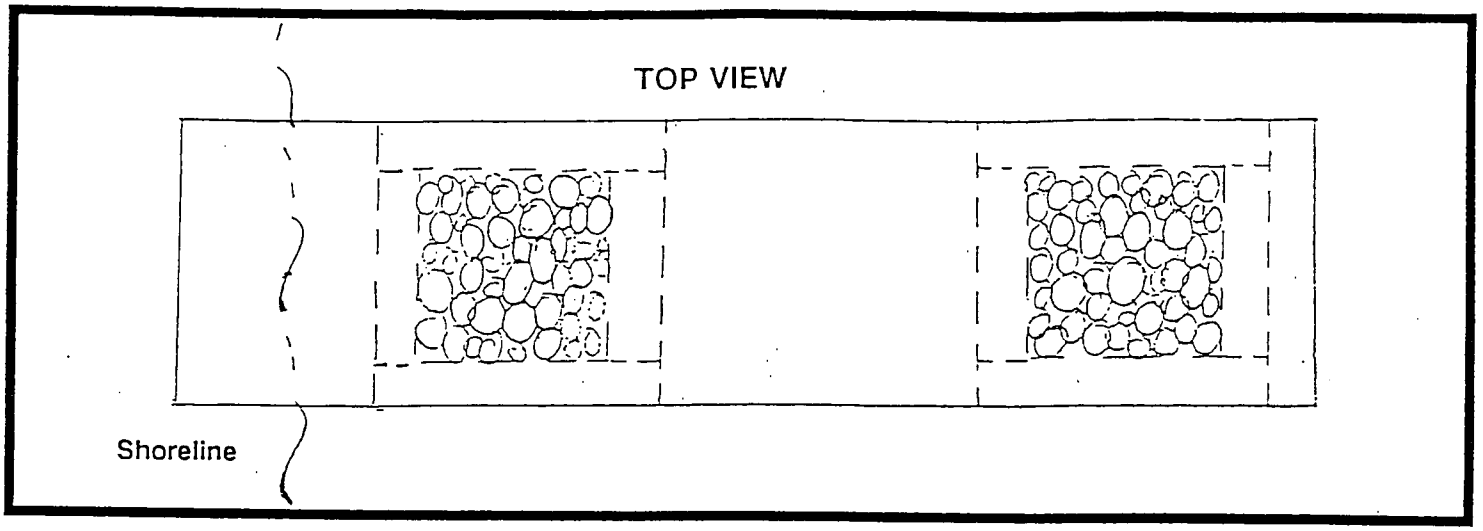
32. Moorings shall be placed so that vessels moored to them, at the full swing of their mooring or anchor line, will be no closer than twenty feet to the projection of the property lines extended into the lake along the axis of the property lines as they intersect the lake, or a line extended at a right angle to the mean high-water mark, whichever results in the greater setback.

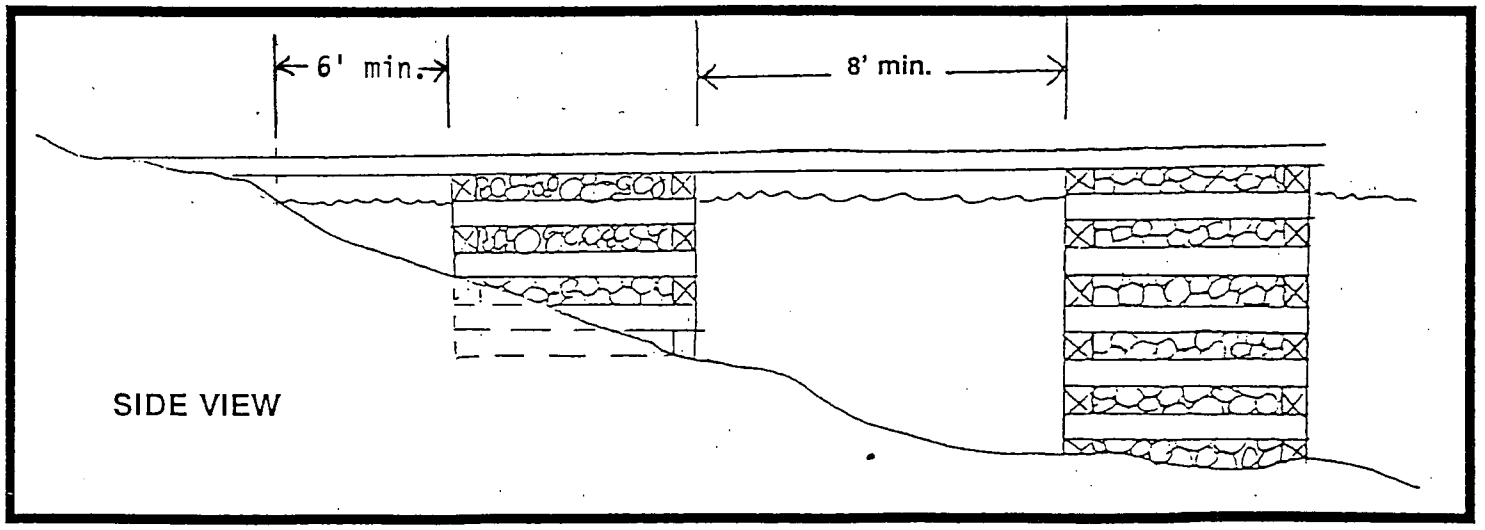
33. Moorings shall not be placed so that the full swing of the vessel extends more than one hundred feet offshore from the mean high-water mark.

34. Moorings must meet the following minimum specifications: At least one cubic foot of buoy is to be above the waterline; a one inch strip of reflector tape is to be placed around the upper part of the buoy; the buoy shall be all white with a one inch blue strip placed horizontally around the circumference above the water line.


1" = 50'
20'
20'
20'
20'
3' Existing wharf Registration 1340
40'
4' covered hoist
6'
10'
40'
25'
124
146
135' S
14.2
Pfau
14.1
- Macionis

Crib Dock Project Sketch





The following specifications apply to the construction or replacement of rock-filled cribs. Existing cribs may be repaired.

- The size of any individual crib shall not exceed 8 feet by 12 feet or 96 square feet.
- Spacing between cribs shall not be less than 8 feet.
- A minimum distance of 6' from the ordinary high water mark to the first crib should be maintained to allow for water circulation at the shore.
- Stone used for filling shall be clean and shall not be less than six (6) inches in diameter. Completed cribs shall be of the "open-sided" type construction and provide for at least 40% unboarded water contact area to the rock fill.
- No rocks for use in construction are to come from the lake bed.

To the permittee:

Fold, tape shut and return upon completion of the project.

FOLD #2

MARY MATTSON
1306 MARIETTA AVE
LANCASTER, PA 17603

Place
Stamp
Here

Linda Butler/Molly Gallagher
Lake George Park Commission
P.O. Box 749
Lake George, NY 12845

FOLD #1

Certification of Completion of Work Authorized
By Permit # 5234-12-99 issued on June 11, 1999
Lot # 14-1-6 Town QUEENSBURY

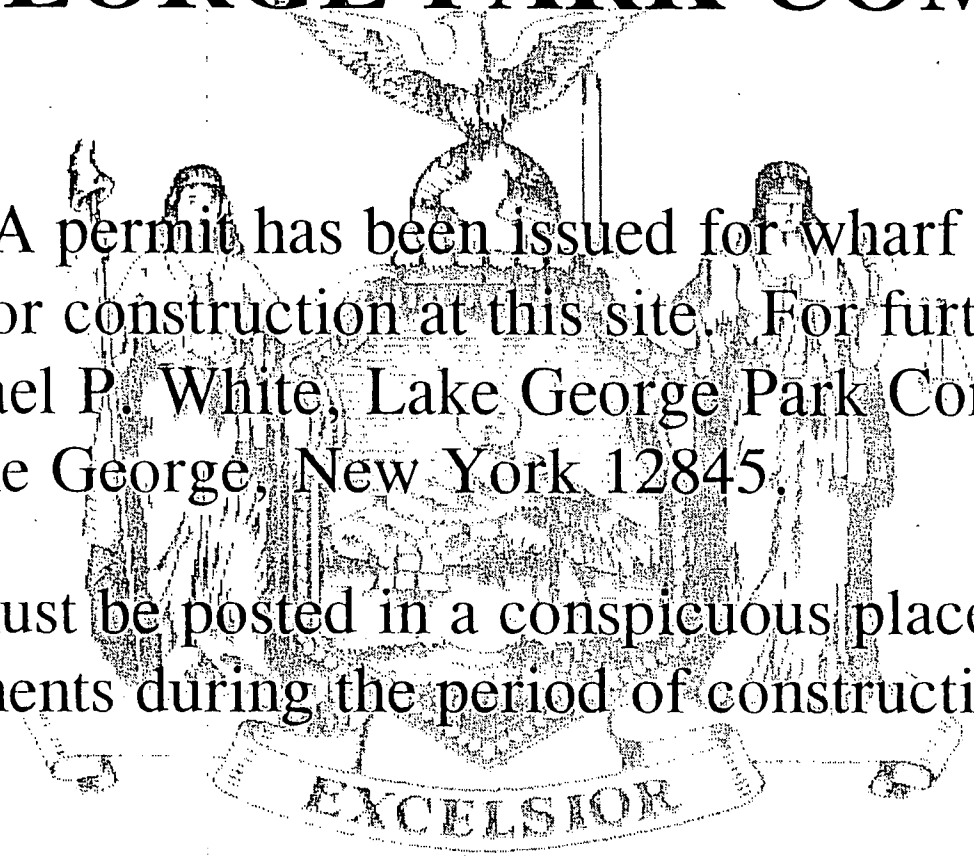
Project: CONSTRUCT A 38' LONG, 28' WIDE U-SHAPED WHARF USING AN EXISTING SEAWALL AS SHOWN ON THE PLANS ATTACHED.

I hereby certify that the project authorized by the above referenced permit was completed on ___/____/____ in full compliance with all conditions and
(date)
in accordance with all drawings made a part of the above mentioned permit.

Notice: in a written statement, any person who knowingly makes a false statement which such person does not believe to be true has committed a crime under the laws of the State of New York punishable as a Class A misdemeanor (PL Sec. 210.45)

X_____ _____
Owner's Signature Date

STATE OF NEW YORK
LAKE GEORGE PARK COMMISSION



NOTICE: A permit has been issued for wharf repair, modification or construction at this site. For further information, contact Michael P. White, Lake George Park Commission, PO Box 749, Lake George, New York 12845.

This notice must be posted in a conspicuous place & protected from the elements during the period of construction.

Permit ID: 5226-15-99 **Permittee:** Smith

Expiration Date of Authorization: 6/10/2000

m:user\molly\forms\permit\dock.sgn

New York State Department of Environmental Conservation
Warrensburg, New York 12885

REGISTRATION OF EXISTING WHARF

Dock + Boat Hoist

Dock at 26.6-1-3, now replaced

1340
Registration Number

This registration form is to be used only for wharfs in existence on Lake George prior to the effective date of the Lake George Recreation Zone Regulation (6 NYCRR Part 646).

1. Name of Applicant: George & Dorothea Smith

2. Applicant is a/an: [X] Individual [ ] Corporation [ ] Association [ ] Municipality

3. Name: George & Dorothea Smith
Address: P O Box 101
Post Office Hague N.Y 12836

Telephone Number:
Home: 518-543-6337
Business: 516-333-5888

4. Project Location:
City or Village Hague Slacks Bay
Town Hague County Warren

Include a location sketch of site, a sketch of wharf on site and a photograph of existing structure. (Include dimensions and distances to adjoining properties.)

5. Was a DEC Protection of Waters permit (Article 15, Title 5) required? [ ] Yes [X] No
If yes, what was permit number: — (If yes, information listed in #4 is not required)

6. Date wharf was constructed or first installed 1947

7. Has an O.G.S. Grant of Easement been issued? [ ] Yes [X] No
If yes, what is O.G.S. Easement Number?

8. Is wharf removed from the water annually? [ ] Yes [ ] No [X] Most of Time

9. Certification: See Reverse Side

I hereby affirm that the information provided 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 or indirect, of 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.

Dec 10th 1981
Date

George L Smith
Signature

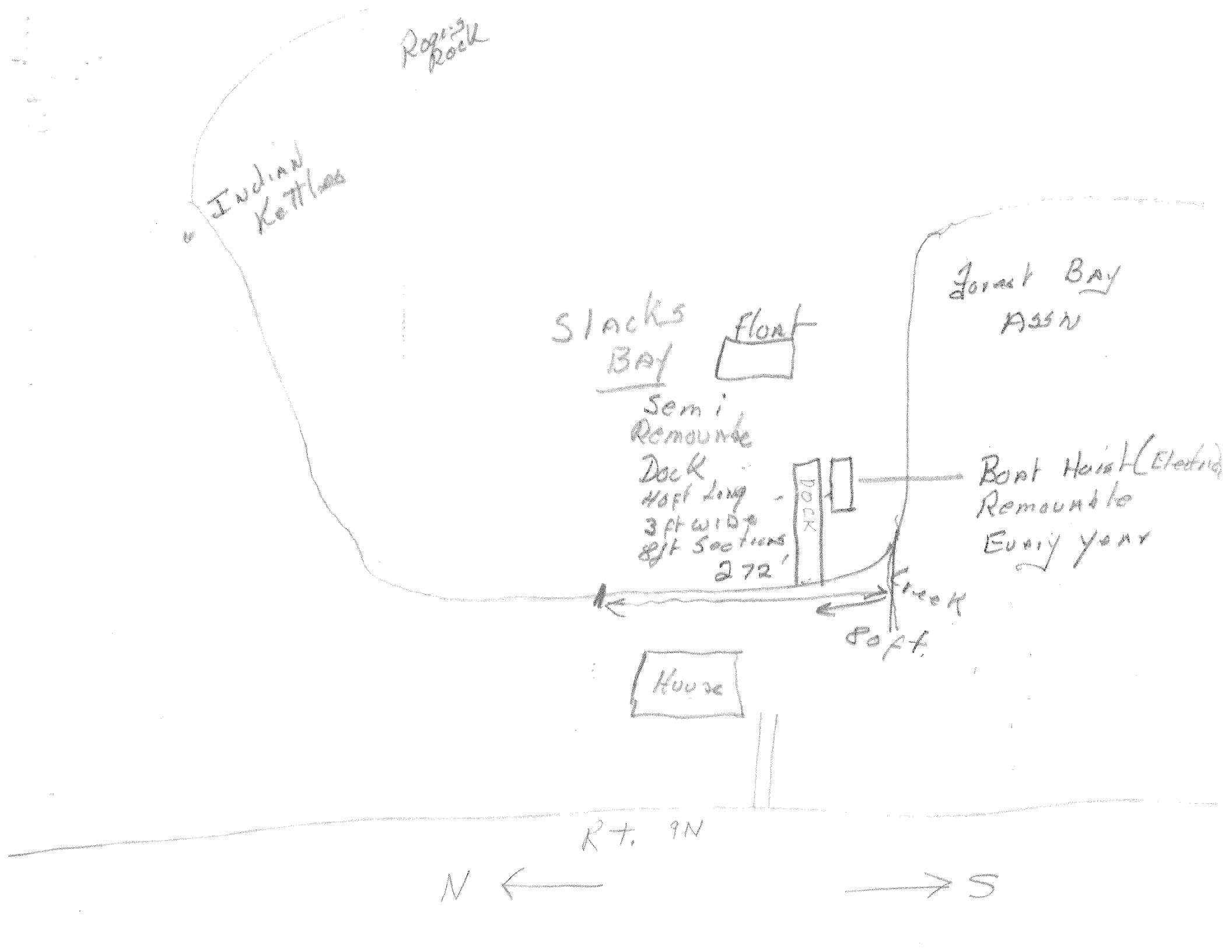
For Department Use Only

CERTIFICATE OF REGISTRATION

The wharf described herein meets the requirements of qualifying as a pre-existing structure and no permit is required to re-install or maintain the existing structure. A registration marker provided with this certification shall be attached to the wharf in a conspicuous location easily visible from the lake and permanently maintained. A new permit is required for any work that alters the size, shape or location of the wharf.

Richard A. Weed
Regional Permit Administrator ME

APR - 1 1982
Date


Rogers Rock
Indian Kettles
Slacks Bay
Float
Semi Remountable Dock
40 ft long
3 ft wide
8 ft Sections
272'
DOCK
Forest Bay Assn
Boat Hoist (Electric)
Remountable
Every year
Creek
80 ft.
House
Rt. 9N
N
S

NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

Rcd. $50. MDW

RECEIVED
FEB 11 2020
Lake George Park Commission

Application Materials

APPLICATION FOR PERMIT FOR DOCKS, WHARFS AND MOORINGS

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

- ☐ Construction of a New Dock or Wharf ($200)
- ☒ Modification to an Existing Dock or Wharf ($50)
- ☐ Article 15 (Repair, removal, replacement or installation of cribbing as part of wharf construction)
- ☐ Placement of a Mooring ($100)
- ☐ Modification to an Existing Mooring ($50)

APPLICATION FEE ENCLOSED: 50.00 (check or money order only)

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

NAME SANDRA SMITH-CEHOWSKI	EMAIL lakelover7240@yahoo.com

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL

MAILING ADDRESS 171 ASHDOWN RD

CITY BALLSTON LAKE	STATE NY	ZIP CODE 12019	PHONE 518 207 5724

** If this is an association or if other parties have deeded or contractual access to this lakefront, please complete Addendum A **

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

NAME	EMAIL

COMPANY

MAILING ADDRESS

CITY	STATE	ZIP CODE	PHONE

3. CONTRACTOR (If known)

NAME	EMAIL

COMPANY

MAILING ADDRESS

CITY	STATE	ZIP CODE	PHONE

4. PROJECT LOCATION

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

SECTION 26.06	BLOCK 1	LOT 2

STREET 9490 LAKE SHORE DR HAGUE NY 12836

LAKE FRONTAGE 150 feet according to ☐ Tax Map ☒ Survey (attach copy)

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

DOES LAKEFRONT CONTAIN WETLANDS? ☐ Yes ☒ No **STREAMS?** ☐ Yes ☐ No (If yes, show on project plans)

5. PROJECT DESCRIPTION

PROJECT DESCRIPTION REMOVAL OF "L" EXTENSION CRIB DOCK (18'x9') FROM EXISTING 74' DOCK, RETAINING CRIB DOCK EXTENDING FROM STONE WALL AT 90° (64 FT) AND REBUILDING "L" CRIB DOCK (32 FOOT X 8 FOOT)

PROPOSED USE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ ASSOCIATION ☐ PUBLIC

TYPE OF CONSTRUCTION ☐ STAKE ☒ CRIB ☐ PILE ☐ ARTICULATING ☐ OTHER _____
☐ CANOPIED BOATLIFT ☐ UN-CANOPIED BOATLIFT ☐ PWC LIFT (include manufacturer specification sheet for all lifts)

PROPOSED STARTING DATE JULY 2020 **PROPOSED COMPLETION DATE** JULY 2020

IS ANY PORTION OF THIS ACTIVITY FOR WHICH A PERMIT IS SOUGHT NOW BEGUN OR COMPLETED?
☐ Yes ☒ No (if yes, please explain)

IF COMMERCIAL, 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)

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

NAME MICHAEL H. GALOW	**NAME** JOHN J. MACIONIS
TAX MAP # 26.6-1-3	**TAX MAP #** 26.6-1-1
MAILING ADDRESS 15 MAPLE ST. NORWOOD, NJ 07648	**MAILING ADDRESS** 206 OCEAN WAY VERO BEACH, FL 32963

7. 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 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.

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**

Sandra Smith-Golowski FEB 10 2020

PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:

- ☒ **Application fee**
- ☒ **Site location map**
- ☒ **Copy of survey if available**
- ☒ **Project plans on 8 ½ X 11 size paper - PLANS MUST BE TO SCALE & SHOW ENTIRE LAKEFRONT**
- ☐ **Short Environmental Assessment Form if project involves**
  - **A new Association or Commercial dock or mooring**
  - **More than one residential dock or mooring**
  - **A dock or mooring to be located in a wetland, fish spawning area, an area of significant wildlife habitat, or an area of unique scenic, historic or natural significance**
- ☐ **Addendum A Co-owner Signature Page (if lakefront is jointly or commonly owned)**
- ☐ **Addendum B Parties with deeded or contractual access to this lakefront**

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**

February 9, 2020

Sandra Smith-Cehowski

171 Ashdown Rd.

Ballston Lake , NY 12019

Molly Gallagher

Lake George Park Commission

75 Fort George Rd

Lake George ,NY 12845

RE:Wharf Modification Application

LE-038-18

Parcel:26.6-1-2, Town of Hague

Dear Ms. Gallagher:

Enclosed I have sent the revised application for a variance for the new dock modifications. Please advise me if anything else is required to add to my application. Some of the information may be duplicates of what you have on file such as survey etc. Thank you for your attention to this matter.

Sincerely,

Sandra Smith-Cehowski

NEW YORK STATE OF OPPORTUNITY. | Lake George Park Commission

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission

Variance Request Form

Please type or print clearly in ink. Use separate addenda and exhibits to provide all supporting documentation.

This form is to accompany the *Application for Permit for Docks, Wharfs and Moorings* form, or *Application for Special Permit for the Construction or Operation of Tour Boats on Lake George,* appropriate application fee and all required attachments. There is no additional application fee for requesting a variance.

1. APPLICANT SANDRA SMITH-CEHOWSKI

2. PERSON FILLING OUT THIS FORM SANDRA SMITH-CEHOWSKI

3. FACILITY 9490 LAKE SHORE DRIVE, HAGUE N.Y. WARREN COUNTY TAX ID 26.06 1-2

4. PROJECT ☒ Wharf Modification/Construction ☐ Mooring Placement ☐ Tour Boat

5. VARIANCE SOUGHT FROM:

- ☐ Property line setbacks
- ☒ Off-shore distance
- ☐ Number of wharfs/moorings allowed
- ☐ Shape of wharf
- ☐ Area of wharf
- ☐ Height of structure above wharf
- ☐ Width of wharf
- ☐ Width of pier
- ☐ Tour boats shall be operated from properly permitted marina facilities

6. Please describe the purpose of the project

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

7. Discuss alternatives that would not require a variance and demonstrate why these are not viable options. (Note: Variance requests should be for the minimum variance necessary to alleviate the hardship.)

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

8. What conditions unique and peculiar to your situation would impose a significant technological, financial or safety burden if you were required to comply with the regulations?

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

9. List what supporting evidence of unique and peculiar conditions you are attaching to this application to support your answer to question 8.

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

10. Describe in detail why due to the unique and peculiar circumstance described in question 9 above, there is no reasonable possibility that your property or, if no property is involved, the continuation of your business, enterprise, use or activity will bring a reasonable return following conformity with the regulations of the Commission.

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

11. List the supporting documentation you have enclosed to support your response to question 10.

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

12. What forms of evidence are being submitted to demonstrate that the proposed project will have no adverse impact on the public health, safety or welfare, the environment or the resources of the Park?

SEE CORRESPONDENCE FOR COMPLETE RESPONSE

13. What forms of evidence are being submitted to demonstrate that the proposed project will not alter the essential character of the area in which the proposed use or activity is located, and will not lead to congestion in the park?

SEE CORRESPONDENCE FOR COMPLETE RESPONCE

14. CERTIFICATION

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

Sandra Smith-Clowes — 2/10/2020

SIGNATURE OF APPLICANT (Note title if signing for a corporation or association) **DATE**

INCLUDE WITH THIS FORM

- A completed permit application, application fee and all attachments.
- If the applicant is an Association, Addendum D to the *Application for Permit for Docks, Wharfs, and Moorings*.
- All supporting documentation referenced in this form.

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission

6 .The purpose of this project is to bring our pre-existing dock into compliance. I am asking to remove the current "L" extension from the existing crib dock { 18 foot X 9 foot}, therefore retaining 64 foot of the original crib dock and replacing the "L" crib dock with a {32 foot X 8 foot} . The original crib dock will be {64 foot} in length extending from a stone wall above the mean high water mark out into the waters of Lake George. I am asking for a 5 foot variance in dock length.

7. Having a compliant dock at this location is untenable as the water is too shallow. Dredging is intrusive to the natural environment, costly and a futile endeavor. Due to the location of the property, the shoreline faces directly into the Northeast and is unprotected. With the sediment and silt deposits of the bay constantly being deposited in the south corner as well as the runoff of the southern stream outlet trying to control the deposits is futile.

The proposed variance is for the minimum variance necessary that would enable my family to continue to use our property. The added 5 foot in length, giving the dock length at 64 foot rather than 59 foot would increase the water depth by the few precious inches to enable the safety of boat and dock against storms and winds which are extremely strong and often. The winter is extremely brutal at our location. Many docks and boats have fallen prey to these conditions over the near 50 years of our owning our home. Just recently a boat broke free from our neighbors dock and sank due to winds and waves.

8. Slacks Bay contains a shallow and sandy bottom. Storm water runoff/sediment/silt deposits continue to be a problem in our bay. Each year the water depth by August is lowered due to the opened dam in Ticonderoga. Every year the use of our boat hoist becomes inoperable due to such shallow water. Storm water runoff from the stream in the southern corner located just south of our property continues to deposit sediment unchecked, lessoning the current depth. Mr. Navitsky has personally walked the stream with us regarding this matter. Photographs of this have been included.

9. The survey depicts why measuring the property line setbacks for this parcel is problematic. Based on the shoreline, the adjoining properties have an undue impact on my property.

Enclosed with this application are photographs depicting the sedimentation as it was occurring and its impacts. The existing LGPC file on this property should include these records and the history of the adjoining property.

10. With the water depth, in conjunction with the sedimentation that is occurring make it impossible for a conforming dock to serve its purpose. The water simply becomes too shallow

in August for a dock of 59 foot to serve its purpose and to house a boat safely in a storm. The added 5 foot will allow for the added depth needed for waves and wind to be less destructive.

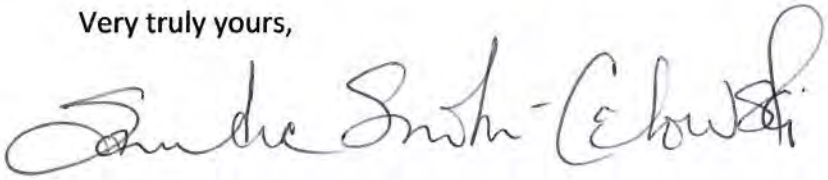
11. The enclosed survey shows water depth based upon average elevation. The depths contained therein can easily be adjusted for seasonal averages.

12. The present dock of 74 foot has existed at its present location since 1999. There have been no adverse impacts on public health, safety or welfare. The dock has been used safely, there has been no adverse impact on the environment. A dock of 10 foot less in length, being 64 foot in length will have no adverse issues as well. The adjoining property owner has not been impacted by the existence of the lift nor dock and we have safely coexisted these many years.

13. This dock will not alter the essential character of the area. It will be shorter in length than my present dock and the "L" will be the same as the adjoining neighbors which is not intrusive. The L will serve the purpose of protecting. I have numerous letters from all property owners in the bay confirming they have no issues with the present dock. All of these letters and records are on file with the LGPC . A shorter dock will not raise any issues. I am requesting a decrease in dock length to comply with the LGPC request but also a variance that will allow the continued need /use of a dock safely.

Thank you.

Very truly yours,



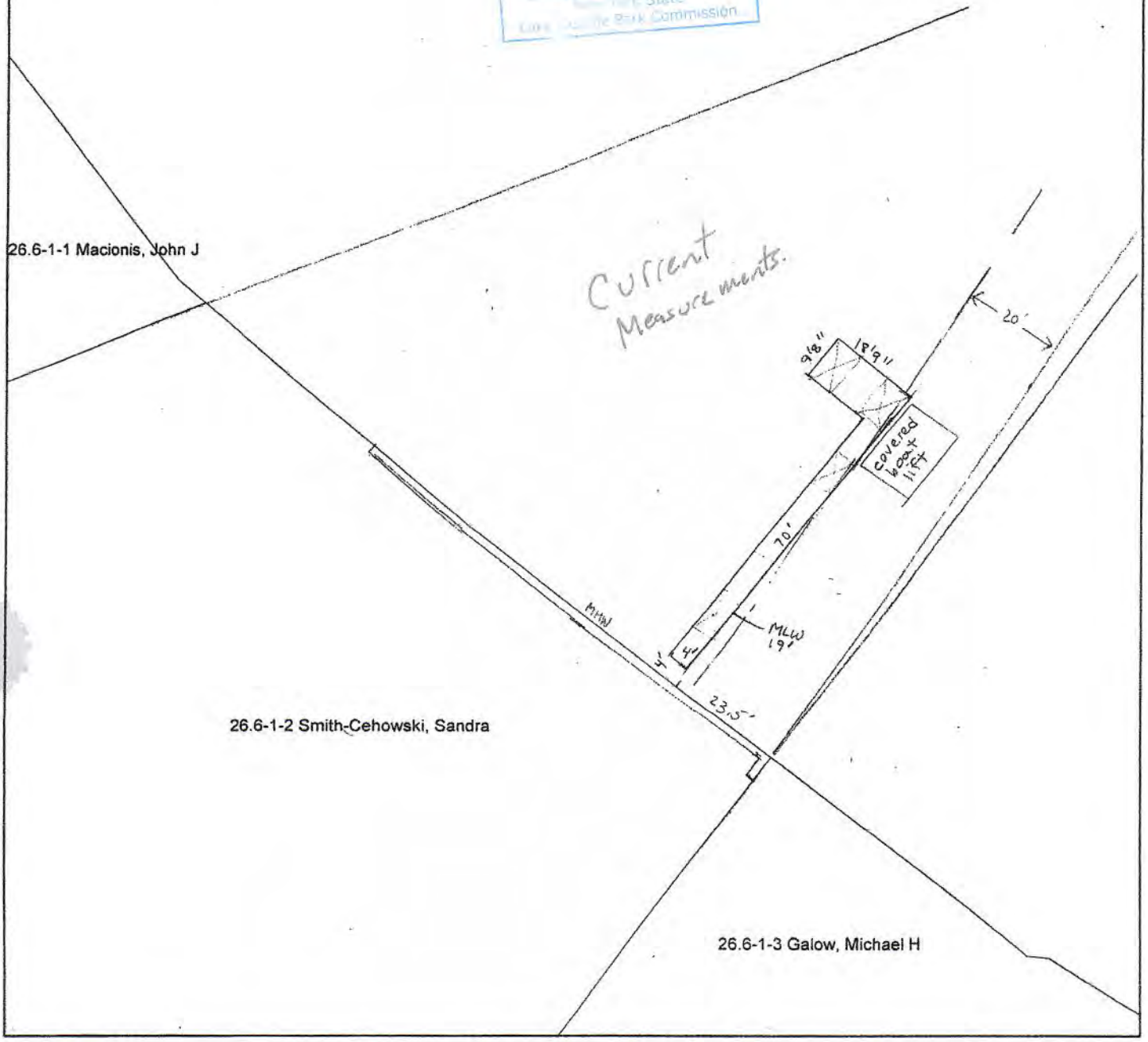
Sandra Smith-Cehowski

518 207-5724

Lake George Park Commission

10/26/2017 Site Inspection JL, RS
Parcel 26.6-1-2 Town of Hague
1"=30' drawn by MG 4/9/2018
9490 Lakeshore Dr

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission



1 " = 30 '

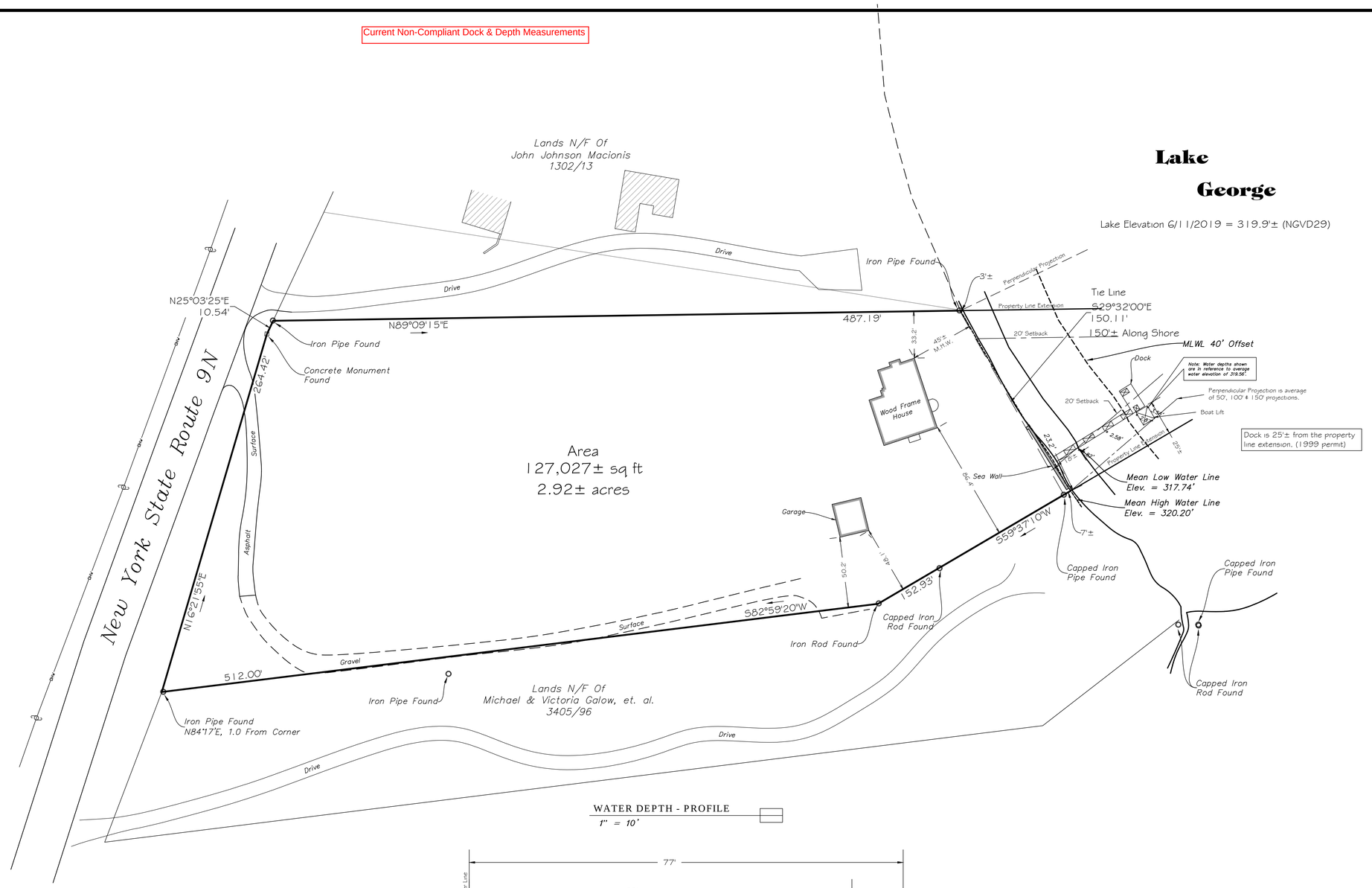
N

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 sufficent for purposes intended.
The data is deemed reliable but not guaranteed.

Lake George Park Commission
Property line setback determination
Date 4/9/18 Analyst MG
Scale 1" = 30'

Current Non-Compliant Dock & Depth Measurements

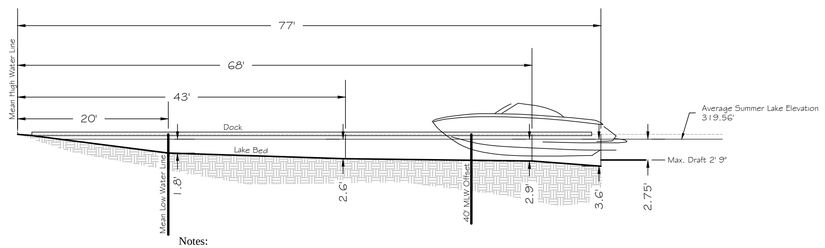


Area
127,027± sq ft
2.92± acres

Lake George

Lake Elevation 6/11/2019 = 319.9'± (NGVD29)

WATER DEPTH - PROFILE
1" = 10'



Notes:

1. Larson 234 Escape has a maximum draft of 2' 9", per manufacturers specifications.
2. Water depth at the 40' offset from mean low water is 2' 9". This places the outdrive on the lake bed inhibiting the ability to maneuver the boat in and out of the dock slip.
3. Additional water depth is required to avoid damage to the hull and outdrive.
4. Water depth at the end of the dock is 3.6' allowing enough room to operate the propeller.

Deed Reference:

Dorothea Becker Smith
To
Stacy McCausland
George E. Smith, Jr.
Sandra Smith-Cehowski
Dated: 10 February 2000
Book 1154 Page 59

Map Reference:

Map Of A Survey For
George Smith
Dated: 13 February 1985
Revised: 19 October 1987
By: D.L. Dickinson Associates

Map

of a survey for

Stacy McCausland
George E. Smith, Jr.
Sandra Smith-Cehowski

Situate in
Town of Hague County of Warren
State of New York
Scale: 1" = 40' feet Date: 11 June 2019

0 40 80
Bar Scale: 1" = 40'

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

Revised: 22 July 2019
Add average perpendicular projections.
Revised: 8 August 2019
Add north setback, boat lift, profile view.
Revised: 15 August 2019
Mean low water line/crib layout.

TMP#: 26.06_1_2 (new)
HA 22_1_14.1 (old)

Mapping Notes:

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

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

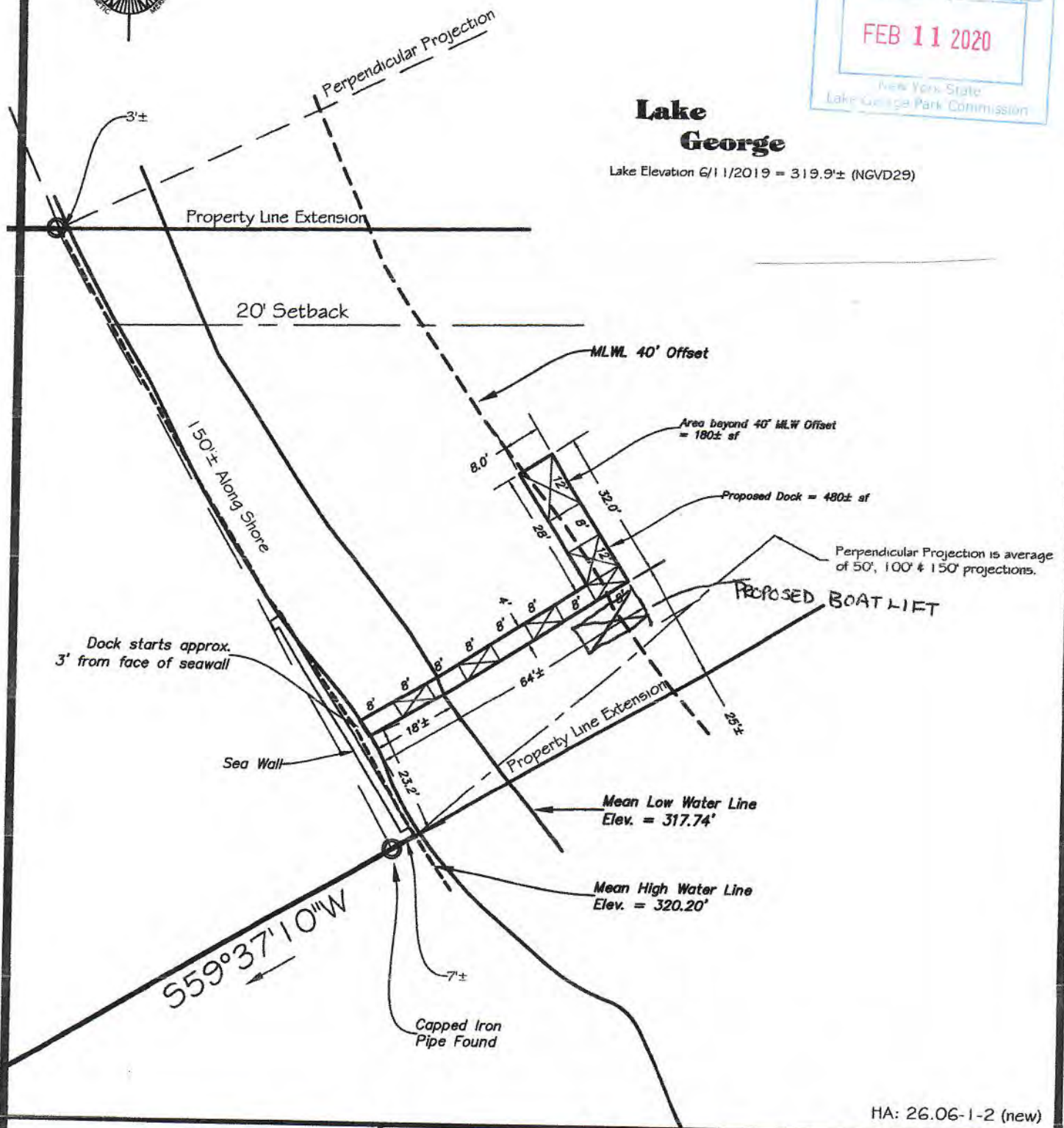
DOCK LAYOUT

1" = 30'

A

Proposed Dock

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission



HA: 26.06-1-2 (new)

DICKINSON ASSOCIATES
SURVEYORS • ENGINEERS • LAND CONSULTANTS

P.O. Box 388
Lake George, New York 12845
(518) 668-4676 - Phone
(518) 668-4674 - Fax

Proposed Dock Layout for
Sandy Smith-Cehowski
Town of Hague
County of Warren
State of New York

Scale: 1" = 30'
Date: 13 Dec. 2019

Sheet 1 of 1

SMITH-CEHOWSKI PHOTO EVIDENCE OF SEDIMENT

(1)

SEDIMENT SPREAD INTO BAY PAST DOCK

BEGINNING OF SILT/SEDIMENT RUNOFF INTO BAY BY OUR DOCK

RECEIVED
FEB 11 2020
New York State
Commission

SEDIMENT HEAVY PAST 74 FT DOCK

THICKER SEDIMENT DEPOSITS INTO STORM - DEPOSIT SPREADING

SMITH-CEHOWSKI

(2)

NEXT DAY AFTER STORM HAS PASSED - SEDIMENT STILL RUNNING OVER PAST NEIGHBORS DOCK BY OUR HOIST/DOCK → DEPOSITING SILT/SEDIMENT

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission

CLOSE UP VIEW AFTER RAIN
NOTICE HEAVY SEDIMENT
SOUTHERN CORNER OF BAY RT < STREAM

SMITH - CEHOWSKI

(3)

SOUTHERN CORNER OF BAY - JUST SOUTH OF OUR DOCK. DAY AFTER RAIN - WATER THICK WITH SILT/SEDIMENT DEPOSIT SPREADS TO NORTH

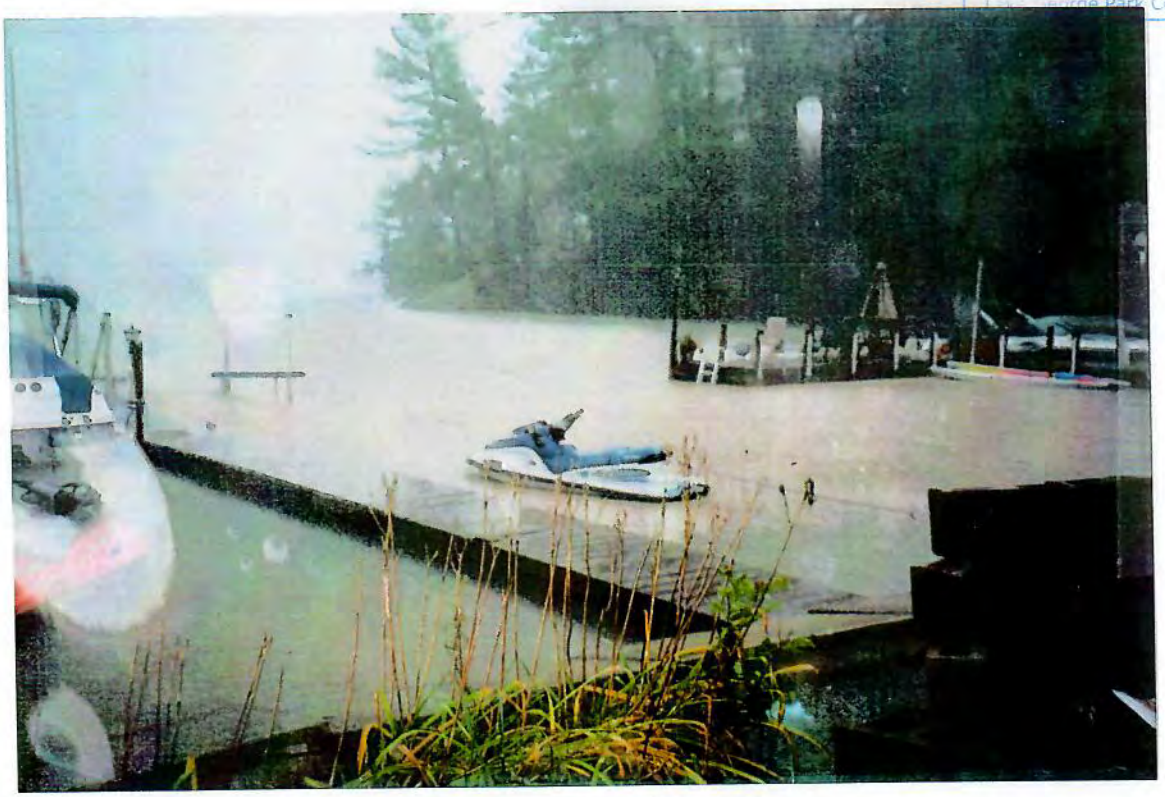
RECEIVED
FEB 11 2020
New York State
Lake George Park Commission

SMITH-CEHOWSKI PHOTO EVIDENCE OF SEDIMENT (1)

SEDIMENT SPREAD INTO BAY PAST DOCK →

BEGINNING OF SILT/SEDIMENT RUNOFF INTO BAY BY OUR DOCK

RECEIVED
FEB 11 2020
New York State
Adirondack Park Commission



SEDIMENT HEAVY PAST 74 FT DOCK →

THICKER SEDIMENT DEPOSITS INTO STORM - DEPOSIT SPREADING

SMITH-CEHOWSKI

NEXT DAY AFTER STORM HAS PASSED - SEDIMENT STILL RUNNING OVER PAST NEIGHBORS DOCK BY OUR HOIST/DOCK → DEPOSITING SILT/SEDIMENT

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission

CLOSE UP VIEW AFTER RAIN
NOTICE HEAVY SEDIMENT
SOUTHERN CORNER OF BAY BY STREAM

SMITH - CEHOWSKI

(3)

SOUTHERN CORNER OF BAY - JUST SOUTH OF OUR DOCK. DAY AFTER RAIN - WATER THICK WITH SILT/SEDIMENT DEPOSIT SPREADS TO NORTH

RECEIVED
FEB 11 2020
New York State
Lake George Park Commission