

**LAKE GEORGE PARK COMMISSION**

**PROJECT SYNOPSIS**

Meeting Date 06/22/2021

<b>Applicant</b> Mark Bleibtrey	<b>Facility</b> FISCHERS MARINA	<b>Parcel</b> 227.10-1-1
<b>Application #</b> TB21-000008 Tour Boat	<b>Lakefront</b> 147	<b>Location</b> WARNER BAY
<b>Date Received</b> 05/12/2021	<b>SEQR Type</b> Unlisted Action	<b>Comment Period Ends</b> 06/12/2021

**Project**

Operate a tour boat on the waters of Lake George

**Background**

The applicant has applied for a new Tour Boat permit for operation of a charter vessel offering sightseeing, tubing, and water taxi services. The Tour Boat is proposed to be dry berthed, launched, and operated from Fischer's Marina. Fischer's Marina is authorized for this activity, and no marina modification is required for the berthing, quick launch, or tour boat activity. One of the previously authorized Tour Boats at Fischer's has ceased operation on Lake George, and the applicant seeks to replace that Tour Boat operation at the facility.

The applicant proposes a maximum number of 5 boat trips per day from Fischer's Marina. Fischer's marina is located in an area of the Lake identified as zone 3F in the Lake George Recreation Study. This zone is identified as being over capacity. Considering the 113 acres of usable boating acreage identified in these studies, the combined density of motorized boats and jet skis underway is 6.6 acres /boat. The 2015 recreation study included a survey of lake users, of whom 4% reported experiencing congestion in Zone 3F.

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

No public comments have been received.

**Regulatory Determinations**

SEQRA

The application represents an Unlisted Action pursuant to SEQRA. Review is uncoordinated. A draft negative declaration has been prepared by staff.

**FINDINGS FOR TOUR BOATS, SEAPLANES, PARASAILS, AND NEW REC USES**

Section 646-1.5 General Provisions Applicable to Special Permits.

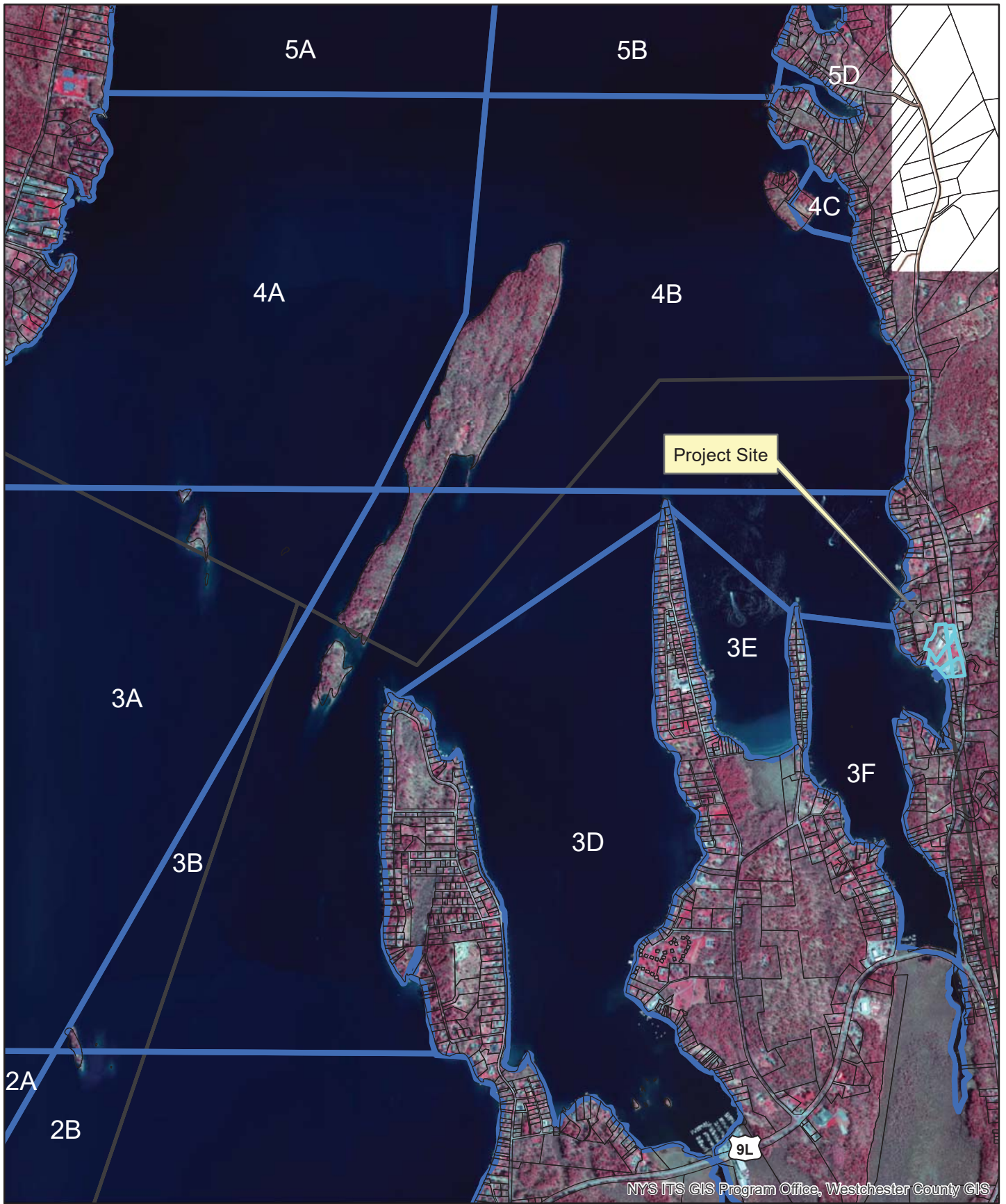
(a) Prior to the issuance of any special permit pursuant to the provisions of this Subpart, the Commission may require submission of information necessary to determine whether the proposed activity will result in overcrowding, congestion, safety hazards or impair the water quality or other environmental resources of the Park. This may include, but not be limited to, specifications on the craft, its power, maneuverability, craft speed, equipment, noise output, lighting, wake, proposed operation including points of departure and landing, course, speed of operation and hours of operation.

(b) The Commission may require the submission of alternative design, equipment or methods of operation to mitigate specific impacts identified by the Commission.

**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.



NYS ITS GIS Program Office, Westchester County GIS



1" = 2000 feet

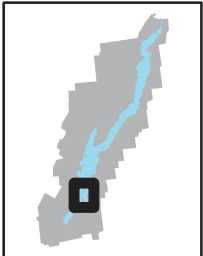


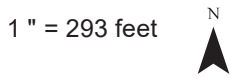
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Fischer's Marina  
1215 Pilot Knob Road

2018 Infrared Air Photo



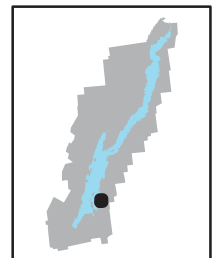


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Fischer's Marina  
1215 Pilot Knob Road

2018 Infrared Air Photo





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0 140 280 Feet

1" = 119 feet

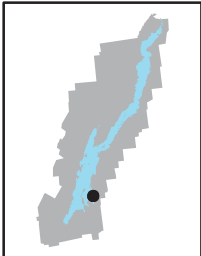
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Fischer's Marina  
1215 Pilot Knob Road

2018 Infrared Air Photo





## Lake George Park Commission

BRUCE E. YOUNG  
Chairman

DAVE WICK  
Executive Director

March 23, 2018

Nicky Cutro  
Marina Operating, L L C  
1215 Pilot Knob Rd  
Kattskill Bay, NY 12844

Permit #: 5234-54-17 Class A Marina  
Facility: Fischers Marina  
Parcel # 227.10-1-1, Town of Queensbury

Dear Mr. Cutro:

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 the Environmental Conservation Law. Please review the general and special conditions included in the permit; these are intended to minimize any environmental disturbance associated with the authorized activity.

Please note that it is the responsibility of the permittee to comply with all permit conditions. Further, the permit is valid only for the activity expressly authorized. 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 Molly Gallagher of this office.

If a change in the authorized activities is proposed, you must contact this office to determine whether a modification to the permit is required prior to initiating any change. Please note the expiration date of the permit and 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,

David Wick  
Executive Director

cc: Town of Queensbury  
Devin Dickinson

<b>LGPC Permit Number</b> 5234-54-17 M1
<b>Type of Permit</b> <input type="checkbox"/> New <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification <input type="checkbox"/> Variance



**Lake George  
Park Commission**

**PERMIT**  
Under the Environmental Conservation Law

<b>Effective Date</b> 08/30/1993
<b>Modification or Renewal Date</b> 03/23/2018
<b>Expiration Date</b> 03/23/2023

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

<b>Permit Issued to</b> Marina Operating, L L C	<b>Telephone Number</b> 656-9981
<b>Address of Permittee</b>  1215 Pilot Knob Rd Kattskill Bay, NY 12844	
<b>Contact Person (if not permittee)</b> Nicky Cutro	<b>Telephone Number</b> SAME
<b>Facility Name</b> Fischers Marina	<b>Facility Address</b> Bean Rd
<b>County</b> Warren	<b>Town</b> Queensbury
<b>Parcel #</b> 227.10-1-1	

**AUTHORIZED ACTIVITY**

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

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

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

<b>Executive Director:</b> David Wick Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347		
<b>Authorized Signature</b> <i>David Wick</i>	<b>Date</b> 3/23/18	<b>Page 1 of 8</b>

## GENERAL CONDITIONS

### Inspections

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

### Permit Modifications & Renewals

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

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

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

### Prohibitions

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

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

### Other Legal Obligations of Permittee

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

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

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

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

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

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

### Docks, Wharfs and Moorings

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

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

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

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

### Environmental Protection/Marina Operations

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



GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. The permittee shall ensure that no person renting a motor boat on Lake George shall operate that vessel without first having viewed the LGPC Boating Safety Video provided to all marinas by the Commission. This video shall be viewed at the premises of the marina as part of their boater safety education prior to departing from the marina facility with the rental boat. The permittee shall ensure that all motor boat rental operators view this video in its entirety each season. Return renters at this facility shall not be required to view the video more than once in the same season.

## SPECIAL CONDITIONS

### SPECIAL CONDITIONS

30. The bulkhead constructed under DEC permit 50-85-0091 shall not be used for the berthing of vessels. No cleats, fender posts or other hardware or structures intended for use as a fastening point for vessels shall be installed or maintained on said bulkhead.

31. The permittee is authorized to operate a quick launch facility serving no more than 100 vessels. Quick launch vessels shall be stored as depicted on Schedule C of this permit during the boating season.

32. No more than 50 of the 100 quick launch vessels shall be on the waters of Lake George at any one time.

33. Use of the launch by the general public is limited to Monday through Friday. This condition is not intended to limit use of the launch for quick launch customers.

34. All marina uses herein authorized shall be limited to that portion of the property belonging to the permittee which is located west of Pilot Knob Road. The use of lands east of Pilot Knob Road for regulated marina activities including, but not limited to boat storage, vessel cleaning, vessel sales, and boat trailer parking is prohibited without first obtaining a modification to this permit.

35. Stormwater control measures depicted in Schedule C shall be maintained in good working order in perpetuity.

**SCHEDULE A - MARINA DESCRIPTION****Facility** Fischers Marina**Lakefrontage:** 147 feet**Other Parcels**

Queensbury 227.10-1-3, Fort Ann 82-2-24 &amp; 82-2-22

**Marina Description**

Fischer's Marina is a full service marina facility located on the eastern shore of Lake George on the boundary line between Warren & Washington Counties. The lakefront portion of the facility is located in the Town of Queensbury and the remainder of the facility in the Town of Fort Ann. The facility offers the rental of a maximum of 6 outboard motor boats not to exceed 25' in length (which are stored at the facility's wharfs), quick launch with a capacity of 100 vessels with no more than 50 vessels on the Lake at any one time, winter storage for up to 138 vessels, up to 42 seasonal berthing spaces, 3 charter vessels, sales & service of boats and marine products, a public boat launch, fuel sales and a pump-out station. Use of the public boat launch is restricted to Monday through Friday.

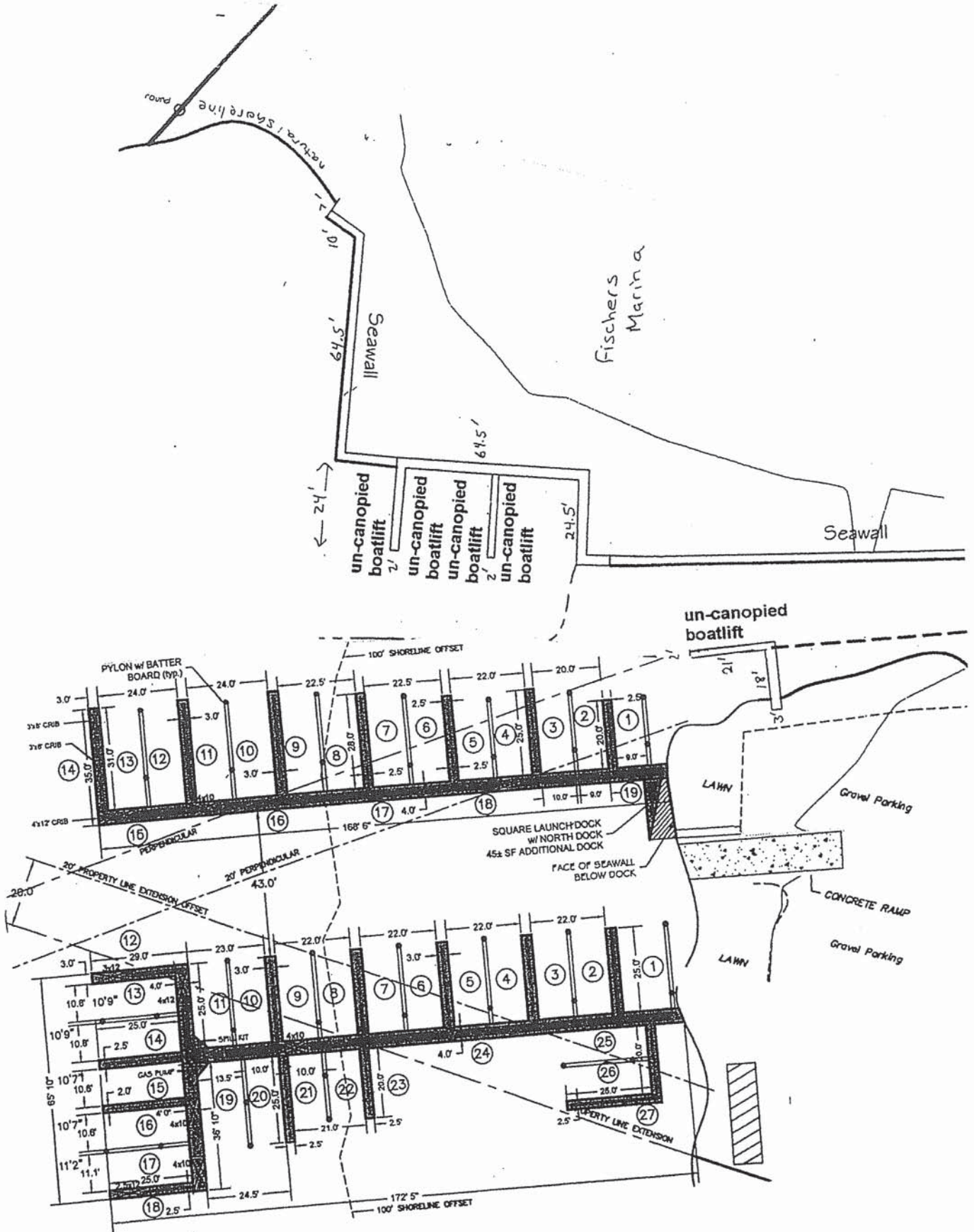
**Authorized Marina Activities****Total Seasonal Customer Berthing Spaces:** 42 ( 42 on docks and 0 on moorings)**Total Customer Winter Storage:** 138 ( 118 indoor and 20 outdoor)**Total Quick Launch:** 100 ( 70 indoor and 30 outdoor)**Rental Vessels: motorized:** 6 outboard motor boats not to exceed 25' in length**non-motorized:** 0**personal watercraft:** 0**Tour Boats:** 3

20' Actioncraft (NYS Registration #NY9802FS), 23' Trophy 2359 (NYS Registration #8327GM), 24.4' Chaparral Sunesta (NYS Registration #NY9216GX) and a 25' Cobalt (NYS Registration #NY3365ME)

**Waterski/Tubing/Rides:** No**SCUBA Instruction:** No**Parasail:** No**Public Boat Launch:** Yes**Sales/Service:** Yes**Private Boat Launch/Hoist/Rail:** No**Customer Parking Spaces:** 109**Vessel Towing:** No**Fuel Sales:** Yes**Bulk Storage Permit#** 5-086738**Pumpout available at:** on-site

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.

SCHEDULE B - WHARF & MOORING PLAN



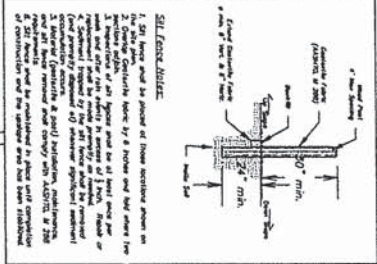
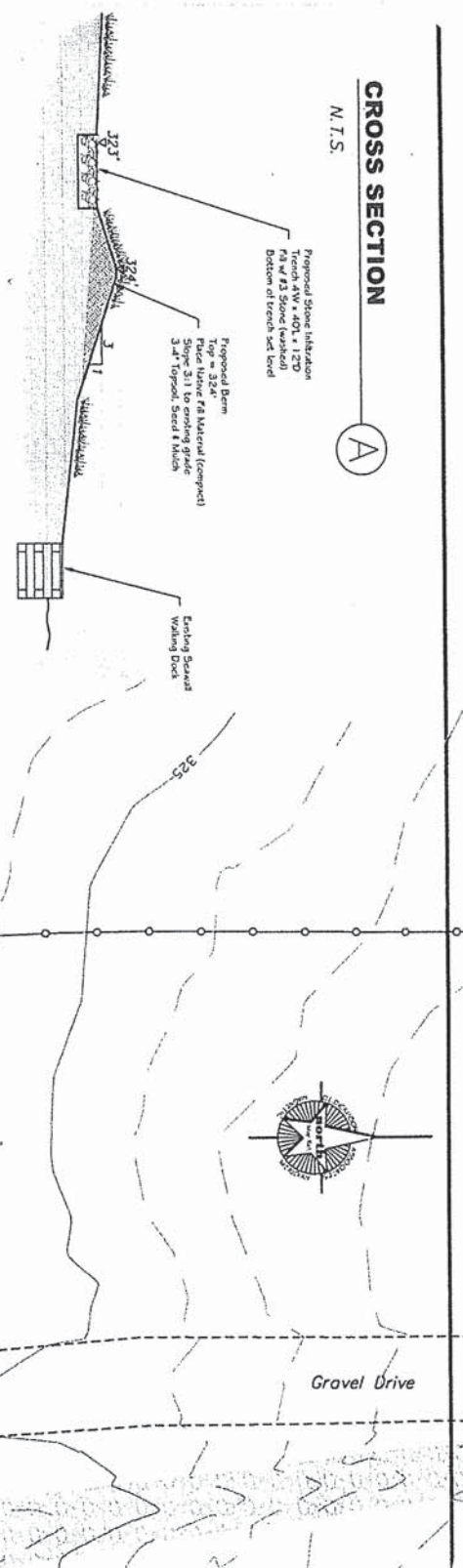


# SCHEDULE D - STORMWATER PLANS

## CROSS SECTION

N.T.S.

(A)



### Soil Stabilization Notes

- 100% Ryegrass
- 50% Ryegrass / 50% Fescue
- 50% Ryegrass / 50% Clover
- 50% Ryegrass / 50% Alfalfa
- 50% Ryegrass / 50% Orchard Grass
- 50% Ryegrass / 50% Bluegrass
- 50% Ryegrass / 50% Kentucky Bluegrass
- 50% Ryegrass / 50% Tall Fescue
- 50% Ryegrass / 50% Perennial Ryegrass
- 50% Ryegrass / 50% Annual Ryegrass
- 50% Ryegrass / 50% Hybrid Ryegrass
- 50% Ryegrass / 50% Improved Ryegrass
- 50% Ryegrass / 50% Fine Fescue
- 50% Ryegrass / 50% Hard Fescue
- 50% Ryegrass / 50% St. Augustine
- 50% Ryegrass / 50% Zoysia
- 50% Ryegrass / 50% Centipede
- 50% Ryegrass / 50% St. Paul
- 50% Ryegrass / 50% Florissant
- 50% Ryegrass / 50% Emerald
- 50% Ryegrass / 50% Supreme
- 50% Ryegrass / 50% Emerald
- 50% Ryegrass / 50% Supreme
- 50% Ryegrass / 50% Emerald
- 50% Ryegrass / 50% Supreme

Lake Elevation 9-20-17 = 319.5'

SILT FENCE

Proposed Berm  
Top = 324'

Proposed Stone Infiltration  
Trench 4W x 40L x 12D

Gravel Drive

Gravel Drive

Office



# 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:** 5234-54-17

**Facility:** FISCHERS MARINA

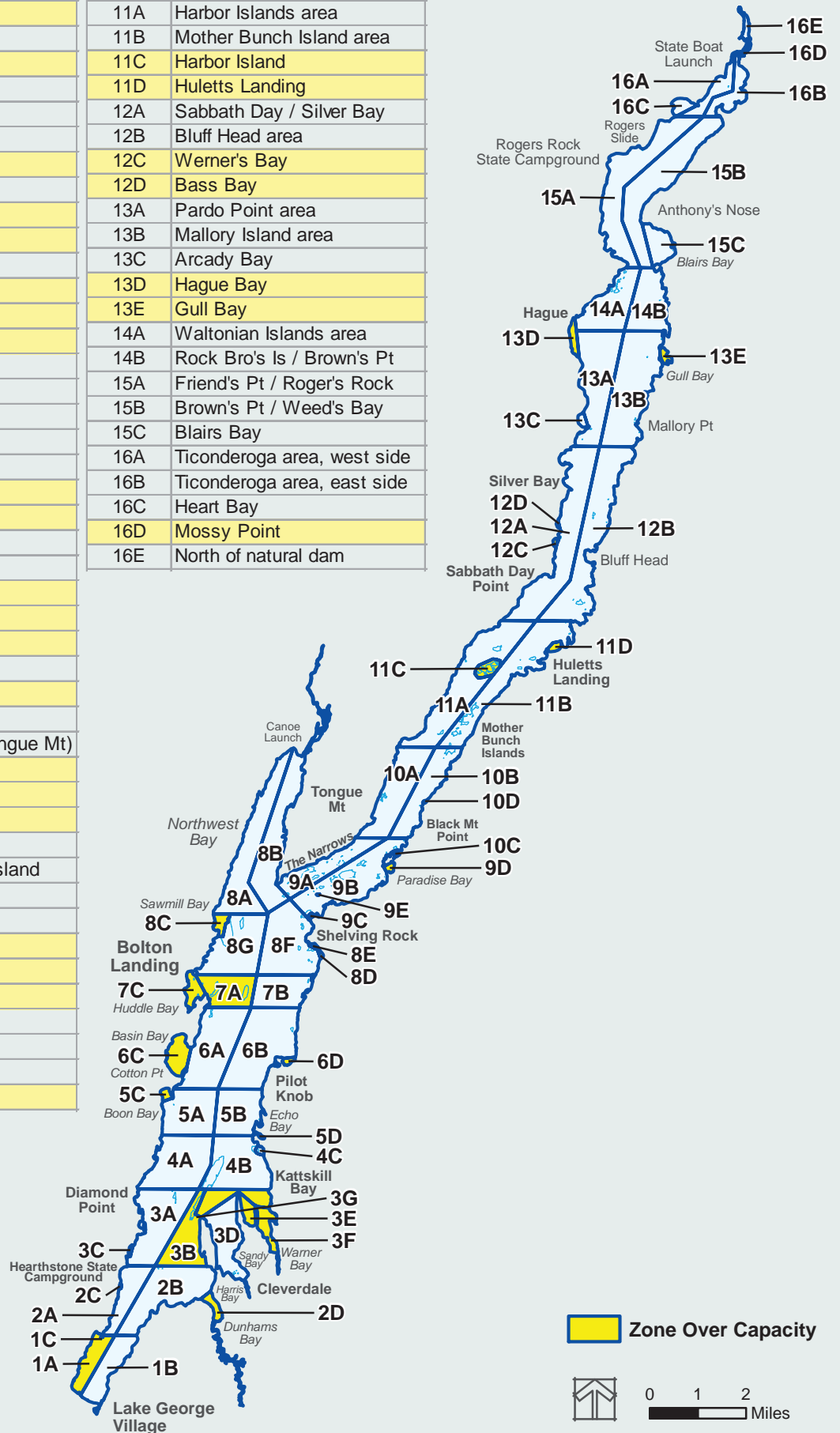
**Permittee:** Marina Operating, L L C

**Expiration Date of Authorization:** 03/23/2023

*This notice must be posted in a conspicuous place & protected from the elements.*

1A	LG Village, west side
1B	LG Village, east side
1C	Tea Island
2A	Hearthstone Point
2B	Plum Pt / Woods Pt area
2C	Hearthstone Campground
2D	Dunham's Bay
3A	Cannon Pt area
3B	Assembly Pt area
3C	Still Bay
3D	Harris Bay
3E	Sandy Bay
3F	Warner Bay
3G	Assembly Point Channel
4A	Long Island West
4B	Long Island East
4C	Elizabeth Island
5A	Rush Island area
5B	Whipple Island area
5C	Boon Bay
5D	Echo Bay
6A	Cotton Point area
6B	Pilot Knob area
6C	Basin Bay
6D	Andrews Bay
7A	Clay Island - Dome Island
7B	Watch Point area
7C	Huddle Bay
8A	Northwest Bay, west side
8B	Northwest Bay, east side (Tongue Mt)
8C	Sawmill Bay
8D	Shelving Rock Bay
8E	Log Bay
8F	Huckleberry Island
8G	Bolton Bay & east of Green Island
9A	Narrows, west side
9B	Narrows, east side
9C	14 Mile Island
9D	Red Rock Bay
9E	Glen Island
10A	Dollar Island Group area
10B	Black Mtn Point area
10C	Paradise Bay
10D	Black Mtn Point

11A	Harbor Islands area
11B	Mother Bunch Island area
11C	Harbor Island
11D	Hulett's Landing
12A	Sabbath Day / Silver Bay
12B	Bluff Head area
12C	Werner's Bay
12D	Bass Bay
13A	Pardo Point area
13B	Mallory Island area
13C	Arcady Bay
13D	Hague Bay
13E	Gull Bay
14A	Waltonian Islands area
14B	Rock Bro's Is / Brown's Pt
15A	Friend's Pt / Roger's Rock
15B	Brown's Pt / Weed's Bay
15C	Blairs Bay
16A	Ticonderoga area, west side
16B	Ticonderoga area, east side
16C	Heart Bay
16D	Mossy Point
16E	North of natural dam



# Lake George 2015 Recreation Study

## Lake Zones Map



Lake George Park Commission



May, 2016



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

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

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

12A: Sabbath Day / Silver Bay	1%	1%	1%	1%	0%	2%	0%	1%	1%	1%	0%	1%	0%	1%	1%	0%	1%	3%
12B: Bluff Head area	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%
12C: Werner's Bay	1%	2%	1%	1%	1%	1%	1%	0%	1%	2%	0%	2%	1%	0%	1%	2%	2%	0%
12D: Bass Bay	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
13A: Pardo Point area	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
13B: Mallory Island area	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
13D: Arcady Bay	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	2%	0%
13E: Hague Bay	2%	3%	2%	2%	2%	1%	2%	1%	1%	3%	1%	3%	0%	1%	2%	2%	2%	1%
13F: Gull Bay	0%	1%	0%	1%	1%	0%	0%	0%	1%	0%	1%	0%	0%	1%	1%	1%	0%	0%
14A: Walltonian Islands area	2%	2%	2%	2%	1%	2%	2%	2%	2%	1%	1%	2%	1%	2%	2%	1%	1%	3%
14B: Rock Bro's Is / Brown's Pt	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
15A: Friend's Pt / Roger's Rock	1%	2%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	1%	1%	0%
15B: Brown's Pt / Weed's Bay	1%	2%	1%	1%	1%	1%	2%	0%	1%	0%	0%	1%	0%	1%	0%	1%	1%	1%
15C: Blairs Bay	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%
16A: Ticonderoga area - West side	1%	2%	1%	0%	1%	1%	2%	0%	1%	2%	2%	1%	0%	2%	1%	1%	1%	2%
16B: Ticonderoga area - East side	1%	3%	1%	1%	1%	1%	1%	0%	1%	2%	2%	1%	0%	2%	2%	1%	1%	2%
16C: Heart Bay	0%	1%	0%	0%	1%	0%	1%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%
16D: Mossy Point	1%	2%	1%	0%	1%	0%	1%	1%	1%	1%	3%	0%	0%	2%	1%	0%	0%	0%
16E: N. of natural dam	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Did not feel there was boat congestion on the Lake	35%	24%	35%	37%	37%	30%	31%	35%	36%	36%	24%	35%	48%	37%	29%	37%	35%	35%

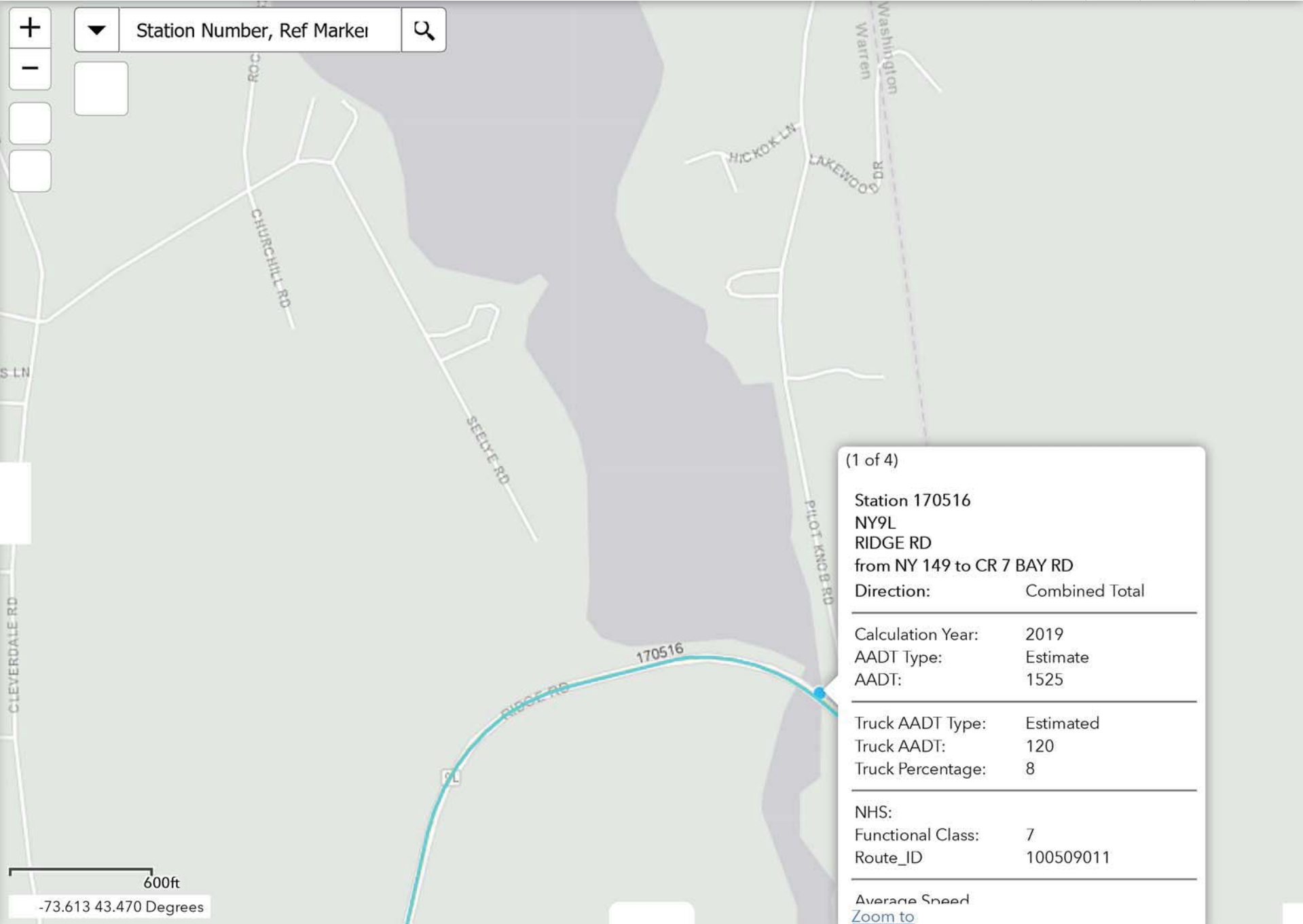
Did you change your plans or modify your behavior in any of the following ways because of problems you experienced on your recent visit to Lake George? (Check all that apply).

	Use of Lake George				Gender		Age				Association with Lake George			Home Community				
	Total	Dock	Boat	Recreation	Male	Female	Under 40	40 to 49	50 to 64	65 and older	Year-round resident	Seasonal visitor	Visitor/Day-user	Rural	Under 5,000 people	5,000 to 24,999 people	25,000 to 99,999 people	Over 100,000 people
Boated earlier or later in the day	29%	34%	29%	30%	27%	36%	21%	32%	31%	28%	37%	28%	23%	26%	36%	26%	31%	32%
Boated more often earlier or later in the season	17%	20%	17%	15%	16%	18%	12%	15%	19%	15%	31%	12%	13%	21%	20%	15%	18%	8%
Boated more on weekdays than weekends or holidays	40%	49%	40%	42%	36%	49%	30%	25%	38%	53%	55%	37%	28%	42%	51%	35%	36%	36%
Boated other areas of the lake than where I prefer	11%	10%	11%	14%	10%	13%	23%	11%	11%	7%	11%	11%	11%	9%	10%	10%	16%	13%
Canceled certain boating activities (e.g., water-skiing)	9%	15%	9%	12%	8%	12%	20%	11%	9%	5%	11%	11%	4%	6%	12%	8%	11%	12%
Boated on other water bodies	5%	2%	5%	6%	5%	3%	8%	5%	5%	3%	6%	3%	8%	6%	6%	5%	2%	1%
None of the above	44%	40%	44%	43%	47%	36%	46%	51%	43%	41%	27%	49%	50%	41%	33%	48%	45%	48%

Are you aware of the special Rules and Regulations on Lake George for governing speed, engine noise, anchoring, PWC use, parasailing, etc.?

	Use of Lake George				Gender		Age				Association with Lake George			Home Community				
	Total	Dock	Boat	Recreation	Male	Female	Under 40	40 to 49	50 to 64	65 and older	Year-round resident	Seasonal visitor	Visitor/Day-user	Rural	Under 5,000 people	5,000 to 24,999 people	25,000 to 99,999 people	Over 100,000 people
Yes	88%	92%	88%	88%	88%	88%	80%	88%	89%	91%	93%	89%	81%	91%	89%	88%	83%	91%
No	12%	8%	12%	12%	12%	12%	20%	12%	11%	9%	7%	11%	19%	9%	11%	12%	17%	9%

# Traffic Data Viewer



(1 of 4)

**Station 170516**  
 NY9L  
 RIDGE RD  
 from NY 149 to CR 7 BAY RD

Direction:	Combined Total
Calculation Year:	2019
AADT Type:	Estimate
AADT:	1525
Truck AADT Type:	Estimated
Truck AADT:	120
Truck Percentage:	8
NHS:	
Functional Class:	7
Route_ID:	100509011

Average Speed  
 Zoom to

## Memo

**To:** File  
**From:** J. Thouin  
**Location:** Fischer's Marina

The lakefront parcel is located within Zone 3F, as established within Commission recreational reports. Review of data from the 2005 and 2015 Lake George boating recreation studies indicates this zone is over capacity. Specifically, the Lake George Recreation Studies from 2005 and 2015 identify peak boating within Warner Bay as providing 5 and 4.5 acres/boat, respectively. In 2015, the maximum boat traffic was comprised of 15 motorboats, 2 jet skis, 2 canoes/kayaks, 2 "other boats" (eg. paddle boards, etc.), and 4 anchored boats. Considering the 113 acres of usable boating acreage identified in these studies, the combined density of motorized boats and jet skis underway is 6.6 acres/boat. It is noted that a significant portion of Warner Bay is a 5mph zone. Though identified as exceeding optimal carrying capacity (13 acres/ boat) for areas of the Lake that allow for free and unobstructed navigation, the 2015 Recreation study states that, "other areas, including near shore and 5 mile per hour zones for example, may readily support densities at or above the 6 acres per boat threshold based on social carrying capacity factors". If near shore areas were included in the boat density calculation for Warner Bay, the density would be 6 acres/boat for all vessels (152 acres / 25 vessels) and 8.9 acres/ boat for motorized vessels underway (152 / 17 boats and jet skis). The 2015 recreation study included a survey of lake users, of whom 4% reported experiencing congestion in Zone 3F.

Vehicular access to the site is available from State Route 9L. NYSDOT data for Average Annual Daily Traffic along 9N in this location shows 1525 vehicle trips per day. The proposal is not anticipated to significantly increase vehicular traffic.

Project: TB21-8 Bleibtrey

Date:

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	TB21-8 Bleibtrey
Date:	

### *Short Environmental Assessment Form Part 3 Determination of Significance*

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

NYS Lake George Park Commission <hr/> Name of Lead Agency	<hr/> Date
Joe Thouin <hr/> Print or Type Name of Responsible Officer in Lead Agency	Environmental Analyst <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

617.21  
State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

**Project Number:** TB21-000008

**Date:**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Lake George Park Commission has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Bleibtrey Tour Boat

**SEQR Status:** Unlisted Action

**Description of Action:** Operate a tour boat on Lake George. The tour boat will be dry berthed and operated from Fischer's marina. The subject operation would replace a tour boat previously authorized at Fischer's that was voluntarily discontinued. No marina modification is required.

**Location:** Parcel: 227.10-1-1, Bean Road Queensbury, NY 12804

**Reasons Supporting This Determination:**

The applicant has applied for a new Tour Boat permit for operation of a charter vessel offering sightseeing, tubing, and water taxi services. The Tour Boat is proposed to be dry berthed, launched, and operated from Fischer's Marina. Fischer's Marina is authorized for this activity, and no marina modification is required for the berthing, quick launch, or tour boat activity. One of the previously authorized Tour Boats at Fischer's has ceased operation on Lake George, and the applicant seeks to replace that Tour Boat operation at the facility.

The applicant proposes a maximum number of 5 boat trips per day from Fischer's Marina. Fischer's marina is located in an area of the Lake identified as zone 3F in the Lake George Recreation Study. This zone is identified as being over capacity. Considering the 113 acres of usable boating acreage identified in these studies, the combined density of motorized boats and jet skis underway is 6.6 acres/boat. The 2015 recreation study included a survey of lake users, of whom 4% reported experiencing congestion in Zone 3F.

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

No public comments have been received.

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

Deputy Permit Administrator

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

Telephone Number: 518-681-0934 Fax (518) 668-5001 E-mail: joe@lgpc.state.ny.us



Paid \$100.00 MIDW

Application Materials  
MAY 12 2021

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: (check or money order only)

1. BOAT OWNER OR OPERATOR

Mr. Mrs. Ms. Dr.

Name: Mark Bleibtrey Email: bleibtrey.m@gmail.com
Company: Lake George Custom Charters
Mailing address: 26 Stonehurst Drive
City: Queensbury State: NY Zip code: 12804 Phone: 518-744-7105

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

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

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

Name of Vessel: NYS Registration # NY 6301 HB
Vessel Make: Four Winns Model: 240 Horizon
Max. Capacity: 13 (passengers + crew) Type of propulsion: Gas Max. Speed: 40 mph
Proposed # crew including captain: 1 Length (ft): 24'2" Beam Width (ft): 8'6"
Insurance Carrier: Amica

If this is an existing tour boat, provide date the vessel was placed into service on Lake George

4. PROPOSED ACTIVITY

What are the proposed hours and time of year of operation?
May - October 8:00 AM - 8:00 P.M.

What are the proposed maximum number of boat tours per day?
5

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

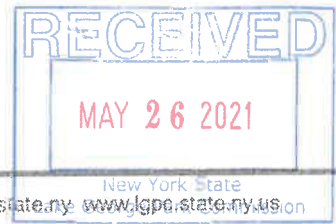
Will food & beverage be served on board? No Yes, describe

Where will effluent from boat holding tank be disposed? N/A No holding tank



<b>5. FACILITY OF OPERATION</b> Primary location for passenger pickup/discharge				
Owner Name <u>Nick Cutro</u>		Email <u>fischersmarina@roadrunner.com</u>		
Company <u>Fischer's Marina</u>				
Mailing address <u>1215 Pilot Knob Road</u>				
City <u>Katskill Bay</u>		State <u>NY</u>	Zip code <u>12844</u>	Phone <u>(518) 656-9981</u>
Town <input type="checkbox"/> TICONDEROGA <input type="checkbox"/> DRESDEN <input checked="" type="checkbox"/> FORT ANN <input type="checkbox"/> HAGUE <input type="checkbox"/> LAKE GEORGE <input type="checkbox"/> PUTNAM <input type="checkbox"/> QUEENSBURY <input type="checkbox"/> BOLTON		Section	Block	Lot
Street				
Secondary Facilities for passenger pickup/discharge				
Location where vessel is berthed				
If the vessel is stored on land during the boating season:				
Storage Facility: <u>Fischer's Marina</u>				
Launch/Retrieval Facility: <u>Fischer's Marina</u>				
<b>6. CERTIFICATION</b>				
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
<u>[Signature]</u>				<u>5/10/21</u>

- 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

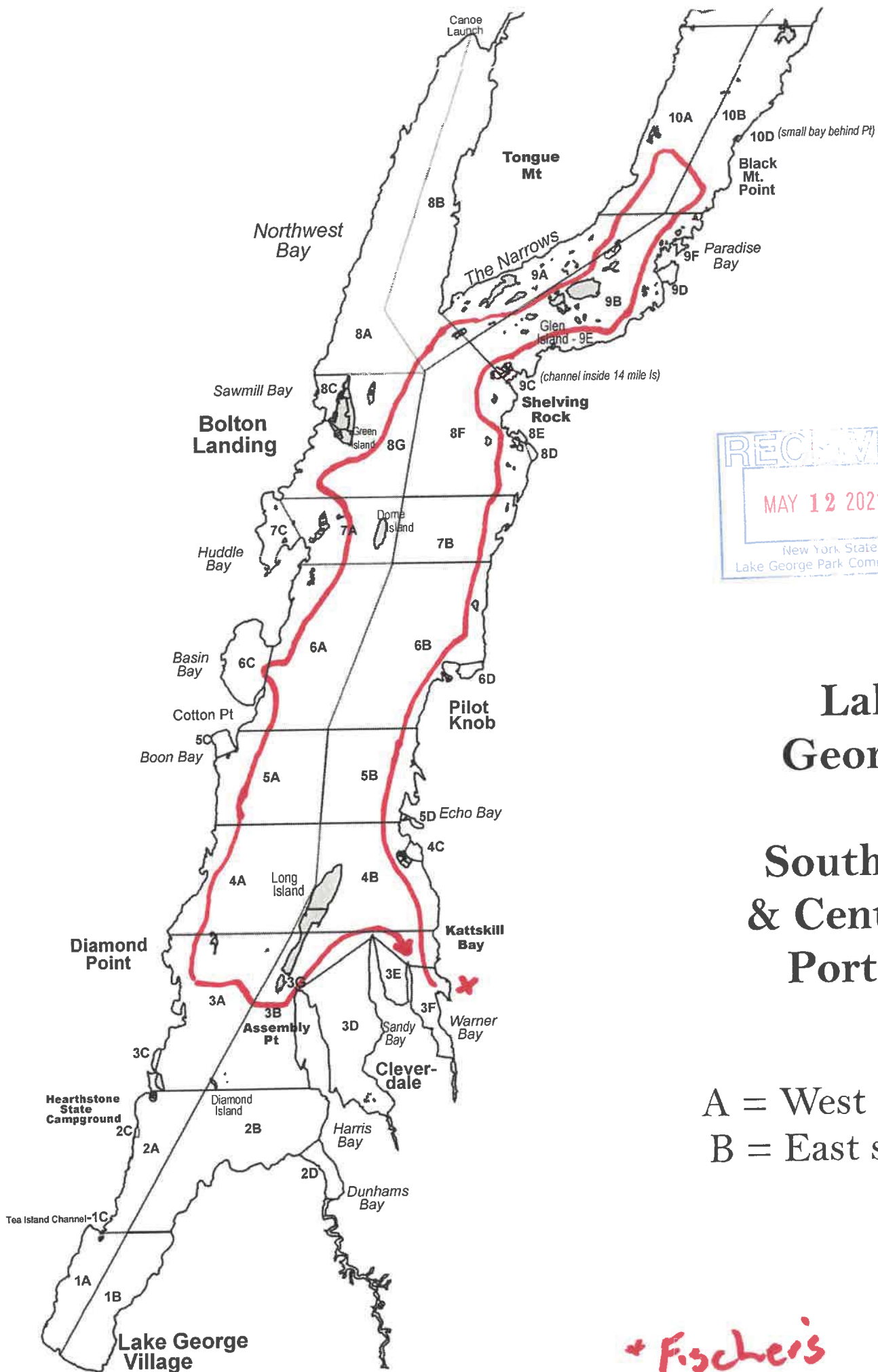
This is to certify that Nick Cutro (name of facility owner) agrees that customers of Lake George Custom Charters (name of tour boat owner/company) may utilize the dock launch at my facility Fischer's Marina (name of facility), as

well as the attendant services necessary, including parking, restrooms and garbage disposal, as needed, to access the boat.

Willy Cutro 5/25/21
Facility Owner/Operator/Municipality CEO Date

NOTE: John Tarrant DBA Mickey Finn Charters has retired and no longer operates at Fischer's Marina.

Owner: Willy Cutro Pres



RECEIVED  
 MAY 12 2021  
 New York State  
 Lake George Park Commission

# Lake George

## Southern & Central Portion

A = West side  
 B = East side

\* Fischer's

## Lake George Custom Charters Planned Route(s):

In researching as I prepared to potentially start this business, I spoke with several Charter boat Captains on the lake.

Based on those conversations, it sounds like a large number of the customers typically book a two hour cruise and want to go to the places we local boaters go with our families.

My plan is to cater to families looking to have a personal experience on the lake. While I will not completely limit charters to families, any/all "marketing" I may do will focus on generating this demographic and other adult trips. I truly get great joy in sharing the Lake with folks and to be able to bring families out onto the lake (especially for the 1st time) is really rewarding for me.

**ROUTE:** My plan for a typical two hour cruise is to leave Fischer's Marina and head north up into the "Narrows". We will go through Log Bay and then up to Paradise Bay. From somewhere near Paradise Bay I will head across to the west side of the lake before heading south again. On our way south, I will show them Tongue Mountain, Northwest Bay, the Sagamore, Roger's Beach/Bolton, etc. I will proceed down near Long Island before heading back to Fischer's. If families choose to spend some time at any of the locations/sites along the way, that could change the route slightly to adjust for time.

I would like to have the flexibility to offer other options for folks as well.

I would like to be able to bring families down around the village if they would like, or to see the "Mansions", perhaps focus on some of the historical landmarks, etc.

Also, although I imagine they will be few and far between, I would like to be able to bring folks who want a longer trip up to the northern end of the lake. Growing up in Whitehall, I spent (and still spend) a lot of time in the northern end of the lake. There are so many beautiful spots to show folks who want to be out for 4+ hours. The Mother Bunch, Huletts, Gull Bay, and Hague are all great places and there may not be a more beautiful spot on the lake than Roger's Rock. I would love to have clients see that from the water.

If my permit needs a very specific route each time, I certainly can follow those directions, but I hope that there is flexibility in order to be able to customize a truly unique Lake George experience for tourists and potential even local clients.

Respectfully,



Mark Bleibtrey





Mr. Thouin

Here is the information you requested via email.

- 1) My plan is to leave the boat at Fischer's Marina and have it quick launched on mornings when I have tours scheduled. Tours will be scheduled back to back whenever possible and I will return to Fischer's when the last tour is completed.
- 2) I have included the Environmental Assessment Form (Completed the best I could as we discussed)
- 3) I have my PV test and boat inspection scheduled and will provide you with my license and certification as soon as that is completed.
- 4) Site Plan of Fischer's Marina attached. Red \* denotes where Mr. Cutro assigns charter customers to park. Another Red \* denotes where customers board and exit the vessel.
- 5) In addition to tubing we will offer customers the opportunity to swim. Any tubing or swimming opportunities will be in approved areas and not in front of any residential homes or camps. Ex. Shelving Rock bay for swimming.
- 6) In regards to residential properties, I will be trying to provide an "authentic" local boating experience. When my kids were young we would try to find as much privacy as we could to swim and relax. As charter Captain my recommendations to customers will be to do the same. I will try to find them a relatively private spot in the narrows to enjoy our lake's incredible water. If they prefer a more "exciting" atmosphere we may try to find a buoy in Sandy.
- 7) We will follow all maritime laws of the lake including but not limited to No Wake Zones and stay the mandatory distances from shore when we are creating a wake.
- 8) There is a dumpster at Fischer's for garbage.
- 9) My boat does not have a stereo system. If customers have small bluetooth speakers and they would like to play music on their phone I will allow that. Large speakers and excessive noise of any kind will not be allowed.

I want to note that any and all promotion and marketing I do for Lake George Custom Charters will be directed towards families and mature adults. Customers looking for a "Party Boat" will be encouraged to find another business.

Thank you for all of your help.

Respectfully

Mark Bleibtrey

A handwritten signature in black ink, appearing to read "Mark Bleibtrey", written over a circular scribble.

**SCHEDULE C - FACILITY PLAN**

RECEIVED  
MAY 26 2021  
New York State  
Lake George Park Commission

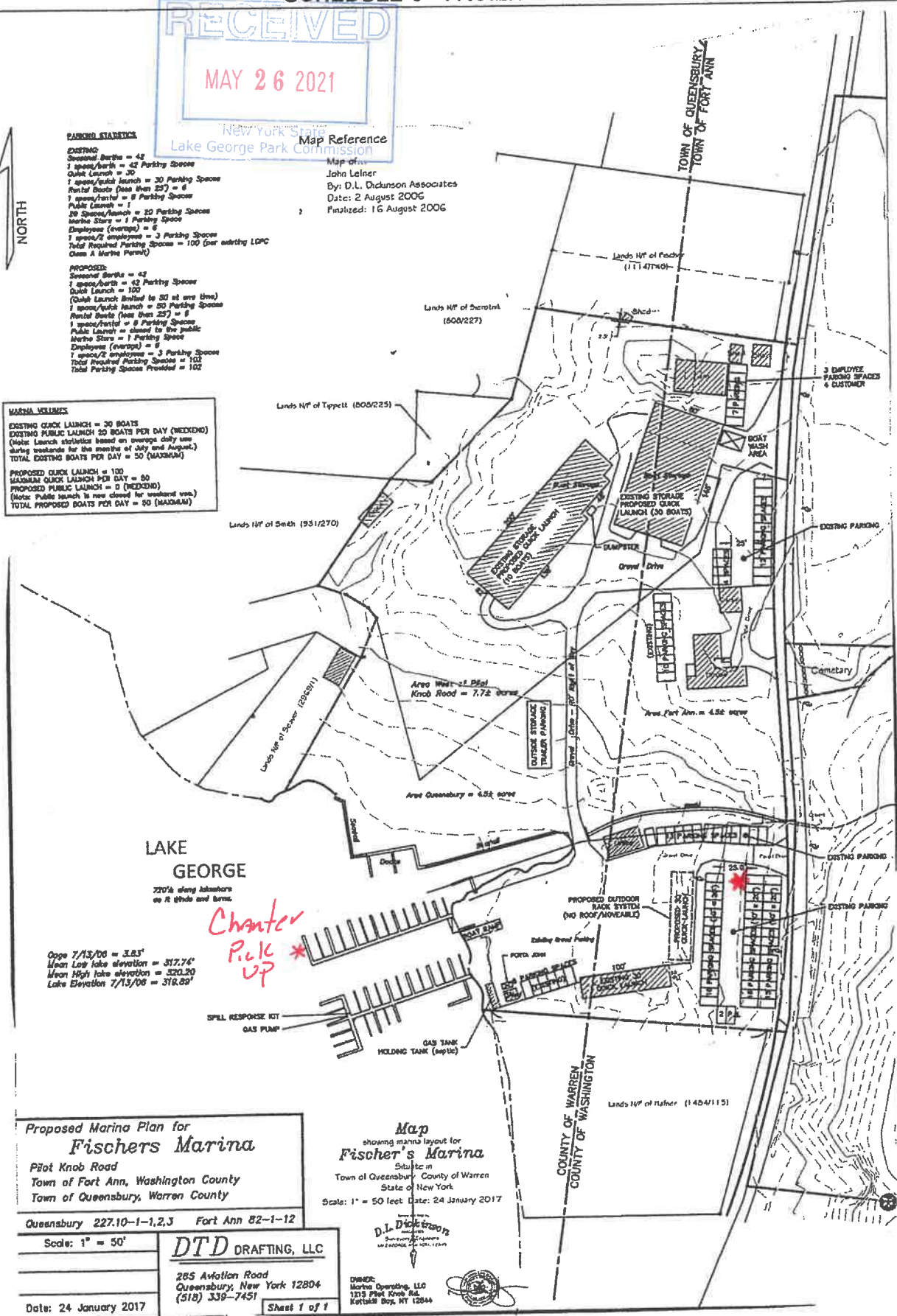


**PARKING STATISTICS**  
**EXISTING:**  
 Seasonal Berths = 42  
 1 space/berth = 42 Parking Spaces  
 Quick Launch = 30  
 1 space/public launch = 30 Parking Spaces  
 Rental Boats (less than 25') = 6  
 1 space/rental = 6 Parking Spaces  
 Public Launch = 1  
 20 Spaces/launch = 20 Parking Spaces  
 Marine Store = 1 Parking Space  
 Employees (average) = 6  
 1 space/2 employees = 3 Parking Spaces  
 Total Required Parking Spaces = 100 (per existing LGPC Class A Marine Permit)

**PROPOSED:**  
 Seasonal Berths = 42  
 1 space/berth = 42 Parking Spaces  
 Quick Launch = 100  
 (Quick Launch limited to 30 at one time)  
 1 space/quick launch = 50 Parking Spaces  
 Rental Boats (less than 25') = 6  
 1 space/rental = 6 Parking Spaces  
 Public Launch = closed to the public  
 Marine Store = 1 Parking Space  
 Employees (average) = 6  
 1 space/2 employees = 3 Parking Spaces  
 Total Required Parking Spaces = 102  
 Total Parking Spaces Provided = 102

**MARINA VOLUMES**  
 EXISTING QUICK LAUNCH = 30 BOATS  
 EXISTING PUBLIC LAUNCH 20 BOATS PER DAY (WEEKEND)  
 (Note: Launch statistics based on average daily use during weekends for the months of July and August.)  
 TOTAL EXISTING BOATS PER DAY = 50 (MAXIMUM)  
 PROPOSED QUICK LAUNCH = 100  
 MAXIMUM QUICK LAUNCH PER DAY = 30  
 PROPOSED PUBLIC LAUNCH = 0 (WEEKEND)  
 (Note: Public launch is now closed for weekend use.)  
 TOTAL PROPOSED BOATS PER DAY = 30 (MAXIMUM)

Map of:  
John Lehner  
By: D.L. Dickson Associates  
Date: 2 August 2006  
Finalized: 16 August 2006



LAKE GEORGE  
770' along shoreline on N side and 800'

Copy 7/13/06 = 3.83'  
Mean Low lake elevation = 317.74'  
Mean High lake elevation = 321.20'  
Lake Elevation 7/13/06 = 318.89'

*Chatter Pick up*

*\* Parking for Chatter Customers*

Proposed Marina Plan for  
**Fischer's Marina**  
Pilot Knob Road  
Town of Fort Ann, Washington County  
Town of Queensbury, Warren County

Map showing marina layout for  
**Fischer's Marina**  
Situated in  
Town of Queensbury, County of Warren  
State of New York  
Scale: 1" = 50 feet Date: 24 January 2017

Queensbury 227.10-1-1,2,3 Fort Ann 82-1-12  
Scale: 1" = 50'

**DTD DRAFTING, LLC**

285 Aviation Road  
Queensbury, New York 12804  
(518) 339-7451

D.L. Dickson  
Surveyors  
No. 20000-0001-1200

OWNER:  
Marina Operating, LLC  
1313 Pilot Knob Rd.  
Kortlandt, NY 12844

Date: 24 January 2017

Sheet 1 of 1

# Short Environmental Assessment Form

## Part 1 - Project Information



**Instructions for Completing**

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

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

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map): <i>Fischer's Marina on Lake</i>				
Brief Description of Proposed Action: <i>Charters will board at Fischer's Marina take tour (Typically southern basin up to the narrows and back) for 2+ hours. Then will return to Fischer's to end tour.</i>				
Name of Applicant or Sponsor: <i>MARK Bleibtrey</i>		Telephone: <i>518-744-7105</i>	E-Mail: <i>bleibtrey@gmail.com</i>	
Address: <i>26 Stonehurst Drive</i>				
City/PO: <i>Greenburg</i>		State: <i>New York</i>	Zip Code: <i>12804</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	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: _____	<input type="checkbox"/>	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		
	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	NO	YES
	<input type="checkbox"/>		
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Mank Bleibrey</u> Date: <u>5/25/21</u> Signature: <u>[Handwritten Signature]</u> Title: <u>owner/operator</u>		

**Joe Thouin**

---

**From:** apa.sm.Referrals <Referrals@apa.ny.gov>  
**Sent:** Monday, June 7, 2021 7:49 AM  
**To:** Joe Thouin  
**Subject:** RE: Bleibtrey Tour Boat

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.

Thanks,

**Matthew Brown**

Environmental Program Specialist 1

**NYS Adirondack Park Agency**

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

(518) 891-4050 | [Matthew.Brown@apa.ny.gov](mailto:Matthew.Brown@apa.ny.gov)  
[www.apa.ny.gov](http://www.apa.ny.gov)

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**From:** Joe Thouin <joe@lgpc.state.ny.us>  
**Sent:** Friday, May 28, 2021 9:11 AM  
**To:** wlender@lakegeorgeassociation.org; 'Chris Navitsky' <cnavitsky@lakegeorgewaterkeeper.org>; apa.sm.Referrals <Referrals@apa.ny.gov>; dec.sm.DEP.R5 <DEP.R5@dec.ny.gov>; craigb@queensbury.net  
**Subject:** NAR: Bleibtrey Tour Boat

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Dear folks,

Please find attached a notice of availability of review for a new tour boat operation proposed to berth and work from Fischer’s marina in Queensbury. This would replace a previously authorized tour boat at Fischer’s that has been discontinued. No modification to the marina permit is proposed.

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

Best regards as always,  
Joe