

LAKE GEORGE PARK COMMISSION
PROJECT SYNOPSIS
Meeting Date 06/22/2021

Applicant Richard Jacobs and David Forshay	Facility CHELKA LODGE	Parcel 200.18-1-6
Application # TB21-000013 Tour Boat, M21-000011 Marina	Lakefront 344	Location BOON BAY
Date Received 05/25/2021	SEQR Type Unlisted Action	Comment Period Ends: 6/16/2021

Project

Operate a new Tour Boat on the Lake. Modify the Chelka Lodge marina permit to accommodate the Tour Boat.

Background

The applicant Richard Jacobs seeks to operate a tour boat on the waters of Lake George. The vessel is proposed to be berthed and operated from Chelka Lodge where it will replace an existing seasonal berthing customer at the facility. An application for a marina modification by Chelka has been provided to replace up to one seasonal berthing customer with the subject tour boat.

As an existing resort marina, Chelka Lodge has the parking, restrooms, and garbage facilities to support the proposed activity.

Chelka Lodge is located in Boon Bay. Per the Lake George Recreation Study, Boon Bay is known as Zone 5C, and is identified as being over capacity.

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

Public comments have been received in opposition to the application. Commenters suggest that recreational activities such as towing and anchoring associated with the Tour Boat should take place outside of Boon Bay.

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 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.

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

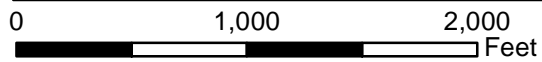
Section 646-1.5 General Provisions Applicable to Special Permits.

(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.



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1" = 833 feet

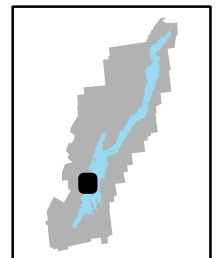


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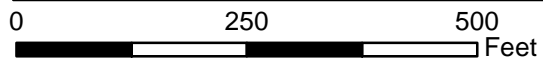
Chelka Lodge
 4204 Lakeshore Drive
 TM# 200.18-1-6
 Town of Bolton

2018 Infrared Air Photo





NYS ITS GIS Program Office, Westchester County GIS



1" = 208 feet

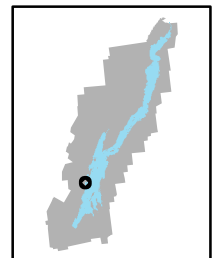


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Chelka Lodge
 4204 Lakeshore Drive
 TM# 200.18-1-6
 Town of Bolton

2018 Infrared Air Photo





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0 100 200 Feet

1" = 83 feet

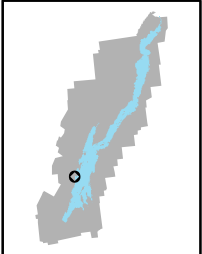


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Chelka Lodge
4204 Lakeshore Drive
TM# 200.18-1-6
Town of Bolton

2018 Infrared Air Photo





**Lake George
Park Commission**

BRUCE E. YOUNG
Chairman

DAVE WICK
Executive Director

April 18, 2018

David Forshay
Danj Corp Dba Chelka Lodge
4204 Lake Shore Dr
Diamond Point, NY 12824

Facility: Chelka Lodge
Permit #: 5220-28-17
Parcel #: 200.18-1-6, Town of Bolton

PERMIT RENEWAL

Dear Mr. Forshay:

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

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

Sincerely,

David Wick
Executive Director

cc: Law Enforcement
Town of Bolton

LGPC Permit Number 5220-28-17 M1
Type of Permit <input type="checkbox"/> New <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification <input type="checkbox"/> Variance



Lake George Park Commission

PERMIT
Under the Environmental Conservation Law

Effective Date 01/22/2002
Modification or Renewal Date 04/18/2018
Expiration Date 04/18/2023

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

Permit Issued to Danj Corp Db a Chelka Lodge		Telephone Number 668-4677
Address of Permittee 4204 Lake Shore Dr Diamond Point, NY 12824		
Contact Person (if not permittee) David Forshay		Telephone Number SAME
Facility Name Chelka Lodge	Facility Address 4204 Lakeshore Dr	
County Warren	Town Bolton	Parcel # 200.18-1-6

AUTHORIZED ACTIVITY

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

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

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

Executive Director: David Wick Lake George Park Commission, PO Box 749, Lake George NY 12845, 518-668-9347		
Authorized Signature 	Date 4/18/18	Page 1 of 7

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 wharves, 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 wharves, 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

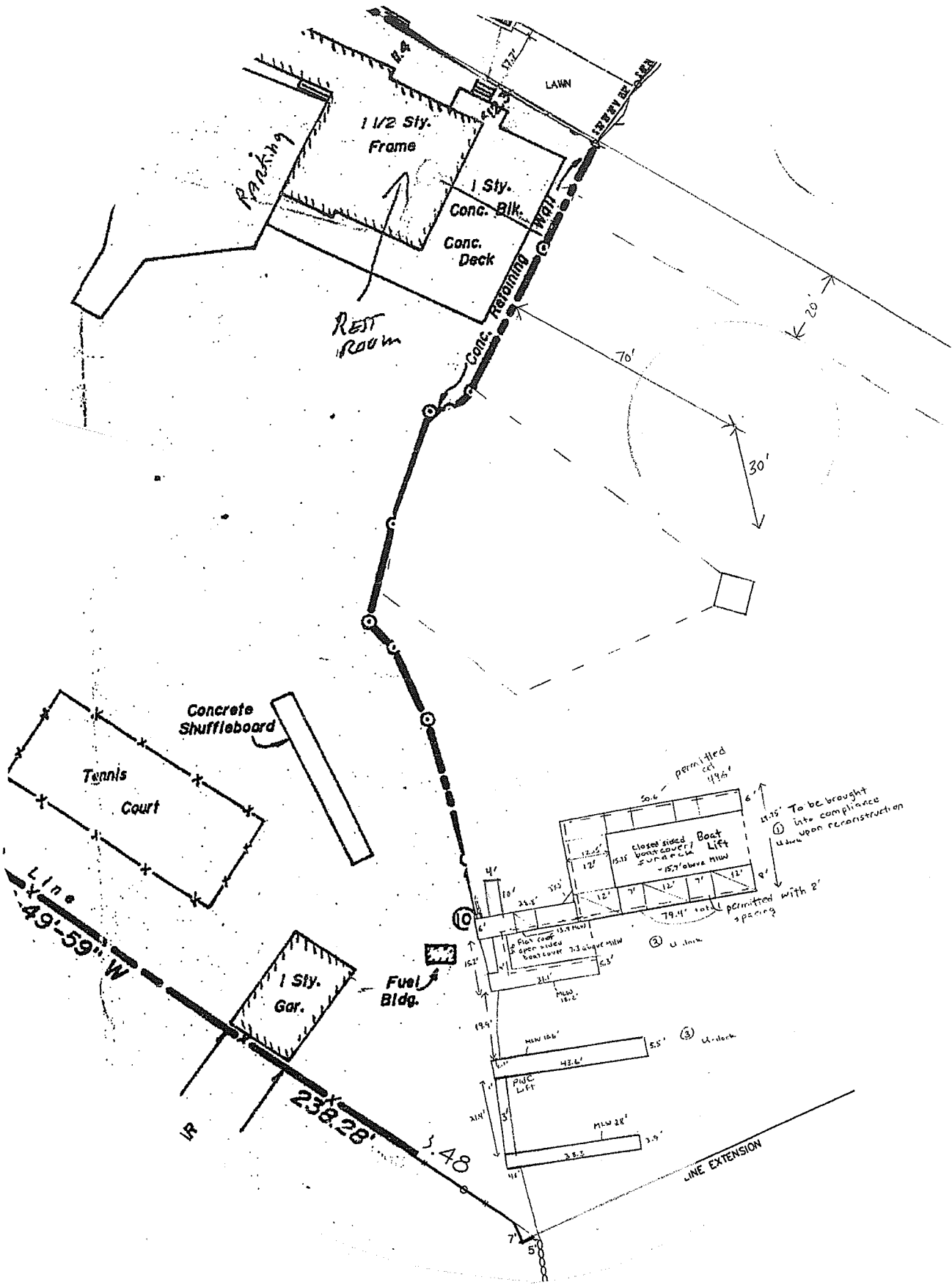
SPECIAL CONDITIONS

30. The two rental boats shall be no more than 14' and 19' in length, respectively.
31. The 19' rental boat shall be equipped with a motor that meets the 2006 Federal emission standards (40 CFR Parts 89, 90 & 91). The motor on the 14' boat shall meet the standards when the current motor needs to be replaced.
32. The two rental boats may be rented by registered guests of the resort only.

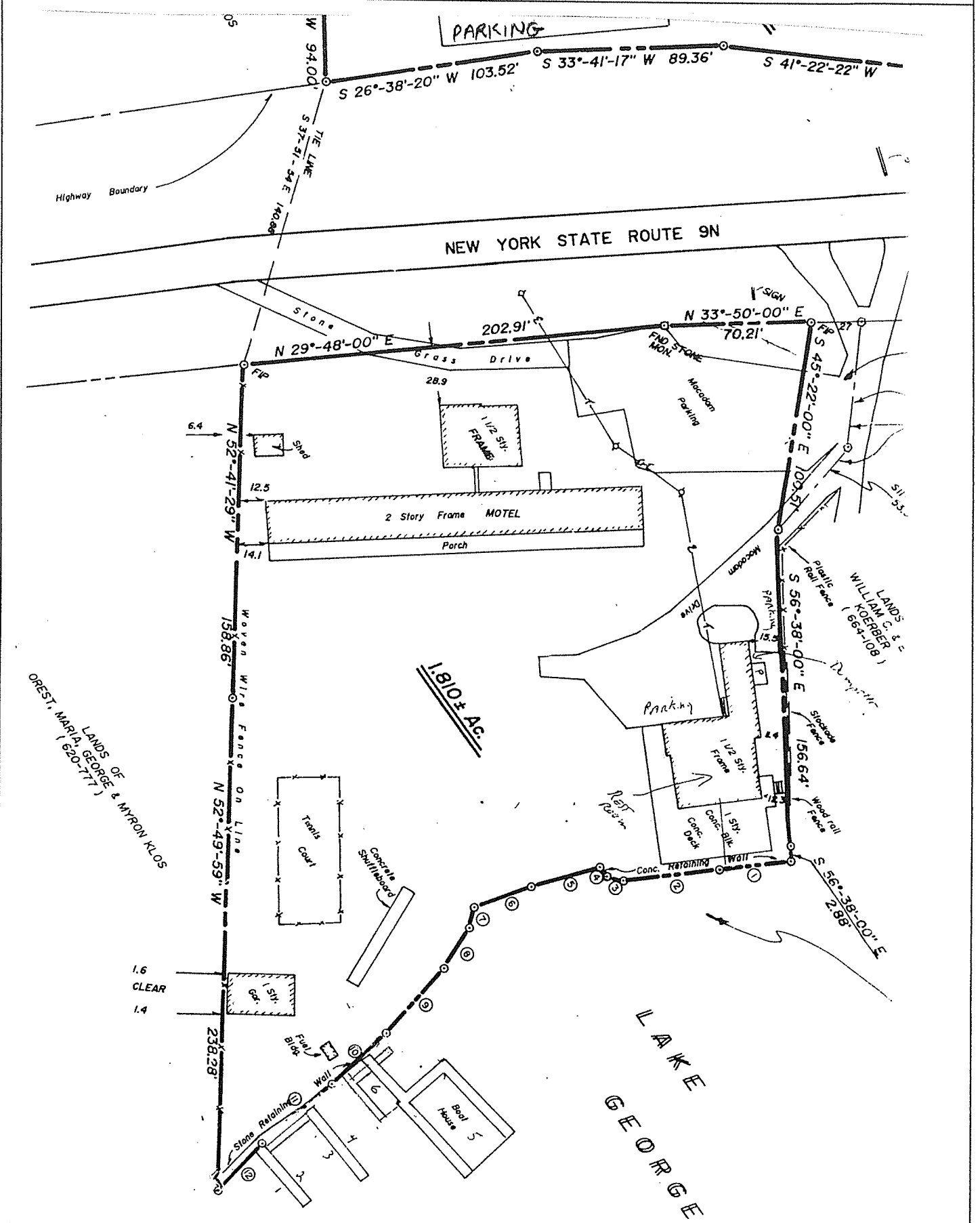
SCHEDULE A - MARINA DESCRIPTION

Facility Chelka Lodge	Lakefrontage: 331 feet
Other Parcels	
<p>Marina Description</p> <p>The Chelka Lodge is a resort facility located in Boon Bay which offers berthing for up to 6 vessels not belonging to the owner or overnight guests of the resort and rental of two motorized vessels to registered guests of the lodge only.</p>	
Authorized Marina Activities	
Total Seasonal Customer Berthing Spaces:	6 (6 on docks and 0 on moorings)
Total Customer Winter Storage:	0 (0 indoor and 0 outdoor)
Total Quick Launch:	0 (0 indoor and 0 outdoor)
Rental Vessels:	motorized: 2 one no more than 14' & one no more than 19' in length non-motorized: 0 personal watercraft: 0
Tour Boats:	0
Waterski/Tubing/Rides: No	SCUBA Instruction: No
Parasail: No	
Public Boat Launch: No	
Sales/Service: No	Private Boat Launch/Hoist/Rail: No
	Customer Parking Spaces: 6
Vessel Towing: No	
Fuel Sales: No	Bulk Storage Permit# n/a
Pumpout available at: Castaway Marina	
Permitted activities are limited to those listed on this page. Any change which alters or expands the number or type of services or recreational activities will require a modification to the permit.	
LGPC Permit # 5220-28-17	Page 5 of 7

SCHEDULE B - WHARF & MOORING PLAN



SCHEDULE C - FACILITY PLAN





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 at Castaway Marina 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: 5220-28-17

Facility: CHELKA LODGE

Permittee: Danj Corp DbA Chelka Lodge

Expiration Date of Authorization: 04/18/2023

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



Property Description Report For: 4204 Lake Shore Dr, Municipality of Bolton



Status: Active
Roll Section: Taxable
Swis: 522000
Tax Map ID #: 200.18-1-6
Property Class: 415 - Motel
Site: COM 1
In Ag. District: No
Site Property Class: 415 - Motel
Zoning Code: TOB
Neighborhood Code: 52210 - Lk George Frt
School District: Bolton
Total Assessment: 2021 - Tentative \$2,730,000
2020 - \$2,730,000
Property Desc: Chelka Lodge
6.-1-16.2
Deed Page: 124
Grid North: 1705292

Total Acreage/Size: 1.84
Land Assessment: 2021 - Tentative \$1,725,500
2020 - \$1,725,500
Full Market Value: 2021 - Tentative \$2,730,000
2020 - \$2,730,000
Equalization Rate: ----
Deed Book: 1167
Grid East: 710936

Owners

David Forshay Judith Forshay
P.O. Box 142 P.O. Box 142
North River NY 12856 North River NY 12856

Sales

No Sales Information Available

Utilities

Sewer Type: Private **Water Supply:** Private
Utilities: Electric

Inventory

Overall Eff Year Built: 1975 **Overall Condition:** Normal
Overall Grade: Average **Overall Desirability:** 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1975	Normal	Economy	1671	2
100	0	0	0	Unfinished	1975	Normal	Economy	3600	2
0	0	0	0	Finished	1985	Normal	Economy	3774	2
0	0	0	0	Finished	1985	Normal	Economy	3774	2.00

Site Uses

Use	Rentable Area (sqft)	Total Units
Non-contrib	1,800	0
Motel	10,520	26

Improvements

Structure	Size	Grade	Condition	Year
Tennis-clay	30 x 70	Economy	Fair	1960
Gar-1.0 att	20 x 32	Average	Normal	1980
Porch-up cov	8 x 90	Average	Normal	1964
Porch-open/deck	1,475.00 sq ft	Average	Normal	1965
Porch-open/deck	0 x 0	Average	Normal	1964
Porch-covered	5 x 9	Average	Normal	1964
Porch-open/deck	5 x 12	Average	Normal	1964
Tank-undrgrn	0 x 0	Average	Normal	1964
Boat shelter	12 x 22	Economy	Fair	1964
1sty boathse	22 x 44	Average	Normal	1921
Crib dock	0 x 0	Average	Normal	1964
Porch-up opn	22 x 44	Average	Good	2007
Porch-open/deck	16 x 16	Average	Normal	2016
Porch-covered	8 x 90	Average	Normal	1964
Porch-covered	10 x 13	Average	Normal	1950

Land Types

Type	Size
Waterfront	401 x 200

Special Districts for 2021 (Tentative)

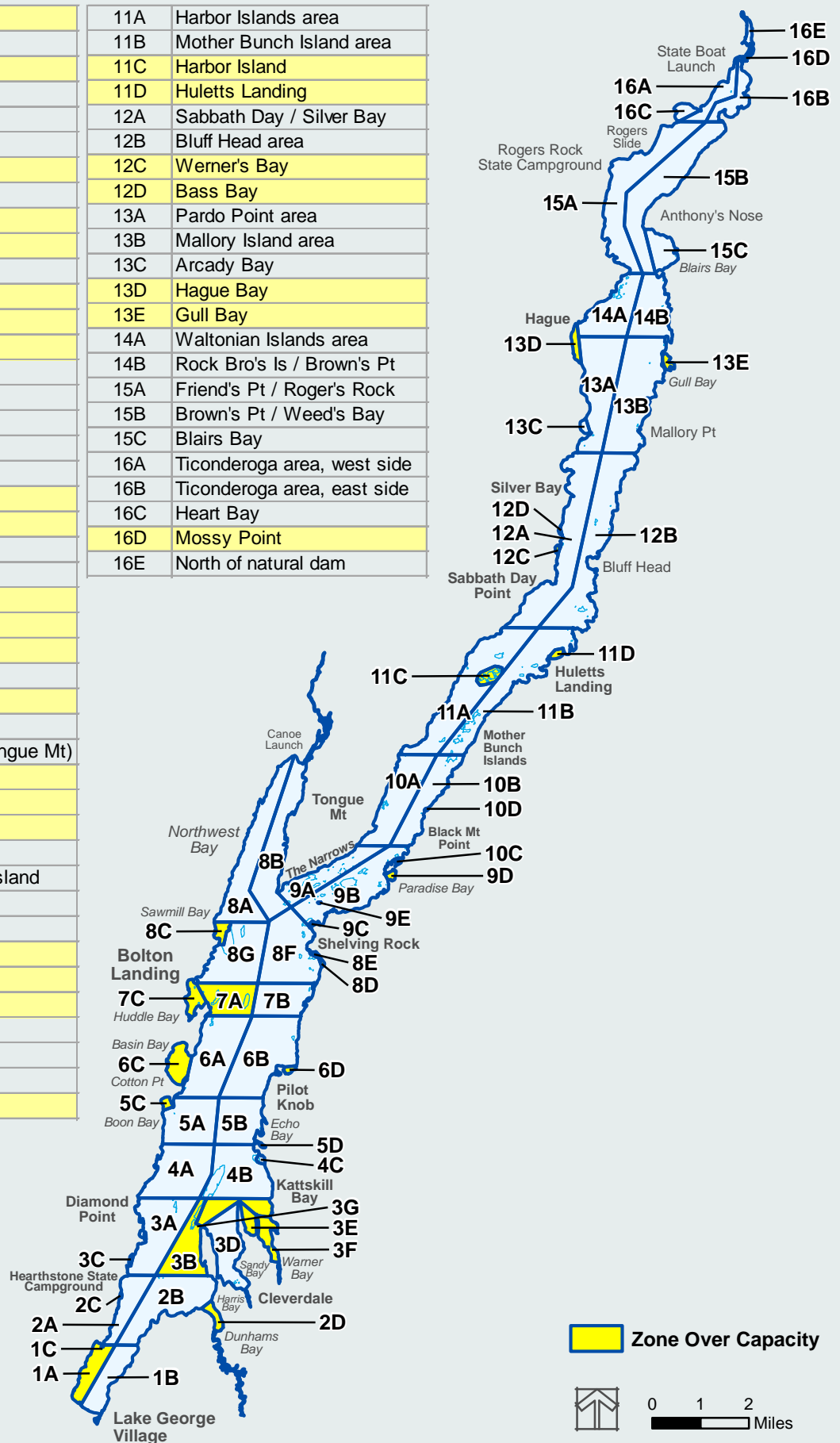
Description	Units	Percent	Type	Value
FD001-Fire Bolton	0	0%		0
SE001	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD001-Fire	0	0%		0
SE001	0	0%		0

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



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/Da- 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

The interface includes a search bar at the top left with the text "4204 lake shore drive bolto" and a search icon. Below it, a dropdown menu shows "Show search results for 4204 la...". The map displays a road segment highlighted in cyan, with labels for "TIRCH DR", "HEMLOCK POINT RD", "BEACH RD", and "BEACH AVE". A data popup is overlaid on the map, providing details for Station 170034.

Station 170034
NY9N
Lake Shore Driv
from CR35 DIAMOND POINT RD to CR 48

Direction:	Combined Total
Calculation Year:	2019
AADT Type:	Actual
AADT:	5501
Truck AADT Type:	Actual
Truck AADT:	412
Truck Percentage:	7
NHS:	Y
Functional Class:	4
Route_ID	100510021

Average Speed
[Zoom to](#)

600ft
-73.656 43.515 Degrees

Project: TB21-13 Jacobs @ Chelka

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"/>

Short Environmental Assessment Form Part 3 Determination of Significance

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

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

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

NYS Lake George Park Commission

 Name of Lead Agency

 Date

Joe Thouin

 Print or Type Name of Responsible Officer in Lead Agency

Environmental Analyst

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

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

Project Number: TB21-000013, M21-000011

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: ORichards Jabos Tour Boat @ Chelkawaters of Lake George. The vessel is proposed to be berthed and operated from Chelka Lodge where it will replace an existing seasonal berthing customer at the facility.

SEQR Status: 3 - Unlisted Action, Neg. Declaration on File

Description of Action: Operate a new Tour Boat on the waters of Lake George. The vessel is proposed to be berthed and operated from Chelka Lodge where it will replace an existing seasonal berthing customer at the facility.

Location: Parcel: 200.18-1-6, 4204 Lake Shore Drive Bolton, NY 12814

Reasons Supporting This Determination:

The applicant Richard Jacobs seeks to operate a tour boat on the waters of Lake George. The vessel is proposed to be berthed and operated from Chelka Lodge where it will replace an existing seasonal berthing customer at the facility. An application for a marina modification by Chelka has been provided to replace up to one seasonal berthing customer with the subject tour boat.

Chelka Lodge is located in Boon Bay. Per the Lake George Recreation Study, Boon Bay is known as Zone 5C, and is identified as being over capacity.

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

Public comments have been received in opposition to the application. Commenters suggest that recreational activities such as towing and anchoring associated with the Tour Boat should take place outside of Boon Bay. .

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



Lake George Park Commission

Application Materials

32
Pd. \$100.00
MAY



75 Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668-5001 info@lgpc.state.ny.us www.lgpc.state.ny.us

APPLICATION FOR 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: X (check or money order only)

1. BOAT OWNER OR OPERATOR

Mr. Mrs. Ms. Dr.

Name Richard Jacobs

Email lakegeorge57@gmail.com

Company Ridin' with Rich

Mailing address 559 Coolidge Hill Road

City Diamond Point

State NY

Zip code 12484

Phone 845-652-0496

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 Ridin' with Rich

NYS Registration # NY 6183 ML/2016

Vessel Make Monterey

Model 238ss

Max. Capacity 11/1500 lbs (passengers + crew)

Type of propulsion inboard Max. Speed 50 mph

Proposed # crew including captain 1

Length (ft): 23.8 Beam Width (ft): 8.6

Insurance Carrier Ace-Chubb

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 15 - Oct 15 6am - 9pm

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

5

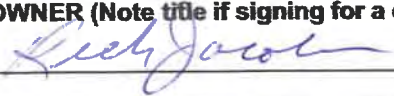
What type of tours are provided? Fishing Sailing Tubing Waterskiing Sightseeing Scuba
 Water Taxi Instruction Other (describe)

Tubing Not Proposed, See Note from Applicant

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

Passengers are permitted to bring their own beverages and food

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

5. FACILITY OF OPERATION Primary location for passenger pickup/discharge				
Owner Name David Forshay			Email	
Company Chelka Lodge				
Mailing address 4204 Lake Shore Drive				
City Diamond Point		State NY	Zip code 12824	Phone 518-668-4677
Town	<input type="checkbox"/> TICONDEROGA	<input type="checkbox"/> DRESDEN	Section	Block
	<input type="checkbox"/> FORT ANN	<input type="checkbox"/> HAGUE		
	<input checked="" type="checkbox"/> LAKE GEORGE	<input type="checkbox"/> PUTNAM	Street	
	<input type="checkbox"/> QUEENSBURY	<input type="checkbox"/> BOLTON		
Secondary Facilities for passenger pickup/discharge				
Location where vessel is berthed				
If the vessel is stored on land during the boating season:				
Storage Facility: _____				
Launch/Retrieval Facility: _____				
6. CERTIFICATION				
I hereby affirm that the information on this form and all attachments submitted herewith is true to the best of my knowledge and belief.				
I hereby consent to the Commission staff working directly with my agent, as designated on page 1 of this form, during the review of this application.				
During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit the facility to inspect, measure, make drawings and/or take photographs. I hereby agree that LGPC staff or their assigns may enter upon and pass through this property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, while the application is pending.				
As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from the said project.				
SIGNATURE OF OWNER (Note title if signing for a corporation or association)			DATE	
			5-11-2021	

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

Joe Thouin

From: Richard Jacobs <lakegeorge57@gmail.com>
Sent: Friday, June 4, 2021 7:13 AM
To: Joe Thouin
Subject: P v

Good morning Joe, I won't be offering tubing as stated on my application form. Please make the correction. Thankyou



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 DAVE FORSHAY
CHELKA LODGE (name of facility owner) agrees that
customers of RICH JACOBS (Riding with Pitt) (name of tour boat owner/company)
may utilize the dock launch at my facility CHELKA LODGE, as
(name of facility)

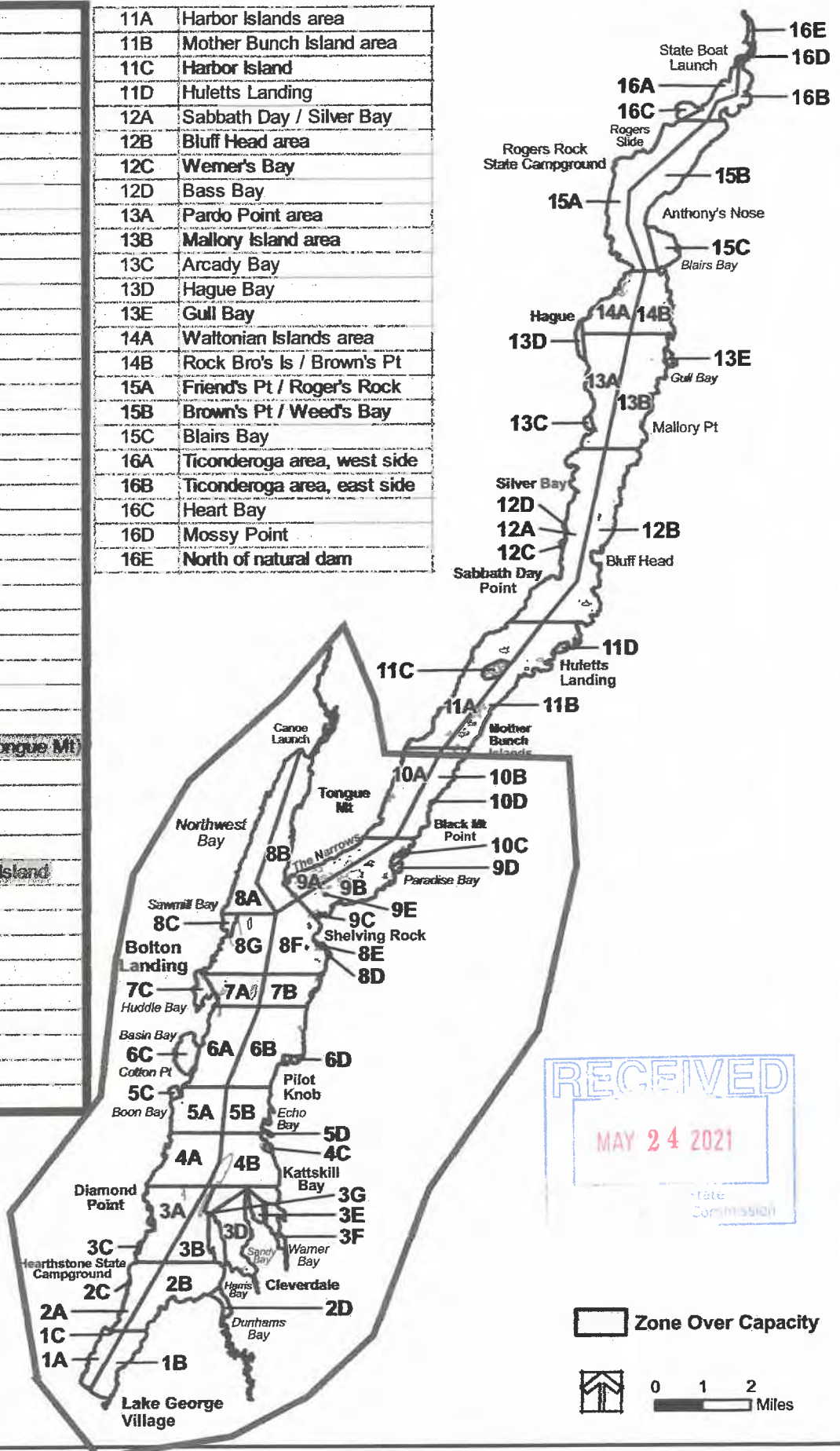
well as the attendant services necessary, including parking, restrooms and garbage disposal, as needed, to access the boat.

[Signature]
Facility Owner/Operator/Municipality CEO

5/5/21
Date

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	Huletts Landing
12A	Sabbath Day / Silver Bay
12B	Bluff Head area
12C	Wemer'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



Active location include these on the map depending on the length and nature of the boat tour

RECEIVED
MAY 24 2021
State Commission

Zone Over Capacity
0 1 2 Miles



Chelka Lodge

4204 Lake Shore Drive
Diamond Point, N.Y. 12824
Phone (518) 668-4677 E-mail: mail@chelkalodge.com
Web Site: www.chelkalodge.com
Hosts: Judy & Dave Forshay

May 20, 2021

To Town of Bolton Zoning:

This is to certify that Richard Jacobs wishes to lease a boat slip from us for the 2021 season to be used for a PV.

We are a Class C Marina with 6 slips available for lease. We have a marina bath, garbage facilities and parking available. 3 spaces have been requested which is not an issue as we eliminated 10 motel rooms several years ago. Parking is available in our upper parking lot. (See attached.)

Please let me know if you need further info from us.

David C Forshay

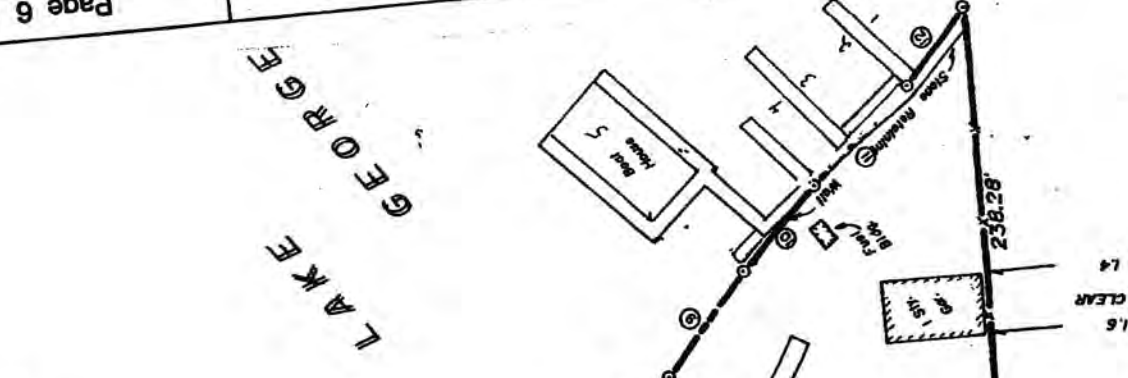
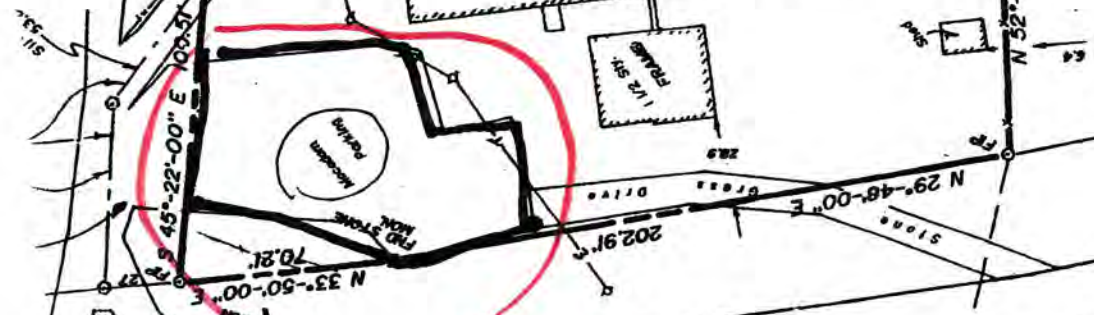
Owner

Directly on Beautiful Lake George

SCHEDULE C - FACILITY PLAN

W 94.00' S 26°-38'-20" W 103.52' S 33°-41'-17" W 89.36' S 41°-22'-22" W

NEW YORK STATE ROUTE 9N



GEORGE LAKE

L4 CLEAR L5

LANDS OF MARY, GEORGE & MYRON KLOS
ORST, MARY (820-777)

1.810± AC.

LANDS OF WILLIAM C. & ROSEBERG (684-108)

511.53±

70.21'

N 33°-50'-00" E

N 45°-22'-00" E 100.51'

S 56°-38'-00" E 156.64'

S 56°-38'-00" E 156.64'

S 56°-38'-00" E 156.64'

S 56°-38'-00" E 156.64'

S 56°-38'-00" E 156.64'

S 56°-38'-00" E 156.64'

Short Environmental Assessment Form Part 1 - Project Information



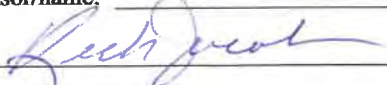
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Ridin' with Rich Boat Tour			
Project Location (describe, and attach a location map): Boat docked at Chelka Lodge (4204 Lake Shore Drive, Diamond Point, NY 12824). Boat operating on Lake George from Lake George Village up to Nar			
Brief Description of Proposed Action: Private Lake George boat tours/charters for up to 7 passengers (plus one crew member). We will offer cruising, sightseeing, slow tubing, recreational fishing, water taxi, trips to day islands (only when permits have been obtained) All activities will be performed in appropriate locations based on passenger/boater safety and in accordance with residential distance guidelines NO water sports or recreation of any kind in high traffic areas or within 200 feet from the mean highwater mark of such property without the consent of the owner or lessee of such property			
Name of Applicant or Sponsor: Richard Jacobs		Telephone: 845-652-0496 E-Mail: lakegeorge57@gmail.com	
Address: 559 Coolidge Hill Road			
City/PO: Diamond Point		State: NY	Zip Code: 12824
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 checked="" 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: Lake George Parks Commission		NO <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Waters and Wetlands of Lake George	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Richard Jacobs</u> Date: <u>May 11, 2021</u>		
Signature: <u></u> Title: <u>owner</u>		

CHELKA

PA. \$50. MDW



Lake George Park Commission



Fort George Rd, PO Box 749, Lake George NY 12845 | 518.668.9347 fax 518.668.6601 | info@lgpc.state.ny.us www.lgpc.state.ny.us

APPLICATION FOR PERMIT FOR A CLASS A MARINA

THIS APPLICATION IS FOR THE:

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

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

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

NAME CHELKA LODGE EMAIL DAVEFORSHAY@HOTMAIL.COM

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL DAVE FORSHAY

MAILING ADDRESS 4204 LAKE SHORE DRIVE

CITY DIAMOND PT STATE NY ZIP CODE 12824 PHONE 668-4677

If other parties have deeded or contractual access to this lakefront, please provide names and mailing addresses of all involved parties on a separate sheet.

2. AGENT CONTRACT VENDEE PRESIDENT OR CEO ATTORNEY CONSULTANT CONTACT PERSON

NAME DAVE FORSHAY EMAIL

COMPANY

MAILING ADDRESS

CITY STATE ZIP CODE PHONE

3. FACILITY

NAME OF MARINA CHELKA LODGE

WHEN DID MARINA OPERATIONS FIRST BEGIN AT THIS FACILITY? _____

TOWN TICONDEROGA DRESDEN FORT ANN HAGUE LAKE GEORGE PUTNAM QUEENSBURY BOLTON SECTION 16.2 BLOCK 6 LOT 1 STREET LAKE SHORE DRIVE ZONING COMMERCIAL

LAKE FRONTAGE 344 feet according to Tax Map Survey (attach copy) NUMBER OF WHARFS AND MOORINGS CURRENTLY ON PROPERTY 4 DOCKS 1 MOORINGS (Please fill in a number or 0 for each)

4. PROJECT DESCRIPTION

PROPOSED MARINA ACTIVITIES

We wish to REPLACE one seasonal berthing space with a tour boat

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

Yes No (If yes, application and plans must be submitted with marina application)

IS THE FACILITY AND ITS ASSOCIATED LAND USES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS?

Yes No (if no, please explain)

5. MARINA SERVICES

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

Service	Number of Vessels	Service	
<input type="checkbox"/> Slip rental*	5	<input type="checkbox"/> Fuel Sales	<input type="checkbox"/> Pump-out
<input type="checkbox"/> Mooring rental*		<input type="checkbox"/> Public Boat Launch	<input type="checkbox"/> Private Boat Launch
<input type="checkbox"/> Indoor winter boat storage*		<input type="checkbox"/> Boat Sales	<input type="checkbox"/> Sale of Marine Products
<input type="checkbox"/> Outdoor winter boat storage*		<input type="checkbox"/> Service/Repair	<input type="checkbox"/> Vessel Towing
<input type="checkbox"/> Indoor Quick Launch		<input type="checkbox"/> Waterskiing/Tubing	<input type="checkbox"/> Scuba
<input type="checkbox"/> Outdoor Quick Launch		<input type="checkbox"/> Parasail -Operator _____	
<input type="checkbox"/> Motorized Boat Rentals **		<input type="checkbox"/> Instruction/Classes - state type	
<input type="checkbox"/> Non-Motorized Boat Rentals **			
<input type="checkbox"/> Personal Watercraft Rental		<input type="checkbox"/> Tour Boat(s) Operator Vessel	
<input type="checkbox"/> Charter Vessels Type <u>Bay Town</u>	1		

Additional Details _____

*Include berths used by customers only. Do not include slips, moorings or winter storage areas used by rental vessels or other vessels owned by the marina or upland owner. Number customer berths on the facility plan.
 ** Attach sheet with descriptions of proposed rental boats; type, length & size of motor.

WHAT ARE THE PLANNED HOURS AND TIME OF YEAR OF OPERATION?

MAY 1 to November 1 7:00 AM to 9:00 PM

WILL ANY OWNER/OPERATOR OF A PUBLIC VESSEL CONDUCT BUSINESS INVOLVING SUCH VESSEL AT THIS FACILITY? (ie: offering of rides, instruction, or water based recreation for a fee, etc.) Yes No
 If yes, fill out Public Vessel Addendum C and submit with application

OF THE VESSELS BERTHED AT THE SITE, HOW MANY HAVE
 Holding Tanks? 1 Port-a-Potties? 2 No facilities? 3

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

CASTAWAY MARINA - See ATTACHED

If relying on another facility to provide pump-out services attach a signed and dated agreement (Addendum A). This is required for all marinas which do not offer on-site pump-out.

ARE PETROLEUM PRODUCTS SOLD HERE? Yes No

If yes, what is the DEC Bulk Storage Permit Number? _____
 If yes, is there a Spill Prevention Plan on file? Yes No (include spill plan with application)

IS A BOAT CLEANING AREA PROVIDED? Yes No (mark location on facility plan)

HOW MANY VEHICLE PARKING SPACES ARE AVAILABLE AT THE SITE? 35 (mark on facility plan)

HOW MANY BOAT TRAILER PARKING SPACES ARE AVAILABLE? N/A (mark on facility plan)

ARE REST ROOMS AVAILABLE TO CUSTOMERS AT ALL TIMES BETWEEN MAY 1 AND OCTOBER 31?

Yes This is required for all marinas. Mark the rest room's location on facility plan & attach Wastewater System Evaluation Report as needed (see instructions)

6. PERMITS OR APPROVALS REQUIRED FROM OTHER AGENCIES OR MUNICIPALITIES

Agency	Permit or Approval	Date Applied	Date Issued
<u>None</u>			

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

NAME <u>Paul Rutherford</u>	NAME <u>Karen & John O'Connell</u>
TAX MAP #	TAX MAP #
MAILING ADDRESS <u>4178 Lakeshore Dr Diamond Pt, NY 12824</u>	MAILING ADDRESS <u>4208 Lakeshore Dr Diamond Pt, NY 12824</u>

8. CERTIFICATION

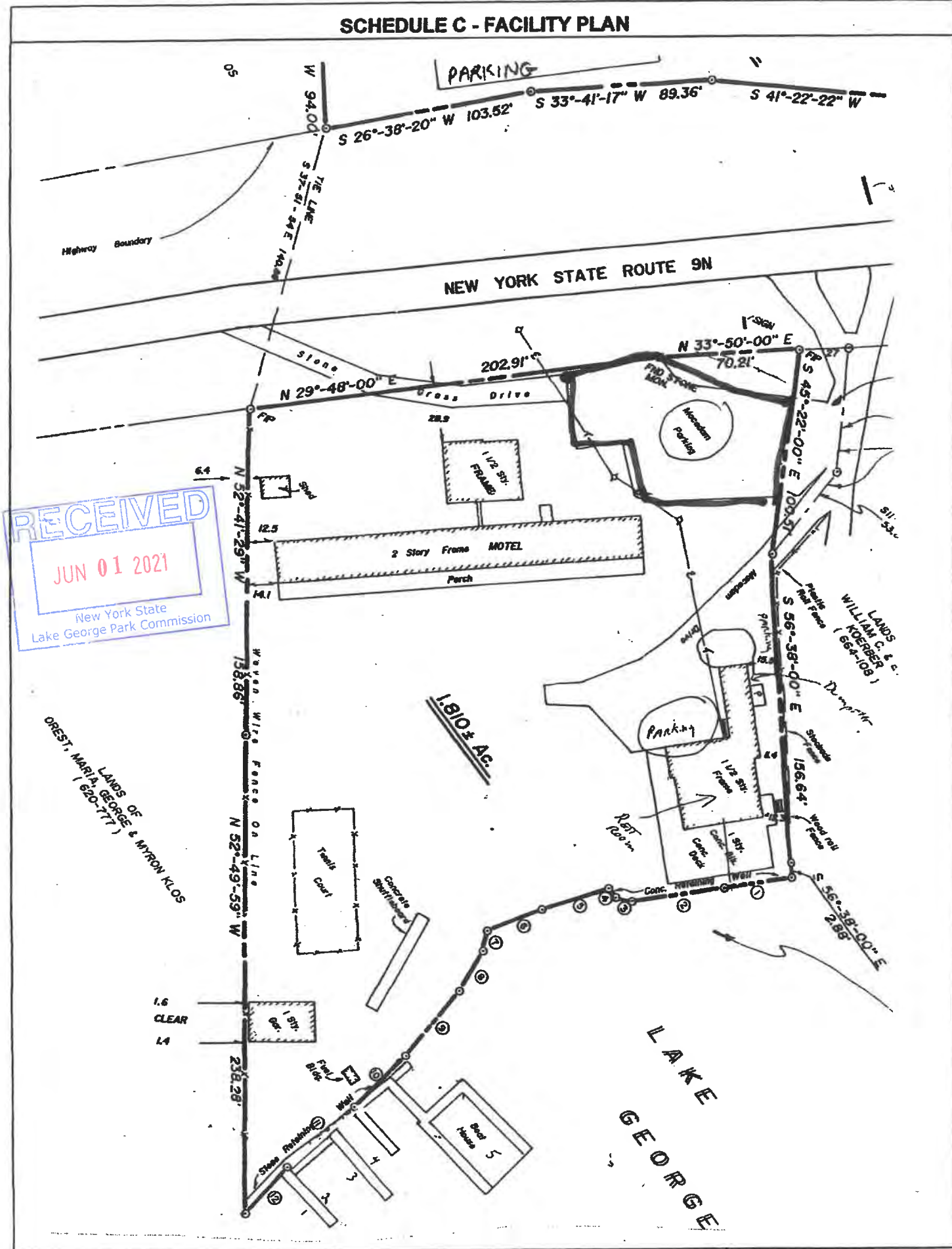
I hereby affirm that the information on this form and all attachments submitted herewith is true to the best of my knowledge and belief. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct and indirect, or whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from the said project.

During the processing of this application Lake George Park Commission (LGPC) personnel or their assigns may need to visit this site to inspect, measure, make drawings and/or take photographs. I hereby agree that LGPC staff or their assigns may enter upon and pass through this property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, while the application is pending. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes LGPC staff or their assigns to disregard such notices or unlocked gates at the time of inspection

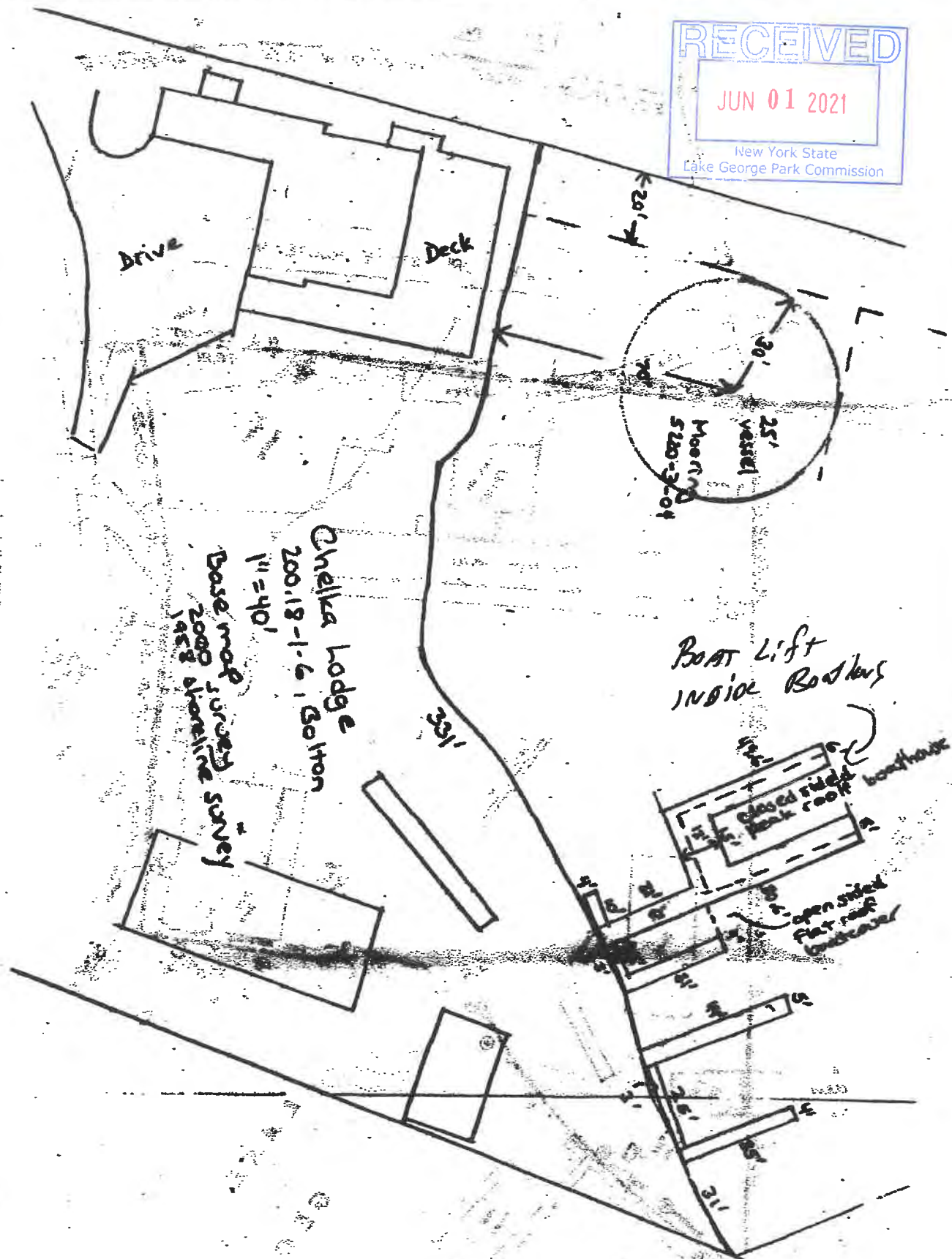
SIGNATURE OF OWNER (Note title if signing for a corporation or association) [Signature] **DATE** 5/28/21

- INCLUDE WITH THIS FORM** - Failure to include any one of the required items will result in an incomplete notice and delay in processing your application.
- Application fee
 - Site location map
 - Facility Plan - to scale showing all buildings, docks, moorings and location of services provided and any other required information (see application instructions)
 - Full or Short Environmental Assessment Form (confirm form type with Commission staff)
 - Wastewater System Evaluation Report, SPDES permit or if on public sewer, a letter from the municipality approving the proposed use.
 - Addendum A Co-owner Signature Page (if lakefront is jointly or commonly owned)
 - Addendum B Parties with deeded or contractual access to this lakefront
 - Addendum C Public Vessel Form (if needed)
 - Addendum D Pump-out agreement (if needed)

SCHEDULE C - FACILITY PLAN



SCHEDULE B - WHARF & MOORING PLAN



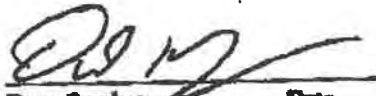


Chelka Lodge

4204 Lake Shore Drive
Diamond Point N.Y. 12824
Phone (518) 668-4677 E-mail: mail@chelkalodge.com
Web Site: www.chelkalodge.com
Hosts: Judy & Dave Forshay

Castaway Marina has agreed to be the designated facility for pump-out of holding tanks and porta-pottys for those individuals doing seasonal slip rentals from Chelka Lodge in Diamond Point. Normal fees will be charged to those using this pump out facility.

Agreed by:

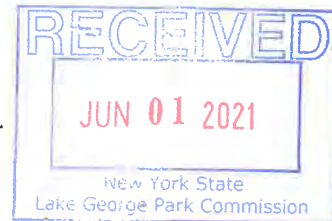


Dave Forshay Date
Chelka Lodge

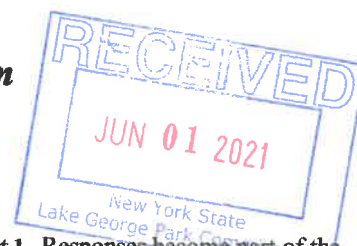
 

John Matthews Date
Castaway Marina

Castaway Marina
Route 9L
Lake George, New York



Short Environmental Assessment Form Part 1 - Project Information



Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>REPLACE ONE SEASONAL BERTH WITH A TOUR BOAT</i>			
Project Location (describe, and attach a location map): <i>CHELKA LODGE</i>			
Brief Description of Proposed Action: <i>We currently have 6 seasonal slips and would like to replace 1 with tour boat operation.</i>			
Name of Applicant or Sponsor: <i>CHELKA LODGE - DAVE FORSHAY</i>		Telephone: <i>518 668-4177</i>	
		E-Mail: <i>DAVEFORSHAY@HOTMAIL.COM</i>	
Address: <i>4204 LAKE SHORE DRIVE</i>			
City/PO: <i>DIAMOND PT, NY</i>		State: <i>NY</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 checked="" 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: <i>LGPC</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u> 3 </u> acres			
b. Total acreage to be physically disturbed? <u> 0 </u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u> 4 </u> 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NA NA</i>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	<i>NA NA</i>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	<i>NA NA</i>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>DAVID C. FOWLER</u> Date: <u>5/28/21</u></p> <p>Signature: <u>[Signature]</u> Title: <u>VP-OWNER</u></p>		

Joe Thouin

From: apa.sm.Referrals <Referrals@apa.ny.gov>
Sent: Monday, June 7, 2021 8:10 AM
To: Joe Thouin
Subject: RE: Jacobs Tour Boat at Chelka

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
www.apa.ny.gov

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From: Joe Thouin <joe@lgpc.state.ny.us>
Sent: Tuesday, June 1, 2021 1:27 PM
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>; Rich Miller (planning@town.bolton.ny.us) <planning@town.bolton.ny.us>
Subject: NAR: Jacobs Tour Boat at Chelka

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 the Chelka Lodge marina in Bolton. This would replace a seasonal berthing customer. A concurrent application for a marina modification to accommodate the tour boat is also included.

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

Best regards as always,

Joe Thouin

From: Linda White <lwhitelaw04@gmail.com>
Sent: Monday, June 7, 2021 6:08 PM
To: Joe Thouin
Cc: Linda White
Subject: Comment regarding Application #: TB21-000013 Applicant: Richard Jacobs

To Joe Thouin,

I am very concerned with this application. Boon Bay is a very small bay. Over the years, we have seen an increase in tubing and skiing in Boon Bay with rental boats as well as other boaters. Also, we are now seeing a recent increase of boats anchoring in Boon Bay. This is becoming a dangerous situation with boats circling behind each other with tubers and water skiers. The anchored boats are making these circles even smaller. We have already had one fatality in this bay that involved a boat pulling a skier hitting a canoe. An eight-year-old boy died from this event. Adding a commercial enterprise to the bay with the noted tour boat will add even more traffic/danger in Boon Bay. We have also experienced very rough water on our docks and beach as a result of all the boat traffic. This rough water has stressed our docks and young children have been frightened by the waves coming onto our beach. I would be open to this application if certain restrictions could be placed by the Lake George Park Commission. Restrictions that would make me feel comfortable with this application for the tour boat:

- so long tubing/skiing does not occur in Boon Bay with this boat,
- so long the tour captain follows speed limits within the bay
- so long the tour boat does not anchor in the bay for swimming purposes,
- so long the tour captain stays at least 50 feet from docks except when leaving or docking.

Thank you for your consideration on this.

Linda White

Joe Thouin

From: Paul Rutherford <paul.rutherford1@gmail.com>
Sent: Monday, June 7, 2021 2:38 PM
To: Joe Thouin
Subject: RE: Comment on Application TB21-000013

Hey Joe,

With regard to the application for a tour boat operation at Chelka Lodge, in general I have no problem with operating a tour boat from the location. I'm all in favor of people being able to get out and enjoy the lake. You haven't really seen lake george unless you've experienced it from the water, so I'm all for different opportunities in that regard.

I have only a couple of requests:

I would ask that when entering and leaving the dock area that a reasonable rate of speed be adhered to while in Boon Bay proper.

I would also request that extended water tubing be enjoyed outside of Boon Bay.

These requests are made to cut down on the wave action that could erode beaches and shorelines inside the bay. Rush Island that used to sit at the opening of the bay was a casualty of erosion despite an ongoing rip-rap effort by residents of the area.

Thank you for your consideration with regard to the application.

Cheers,
Paul

RECEIVED

JUN 09 2021

New York State
Lake George Park Commission

June 6, 2021

Mr. Throuin,

We are responding to a request by Richard Jacobs to operate a tour boat out of Cheeka Lodge, (owner David Forshay) in Boon Bay, Lake George, Town of Bolton.

We have owned a seasonal cottage at Boon Bay Association for 42 years. We are very aware of the rules for operating watercraft and how often they are ignored.

If the applicant intends to use Cheeka Lodge only as an access point to the rest of Lake George - 5 times out, 5 times back, that's one thing.

If the intent is to stay in Boon Bay pulling tubers at high speed or allowing fishermen to troll around private docks, that's another matter.

We are opposed to the proposed boat tour operation for the following reasons: 1) The applicant boat owner does not own property in Boon Bay and therefore has no vested interest in its shoreline, docks, boats or seawalls. It appears that he is unaware of the start time for motor boat activity - 7 am not 6 am.

2) As you are probably well-aware, Boon Bay is one of the smallest bays on the lake with docks extending out along the west shoreline around

2) Sandy Lane Estates Beach.
Boats are sometimes moored off
Hemlock Pt. for swimming.
The bay is also frequented by
many small non-motorized
water craft, and PWC's.
It can be a very congested place.
A tragic accident happened here
in July 7, 1993 - taking the life
of an eight year old boy. There
was one careless motor boat
operator and the canoe he hit
in the bay at the time.

3) Boon Bay measures approximately
1000 ft across - which means
that motorized craft, unless
approaching or exiting a dock,
need to operate 500 ft from shore -
or straight down the middle of
the bay. Another rule often ignored.
Lately some homeowners at Boon
Bay Association are in favor of a
5 mph speed limit in the bay
and will likely pursue this topic
with the Balton Town Board
and Supervisor.

In the interest of safety, please
consider this request carefully:

We certainly hope it will be denied.

David & Lynn Call
15 Boon Bay Rd. &
3 Evergreen Lane, B5
Balton Landing.

WSA
Island View Loop
Diamond Point NY 12824

June 9, 2021

Lake George Park Commission
75 Fort George Road
Lake George, New York 12845

Commission Members,

This correspondence, on behalf of the West Shore Association (WSA) shall serve as a formal notice of opposition to the application submitted by Richard Jacobs on behalf of Chelka Lodge.

The WSA owns property that lies within 500 feet of the applicant and currently includes 11 homes situated on Boon Bay. In addition, several members of WSA received notices directly of the application. As such, WSA is entitled to submit this letter in opposition to the application.

Boon Bay, has for many years, remained a placid oasis for families to recreate and boat. The Chelka Lodge facility is the only commercial establishment currently on Boon Bay.

Recently, the boating activity has dramatically increased on Boon Bay, in part due to the sheltered nature of the relatively small bay that attracts boats seeking anchor, water ski, water tube and other activities. This has and continues to cause increased and significant damage to WSA's docks, boats and other property resulting in financial cost to the Association for repairs. Additionally, the activity adversely affects the shoreline. Including along an undeveloped stretch of shoreline that we understand was protected at one time from the anchoring of boats. The addition of a commercial boat tour establishment, especially one operating repeated daily trips at high speeds of up to 50 miles per hour as provided in the application will only exacerbate this condition, potentially harm the shoreline, and encumber WSA with ongoing repair costs for our docks and other property.

Additionally, the Special Permit application, in concert with the permit for Class A Marina, directly conflict one another regarding hours and time of year operation. Also, there is no attachment, as referenced in the application, regarding "Boat Holding Tanks and Port-A-Pottie effluent disposal".

The applicant(s) fail to adequately address the requirements of the Lake George Park Commission regulations specific to sections 646-1.2, B1 through B5 (i), (ii), (iii), 6, 7 (i), (ii), 8, 9 (i), (ii), (iii).

In conclusion, WSA and their resident members, strongly oppose any application that will contribute to the "commercialization" of Boon Bay and result in a constant disruption and denigration of the health of the Bay and our quality of life. To the extent that the Commission is inclined to grant the application, a reasonable "no wake" speed restriction should be placed as a condition to prevent operating at speeds

above which a wake would be formed within Boon Bay (beginning at the southernmost buoy marking the submerged point and northward within the Bay). This would allow commercial operations while preventing regular high-speed tubing, skiing and similar activities that would adversely impact shoreline, boats, docks and other property, if conducted on a regular basis within the small confines of Boon Bay .

Thank you for your considering our opinion in this matter.

Respectfully submitted,

On behalf of WSA Association

Ellie Belive
WSA President

App #TB21-000013/Tour Boat - Jacobs and M21-000011/Marina Modification/Chelka

Debra Fishner <dfishner@gmail.com>

Sun 6/13/2021 9:05 PM

To: Joe Thouin <joe@lgpc.state.ny.us>

Attn: Joe Thouin

Re: Application #: TB21-000013 - Richard Jacobs

Marina Modification: M21-000011 - Chelka Lodge/Dave Forshay

Dear Mr Thouin:

This email is in response to the LGPC's Notice of Availability For Review (06/01/21) regarding the above noted application and marina modification request. We take this opportunity to voice our concerns regarding this matter.

Our family has enjoyed and appreciated the beauty and serenity of Lake George for over 60 years. We have been fortunate to reside on Boon Bay as residents of Boon Bay Assoc for the past 35 years. We take our stewardship of the lake very seriously and it's been of great concern to us that activity within Boon Bay has placed the bay at risk. Aggressive boaters, tubers and PWC have created conditions that are harmful to the native vegetation along our shoreline and created damage to our seawall, beaches, docks and boats.

We've worked hand and hand and partnered with the Lake George Assoc on a project here at Boon Bay that has made us very aware of just how important it is to protect our vulnerable Lake and more specifically Boon Bay. That is why we are greatly concerned about a commercial tour operation taking place within Boon Bay. We have to question what this means to Boon Bay.

We have no issues with an independent operator wanting to conduct business or for the Forshay's, the owners of Chelka Lodge, offering this operator dock space at Chelka Lodge. We do have issues and concerns if the tour boat operator, Mr Jacobs, will be conducting business within the very small confines (1000' shore to shore) of Boon Bay.

Boon Bay has been designated by the LGPC as "Zone Over Capacity" (5C). Our tiny bay can not withstand commercial tubing and fishing from 6am - 9pm as noted on Mr Jacobs application to the LGPC. We ask that the LGPC please not allow commercial activities such as tubing, fishing, etc within Boon Bay by Mr Jacobs.

A number of Boon Bay residents are currently in the process of requesting that Boon Bay be designated as a 5mi no wake zone because of the ongoing activities of aggressive boaters, tubers and PWC. Even if successful, we have no idea as to how long this process might take. Regardless of how long it might take, we will continue to forge forward in our fight to protect Boon Bay and the Lake overall. It's essential that we protect our shores and native vegetation, our seawalls, docks and boats.

Most importantly we fight to protect the people who love the lake. For us personally, we fight for 8 year old Matthew, our dear neighbor's grandson, who lost his life on July 7th 1993, when a careless boater, hauling a water skier without a spotter in Boon Bay, ran over the canoe that Matthew, his mother and sister were boating in. A wonderful carefree day that turned into an unimaginable

tragedy. We fight for Matthew and for the Lake and for those who can not speak up and fight to defend themselves.

Thank you for your consideration. We appreciate your reviewing our request for restrictive use by Mr Jacobs within Boon Bay. If restrictive use cannot be accommodated, please be advised that we oppose Mr Jacobs application for a special permit for the operation of a tour boat on Lake George as well as oppose the modification request for a permit for a Class A marina by Chelka Lodge.

Sincerely,
Debra and Allen Fishner
3 Boon Bay

LGPC Application #TB21-000013

Grant Fullman <grantf65@gmail.com>

Sat 6/12/2021 6:52 AM

To: Joe Thouin <joe@lgpc.state.ny.us>

Mr. Thouin,

I am writing as an individual homeowner to provide comments regarding Application #TB21-000013, in which Richard Jacobs proposes operation of a Tour Boat, based at Chelka Lodge on Boon Bay, and David Forshay, owner of Chelka Lodge, proposes a related modification to Chelka's Class A Marina permit to accommodate the proposed Tour Boat. As of May 30, I am no longer President of the Boon Bay Association (BBA), so these comments are solely my own.

I oppose the proposed Tour Boat operation based on two factors - both of which relate to concerns about the impact of increased boat traffic on Boon Bay:

1. The Tour Boat proposal includes Tubing as a proposed activity. Boon Bay is small, and boat wakes are slowly but surely destroying our shoreline, and damaging our docks (and potentially our boats as well). BBA may propose a 5 mph / "No Wake" zone for Boon Bay as a means to preserve our shoreline, and Tubing would be at odds with this initiative.
2. The Tour Boat proposal is for up to 5 trips per day. I believe this is significantly more than any private vessel might reasonably make; therefore, this would result in more traffic on the Bay. Boon Bay can be peaceful and quiet - as evidenced by the Loons that live here - but this would no longer be the case if traffic increases.

Please call me if you would like to discuss.

thank you,

Grant Fullman
518-320-4876