

LAKE GEORGE PARK COMMISSION

PROJECT SYNOPSIS

Meeting Date April 30, 2019

Applicant Twin Birches Cottages L L C	Facility Twin Birches Cottages	Parcel 238.16-1-28 Lake George
Application # 5222-12-19 M1 MAJOR 5222-13-19 SPT	Lakefront 155 feet 2 straight, T, L, U, F or 1 E docks & 2 moorings	Location Sunnyview Lane Diamond Point
Date Received 03/15/2019	SEQR type Unlisted Action	Comment period ends 04/13/2019

Project

Modify a Class A Marina to add one charter boat offering sightseeing and tubing

Background

The facility is currently authorized for 3 PWC rentals, and the proposed applications would add a new charter vessel to Lake George operated from this facility.

The project site has sufficient resources to support the requested modification including parking, portable restrooms, trash receptacles, and docking

The lakefront parcel is located within Zone 2A, as established within Commission recreational reports. Review of data from the 2006 and 2016 Lake George boating recreation studies indicates there is a surplus of boatable acres within Zone 2A, referred to as Hearthstone. The 2016 recreation study included a survey of lake users, of whom 3% reported experiencing congestion in Zone 2A. Tubing is proposed in zones 4B, 5B, 6B, and 7B, which are listed in the recreation study as having a surplus of boatable acreage.

Assuming a maximum of 4 tours daily as proposed by the applicant, the increased vehicular activity would be 12 additional car trips, which represents an increase of 0.51% above current traffic levels according to NYSDOT.

The project does not require permits from the Town, APA, or DEC.

Regulatory Determinations

SEQRA

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

CONSIDERATIONS FOR TOUR BOATS

General Provisions Applicable to Special Permits pursuant to 6NYCRR 646-1.5:

(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

Date prepared April 18, 2019

LAKE GEORGE PARK COMMISSION

PROJECT SYNOPSIS

Meeting Date April 30, 2019

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."

Lake George Park Commission



0 50 100 Feet

1" = 52'

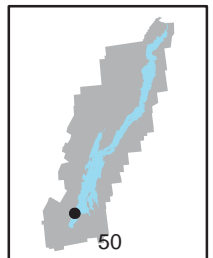


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The data is deemed reliable but not guaranteed.

Lands of Twin Birches Cottages LLC
TM# 238.16-1-28, Northern lakefront
238.15-1-52, Southern Lakefront
Town of Lake George

Air Photo ca. 2013



Lake George Park Commission



0 200 400 Feet

1" = 400'

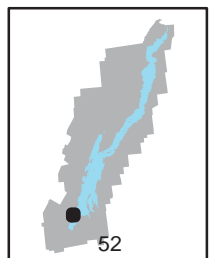


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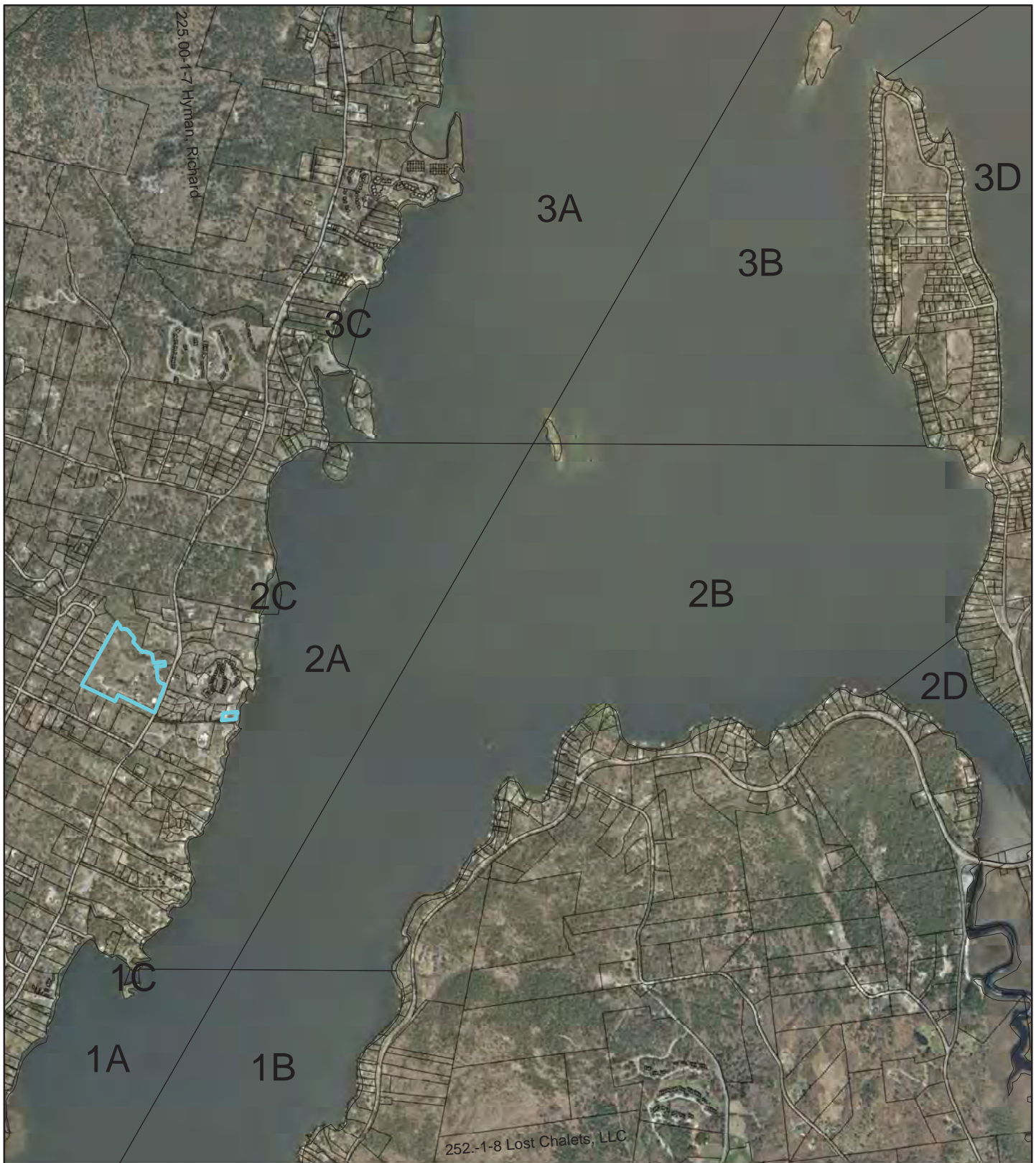
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Lands of Twin Birches Cottages LLC
TM# 238.15-1-54, upland
TM# 238.16-1-28, lakefront
Town of Lake George

Air Photo ca. 2013



Lake George Park Commission



0 1,000 2,000 Feet

1" = 2000'

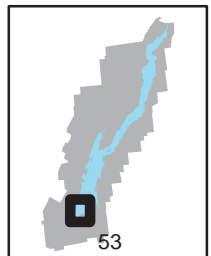


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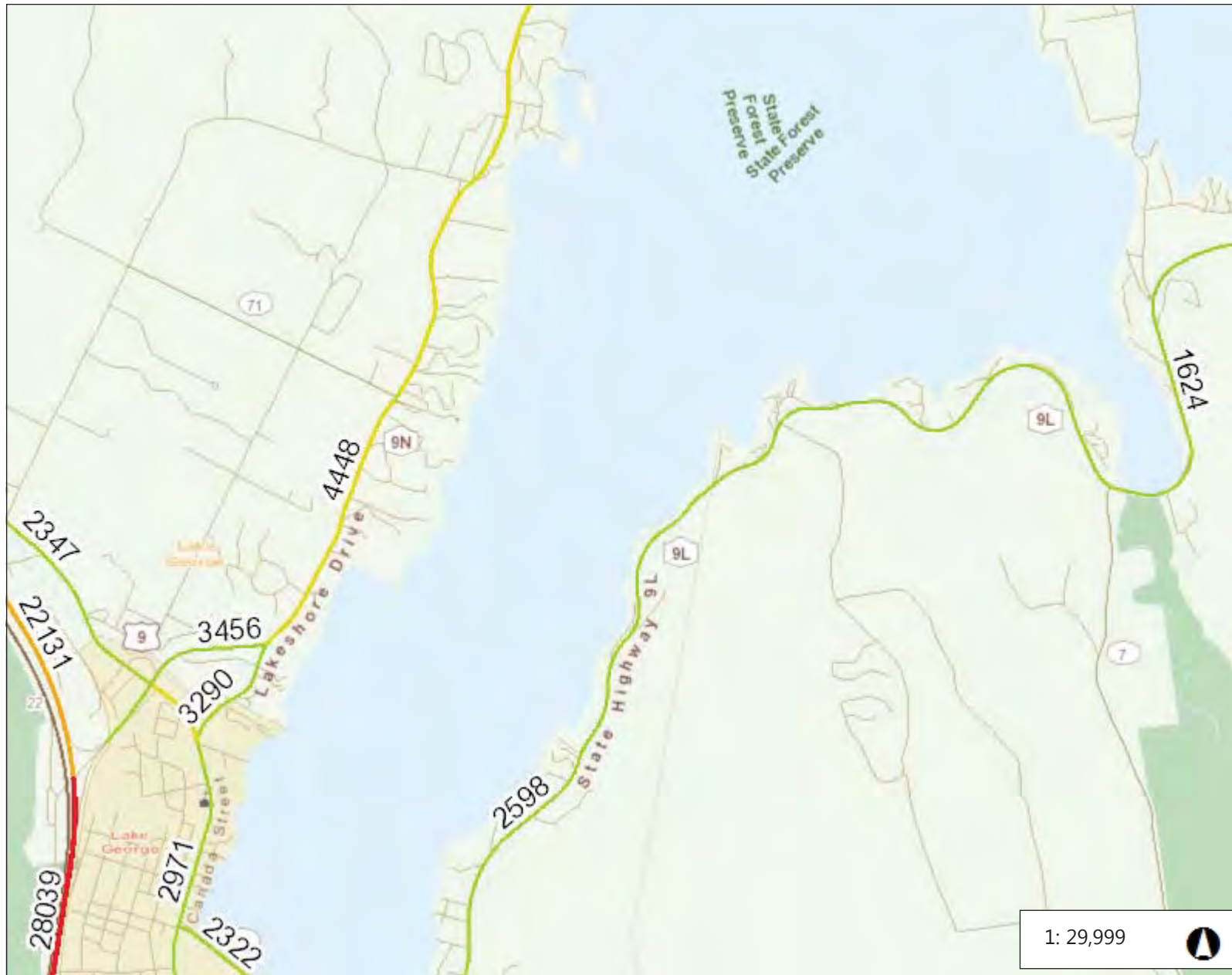
Lands of Twin Birches Cottages LLC
TM# 238.15-1-54, upland
TM# 238.16-1-28, lakefront
Town of Lake George

Air Photo ca. 2013



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





Legend

Average Daily Traffic, 2014

- 1 - 1500
- 1501 - 4000
- 4001 - 10000
- 10001 - 25000
- 25001 - 75000
- 75001 - 300000
- No Data
- Interstate
- 900 Route
- US Highway
- State Highway
- County Touring
- County Highway

Notes

Please enter the notes

0.9 0 0.47 0.9 Miles

NAD_1983_UTM_Zone_18N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

LGPC Permit Number 5222-33-17 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 03/17/2017
Modification or Renewal Date 12/27/2017
Expiration Date 12/27/2022

- | | |
|---|--|
| <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 646-8
Stormwater Management |
| <input type="checkbox"/> 6 NYCRR Part 608
Water Quality Certification | |

Permit Issued to Twin Birches Cottages L L C		Telephone Number 518-668-2741
Address of Permittee 3201 Lakeshore Drive Lake George, NY 12845		
Contact Person (if not permittee) James Rose		Telephone Number 518-668-2741
Facility Name Twin Birches Cottages		Facility Address 3201 Lakeshore Drive
County Warren	Town Lake George	Parcel # 238.16-1-28

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 1/2/18	Page 1 of 8

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.

PERSONAL WATERCRAFT CONDITIONS

29. All persons operating PWC upon the waters of Lake George shall comply with the following requirements in addition to all navigational laws and other regulations of the Lake George Park Commission:

(i) A PWC may be operated only between the hours of 8:00 a.m. to 7:00 p.m. or sunset whichever is earlier.

(ii) No person shall operate a PWC within five hundred (500) feet from the outer boundaries of a designated swimming or mooring area.

(iii) No person shall operate a PWC within five hundred (500) feet of shore at a speed greater than five (5) miles per hour except that such five (5) mile per hour speed limit shall not apply to a PWC operator operating at safe headway speed in a straight line to or from shore or to or from an area five hundred (500) feet from shore.

(iv) No person shall operate a PWC on the waters of Lake George so as to knowingly annoy, disturb, injure or endanger the health, comfort, repose or peace of another person.

(v) No person shall operate a PWC on the waters of Lake George which was manufactured on or after January 1, 1991 with an exhaust system which has been altered in any way from the original manufacturer's equipment.

(vi) No person shall operate a PWC on the waters of Lake George if such PWC produces a sound level greater than that of the original manufacturers specifications for that PWC, but in no event shall a PWC operate on the waters of Lake George if such PWC exceeds the sound limits set forth in Section 646-2.8 of this Title.

30. Accidents involving PWC shall be reported in writing by the owner or operator to the Commission or other law enforcement agency within forty-eight (48) hours after such accident.

31. All Class A marina owners or operators engaged in the rental of personal watercraft (PWC) as that term is defined in Section 646- 2.3 (a) (3) of this Title upon the waters of Lake George shall in addition to the regulations governing PWC contained in Subpart 646-2 of this Title comply with the following regulations:

(i) The owner or operator of a PWC shall ensure that prior to operation all users of PWC have read the rules and regulations governing their operation as contained in this Subpart, as well as Subpart 646-2 of this Title. All users shall sign a form prepared by the owner or operator that indicates the user has read said rules and regulations.

[i](continued) The owner or operator shall maintain written records that the above requirements have been complied with. The records are subject to inspection by the Commission upon reasonable notice.

(ii) If the PWC is part of a rental fleet or group of PWCs, a tour guide shall operate a vessel with the fleet or group.

(iii) A fleet or group shall not consist of more than six PWC. The tour guide shall guide the operations and behavior of the fleet or group. The tour guide shall not be in charge of more than one (1) fleet or group at any time.

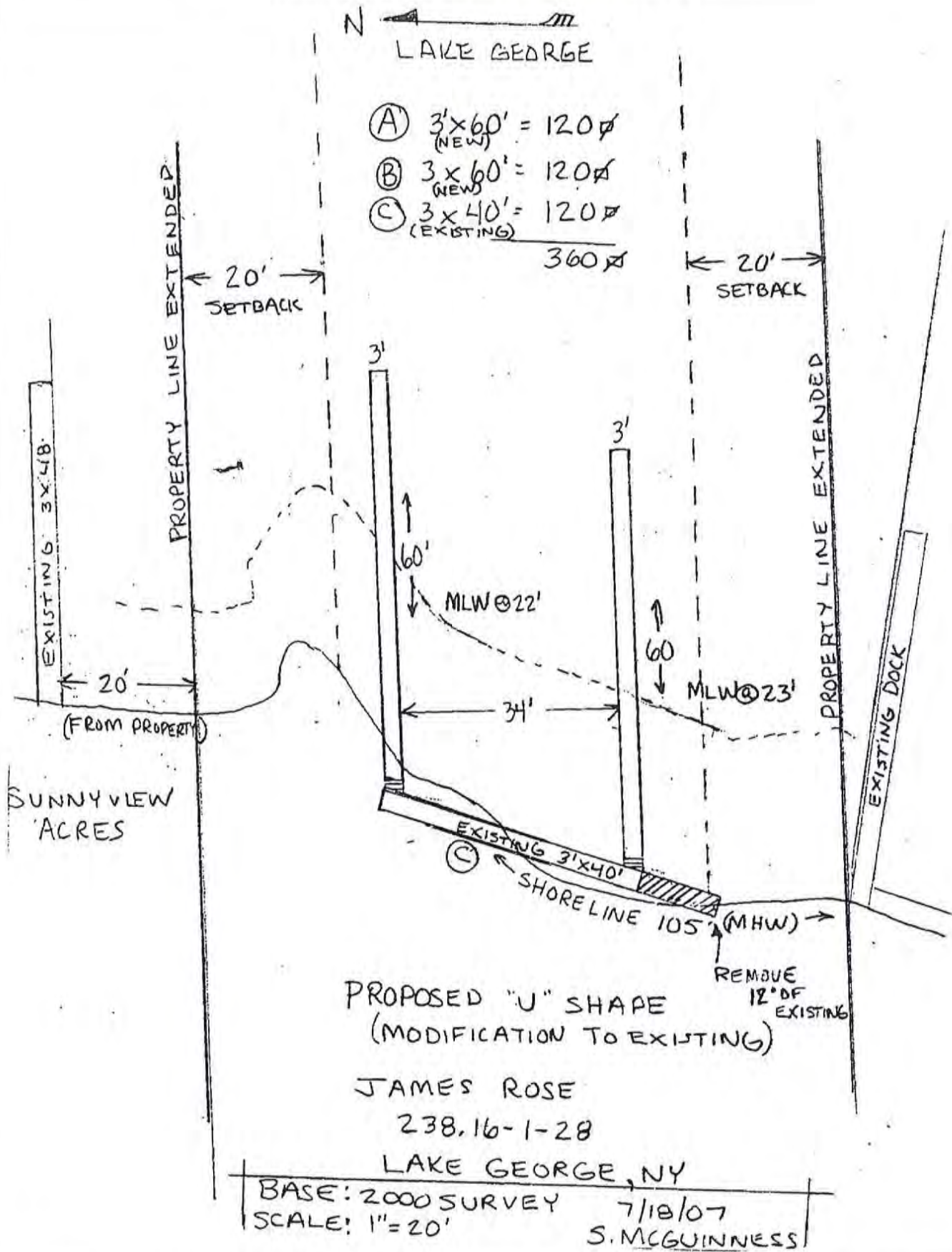
SPECIAL CONDITIONS

32. When approaching or departing the subject facility all PWC's shall travel in a direct route perpendicular to the shoreline at a speed not to exceed 5mph when within 500' of the mean high water mark.

SCHEDULE A - MARINA DESCRIPTION

Facility Twin Birches Cottages	Lakefrontage: 105 feet
Other Parcels 238.15-1-54	
Marina Description Twin Birches is a resort facility that offers guided PWC tours for up to three 3 PWCs.	
Authorized Marina Activities	
Total Seasonal Customer Berthing Spaces: 0 (0 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: 0 non-motorized: 0 personal watercraft: 3 a guide must be provided as required by Condition 31 of this permit	
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:	
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 # 5222-33-17	Page 5 of 8

SCHEDULE B - WHARF & MOORING PLAN







**Marina Permit Application
Request for Review**

To: Law Enforcement/Patrol
From: Joe Thouin

Date: 04/15/2019

Application # 5222-12-19

Owner TWIN BIRCHES COTTAGES L L C

Facility: TWIN BIRCHES

Parcel # 238.16-1-28

Town: LAKE GEORGE

Project: Modify a Class A Marina to add one charter boat offering sightseeing and tubing

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

Comments: _____

RETURN

To: Joe Thouin

From: _____

Date: _____

☐ Further information is required:

☐ No concerns noted with this application

☐ The Boat Patrol has the following comments regarding this application:

☒ I recommend the following Special Conditions be incorporated into the permit:

Tubing should not occur in areas designated over capacity

Memo

To: File
From: J. Thouin
Application: 5222-12-19 M1, 5222-13-19 SPT, Twin Birches
Re: Analysis of Potential Impacts to Boat Recreation and Vehicle Traffic
Project: New Tour Boat Operated from Twin Birches

The subject property is located at 3201 Lakeshore Drive in the Town of Lake George.

The subject lakefront is 105' in length, for which the regulations allow 1 dock and 1 mooring. Consistent with these dock density requirements, the property is improved with a U-shaped dock authorized by Commission permit 5222-11-07. The facility is currently authorized for 3 PWC rentals. The proposed marina modification would add a new charter vessel to Lake George operated from this facility. Proposed berthing is supported by the existing docks.

The lakefront parcel is located within Zone 2A, as established within Commission recreational reports. Review of data from the 2006 and 2016 Lake George boating recreation studies indicates there is a surplus of boatable acres within Zone 2A, referred to as Hearthstone. Specifically, this zone is cited within the 2005 study as having an excess of 0 to 150 boatable acres. Data from the 2015 recreation study indicate a peak observed use of 15 boats within this 346 acre zone for an average boat density of roughly 23 acres per boat. This value is well below perceived threshold densities cited within the recreation studies, and suggests the proposed marina use may be accommodated within the carrying capacity of Zone 2A. The 2016 recreation study included a survey of lake users, of whom 3% reported experiencing congestion in Zone 2A.

It is noted the proposed tour may include tubing. Tubing is proposed in zones 4B, 5B, 6B, and 7B, which are listed in the recreation study as having a surplus of boatable acreage.

Vehicular access to the site is available directly from State Route 9N. NYSDOT data for Average Annual Daily Traffic along 9N in this location shows 2,351- 2,389 vehicle trips per lane. LGPC marina parking guidance suggests that 3 parking spaces should be made available for the operation. In total, parking guidance suggests the marina use will need 6 parking spots, which are accommodated by the facility. Assuming a maximum of 4 tours daily as proposed by the applicant, the increased vehicular activity would be 12 additional car trips, which represents an increase of 0.51% above current traffic levels.

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

Project Number: 5222-12-19 M1, 5222-13-19 SPT

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

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

Name of Action: Twin Birches & Devocean Charter

SEQR Status: Unlisted

Description of Action: Marina Modification and Tour Boat Permit Application

- New charter vessel to be operated from Twin Birches marina

Location: Parcel: 238.15-1-54 (Upland), Town of Lake George
Parcel: 238.16-1-28 (Lakefront), Town of Lake George

Reasons Supporting This Determination:

The subject property is located at 3201 Lakeshore Drive in the Town of Lake George.

The lakefront parcel is improved with 1 dock and sufficient area to accommodate the proposed use. Together the lakefront and upland parcels have resources necessary to accommodate parking, garbage, and wastewater associated with the project.

There is no construction associated with this project.

The lakefront facility is in Zone 2A. The 2005 and 2015 Lake George recreation studies indicate this area has a surplus of boatable acres that may accommodate the increased boat use.

The project will have an insignificant impact on traffic along Lake Shore Drive aka 9N.

The project does not require permits from the Town, APA, or DEC.

The waters of Lake George, all land lying under such waters and within 500 feet of the mean high-water mark of such waters, and wetlands located adjacent to the waters of Lake George and all land within 500 feet of such wetlands are designated a Critical Environmental Area pursuant to Section 617.4(h) of

the State Environmental Quality Review Act regulations (6NYCRR) and 645-3.8 of the Lake George Park Commission regulations (6NYCRR).

The reason for this designation was and is to afford increased protection of a unique resource of state-wide significance and to recognize and protect the exceptional natural beauty, scenic quality, water quality, fish & wildlife habitat, historic significance, recreational resources and ecological sensitivity of the Lake.

For Further Information:

Contact Person: Joe Thouin

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

Telephone Number: (518) 668-9347 Fax (518) 668-5001 E-mail joe@lgpc.state.ny.us

Joe Thouin, Environmental Analyst

Date

Project: TwinBirch/Devocean

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

Joe Thouin

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Environmental Analyst

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)



Lake George Park Commission

pd 50

Application Materials

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MAR 15 2019

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 Twin Birches Cottages LLC

EMAIL twinbirches

CONTACT PERSON IF OWNER IS NOT AN INDIVIDUAL JAMES H. ROSE

MAILING ADDRESS 3201 Lake Shore Dr

CITY Lake George

STATE NY

ZIP CODE 12845

PHONE 518-668-2741

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 Thomas Jones

EMAIL

COMPANY Devonian Watersports LLC

MAILING ADDRESS PO Box 2717

CITY Glen Falls

STATE NY

ZIP CODE 12801

PHONE 518-260-1131

3. FACILITY Twin Birches Cottages

NAME OF MARINA Twin Birches Cottages

WHEN DID MARINA OPERATIONS FIRST BEGIN AT THIS FACILITY? May 2017

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

SECTION 238.16

BLOCK 1

LOT 28

STREET Sonnyview Ln

ZONING RCHLS

LAKE FRONTAGE 113+ feet
according to ☐ Tax Map
☐ Survey (attach copy)

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

4. PROJECT DESCRIPTION

PROPOSED MARINA ACTIVITIES

Offer Small Boat Charter Service

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

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

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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

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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*		<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)	
<input checked="" type="checkbox"/> Charter Vessels	1	Operator	
Type		Vessel	

Additional Details Potential Boat Charter is currently depicted on Survey maps as "owners Pontoon". We are not adding a vessel, just utilizing the current one differently.

*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 25th - Sept 14th (10am-12pm) (1pm-3pm) (4pm-6pm) Thursday Nights (8pm-10pm)

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? (1) No facilities? _____

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

Norwalk Marina

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? 8 (mark on facility plan)

HOW MANY BOAT TRAILER PARKING SPACES ARE AVAILABLE? 8 (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
N/A		MAR 15 2019	
	LAKE GEORGE PARK COMMISSION		

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

NAME	TAX MAP #	MAILING ADDRESS
Twin Birches Cottages LLC	238.15-1-52	3201 Lake Shore Dr Lake George, NY 12845
Sunny View Homeowners Assoc. Inc	238.16-1-27	71 Bloody Pond Rd Lake George, NY 12845

8. CERTIFICATION

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

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

SIGNATURE OF OWNER (Note title if signing for a corporation or association)

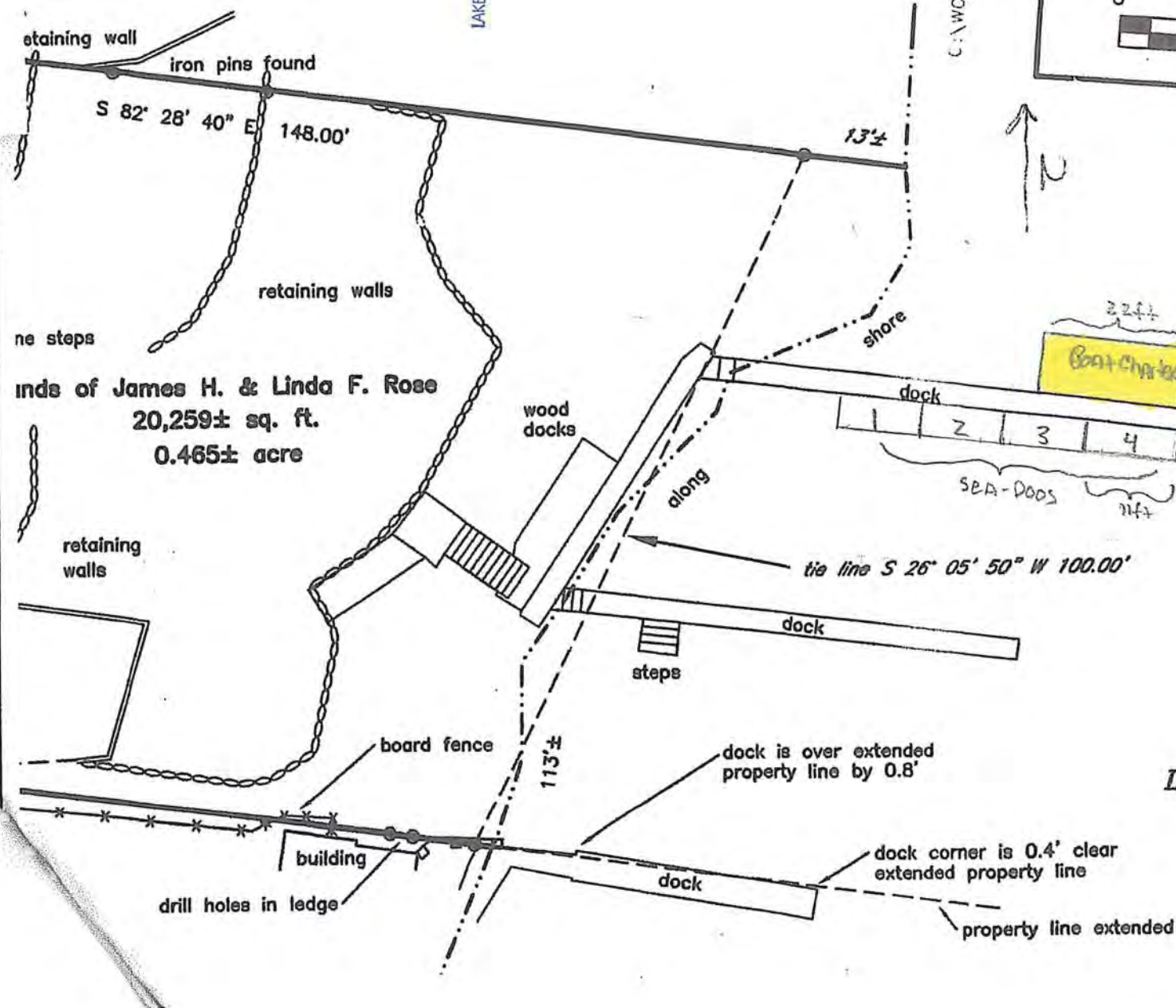
DATE

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)

LAKE GEORGE PARK COMMISSION

! SCALE !



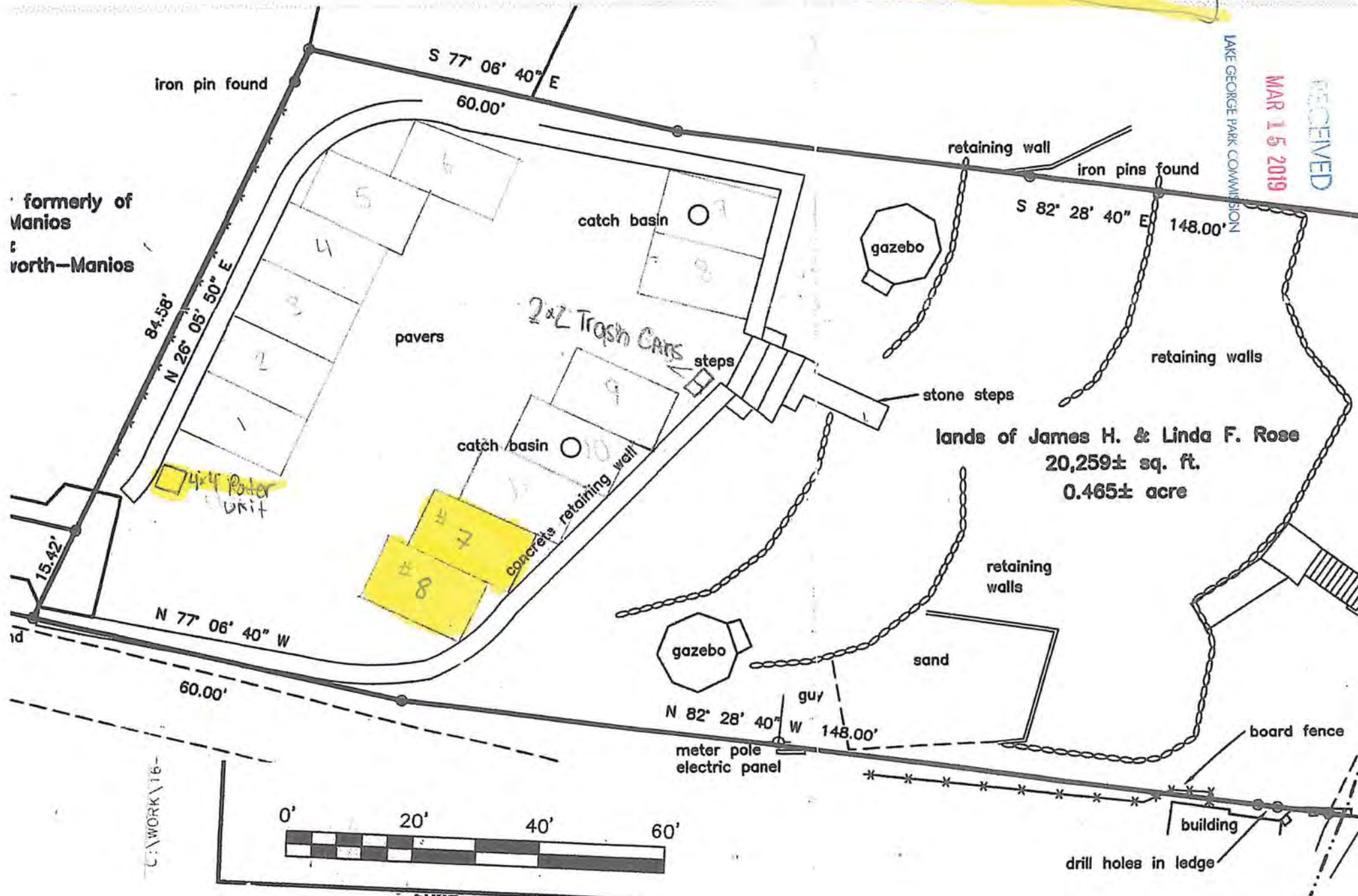
Lake George

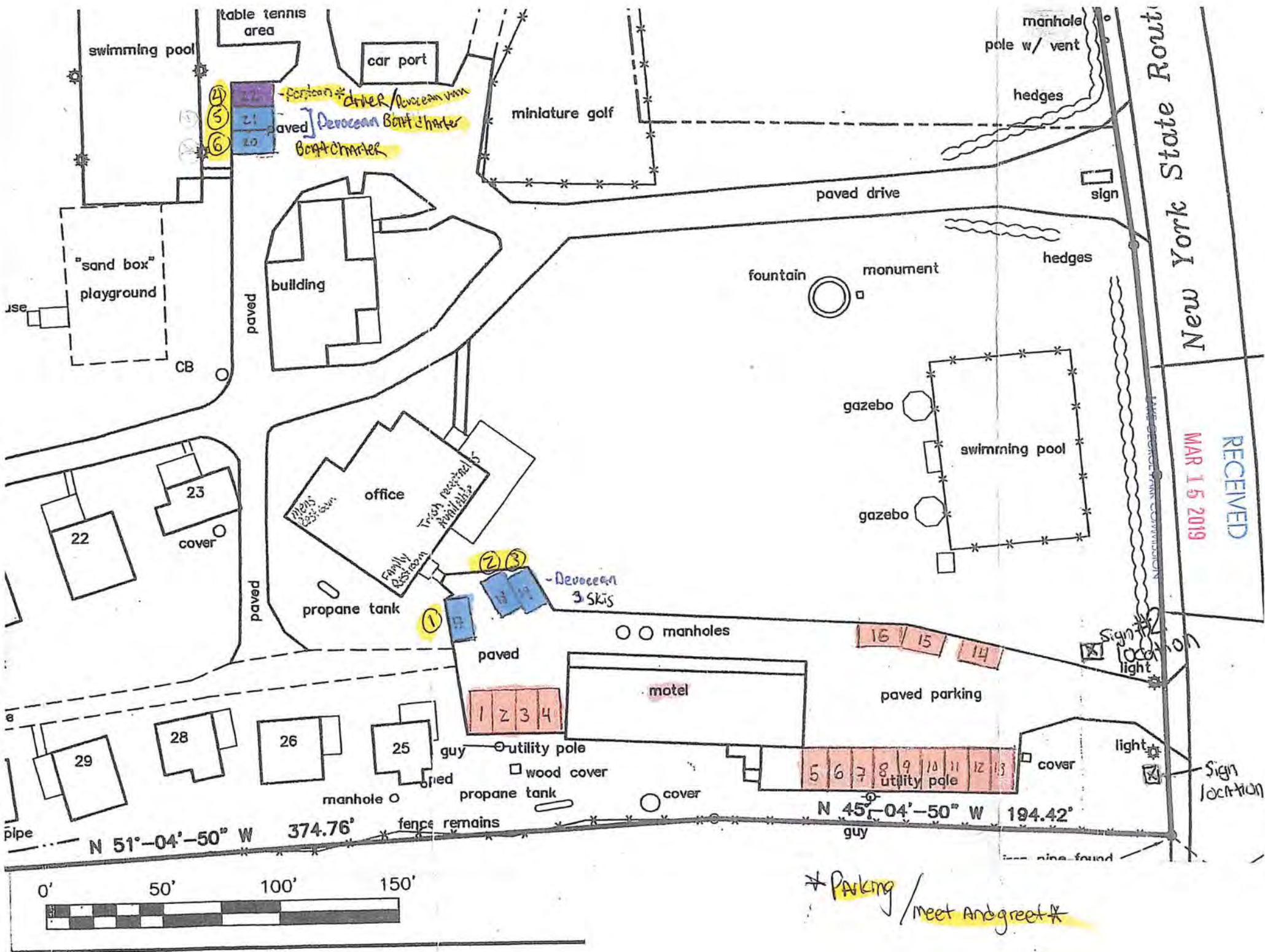
* Lake Front Parking *

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* Parking / meet and greet *



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APPLICATION FOR PERMIT FOR MARINAS ADDENDUM C - Public Vessels

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

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

Boat Name and NYS Registration #	Owner's Name and Address	Commercial Use Type *	Capacity
Devocean Water-Sports	James H. Rose 3201 Lakeshore Dr. Lake George, NY 12845	Charter Vessel	13 pass (10) PV-max

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

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



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APPLICATION FOR PERMIT FOR MARINAS
ADDENDUM D - Marina Pump-out Agreement

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

This is to certify that Noronsa Marina agrees to provide pump-out service to customers of Twin Birches Cottages, LLC.

signed by

[Signature] Manager 7/2/16
Marina Owner/Operator Date

Attn: Nate Hall

Short Environmental Assessment Form

Part 1 - Project Information

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Instructions for Completing ~ MARINA

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 → Devoccean Watersports			
Devoccean Watersports Boat Charter (Add A Charter Boat)			
Name of Action or Project: - Potential Parking + changing location "Twin Birches Cottages" See Attached			
Twin Birches Cottages - Charter Boat location Twin Birches Lake front" - See Attached			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: - Add A Charter vessel / tours (rides)			
Name of Applicant or Sponsor: Thomas Jones "owner" of Devoccean Watersports		Telephone: 518-260-1131	
Address: P.O. Box 2717		E-Mail: devocceanwatersports@gmail.com	
City/PO: Glens Falls		State: NY	Zip Code: 12801
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>1.6</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>0</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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		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?		<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: <u>Lake George</u>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies:				
10. Will the proposed action connect to an existing public/private water supply?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: <u>MAN RESORT ACROSS THE STREET</u>				
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment:				
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?		<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?		<input checked="" type="checkbox"/>	<input checked="" 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: <u>Lake George</u>				

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☐ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

☒ ☐

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

NO YES

☒ ☒

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 YES

☒ ☐

☐ ☐

☐ ☐

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 YES

☒ ☐

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 YES

☒ ☐

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 YES

☒ ☐

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

Applicant/sponsor/name: James H Rose Date: 3-8-19

Signature: [Signature] Title: member

PRINT FORM



New York State Department of Environmental Conservation
Division of Water
625 Broadway
Albany, New York 12233-3505

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No Exposure Certification for Exclusion from SPDES Storm Water Permitting

I. Owner/Facility Information

Owner/Operator Name: James H Rose			
Mailing Address: 44 McCormack Dr.	City/State/Zip: Lake George, N.Y. 12845		
Contact Name: James Rose	Phone No.: 518 668 2741		
Facility Name: Twin Birches LLC			
Street Address: Sunnyview Ln.	City/State/Zip: Lake George, N.Y. 12845		
County: Warren	Latitude:	Longitude:	SIC Code:
Was the facility previously covered under a SPDES stormwater permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, enter permit number: NYR _____ (The completion of this section will serve as a termination of your MSGP coverage)	

II. Exposure Checklist

Are any of the following materials or activities exposed to precipitation, now or in the foreseeable future? (Please check either "Yes" or "No" in the appropriate box.) If you answer "Yes" to any of these questions (1) through (11), you are not eligible for the no exposure exclusion.		YES	NO
1	Using, storing or cleaning industrial machinery or equipment, and areas where residuals from using, storing or cleaning industrial machinery or equipment remain and are exposed to storm water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Materials or residuals on the ground or in storm water inlets from spills/leaks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Materials or products from past industrial activity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Material handling equipment (except adequately maintained vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Materials or products during loading/unloading or transporting activities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Materials or products stored outdoors (except final products intended for outside use [e.g., new cars] where exposure to storm water does not result in the discharge of pollutants)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Materials contained in open, deteriorated or leaking storage drums, barrels, tanks, and similar containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Materials or products handled/stored on roads or railways owned or maintained by the discharger	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Waste material (except waste in covered, non-leaking containers [e.g., dumpster])	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Application or disposal of process wastewater (unless otherwise permitted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Particulate matter or visible deposits of residuals from roof stacks and/or vents not otherwise regulated (i.e., under an air quality control permit) and evident in the storm water outflow	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. Certification

I certify under penalty of law that I have read and understand the eligibility requirements for claiming a condition of "no exposure" and obtaining an exclusion from SPDES storm water permitting. I certify under penalty of law that there are no discharges of storm water contaminated by exposure to industrial activities or materials from the industrial facility or site identified in this document (except as allowed under 40 CFR 122.26(g)(2)). I understand that I am obligated to submit a no exposure certification form once every five years to the SPDES permitting authority and, if requested, to the operator of the local municipal separate storm sewer system (MS4) into which the facility discharges (where applicable). I understand that I must allow the SPDES permitting authority, or MS4 operator where the discharge is into the local MS4, to perform inspections to confirm the condition of no exposure and to make such inspection reports publicly available upon request. I understand that I must obtain coverage under an SPDES permit prior to any point source discharge of storm water from the facility. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly involved in gathering the information, the information submitted is to the best of my knowledge and belief true, accurate and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name: James H. Rose Jr.	Title/Position: member
Signature: [Signature]	Date: 6/13/14

Clear Form

Scanned by CamScanner

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MAR 15 2019

Devocean Watersports, LLC
Po Box 2717 Glens Falls, New York 12801

LAKE GEORGE NEW YORK 12845

Thomas Jones

PH: 518-260-1131
Devoceanwatersports@gmail.com

MARCH 11th, 2019

VIA PERSONAL DELIVERY

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

RE: Twin Birches Cottages, LLC
Application for Class A Marina
Supplement and Modification

Dear Sir or Madam:

Please be advised that Thomas Jones is an authorized agent for applicant, Twin Birches Cottages, LLC, and the proposed lessee of a portion of the existing docks of Twin Birches Cottages, LLC located off Sunnyview Lane and bearing the tax map identification number 238.16-1-28. For its use of the same, to offer guided PWC tours, and in addition; propose to operate a PV Charter Vessel. To summarize the intended use of the additional PV Charter Vessel please see 'Exhibit A' in the attached copy.

The proposed PV Charter Vessel is currently a 2012 Godfrey Pontoon Boat. Current model is a Sweetwater 2186 C. At 22FT in length and 8.6 FT in width, it has a capacity plate of 13 passengers including crew. The registration number is, (NY 856766) and HULL number is (GDY4199F212). The insurance carrier will be New York State Insurance Fund. This vessel is currently owner by James Rose but soon will be sold to and purchased by, Thomas Jones.

The proposed time of year for operations is from May 15th – Sept 15th. Between the operational periods of May 15th – June 30th and September 1st – September 15th the expected average daily tours would be 1. From July 1st to August 31st, expected average daily tours would be 2. Charter services will be offered primarily to Twin Birches Resort guests and secondarily to outside guests. All tours will be booked ahead by reservation only.

Two hour long tours will be offered daily at 10:00 A.M., 1:00 P.M., and 4:00 P.M. On nights where there are fireworks, an additional tour will be offered at 8:00 P.M. The tours are designed primarily as sight seeing and informational cruises. The structured tour times provide enough time to show off a large portion of the lake without spending too much time on the water.

The vessel may be used for NYS Boating Safety Courses and employee training in the Spring and Fall seasons. Operation times for these purposes may vary.

The vessel will be captained by Thomas Jones (PV Licensed Boating Safety Instructor) until an alternative qualified captain is found. Please SEE 'Exhibit B' for credentials.

The Vessel will have a properly mounted and stowed holding tank in case of an emergency. If a guest must utilize the holding tank, there is a curtain that can be used in the back of the boat to go around the unit. Twin Birches Cottages LLC has a "Pump Out Agreement" with Norowal Marina. (SEE

'Exhibit D'). All guests will be advised to use the restrooms in the Twin Birches office and on Twin Birches lake front property prior to tour.

All tour groups must have a reservation to go on tour. All non-Twin Birches guests will be advised to arrive a half hour prior to tour time and park in designated parking spots #5 & #6 (SEE 'Exhibit C'). Twin Birches guests already have parking spots on site designated to them.

When reserved guests arrive they will be greeted, shown where changing rooms and restrooms are located (SEE 'Exhibit C') and assisted with any gear. All are encouraged prior to arrival not to bring any excess gear with them. Our services will provide all of the necessities including but not limited to: PFD's, environmentally friendly sunscreen, towels, blankets, safety equipment, and a cooler with ice and water. Food and drink items that guests might bring will be stored properly on the vessel and only accessible when the vessel is not underway.

Once the tour group is ready, waivers will be signed, payment will be taken, children will be properly fitted with a USCG Approved PFD, and a quick Boating Safety orientation course will be administered. Depending on the group and time of day, guests will either be shuttled down to the lake front property in a 2005 Chrysler Town and Country, or directed down in their own vehicles. SEE 'Exhibit E' for parking details at the lakefront. Guests will then load onto the vessel with the assistance of a Devocean Watersports Dock Attendant and the tour guide. The vessel will be located on the northern-most dock, SEE 'Exhibit F' for boat location.

Tours will depart from Twin Birches Docks, head North up the West side of the lake, turn around at Dome Island, and head South down the East side of the lake (SEE 'Exhibit G'). Tour routes are expected to vary for a variety of reasons including but not limited to: weather changes, time of day, boat traffic, and group size. The route that proposes the least risk will be route that is chosen.

The Charters are designed for guests that would prefer more of a sightseeing and informational cruise but we would like to offer locations for guests to swim, float, take photos, have a quick snack, etc. These areas are marked with asterisks (*) on the map (SEE 'Exhibit H').

Upon arrival back at the Twin Birches dock there will be a staff member ready to assist with docking and unloading guests and equipment. Each returning group will have around thirty minutes to change and gather their personal belongings before a following group may arrive.

While considering this proposal to modify the Current Class A Marina Permit # 5222-33-17 to include an additional Public Vessel Charter, please note the following.

There is adequate number of:

- Toilet facilities
- On-Site and Off-Site parking for each vessel berthed
- Garbage and debris disposal facilities with leak proof containers.

This application request does not negatively affect:

- The health, safety, welfare of the public and the resources of the Park
- The surrounding environment

The addition of a Charter Vessel to Devocean Watersports's operation will give groups with small children and/or elderly people the access to the lake that our Sea-Doo guest's receive. The structured tour times help the guide/staff stay organized, in control and most importantly, safe. From start to finish, our whole process sets us up for smooth sailing.

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AUTHORIZATION FORM

"TO ACT AS AGENT FOR"

LAKE GEORGE PARK COMMISSION

I, James Rose seller/owner of premises

located at Sunnyview Ln. Lake George, N.Y. 12845

hereby designate: Thomas Jones (Devoccean Watersports LLC)
(Name)

PO Box 2717
(Address)

Glens Falls
(City)

NY
(State)

12801
(Zip)

(518) 260-1131
(Phone)

to act as agent regarding an application for the following -

Please circle the appropriate application:

- Area Variance (Zoning)
- Consolidated Board of Health
- Interpretation Request
- Land Use Development Permit
- ☒ Site Plan Review
- Sketch Plan
- Sub-division - Major or Minor
- Use Variance (Zoning)

OWNER'S SIGNATURE

Date: 3/8/19

IF THIS AUTHORIZATION FORM IS NOT APPLICABLE, PLEASE SIGN AND DATE.....

SIGNATURE: _____ DATE: _____



Lake George Park Commission

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MAR 15 2019

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

043548 - Tom Jones coo +

APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

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

☒ G Operation of a Tour Boat (\$100)

☐ G Modification to a Tour Boat/Tour Boat Permit (\$50)

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

1. BOAT OWNER OR OPERATOR

☐ G Mr. ☐ G Mrs. ☐ G Ms. ☐ G Dr.

Name Thomas Jones

Email devocceanwatersports@gmail.com

Company Devoccean Watersports LLC

Mailing address Po Box 2717

City Glens Falls

State NY

Zip code 12801

Phone 518-260-1131

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

Name Thomas Jones

Email tomjones8012@gmail.com

Company Devoccean Watersports LLC

Mailing address Po Box 2717

City Glens Falls

State NY

Zip code 12801

Phone 518-260-1131

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

Name of Vessel Devoccean Watersports

NYS Registration # _____

Vessel Make 2012 Godfrey Pontoon

Model Sweetwater 2186 C

Max. Capacity 13 (passengers + crew)

Type of propulsion prop Max. Speed 45 mph

Proposed # crew including captain 1

Length (ft): 22' Beam Width (ft): 8.6ft

Insurance Carrier New York State Insurance Fund

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

4. PROPOSED ACTIVITY NORMAL

What are the proposed hours and time of year of operation?

Thursday Nights

MAY 25th - Sept 14th (10am-12pm) (1pm-3pm) (4pm-6pm) (8pm-10pm)

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

(4)

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

Possible tube rides - only done by owner, Thomas Jones, when all conditions are safe

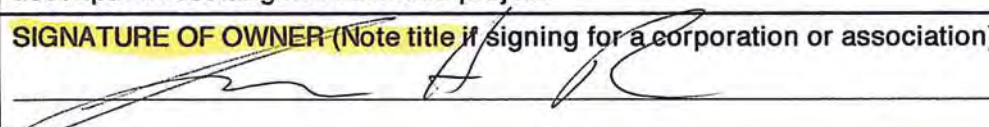
Will food & beverage be served on board? ☐ G No ☒ G Yes, describe

Small cooler of ice, water, and gatorade will be offered

Where will effluent from boat holding tank be disposed? Norawa Marina ☐ G No holding tank

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5. FACILITY OF OPERATION Primary location for passenger pickup/discharge					
Owner Name <u>James H. Rose</u>			Email <u>twimbirches</u> LAKE GEORGE PARK COMMISSION		
Company <u>Twim Birches Cottages</u>					
Mailing address <u>3201 Lake Shore Dr.</u>					
City <u>Lake George</u>		State <u>NY</u>		Zip code <u>12845</u>	Phone <u>518-668-2741</u>
Town	G TIOCONDEROGA G FORT ANN <input checked="" type="checkbox"/> G LAKE GEORGE G QUEENSBURY	G DRESDEN G HAGUE G PUTNAM G BOLTON	Section <u>238.16</u>	Block <u>1</u>	Lot <u>28</u>
Street <u>Sunnyview Ln</u>					
* Secondary Facilities for passenger pickup/discharge					
Location where vessel is berthed <u>North side of the North Dock (16-539)</u>					
If the vessel is stored on land during the boating season: <u>N/A</u>					
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
					<u>3-8-19</u>

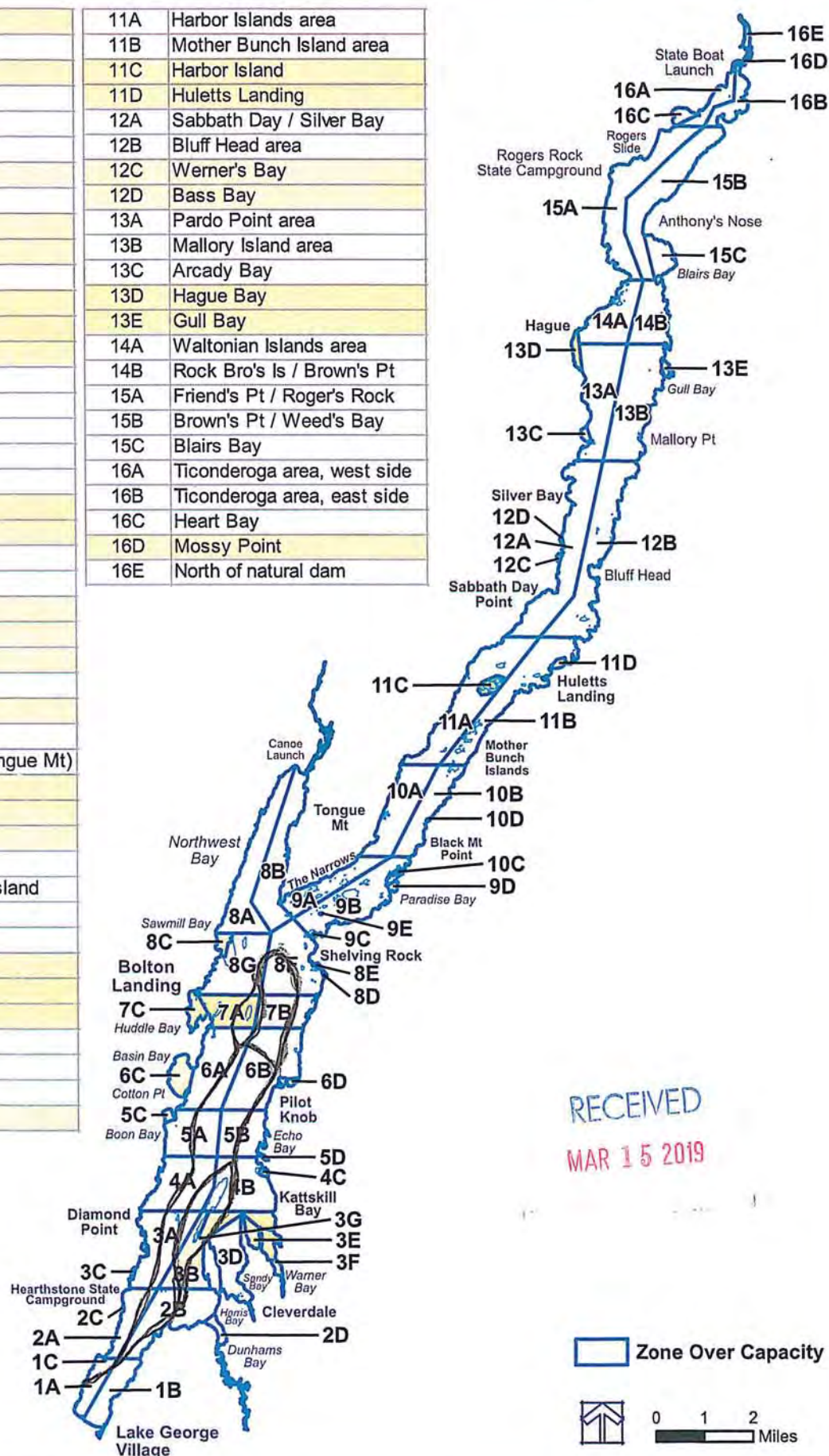
PLEASE COMPLETE ALL ITEMS ABOVE AND INCLUDE WITH THIS FORM:

- ☐ 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

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	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

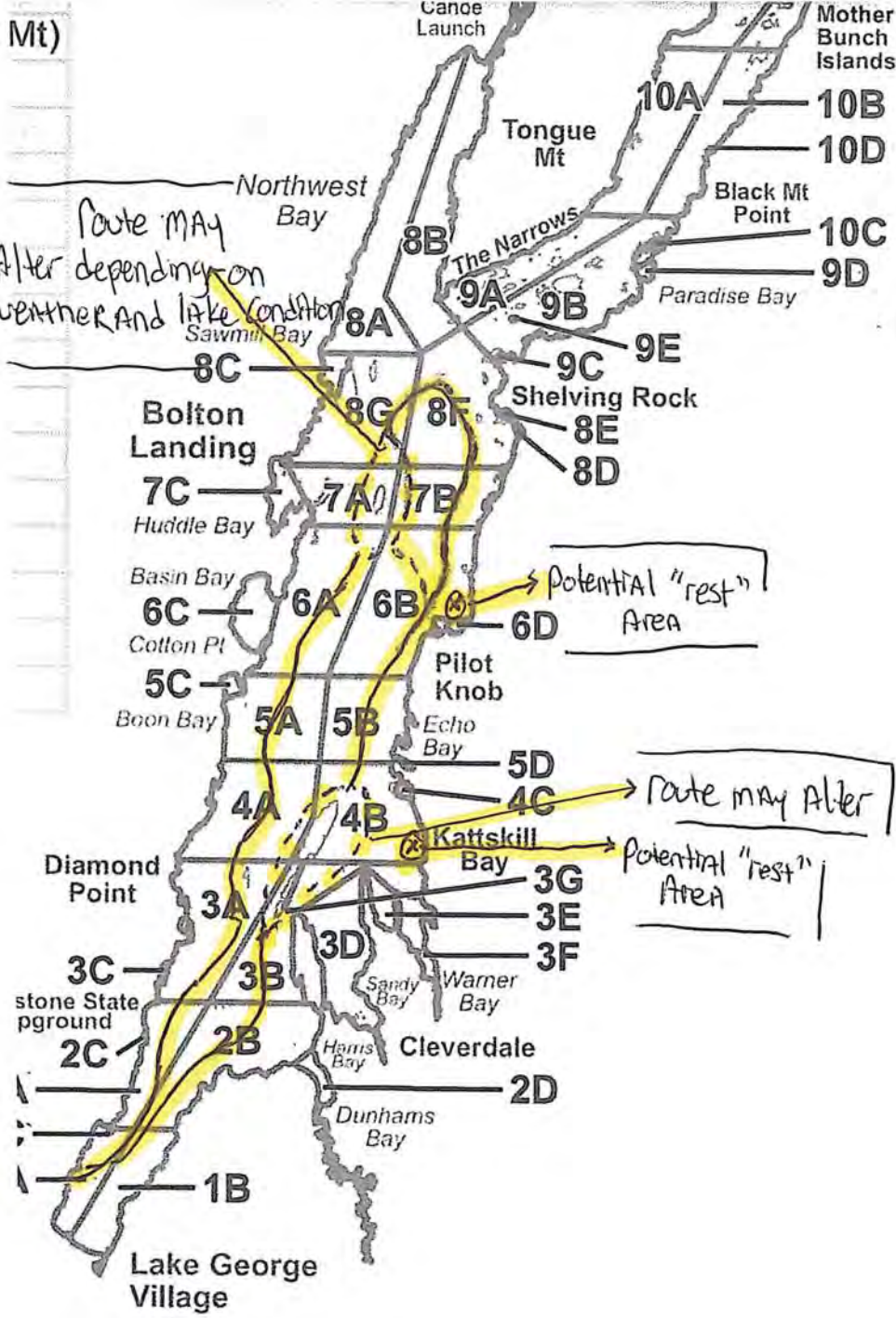


May, 2016

Mt)

Route MAY
Alter depending on
weather and lake condition

"Zoomed in View"



recreation Study



Lake George
Park Commission

The LA GROU
Landmarks, Activities, and Recreation

May, 2016

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LAKE GEORGE PARK COMMISSION

Application Modification + Tubing Activity Details:

1. We will **not** provide any food or beverages on our charters.
2. As for the proposed tubing activity, it will only be offered if all weather conditions and boating traffic patterns allow for it to be done safely. Tubing is not offered as an extra activity with a fee attached during booking. It is considered more of an extra perk. Therefore, the captain will not feel obligated to preform the activity if all elements of weather, time, traffic, location, etc. all add up to make for safe fun. An example of weather that we will not allow tubing is winds blowing 20+ knots and causing the lake to white cap.

The tubing will not be preformed in tight small turns, but more of a straight line or a very large turn/circle. Keeping the vessel on a predictable course will allow other boaters to be able to quickly identify the charter's route and the activity involved, insuring other boaters will stay clear.

All tubers will have a designated spotter at the proper age of 10 + years old. Minimum age to tube will vary but they must be strong enough to hold on by themselves (usually 7+ years old). All NYS and Lake George Navigation and towing laws will be followed throughout the whole process.

The proposed tubing activity will only be practiced in lower boating traffic areas such as sections 4B, 5B, 6B, and 7B. Closer to the center of the lake in these sections usually have less boats and less chop throughout the day. If current day boat traffic patterns potentially jeopardize the safety of anyone, tubing will not be offered.

Please let me know if I covered all the parks questions and concerns thoroughly.

Thank you again for your time,

Tom Jones



APPLICATION FOR SPECIAL PERMIT FOR THE OPERATION OF TOUR BOATS ON LAKE GEORGE

ADDENDUM B - Vessel Description

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

VESSEL DESCRIPTION (use Addendum B for additional vessels)	
Name of Vessel <u>Devorean Watersports</u>	NYS Registration # <u>NY856766</u>
Type of vessel <u>Porter</u>	PV #
Capacity <u>13</u> passengers	Type of propulsion <u>Prop</u>
Maximum Speed <u>45 mph</u>	Length: <u>22ft</u> Beam Width: <u>8.6ft</u>
Insurance Carrier <u>New York State Insurance Fund</u>	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	
Name of Vessel	NYS Registration #
Type of vessel	PV #
Capacity _____ passengers	Type of propulsion
Maximum Speed	Length: _____ Beam Width: _____
Insurance Carrier	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	
Name of Vessel	NYS Registration #
Type of vessel	PV #
Capacity _____ passengers	Type of propulsion
Maximum Speed	Length: _____ Beam Width: _____
Insurance Carrier	
If this is an existing tour boat, provide date the vessel was placed into service on Lake George	


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3/14/19

LAKE GEORGE PARK COMMISSION

Deroccean Watersports



Introducing



Boat Cruises + Tours

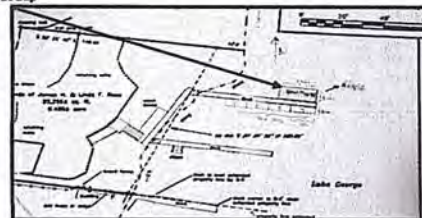
At Twin Birches Cottages

VESSEL DESCRIPTION

- 2012 Godfrey Pontoon Boat 22ft L x 8.6ft W
- The Registration number is NY 856766
- Capacity plate is 13 Passengers
- Max speed of 45 MPH
- HULL ID : _GDY4199F212_
- Insured by : New York State Insurance Fund



Boat Slip



* An increased interest of Twin Birches Guests for boat rides has us expecting that most of our tour guests will be guests of Twin Birches. These guests already have parking spots designated for them and restroom/changing room facilities.

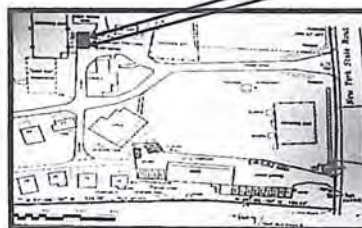
* We will be primarily offering our charters to Twin Birches Guests and secondarily to outside guests.

* Providing a Charter service allows guests of all ages to enjoy the lake.

CURRENTLY

- The current Class A Marina Permit # 5222-33-17 depicts the location of the 22ft Pontoon Boat.
- Also show on the same tax map is a designated parking spot for the "boat owner/driver"
- The vessel is solely used for private use.

Land Side Parking (2) for Charter Boat Use



PROPOSED "NEW USE"

- Use the same 22ft Pontoon boat, as a registered and inspected New York State Public Vessel.
- Offer a similar tour experience as we currently do with our Sea Doo Tours; 3 two hour tour options per day.
- Preferred number of guests per tour would be (six)
- If group size exceeds 6, deck hands may be provided.

Land Side Parking (1) for Charter Boat Use



This application request for a Charter Vessel does not negatively affect:

- * The health, safety, welfare of the public and the resources of the Park
- * The surrounding environment

There is adequate number of:

- * Toilet facilities for the use of customers.
- * On-Site and Off-Site parking for each vessel berthed.
- * Garbage and debris disposal facilities with leak proof containers, which are properly maintained

Proposed Season:

May 15th – Sept 15th

Expected average of **1 tour** per day between May 15th - June 30th & from Sept. 1st - Sept. 15th

Expected Average of **2 tours** per day from July 1st – August 31st

Proposed Hours of Operation:

(10 am – 12pm) (1 pm – 3pm) (4 pm – 6 pm)

Special Event "Fireworks" (8 pm – 10 pm)


*All groups must arrive a half hour prior to tour time *



* Within the Spring and Fall season the Vessel may be used for Boating safety instructional courses and employee training.

* Tour operations will be captained by owner, Thomas Jones, and/or a Licensed Public Vessel Operator. Each potential Public Vessel Operator will be required to be CPR+ First AID Certified and go through hands on training prior to guiding.

Proposed Tour route :



Pump Out Agreement :

Lake George Park Commission

APPLICATION FOR PERMIT FOR MARINAS

AGREEMENT TO - Marina Pump Out Agreement

This is a permit and agreement to participate in the construction, operation or maintenance of

The I hereby agree to provide pump out service to


Number of Launches: 100

Signed by: *[Signature]*

- Tours will be approximately 2 hours long.
- All guests are always **HIGHLY** recommended to use restrooms before Launching
- All restrooms are shown on the tax maps for all guests to use.
- An emergency holding tank will be properly secured and stowed on board.


FOOD & DRINK


- A cooler with ice and water will be available on board to all guests throughout the day.
- Guests will be encouraged to bring minimal gear and advised to eat prior to tour.
- Proper garbage disposals will be on board at all times.



- Tour route may vary due for a variety of concerns including but not limited to: weather changes, tour time, group size, and boat traffic. The route that poses the least risk will be the route taken.
- Most Tours will be geared towards sightseeing and exploring the Lake. We would like to keep all stopping, docking, anchoring, etc. to a minimum.
- We would like to offer opportunities for guests to jump in here and there for a quick swim. (Refer to Proposed Tour Route Map). These proposed areas are lower traffic zones.







"Education is the passport to the future, for tomorrow belongs to those who prepare for it today." -Malcolm X

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Thomas P. Jones 1911

IS A CERTIFIED INSTRUCTOR IN BOATING SAFETY TRAINING

The above named person is authorized to teach the New York State Boating Course and to issue temporary boating safety certificates pursuant to the provisions of the Navigation Law and Part 451 of Subtitle I, Title 9, of the Official Compilation of Codes, Rules and Regulations of the State of New York.

Commissioner

NEW YORK STATE DRIVER LICENSE

USA

ID 974 485 358 Class DM

JONES THOMAS, PHILIP V

33 WILLIAM ST GLENS FALLS, NY 12801

Sex M Height 5'-09" Eyes BRO

DOB 11/29/1987

Expires 11/29/2019

E NONE

R NONE

Issued 01/04/2016



AMERICAN SAFETY & HEALTH INSTITUTE Wilderness First Aid

Thomas Jones

has successfully completed and competently performed the required knowledge and skill objectives for:

Wilderness First Aid (16-20 hrs.)



ASHI-Approved Certification Card

Harold Beagle

Authorized Instructor (Print Name)

365547

Registry No.

April 24, 2017

April 2019

518-792-6146

ADIR17

Successful completion indicates card holder has met required knowledge and skill objectives of the curriculum to the satisfaction of an ASHI-authorized instructor. Certification does not guarantee future performance, nor imply state certification or licensure. This program meets the Boy Scouts of America Wilderness First Aid Curriculum.

ⓧ To Be renewed Friday MARCH 22nd 9am

CPR and AED

CERTIFICATION CARD

Thomas Jones

has successfully completed and competently performed the required knowledge and skill objectives for this program.

☐ Adult ☐ Adult and Child ☒ Adult, Child, and Infant

Card is valid if more than one box is checked.



Validation Code: C875720543133825

Harold Beagle

Authorized Instructor (Print Name)

365547

Registry No.

04/24/2017

Class Completion Date

518-792-6146

Training Center Phone No.

4/2019

Expiration Date

ADIR17

Training Center I.D.

This card certifies the above named individual has successfully completed the required objectives and hands-on skill evaluations to the satisfaction of a currently authorized ASHI instructor. This program conforms to the 2015 AHA Guidelines Update for CPR and ECC. Expiration date may not exceed two years from month of class completion.

Short Environmental Assessment Form

Part 1 - Project Information

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LAKE GEORGE PARK COMMISSION

Instructions for Completing Charter

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: <u>Thomas Jones</u> <u>New PV Charter</u>							
Project Location (describe, and attach a location map): <u>Thorn Branch Cottages (Lakefront) + (Land Side)</u>							
Brief Description of Proposed Action: <u>Offer Charter services utilizing a 2017 Godfrey Pontoon Boat [24ft x 8.6ft]</u> <u>- Structured tour times (2hr rides) 3/4 tours per day -</u> <u>- Sightseeing rides - [instructional safety training - (staff training)]</u>							
Name of Applicant or Sponsor: <u>Thomas Jones Devoccean Watersports LLC</u>		Telephone: <u>518-280-1131</u>					
Address: <u>Pobox 2717</u>		E-Mail: <u>devocceanwatersports@gmail.com</u>					
City/PO: <u>Glens Falls</u>		State: <u>NY</u>	Zip Code: <u>12801</u>				
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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<u>1.6</u> acres					
b. Total acreage to be physically disturbed?		<u>1.6</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

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5. Is the proposed action,	NO	YES	N/A
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 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 type="checkbox"/>	<input checked="" 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: <u>main road across the street</u>	<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 type="checkbox"/>	<input checked="" 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: _____ _____ _____			

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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 checked="" 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 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:		
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>James H. Rose</u> Date: <u>3-8-19</u>		
Signature: <u>[Signature]</u> Title: <u>member</u>		

PRINT FORM

Joe Thouin

From: apa.sm.Referrals <Referrals@apa.ny.gov>
Sent: Wednesday, April 03, 2019 8:51 AM
To: Joe Thouin
Subject: RE: Dunhams Bay Boat Co / Freedom Boat Club
Attachments: J2019-0086-GILetter-Brodie-Final.pdf

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 see attached regarding Brodie and feel free to contact me with any questions you may have.

Devan Korn

Environmental Program Specialist 1

NYS Adirondack Park Agency

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

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

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From: Joe Thouin <Joe@lgpc.state.ny.us>
Sent: Friday, March 29, 2019 4:14 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>; dbarusch <dbarusch@lakegeorgetown.org>
Subject: RE: Dunhams Bay Boat Co / Freedom Boat Club

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 several notices of availability for review of applications in Lake George. Documents are as follows:

1. Twin Birches / Devocean: Marina modification to add a charter vessel. Companion charter vessel application included.
2. Surfside/ Sunset Charters: Marina modification to add a charter vessel. Companion charter vessel application included.
3. Rockledge: New Class A Marina offering 10 seasonal berthing spaces. Companion dock modification application included.
4. Jabro LLC dba Brodie's Lakeside (formerly Gilchris Marina): Dock modification

Joe Thouin

From: Barusch, Dan <dbarusch@lakegeorgetown.org>
Sent: Monday, April 01, 2019 9:10 AM
To: Joe Thouin
Subject: Re: Dunhams Bay Boat Co / Freedom Boat Club

Thanks Joe,

Twin Birches - Devocean operation was approved by our planning board in 2017 as a new PWC operation out of the existing Class A Marina, they're good to go nothing else needed from us.

Surside - Sunset Charters operation approved by Village planning board last year as new tour boat operation out of existing Class A, they're good to go nothing else needed from Village.

Rockledge - This one is going through Town Planning Board at the meeting next Tuesday as a new Class A. Don't see any issues with it based on Salim's plan sets.

Jabro - Town not involved in modification reviews or anything like that anymore at local level, only new stuff like Class A's and new boathouses, etc.

Dan Barusch

Director of Planning and Zoning
Town and Village of Lake George
20 Old Post Road, Lake George, NY 12845
O:(518) 668-5131 Ext.311



On Fri, Mar 29, 2019 at 4:15 PM Joe Thouin <Joe@lgpc.state.ny.us> wrote:

Dear folks,

Please find attached several notices of availability for review of applications in Lake George. Documents are as follows:

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2. Surfside/ Sunset Charters: Marina modification to add a charter vessel. Companion charter vessel application included.