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# Map, Plan and Report for

## Glen Lake Aquatic Plant Control District

Town of Queensbury  
Warren County, New York

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*Prepared For:*

**Town of Queensbury**  
742 Bay Road  
Queensbury, NY 12804

*Prepared By:*

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LOCATION MAP  
N.T.S

VISION Project #: 513

**May 9, 2011**

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## 1.0 INTRODUCTION AND PURPOSE

Glen Lake is a 320-acre lake located in the Town of Queensbury, Warren County, New York. It is a natural freshwater dam controlled lake, having a maximum depth of approximately 50-feet at normal water elevation. Over time nutrients and pollutant loads to the lake have increased, reducing the water quality of the lake which has led to an increase of nuisance invasive species growth. The Glen Lake Protective Association (GLPA) is the primary organization promoting protection of the lake and has been following this invasive species growth trend within the lake. In a 2007 Aquatic Vegetation of Glen Lake Survey Report<sup>1</sup> prepared for the GLPA by Allied Biological invasive species were identified in the lake with major concern focused on Eurasian water milfoil (*Myriophyllum spicatum*), Illinois Pondweed (*Potamogeton Illinoisensis*), and Curlyleaf Pondweed (*Potamogeton crispus*). Because of the nature and aggressive growth characteristics of these species, they will require aggressive treatment methods and programs in future years, resulting in need for sufficient funding on a yearly basis to achieve measurable success. The formation of an Aquatic Plant Control District analyzed in this report presents a solution for achieving the funding necessary for management of invasive aquatic plant species and providing a long-term treatment program for Glen Lake.

On February 24, 2011 the Town of Queensbury Town Board adopted a resolution authorizing the preparation of this Map, Plan and Report for the purpose of analyzing the formation of the Glen Lake Aquatic Plant Control District ("The District"), located in the Town of Queensbury, Warren County, New York to provide Glen Lake with the necessary funding for a long-term management program for invasive species. This District would be the mechanism that the Town utilizes to provide the necessary funding for future treatment applications and lake assessments to protect the lakes long term health.

The proposed District includes all parcels deemed to benefit from having the Glen Lake Aquatic Plant Control District formed and has been configured to allocate the costs and expenses of district formation, required capital improvements, and annual operation and maintenance based on the benefit received for each parcel identified within the District. This Map, Plan and Report contains information including; the boundary of the proposed district, tax parcels within the district, initial aquatic control plan, required permits, required capital improvements, annual projected district costs, and the benefit tax analysis to distribute district costs appropriately.

## 2.0 PROPOSED DISTRICT BOUNDARIES

The proposed District was derived based upon a specific area surrounding the lake and parcels within the Town benefited by the formation of the district. These parcels include lakefront and non-lakefront lake access parcels that will benefit from improved water quality of the lake and management of invasive aquatic species. Parcels included in the District are those that abut or have legal rights of access to and use of Glen Lake. For the proposed District, the benefited area is identified on the Glen Lake Association Tax District Map, as shown on the drawing prepared by The Town of Queensbury, dated January 2011, attached as Appendix A. A "Master Property List" that includes each tax map

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<sup>1</sup> Allied Biological *Aquatic Vegetation of Glen Lake Survey Report*, dated June 2007

parcel number with the current street address and property owner’s names, identified parcels included in the District is included in Appendix B. Additionally, a boundary description of the District, as prepared by Van Dusen & Steves Land Surveyors is located in Appendix C. The proposed district includes a total of 305 parcels and the differentiation of lakefront and lake access parcels by use are as follows:

**Residential Lakefront Parcels:**

- Lakefront Single-Family Parcels - 151
- Lakefront Seasonal Residence – 71
- Lakefront Multiple Residence – 15
- Lakefront Vacant Land – 22
- Lakefront Vacant with Improvements – 3
- Lakefront Apartment – 2
- Subtotal: 264**

**Commercial Lakefront Parcels:**

- Lakefront Inn/Lodge – 1
- Lakefront Restaurant – 1
- Subtotal: 2**

**TOTAL LAKEFRONT PARCELS: 266**

**Residential Non-Lakefront Lake Access Parcels:**

- Lake Access Single-Family Parcels - 27
- Lake Access Seasonal Residence – 2
- Lake Access Vacant Land – 9
- Lake Access Vacant with Improvements – 1
- Subtotal: 39**

**Commercial Non-Lakefront Lake Access Parcels:**

None

**TOTAL LAKE ACCESS PARCELS: 39**

**TOTAL LAKEFRONT PARCELS + LAKE ACCESS PARCELS= 305**

**3.0 AQUATIC CONTROL PLAN**

The proposed plan to control Eurasian milfoil and other identified invasive aquatic plant species in Glen Lake will be by the implementation of a triennial treatment program that includes annual lake assessment, annual water quality testing, aquatic vegetation surveys, hand harvesting and herbicide treatment. Access to the lake will be on existing lands owned by the Town of Queensbury along the

northwest shoreline where an existing car-top boat launch and parking area exist (Appendix E). Initially, the two selected methods of treatment for the lake are hand harvesting and the use of aquatic herbicides. The District would utilize the two treatment methods to provide a cost effective approach to managing Eurasian water milfoil and other invasive aquatic plant species. The Initial methods proposed for aquatic vegetation control are described in more detail below:

### **3.1 Hand Harvesting**

Hand harvesting is essentially underwater weeding. This is the most selective method for the removal of invasive aquatic species and preserving the majority of desirable aquatic macrophyte species. This method will also be used to target the small dense beds of invasive aquatic species.

The advantage of hand harvesting is that the entire plant, including the roots, is removed. Hand harvesting also has the lowest equipment needs and does not require a permit at this time. The disadvantages of hand harvesting is that it is very labor intensive, and harvesting dense beds can be difficult and time consuming. The largest expense in hand harvesting is labor. The total costs for removal by hand harvesting are estimated to be \$1,250 per acre.

Hand harvesting for the District will be completed by a contractor hired by the Town. Disposal of the removed vegetation during hand harvesting operations will be with the assistance of the Town Highway Department. The Town will utilize the Town Highway Department for disposal of the removed lake vegetation at one of the Town's facilities. The Town's expenses associated with equipment and manpower assistance to the District would be charged to a force account. These force account expenses will be totaled and such expenses shall be billed to the District. Each year as a part of hand harvesting activities, the contractor will be responsible for mapping areas that are harvested, as well as noting any additional areas of significant growth of invasive plant species. Any new areas of concern that are noted will be re-evaluated the following year during management operations.

Approximately 5-10 acres per year is currently being hand harvested in the lake each year by the GLPA and was used for estimating the cost of hand harvesting required during the initial years of lake treatment. However, a full aquatic vegetation survey is recommended to be completed immediately following the District formation to more accurately assess the quantity and location of areas in the lake requiring hand harvesting treatment.

### **3.2 Aquatic Herbicides**

The proposed plan is to use an aquatic herbicide to manage invasive aquatic plant species in Glen Lake. Aquatic herbicides are commonly used to eliminate nuisance macrophyte populations in smaller waterbodies such as Glen Lake.

The advantages of using aquatic herbicides is that herbicides have proven to be effective on managing areas with moderate to dense beds of nuisance aquatic vegetation in order to improve the ecological, recreational, and aesthetic values of lakes. The primary disadvantage of aquatic herbicides is that they are not completely species-specific and can kill other desirable aquatic macrophytes. However,

completing the treatment in the early spring, when the targeted nuisance species is typically the first emergent plant will reduce the impact to other native species which have not yet emerged. Other disadvantages to using the aquatic herbicide include the following:

- Decomposition of the affected plants, if not removed after treatment, can deplete dissolved oxygen in the lake and release nutrients that can cause algae blooms that negatively impact both the fish community and the recreational quality of the lake;
- Use restrictions on the lake after treatment;
- Herbicide application permit requirements through NYSDEC require residual monitoring and a follow-up aquatic plant survey; and
- Herbicide purchase, residual monitoring and a follow-up aquatic plant survey costs between \$1,000 and \$1,500 per acre.

The application of aquatic herbicide will be completed by a contractor hired by the Town. The Town or its consultants would be responsible for obtaining all permits required prior to the application of the aquatic herbicide. The application method used should be by an appropriate method as outlined by the manufacturer of the product. Following the aquatic herbicide treatment a full aquatic survey of the lake will be performed once sufficient time has elapsed for the herbicide to be effective. The results of this survey, in conjunction to previous observations, will be used to determine areas of primary and secondary concern for treatment applications the following year. According to the vegetation survey completed by Allied Biological in June of 2007, invasive aquatic species were observed along approximately 70 percent of the Glen Lake shoreline. In addition, approximately 75 acres of the lake were classified as areas of “primary and secondary concern” as shown in Appendix D. The areas used for estimating the cost of the herbicide treatment area were based on the Allied Biological report and a previous 80 acre herbicide treatment application by the GLPA. However, a full aquatic vegetation survey is recommended to be completed immediately following the District formation to more accurately assess the quantity and location of areas in the lake requiring herbicide treatment.

#### **4.0 PERMIT REQUIREMENTS**

##### **4.1 Hand Harvesting**

A NYSDEC permit is not required for selective hand harvesting of nuisance aquatic species in Glen Lake.

##### **4.2 Aquatic Herbicides**

A NYSDEC permit is required for the aquatic herbicides application in Glen Lake. The Bureau of Pesticides Management is responsible for the administration of the Aquatic Pesticide Permit Program in New York, under the authority granted by Article 15-0313(4) of the Environmental Conservation Law (ECL) and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Parts 327, 328 and 329. The Town or its consultants managing the district will be

responsible for acquiring all the necessary permits for the Town prior to application of aquatic herbicides.

## **5.0 CAPITAL IMPROVEMENTS**

No capital improvements are required for the formation of the District. All treatment activities will access the lake at an existing access owned by the Town of Queensbury. The area will function as an access for contractors to implement the annual district maintenance activities of hand harvesting and herbicide treatment. The lake access for district maintenance will be along Glen Lake Road on tax parcel 289.9-1-88 and 89, as shown in Appendix E.

## **6.0 PROJECTED COST OF DISTRICT**

The projected district costs for the district formation (DF), capital improvements (CI) and operation and maintenance (O&M) are outlined below and detailed in Appendices F and G.

### **6.1 District Formation Costs**

The cost associated with the district formation of the Glen Lake Aquatic Plant Control District will be approximately \$18,000; including engineering, survey, legal, and miscellaneous fees. The maximum estimated district formation costs are outlined in Appendix F.

### **6.2 Capital Improvement Costs**

No capital improvement costs are anticipated for the proposed Glen Lake Aquatic Plant Control District. The proposed access for all treatment and lake assessment activities will be on lands owned by the Town of Queensbury, which has an existing boat launch area and parking facilities.

### **6.3 Operation and Maintenance Costs**

The costs associated with the annual operation and maintenance for the District have been estimated based on areas of nuisance vegetation growth that have been previously treated in management operations by the GLPA. A full aquatic vegetation survey is recommended to be completed upon District formation to more accurately determine the current condition of the lake, and therefore more precisely determine the areas required for future treatment years.

The yearly costs associated with operation and maintenance of the Glen Lake Aquatic Plant Control District varies based upon treatment method being utilized. Annual cost include; permit preparation and application fees, yearly notice mailings, hand harvest or herbicide treatment application, project management, water quality testing, and aquatic vegetation surveys. The estimated maximum annual costs for a triennial treatment program are outlined in Appendix G.

## **7.0 ALLOCATION OF COSTS AND BENEFIT ASSESSMENT FORMULA**

### **7.1 District Formation and Capital Improvement Costs**

The district formation and capital improvement costs will be assessed upon a benefit basis and are proposed to be recovered in the first year of the district. The Town Board has determined that the appropriate way to allocate the costs of the District should be via a benefit tax rather than an ad valorem tax. They feel that each residence on the lake will benefit substantially equally based on an equal opportunity to use the lake, swim freely from their property, and have boat access and use. The Town Board determined that properties with only lake access rather than lake frontage are also benefitted but in a lesser amount (approximately one-half as much) since they are not directly located on the lake shore. The Town is proposing to contribute 15 percent of the total district formation and capital improvement cost based upon the benefit to be received from the Town's parcels on the lake. The key factor for the Town Board in arriving at 15 percent is based on the great use by the public of the Town's boat access parcel next to the Dockside. A breakdown of the benefit tax for properties within the district for the district formation and capital improvements are included in Appendix H.

### **7.2 Operation and Maintenance Cost**

Operation and Maintenance costs will be charged on a benefit basis to each lot, and a 15 percent Town contribution based on total annual cost based upon the benefit to be received from the Town's parcels on the lake. The cost of operation and maintenance of the district has been assessed using the same benefit basis method established for the district formation and capital improvement costs. A breakdown of the benefit tax for properties within the district for the operation and maintenance of the District are included in Appendix I.

### **7.3 Proposed Benefit Assessment Formula**

A benefit assessment has been created for the proposed District in order to provide an equitable means of distributing the costs within the benefited area. The benefit assessment formula (BAF) has been developed on the basis of a "benefit unit." The "benefit unit" is the basic starting point, and is assigned to the typical property in the district. The basic benefit unit for this district is considered a lakefront parcel of land and constitutes the majority of properties in the district. The major factor evaluated in deriving the recommended BAF was lakefront vs. non-lakefront lake access parcels. The benefit units will be assessed, in addition to or in lieu of the one benefit unit, based upon a 2:1 ratio for lakefront vs. non-lakefront lake access land.

In addition the Town is proposing to contribute 15 percent of the total district formation, capital improvement and yearly operation and maintenance costs.

#### **Benefit Units per Parcel: (Not owned by Town)**

Lakefront Parcel = 1.0



Non-Lakefront Lake Access Parcel = 0.5

**Town Contribution:**

15 Percent of Total Annual District Cost based upon the benefit to be received from the three Town’s parcels on the lake.

This benefit assessment formula is equitable, simple to administer, and distributes the costs of the District to owners based upon the anticipated benefit each property receives from the creation of the district. The costs that will be distributed to each property on a benefit basis are the district formation costs, capital improvement costs, and annual operation and maintenance costs of the District. These costs are discussed above in Section 7.1 and 7.2 of this report.

The likely ranges of relative costs to different properties within the proposed District are identified in Appendices G and I.

**7.4 Summary of Total Benefit Units and District Costs**

Based upon the benefit unit assessment developed above, there are a total of 282.5 benefit units within the District. This was calculated as follows:

**Lakefront lots: (Not owned by Town)**

261 Parcels (Residential) x 1 benefit units/parcel = 261.0

2 Parcels (Commercial) x 1 benefit units/parcel = 2.0

**Non-Lakefront Lake Access lots: (Not owned by Town)**

39 Parcels (single family) X 0.50 benefit unit/parcel = 19.5

**Total Benefit Units = 282.5**

**Lakefront lots: (Owned by Town)**

3 Parcels (Residential) = 15 Percent of Total Annual District Cost

Based upon the district costs for the district formation (DF), capital improvements (CI), and operation and maintenance (O&M) the following 3 year benefit tax cost summary for the District is projected:

**First Year**

**Benefit Tax = (DF+CI) + (O&M)**

- Lakefront Parcel = \$54.00 + \$130.00 = \$184.00
- Non-Lakefront Lake Access Parcel = \$27.00 + \$65.00 = \$92.00
- Town Contribution = \$2,700.00 + \$3,248.25 = \$5,948.25

**Second Year**

**Benefit Tax = (O&M)**

- Lakefront Parcel with 1 Residential Dwelling Unit = \$130.00
- Non-Lakefront Lake Access Parcel with 1 Residential Dwelling Unit= \$65.00
- Town Contribution = \$2,813.25

**Third Year**

**Benefit Tax = (O&M)**

- Lakefront Parcel with 1 Residential Dwelling Unit = \$130.00
- Non-Lakefront Lake Access Parcel with 1 Residential Dwelling Unit= \$65.00
- Town Contribution = \$12,885.75

**8.0 DISTRICT OPERATIONS**

The Town Board will operate the District and be the governing body for district operations. The Town Board intends to form a District Advisory Committee that initially would be made up of property owners within the district and members from the GLPA that advice the board on issues that pertain to the health of the lake. The District Advisory Committee would be a group of individuals appointed by the Queensbury Town Board to provide recommendations on the lake's yearly management program, annually review the water quality and aquatic vegetation surveys to assess the lake's health, review the treatment methods and outcomes, suggest an annual budget and recommendations for aquatic control to the Town for the type of treatment options that will best meet the district's management goals.

**9.0 CONCLUSION**

The formation of the Glen Lake Aquatic Plant Control District will provide the Town with a mechanism for long-term management and treatment of invasive species in Glen Lake. The planned triennial treatment program outlined will provide the lake with a good long term invasive species management program at a reasonable cost. Annual water quality and vegetation surveys will allow for constant revaluation of what treatment method will be cost effective and beneficial to the lake for future years. A full aquatic vegetation survey is recommended to be completed immediately following the District formation to more accurately determine the quantity and location of areas in the lake requiring

treatment. Continuation of the long-term management program using hand harvesting, herbicide treatment, and other appropriate mitigation techniques will manage invasive species growth and limit their spread to other areas of the lake. The formation of this district will allow the Town to manage the lake's health and implement newer treatment methods as they become available, providing Glen Lake with a long-term management program that will continue to enhance water quality, improve desirable aquatic plant species diversity, and improve recreational and aesthetic values of the lake.

## **APPENDIX A**

### **GLENN LAKE DISTRICT MAP**

**Proposed Glen Lake Tax District**

- Tier 1 Tax Rates (LAKE FRONT PARCELS)
- Tier 2 Tax Rates (NON-LAKE FRONT PARCELS)



0 200 400 600 800  
Feet

Map Produced by Town of Queensbury GIS: 1/2011

This map was produced by the Town of Queensbury for GENERAL REFERENCE PURPOSES ONLY. The Town of Queensbury makes no claim of the accuracy of the data represented on this map.  
Data Sources: Parcel Data provided by Warren County GIS; Digital Orthophotography provided by NY State Office of Cyber Security

## **APPENDIX B**

### **MASTER PROPERTY LIST**

**MASTER PROPERTY LIST****LAKE FRONTAGE LOTS AND OWNERS**

<b>Tax Map Number</b>	<b>Property Address</b>	<b>Owner</b>	<b>Property Class Description</b>	<b>Property Class Code</b>
289.17-1-13	80 Ash Dr	Keith Jones	1 Family res	210
289.17-1-15	76 Ash Dr	Patrice Saito	1 Family res	210
289.17-1-16	74 Ash Dr	James Polunci	1 Family res	210
289.17-1-22	31 Canterbury Dr	Richard K Nicholson	1 Family res	210
289.17-1-24	37 Canterbury Dr	Terry Thomas	1 Family res	210
289.17-1-25	39 Canterbury Dr	RM Canterbury Realty, LLC	1 Family res	210
289.17-1-29	89 Birdsall Rd	Joseph Valastro	1 Family res	210
289.17-1-31	91 Birdsall Rd	Paul Robillard	1 Family res	210
289.17-1-34	95 Birdsall Rd	Raymond Lockhart	1 Family res	210
289.17-1-35	97 Birdsall Rd	Domenick DiMartino	1 Family res	210
289.9-1-90	274 Glen Lake Rd	Hughes Family Trust	1 Family res	210
289.10-1-6	16 Jay Rd. East	Gordon Family Trust	1 Family res	210
289.10-1-7	14 Jay Rd. East	Donald Miller	1 Family res	210
289.10-1-8	10 Jay Rd	John H Bernhard	1 Family res	210
289.10-1-9	4 Jay Rd. East	Mark Reynolds	1 Family res	210
289.10-1-10	2 Jay Rd	Mary E. Deltry Irrevocable Trust	1 Family res	210
289.10-1-12	19 Jay Rd	Richard Rourke	1 Family res	210
289.10-1-14	23 Jay Rd	Donald E Higley	1 Family res	210
289.10-1-16	24 Jay Rd	Dean Reali	1 Family res	210
289.10-1-17	19 Jay Rd. West	Richard W Crowe	1 Family res	210
289.10-1-19	25 Jay Rd	Sharon Aurilo	1 Family res	210
289.10-1-20	29 Jay Rd. West	James Pushor	1 Family res	210
289.10-1-21	26 Jay Rd. West	Richard Bohl	1 Family res	210
289.10-1-23	20 Jay Rd. West	Donna Dennett	1 Family res	210
289.10-1-25	14 Jay Rd. West	Wayne Kellogg	1 Family res	210
289.10-1-26	11 Ivy Loop Rd	Victor Celadon	1 Family res	210
289.10-1-29	9 Mary Ln	Donald L Brass	1 Family res	210
289.10-1-32	10 Hemlock Rd	Gerry M Bodette	1 Family res	210
289.13-1-3	270 Glen Lake Rd	Nilofar Mir	1 Family res	210
289.13-1-6	3 Chestnut Rd	Richard Shuren	1 Family res	210
289.13-1-7	5 Chestnut Rd	William Utter	1 Family res	210
289.13-1-54	10 Benmost Bur Ln	Anna M Clark	1 Family res	210
289.13-1-55	69 Birch Rd	Crescent Place, LLC	1 Family res	210
289.10-1-39	17 Fernwood Rd	William B Fosbrook	1 Family res	210
289.10-1-41	16 Fernwood Rd	John Brown	1 Family res	210
289.10-1-42	20 Elm Dr	Roger C Gilbert	1 Family res	210
289.10-1-46	374 Glen Lake Rd	Betty Spadaro	1 Family res	210
289.10-1-48	18 Elm Dr	Albert Story	1 Family res	210
289.10-1-49	16 Elm Dr	Charles Graves Jr	1 Family res	210
289.10-1-50	14 Elm Dr	William Miller Jr	1 Family res	210
289.10-1-51	12 Elm Dr	Larry S Zemanek	1 Family res	210
289.10-1-53	366 Glen Lake Rd	John Staalesen	1 Family res	210
289.11-1-1	47 Barber Rd	Christa Lance	1 Family res	210
289.11-1-3	53 Barber Rd	Donna Fisher	1 Family res	210

289.11-1-5	59 Barber Rd	Roger Ryan	1 Family res	210
289.11-1-6	61 Barber Rd	Stanislaw Kostek Jr	1 Family res	210
289.11-1-7	64 Barber Rd	Steven Dobert	1 Family res	210
289.11-1-13	56 Barber Rd	Thomas Mayer	1 Family res	210
289.11-1-20	4 Hall Rd. Ext.	Charles Ogden	1 Family res	210
289.17-1-40	113 Birdsall Rd	Maureen Valenti	1 Family res	210
289.17-1-42	119 Birdsall Rd	Colleen Beadleston	1 Family res	210
289.17-1-43	121 Birdsall Rd	P3 Realty, LLC	1 Family res	210
289.17-1-45	145 Birdsall Rd Ext	Wallace Hirsch	1 Family res	210
289.17-1-46	149 Birdsall Rd	Kevin Dineen	1 Family res	210
289.17-1-47	153 Birdsall Rd	Frey Frejborg	1 Family res	210
289.17-1-48	155 Birdsall Rd	Morgan Vittengl	1 Family res	210
289.18-1-1	169 Mannis Rd	Mary K O'Keefe	1 Family res	210
289.18-1-4	165 Mannis Rd	Donald Vittengl	1 Family res	210
289.18-1-6	161 Mannis Rd	Kendall Minges	1 Family res	210
289.18-1-10	117 Mannis Rd	Coburn Family Trust	1 Family res	210
289.18-1-12	99 Mannis Rd	James Underwood	1 Family res	210
289.18-1-15	17 Fitzgerald Rd	Elizabeth Galloway	1 Family res	210
289.18-1-17	19 Fitzgerald Rd	Raymond Erb	1 Family res	210
289.18-1-20	23 Fitzgerald Dr	Ronald J Kim	1 Family res	210
289.18-1-22	25 Fitzgerald Rd	Donald Milne	1 Family res	210
289.18-1-23	27 Fitzgerald Rd	David Liebetreu	1 Family res	210
289.6-1-20	34 Nacy Rd	David Gravatt	1 Family res	210
289.6-1-22	33 Dineen Rd	Patricia Cote	1 Family res	210
289.6-1-23	43 Dineen Rd	Robert Didio	1 Family res	210
289.6-1-27	46 Nacy Rd	John Corcoran Jr	1 Family res	210
289.6-1-29	42 Nacy Rd	Thomas Etu	1 Family res	210
289.6-1-30	40 Nacy Rd	Geregory Jelley	1 Family res	210
289.6-1-31	36 Nacy Rd	James Swezey	1 Family res	210
289.13-1-11	13 Chestnut Rd	Robert Napoli	1 Family res	210
289.13-1-12	15 Chestnut Rd	Thomas Babcock	1 Family res	210
289.13-1-13	17 Chestnut Rd	Thomas Corrigan	1 Family res	210
289.13-1-14	19 Chestnut Rd	William Mansmann	1 Family res	210
289.13-1-17	7 Garrett Ln	Gary West	1 Family res	210
289.13-1-20	31 Birch Rd	Paul Sheehan	1 Family res	210
289.13-1-24	41 Birch Rd	Michael Mashuta	1 Family res	210
289.13-1-25	49 Birch Rd	Neil McPhillips	1 Family res	210
289.13-1-26	43 Birch Rd	James Mackey	1 Family res	210
289.13-1-27	47 Birch Rd	Walter Rivette Jr	1 Family res	210
289.13-1-29	51 Birch Rd	Kenneth Searles	1 Family res	210
289.13-1-32	55 Birch Rd	Susan Mondoux	1 Family res	210
289.13-1-33	63 Birch Rd	Gerald Dineen	1 Family res	210
289.7-1-35	15 Reardon Rd	Michael C Aspland	1 Family res	210
289.7-1-38	25 Reardon Rd. Ext	Dorothy Smith	1 Family res	210
289.7-1-39	27 Reardon Rd	Harold Taylor Jr	1 Family res	210
289.7-1-40	29 Reardon Rd. Ext	Dennis G Defayette	1 Family res	210
289.7-1-41	24 Reardon Rd. Ext	Daniel Brown	1 Family res	210
289.7-1-55	580 Moon Hill Rd	Michael Foley	1 Family res	210
289.7-1-57	576 Moon Hill Rd	Robert Potter	1 Family res	210
289.7-1-58	572 Moon Hill Rd	David H Sperry	1 Family res	210
289.7-1-61	13 Dineen Rd	David H Sperry	1 Family res	210



289.7-1-62	17 Dineen Rd	Fred MacNaughton	1 Family res	210
289.7-1-63	21 Dineen Rd	Michael Palmiotto	1 Family res	210
289.7-1-64	31 Dineen Rd	Ronald Kuhl	1 Family res	210
289.14-1-27.1	99 Fitzgerald Rd	Christine A Mozal	1 Family res	210
289.6-1-33	28 Nacy Rd	Ethel Dutra	1 Family res	210
289.6-1-34	24 Nacy Rd	Norma M Hearn	1 Family res	210
289.6-1-35	22 Nacy Rd	Jay Nicolai	1 Family res	210
289.6-1-36	30 Louise Ln	Charles L Sicard	1 Family res	210
289.6-1-38	19 George St	George L Sicard	1 Family res	210
289.6-1-40	21 George St	Linda L Sicard	1 Family res	210
289.7-1-14	62 Reardon Rd	Wasey Family, Inc	1 Family res	210
289.7-1-15	60 Reardon Rd	Patricia Pietropaolo	1 Family res	210
289.7-1-16	58 Reardon Rd	Herbert Wassey	1 Family res	210
289.7-1-20	50 Reardon Rd	Peter Rozell	1 Family res	210
289.7-1-23	48 Reardon Rd	William Donahue	1 Family res	210
289.7-1-26	34 Reardon Rd	Dorothy Burch Hunt	1 Family res	210
289.7-1-28	28 Reardon Rd	Patrick Seelye	1 Family res	210
289.7-1-32	Reardon Rd	Angelo Mastrantoni	1 Family res	210
289.7-1-34	9 Reardon Rd. Ext.	William Herlihy Estate	1 Family res	210
289.9-1-68	354 Glen Lake Rd	Jane Madey	1 Family res	210
289.9-1-69	352 Glen Lake Rd	Robert J Sullivan	1 Family res	210
289.9-1-70	348 Glen Lake Rd	Darren W Boecher	1 Family res	210
289.9-1-71	346 Glen Lake Rd	Diane Windelspecht	1 Family res	210
289.9-1-73	340 Glen Lake Rd	Frank Brenneisen Sr	1 Family res	210
289.9-1-75	338 Glen Lake Rd	Joseph Sullivan	1 Family res	210
289.9-1-77	336 Glen Lake Rd	James Kalock	1 Family res	210
289.9-1-84	312 Glen Lake Rd	Debra Godnick	1 Family res	210
289.9-1-85	308 Glen Lake Rd	Nancy J Choppa	1 Family res	210
289.11-1-25	92 Hall Rd	Agnes Hurley	1 Family res	210
289.11-1-26	90 Hall Rd	Richard Burke	1 Family res	210
289.11-1-28	5 Glen Hall Dr	Grover C Barry Jr.	1 Family res	210
289.11-1-33	9 Glen Hall Dr	Ronald B MacKowiak	1 Family res	210
289.11-1-35	76 Reardon Rd	Glen Stephenson	1 Family res	210
289.11-1-38	66 Reardon Rd	John Buchanan	1 Family res	210
289.11-1-59.311	3 Osprey Vw	Donald Kruger	1 Family res	210
289.13-1-57	65 Birch Rd	Peter Dineen	1 Family res	210
289.13-1-59	6 Never Rest Ln	Patrick A Russo	1 Family res	210
289.14-1-1	49 Fitzgerald Rd	Douglas Petroski	1 Family res	210
289.14-1-2	51 Fitzgerald Rd	Gordon M Dineen	1 Family res	210
289.14-1-4	57 Fitzgerald Rd	Martin Kalin Revocable Trust	1 Family res	210
289.14-1-8	61 Fitzgerald Rd	Claudia Gersten	1 Family res	210
289.14-1-10	75 Fitzgerald Rd	John Gill	1 Family res	210
289.14-1-12	5 Pioneer Pt	John J Ingleston	1 Family res	210
289.14-1-14	11 Pioneer Pt	Elizabeth Little	1 Family res	210
289.14-1-15	15 Pioneer Pt	Michael O'Connor	1 Family res	210
289.14-1-17	19 Pioneer Pt	Colleen Hogan	1 Family res	210
289.14-1-21	84 Fitzgerald Rd	Patrick J Rowley	1 Family res	210
289.14-1-22	87 Fitzgerald Rd	Claudia E Zack	1 Family res	210
289.14-1-23	91 Fitzgerald Rd	Ronald VanSlooten	1 Family res	210
289.14-1-24	93 Fitzgerald Rd	Charles Carder	1 Family res	210
289.14-1-25	95 Fitzgerald Rd	Clay Ashworth	1 Family res	210

289.17-1-36	99 Birdsall Rd	Daniel Berrigan	1 Family res	210
289.18-1-24	29 Fitzgerald Rd	Michael Martin	1 Family res	210
289.18-1-25	35 Fitzgerald Rd	David Jarvis	1 Family res	210
289.18-1-26	45 Fitzgerald Rd	Margaret Kane	1 Family res	210
289.17-1-9	86 Ash Dr	Paul Derby	2 Family Res	220
289.17-1-20	25 Canterbury Dr	Rosalind Leroux	2 Family Res	220
289.10-1-52.1	10 Elm Dr	Paul Zemanek III	2 Family Res	220
289.6-1-26	48 Dineen Rd	Robert J Slack	2 Family Res	220
289.17-1-11	84 Ash Dr	Kenneth Dieffenbach	3 Family Res	230
289.17-1-41	117 Birdsall Rd	Thomas Valenti	Seasonal res	260
289.17-1-4	96 Ash Dr	Riza Toubia	Seasonal res	260
289.17-1-12	82 Ash Dr	David Graves	Seasonal res	260
289.17-1-23	33 Canterbury Dr	Daniel A Mucci Jr	Seasonal res	260
289.17-1-26	43 Canterbury Dr	John Sabia	Seasonal res	260
289.10-1-13	21 Jay Rd	Gerald Griffin	Seasonal res	260
289.10-1-15	29 Jay Rd	Victor H Celadon	Seasonal res	260
289.10-1-22	24 Jay Rd. West	Paul Shea	Seasonal res	260
289.10-1-28	7 Mary Ln	Michael Walsdorf	Seasonal res	260
289.10-1-31	9 Hemlock Rd	Michael Dansbury	Seasonal res	260
289.10-1-33	12 Hemlock Rd	Francis Donohue	Seasonal res	260
289.13-1-2	272 Glen Lake Rd	Ronald Sautter	Seasonal res	260
289.13-1-4	268 Glen Lake Rd	Frederick Munk	Seasonal res	260
289.13-1-5	1 Chestnut Rd	Sandra Dubay	Seasonal res	260
289.13-1-8	7 Chestnut Rd	Anthony Piscitelli	Seasonal res	260
289.13-1-9	9 Chestnut Rd	Domenico Fallacaro	Seasonal res	260
289.13-1-10	11 Chestnut Rd	Philip F Battiste	Seasonal res	260
289.10-1-36	15 Genista Ln	David Judkins	Seasonal res	260
289.10-1-37	14 Genista Ln	Stephen Mackey	Seasonal res	260
289.10-1-38	16 Genista Ln	Frank Cottone	Seasonal res	260
289.11-1-4	57 Barber Rd	Charles Pelella	Seasonal res	260
289.11-1-8	62 Barber Rd	John A Deeb	Seasonal res	260
289.11-1-9	60 Barber Rd	Edward E Schadwill	Seasonal res	260
289.11-1-14	24 Hall Rd. Ext.	Neil Graham	Seasonal res	260
289.11-1-16	20 Hall Rd. Ext.	Anne C Cleveland	Seasonal res	260
289.11-1-17	12 Hall Rd. Ext.	Adam J Leonardo	Seasonal res	260
289.11-1-18	10 Hall Rd. Ext.	Mariyn G Matriccino	Seasonal res	260
289.11-1-21	2 Hall Rd. Ext.	Charles Ogden	Seasonal res	260
289.17-1-44	139 Birdsall Rd Ext	Russell Pittenger	Seasonal res	260
289.17-1-49	175 Mannis Rd	Joseph Papuzza	Seasonal res	260
289.18-1-7	157 Mannis Rd	Richard A Hughes	Seasonal res	260
289.18-1-11	109 Mannis Rd	Gerald Charlebois	Seasonal res	260
289.18-1-14	11 Fitzgerald Rd	James Ogden	Seasonal res	260
289.18-1-19	21 Fitzgerald Ln	Kieran Schrader	Seasonal res	260
289.6-1-25	46 Dineen Rd	Robert J Slack	Seasonal res	260
289.6-1-32	32 Nancy Rd	James Conway	Seasonal res	260
289.13-1-16	5 Garrett Ln	Gary West	Seasonal res	260
289.13-1-18	29 Birch Rd	William Chase	Seasonal res	260
289.13-1-22	35 Birch Rd	Alice M Genthner	Seasonal res	260
289.13-1-23	37 Birch Rd	Herbert Levin	Seasonal res	260
289.7-1-36	19 Reardon Rd	Daniel J Lawler	Seasonal res	260
289.7-1-18	54 Reardon Rd	Peter Rozell	Seasonal res	260

289.7-1-19	52 Reardon Rd	Thomas Heinzelman	Seasonal res	260
289.7-1-25	36 Reardon Rd	Mark J Schachner	Seasonal res	260
289.9-1-78	334 Glen Lake Rd	Martin Johnsen	Seasonal res	260
289.9-1-79	332 Glen Lake Rd	Gerald Bulger	Seasonal res	260
289.9-1-81	324 Glen Lake Rd	Richard Carolan	Seasonal res	260
289.9-1-83	316 Glen Lake Rd	Verona McNeil	Seasonal res	260
289.9-1-86	306 Glen Lake Rd	Daniel A Zotto	Seasonal res	260
289.10-1-35	9 Genista Ln	William thomas	Seasonal res	260
289.11-1-22	4 Osprey Vw	Donald Kruger	Seasonal res	260
289.11-1-23	96 Hall Rd	Steven Johnson	Seasonal res	260
289.11-1-24	94 Hall Rd	Chris Della Camera	Seasonal res	260
289.11-1-29	7 Glen Hall Dr	William Hannan	Seasonal res	260
289.11-1-34	78 Reardon Rd	August McKasty	Seasonal res	260
289.11-1-36	74 Reardon Rd	Glen Stephenson	Seasonal res	260
289.11-1-37	70 Reardon Rd	Michael Seidel	Seasonal res	260
289.13-1-58	102 Ash Dr	Mark Prendeville	Seasonal res	260
289.14-1-3	53 Fitzgerald Rd	Douglas Petroski	Seasonal res	260
289.14-1-6	59 Fitzgerald Rd	Marion Paul Broome	Seasonal res	260
289.14-1-9	65 Fitzgerald Rd	Robert Newton Jr	Seasonal res	260
289.14-1-13	9 Pioneer Pt	Marylois Moynihan	Seasonal res	260
289.14-1-16	17 Pioneer Pt	W. Terrence Barton	Seasonal res	260
289.14-1-19	20 Pioneer Pt	Edith R Hughes	Seasonal res	260
289.14-1-26	97 Fitzgerald Rd	Thomas E Onderdonk	Seasonal res	260
289.14-1-28	101 Fitzgerald Rd. Ext.	Donald T Marshall	Seasonal res	260
289.15-1-42	52 Nolan Camp Rd	Jane Nolan Barton	Seasonal res	260
289.15-1-43	35 Nolan Camp Rd	Robert Vannier	Seasonal res	260
289.17-1-37	101 Birdsall Rd	Daniel Gwinup	Seasonal res	260
289.17-1-38	103 Birdsall Rd	William Merritt	Seasonal res	260
289.14-1-18	Island In Glen Lk	The Passing Wind, Inc.	Seasonal res	260
289.10-1-5	18-20 Jay Rd. East	Robert Accardi	Res Multiple	280
289.11-1-19	8 Hall Rd. Ext.	Marian Cornell	Res Multiple	280
289.18-1-8	125 Mannis Rd	Robert Hughes	Res Multiple	280
289.6-1-17	11 George St	Mary Sicard	Res Multiple	280
289.13-1-31	53 Birch Rd	Dean Sanborn	Res Multiple	280
289.7-1-17	56 Reardon Rd	Ronald Ellenwood	Res Multiple	280
289.7-1-24	40 Reardon Rd	Harold O'Connor Jr	Res Multiple	280
289.7-1-31	26 Reardon Rd	Timothy Larned	Res Multiple	280
289.9-1-72	344 Glen Lake Rd	Richard J Sander	Res Multiple	280
289.14-1-20	85 Fitzgerald Rd	John W Gardner	Res Multiple	280
289.17-1-1.2	Birdsall Rd	794 State Route 149, LLC	Res vac land	311
289.17-1-1.4	Birdsall Rd	794 State Route 149, LLC	Res vac land	311
289.17-1-1.5	Birdsall Rd	John T Whalen	Res vac land	311
289.17-1-6	Ash Dr	Taylor Hill Properties, LLC	Res vac land	311
289.17-1-17	72 Ash Dr	Michael Miller	Res vac land	311
289.17-1-18	Canterbury Dr	Terry Thomas	Res vac land	311
289.17-1-32	Birdsall Rd	John T Whalen Jr	Res vac land	311
289.9-1-88	Glen Lake Rd	Town of Queensbury Rec Dept	Res vac land	311
289.9-1-89	290 Glen Lake Rd	Town of Queensbury Rec Dept	Res vac land	311
289.10-1-18	23 Jay Rd. West	Edward Van Putte	Res vac land	311
289.10-1-52.2	Glen Lake Rd	Paul Zemanek III	Res vac land	311
289.11-1-15	Barber Rd. Off	Neil Graham	Res vac land	311

289.13-1-19	27 Birch Rd	Gary West	Res vac land	311
289.13-1-30	Birch Rd.,off	David McGowan	Res vac land	311
289.9-1-66	Glen Lake Rd	Town of Queensbury	Res vac land	311
289.9-1-67	Glen Lake Rd	Diane Yager Hayes	Res vac land	311
289.9-1-74	Glen Lake Rd	Joseph Sullivan	Res vac land	311
289.11-1-27	3 Glen Hall Dr	Barbara C Barry	Res vac land	311
289.14-1-7	Fitzgerald Rd	Douglas H Cherry	Res vac land	311
289.14-1-30.2	3 Pioneer Pt	Michael O'Connor II	Res vac land	311
289.14-1-27.2	Fitzgerald Rd	Christine Mozal	Res vac land	311
289.17-1-19	Island In Glen Lk	Michael Capt Miller	Res vac land	311
289.14-1-31	Island In Glen Lk	Esther Koslen	Res vac land	311
289.17-1-39	Birdsall Rd	Stephen Miller	Vac w/ imprv	312
289.7-1-37	Reardon Rd	Gordon Stockman	Vac w/ imprv	312
289.7-1-33	Reardon Rd	O'Keefe, Morgan, Graham	Vac w/ imprv	312
289.17-1-5	94 Ash Dr	Shaune Sellingham	Apartment	411
289.17-1-7	88 Ash Dr	Taylor Hill Properties, LLC	Apartment	411
289.9-1-80	330 Glen Lake Rd	David Paddock	Inn/Lodge	418
289.9-1-87	298 Glen Lake Rd	Christine Mozal	Restaurant	421

### **NON-LAKE FRONTAGE LOTS AND OWNERS**

289.17-1-52	116 Birdsall Rd	Lawrence Cassant	1 Family res	210
289.17-1-53	26 Marley Way	Elizabeth Ann Russell	1 Family res	210
289.17-1-55	104 Birdsall Rd	Steven Saccoccio	1 Family res	210
289.17-1-56	29 Marley Way	Stephen C Miller	1 Family res	210
289.13-1-34	48 Birch Rd	David McGowan	1 Family res	210
289.13-1-35	38 Birch Rd	David P Cherry	1 Family res	210
289.13-1-36	20 Birch Rd	Brian Soloski	1 Family res	210
289.13-1-37	14 Birch Rd	Charles York	1 Family res	210
289.13-1-38	4 Birch Rd	Austin Frank	1 Family res	210
289.7-1-43	20 Reardon Rd. Ext.	Stephen A Loschiavo	1 Family res	210
289.7-1-44	16 Reardon Rd. Ext.	Serra Family Trust	1 Family res	210
289.7-1-45	12 Reardon Rd. Ext.	Michael O'Keefe	1 Family res	210
289.7-1-46	8 Reardon Rd	Irene Morgan	1 Family res	210
289.7-1-47	6 Reardon Rd. Ext	Gertrude Van Ryan	1 Family res	210
289.7-1-48	12 Reardon Rd	Margaret Wallace Dankelman	1 Family res	210
289.7-1-49	127 Tee Hill Rd	Sandra Wilsey	1 Family res	210
289.7-1-50	133 Tee Hill Rd	Richard J Kubricky	1 Family res	210
289.7-1-51	137 Tee Hill Rd	Jo Ann Curcio	1 Family res	210
289.7-1-8	17 Reardon Rd	Joe DiBella	1 Family res	210
289.7-1-10	35 Reardon Rd	Jacklynn Brown	1 Family res	210
289.7-1-12	47 Reardon Rd	Peter Rozel	1 Family res	210
289.7-1-22	46 Reardon Rd	Stephen Adler	1 Family res	210
289.11-1-39	61 Reardon Rd	John E Schadwill	1 Family res	210
289.13-1-53	3 Benmost Bur Ln	Linda Clark Whitty	1 Family res	210
289.17-1-3	79 Ash Dr	Russel Hilliard	1 Family res	210
289.17-1-54	100 Birdsall Rd	Leisha Cushing	1 Family res	210
289.11-1-12.2	32 Barber Rd	Douglas Granger	1 Family res	210
289.7-1-6	5 Reardon Rd	Mark Weidner	1 Family res	210
289.17-1-57	31 Marley Way	Susan Jones-Andrew	Seasonal res	260
289.7-1-21	44 Reardon Rd	Joseph Kervin	Seasonal res	260
289.13-1-50	Ash Dr	Russel Hilliard	Res vac land	311
289.17-1-51	Birdsall Rd	Lisa Jackoski	Res vac land	311

289.17-1-58	Birdsall Rd	Susan Jones-Andrew	Res vac land	311
289.7-1-7	Reardon Rd	Joseph DiBella	Res vac land	311
289.11-1-12.1	Barber Rd	Toabassum Sheikh	Res vac land	311
289.18-1-16	Fitzgerald Rd	Raymond Erb	Res vac land	311
289.18-1-13	Fitzgerald Rd	Elizabeth Galloway	Res vac land	311
289.7-1-11	Reardon Rd	Jacklynn Brown	Res vac land	311
289.13-1-51	7 Never Rest Ln	Suzanne E Tyrer	Vac w/ imprv	312

## **APPENDIX C**

### **BOUNDARY DESCRIPTION**

## Suggested description of the Glen Lake Aquatic Taxing District.

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the southerly or easterly shore of the Glen Lake outlet at the northwesterly corner of the lands of Daniel Brown being tax map parcel 289.7-1-41; thence running along said lands of Brown in an easterly, southeasterly and southwesterly direction to the most northeasterly corner of tax map parcel 289.7-1-43 owned by Stephen A. Loschiavo; thence running southeasterly along the easterly bounds of said tax map parcel 289.7-1-43 and along a portion of the easterly bounds of 289.7-1-44 to the northwesterly corner of parcel 289.7-1-51; thence running easterly along the northerly bounds thereof to the northeasterly corner thereof and also on the westerly bounds of Tee Hill Road; thence running southerly along the westerly bounds of Tee Hill Road, crossing Reardon Road and continuing to the southeast corner of parcel 289.7-1-6; thence running in a southwesterly direction along the southerly bounds of parcel 289.7-1-6, parcel 289.7-1-7, and a portion of parcel 289.7-1-8 to the northeast corner of parcel 289.7-1-31; thence running southerly along the easterly bounds of said parcel 289.7-1-31 and the easterly bounds of parcel 289.7-1-10, along the easterly bounds of parcel 289.7-1-11 and the easterly bounds of parcel 289.7-1-12 to the southeasterly corner thereof; thence running southwesterly along a portion of the southerly bounds thereof to the northeast corner of parcel 289.11-1-39; thence running along the easterly and southerly bounds of said parcel 289.11-1-39 to the southwesterly corner thereof in the easterly bounds of Reardon Road; thence running southerly along the southeasterly bounds of said Reardon Road to the most northerly corner of parcel 289.11-1-36; thence running southeasterly and southwesterly along the outer bounds of said parcel 289.11-1-36 to the southwesterly corner thereof in the easterly bounds of said Reardon Road Extension; thence crossing said road running northwesterly to the southeasterly corner of parcel 289.11-1-36; thence running along the southerly bounds thereof to the southwesterly corner of parcel 289.11-1-36 at or near the northeasterly corner of parcel 289.11-1-33; thence running southerly along the easterly bounds of parcel 289.11-1-33, parcel 289.11-1-29, parcel 289.11-1-28, parcel 289.11-1-27, parcel 289.11-1-26, parcel 289.11-1-25, parcel 289.11-1-24 and a portion of parcel 289.11-1-23 to the northwesterly corner of parcel 289.11-1-59.311; thence running easterly along the northerly bounds of said parcel 289.11-1-59.311 to the northeasterly corner thereof in the westerly bounds of Barber Road; thence running southerly along Barber Road to the southeasterly corner of parcel 289.11-1-12.2; thence running westerly along the southerly bounds thereof to the southwesterly corner thereof in the easterly bounds of parcel 289.11-1-13; thence running southerly along the easterly bounds thereof to the southeasterly corner thereof; thence running westerly along the southerly bounds thereof to the northeasterly corner of parcel 289.11-1-9; thence running southerly along the easterly bounds thereof to Barber Road; thence running westerly along Barber Road to the northwesterly end thereof; thence southerly along the westerly end thereof to the southwesterly corner thereof; thence running easterly along said Barber Road to the northwesterly corner of parcel 289.11-1-1; thence running easterly and southerly along the bounds of said parcel 289.11-1-1 to the southeasterly corner thereof and

the northwesterly bounds of parcel 289.15-1-42; thence running easterly to the northeasterly corner thereof; thence running southerly or southwesterly along the southeasterly bounds thereof to the most southerly corner thereof; thence running northerly along the southwesterly bounds thereof a short distance to the northeasterly corner of parcel 289.14-1-27.2; thence running southwesterly along the southeasterly bounds thereof the most southerly corner hereof, at the northeasterly corner of parcel 289.14-1-21; thence running southeasterly and than southwesterly along the bounds of said parcel 289.14-1-21 to the most southerly corner thereof; thence running northwesterly along the southwesterly bounds thereof a short distance to the southeasterly corner of parcel 289.14-1-12; thence running southwesterly along the southerly bounds thereof a short distance to the northeasterly corner of 289.14-1-30.2 at or about the northerly end of Fitzgerald Road; thence running southwesterly along the northwesterly bounds of said Fitzgerald Road to the intersection of Mannis Road at the southeasterly corner of parcel of 289.18-1-12; thence running southwesterly and westerly along Mannis Road to the southeasterly corner of parcel 289.18-1-7; thence running westerly and southwesterly along the southerly bounds of parcel 289.18-1-7, parcel 289.18-1-6, parcel 289.18-1-4, parcel 289.18-1-1, parcel 289.17-1-49, parcel 289.17-1-48 to the most southerly corner of said parcel; thence running southeasterly along the southeasterly bounds of parcel 289.17-1-47, parcel 289.17-1-46, parcel 289.17-1-45, parcel 289.17-1-44, parcel 289.17-1-43 to the southeasterly corner thereof; thence running northwesterly along the southwesterly bounds thereof to the northeasterly corner of parcel 289.17-1-42; thence running southerly along the easterly bounds thereof to the southeasterly corner thereof; thence running northwesterly along the southerly bounds thereof to the most easterly corner of parcel 289.17-1-41; thence running southwesterly along the southeasterly bounds thereof to the corner of parcel 289.17-1-40; thence running southerly along the easterly bounds thereof and along the easterly bounds of parcel 289.17-1-51 to the southeasterly corner thereof; thence running westerly along the southerly bounds thereof a short distance to the northeasterly corner of parcel 289.17-1-52; thence running southerly and westerly along said parcel 289.17-1-52 and along the southerly bounds of parcel 289.17-1-53 to a point in the northeasterly bounds of Niagara Mohawk Power Corporation or National Grid; thence running northerly, southwesterly along said lands to a point in the easterly bounds thereof at the most southerly corner of parcel 289.17-1-1.2; thence running northerly still along the easterly bounds of said lands of Niagara Mohawk Power Corporation and along the southwesterly bounds of parcel 289.17-1-1.2, crossing Birdsall Road and along the southwesterly bounds of parcel 289.17-1-1.5 to a point in the westerly bounds thereof; thence leaving lands of Niagara Mohawk Power Corporation running in a northeasterly and easterly direction along the northerly bounds of parcel 289.17-1-1.5 to the most southwesterly corner or southerly corner of parcel 289.17-1-24; thence running northerly along the westerly bounds of said parcels 289.17-1-24, parcel 289.17-1-23, parcel 289.17-1-22, parcel 289.17-1-20 to a point in the easterly bounds of said lands of Niagara Mohawk Power Corporation; thence running northerly along the easterly bounds thereof and the westerly bounds of parcel 289.17-1-18 and crossing the inlet to Glen Lake and continuing along the westerly bounds parcel 289.17-1-18 to a point in the southerly bounds of Ash Drive at the northwesterly corner of said parcel 289.17-1-18; thence running easterly along Ash Drive to the northeasterly corner of parcel 289.17-1-18; thence running northeasterly crossing said Ash Drive to the most southwesterly corner of parcel 289.17-1-3 and the most southerly corner of



lands of Warren County; thence running northerly along the easterly bounds of said lands of Warren County to a point in the southerly bounds of Glen Lake Road at the northwesterly corner of parcel 289.13-1-38; thence running easterly along the southerly bounds of Glen Lake Road to its intersection with Birch Road; thence running southerly along the westerly or southwestly bounds of Birch Road to the most southwestly corner thereof in the northerly bounds of parcel 289.13-1-31; thence running across the southerly bounds of said Birch Road to the southeasterly corner thereof being also the northeasterly corner of parcel 289.13-1-31; thence running northerly along the easterly bounds of Birch Road to the northwesterly corner of parcel 289.13-1-24; thence running easterly along the northerly bounds thereof to the southwestly corner of parcel 289.13-1-23; thence running northwesterly along the westerly bounds of said parcel 289.13-1-23 and parcel 289.13-1-22 to a point in the southerly bounds of parcel 289.13-1-20; thence running southwestly along the southerly bounds thereof to the easterly bounds of said Birch Road; thence running northerly along the easterly bounds thereof to the northwesterly corner of parcel 289.13-1-18; thence running northeasterly along the northerly bounds thereof to the northeasterly corner thereof at the southwestly corner of parcel 289.13-1-17; thence running northerly along the westerly bounds of said parcel 289.13-1-17 and parcel 289.13-1-16 to the northwesterly corner thereof in the southerly bounds of parcel 289.13-1-14; thence southwestly along the southerly bounds thereof to the most southwestly corner thereof; thence running northwesterly along the westerly bounds thereof to the northwesterly corner of parcel 289.13-1-14 in the southerly bounds of Chestnut Road; thence running easterly and northerly along said Chestnut Road to a point in the westerly bounds of parcel 289.13-1-4 which is also in the southeasterly bounds of Glen Lake Road; thence running northerly and northeasterly along Glen Lake Road to the most northerly corner of parcel 289.9-1-81 in the southwestly bounds of parcel 289.9-1-80; thence running northwesterly along the westerly bounds thereof crossing Glen Lake Road and along the westerly bounds of 289.9-1-80 to the northwesterly corner thereof; thence running northeasterly along said parcel 289.9-1-80 to the northeasterly corner thereof, than crossing Glen Lake Road to the southwestly corner of parcel 289.9-1-71; thence running northerly and easterly along Glen Lake Road to the northeasterly corner of parcel 289.10-1-46; thence running southwestly along the southeasterly bounds thereof to the most northerly corner of parcel 289.10-1-52.2; thence running easterly along the northeasterly bounds of said parcel and along the northeasterly bounds of parcel 289.10-1-52.1 and the northeasterly bounds of parcel 289.10-1-51 and the northeasterly bounds of parcel 289.10-1-50 to the northeasterly corner thereof; thence running southwestly along the southeasterly bounds thereof to the northwest corner of parcel 289.10-1-49; thence running southeasterly along the northeasterly bounds of parcel 289.10-1-49 and the northeasterly bounds of parcel 289.10-1-48 to the northwest corner of parcel 289.10-1-42; thence running northeasterly and southeasterly along the northerly and northeasterly bounds of said parcel to the northwestly corner of parcel 289.10-1-41; thence running easterly along the northerly bounds thereof to the northeasterly corner thereof; thence running southerly along the easterly bounds thereof to the northwestly corner of parcel 289.10-1-39; thence running easterly along the northerly bounds thereof to a point in the westerly bounds of parcel 289.10-1-38; thence running northerly along the westerly bounds thereof to the northwestly corner thereof; thence running northeasterly along the northerly bounds of parcel 289.10-1-38 and along the northerly bounds of parcel

289.10-1-37 and to the northeasterly corner of said parcel 289.10-1-37 in the northwesterly corner of parcel 289.10-1-33; thence running northeasterly and northerly along the bounds of said 289.10-1-36 to a point in the southerly bounds of Glen Lake Road; thence running southeasterly along the southwesterly bounds of said Glen Lake Road to the northeasterly corner of parcel 289.10-1-36; thence running southerly along the easterly bounds thereof and along a portion of the easterly bounds of parcel 289.10-1-35 to the northwesterly corner of parcel 289.10-1-33; thence running easterly along the northerly bounds of parcel 289.10-1-33, parcel 289.10-1-32, parcel 289.10-1-31, parcel 289.10-1-29, parcel 289.10-1-28, parcel 289.10-1-26 to the northeasterly corner thereof; thence southwesterly along the southeasterly bounds thereof to an angle point in parcel 289.10-1-25; thence running southeasterly, northeasterly, easterly and northerly along said parcel 289.10-1-25 and along parcel 289.10-1-23 to the point in the southwesterly bounds of Jay Road; thence running southeasterly along said Jay Road to a point therein at the intersection with Jay right of way; thence running southerly along the westerly bounds of said Jay right of way to the southwesterly corner thereof, being a point in the northwesterly bounds of parcel 289.10-1-20; thence running northeasterly along the southerly bounds of said Jay right of way to the southeasterly corner thereof; thence running northerly along the easterly bounds thereof, being the westerly bounds of parcel 289.10-1-20, parcel 289.10-1-19, parcel 289.10-1-18, parcel 289.10-1-17 and a short way along parcel 289.10-1-16 to the northwesterly corner of said parcel; thence running northeasterly along the northwesterly bounds of parcel 289.10-1-16 to the northeasterly corner thereof in the westerly bounds of parcel 289.10-1-15; thence running northerly along the westerly bounds of parcel 289.10-1-15 and the westerly bounds of parcel 289.10-1-13 to the northwesterly corner thereof; thence easterly along the northerly bounds thereof to the southwesterly corner of parcel 289.10-1-12; thence running northerly along the westerly bounds of said parcel 289.10-1-12 and the westerly bounds of parcel 289.10-1-10 to the northwesterly corner thereof; thence running easterly along the northerly bounds thereof to the southwesterly corner of parcel 289.10-1-9; thence running northerly along the westerly bounds of parcel 289.10-1-9, parcel 289.10-1-8, parcel 289.10-1-7, parcel 289.10-1-6, parcel 289.10-1-5 to the northwesterly corner thereof in the southerly bounds of 289.6-1-17; thence running westerly along the southerly bounds thereof to the easterly bounds of Glen Lake Road; thence northerly along said Glen Lake Road to an angle point in said parcel 289.6-1-17; thence running easterly and northerly and westerly along said parcel 289.6-1-17 again to Glen Lake Road; thence running along the same in a northerly direction crossing Nancy Road to the northwest corner of parcel 289.6-1-17; thence running easterly along the northerly bounds thereof to the northeasterly corner thereof in the westerly bounds of Nancy Road, then crossing said Nancy Road to the southwest corner of parcel 289.6-1-35; thence running northeasterly along Nancy Road along the westerly or northwesterly bounds of parcel 289.6-1-35, parcel 289.6-1-34, parcel 289.6-1-33, parcel 289.6-1-32 and a portion of parcel 289.6-1-20 to a point therein; thence crossing said Nancy Road and running northwesterly along the southwesterly bounds of parcel 289.6-1-20 to Glen Lake Road; thence running northeasterly along Glen Lake Road to the northeasterly corner of parcel 289.6-1-20; thence running southerly along the easterly bounds thereof and then crossing Nancy Road to a point in the northerly bounds of parcel 289.6-1-31; thence running northeasterly along said Nancy Road along the northerly bounds of parcel 289.6-1-31, parcel 289.6-1-30, parcel 289.6-1-29, parcel 289.6-1-27 to the most northerly corner of said parcel;

thence running southeasterly along the northeasterly bounds of said parcel 289.6-1-27 to the northwesterly corner of parcel 289.6-1-26; thence running northeasterly along the northerly bounds of parcel 289.6-1-26 and parcel 289.6-1-25 to a point in the southwesterly bounds of parcel 289.6-1-23; thence running northerly or northwesterly along said bounds of said parcel to Nacy Road; thence running northerly along the southeasterly and easterly bounds of said Nacy Road to the most northerly point of parcel 289.6-1-22 and the northwesterly corner of parcel 289.7-1-64; thence running southeasterly along the northerly bounds thereof to the most easterly corner thereof in the northwesterly bounds of Dineen Road; thence running southwesterly along the southerly bounds of said parcel 289.7-1-64 and along Dineen Road to the most southerly corner of said parcel; thence running southerly crossing Dineen Road and along the bounds of parcel 289.6-1-22 to a point therein for a corner; thence running northerly along said Dineen Road to the most northerly corner of parcel 289.7-1-61; thence running southeasterly along the northerly bounds thereof to the southwesterly or westerly corner of parcel 289.7-1-58; thence running northerly along the westerly bounds thereof to the northwesterly corner thereof in the southerly bounds of Moon Hill Road; thence running easterly along the southerly bounds of Moon Hill Road to the northeasterly corner of parcel 289.7-1-57; thence running southerly along the easterly bounds thereof to the northwesterly corner of parcel 289.7-1-55; thence running easterly, southeasterly, northeasterly, northerly and northwesterly along said parcel again to Moon Hill Road; thence running easterly along Moon Hill Road to the northeasterly corner of said parcel 289.7-1-55; thence running southerly along the easterly bounds thereof to the northerly shore of the outlet of Glen Lake; thence running southerly crossing said outlet to the point and place of beginning, containing 506.00 acres of land and water to be the same more or less.

EXCEPTING AND RESERVING that portion of Reardon Road and Reardon Road Extension that lies within the bounds of the above described parcel.

EXCEPTING AND RESERVING that portion of Glen Lake Road that lies within the above described parcel.

EXCEPTING AND RESERVING any other roads that may lie within the above described parcel.

Van Dusen & Steves  
Land Surveyors  
NYS Lic. #50135

## **APPENDIX D**

### **GLEN LAKE AREAS OF CONCERN**



MAP REFERENCE:  
 1. SURVEY MAP OF SIGNIFICANT BEDS OF EURASIN WATER MILFOIL, ALLIED BIOLOGICAL, 2007  
 2. CONTOUR MAP, REGION 5, GLEN LAKE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF FISH, WILDLIFE AND MARINE RESOURCES



LEGEND	
	MILFOIL AREA OF PRIMARY CONCERN (45± ACRES)
	MILFOIL AREA OF SECONDARY CONCERN (25± ACRES)
	CURLY LEAF PONDWEED AREA OF PRIMARY CONCERN (5± ACRES)



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ENGINEERS STAMP:  
 I, THE UNDERSIGNED, AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. I HAVE REVIEWED AND APPROVED THE INFORMATION PROVIDED AND THE COMPLETION OF THE PROJECT. THE PROJECT MANAGER AND/OR PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE COMPLETION OF THE PROJECT.

REVISIONS	
5	
4	
3	
2	
1	

PROJECT NO.:  
 SCALE: AS NOTED  
 DATE: 5/4/2011  
 DRAWN BY: VISION

PROJECT: TOO  
 GLEN LAKE

DRAWING TITLE  
 GLEN LAKE AREAS  
 OF CONCERN

DRAWING NO.  
**DWG C-1**

OF 1

## **APPENDIX E**

### **PROPOSED LAKE ACCESS LOCATION**

### **PROPOSED LAKE ACCESS LOCATION**



### **LOCATION MAP**

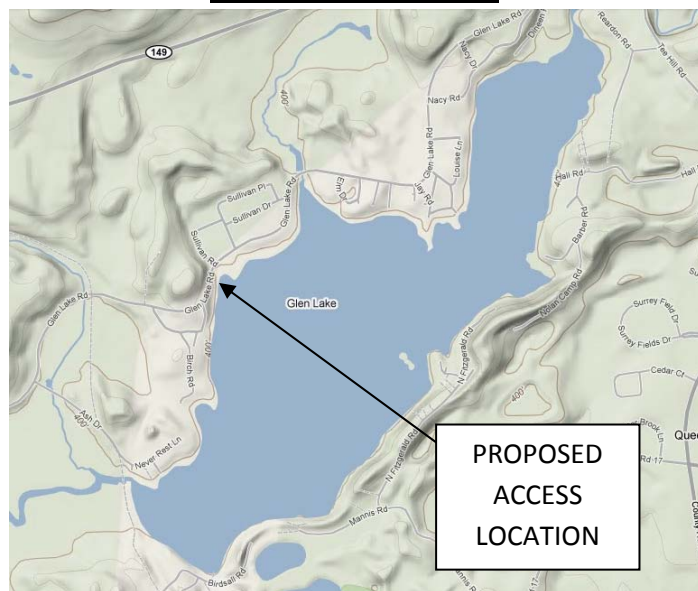


IMAGE SOURCES : GOOGLE EARTH, 2011; Warren County GIS, 2011

## **APPENDIX F, G, H, I**

### **DISTRICT COSTS**



## APPENDIX F

### OVERALL ANNUAL COST SUMMARY FOR FIRST THREE YEARS

DATE: 08/02/11

LOCATION: TOWN OF QUEENSBURY, WARREN COUNTY, NY

#### District Formation Costs

Item	Task Description	Responsible	Year 1
1	Map Plan and Report	Engineer and Survey	\$ 15,000.00
2	Legal	Attorney	\$ 3,000.00

**Total District Formation Costs \$ 18,000.00**

#### Capital Improvement Costs

Item	Task Description	Responsible	Year 1
1	NA	NA	NA

**Total District Capital Improvement Costs \$ -**

#### Operation and Maintenance Costs

Item	Task Description	Responsible	Year 1	Year 2	Year 3
1	Lake Management	Town Board/Advisory Committee	\$21,655.00	\$18,755.00	\$85,905.00

**Total Operation and Maintenance Costs \$21,655.00 \$18,755.00 \$85,905.00**

#### District Cost Summary

	Year 1	Year 2	Year 3
District Formation Cost	\$ 18,000.00		
Operation and Maintenance	\$21,655.00	\$18,755.00	\$85,905.00
<b>Total Annual District Expenses</b>	<b>\$ 39,655.00</b>	<b>\$ 18,755.00</b>	<b>\$ 85,905.00</b>
Total Annual District Revenue	\$ 57,928.25	\$ 39,538.25	\$ 49,610.75
<b>District Fund Balance</b>	<b>\$ 18,273.25</b>	<b>\$ 39,056.50</b>	<b>\$ 2,762.25</b>

Notes:

- 1 Assumes District Formation Costs are recovered in first year.

## APPENDIX G

### OPERATION AND MAINTENANCE COSTS FOR FIRST THREE YEARS

DATE: 08/02/11

LOCATION: TOWN OF QUEENSBURY, WARREN COUNTY, NY

#### First Year

ITEM	WORK ACTIVITY	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Aquatic Vegetation Survey	1	each	\$5,500.00	\$5,500.00
2	Water Quality Testing	1	LS	\$1,250.00	\$1,250.00
3	NYSFOLA	1	LS	\$600.00	\$600.00
4	Notice Mailings	305	each	\$1.00	\$305.00
5	Project Management	1	LS	\$1,500.00	\$1,500.00
6	Hand Harvesting	10	acre	\$1,250.00	\$12,500.00
<b>First Year Operation and Maintenance Costs</b>					<b>\$21,655.00</b>

#### Second Year

ITEM	WORK ACTIVITY	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Water Quality Testing	1	LS	\$2,500.00	\$2,500.00
2	NYSFOLA	1	LS	\$600.00	\$600.00
3	Notice Mailings	305	each	\$1.00	\$305.00
4	Project Management	1	LS	\$1,500.00	\$1,500.00
5	Hand Harvesting	10	acre	\$1,250.00	\$12,500.00
6	NYSDEC permit fee for Herbicide	1	LS	\$100.00	\$100.00
7	Herbicide Permit Preparation	1	LS	\$1,250.00	\$1,250.00
<b>Second Year Operation and Maintenance Costs</b>					<b>\$18,755.00</b>

#### Third Year

ITEM	WORK ACTIVITY	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Water Quality Testing	1	LS	\$2,500.00	\$2,500.00
2	NYSFOLA	1	LS	\$600.00	\$600.00
3	Notice Mailings	305	each	\$1.00	\$305.00
4	Project Management	1	LS	\$2,500.00	\$2,500.00
5	Herbicide Treatment	80	acre	\$1,000.00	\$80,000.00
<b>Third Year Operation and Maintenance Costs</b>					<b>\$85,905.00</b>

## APPENDIX H

### BENEFIT TAX FOR DISTRICT FORMATION

DATE: 08/02/11

LOCATION: TOWN OF QUEENSBURY, WARREN COUNTY, NY

Benefit Unit Tax \$ 54.00

					Year 1
<b>Total District Formation</b>					<b>\$ 18,000.00</b>
<b>Lakefront Parcels</b>	<b>Parcels</b>	<b>Benefit Unit<sup>1</sup></b>	<b>Benefit Units</b>	<b>\$/Parcel</b>	<b>Benefit Tax<sup>2</sup></b>
Lakefront Parcel	263	1.0	263.0	54.00	\$ 14,202.00
<b>Lake Access Parcels</b>					
Non-Lakefront Lake Access Parcel	39	0.5	19.5	27.00	\$ 1,053.00
<hr/>					
<b>Town Contribution</b>					
15 Percent of Total Costs	3				\$ 2,700.00
<hr/>					
<b>Total Parcels</b>	<b>305</b>			<b>Total District Revenue</b>	<b>\$ 17,955.00</b>

Notes:

- 1 Benefit Unit= Lakefront Parcel
- 2 Benefit Tax Assumes District Formation Costs are recovered in first year.

**APPENDIX I**

**BENEFIT TAX FOR OPERATION AND MAINTENANCE**

DATE: 08/02/11

LOCATION: TOWN OF QUEENSBURY, WARREN COUNTY, NY

Benefit Unit Tax \$130.00

					Year 1	Year 2	Year 3
Yearly Operation and Maintenance Costs					\$21,655.00	\$18,755.00	\$85,905.00
	Parcels	Benefit Unit <sup>1</sup>	Benefit Units	\$/Parcel	Benefit Tax <sup>2</sup>	Benefit Tax <sup>2</sup>	Benefit Tax <sup>2</sup>
<b>Lakefront Parcels</b>							
Lakefront Parcel	263	1.0	263.0	130.00	\$ 34,190.00	\$ 34,190.00	\$34,190.00
<b>Lake Access Parcels</b>							
Non-Lakefront Lake Access Parcel	39	0.5	19.5	65.00	\$ 2,535.00	\$ 2,535.00	\$ 2,535.00
<b>Town Contribution</b>							
15 Percent of Total Costs	3				\$3,248.25	\$2,813.25	\$12,885.75
<b>Total Parcels</b>	<b>305</b>				<b>Total District Revenue \$ 39,973.25</b>	<b>\$ 39,538.25</b>	<b>\$ 49,610.75</b>

Notes:

- 1 Benefit Unit = Lakefront Parcel
- 2 Benefit Tax for Annual Operation and Maintenance of District for first three-years with no adjustments.