



LAKE • GEORGE
WATERKEEPER®

PO Box 591, Lake George, NY 12845

TEL: (518) 668-5913 Fax: (518)-668-5915

EMAIL: info@lakegeorgewaterkeeper.org

www.lakegeorgewaterkeeper.org

July 15, 2008

Mr. Herb Koster, Chairman
Town of Bolton Planning Board
4949 Lake Shore Drive
Bolton Landing, NY 12814

Re: Beebe – Cobblestone Lot 12 (171.07-1-66)
SPR08-21

Dear Mr. Koster:

The Lake George Waterkeeper has reviewed the site plan for the above referenced application. Our office has some minor recommendations that could be incorporated into the project to improve the stormwater treatment. However, there is a major concern regarding the noncompliant stormwater management system for the Cobblestone subdivision. Please find our comments following for your consideration:

COBBLESTONE SUBDIVISION STORMWATER MANAGEMENT PLAN

The Cobblestone subdivision stormwater management plan was approved in 2003 and proposed infiltration trenches along the proposed gravel subdivision road. Subsequently, the trenches were not functioning properly and not infiltrating stormwater. Contributing factors include paving the road, thus increasing runoff, and significant sedimentation from poor construction reducing infiltration capabilities. The Zoning Administrator required the stormwater management plan to be modified and was reapproved by the Planning Board in August 2006. It should be noted the reapproved plan maintained the same stormwater management system of infiltration trenches. However, the existing riprap-lined trenches were to excavated, sediment removed and clean riprap installed. This system continues to not function properly as sediment has accumulated in the trenches from construction erosion to the point vegetation is growing in the trenches and runoff continues to pond at the lower elevation of the road. This ponding has resulted in safety issues as well as increased runoff impacting downstream properties and Lake George. To address this continuing failing situation, a culvert has been installed across the road draining the western “infiltration” trench and permitting runoff to leave the site without management. I raised this question to Pam Kenyon in May 2008. The Lake George Waterkeeper requests the developer be required to correct the stormwater system and properly install stormwater management controls prior to any further approvals for lots.



THE FUND for LAKE GEORGE

LOT 12 STORMWATER MANAGEMENT

1. We recommend the installation of bioretention ponds (rain gardens) to improve stormwater treatment.

Due to the cut proposed for the installation of the stormwater management ponds which will remove the upper levels of soils, the use of bioretention with amended soils (consisting of 35% organic matter/peat) is recommended. This will significantly improve the pollutant and nutrient removal capabilities as well as improve porosity. In addition, native plantings should be incorporated to further increase treatment potential as well as aesthetics.

2. Clearing limits should be delineated with construction fencing.

The Cobblestone subdivision property has been subjected to several clearings which has reduced the overall vegetative cover and quality resulting in increased runoff. Delineating clearing limits would be an effective method to reduce runoff and protect existing vegetation.

3. The proper functioning of infiltration trenches is suspect.

Infiltration trenches require a great deal of maintenance to remove debris that can result in reducing the ability for infiltration. Trenches should be covered with filter fabric and planted with a shallow vegetative swale that would allow infiltration but be much easier to maintain.

4. The Erosion and Sedimentation Control Plan refers to a sediment basin that is not indicated on the drawings.

We encourage the use of this control device but it should not be located where the stormwater management basins are proposed to prevent the siltation of the soils and reducing the infiltration rates.

In closing, the Lake George Waterkeeper feels it is imperative the stormwater management system for the subdivision road be corrected prior to any approval actions.

Thank you for your consideration. The Lake George Waterkeeper looks forward to working with the Town of Bolton Planning Board of in defending the natural resources of Lake George and its watershed.

Sincerely,



Christopher Navitsky, PE
Lake George Waterkeeper

cc: Brian Grisi – Adirondack Park Agency
Michael White – Lake George Park Commission
Tom Hutchins, PE