



**LAKE • GEORGE**  
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September 23, 2007

Mr. James Underwood, Chairman  
**Town of Queensbury Zoning Board of Appeals**  
742 Bay Road  
Queensbury, NY 12845

Re: Cardona – 175 Assembly Point Road  
Area Variance 58-2008

Dear Mr. Underwood:

The Lake George Waterkeeper has reviewed the submission for the above referenced variance application. I will be unable to attend the September 24 meeting due to a conflict but would like to submit the following comments for the record:

In general, the Waterkeeper supports the proposal for the installation of stormwater at the referenced property even if the proposed stormwater infiltration controls will be located within 100 feet of Lake George. Currently it appears there are no stormwater management controls so this would be an improvement. However, there are some technical concerns which could impact the effectiveness of the infiltration controls proposed and should be addressed prior to the granting of the variance:

1. Stormwater Management Area #1 where the variance is requested is located where a cabin currently exists. The subsurface soils are very important for stormwater infiltration to function properly. What soils and to what depths will soils be replaced in this area? Will there be compaction which would affect the soil's ability to infiltrate? More information should be provided to determine if the proposed infiltration control will function considering the demolition proposed.
2. A rain garden is proposed to be installed in SWMA #1. Rain gardens require amended soils for the top 12" for stormwater treatment. More information should be provided regarding the soils proposed. More information should be provided on the soils proposed.
3. An infiltration trench is proposed along the driveway at grades exceeding 10%. This slope exceeds the recommended slopes for infiltration. A stormwater management report was not available for review in the file. Also, it should be clarified how the trench with a depth of 2-3' will convey stormwater to the surface of the infiltration control/raingarden.

Thank you for your consideration of these comments and I look forward to working with the Town of Queensbury Zoning Board of Appeals in defending the natural resources of Lake George and its basin.

Sincerely,

A handwritten signature in black ink that reads "Chris Navitsky". The signature is written in a cursive, slightly slanted style.

Christopher Navitsky, PE  
Lake George Waterkeeper

cc: Brian Grisi – Adirondack Park Agency  
Michael White – Lake George Park Commission

