



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

April 19, 2010

Mr. Jason Saris, Chairman
Town of Bolton Zoning Board of Appeals
4747 Lake Shore Drive
Bolton Landing, NY 12814

Re: Daniels – 4110 Lake Shore Drive (213.05-1-9)
A 10-14

Dear Ms. Saris:

The above referenced application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Lake George Waterkeeper requests the Zoning Board of Appeals apply the Town's regulations and the balance test for the consideration of environmental impacts during your deliberations regarding the above referenced variance request.

NEED FOR SHORELINE BUFFERING

The applicant is requesting substantial expansion of impervious cover and disturbance within the shoreline setback. Currently, the shoreline is a steep graded lawn and an adequate shoreline buffer is lacking with the exception of five mature trees on the southern portion. Lawn consisting of grasses with shallow roots provides minimal infiltration and reduction of upland runoff when compared to a proper four tiered, shoreline buffer consisting of trees, shrubs, perennials and ground cover. Although minimal stormwater management is planned, it is not adequate to manage runoff from all development existing on the site. This further justifies the need for a shoreline buffer. The Lake George Waterkeeper recommends the establishment of an effective shoreline buffer consisting of trees, shrubs, perennials and ground cover for water quality improvement and to mitigate the impacts of disturbance within the shoreline setback. Please see the attached Fact Sheet for Shoreline Buffers.

PAVEMENT BEING REPLACED WITH SIMILAR IMPERVIOUS MATERIAL

The Lake George Waterkeeper supports the proposal to remove the impervious pavement surface south of the main house. However, it is our opinion there is no benefit with the replacement of the pavement with the stone material on top of the previously compacted soil, which will become as compact as pavement with minimal infiltrative capabilities. Therefore, the Lake George Waterkeeper would recommend the installation of pervious pavement or grass pavers in the area that the pavement was to be removed.



THE FUND for LAKE GEORGE

RAIN GARDEN UNDERSIZED

The Lake George Waterkeeper supports the inclusion of rain gardens for stormwater management for the property. However, the southern rain garden is undersized for the tributary impervious cover and should be enlarged. There is adequate area for enlarging the rain garden and, as previously mentioned, the proposed stone surface will create runoff similar to pavement unless alternative permeable surfaces are proposed. In addition, it is recommended the rain garden plantings incorporate shrubs and trees for increased treatment.

SEPTIC TANK UNDERSIZED FOR THE MAIN HOUSE

Although it appears there will be no increase in wastewater flow from the expansion, the current on-site wastewater treatment system should be brought up to requirements of the code. The minimum septic tank required to provide treatment for a four-bedroom structure is 1250 gallons. The existing 1000 gallon septic tank is undersized and does not provide the minimum treatment required. The Lake George Waterkeeper would recommend the installation of a 1250 gallon septic tank to provide the minimum treatment.

In balancing the benefits of the proposal with possible environmental impacts, there are minor site improvements that would have substantial water quality improvements while allowing the applicant to achieve their goal. Therefore, the Lake George Waterkeeper recommends: 1) Replacing the existing lawn with a substantial, four tiered, shoreline buffer consisting of trees, shrubs, perennials and ground cover; 2) Install pervious surface in the area where the pavement will be removed; 3) Enlarge the southern rain garden and enhance the plantings with shrubs and trees; and 4) Replace the existing septic tank for the main house with a 1259 gallon tank.

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

Sincerely,

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

Christopher Navitsky, PE
Lake George Waterkeeper

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