



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

May 18, 2009

Mr. Chris Hunsinger, Chairman
Town of Queensbury Planning Board
742 Bay Road
Queensbury, NY 12804

Re: Debaron – Lot 4 Dark Bay Lane (239.18-1-47)
Site Plan 14-2009

Dear Mr. Hunsinger:

The Lake George Waterkeeper has reviewed the revised submission material regarding the above referenced site plan review application. The Waterkeeper would like to recognize the efforts of the applicant to address concerns raised by the Town and our office and their attempts to mitigate the impacts of the proposed project. We would like to offer the following items for stormwater treatment for consideration by the Board regarding the discussion of the variance:

1. The effectiveness of the infiltration trench location should be evaluated.

Although the infiltration trench has been shifted 6.5' from the house, construction activities (such as equipment and blasting) will impact the soils in the area. In addition, the applicant recognized the potential impact from the foundation drain in their submission letter but information is not included on the drawing.

2. The stormwater management treatment must be enhanced if the separation to the lake is being minimized.

It should be noted that the required separation is being reduced greater than 50% and the percolation rates are very rapid, further reducing the contact time with the soils. The applicant stated in their submission letter and in the Stormwater Report that 6" of peat will be added in the base of the infiltration trench to improve stormwater treatment. However, this was not indicated on the plans nor was a detail provided. In addition, additional vegetation should be added for nutrient uptake.

3. The "no disturbance" zone should be protected before and after construction.

This zone should be delineated in the field with construction fencing for protection prior to any disturbance and be shown on the final plan. Enforcement conditions placed on the property preventing any disturbance without serious violations.

4. The existing impervious ramp directing runoff into the lake should be removed and replaced with wooden steps to reduce direct discharge of stormwater to the lake.



THE FUND for LAKE GEORGE

In closing, this applicant has demonstrated the ability to “engineer” a site to meet the Town Code for approvals. However, there is a point when a property is not buildable, especially for a 2500+ sf house within the shoreline setbacks on an undersized lot with steep slopes, without suitable wastewater treatment and where the majority of the site will be altered removing soils and vegetation protecting the lake to accommodate the building. This parcel has constrained site conditions which resulted in the denial of a previous site plan application. In addition the site is currently being utilized as lake access, which could be determined as the best use.

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

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