



**LAKE • GEORGE
WATERKEEPER®**

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January 26, 2010

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

Re: DeNardo – Ridge Road/ Barthol Lane (240.00-1-47)
Subdivision 2-2010

Dear Mr. Hunsinger:

The above referenced site plan review application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. I would like to offer the following for the Board:

Protection of Wetlands

- 1. A “No Disturbance/No Cut Zone”/buffer should be required along the wetland.** §A183-30.A.1 requires “Subdivisions adjacent to, abutting or including streams, wetlands, rivers or lakes shall comply with shoreline cutting restrictions established in the Zoning Ordinance.” §179-6-050.B.1.a states “In the case of shoreline of all lakes, ponds, streams, or wetlands, the removal of vegetation, including trees within 35 feet extending inland from all points along the mean high-water mark, no vegetation may be removed. This area shall be maintained as an undisturbed natural buffer strip.” On June 21, 2005, the applicant agreed to maintain a 35’ no disturbance zone for the previous approval on the subdivision.
- 2. A 75’ setback should be provided from the delineated wetlands as required in the Zoning Ordinance.**

SITE PLAN REVIEW

- 1. The Planning Board should require Site Plan Review for the future development of Lot A.** The importance of the protection of wetlands and adjoining buffer areas should necessitate the need for a Site Plan Review for proposed Lot A. Reducing disturbance of existing vegetation and soils in critical environmental areas are important concepts of Low Impact Development that result in water quality improvement through volume reduction and increased treatment.

The Lake George Waterkeeper recommends the following to the Town of Queensbury Planning Board: 1) Requirement of a 35’ No Disturbance Zone along the wetland boundary; and 2) Site Plan Review for the future development of Lot A.



THE FUND for LAKE GEORGE

The Lake George Waterkeeper Program looks forward to working with the Town of Queensbury Planning Board 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 style with a large, stylized initial "C".

Christopher Navitsky, PE
Lake George Waterkeeper

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