



**LAKE • GEORGE**  
**WATERKEEPER®**

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June 21, 2010

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

**Re: Flanagan – 150 Lake Parkway (226.15-1-7)**  
**Site Plan Review 36-2010**

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. The Lake George Waterkeeper is not opposed to the applicant's intention to convert the existing pitched roof to a sundeck and supports the reduction in structure size on the shoreline. The Lake George Waterkeeper would like the applicant to realize the opportunity available to improve shoreline property stewardship of Lake George and mitigate non point source pollution to the lake.

The Town of Queensbury recognizes one of the most effective steps to protect water quality is to maintain a buffer zone of natural vegetation along the shoreline. Landscaping for water quality means adding more trees and shrubs. The Town of Queensbury Code states that turf does not protect water quality as well as natural buffers because shallower rooted grass has a minimal ability to filter nutrients and is not as effective in allowing infiltration of water.

The Lake George Waterkeeper requests the Planning Board to apply the Town's regulations, specially §179-8-040 Shoreline Buffers, during your deliberations regarding the above referenced application and would like to offer the following for the Board:

**The applicant should be required to install a shoreline buffer as required by §179-8-020 and 179-8-040.** Currently, there is minimal buffer provided on the shoreline. The requirement for the installation of a shoreline buffer is a necessity for stewardship of the lake and for the improvement of water quality in Lake George.



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, slightly slanted style.

Christopher Navitsky, PE  
Lake George Waterkeeper

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