



LAKE • GEORGE
WATERKEEPER®

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August 16, 2010

Mr. James Underhill, Chairman
Town of Queensbury Zoning Board of Appeals
742 Bay Road
Queensbury, NY 12804

Re: Fuchs – 19 Woods Point Lane (239.14-1-2)
Area Variance 36-2010

Dear Mr. Underhill:

The above referenced area variance application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Lake George Waterkeeper does not oppose the requested variance but has concerns about the site plan. The Lake George Waterkeeper requests the Zoning Board of Appeals to apply the Town's regulations, specifically §179-14-050 Imposition of Conditions, during your deliberations regarding the above referenced area variance application. I am unable to attend this evening's meeting due to a conflict and would like to offer the following for the Board:

The site plan does not contain enough information regarding the construction of the proposed garage. Information required for determination of the extent of disturbance necessary for the construction of garage is needed for a complete site plan review. The grading plan shows the garage proposed on a slope and would not be constructed as shown. Also, additional paving will be required for access to the garage and will require additional stormwater management. Therefore, the Lake George Waterkeeper recommends the Zoning Board of Appeals require site plan review for the proposed garage as a condition of approval for the variance, if granted.

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

Sincerely,

Christopher Navitsky, PE
Lake George Waterkeeper



THE FUND for LAKE GEORGE