



**LAKE • GEORGE
WATERKEEPER®**

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October 22, 2008

Mr. James Underwood, Chairman
Town of Queensbury Zoning Board of Appeals
742 Bay Road
Queensbury, NY 12845

Re: Garner Holdings, LLC – Pine Tree Lane (226.19-1-30)
Area Variance 66-2008

Dear Mr. Underwood:

The Lake George Waterkeeper has reviewed the submission for the above referenced variance application and would like to offer the following comments for the record:

It appears the application is incomplete and fails to list all variances required:

- §179-6-060.B.1.a.1 prohibits the removal of vegetation within 35 feet of the shoreline of all wetlands and shall be left as an undisturbed natural buffer strip. The project proposes the installation of a well within 2 feet of the wetland boundary. The Code allows for lake access and beaches, neither which applies in this application.
- New York State Department of Health Wastewater Treatment Standards Appendix 75-A Table 2 states "For all systems involving the placement of fill material, separation distances are measured from the toe of slope of the fill". A 10' separation is required between an absorption field and a property line and 20' between an absorption field and dwelling. The project proposes 4' of separation to the property line and 7' of separation to the dwelling from the toe of slope of the fill. In addition, the system should be designed as a four bedroom system to include the proposed den as per NYSDOH standards.

Thank you for your consideration of these comments and I look forward to working with the Town of Queensbury Zoning Board of Appeals in defending the natural resources of Lake George and its basin.

Sincerely,

Christopher Navitsky, PE
Lake George Waterkeeper

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



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