



**LAKE • GEORGE  
WATERKEEPER®**

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August 19, 2008

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

Re: Livingston (226.12-1-7)  
AV #50-2008

Dear Mr. Underwood,

The Lake George Waterkeeper has reviewed the submission for the above referenced site plan and would like to offer the following comments for consideration regarding the application:

- 1. It is recommended that the Town of Queensbury Zoning Board of Appeals requires vegetative plantings to promote infiltration and improve stormwater treatment as a condition of approving an area variance for this 0.14 acre parcel within the critical environmental area (CEA) of Lake George.** The demolition of a seasonal camp and replacement with a new single family dwelling (SFD) on a small parcel within the CEA is an opportunity for the applicant to enhance stormwater infiltration and treatment on their property by constructing rain gardens in locations that would capture runoff from the pitched roof. Deep rooted vegetation aids in the filtration and treatment of nutrients and pollutants. Areas of Lake George's shoreline have been so impacted by nutrients flowing from lawns that aquatic plant and algae growth are accelerated, as seen in recent algae blooms within the lake. Excessive aquatic plants grow, die and decompose, creating a mucky lake bottom and a lake that ages prematurely.
- 2. Use of permeable pavers or a comparable product for the proposed driveway would further increase the ability for stormwater to remain on site by reducing the amount of impermeable surfaces on this lot.** Stormwater management should be required for this SFD, including the use of low impact development (LID) techniques that would promote stormwater infiltration to be managed on-site, not directed off and recharge ground water. Use of bioretention (rain gardens) would enhance stormwater infiltration.
- 3. The approval of three septic holding tanks on site should require alarms, automatic water shutoffs and appropriate warnings for unexpected failure and include a regular maintenance schedule.**

The Lake George Waterkeeper looks forward to working with the Town of Queensbury Zoning Board of Appeals in defending the natural resources of Lake George and its watershed.

Sincerely,

Kathleen SL Bozony  
Natural Resource Specialist / Lake George Waterkeeper

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



THE FUND for LAKE GEORGE