



THE FUND *for* LAKE GEORGE



August 31, 2009

Hon. Dan Stec, Supervisor  
Town of Queensbury  
742 Bay Road  
Queensbury, NY 12804

**RE: Queensbury Zoning Update: *Waterfront Residential District and Design***

Dear Supervisor Stec,

The revisions to the Town of Queensbury Zoning Ordinance regarding new Waterfront Residential Design regulations incorporate many measures that will help protect and restore the water quality of Lake George. The Town of Queensbury is commended for its initiative in promulgating these important regulations that support responsible development and require a higher level of stewardship of shoreline properties.

The protection of Lake George is vital to this area's economy and quality of life. The new design regulations require use of many known practices that protect water quality, such as vegetated buffers, fertilizer restrictions, site plan review for all activities – both new development and modifications -- within 500 feet of the shore, requirement for 75% permeable surfaces, and new building square footage calculations that limits building size relative to parcel size. The benefits of all these measures to protect water quality are well documented and they are all based on tried-and-true practices.

We see the Town of Queensbury's new regulations as a model for the other communities through the Lake George watershed. We're confident that these new regulations will prove effective and be shown not to be a burden on the use and enjoyment of shoreline properties. We look forward to monitoring the implementation and administration of these new regulations.

The FUND for Lake George and Lake George Waterkeeper commend the Town Board for its approval of the new Zoning Ordinance and the Planning Ordinance Review Committee for all of its leadership, hard work, and diligence to complete the final document that was adopted.

Sincerely,



Peter Bauer  
Executive Director



Chris Navitsky  
Lake George Waterkeeper

cc:     Planning Ordinance Review Committee  
          Queensbury Town Board Members  
          Queensbury Planning Board Members  
          Queensbury Zoning Board of Appeals Members  
          Lake George Park Commission  
          Adirondack Park Agency