



LAKE • GEORGE
WATERKEEPER®

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April 6, 2009

Mr. Keith Hanchett, Chairman
Town of Lake George Planning Board
Old Post Road
Lake George, NY 12845

Re: Albright (251.20-1-30 and 251.20-1-46)
Minor Subdivision 9-2008

Dear Mr. Hanchett,

An area variance was approved to create a non-conforming lakefront lot. Maximizing lakefront development has a negative impact on Lake George and its water quality. Designing an appropriate site plan for this single family dwelling (SFD) should include use of native vegetation, a shoreline buffer and minimizing removal of existing trees and vegetation. The Lake George Waterkeeper has reviewed the submission for this minor subdivision and would like to offer the following discussion recommendations:

- 1. Subdivision of the property into two lots and redevelopment of the lots should be conditioned with stormwater management requirements for both properties.** The existing SFD surrounded on two sides by a large paved driveway and stone / masonry patio less than 40 ft from Lake George needs appropriate stormwater management to allow infiltration into the soils and reduce runoff from the property.
- 2. New construction on both Lots 1 and 2 should reduce the total impervious surfaces by removing a portion of the existing driveway, stone patio and concrete pad.** Impervious pavement that is removed should be replanted with substantial vegetation and trees and the soils scarred in order to reduce soil compaction and minimize impacts of construction activities on this relatively steep site on Lake George.
- 3. Although RSH zoning requires only a 50 ft setback from Lake George, the existing SFD is only 40 ft from the lake and the new SFD is proposed at just over 50 ft.** Sediment, which binds with nutrients and pollutants, has entered Lake George off Lake Street and the area between both docks on the property (which can be seen in aerial photographs). The setback distance for the new SFD should be a minimum of a 75 ft from the lake, and the house sited where trees have already been cleared. Increasing the SFD setback off the steep slope to the lake and planting a substantial shoreline buffer with native vegetation and trees, would permit additional infiltration and treatment



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of stormwater runoff before it enters Lake George. A planting plan with a substantial shoreline vegetated buffer should be conditioned and required for site plan review (the submitted map is proposed with only a 10 ft buffer near the SFD).

4. **All large existing trees and vegetation on the subdivided 0.87 acre parcel should remain, with care during construction to avoid construction impact to all land surrounding the trees.** The use of orange snow fences to delineate 'no touch zones' would minimize damage to the existing vegetation and trees, reduce the overall development impact from unnecessary clearing and lessen the impact of construction to the lake.
5. **Limits of clearing are not reflected in the proposed site plans.** Clearing on this site should be limited and the house should be located in an area where trees and vegetation have already been removed. Additional vegetation should be planted on the shoreline, specifically replacing the existing lawn.



Demolition of the existing SFD and construction of a new SFD should be conditioned with restrictions of all future development on the site. The shoreline setback should be maximized where practicable on the site, avoiding any unnecessary clearing of existing vegetation and trees and the lawn to the lake should be planted with an appropriate vegetated buffer. The Lake George Waterkeeper looks forward to working with the Town of Lake George Planning Board in defending the natural resources of Lake George and its watershed.

Sincerely,

Kathleen S Lindberg Bozony
Natural Resource Specialist / Lake George Waterkeeper

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