



**LAKE • GEORGE
WATERKEEPER®**

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June 30, 2009

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

**Re: Bauer
Sketch Plan - 48 Halcyon Lodge Road**

Dear Mr. Hanchett:

The Lake George Waterkeeper has reviewed the submitted sketch plan and would like to make the following comments for consideration when discussing this application:

1. Replacement and expansion of a single family dwelling (proposed 3,500 sq ft, 4 bedroom SFD plus driveway and potential walkway and deck) within the Critical Environmental Area (CEA) should require a major stormwater management plan.

This project should be treated as a major stormwater management project due to the anticipated environmental impacts from development on the shoreline. As a major project, the proposed *Potential Stormwater Management Area* on the Sketch Site Plan (dated June 15, 2009) would need to be relocated as it is within 60 ft of Lake George (TLG Zoning §175-21.G.2.b.4 states that infiltration devices shall be located a minimum of 100 feet from Lake George).

2. The existing single family dwelling (SFD) has a relatively small footprint and is located almost 3 times the distance from the shoreline as the new proposed SFD.

Based on the value of maximizing the distance between a large impervious structure and the lake, to lessen the impact of development on water quality, the ability and recommendation to site the house further from the shoreline should be discussed with the applicant. In addition, the Planning Board should require planting a vegetated shoreline buffer, minimizing overall lawn area and restricting the use of fertilizers (which add excess nutrients to the lake), and pesticides (which have potential to poison aquatic invertebrates and fish).

3. Low Impact Development (LID) should be encouraged for this site and all development within the CEA.

The use of LID design concepts to minimize stormwater runoff should include limiting disturbance on this site by reducing the amount of earthwork, using porous pavement and incorporating bioinfiltration or rain gardens into the site design.

Thank you for discussing at this initial stage of the Sketch Plan the important criteria that should be addressed when building within the CEA. We look forward to continuing to work 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



THE FUND for LAKE GEORGE