



LAKE • GEORGE
WATERKEEPER®

PO Box 591, Lake George, NY 12845

Tel: (518) 668-5913 Fax: (518)-668-5915

Email: lgkeeper@nycap.rr.com

www.lakegeorgewaterkeeper.org

May 1, 2008

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

Re: Campanella (225.08-1-32)
SP #5-2008

Dear Mr. Hanchett:

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

1. The on-site wastewater treatment system (OWTS) is proposed on slopes exceeding allowable standards.

According to New York State Department of Health Design Handbook, gravelless systems are restricted to sites with "...a slope not exceeding 15%...." The area proposed for the OWTS has a grade of 16%.

2. According to the site plan, fill is proposed for the OWTS and no specifications have been provided.

The cross section detail of the OWTS does not specify fill above the system and this conflicts with the site plan, which indicates one foot of fill.

3. The open bottomed drains proposed to reduce post-development runoff and satisfy cold weather conditions may not infiltrate runoff.

The applicant states in a response to Jarrett-Martin Engineering comments "...We propose to revise the Drain Inlet Detail to show an open bottom for drains D-3, D-4 and D-5. This would satisfy the frost requirement. These three drains will have their bottom at a minimum of 4' below finished grade." According to Stone Wall Section (Drawing C-4), the drains will be installed in 'compacted granular fill' which will significantly reduce the ability to infiltrate due to a reduction in porosity. This should be clarified.

4. The proposed tree well that is indicated on the site map and necessary to save the large maple on the east side of the house will need to be up to 8 ft in height..



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Because of the 16+ feet of fill that will be brought in for the construction of the house, all other trees that are labeled to remain will not survive if they too do not have tree wells. Is a tree well built to this height appropriate?

5. Soils on the site are contaminated with *Japanese knotweed*, an invasive species that quickly spreads.

Care should be given to all removal or spreading of the contaminated soils. These invasives may have been brought to the site with soils imported for fill, and with time the *Japanese knotweed* will cover the entire site. Contaminated soils removed from the site should not be used for fill in any other location, but disposed of appropriately. The applicant should be required to address these procedures for soil placement as a note on the plan.

6. The site plan should include a planting plan that minimizes lawn area and re-vegetates all disturbances on the parcel. Additional trees to restore a filtered view of the house from the lake should be required. There are too few listed on the site plan to adequately accomplish this goal.

7. Due to the fact that the structure will be constructed on soils of questionable integrity containing debris that has been dumped on the site over time, the Waterkeeper supports the town engineer's recommendation that a geotechnical engineer should be hired by the applicant.

It appears that the character of the neighborhood does support a much smaller single-family dwelling (SFD) on this site, one that would more satisfactorily fit the 1.2 acre lot. The large footprint of the SFD and necessary construction of retaining walls, stormwater management and OWTS on extremely steep slopes will impact areas down gradient of the site.

Thank you for your consideration and discussion of this application. 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,



Christopher Navitsky, PE
Lake George Waterkeeper

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