



**LAKE • GEORGE
WATERKEEPER®**

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July 30, 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. A balloon flown on the site on July 28, 2008 was difficult to see from the lake and the test did not accurately reveal the house by locating the balloons at the extent of the proposed structure (see attached photos and deflated 3rd balloon on the ground).**



Based on the existing view from the lake of the immediate neighbor to the north of the Campanella property (which is located lower than the Campanella site), the proposed large house will be visible from the lake. Based on this assessment, the Board should request a detailed screening and landscaping plan to filter the view, restore vegetation on all disturbances and minimize lawn area.

2. 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%.

3. Fill that has been dumped on the site for the past years has encroached on the stream to the right of the property.

No additional fill should be permitted to further impair this stream and the existing concrete, stones and asphalt that has been dumped into the stream or on its upland buffer should be removed. The stream should be returned to its natural state.

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..

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 do not have tree wells. Are tree wells built to this height appropriate, and in light of this, is the vegetation indicated on the submitted site plan accurate?

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

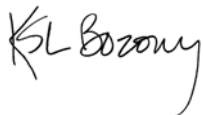
Care should be given during the removal or spreading of any contaminated soils. The *Japanese knotweed* may have been brought to the site with soils imported for fill, and with time these invasives may cover the entire site. Contaminated soils removed from the site should not be used for fill in any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

6. 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,



Kathleen S Lindberg Bozony
Natural Resource Specialist / Lake George Waterkeeper

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