



**LAKE • GEORGE
WATERKEEPER®**

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October 19, 2009

Mr. Greg Smith, Chairman
Town of Bolton Zoning Board of Appeals
4949 Lakeshore Drive
Bolton Landing, NY 12814

**Re: Hoffman-Smith (156.12-1-22 and 156.12-1-2)
V09-43**

Dear Mr. Smith and Members of the Board,

The Lake George Waterkeeper Program has reviewed the submission for the above referenced variance and would like to offer the following comments regarding the application:

Shoreline setback

A necessary variance to demolish and reconstruct a single family dwelling (SFD) on the shoreline of Lake George is an opportunity to become more conforming than what currently exists.

Increasing the size of an existing SFD to "...better accommodate the family's needs..." should not be at the expense of Lake George and its water quality. The proposed 50 ft setback variance (vs. the 75 ft that is required) should not be granted, although the applicant has stated that this setback is an improvement to the existing setback of 31 ft to the lake (which is for an existing deck).

Shoreline buffer

The application states that no existing trees will be removed between the shore and the proposed residence, and that there is a "filtered view", which will remain. To enhance the existing filtered view, additional shoreline buffering / vegetation should be planted to reduce the impacts of any reduced setback.

Onsite wastewater treatment system (OWTS)

New residential construction must meet New York State On-site Wastewater Treatment Regulations.

The determination that the existing 1000 gallon septic tank is undersized for the proposed new construction would indicate that the existing absorption field would also be undersized. A new OWTS should be designed.



THE FUND for LAKE GEORGE

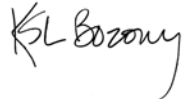
Stormwater management

The Waterkeeper recognizes that no stormwater management currently exists on this property and would recommend the use of rain gardens with a setback greater than 35 ft to provide increased treatment.

Stormwater management is necessary to adequately infiltrate and treat stormwater and should not be compromised by the lack of an adequate shoreline setback.

Thank you for reviewing this variance and understanding the impact overdevelopment on the shoreline of Lake George. The Lake George Waterkeeper looks forward to working with the Town of Bolton in defending the natural resources of Lake George and its watershed.

Sincerely,



Kathleen S Lindberg Bozony
Natural Resource Specialist / Lake George Waterkeeper

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