



THE FUND *for* LAKE GEORGE



NEWS RELEASE

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FUND and Waterkeeper Applaud New Revised Zoning Ordinance by Town of Queensbury

New code creates special Waterfront Residential Design regulations to mitigate impacts of near-shore development and protect the water quality of Lake George

New code is a model for all other municipalities in the Lake George watershed

Queensbury – The FUND for Lake George and Lake George Waterkeeper today applaud the enactment of the new revised Zoning Ordinance by the Town of Queensbury. The new zoning ordinance centers on the creation of new Waterfront Residential Design regulations for all properties within 500 feet of Lake George or any connected streams or wetlands (as well as Glen Lake and other water bodies). Development within a Waterfront Residential area is subject to higher standards in order to protect water quality.

“This code is a model for the other communities around Lake George” said Peter Bauer, Executive Director of the FUND for Lake George. “Lake George is the most important economic asset this area has. Queensbury shows that there are many sound and practical steps that local municipalities can take to protect Lake George.”

It's important that shoreline properties and associated land uses have a disproportionate impact on the water quality of Lake George. The Town of Queensbury began the process of updating its Zoning Ordinance in 2004 and completed the task earlier this year. “This new zoning ordinance is a significant step forward by a local government within the Lake George watershed to seriously improve the way it regulates development” said Peter Bauer. “The bright spot here is that Queensbury has taken major steps to require that known techniques for stormwater management, buffering and infiltration are all used by residential property owners and developers.”

“The shoreline of Lake George is the last defense to protect water quality and prevent pollution” said Chris Navitsky, the Lake George Waterkeeper. “Shoreline buffering is the last opportunity to remove nutrients and pollutants from runoff before it enters the lake. In addition to infiltrating stormwater and preventing it from reaching the lake, shoreline buffer vegetation provides a transition between the aquatic and terrestrial habitats as well as stabilizes the shore against erosion from wind and waves. Shoreline stewardship is vital to the future of Lake George.”

The following are the most important features of the new Waterfront Residential regulations:

- Site Plan Review (SPR) by the Planning Board is required for all properties within 500 feet of Lake George, including those bordering connected streams and wetlands. SPR is important to review all aspects of site development and allow the public to comment.
- The floor area ratio (FAR) calculation was redefined to include the entire building square footage as it relates to the parcel size. Larger structures require more infrastructure, which results in greater disturbances and alterations to the land. Larger lots will now be required for larger structures. Also, building height is capped at 28 feet.
- A premium is placed on preserving existing trees and native vegetation. If land has no shoreline vegetation, then planting a 15 foot shoreline buffer of native species is required.
- Use of fertilizers within 50 feet of the shoreline is prohibited.
- 75% of a lot must be "permeable" to allow for infiltration of rainfall and limit runoff. Only 25% of a parcel can be impermeable surface.

The FUND for Lake George

The FUND for Lake George is a not-for-profit, privately funded organization dedicated to the protection of Lake George. Formed in 1980, the FUND takes a science-based approach to the protection of Lake George water quality and the overall health of the Lake George watershed. The FUND pursues this mission through support for long-term scientific research on the lake, launching new initiatives, advocacy for new protections, and partnerships with other organizations and local governments. The FUND is the sponsor of the Lake George Waterkeeper, among other programs on Lake George. The FUND for Lake George is managed by a Board of Trustees and maintains an office in Lake George. See www.fundforlakegeorge.org.

The Lake George Waterkeeper

The Lake George Waterkeeper was launched in 2002 with a mission to defend the natural trust public resources of Lake George and its basin, which provides for the common good of the community and the watershed. The Lake George Waterkeeper is a resource for concerned citizens in the Lake George Basin who are concerned about land use and water quality. The Waterkeeper responds to all public inquiries and acts as an ombudsman with respect to issues having an environmental impact on Lake George and its watershed. The Waterkeeper monitors and intervenes in development proposals around Lake George and provides professional analysis by a licensed engineer to local and state regulatory agencies. The Lake George Waterkeeper (www.lakegeorgewaterkeeper.org) is a program of the FUND for Lake George. The Lake George Waterkeeper is a member of the Waterkeeper Alliance, which represents over 180 water bodies nationally and internationally.