



**LAKE • GEORGE
WATERKEEPER®**

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November 18, 2009

Mr. James Underwood, Chairman
Town of Queensbury Zoning Board of Appeals
742 Bay Road
Queensbury, NY 12845

Re: Arnold – 108 Lake Parkway (226.15-1-16)
Area Variance 52-2009

Dear Mr. Underwood:

The above referenced variance application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Lake George Waterkeeper would like to thank the Board's for requesting addition information and would like to offer the following comments for consideration by the Board:

ON-SITE WATERWATER TREATMENT

The Lake George Waterkeeper commends the use of a professional engineer by the applicant for the evaluation of the existing on-site wastewater system. We agree with much of the evaluation provided but have the following comments and questions:

1. The bed provided for treatment is 10'x 38' according to the plans on file with the Town. With an application rate of 0.95 gallons/day/sq. ft. (highest rate applicable), the system is sized for an average daily flow of approximately 360 gpd, approximately 20% under the design flow of 450 gpd. This indicates the system is undersized.
2. The existing pump tank is proposed to be converted to a 1,000 gallon septic tank. This tank should be verified to have the interior components necessary (i.e. baffles, chambers) and be tested to certify water tightness if any patching or modifications are required.

The Lake George Waterkeeper recommends the applicant be required to submit a certified report addressing the recommendations contained in the engineer's evaluation as well as the preceding comments as a condition of approval prior to receiving a certification of occupancy.

FLOOR AREA RATIO VARIANCE

The applicant proposes to exceed the allowable Floor Area Ratio, which is the relationship of building size to lot size. The Lake George Waterkeeper recommends the installation of stormwater management and a shoreline buffer to mitigate negative impacts of development in the Critical Environmental Area along Lake George.



The Lake George Waterkeeper looks forward to working with the Town of Queensbury Zoning Board of Appeals to defend the natural resources of Lake George and its watershed. Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink that reads "Christ Navitsky". The signature is written in a cursive, flowing style.

Christopher Navitsky
Lake George Waterkeeper

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