



**LAKE • GEORGE**  
**WATERKEEPER®**

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March 6, 2009

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

Re: Blue Lagoon Resort – 3670 Lake Shore Drive (225.12-1-15)  
Site Plan #2-2009

Dear Mr. Hanchett:

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

**1. The project will not meet the requirements of the Town of Lake George Code for the reduction of post-development runoff with the stormwater controls proposed.**

Could infiltration measures be installed to reduce runoff, possibly using the grass swales as bioretention cells? Is the applicant avoiding the use of infiltration to prevent the need for a variance? The benefits and increased treatment of infiltration outweigh the reduced treatment of the pocket pond. This was the justification and argument which the applicant's agent used to obtain a variance for infiltration in October 2007 for the Brookside Townhouse development within the required setback. The best method of stormwater treatment should be provided with the greatest possible setback.

**2. A 20' wide grass filter strip should be added between the pocket pond and the parking lot to provide pretreatment measures for runoff which is not directed towards the grass swales.**

**3. Trees should be planted around the pocket pond to reduce temperature impacts.**

The water which will be in the pocket pond as well as the runoff off the parking lot surface will be at much higher temperatures than the water in the receiving stream and will impact Lake George with the short distance to travel. Shade trees should be maintained and/or planted around the perimeter of the pond to reduce temperature impacts.

**4. Have soils investigations been performed at the site to determine depth of groundwater?**



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**5. Will a planting plan be provided?**

Pocket ponds utilize wetland planting for treatment of stormwater and should be indicated on the plans. In addition, plantings could be incorporated in the grass swales tributary to the pond to increase the potential for stormwater treatment.

The Lake George Waterkeeper remains concerned about the after-the-fact review of the project and encourages the Planning Board to obtain the maximum stormwater treatment for a parking lot in close proximity to the lake.

Thank you for the consideration. I look forward to continuing to work with the Town of Lake George Planning Board in defending the natural resources of Lake George and its watershed.

Sincerely,

A handwritten signature in black ink that reads "Chris Navitsky". The signature is written in a cursive, slightly slanted style.

Christopher Navitsky, PE  
Lake George Waterkeeper

cc: Michael White – Lake George Park Commission