



LAKE • GEORGE
WATERKEEPER®

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February 8, 2010

Mr. Galen Seerup, Chairman
Town of Putnam Planning Board
123 Lower Road
Putnam Station, NY 12861

Re: Caldor – 5142 Bay View Way (12-4-16)

Dear Mr. Seerup:

The above referenced site plan review application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Lake George Waterkeeper supports the upgrade of the on-site wastewater treatment system with an enhanced wastewater treatment system consisting of peat filter media. The Waterkeeper would like to offer the following comments to the Board for its consideration:

On-Site Wastewater Treatment System (OWTS)

- 1. Site plans should be submitted on the proposed peat system.** The applicant should submit site plans for the system upgrade as well as evaluate the existing system components for size and condition. This will guarantee maximum treatment of the system and protect the investment in the enhanced treatment system.
- 2. The OWTS shall be sized for the future number of bedrooms.** It was stated at the January 2010 Planning Board meeting the number of bedrooms will remain the same. However, the proposed plan will be provide an office, which contains a bathroom. New York State Department of Health regulations require the OWTSs be designed to accommodate all future bedrooms, which includes “expansion attics, basements, sleeping porches, dens and recreational rooms which may be converted to additional bedrooms in the future.”

STORMWATER MANAGEMENT

- 1. Stormwater management should be incorporated into any site design to reduce negative impacts to Lake George from land use.** Although the project would be exempt from stormwater management requirements, management of site runoff would be good stewardship for Lake George. Stormwater management can be accomplished through the design of vegetated depressions referred to as rain gardens that collect and infiltrate runoff. This could be accomplished in combination with foundation construction proposed at the site. Rain gardens can be an attractive addition to the property and has important water quality benefits. Please find attached a Lake George Fact Sheet on rain gardens.



THE FUND for LAKE GEORGE

The Lake George Waterkeeper recommends the following for the proposed project: 1) the applicant should provide an evaluation of any components of the existing OWTS to be utilized; 2) site plans should be submitted for the proposed OWTS upgrade; 3) the OWTS should be designed for the potential number of bedrooms, which appears to be three; and 4) stormwater management should be provided utilizing rain gardens.

The Lake George Waterkeeper looks forward to working with the Town of Putnam Planning Board to defend the natural resources of Lake George and its watershed. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Chris Navitsky". The signature is written in a cursive style with a large, stylized "C" and "N".

Christopher Navitsky, PE
Lake George Waterkeeper