



**LAKE • GEORGE
WATERKEEPER®**

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March 17, 2009

Mr. Chris Hunsinger, Chairman
Town of Queensbury Planning Board
742 Bay Road
Queensbury, NY 12804

Re: Debaron – Lot 4 Dark Bay Lane (239.18-1-47)
Site Plan 14-2009

Dear Mr. Hunsinger:

The Lake George Waterkeeper has reviewed the revised submission material regarding the above referenced site plan review application and would like to offer the following items for stormwater treatment for consideration by the Board regarding the discussion of the variance:

1. The percolation rate applied should be verified.

The stormwater management design is based on an infiltration rate of 6 in/hr. The base of the infiltration trench is within 6" of bedrock. Would the limited depth to bedrock, which is less than the requirement in the Stormwater Management Ordinance, affect the infiltration rate?

2. The effectiveness of the infiltration trench location should be evaluated.

The infiltration trench will be located close to the foundation and could be impacted from construction and potential blasting. With the depth of the proposed foundation, will there be foundation drainage and will that impact infiltration trench?

3. The stormwater management treatment must be enhanced if the separation to the lake is being minimized.

Infiltration treatment is based on contact time with soils. This proposal reduces the contact with soils in half. Therefore enhanced treatment such as amended soils should be added at a minimum. In addition, additional vegetation should be added for nutrient uptake.

4. There should be a required "no disturbance" zone which will increase the level of treatment if a significant variance is granted on setbacks for stormwater treatment facilities.

This zone should be shown on the final plan and delineated in the field prior to any disturbance on the site.

5. What will be the effect of the existing drainage from Dark Bay Road which flows onto the property through the existing stone wall? Will this flood downstream facilities?



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6. The existing impervious ramp directing runoff into the lake should be removed to reduce direct discharge of stormwater to the lake.

In addition, the runoff from this area should be directed to boiretention facilities to provide stormwater management from previous developed areas as required by the Stormwater Management Ordinance for redeveloped sites.

This parcel has constrained site conditions which resulted in the denial of a previous site plan application. In addition the site is currently being utilized as lake access which could be determined as its best use.

Thank you for your consideration. The Lake George Waterkeeper looks forward to working with the Town of Queensbury 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, flowing style.

Christopher Navitsky, PE
Lake George Waterkeeper

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