



LAKE • GEORGE
WATERKEEPER®

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October 26, 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 46-2009

Dear Mr. Hunsinger:

The above referenced site plan review application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. I would like to thank the applicant for their efforts to reduce impacts from the proposed project as well as the efforts of the reviewing Boards of the Town of Queensbury for its diligence in reviewing the application and offer the following comments for the Board:

Site Buildability

The site contains significant constraints that may result in environmental impacts. The applicant has stated the lot was approved as a building lot 40 years ago and is justified to build on the lot. However, we have learned a lot in the last 40 years and there is much more information available today regarding impacts of land use activities within critical environmental areas as well as water quality data documenting the declining water quality of Lake George. It is for these reasons that environmental regulations requiring shoreline setbacks and stormwater management have been implemented. The project is deficient in 3 areas: 1) The proposed project will reduce the required separation distance for stormwater treatment with soils that have rapid infiltration which reduces the potential for treatment; 2) Vegetation will be removed on steep slopes, which should be returned; 3) The minimum shoreline buffer of 35 feet will be provided, when a larger and more effective buffer could be returned.

For these reasons the Lake George Waterkeeper does not support the current application and urges that it be denied. If the project is approved, the Lake George Waterkeeper has the following items for consideration by the Board:

1. Since the undisturbed buffer proposed is at a minimum and setbacks have been significantly reduced, additional planting or amendments should be required for water quality protection.



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2. The erosion control blanket proposed (North American Green Model S75BN) is recommended for use on environmentally sensitive areas with a slope of 3:1 and flatter. The existing and proposed disturbed areas are 1-1/2:1 slopes. Therefore, a higher grade blanket should be specified to protect the steep slopes on the project site.
3. The clearing limits and “no disturbed areas” should be delineated and protected with an orange construction fence. In addition, fines and restoration requirements for any violations should be considered as conditions of approval.

The Lake George Waterkeeper looks forward to working with the Town of Queensbury 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 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