



**LAKE • GEORGE**  
**WATERKEEPER®**

PO Box 591, Lake George, NY 12845

Tel: (518) 668-5913 Fax: (518)-668-5915

Email: [info@lakegeorgewaterkeeper.org](mailto:info@lakegeorgewaterkeeper.org)

[www.lakegeorgewaterkeeper.org](http://www.lakegeorgewaterkeeper.org)

September 15, 2009

Mr. Herb Koster, Chairman  
**Town of Bolton Planning Board**  
4949 Lake Shore Drive  
Bolton Landing, NY 12814

Re: DJMD Bolton NY, LLC (156.20-1-39)  
SPR09-11

Dear Mr. Koster:

The Lake George Waterkeeper has reviewed the submission for the above referenced site plan application and would like to provide comment to the Planning Board. The initial submission of the development of the referenced parcel was the construction of buildings (family compound and recreational building) of substantial size near the shoreline of Lake George. Some of the concerns of the size of the development were the amount of clearing proposed in close proximity to the lake. Some of the justifications of the size of the proposed buildings and the project was the proposal would actually minimize development because the potential buildout of the property could have resulted in eight single family lots with a road. The proposal was also represented as a "green" project by incorporating features such as being constructed into the hillside and the installation of green roofs.

Subsequently, the applicant has proposed a garage of substantial size which exceeds the size of most single family homes and two proposed family houses, all of which require driveways. The site is becoming as developed, if not more, than what would have been allowed under current zoning.

The definition of segmentation is when a project is reviewed as two or more smaller projects and not reviewed as a whole. The Planning Board or the public have not been granted the opportunity to review and comment on the entirety of the development and buildout that is currently proposed. It would seem the Planning Board should hold a public hearing on the project to allow the public the opportunity to comment on the project, both what has been constructed and what is proposed.

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

Sincerely,

Christopher Navitsky, PE  
Lake George Waterkeeper



THE FUND for LAKE GEORGE

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