



LAKE • GEORGE
WATERKEEPER®

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July 20, 2010

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

**Re: Dreps – Diamond Ridge Subdivision Lot 11 (212.04-2-11)
SPR 10-13**

Dear Mr. Koster:

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 is not opposed to the creation of filtered views for residences around the lake. However, it is our opinion this application must be incorporated into a full site plan review procedure and should not be segmented. I would like to offer the following comments and concerns regarding the clearing to the Board for its consideration:

Sequencing of Requested Filter View Clearing

The request for the filtered view clearing is premature and should not be considered prior to any submission of a site plan or architectural plans for the structure proposed for the lot. Filtered views, as previously presented and approved by this Board, are based on site plans that have been approved with a structure location, orientation and size are determined as well as site infrastructure. In addition, based on the previous testimony detailing filtered views, these views are supposed to be specific to particular view corridors from windows, decks and rooms that cannot be determined at this time.

Clarify Application Statements

The application states the clearing is for “shielding the future structure”. However, it would seem the structure would need to be determined for shielding to be proposed. Additionally, it is stated the clearing is to accommodate the “best location for future house construction”. It is unclear how the best location was determined without the development of site plans including wastewater, stormwater and access plans.

Existing Clearing on Site

There appears to have been a clear cut already on the property in the proposed filter view area and this information should be incorporated into the application.



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Conclusion

The procedure should be similar to the sequence that the Planning Board applied for lots in the Diamond Ridge subdivision: 1) develop a detailed site plan; 2) obtain site plan approval with architectural elevations and site infrastructure determined; 3) determine view corridors based on the clearing proposed and view corridors necessary from the structure; and, 4) submit a request for filtered views.

The Lake George Waterkeeper looks forward to working with the Town of Bolton 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 initial "C".

Christopher Navitsky, PE
Lake George Waterkeeper