



**LAKE • GEORGE
WATERKEEPER®**

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June 23, 2009

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

Re: Jackowski – Bay Road (265.-1-73.2)
Site Plan 34-2009

Dear Mr. Hunsinger:

The Lake George Waterkeeper has reviewed the submission material regarding the above referenced site plan application and would like to offer the following for consideration by the Board:

- 1. The forested area that will be cleared for the single family dwelling (SFD) is not indicated on the Site Map and there is no additional vegetation proposed after site development.**
It was suggested during discussions for the subdivision application that the site utilize existing vegetation and trees to implement what is considered Low Impact Development and natural stormwater management. It is unknown if this is planned, as no limits of clearing or vegetation to remain are indicated.
- 2. The detail of the well and on-site wastewater treatment (OWTS) (including the area for the proposed 50% expansion) should be noted on the Site Plan.**
It was stated at a prior Planning Board meeting that the large acreage owned by adjoining neighbors was a reason not to be concerned about location of neighbor's wells and septic systems. As this rural area is currently not developed but may be in the future, appropriate setbacks on these new parcels should be required.
- 3. The application does not include specific details required by the Town of Queensbury for a Site Plan.**
The height of the proposed single family dwelling is stated as "...34 ft at the rear of property...", but does not include the details of the roof height with the proposed 3 floors on the drawings. The total impervious surfaces are not drawn on the site map (97.8% of the site is reported as permeable). In addition, §179-8-19 states that a landscape plan must be submitted as part of the site plan review process, which has not been included with this application. This application does not include necessary information for Site Plan Review and therefore should be considered incomplete.

Development uphill from an APA wetland tributary to Lake George is within the designated Critical Environmental Area and should be carefully discussed. 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,

Kathleen SL Bozony
Natural Resource Specialist / Lake George Waterkeeper

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



THE FUND for LAKE GEORGE