



**LAKE • GEORGE**  
**WATERKEEPER®**

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June 3, 2009

Mr. Lee Peters, Chairman  
**Town of Ticonderoga Planning Board**  
132 Montcalm Road  
Ticonderoga, NY 12883

Re: Launching Point Subdivision – Mossy Point Rd.  
Tax Map #150.83-2-1

Dear Mr. Peters:

The Lake George Waterkeeper has reviewed the preliminary plat submission for the above referenced subdivision plan application and would like to offer the following comments for consideration:

**1. The stormwater management plan is incomplete and does not adequately address stormwater runoff from the development.**

The proposed subdivision consists of five lots and is a major subdivision. Therefore, the project requires to be designed to the major stormwater project requirements of the Lake George Park Commission. This requires the analysis of pre- and post-construction runoff, subsurface soil investigations and the reduction of the 10-year storm event to pre-development levels. The information submitted does not meet these requirements. The Planning Board should require this information to determine the ability of the site to meet the requirements and the extent of disturbance needed prior to any action on the application.

**2. The property appears to experience high groundwater elevation as evident with the wetlands, standing water in roadside ditches and pockets of surface water. How much fill will be required to make the lots buildable? Will it be possible to provide stormwater management? It appears the proposed eave trenches will be installed into groundwater rendering them ineffective.**

**3. The disturbance on Lot 1, the lot currently under construction, does not match the information on the submitted plat.**

The driveway for Lot 1 is proposed to Mossy Point Road on the west side of the property and the north side was to have a "50' no cut area". However, the development of Lot 1 has not been performed in accordance with the proposed plan – the 50' no cut zone has been significantly cleared and the driveway has been relocated. Has the stormwater management for this lot been approved to the major stormwater requirements of the Lake George Park Commission? If not, a stop work order should be issued until the stormwater management can be adequately addressed.

**4. The Planning Board should consider the removal of the wetland area (unusable area) from the allowable area for subdivision density to restrict future subdivision. The Planning Board should also restrict future subdivision of Lot 4.**



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**5. Will any of the lots have contractual access to Lake George?**

**6. Does Lot 3 meet the proper front yard setback of 30' with the proposed building envelop?**

In general, the proposed property appears to be constrained due to high groundwater conditions which may impact the ability of the site to adequately treat stormwater. Additional information should be submitted prior to any action by the Planning Board.

Thank you for the consideration. I look forward to continuing to work with the Town of Ticonderoga 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: Michael White – Lake George Park Commission