



LAKE • GEORGE
WATERKEEPER®

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October 30, 2008

Mr. Keith Hanchett, Chairman
Town of Lake George Planning Board
Old Post Road
Lake George, NY 12845

Re: Albright (251.20-1-30 and 251.20-1-46)
Minor Subdivision #9-2008

Dear Mr. Hanchett,

An area variance was approved to create a non-conforming lakefront lot. Maximizing lakefront development has a negative impact on Lake George's water quality, and therefore extreme care in designing an appropriate site plan is critical. The Lake George Waterkeeper has reviewed the submission for this minor subdivision and would like to offer the following discussion recommendations:

- 1. Subdivision of the property into two lots and redevelopment of the lots should necessitate stormwater management on both properties.** The existing single-family dwelling (SFD) surrounded on two sides by a large paved driveway and stone and masonry patio less than 40 ft from Lake George needs appropriate stormwater management to allow infiltration into the soils and reduce runoff on the property. Although RSH zoning requires only a 50 ft setback from Lake George, the existing SFD is only 40 ft from the lake and the new SFD is proposed at just over 50 ft, which is not enough shoreline setback distance to adequately infiltrate stormwater runoff on this land which slopes to the lake. Sediment that has entered Lake George off Lake Street and the area between both docks on the property can be seen in aerial photographs. The setback distance for the new SFD should be maximized, and at a 75 ft setback, neither the house nor the driveway would be compromised. Construction would then be sited on the land above the steep slope to the lake, increasing the distance between the SFD and the lake. This land would then be available to plant a shoreline buffer with native vegetation to enhance the existing vegetation and trees.
- 2. Partial removal of the shared paved driveway and stone and masonry patio (based on the removal of the one SFD and the proposed lot line adjustment) are reported to decrease the amount of total impervious surfaces on the entire parcel. Percent of impervious surfaces pre and post demolition / construction should be identified.** New construction on both Lots 1 and 2 should result in reduced total



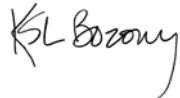
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impervious surfaces by removing a portion of the existing driveway, stone patio and concrete pad for the new SFD. Removed impervious pavement should be replanted with substantial vegetation and trees and the soils scarred in order to reduce soil compaction and minimize impacts of construction activities on this relatively steep site on Lake George. A planting plan with a substantial shoreline vegetated buffer should be submitted for site plan review.

3. **All large existing trees and vegetation on the merged 0.87 acre parcel that will be subdivided should remain, with care during construction to avoid construction impact to all land surrounding the trees.** The use of orange snow fences to delineate 'no touch zones' are essential to avoid damaging existing vegetation and trees, reduce the overall development impact from unnecessary clearing and lessen the impact of construction on this sloped site.
4. **Location of the existing sanitary sewer line should be identified on the site map and used for the new SFD.** Clearing on this site should be limited due to the steep slope to the lake which needs to remain vegetated.

Demolition of the existing SFD and construction of a new SFD should be conditioned with restrictions of all future development on the site. The shoreline setback should be maximized where practicable on the site, avoiding any unnecessary clearing of existing vegetation and trees. The Lake George Waterkeeper looks forward to working with the Town of Lake George Planning Board in defending the natural resources of Lake George and its watershed.

Sincerely,



Kathleen S Lindberg Bozony
Natural Resource Specialist / Lake George Waterkeeper

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