



LAKE • GEORGE
WATERKEEPER®

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June 22, 2010

Mr. James Underhill, Chairman
Town of Queensbury Zoning Board of Appeals
742 Bay Road
Queensbury, NY 12804

Re: Crowell – 20 Holly Lane (239.12-2-59)
Area Variance 25-2010

Dear Mr. Underhill:

The above referenced variance application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Lake George Waterkeeper has concerns about the variances requested for building size and shoreline setback on this shoreline property. The Lake George Waterkeeper requests the Zoning Board of Appeals to apply the Town's regulations, including §179-8-040 Shoreline Buffers and the balancing test criteria, during your deliberations regarding the above referenced variance application. I would like to offer the following comments for the Board:

The applicant should be required to install a shoreline buffer as required by §179-8-020 and 179-8-040. Currently, there is no buffer provided on the shoreline. The property is located in southern portion of Harris Bay where substantial algae growth was observed in Summer 2009 that can be greatly attributed to a lack of shoreline buffers along the densely developed shoreline. The requirement for the installation of a shoreline buffer is a necessity for stewardship of the lake and for the improvement of water quality in Lake George.

A shoreline setback variance is not necessary for a patio. The Lake George Waterkeeper supports the use of permeable pavement for the reduction of runoff at the site. However, the increased disturbance and width for the patio construction, removal of soils and construction of retaining walls necessary for grading within the shoreline setback increase the impacts to the lake. There are alternatives available for the patio construction.

The Floor Area Ratio should be reduced to minimize impacts to the community and environment. Floor Area Ratio is developed to prevent the amount of living area from exceeding the land's capacity to mitigate land use and development. When this is exceeded, there are potential impacts to the community through homes that are oversized and to the environment from excessive stormwater runoff, wastewater and disturbance. The on-site wastewater treatment system should be certified that it is sized for a three bedroom house (two bedrooms and the den that could be converted in the future).



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It is the opinion of the Lake George Waterkeeper the requested variances are excessive or not necessary and would result in impacts to the community and environment. The applicant should consider alternatives to reduce the requested variances.

The Lake George Waterkeeper Program looks forward to working with the Town of Queensbury Zoning Board of Appeals to defend the natural resources of Lake George and its watershed. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Chris Navitsky". The signature is written in a cursive, slightly slanted style.

Christopher Navitsky, PE
Lake George Waterkeeper

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