



**LAKE • GEORGE**  
**WATERKEEPER®**

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June 15, 2009

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

Re: Kollar – Homer Point Road (186.15-1-2)  
SPR09-12

Dear Mr. Koster:

The Lake George Waterkeeper has reviewed the information submitted for the above referenced site plan application and offers the following for consideration by the Board:

**1. The information in the stormwater management report does not match information on the drawings.**

The calculations are based on a base elevation of 328.00 in the retention basin. However, the plans state the base elevation is 328.50. This should be clarified.

**2. There is less than the required 2 feet separation between seasonal high groundwater and the base of the retention pond.**

Seasonal high groundwater is at elevation 326.67 based on 32" depth to mottling. The base of the retention basin according to the calculations is 328.00.

**3. The septic system wasteflow is underestimated.**

New York State Department of Health requires septic tanks be sized to include "spas, hot tubs and whirlpool baths", where one appears to be proposed in the master bathroom. There is a note on the plans which states the system is not designed for extreme water use such as Jacuzzi type spas. In addition, dens which could be converted to additional permanent bedrooms in the future should be considered in calculation design flow, which two rooms are proposed on the first floor. These factors should be discussed with the applicant to determine if the system is adequately sized.

**4. The proposed on-site wastewater treatment system (OWTS) should be considered a fill system.**

The majority of the lateral trenches will be installed above existing grade and not into existing grade as required for a shallow absorption trench system. Therefore, the system should be considered a fill system and meet all the requirements for a fill system.

**5. The reserved 50% expansion/replacement area for the OWTS should be indicated on the plans.**

**6. Under §200-37.B, "in the case of the shoreline for all lakes, ponds, swamps or wetlands, the following restrictions shall apply", the minimum setback of all principal structures shall be**



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**100 feet in the LC-45 zone. This proposal appears to require a variance. The buffer area protecting the large wetland complex in Huddle Bay should be protected and the shoreline setback should apply to wetlands which are hydraulically connected to Lake George.**

Thank you for your consideration. The Lake George Waterkeeper looks forward to working with the Town of Bolton Planning Board of 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  
Brian Grisi – Adirondack Park Agency