



**LAKE • GEORGE
WATERKEEPER®**

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October 19, 2009

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

Re: Myers (Lake Ridge Subdivision Lot 4) (171.14-1-5.4)
SPR09-25

Dear Mr. Koster:

The above referenced site plan review application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. I would like to offer the following comments and concerns to the Board for its consideration:

Setback to Stewart Brook

Stewart Brook should be located on the site plan to determine adequate setbacks for infrastructure and impacts from clearing. Please refer to Attachment 1 (copy of a portion of the Stormwater Management Plan for the Lake Ridge Subdivision). This indicates Stewart Brook as it flows just south of the southern property line and onto Lot 4 in the southeast corner. In addition, refer to Attachment 2 (copy of Sketch Plan for SD04-11, Collins property bordering to the south) where Stewart Brook is located on a survey. The proposed stormwater management controls may fall within required separation distances and clearing limits should be maximized from the brook for water quality protection; we suggest maintaining the 100 foot separation.

Erosion Control

- 1. Side slopes proposed for the driveway could create erosive conditions.** The cut/fill sections for the driveway indicate 1:1 side slopes. The existing Stowe soils on 30% slopes are susceptible to erosion as evident by previous erosion events on the project site. The project should consider 2:1 side slopes for the cut/fill sections especially in close proximity to Stewart Brook.
- 2. Erosion control measures should be installed in the driveway swales due to excessive slopes.** The proposed slopes of the driveway swales will be 15%. Information should be provided on the proposed check dam spacing to prevent erosion.

Stormwater Management Report

- 1. The stormwater management report underestimates the post-development runoff.**



- The post-development runoff calculations apply a CN runoff coefficient of 74 for grass conditions as compared to a pre-development runoff coefficient of 73 for forested conditions, which results in only a 4% increase in the depth of runoff in the 10-year storm event. This appears to underestimate runoff conditions when a forest is cleared and replaced with lawn.
- The post-development condition of “Grass, Good cover” may not be applicable to areas where there will be 4-6 feet of cut and soils will have reduced infiltration rates.
- Subcatchment 2CS calculations indicate Hydrologic Soil Group B in post-development conditions when pre-development conditions indicate Hydrologic Soil Group C. This will underestimate post-development runoff.

The project’s stormwater management plan should be reevaluated for a more conservative approach to improve water quality within the Stewart Brook corridor.

2. The project requires an executed Stormwater Management Agreement. This agreement should be part of the final Stormwater Permit and subject to local enforcement.

The Lake George Waterkeeper Program has focused on minimizing impacts to water quality from disturbance of steep slopes within the Stewart Brook corridor throughout the review of the Lake Ridge subdivision. The Lake George Waterkeeper Program looks forward to working with the Town of Bolton Planning Board to defend the natural resources of Lake George and its watershed. Thank you for your consideration.

Sincerely,



Christopher Navitsky, PE
Lake George Waterkeeper

cc: Brian Grisi – Adirondack Park Agency
Michael White – Lake George Park Commission
Tom Jarrett – Jarrett Engineering
Jeffery Tennent