



LAKE • GEORGE
WATERKEEPER®

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February 18, 2010

Mr. Chris Hunsinger, Chairman
Town of Queensbury Planning Board
742 Bay Road
Queensbury, NY 12804

Re: Moriarty (226.19-2-34)
Site Plan 9-2010

Dear Mr. Hunsinger,

The Lake George Waterkeeper Program has reviewed the submission materials for the referenced site plan application and offers the following comments:

STORMWATER MANAGEMENT

The proposed location of a new drywell on the December 14, 2009 Site Plan (west of the existing single family dwelling), appears to be within 10 feet of the presumed location of the existing onsite wastewater treatment system's absorption field, and at the same location of the Town of Queensbury's water line. The Lake George Waterkeeper recommends that the dispersal for the basement's sump be relocated to avoid impacts to the OWTS and to avoid conflict with the water line. In addition, if no stormwater management currently exists on this property, a Site Plan approval should address a stormwater plan for this parcel within the Critical Environmental Area (CEA) of Lake George.

ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

The onsite wastewater treatment system should be evaluated to determine its condition and compliance with current code. The intent of the applicant is to utilize the existing absorption field, although its location and condition are unknown. This project is being proposed as a replacement of foundation walls and basement excavation to a height of 6'4" only, for a new 1444 sq ft basement within the existing footprint. Expansion of the living space in a non-conforming structure within the CEA should require an OWTS evaluation by a licensed design professional. The SFD was built in 1952, and if no OWTS plans are available, it is imperative to determine its condition at this time.

As stated in the **New York State Department of Health FACT SHEET - An OWTS evaluation shall be performed and submitted by a licensed design professional for home alterations resulting in an increase in the number of bedrooms, for complete home replacements (including**



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those resulting in the same number of bedrooms) and for alterations resulting in significant increases in wastewater generation (see attached NYS DOH FACT SHEET).

SITE CONCERNS

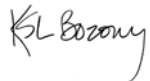
- 1) With the potential for equipment on the site, including large trucks to remove excavated fill from the basement, the existing OWTS should be protected with construction fence.

- 2) In order to minimize disturbance on this 5400 sq ft parcel that has 40% impervious coverage, use of snow fence to delineate a 'No Touch Zone' in order to protect existing vegetation/trees should be installed under the dripline of any trees and around other vegetation on the property.

- 3) Any vegetation around the perimeter of the SFD that may be disturbed during the excavation process and resetting of the existing structure should be replaced with native species shrubs and other vegetation needed to infiltrate and treat stormwater.

The Lake George Waterkeeper looks forward to working with the Town of Queensbury Planning Board to defend the natural resources of Lake George and its watershed. Thank you for your discussion of the above issues.

Sincerely,



Kathleen SL Bozony
Natural Resource Specialist / Lake George Waterkeeper

cc: Town of Queensbury Planning Board Members
Brian Grisi – Adirondack Park Agency
Michael White – Lake George Park Commission