



LAKE • GEORGE
WATERKEEPER®

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July 28, 2009

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

Re: Salomon – 67 Knox Road (239.7-1-14)
Site Plan 53-2007

Dear Mr. Hunsinger and Members of the Board,

The Lake George Waterkeeper has reviewed the revised submission material regarding the above referenced site plan review application. We would like to offer the following comments to the Board regarding the application:

1. The application should be considered incomplete due to the lack of stormwater management information.

The Planning Board determined the project as a Major Stormwater project because it is located in a Critical Environmental Area. The most recent submission does not contain Drawings SW-1 through SW-3 relating to the stormwater management system as referred to in the Drawing Index and does not have a Stormwater Management Report.

2. There is conflicting information regarding the proposed on-site wastewater management system (OWTS).

Two separate plans are submitted for the OWTS and it appears that there are requirements for variances with each proposal.

- a) There are conflicting percolation rates provided. The design percolation rate for the absorption bed system (Drawing SA1) states the percolation rate is 4.5 minutes, and the design percolation rate for the Eljen System (Drawing SA1B) states the percolation rate is 3 minutes. It should be noted that §136-9.C states that no leaching facility will be permitted within 200 of the mean high-water mark of a lake if the percolation rate is zero to three minutes per inch.
- b) There has been significant alteration of the existing grades in the area of the proposed subsurface disposal area. Is the proposed system considered a fill system? If so, according to §136-9.B, no sewage disposal fill or mound system may be located within 200 feet of the shoreline of Lake George.
- c) Drawing SA1 indicates an absorption bed system. According to New York State Department of Health Appendix 75A, the slope of the site shall not exceed 8%.



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3. **Based on the fact that this is virtually a new Site Plan application (new stormwater, on-site waste water treatment system, shoreline buffer and planting plan, SFD design with moderations and all other Board requests from the 10/23/08 Planning Board meeting, should this application be assigned a new Site Plan # and be held to the new Waterfront Residential District zoning ordinances?**

The submitted calculation of the floor area ratio (FAR) excludes the basement and 2nd floor areas to be separated by a firewall. If this square footage were included, the total SFD would be 5682 sf or a 30.33% FAR, which exceeds the allowable FAR for this lot by over 8%. Even if the 'storage room' and mechanical room in the basement were excluded, the existing sf would exceed 22% (as the attic space on the 2nd floor separated by a firewall should be included in the calculation).

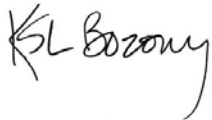
4. **Although a 35 ft shoreline buffer is being proposed, the 50 ft depth of sloping lawn across the expanse of the previously cleared lot should also incorporate substantial plantings (for nutrient infiltration and treatment), vs. only lawn as proposed.**

The existing 15 ft buffer should be enhanced with the additional 20 ft buffer plantings, as the shoreline buffer currently includes minimal plants and appears to have exposed soils in that region on the down slope (lakeside) of the silt fencing.

In closing, there has been a significant amount of disturbance, clearing and alteration to the site, including the construction of a residence without proper review. Unfortunately, the project was allowed to proceed in violation of Town Code which has impacted the community and the lake. The Lake George Waterkeeper requests the Planning Board to focus on maintaining the character of the community, structures and supporting infrastructure which fit the site and the local environment, and protect the water quality of Lake George.

Thank you for your thorough discussion of this site plan within the Critical Environmental Area of Lake George. The Lake George Waterkeeper looks forward to working with the Town of Queensbury 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