

Lake George Park Commission 2020 Stormwater Regulations Updates Summary of Text

The Lake George Park Commission (LGPC/Commission) currently administers stormwater management regulations related to land development in the Lake George Park. These regulations went into effect in September of 1990, and were subsequently updated in 1998. The Commission maintains jurisdiction and administers the stormwater permit process in the towns of Hague, Ticonderoga, Putnam, Dresden and Fort Ann. The towns of Queensbury, Bolton, Lake George and the Village of Lake George have adopted the Commission's model stormwater regulation and have assumed jurisdiction and administration within their own municipal processes.

All NYS agencies including the Commission are required to review their regulatory authorities within a reasonable timeframe and update those regulations as needed through a public process. The Commission's current stormwater regulations and standards have been in place in their current format for 20 years, and the Commission finds that these regulations are due for review and updating.

As such, the LGPC staff have reviewed the Commission's Stormwater Management Regulations (Subpart 646-4), with the intent of achieving enhanced protection of the water quality of Lake George while balancing the impact on the regulated community. Proposed modifications are based on stormwater management science and are focused on reducing existing and future impairments to Lake George water quality.

To achieve the goal of long-term sustained protection of Lake George's outstanding water quality and clarity, the LGPC is considering the following regulatory changes to Subpart 646-4.

ITEM 1: Logging and Agricultural Activities

Action: Logging and agricultural activities which exceed stormwater jurisdictional disturbance thresholds (5,000 square feet) must have a soil conservation plan submitted to the Commission or the local municipality administering stormwater regulations 15 days prior to commencement of the subject activity. Activities must comply with State best management practices. Small scale residential silvicultural activity, which is for private use and results in less than 5 cords of wood annually, is exempt from having to provide a soil conservation plan.

About This Change: Logging and agricultural activities exceeding 5,000 square feet of disturbance are already regulated actions by the LGPC. However, the current regulations require conservation plans be submitted to the County Soil and Water Conservation District or the NYS DEC. The proposed modification would require that soil conservation plans be submitted directly to the Commission or municipality administering the stormwater regulations.

Historically, the regulatory offload onto the DEC and Conservation Districts has led to an incomplete understanding of the regulatory requirements and has led to low compliance rates. This has resulted in several enforcement cases against landowners and logging companies, and created impacts to natural resources that could have been avoided with proper planning and review. Conservation plans will be guided by the State’s published best management practices for agriculture and silviculture.

References: 646-4.3 and 646-4.12(C)(a)

ITEM 2: Fertilizer Applications

Action: Within the Lake George Park, no person shall apply or authorize the application of lawn fertilizers within 50 feet of any waterbody, excepting newly established lawn areas during their first growing season.

About This Change: Lawn fertilizers by their very nature provide food for vegetative establishment and growth. However, these same fertilizers applied in excess or carried offsite into a waterbody, can greatly accelerate the growth of aquatic plants and algae in waterbodies and wetlands. The resulting impact reduces water clarity, water quality, and the quality of the aquatic system. Fertilizers applied adjacent to waterbodies are much more prone to being conveyed offsite and into those waterbodies, causing these resulting negative effects. By eliminating lawn fertilizer applications within 50 feet of any waterbody or wetland, those resulting unintended impacts can be greatly reduced.

This regulation parallels the Town of Queensbury regulation which was enacted in 2011 (Local Law 5-2011). The goal is to provide greater public awareness of the negative impacts of lawn fertilizers on Lake George and its many tributaries and wetlands, ultimately resulting in lesser impacts to these natural resources.

No permit shall apply to this provision. It is simply proposed to be a restriction on use.

Reference: 646-4.5 (Prohibitions)

ITEM 3: Standard Setback for Stormwater Facilities for Residential Projects

Action: Create a standard 35 foot setback to water resources for all infiltration devices serving residential projects. This action is a lessening of restrictions for major land development projects, reducing the existing horizontal setback distance between stormwater infiltration devices and water resources (i.e. Lake George, streams, wetlands, wells) from 100-feet to 35-feet. Stormwater infiltration and treatment practices have often required a variance due to the relatively large setback requirement. This setback relief will allow for appropriate, protective stormwater infiltration practices for applicants and stormwater designers.

About This Change: Currently, all stormwater infiltration devices for projects meeting the “Major” development standard as well as those that service roadways and parking lots for “Minor” development standards must meet a 100 foot setback requirement from all water resources. Stormwater from residential development is generally less impactful to lake and stream water quality than stormwater

from larger and more commercial developments. However, the regulations currently do not differentiate between these uses. As a result of the 100 foot setback requirement, it is often difficult for applicants to complete quality stormwater efforts for single home residential projects. The Commission believes that a standard 35' setback for all residential infiltration devices will dovetail better with existing shoreline setbacks and allow for greater stormwater treatment to be designed and constructed, thus protecting the quality of Lake George and its tributaries.

Infiltration devices servicing areas subject to high motor vehicle traffic would still be subject to the 100' setback to water resources.

Reference: 646-4.14(2)(viii)

ITEM 4: Stormwater Retrofits for 'Minor' Project Applications

Action: For all jurisdictional development projects in the basin, stormwater retrofits shall be required to mitigate stormwater discharges from all existing impervious areas on the property through retrofitting practices to the maximum extent practicable, but for not less than one-half inch of precipitation.

About This Change: Even with the Commission's stormwater regulations in effect, the overall water quality of Lake George continues to decline, primarily due to stormwater runoff from developed lands. Only through systematic improvements made to developed lands in the Lake George basin will this downward trend in water quality and clarity slow and ultimately reverse. Stormwater runoff from unmanaged properties has also resulted in a steady stream of landowner conflicts throughout the basin, where runoff from one property flows unabated onto another property, causing flooding, erosion and other impacts. This regulation will help ameliorate these issues over time as landowners in the Lake George basin upgrade their properties with improvements and additions.

The Commission regulations currently require that all development projects that meet the Major project classification (exceed 15,000 square feet) mitigate stormwater from the developed portion of the property. This proposed change will reduce that threshold to include Minor stormwater projects. As such, all development projects exceeding 5,000 square feet of land disturbance or 1,000 feet of new impervious area will need to provide for stormwater management/retrofitting to eliminate discharges from the developed portion of property.

In accordance with the current stormwater regulations, retrofits shall comply with the design requirements and performance standards to the greatest extent practicable, and at a minimum provide control measures to infiltrate the runoff from the first one-half inch of precipitation. Variances are not required where strict conformance with typical design requirements and performance standards may not be met.

Reference: 646-4.13(b)(2)