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April 21, 2021

Town Clerk and Special Committee members
Santa Clara, New York

The Upper Saranac Lake Association along with the Upper Saranac Foundation (USF) would like to submit clarifications and comments to our previous response (dated 4/8/2021) and as follow-up to the meeting that occurred on 4/14/21. We hope that these interactions assist the Committee throughout the process and will expedite the final review phase of the commercial land use regulations.

Regarding the following Chazen template items discussed during the last meeting:

1. Docks – specifics regarding navigational interference should be defined and reference other agency guidelines. Our previous 20% max example was extracted from the Chazen provided marina regulations for Lake George. In our opinion, when combined with sizing regulations this may work well for our ponds, creek sections, and other space limited water locations to better define “navigational interference” for marinas and docks in general.

2. Paved area recommendations should include that only “pervious surfaces” are used for expanding parking areas.

10. Aquatic invasive species – USLA and USF appreciate the priority the Committee expressed regarding inclusion of our suggested language in this section and the necessary attention required of any marina operation.

14. This item is not regarding invasive species boat cleaning or inspections. This section addresses the daily washing of rentals (i.e. kayaks, canoes, PWC). A boat cleaning area that is designated, operated and maintained in such a manner to prevent contamination of the lake waters shall be provided, or boat cleaning shall be prohibited.

In Section IV, we would like to also recommend that floating docks be encapsulated to reduce floating Styrofoam debris.

In addition, we suggest adding the following items that the Upper Saranac Foundation and USLA previously stated as concerns relating to all commercial property land uses (These items apply to all commercial properties, including marinas).

- Green infrastructure practices to reduce storm-water runoff, erosion, nutrient infiltration, and sediment control measures that include limiting impervious surfaces, providing shoreline setbacks, and minimizing disturbed areas.
- Requiring shoreline vegetative buffers, creation of storm-water bio-retention basins, and infiltration swales or trenches appropriate for potential storm water runoff volume.
- Conduct a comprehensive carrying capacity analysis related to potential usage increases to determine the ability of the surrounding location to withstand various uses and traffic in relation to the impact of size, noise, speeds, wakes, and wave action on the natural resources, and consumers and residential social carrying capacity.
- Onsite wastewater management that includes bringing all non-conforming preexisting systems up to current standards and prohibiting the discharge of harmful pollutants into the groundwater through floor drains or other means of disposal.

We hope that our comments and suggestions continue to be helpful.

Thank you again for the opportunity to participate. If you have any questions regarding these comments please let us know.

Regards,

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CC: USLA Governmental Affairs Committee
Guy Middleton