

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday August 18, 2011
6:00 p.m.**

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPB = Warren County Planning Board
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Department of Environmental Conservation

Present- Herb Koster, Henry Caldwell, Donald Roessler, John Gaddy, Chauncey Mason, Sandi Aldrich, Sue Wilson, and Counsel Michael Muller

Absent- Zoning Administrator Pamela Kenyon **None**

The meeting was called to order at 6:00 pm.

Herb Koster asked if there were any corrections or changes to the July 21, 2011 minutes.

RESOLUTION

Motion by Sue Wilson to approve the July 21, 2011 minutes as written. **Seconded by** Don Roessler. Herb Koster and Henry Caldwell recused themselves. **All Others in Favor. Motion Carried.**

1) SPR11-15 THE MICHAELS GROUP. Represented by Jonathan Bunker. As part of subdivision (SD03-23) and stormwater (SPR04-03) approval granted for the Bluebird Cottages Subdivision on March 18, 2004, seeks Type II Site Plan Review for a major stormwater project on Lot "3". Section 186.14, Block 1, Lot 88, Zone RCH5000. Property Location: Bluebird Way. Subject to WCPB review. Subject to SEQRA.

Jonathan Bunker stated that they are seeking site plan review to construct a home on the last remaining lot in the Bluebird Cottages Subdivision.

Herb Koster asked if the stormwater will be done as specified in the plans which is to install a swale in front of the lot which currently does not exist now. Jonathan Bunker replied yes.

RESOLUTIONS

Motion by John Gaddy to declare the PB as lead agency for SPR11-15 SEQRA process. **Seconded by** Don Roessler. **All in Favor. Motion Carried.**

John Gaddy reviewed the Town of Bolton stormwater regulations and State SEQRA.

Motion by John Gaddy to accept SPR11-15 as complete, waive a public hearing, having met the criteria set forth in the code, grant final approval of the project as presented with

the following condition: 1) that all of the original requirements are met by the builder. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by Don Roessler. All in Favor. Motion Carried.**

2) BOLTON CONSERVATION PARK. Represented by Barry Kincaid. Seeks input from the PB as it pertains to the construction of an observation dock and canoe/kayak dock. Section 171.00, Block 1, Lot 9, Zones LC25 & RR5. Property Location: 56 Edgcomb Pond Road.

Barry Kincaid stated that they are looking to install a kayak dock and observation dock at Conservation Club pond for public use.

Don Roessler asked who will be building the docks. Barry Kincaid replied that Chris Gabriels has volunteered his time just as he and his company have to build and construct the nature trail. He stated that they already have APA approval and the TB reviewed and approved it pending the PB input.

John Gaddy stated that it is a great idea. Henry Caldwell agreed and added that Barry Kincaid should be commended for all of his volunteer work at the Conservation Club.

Henry Caldwell asked if they will both be stake docks. Barry Kincaid replied yes. Herb Koster asked if they would be removed in the winter. Barry Kincaid replied that it was something that they would have to decide. The docks that used to be up there did not sustain a lot of ice damage because it is not really a large body of water to push. He stated that they may just leave them this year and see how they hold up, but he would like to talk with Chris Gabriels about it. They were holding off on the permit because they were not sure what water level the pond was going to stay at because they have been working with CT Male on some dam issues.

Henry Caldwell asked if there would be riling. Barry Kincaid replied yes. He stated that the water level off the dock is not very deep it is just enough to get out on the water to observe the eco-environment. Henry Caldwell stated his only concern is that the Hawkins own half of the pond and he wonders if they would be held liable. Counsel Muller stated that there are always liability issues. Barry Kincaid stated that this pond was man made and he asked if that changes anything. Counsel Muller stated that this water body is not State regulated and that if someone puts a kayak or canoe in it is assumed to be under Town use and would be covered under the Town insurance.

Henry Caldwell stated that it is a noble cause and he is glad that Barry is involved. Barry Kincaid stated that he will also be back before the Board with some nature trail bridges over the wetlands area.

Sandi Aldrich asked how they will access the observation dock. Barry Kincaid replied that it will be connected with the nature trail. Don Roessler asked if the nature trail will

go all the way around the pond. Barry Kincaid replied no, one of the owners did not want to get involved due to liability concerns. Counsel Muller stated that they could let these owners know that the Town can indemnify them which would hold them harmless. Barry Kincaid replied that they had discussed that as well as some sort of tax relief on the area that would be used. Counsel Muller stated that it would be a conservation easement. Henry Caldwell stated that may help.

Sue Wilson stated that the LGA is becoming involved in the trail as well. Barry Kincaid added that the LGA got a grant and will be donating all of the educational signage around the trail. He stated that many have volunteered their time and efforts for the Conservation Club. Chris Gabriels is going to build the docks and Don Russell has donated and drew up some nice plans for the walkways over the wetland area.

RESOLUTION

Motion by Henry Caldwell that the PB strongly endorses the Bolton Conservation Park proposal for the kayak and observation docks. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:20pm.

Minutes respectfully submitted by Kristen MacEwan.