

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday May 19, 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, Zoning Administrator Pamela Kenyon and Counsel Michael Muller

**Absent- None**

The meeting was called to order at 6:05 pm.

Herb Koster asked if there were any corrections to the March 17, 2011 minutes.

**RESOLUTION**

**Motion by Don Roessler to accept the March 17, 2011 minutes as written. Seconded by Sandi Aldrich. All in Favor. Motion Carried.**

1. **SPR11-05 CASTRO, SAM & JACKIE.** Represented by Eugene Baker. Seek Type II Site Plan Review for an advertising sign greater than 4 square feet. 64 square feet is proposed including the sign, posts and planter. Section 156.00, Block 2, Lot 22, Zones **RL3** and RM1.3. Property Location: 90 South Farm Road. Subject to WCPB review. Subject to SEQR.

Eugene Baker stated that the applicants found this sign last summer at a garage sale behind Rolf Ronning's. They believe it was built for Rolf Ronning but was never put up. The applicants got this sign as well as another that says "Upper Entrance South Farm" which he will probably attach to his barn. The applicants wanted to use the sign and not let it go to waste.

Henry Caldwell stated that he was the one that found the sign and called Art Baker and he must have called the Castros. Eugene Baker stated that the applicants think it is a great sign and feel that it is a show piece.

John Gaddy stated that he did have some concerns about the placement of this sign because it will be in the scenic corridor, it is large and there are 2 other signs on the road already. He is really concerned about the size of this even though it will be set back. He asked if there was any way to cut back on the support structure. Eugene Baker stated that the support structure is 16' x 16' and he thinks they will need that to hold the sign. The planter is big, but it will only be raised out of the ground to make it level. They are trying

to minimize the overall height. John Gaddy asked if there would be any lighting. Eugene Baker replied no.

Herb Koster asked about the size of the actual sign. Eugene Baker stated that it is 24". He stated that most of the relief is for the support structure for the sign. Herb Koster stated that this will be a nice looking sign. Henry Caldwell agreed but he does feel that it will be the largest in town. Herb Koster stated that it will not be as big as the Lakeside sign on the side of the building. Henry Caldwell stated that the ordinance considers the support structure as part of the sign and they have never had to look at something this large before. Herb Koster stated that he understood his point, but the ordinance also does not set a limitation on signs, it just states that it requires Site Plan Review.

Pam Kenyon stated that there was no action from WC PB. Sue Wilson stated that was she couldn't vote.

## **RESOLUTION**

**Motion by** Don Roessler to accept SPR11-05 as complete, waive a public hearing, having met the criteria set forth in the code, grant final approval of the project as presented with following condition: 1) no lights will be used for this sign. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Chauncey Mason. Sandi Aldrich, John Gaddy and Henry Caldwell opposed. **All Others in Favor. Motion Carried.**

**2. SPR11-06 HOOPES, PATRICIA.** Represented by Chelsea Silver. Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. 24 square feet is proposed. Section 186.14, Block 1, Lot 1, Zone RCH5000. Property Location: 4557 Lake Shore Drive. Subject to WCPB review. Subject to SEQR.

John Gaddy asked if there would be any lighting. Chelsea Silver replied yes they plan on some lighting. Currently there is a light on top of the sign shining down and they would like to have something lighting it at night. John Gaddy stated that he would like to see downward facing and shielded lighting.

Don Roessler asked if there was a sign on the property now. Chelsea Silver replied yes there is a small oval sign. This sign is the same size as the old Huddle sign, but it will not be as high.

Sandi Aldrich asked what colors will be used on the sign. Chelsea Silver replied that it will be mostly white and black with a little bit of tiffany blue.

Pam Kenyon indicated that there was no WC PB action.

## **RESOLUTION**

**Motion by** Don Roessler to accept SPR11-06 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) any lighting used for the sign is to be downward facing and shielded. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by Chauncey Mason. All in Favor. Motion Carried.**

3. **SD11-02 STREET, KELLI.** Represented by D.L. Dickinson Associates. Seeks to divide into two lots that parcel designated as Section 171.11, Block 1, Lot 49, Zone RM1.3. Minor Subdivision. Sketch Plan Review. Property Location: 110 Horicon Avenue. Subject to SEQR.

Dennis Dickinson stated that the applicant bought this property some time ago and she is interested in staying in the house but not all of the land that goes with it. She would like to subdivide the land and retain lot 1 which is 1.33 acres. Lot 2 will be the remaining 5.3 acres. Lot 2 does not have any brook frontage, but it does run parallel and 50' from the center of the brook.

Dennis Dickinson stated that the 3 buildings on Lot 2 are old buildings; a garage, shed and chicken coop/shed. Pam Kenyon asked what the applicant plans to do with the three structures on the second parcel. Dennis Dickinson stated that it will be up to the new owner. Pam Kenyon stated that she is concerned because you cannot have an accessory structure without a primary.

Henry Caldwell asked where a new buyer could build on the property. Dennis Dickinson indicated the area on the plat. He stated that it drops off a bit, but it does level out again. He stated that they can get back to the area but they would have to take the three structures down but he feels that anyone buying it would want to take them down anyway.

Herb Koster asked if they can act on this with the second lot not being in compliance without a variance. Counsel Muller stated that they can condition the approval. He recommended a condition with a time frame for them to either come into compliance or to take the structures down. Herb Koster asked if they could put this in the deed. Counsel Muller replied yes.

Don Roessler stated that he would like to see Lot 2 come in for site plan review before anything is built. The Board agreed.

Henry Caldwell asked if the right-of-way already exists. Dennis Dickinson replied yes. Herb Koster asked if they could widen the driveway since it will be shared by 2 homes. Dennis Dickinson stated that he agrees that it should be wider and that they could condition that as well. Don Roessler asked how wide they would like to have the right-of-way. Herb Koster stated that he would like to see 20' for the entire right-of-way, but the actual roadway does not have to be that wide. He stated that he would like that the 20' to be carried through Lot 2. Dennis Dickinson agreed.

Henry Caldwell asked for some corrections to be made to the final plat with regard to the brook and road name. Dennis Dickinson stated that he would make the corrections.

Sandi Aldrich asked if this could be subdivided again. Pam Kenyon replied yes. Dennis Dickinson replied yes according to zoning, however they do not have enough road frontage for it. Sandi Aldrich agreed and stated that the topography would not allow for it either, but according to zoning they could.

John Gaddy stated that he would like to have 5' contours shown on the map for perspective buyers. Dennis Dickinson stated that he figured he would need to do that with the Site Plan Review for Lot 2. Herb Koster stated that he would like to see it on the final plat for any potential buyers. Dennis Dickinson agreed.

There was final discussion as to what the PB would like to see for conditions of approval.

### **RESOLUTION**

**Motion by** Don Roessler to accept SD11-02 as complete, waive a public hearing, having met the criteria set forth in the code, approve the sketch plan to convert to final plat and grant final approval of the project as presented with the following conditions:

- 1) Site Plan Review is required for lot 2;
- 2) The width of right-of-way will be increased to 20';
- 3) Five foot contours are to be shown for lot 2 on the final plat;
- 4) Lot 2 must come into compliance with either the construction of a primary structure or the removal of all accessory structures within 5 years and shall become a deed restriction.
- 5) All conditions of approval are to be listed on the final plat.

This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** John Gaddy **All in Favor. Motion Carried.**

The meeting was adjourned at 6:35pm.

Minutes respectfully submitted by Kristen MacEwan.