

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday April 19, 2012
6:00 p.m.**

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

Present- Herb Koster, Henry Caldwell, John Gaddy, Donald Roessler, Sandi Aldrich, Chauncey Mason, Gena Lindyburg, Kirk VanAuken (as a non-voting member), 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 changes or corrections to the March 22, 2012 minutes.

RESOLUTION

Motion by Don Roessler to approve the March 22, 2012 as written. **Seconded by** Sandi Aldrich. Herb Koster and Gena Lindyberg abstained. **All Others in Favor. Motion Carried.**

1) SPR11-28 GRAMEGNA, JOHN. Seeks Type II Site Plan Review to amend SPR00-28 approved on October 12, 2000 for a bed and breakfast. Specifically to allow large gatherings/events for up to 125 people. Section 213.17, Block 1, Lot 9, Zone RCM1.3. Property Location: 3841 Lake Shore Drive known as Somewhere in Time Bed & Breakfast. Subject to WCPS review. Subject to SEQR. *NOTE: This item was tabled at the March 2012 meeting pending additional information.*

Note: Henry Caldwell recused himself and alternate member Kirk VanAuken sat in his place.

Peter Murray stated that at the last meeting the same comments from the public hearing and discussion with the Board resulted in some issues needing to be reviewed and the cause of the tabling of the application. Specifically there was some concern over 4 parking spaces that were on the curve of the driveway which the Board felt could interfere with emergency vehicle access. In response to that, the applicant had his engineer modify the parking plan, remove those spots and place them elsewhere on the property. Further, with respect to the parking area furthest to the south on the south side of the Diamond Ridge HOA driveway, there will be no change or excavation to that area at all and it will remain a grassy area.

Peter Murray stated that another issue that was raised was with respect to the lighting on the building itself. A couple of Board Members wanted details as to what was proposed, which the applicant has provided. The applicant plans to be sure that the lighting will be high enough inside the pavilion to minimize any outward lighting from the perimeter of the structure. Additionally the exterior lighting will be goose neck fixtures with a shade to focus it downward.

With regard to the legal right to access the property from the HOA right-of-way, Peter Murray stated that they have looked at the current deed of record and found that it contains a specific deeded right-of-way over the driveway to access both portions of the lot.

With regard to SEQRA, Peter Murray stated that he hopes the Board will declare themselves as lead agency and make a negative declaration. Ultimately he hopes that the Board will grant approval based on the applicant meeting the criteria for a Type II Site Plan Review. Specifically that the proposed use is generally within the purpose of the Town Zoning Code, the use is not going to cause any public hazards for traffic congestion, parking or be detrimental to the health, safety or welfare of persons in the neighborhood. Peter Murray stated that the Board has been very thorough in its review and questioning. He stated that there will be no negative impact on the natural or scenic, aesthetic, ecological, wildlife or historic aspects of the area. At the public hearing there was a gentleman who spoke that had vast knowledge of the history of the premises which was used as a gathering area; as a tavern and amphitheater. The proposed use is going to enhance the historic element in that property and maintain its traditional nature of a gathering place.

With regard to the proposed lights, John Gaddy requested that the light be completely covered. John Gramegna stated that he just drew in what he was visualizing and intends for the bulb to be covered.

John Gaddy asked if the applicant had considered additional plantings for the south side of the property due to lighting and noise concerns raised by the neighbor. John Gramegna stated that he has spoken to the neighbor and plans to put in some arborvitae or whatever the neighbor would prefer. With regard to the lights bothering the neighbor, he stated that he figured out what lights were causing the problem and has since remedied that.

Bruce Lapinsky asked for privilege of the floor. Herb Koster granted the permission. Bruce Lapinsky, representing the Diamond Ridge HOA, stated that the HOA was not in favor of this proposal. He stated that if the Board does approve it, there are outstanding parking issues that need to be addressed. The HOA owns the road along the site and there has been no consideration to regulate traffic or parking along that road. They feel the parking is inadequate on the site, and the calculations seem unrealistic especially when considering staff or vendor parking for these events. Bruce Lapinsky stated that the parcel across the right-of-way seems to be undersized and difficult to maneuver. He is concerned that people will find it much easier to park along the road because it is closer to the site. However it will not be easier for his clients and will block the access to the HOA. Herb Koster reminded Mr. Lapinsky that all of these issues were raised at the public hearing last month.

Bruce Lapinsky stated that if they were to grant approval of the proposal they would like to request the following: 1) the board recognize the HOA rights and prohibit parking on either side of Diamond Ridge Road, 2) to impose a condition requiring the applicant to put signs along the roadway indicating that no parking is allowed and 3) that there is no stopping or dropping off of people or goods in the right-of-way. He reminded the Board that the road is private property

and it's only 50' wide.

Peter Murray stated that the concerns raised are concerns between property owners. In the event that it would become an issue his client has no interest in violating the law or anyone's rights. He added that the applicant recently became a member of the HOA when he purchased the lot behind his so the representation from Mr. Lapinsky only represents a portion of the HOA members. With regard to parking, Peter Murray stated that it is adequate, it has been reviewed by engineers. There is no intention to park cars where they should not be parked.

Bruce Lapinsky stated that he does not feel that it would be asking too much of the applicant to be sure that the parking is adequate by making sure that it does not spill over onto the HOA roadway. Herb Koster stated that if and when they approve applications, they approve them based upon what is represented to them, if the applicant goes beyond that, it becomes a violation. He stated that this is not a public road controlled by the town so they cannot tell someone what to do on someone else's property. Bruce Lapinsky stated that his client is not asking that the Town enforce this but could they at least ask the applicant to put up some signs.

Herb Koster asked if this Board should be getting involved with signage on a private road. Counsel Muller stated that there is no enforcement behind the signage. He stated that they can address this by saying that all parking addressed in the site plan is represented as adequate and the PB does not grant permission for off-premises parking. Herb Koster stated that he is dealing with an HOA and part of the HOA is asking for signage on their property and he doesn't know if that represents the entire HOA, additionally it would be a separate application. Counsel Muller stated that even if it was the entire HOA the Town is not in the business of putting this type of condition on. Bruce Lapinsky stated that they are just asking for signs to note that there is to be no parking on the sides of the roadway. Herb Koster stated that he is going to take the advice of Counsel and verbalize that what the applicant represents is adequate parking for the application and if they park on other people's property, they are in violation of the law. He stated that the Board cannot okay or ask for signage on other people's property.

Peter Murray stated that the Town's position is correct and to get into any decision making is asking to override the rules and regulations of the HOA and its covenants.

Gena Lindyberg asked what the permit from the DOH allows for persons on the premises. Pam Kenyon stated that when the applicant was planning on adding a bedroom to the bed and breakfast it would have required DOH approval. However the applicant is not planning on doing that now so the DOH is now out of the picture.

Herb Koster asked Don Roessler if he feels the applicant has adequately addressed the fire and emergency vehicle access concerns. Don Roessler replied that it still looks very narrow but they do have 2 places to pull in.

John Gaddy asked for some details regarding the additional property purchased. John Gramegna replied that it is a 12 acre lot in the Diamond Ridge Subdivision; it is approximately 2 acres wide and 6 acres deep up along Diamond Ridge Road. He believes it is the largest lot in

the subdivision and he purchased it to provide a buffer. The HOA will have more privacy and he is also working with the LG Land Conservancy to make a walking park.

Kirk VanAuken asked about the southerly portion of the parking lot. He stated that people will have to cross a slight depression or ditch which is more than likely for stormwater run-off; he asked how that will be maintained. John Gramegna replied that the drainage ditch on the south parcel was dug out after the HOA was already established because there was a run-off issue with the neighbor. He was told that he could fill it with 3 inch stone and still provide drainage. However if that is not sufficient, he is open to whatever the Town would require. Herb Koster asked if they would line the ditch before filling it with rock. Pam Kenyon stated that she has a concern with filling that area if it was part of the stormwater controls for Diamond Ridge.

Bruce Lapinsky stated that the driveway and stormwater is part of the HOA property so he cannot just fill the HOA stormwater control without their permission. Herb Koster stated that he would like to find out if this was part of the original stormwater system. Even if it is not he would like to have Tom Nace review it. Pam Kenyon agreed.

Don Roessler asked if they could approve the 37 spots to the north and make the 10 on the south as contingent upon review. Herb Koster stated that the applicant would potentially have to agree to less capacity. There was further discussion regarding the parking and stormwater issue. Peter Murray asked if the Board would consider approving the project as proposed with a contingency that the use of the parking on the south side of Diamond Ridge Road is reviewed and approved by Town staff. Herb Koster stated that a lot could happen with this additional review and the applicant may be asked to reduce the number of spaces or come back before the PB again. Counsel Muller stated that if there is enough uncertainty about the details they should table this application. Pam Kenyon stated that she is concerned with eliminating the parking on the south side. She has calculated the amount of spaces needed for the capacity ; 35-36 spaces are required for the pavilion and bed and breakfast and 11-12 spaces for staffing. Don Roessler stated since all spots are necessary for approval of the project, they will need to table this to determine the stormwater plan on the other piece of property.

Herb Koster stated that he wants information about the original stormwater for the subdivision and whether or not it included the drainage ditch on the southerly parcel and he would like to have Tom Nace to review it as well. Kirk VanAuken stated that if it is being used as a stormwater apparatus now, he would like to know what steps should be taken to best maintain it as well. Herb Koster stated that if there is a problem with stormwater then the applicant will have to come back with a design.

RESOLUTION

Motion by John Gaddy to declare Bolton PB as lead agency and to table SPR11-28 pending more information on the following: 1) Is the drainage ditch along the south side of Diamond Ridge Road part of the approved stormwater controls for the Diamond Ridge Subdivision. 2) Will access to the parking area on the south side of the property have any impact on the stormwater controls for the Diamond Ridge Subdivision. 3) Town Engineer Tom Nace to review the site. **Seconded by** Kirk VanAuken. Henry Caldwell recused himself. **All others in**

Favor. Motion Carried.

2) V12-01 SAGBOLT, LLC. Represented by Atty. Benjamin Pratt. In accordance with Section 200-93A (other regulations applicable to Planned Unit Developments), seeks area variance (PUD Amendment) to amend V11-23 to berth the Morgan at the dock extending from the north end of the former boat museum rather than parallel to the shore. Section 171.16, Block 1, Lot 16, Zone PUD. Property Location: 110 Sagamore Road. Subject to WCPB, ZBA, PB, APA and TB review. Subject to SEQR. *NOTE: This portion of the application was tabled at the February meeting pending additional information.*

Note: This application was tabled at the applicant's request.

3) SPR12-07 BINLEY, CLINT. In accordance with Section 200-52 of the zoning ordinance, seeks Type II Site Plan Review for a fence greater than six feet in height from natural grade. A portion of the fence is 8.58' from natural grade. Section 171.07, Block 2, Lot 47, Zone RM1.3. Property location: 11 Braley Lane. Subject to WCPB review. Subject to SEQR.

Clint Binley provided pictures of the site. He stated that it is a tricky property line between his lot and his neighbors and why the fence ended up this way. He has spoken to the neighbor who has indicated that he is fine with the fence as it is. Herb Koster stated that they have always tried to keep fencing at 6' maximum. Sandi Aldrich stated that it seems that it is only the last 2 sections of the fence and does not appear to be an issue if they were to bring them down to ground level. Clint Binley stated that the letter indicated that it was the last 5 sections. Pam Kenyon stated that it is the last 4 sections, the 5th section might be off by a few inches. Clint Binley stated that if they were to bring the last 2 sections to ground level it would significantly reduce the height of the fence and cut down on the privacy from the neighbors. John Gaddy suggested using plantings. Clint Binley stated that typically at 6' you should not be able to see through to the neighbor. However given the topography you would see through easily. John Gaddy stated that they could consider stepping the fence down and adding some plantings to provide for extra screening.

Henry Caldwell stated that the fence sections are engineered to be 6' tall so unless they are in the ground they will be over the 6' limit for the entire fence. He stated that even if they step it down the applicant will still be over the 6' limit. Clint Binley stated that given the fence design he is not sure how easy it will be to step it down. If he were to bring the fence into his yard 1.5' it would be within the code which shows the how quickly the property drops off.

Herb Koster stated that it would be difficult to bend this too far without destroying the integrity of the fence. Don Roessler asked if they could look at stepping each section down so that they meet the 6'. Herb Koster agreed that it would only require drilling new holes in the post. Clint Binley stated that if that is what is required by the Board he will do so. Don Roessler asked if the applicant had thought about plantings and shrubs. Clint Binley replied that he did plant some shrubs on one side which was not effective since the deer seemed to like them.

Pam Kenyon stated that they have not heard from WC Planning Department Staff.

Herb Koster asked what the applicant is willing to do with the fence. Clint Binley replied that he would prefer to keep it as is, but if that is not a choice he is willing to try to step it down. However he feels that he will lose the effect of the fence.

Don Roessler asked if he could move the fence to the top of the timbers. Clint Binley replied that it could be an option and would work as a privacy fence up until the last 2 sections which would still be an issue. Additionally it would create a void between where the fence ends and the hemlocks are.

Don Roessler asked what the height will be at the further point. Clint Binley replied 8.5' at the very last section. Herb Koster stated that there has got to be something that they can do with plantings because this just doesn't look good; they are in the Adirondacks. Clint Binley explained what he has planted in the past. He stated that the only place that the fence doesn't look good is from the neighbors property. However there is a lot of undergrowth in the first 2' from the ground up. The Board further discussed stepping the fence down.

John Gaddy stated that each section is 8' long and suggested angling it so that the fence is no higher than 6' at the western end of each section. Each section needs to start at the ground level and step down from there. He also recommended additional planting.

RESOLUTION

Motion by John Gaddy to accept SPR12-07 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) the west end of each section of fencing is to be no more than 6ft. in height from existing grade; and 2) each section of fencing is to be level. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

4) SPR12-08 MASCHEWSKI, KEVIN. (Adirondack Builders/Designers). For the construction of a proposed single family dwelling, seeks Type II Site Plan Review for a major stormwater project involving more than 15,000 square feet of land disturbance. 39,000 square feet is proposed. Section 186.07, Block 1, Lots 6.2 & 6.3(combined), Zone RCH5000. Property Location: Lake Shore Drive. Subject to WCPB review. Subject to SEQR.

Tom Hutchins represented the applicant along with landscape contractor Tim Bolen. He stated that they are proposing a single family residence on a 1.95 acre parcel that is 2 lots of a subdivision approved in 2004. The applicant has since merged the lots into one which encompasses the entire circular drive from the former Victorian Village. Now instead of 2 houses as allowed per the subdivision approval, they are proposing one single family residence. They will be maintaining the circular drive as it is. Site disturbance will be kept away from the road and lake and it will be centrally located.

Tom Hutchins stated that this property is relatively flat with sandy soils. With regard to

stormwater they are meeting the 100' setback with all of their devices. They are bringing their stormwater away from the lake. They will have a vegetated retention basin inside the circular driveway. The circle is 178' in diameter, which is a huge area to house both the stormwater controls and waste water system.

Tom Hutchins stated that they have done a landscaping plan and are maintaining as many trees as possible. All but 3 trees will be maintained around the circular driveway; which will be removed for a guest cottage and 2 additional trees will be removed within the building envelope of the house.

Tim Bolen stated that when the applicant closed on the property he contacted him to meet and discuss the house and landscape design. He stated that the applicant wishes to keep as many trees as possible. They propose to take out a total of 5 trees for the placement of the house and guest cottage a few of which were damaged by lightning. They feel that it will not be noticeable given the fact that they are keeping all of the other large majestic trees on the site. Tim Bolen stated that they have already planted 34 evergreens and propose to plant 18 more for a total of 52 new trees.

Don Roessler asked if the size of the new home is comparable to the house that previously existed and is it any closer to the lake. Kevin Maschewski stated that the old house crossed through 3 parcels, lots 2, 3 and 4. Since he cannot build on lot 4 the house has been shifted over slightly, but is relatively located within the same proximity. The new house will be a little smaller than the house that previously existed. It will be a one story house but he designed it with dormers to give it some character.

Herb Koster asked if the original subdivision had a shared septic area. Kevin Maschewski replied that lots 2 and 3 each had a separate septic in this area but no other lots shared this area.

Gena Lindyberg asked about the depth of the pool and whether it will affect stormwater. Kevin Maschewski replied that the shallow end will be 3.5' and the deep end will be 6'. The 6' section will just about touch grade. He explained that the pool area elevation is at 1st floor elevation and the grade further out is 6' below that so there will be no excavation into the earth for the pool.

Henry Caldwell asked if there will be a boathouse. Kevin Maschewski replied no the property is so flat a boathouse would impede the view, so they will just have docks.

Henry Caldwell asked if there will be any blasting. Kevin Maschewski replied that he does not believe that there will any blasting. There is a small rock outcropping but it is outside the footprint of the house.

Henry Caldwell asked about the construction schedule. Kevin Maschewski replied that he would like to start as soon as possible. His goal is to start in early May and get the excavation and foundation done before July 4th weekend so during the peak of the season they will only have framers on site. They have been attacking the landscaping and the docks were just approved and hopes to start them very soon and be completed to start on the house. Don

Roessler stated that given the location of the property they may set limits on the times when work is done. Tom Hutchins stated that the original subdivision approval had conditions which has time limitations.

Chris Navitsky, Lake George Waterkeeper asked the PB to consider a public hearing due to concerns expressed under a major stormwater. He stated that there needs to be 100' separation between the stormwater and wastewater systems. There are additional questions about the stormwater plan. They also feel that the wastewater system should be sized for the hot tub and pool.

Pam Kenyon stated that Tom Nace has reviewed this twice. Tom Hutchins stated that Pam Kenyon asked him to address Chris Navitsky's concerns, which they have. He stated that neither the pool or hot tub drain, they are treated water and filled year round. With regard to separation of stormwater and wastewater, Tom Hutchins stated that the ordinance does say 100' separation unless it can be shown that the operation of one, at a lesser distance, will not effect the operation of the other. There is roughly 65' between the stormwater and wastewater, which is located at a higher elevation. Tom Hutchins stated that he feels confident that these systems will function properly and not affect the other. They have permeable soils and there is no groundwater concerns. The only alternative is to move things closer to the lake, which is not desirable. He is very pleased that they were able to make this work in this location. He stated that Tom Nace has reviewed and approved this plan.

Tom Hutchins stated that he did adjust the stormwater model as per Chris Navitsky's comments, however it only changed the results slightly but did not change the conclusion. He has provided these new results to Tom Nace who was also okay with the results. With regard to the stormwater maintenance agreement, Tom Hutchins replied that they will follow the normal protocol.

RESOLUTION

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR12-08.

Seconded by Don Roessler. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR12-08 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

5) SPR12-02 JUMBO REALTY, LLC. (CAMP WALDEN). Represented by Peter Loyola of CLA Site and Gregory Basmajian of Gregory Basmajian Architect PLLC. Seeks Type II Site Plan Review for 1) to amend approvals for a group camp. Specifically, for a reconstructed soccer field, new north pavilion restrooms and septic system, new basketball courts, relocated softball field, new mountain boarding course, relocated go-kart track, redeveloped administration area fire pit and new dining hall pavilion; and 2) for a major stormwater project involving more than 15,000 square feet of land disturbance. 7.56 acres is proposed. Section 185.00, Block 1,

Lot 32, Zone **RCL3**, LC25 and LC45. Subject to WCPB review. Subject to SEQ. R.

Peter Loyola stated that of the overall 7.56 acres of disturbance they are really only looking at actual disturbance area of 3.5 acres of clearing. This will primarily be in the softball and mountain boarding areas. He provided more details to the plan. He stated that a relocation of one program has created a re-development of the entire program. All facilities will all be improved and open to the Town use.

Peter Loyola stated that they have a provided a SWIP for the entire site which was reviewed and approved by Tom Nace. Some of the slopes and cuts and fills required a zoning variance which they received approval for on Tuesday.

Peter Loyola stated that they do have planting plan and all the slopes will be vegetated and stabilized. The stormwater plan is a DEC regulated SWIP and they will be phasing the work.

With regard to the dining hall and administration building the space has been reconfigured to provide some usable space; they are proposing a retaining wall and fill for an elevated fire pit area. When they prepared the stormwater management plan for the application, the new dining hall was considered as additional impervious surface.

Greg Basmajian stated that dining pavilion area is an open air structure. The purpose of it is for food service which is currently done in the dining hall and takes up quite a bit of space. He provided more details to the proposal. He stated that this plan will help facilitate the dining hall better. Sandi Aldrich asked if there would be a cover between the buildings. Mark Bernstein replied no they cannot attach the 2 buildings so they put them as close together as possible.

Henry Caldwell asked about the work schedule. Mark Bernstein stated that he had hoped they would have had approval a few months ago. At this point they are looking to at least get a minor part done this spring, do half in the fall and the other half in the following spring. Peter Loyola stated that with their stormwater plan all of the components are spread out enough so they can contain each separately with regard to stormwater improvements. They will be building the stormwater systems as they go along with each phase of the project.

Henry Caldwell asked if the planting plan will be done in phases. Peter Loyola replied yes. Mark Bernstein stated that a lot of the planting has to do with replacing a lot of the trees that had to come down around the cabins and put in some hardwoods.

Mark Bernstein stated that this application addresses the Board's question about the overall master plan for the camp.

Herb Koster asked if Tom Nace has reviewed the application. Pam Kenyon replied yes and he has signed off on it.

John Gaddy stated that the applicant has been modifying and retrofitting the lights on the cabins. He asked if they will be modifying any of the lighting on the fields or tennis courts. Mark

Bernstein stated that there always has been lights on the tennis courts and field, but they are not planning on lighting the baseball or soccer field because it stays light late enough. John Gaddy stated that Mark Bernstein indicated that as part of the master plan he wanted to move some of the lights so he has provided him some downward lighting samples.

RESOLUTIONS

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR12-02.
Seconded by Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR12-02 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following condition: 1) that any exterior lights are 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** Don Roessler. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept the stormwater plan for SPR12-02 as complete, and having met the criteria set forth in the code, grant final approval as presented. **Seconded by** Don Roessler. **All in Favor. Motion Carried.**

Motion by John Gaddy to make a negative declaration based upon a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented for SPR12-02. **Seconded by** Don Roessler. **All in Favor. Motion Carried.**

Melissa Vito stated that she would like to request that the PB hold public hearings for projects. Both the Town of Queensbury and Lake George have resolved to hold public hearings for every project that comes within 300' of the lake. A project of any size can benefit from hearing the ideas of the locals. The decisions of the PB affect everyone and the public deserves the chance to tell them how the project will affect them. She stated that the ZBA holds public hearings at every meeting but the public can only speak about the variances; there are a lot of other points and aspects that come up during site plan review that they do not have a chance to speak about. Melissa Vito feels that it is a serious organizational flaw that public hearings are not part of the regular PB process.

Melissa Vito stated that she would like to have the ZBA and PB members try to attend the low impact development conference being offered by The Fund on April 25th. They have left space for late local registrants. She stated that everyone in this room and the County could learn something useful from the conference. Chris Navitsky added that this is a free conference and Board members can get their entire years training in one day. They are bringing in nationally renowned speakers and will be providing lunch.

The meeting was adjourned at 7:55pm.
Minutes respectfully submitted by Kristen MacEwan.