

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday June 20, 2013
6:00 p.m.**

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPS = 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, Kirk VanAuken, Sandi Aldrich, Gena Lindyburg, Counsel Michael Muller and Zoning Administrator Pamela Kenyon

Absent- None

The meeting was called to order at 6:07 pm.

PUBLIC HEARING

1. **SPR13-07 FOY JR., EDWARD & JENNIFER.** Represented by Atty. Jon Lapper. Seeks Type II Site Plan Review for a change in use. Specifically to convert a Bed & Breakfast into an Inn with an associated first floor restaurant that will not be owner occupied. Section 171.15, Block 3, Lot 73, Zone GB5000. Property Location: 15 Allen's Way. Subject to WCPS review. Subject to SEQR. *Note: The retail store referenced in the application is no longer proposed. This item was tabled at the May meeting pending a public hearing*

Note: This item tabled until June 27th.

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the May 16, 2013 minutes.

RESOLUTION

Motion by Sandi Aldrich to approve the May 16, 2013 minutes as written. Seconded by Don Roessler. All in Favor. Motion Carried.

1. **SPR13-07 FOY JR., EDWARD & JENNIFER.** Represented by Atty. Jon Lapper. Seeks Type II Site Plan Review for a change in use. Specifically to convert a Bed & Breakfast into an Inn with an associated first floor restaurant that will not be owner occupied. Section 171.15, Block 3, Lot 73, Zone GB5000. Property Location: 15 Allen's Way. Subject to WCPS review. Subject to SEQR. *Note: The retail store referenced in the application is no longer proposed. This item was tabled at the May meeting pending a public hearing.*

Note: This item was tabled until June 27th.

2. **SPR13-14 SQUEO, FRANCIS.** Represented by Eugene Baker. Seeks Type I Site Plan Review for development within 100' feet of a wetland and Lake George. Specifically to

construct a dock/boathouse. Section 186.15, Block 1, Lot 13, Zone LC45. Property Location: 72 Treasure Point Road. Subject to APA and WCPS review. Subject to SEQR.

Eugene Baker stated that the applicants are building a dock with a boathouse in the LC45 zone. It is close to the wetlands, but none of the building will be in the wetlands. All materials will be staged in the back of the lot and wheel barrowed in.

Sandy Aldrich asked if they have APA input. Eugene Baker replied no but an application is being submitted. The applicants do have LGPC approval. Don Roessler asked if the existing dock will remain. Eugene Baker replied yes the LGPC approved it based upon the lake front.

John Gaddy asked if the lighting will be downward facing and shielded. Eugene Baker replied yes.

There is no WC impact.

RESOLUTION

Motion by Don Roessler to declare the Bolton Planning Board as lead agency for SPR13-14. Seconded by Henry Caldwell. All in Favor. Motion Carried.

Motion by Don Roessler to to accept SPR 13-14 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 lighting will 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 John Gaddy. All in Favor. Motion Carried.

- 3. SPR13-15 BOLTON FIRE DISTRICT.** Represented by the Rich Kober. Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. Approximately 18 square feet is proposed. Section 171.15, Block 2, Lot 48, Zone GB5000. Property Location: 5003 Lake Shore Drive. Subject to WCPS. Subject to SEQR.

Greg Bolton stated that they are seeking to replace the existing sign with an LED display sign. It will be smaller than what currently exists. The size of the sign is 3.5' x 5.5', but the display will be 3' x 5'. Herb Koster asked if the sign will be on constant display. Greg Bolton replied no it can be set for certain hours or as needed. The only time it would be on longer would be during emergencies.

John Gaddy stated that they reviewed and discussed the Chamber sign at length and has not heard any complaints. Greg Bolton stated that he has been told that the sign can be dimmed. Don Roessler stated that the sign will be used like it is currently to announce classes or members passing, etc. Sandy Aldrich asked if the portable sign will still be used. Don Roessler stated that the portable sign will still be used to reach out to foot and car traffic but it is typically used on the day of the event or just before. Greg Bolton stated that the new sign will allow for multiple or additional messages instead of having to change it frequently.

Don Roessler stated that the existing sign is old and has been repaired quite a bit. They are getting to a point where they can no longer repair it.

There was discussion about the hours of operation for the sign. It was decided that it would be operated from 7:00am to 10:00pm with the exception of emergencies. Don Roessler stated that the firehouse is also a place of shelter in storms, so this will be an opportunity to get that message out as well.

RESOLUTION

Motion by John Gaddy to declare PB as lead agency for SPR13-15. Seconded by Sandi Aldrich. All in Favor. Motion Carried.

Motion by John Gaddy to accept SPR 13-15 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) operation of the sign will limited to the hours of 7:00am and 10:00pm year round, with the exception of emergencies. 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. Don Roessler abstained. All Others in Favor. Motion Carried.

4. **SPR13-17 MENZIES, PETER & GRETCHEN.** Represented by the LA Group. Seek Type II Site Plan Review for a new land use within 250' of Lake George. Specifically to construct a walkway and timber stair system along with a retaining wall associated with the summer cabin. Section 171.08, Block 1, Lot 6, Zone RCM1.3. Property Location: 32 Jacobi Point. Subject to WCPS. Subject to SEQR.

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

5. **SPR13-18 JUMBO REALTY, LLC. (CAMP WALDEN).** Represented by Peter Loyola of CLA Site. Seeks Type II Site Plan Review to amend approvals for a group camp. Specifically to construct bleachers associated with new basketball courts approved under SPR12-02. Section 185.00, Block 1, Lot 32, Zone RCL3, LC25 and LC45. Property Location: Lamb Hill Road. Subject to WCPS review. Subject to SEQR.

The applicant was not present for the presentation. Counsel Muller advised that the Board could request additional information but advised that they could not get into deep discussions or deny the application without the applicant present. Henry Caldwell stated that he thought that this was already part of the previously approved application. Herb Koster stated that he is seeking to put in bleachers for the courts which is a modification to the plan. Henry Caldwell stated the work has been done to prep the site so there really is no change other than installing the bleachers. Herb Koster asked if there was any additional cutting or anything to prep the site. Pam Kenyon replied no. Herb Koster asked if they could approve this without the applicant present. Counsel Muller replied yes. He asked if the Board was going to impose any conditions. Herb Koster replied that the only condition he would have is that there is further disturbance that it returns for review. Counsel Muller stated that was reasonable.

RESOLUTIONS

Motion by Don Roessler to table SPR13-18 to the end of the meeting. **Seconded by Sandi Aldrich.** All in Favor. Motion Carried.

Motion by Henry Caldwell to declare the Bolton PB as lead agency for SPR13-18. **Seconded by Don Roessler.** All in Favor. Motion Carried.

Motion by Henry Caldwell to accept SPR 13-18 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) if any additional grading is necessary it will need to be reviewed by the Planning Board and 2) location of the stormwater swale will be verified to be in the same location as previously presented and approved and if not in the same location will be reviewed by Zoning Administrator. 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.

1. **BOLTON CENTRAL SCHOOL DISTRICT.** Seeks Type II Site Plan Review for a major stormwater project involving more than 15,000 square feet of land disturbance. Approximately 3.5 acres is proposed. Section 171.15, Block 2, Lot 32, Zone GB5000. Property Location: 26 Horicon Avenue. Subject to WCPS review. Subject to SEQR.

Note: Herb Koster recused himself.

Mike Alteri stated that this is a 2 part project, the roof repairs and soccer field improvements.

With regard to the soccer field, Mike Alteri stated that they have enlarged it to make it regulation size. They have improved the crown of the field so that it improves drainage. The proposal also re-routes stormwater around the field which will help with the erosion on the hillside. He provided further details of the stormwater. With regard to water quality improvements they are adding some dry wells to catch water from parking areas and other uphill drainage. They will be adding some walkways made out of porous asphalt to add to the water quality benefits coming off the site. The school has decided on one alternate which will provide a level viewing area from the hillside. He provided further details.

Mike Alteri stated that construction has already started and apologized that he was not anticipating a stormwater permit. He thanked the Board for hearing the application tonight.

Mike Alteri reviewed Tom Nace's comments. With regard to the alternates, there were two. He had some concerns with one of the alternates, however the school has opted for the other alternate which he does not feel will create the impact that he was concerned about. He provided further details.

With regard to his comments about the demolition plan for the existing stormwater system, Mike Alteri stated that the drainage system was a little strange. They have not found that they lead to other structures on the site and feel that they have been abandoned from a previous system and don't seem to be providing any benefit to uphill drainage.

With regard to Tom Nace's suggestion of the use of a silt fence, he agrees and it addresses their alternate site they are seeking to add. Additionally they will be using erosion control material on the slope to stabilize the ground.

With regard to the additional impervious surfaces, Mike Alteri stated that the walkways are porous and will provide additional infiltration. With the viewing area it will be slowing down the water coming down from the hillside.

Henry Caldwell asked about the soils on the site. Mike Alteri stated that it is varied depth the bedrock but there are relatively good soils. He stated that the water flowing over the new walkway surfaces is accepting most of the water running across it and will reduce the flow going into the other basins. There was further discussion of the soils. Mike Alteri stated that there has been some areas of cutting and other areas of fill. He stated that they do have a load of topsoil that will be added to the field before sod is put down. The entire field will be sodded with irrigation. The other parts around the field will be seeded.

Henry Caldwell asked about the construction schedule. Mike Alteri replied that it will be a few weeks out. They still have to finish the grading and the irrigation system will also add to the schedule. The construction of the hillside will also take up to a month to finalize. They are hoping to be done by the end of August so that the grass will start to take hold and grow before the soccer season starts.

John Gaddy asked about the existing sewer line. Mike Alteri provided details of the sewer main.

Kurt Van Auken asked if this will be used as a baseball field. Mike Alteri replied that the baseball field has been abandoned.

Sandi Adrich asked if the stormwater was going to drain into the existing stormwater on Horicon. Mike Alteri replied yes but they have not seen significant erosion that would lead them to believe that it would overwhelm the system.

Sandi Aldrich asked if there will be any blasting. Mike Alteri replied no they are going to hammer the rock ledge down.

RESOLUTION

Motion by John Gaddy to declare Bolton PB as lead agency for Bolton Central School District application. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept the Bolton Central School District application 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** Don Roessler. **All in Favor. Motion Carried.**

8. **SPR11-12 ROEMER, JAMES (Summer Wind Lodge)** Seeks Type II Site Plan Review for an accessory structure greater than 1,500 square feet of floor space. Approximately

2,300 square feet is proposed. Section 171.11, Block 2, Lot 1, Zone RCM1.3. Property Location: 1 Braley Point. Subject to WCPS review. Subject to SEQR. *Note: Last month the PB approved SPR11-12 for a land use within 250' of Lake George specifically to construct a single family dwelling/garage along with a major stormwater project.*

Pam Kenyon stated that this is the same structure that was approved at the last meeting but it was not on the agenda as an accessory structure greater than 1,500 sq. ft. of floor space and she felt that it should come back to the Board so that it was properly noticed. John Gaddy stated that the only thing he wants to be sure is that all lighting is downward facing and shielded. Jim Roemer agreed that would be done.

The meeting was adjourned at 6:50pm.

Minutes respectfully submitted by Kristen MacEwan.