

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday November 21, 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- Henry Caldwell, Donald Roessler, Chauncey Mason, Sandi Aldrich, Kirk VanAuken, John Gaddy, Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

Absent Gena Lindyburg and Herb Koster

The meeting was called to order at 6:04 pm.

REGULAR MEETING

Henry Caldwell asked if there were any changes or corrections to the October 17, 2013 minutes.

RESOLUTION

Motion by Donald Roessler to approve the October 17, 2013 minutes as written. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

- 1. SPR13-30 BOLTON CROSS, LLC.** Represented by the LA Group. Seeks Type II Site Plan Review for a proposed 10 unit townhouse project. Section 171.19, Block 1, Lot 55, Zones RM1.3 & GB5000. Property Location: 4913 Lake Shore Drive. Subject to WCPS review. Subject to SEQR. See SD13-09 and V13-44 associated with this project. *Note: This is an amendment to SPR13-09. To be heard only if a successful variance is granted and the Town Engineer signs off on the project.*

Henry Caldwell asked if they had received approvals from the Zoning Board of Appeals and a sign off from Town Engineer, Tom Nace. Mark Tabor replied yes.

Mark Tabor of the LA Group detailed the following changes:

- After receiving previous approvals, more specific borings were done.
- They found that it would be beneficial to slightly adjust building locations to decrease blasting.
- This would also increase the setbacks between the existing property line at the Land Conservancy.
- The amount of rock is significant enough for them to come back before the Boards.
- The ZBA has granted them the variances required to make these changes.

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- They will be moving the southernmost building 7.5 feet to the north and the northern building 2.5 feet to the north.
- This will free up a little room on the property line and reduces the amount of bedrock.
- They are trying to maintain a specific distance between the buildings which they feel is important.
- There would be no other adjustments to the site plan, with the exception of the location of the foundation plantings.
- The walks do not move and the stormwater basins will not be impacted in any way.
- There will be no additional square footage of impervious surfaces.
- Parking and utilities stay the same.

Donald Roessler asked where the fire hydrant was to be located to which Mark Tabor pointed it out on the plans.

Henry Caldwell stated that the Historical Society would like to thank Mr. Manney for working with them.

Henry Caldwell asked what building C was going to look like. John Michaels explained that it would be the exact same architecture as the other two buildings, but they would be using cement board with more earth tone colors.

Henry Caldwell asked if they would be using some sort of a construction entrance. He stated that when they started pulling stumps it would put a lot of dirt on the road and they were only about 300 feet from the stream. John Michaels stated they would be using silt fence and he showed the Board where they were putting it on the plans. Henry Caldwell stated they would have to keep an eye on this. John Michaels agreed.

Henry Caldwell inquired if the two roadside buildings would be framed this year. John Michaels stated they would all be done in 2014.

Sandi Aldrich asked why they did not move all the buildings an equal distance to the north. Mark Tabor replied that it was because there was a bio retention area and utility lines in that area and this would impact these items that were previously approved.

Sandi Aldrich inquired if the plantings would visually break up the streetscape and stated that this was one of her main concerns. Mark Tabor stated that there is a significant amount of foundation plantings and there would be trees planted all along the street scape which will to a degree break up the façade.

No County Impact

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR13-30. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Town Counsel, Michael Muller made a suggestion to the Board that with dealing with SEQR, they make a finding that these changes are not fundamental to the prior application, nor did they dramatically change in anyway the prior findings on SEQR.

Motion by Donald Roessler to accept SPR13-30 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) to continue with all conditions previously imposed upon this project. 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. Kirk VanAuken opposed. **All others in Favor. Motion Carried.**

- 2. SD13-09 BOLTON CROSS, LLC.** Represented by the LA Group. Seeks to divide into 11 lots (10 townhouses and 1 common lot) that parcel designated as Section 171.19, Block 1, Lot 55, Zones RM1.3 & GB5000. Property Location: 4913 Lake Shore Drive. Major Subdivision. Sketch Plan Review. Subject to SEQR. See SPR13-30 and V13-44 associated with this project. *Note: This is an amendment to SD13-02. To be heard only if a successful variance is granted and the Town Engineer signs off on the project.*

RESOLUTION:

Motion by Donald Roessler to declare the Bolton PB as lead agency for SD13-09. **Seconded by** Sandi Aldrich **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SD13-09 as complete, waive the public hearing, having met the criteria set forth in the code, approve the sketch plan as presented, convert it to final plat and grant final approval of the project as presented with the following conditions; 1) to continue with all conditions previously imposed upon this project. 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. Kirk VanAuken opposed. **All others in Favor. Motion Carried.**

- 3. SPR13-27 FOY, BUDDY JR. & JENNIFER.** Represented by Thomas Iacona. Seek Type II Site Plan Review for 1) to allow a 27 square foot advertising sign to remain in place and erect 3 additional advertising signs all greater than 4 square feet. 5.33 square feet, 11.66 square feet and 12 square feet are proposed. Section 171.15, Block 3, Lot 73, Zone GB5000. Property Location: 15 Allen's Alley known as the Chateau on the Lake. Subject to WCPS review. Subject to SEQR.

Thomas Iacona presented this project as follows:

John Gaddy inquired if the parking had been reconfigured from what was approved. Mr. Iacona stated that the parking was the same with 30 spots.

Donald Roessler asked if he had one sign down at the lake on two posts. Mr. Iacona replied yes it would be near the arborvitae bushes. Donald Roessler asked if it would be a one or two sided sign. Mr. Iacona replied one sided facing the lake. Donald Roessler asked if this sign was to be 16" x 48". Mr. Iacona replied yes. John Gaddy inquired if there would be any lighting on this sign. Mr. Iacona answered no he would be keeping the existing lighting on the dock dim like he did this year so as not to disturb the neighbors.

Donald Roessler asked if the sign on the parking attendant shed roof side that was in place at this time would be changing in size. Mr. Iacona replied that it would be staying 72" x 24". Donald Roessler asked what the lighting situation for this sign was. Mr. Iacona replied that he had a temporary spot light on the ground shining up on it now. Donald Roessler asked if he had plans to change that. Mr. Iacona replied that he would like to eventually put something on the roof's edge that would cast a light on the sign so people could see it from the road. John Gaddy stated that he would like that to become a top mounted downward facing and shielded light.

Donald Roessler asked if the third sign they were looking for was on the door. Mr. Iacona replied no they wanted a sign on the lake side roof of the building. Sandi Aldrich inquired why they would need that and the sign at the shore. Mr. Iacona replied the one by the shore was small and there to ensure that customers went to the correct docks.

Pamela Kenyon asked where it would be going on the roof. Mr. Iacona showed on the plans that it would be going on the roof's edge. Donald Roessler asked if it would be higher than the roof. Mr. Iacona replied no, it would be below the peak and above the guard.

John Gaddy inquired who they were trying to draw with that sign. Mr. Iacona replied that it was so that people on the lake could identify the property. Pamela Kenyon asked if there was an existing sign on the porch side above the steps. Mr. Iacona replied no, there was a little banner there.

Kirk VanAuken inquired about the location of the proposed 20 foot sign between posts. Mr. Iacona replied that it was something they were considering doing at the end to direct people down the road just past the Froehlich's residence. Sandi Aldrich stated she thought this would be replacing the street side sign. Mr. Iacona replied no.

Don Roessler stated that most places have signs on their dock and it fits in with the character of the lake.

John Gaddy stated the one on the parking shed was very inconspicuous, and the one on the house does not seem like a problem, but he would like to see the one by the dock to be smaller. Sandi Aldrich stated she would like to see the banner withdrawn.

John Gaddy inquired about the lighting to be turned off at a particular time. Mr. Iacona stated he had all the lights on a timer that usually went off at 1:00am.

Henry Caldwell asked if they turned him down for the banner, would they need to hold a public hearing. Town Counsel, Michael Muller replied that if the applicant withdrew the part of the application that they were thinking of denying, they would not have to hold a public hearing and could move forward with the rest of the application.

Donald Roessler asked if Henry Caldwell was inclined to turn him down for all signs. Henry replied no, but it sounded as though the Board was leaning toward turning him down for the banner. Town Counsel, Michael Muller stated that the applicant was entitled to a public hearing if he did not wish to withdraw that portion of his application.

Donald Roessler asked the Board what size they were looking for lake side dock sign. John Gaddy asked if it was being put over the dock to be walked under. Mr. Iacona replied that it would be along the hedge line just up from the waters edge. Kirk VanAuken replied he liked the hedge line idea better.

Donald Roessler asked if they would consider making the sign smaller. Mr. Iacona inquired how small the Board was thinking as he did not want it to disappear. Donald Roessler replied 12" x 36" in the currently proposed location. Mr. Iacona thought that would be fine.

Donald Roessler queried the Board if they had any issues besides the lighting with the parking attendant shed sign. The Board did not.

Donald Roessler asked if the Board had any problems with lake side building sign on the roof. The Board stated they would like downward facing and shield lighting for this sign.

Donald Roessler asked if anyone had any concerns with the rear door glass etchings. The Board did not.

Donald Roessler inquired if the Foy's had to have the banner. Mr. Iacona replied as long as they were working together, they could withdraw this portion of the application and come back for it if they decided that they had to have it at a later date.

No County Impact

RESOLUTION:

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR13-27. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SPR13-27 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented

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with the following condition: 1) The existing 72" x 24" parking attendant shed roof sign remains the same with downward facing and shielded lighting. 2) The lake side dock sign to be placed in the currently proposed location and is to be reduced to 12" x 36", with the height remaining at 72" with no lighting. 3) The lake side building sign to be as proposed 14" x 120" with downward shielded lighting, and not to be above the ridge of the roof. 4). The rear door graphics remain as proposed. 5) The proposed fabric banner has been withdrawn by the applicant. 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 6:40pm.

Minutes respectfully submitted by Kate Persons.