

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday October 17, 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, Chauncey Mason, Sandi Aldrich, Kirk VanAuken, Gena Lindyburg, John Gaddy, Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

**Absent**

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

**REGULAR MEETING**

Herb Koster asked if there were any changes or corrections to the September 19, 2013 minutes.

**RESOLUTION**

**Motion by** Henry Caldwell to approve the September 19, 2013 minutes as written. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

**SPR13-16 F.R. SMITH & SONS.** Represented by Chris Gabriels and Jarrett Engineers. Seeks Type II Site Plan Review for 1) Commercial boat storage not visible from the public right-of-way; and 2) a major stormwater project involving more than 15,000 square feet of land disturbance. 70,851 square feet is proposed. Section 171.00, Block 1, Lot 10, Zones **RR5** and LC45. Subject to PB, LGPC, WCPS, DEC and APA review. *Notes: See SPR87-08 approved by the PB on 4/30/87 for commercial boat storage. Wetlands exist on this parcel. See V13-28 associated with this project. To be heard only if a successful variance is granted.*

**\*\*\*\*\*TABLED TO NOVEMBER 2013 MEETING\*\*\*\*\***

**SD13-08 SIMONSON, RICHARD. (Shallow Beach Motel).** Seeks to divide into 2 lots that parcel designated as Section 186.14, Block 1, Lot 65, Zone RCH5000. Minor subdivision. Sketch Plan Review. Subject to SEQR.

- Dennis Dickinson presented the project as follows:
- Applicant would like to do a two lot subdivision.

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- They would like to take one of the three duplex cabins off the one parcel, and turn the front one into a guest cottage and the rear one into the main residence.
- They would need to do a new water tap.
- They have access to the property from Shallow Beach Road.
- They have a relatively new septic system.

Herb Koster asked if the front cabins are on the same septic system on lot 1. Dennis Dickinson replied no, and Mr. Simonson showed the Board where they were located on the plot plan.

Don Roessler asked where parking for the 2 existing cabins would be. Dennis Dickinson replied that they would be in front of the cabins and that there is an existing parking area right off the road by the first cottage.

Henry Caldwell asked if the beach rights would be going with lot 2. Dennis Dickinson replied that all of them had beach rights, and they would be taking one of the duplex's out, reducing it from 6 units to 2 units. Counsel Michael Muller asked if they had 6 users of the beach rights at this time. Dennis Dickinson replied correct. Counsel Michael Muller asked if the new plan called for 2. Dennis Dickinson replied yes. Donald Roessler asked if it was 6 users or 3 users. Dennis Dickinson replied that they were duplex's.

Donald Roessler asked if the guest cottage and the main residence would continue to be used as duplex's, or if they would be one unit each. Richard Simonson replied no, the kitchens would be removed from the guest cottage. Donald Roessler asked if they would be sleeping and showers only. Richard Simonson replied yes. Donald Roessler asked if the main residence would have a full kitchen. Zoning Administrator Pamela Kenyon replied that it would be a single family dwelling. Richard Simonson explained that theoretically they would be going from six families to one family.

Herb Koster stated that this could be potentially year round now. Dennis Dickinson replied yes.

Gena Lindyburg asked if the guest cottage would have 4 bedrooms. Richard Simonson replied that there would probably be two bedrooms in the guest cottage. Donald Roessler stated that whoever bought the property could do what they want with it. Richard Simonson replied correct.

Donald Roessler asked what their time frame for removing the cabin. Dennis Dickinson replied with approvals, they would start right away. Don Roessler asked how long they would be allowed to remove it. Zoning Administrator, Pamela Kenyon replied that the Board could make this a condition of approval. Herb Koster stated he would put a time frame on it as a condition of approval. Sandi Aldrich asked if Donald Roessler had concerns about construction during the summer. Donald Roessler replied he was concerned that it would not be done in a timely fashion or that the property is sold before the building is removed.

Gena Lindyburg asked that they put the removal of the kitchens from the guest cottage as a condition of approval, in the same time frame as well. Herb Koster said he thought that was reasonable. Donald Roessler asked if one year or before the property was sold would be reasonable to the applicant. Richard Simonson replied yes.

**RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton PB as lead agency for SD13-08. **Seconded by** Donald Roessler. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SD13-08 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) The building to be removed on lot 2 is done before the time of sale or within 1 years time, whichever comes first. 2) The kitchens are to be removed from the guest cottage on lot 2 before the time of sale or within 1 years time, whichever comes first. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Donald Roessler. **All in Favor. Motion Carried.**

**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 was approved on June 20, 2013. An additional 1,056 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.

James Roemer stated that he is would like to add an additional basement in the existing footprint of his approved garage to be used as a mechanical room.

Gena Lindyburg asked what the use of the basement would be. Mr. Roemer explained that it would be a mechanical room, for boiler, electrical etc. Sandi Aldrich asked if it was for the garage or the house. Mr. Roemer said it was for the garage, and there would be a trough to the house as well.

Gena Lindyburg asked if the trough would affect the stormwater controls. Mr. Roemer replied it would have no impact.

Donald Roessler asked if the blasting for the basement at the depth he would need had already been done. Mr. Roemer replied yes. Donald Roessler inquired who Mr. Roemer had used to do the blasting. Mr. Roemer replied that he had used Atlas Blasting and Ellsworth Excavating to remove the debris.

John Gaddy asked if there was a copy of the original conditions available. Herb Koster stated that they could make the resolution read that the original conditions stay with this approval.

Gena Lindyburg asked if any changes would be made in the main house. Mr. Roemer said it would stay the same. Donald Roessler asked if the footprint would change at all. Mr. Roemer stated that the footprint and the elevations would be the same.

No County Impact

**RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR11-12.  
**Seconded by** Donald Roessler. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR11-12 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** Donald Roessler.  
**All in Favor. Motion Carried.**

The meeting was adjourned at 6:24pm.

Minutes respectfully submitted by Kate Persons.