

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday December 19, 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, Sandi Aldrich, Kirk VanAuken, John Gaddy, Gena Lindyburg and Zoning Administrator Pamela Kenyon.

Absent: Chauncey Mason and Counsel Michael Muller

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

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the November 21, 2013 minutes.

Sandi Aldrich expressed her concerns with the bottom of page 3's last sentence "Thomas Iacona presented this project as follows". She stated that she would like the minutes to read Thomas Iacona was present to answer questions regarding the project.

RESOLUTION:

Motion by Donald Roessler to approve the November 21, 2013 minutes as written with the following correction, "Thomas Iacona was present to answer questions regarding the project"
Seconded by John Gaddy. Gena Lindyberg and Herb Koster abstained. **All others in Favor. Motion Carried.**

- 1. SPR13-16 F.R. SMITH & SONS.** Represented by Chris Gabriels and Jarrett Engineers. Seek 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. Last discussed with the Planning Board in July 2013. See V13-28 associated with this project. To be heard only if a successful variance is granted.*

*****THIS ITEM WAS TABLED TO THE JANUARY 2014 MEETING*****

- 2. SD13-05 MOWERY, BRUCE & STARR and MOWERY, BRUCE JR.** Represented by the LA Group. Seek to divide into 7 Lots that parcel designated as Section 199.04, Block 1, Lot 11, Zone RL3 & LC25. Property Location: 442 Coolidge Hill Road. Major Subdivision.

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Sketch Plan Review. Subject to SEQR. See V13-42 and SPR13-29 associated with this project. Last discussed with the Planning Board in July 2013. To be heard only if a successful variance is granted.

THIS ITEM WAS TABLED TO THE JANUARY 2014 MEETING

- 3. SPR13-29 MOWERY, BRUCE & STARR and MOWERY, BRUCE JR.** Represented by the LA Group. Seek Type II Site Plan Review for a major stormwater project involving more than 15,000 square feet of land disturbance. 152,460 square feet is proposed. Section 199.04, Block 1, Lot 11, Zone RL3 & LC25. Property Location: 442 Coolidge Hill Road. Subject to WCPS review. Subject to SEQR. See V13-42 and SD13-05 associated with this project. To be heard only if a successful variance is granted.

THIS ITEM WAS TABLED TO THE JANUARY 2014 MEETING

- 4. SD13-10 KINCAID, BARRY.** Seeks lot line adjustment between those parcels designated as Section 186.00, Block 1, Lots 40.11 and 40.2, Zone RL3. Property Location: 35 Brookside Parkway and being a part of Brookside Park Subdivision. Sketch Plan Review. Subject to SEQR.

Barry Kincaid stated he was looking to create a lot line adjustment of 5.60 acres over his original parcel and create a 50 ft. right-of-way at the narrowest spot to access lot 4 of this previous subdivision.

Sandy Aldrich stated that there was already a right-of-way across his present piece of property and asked if he was just asking for a little right-of-way across what used to be part of lot 4. Barry Kincaid replied he was asking to finish creating the right-of-way to access the revised lot 4 and it would run through lot 4.

Mr. Kincaid stated that when the property owners wanted to create a new driveway they would need to come back before the Board. John Gaddy asked if the driveway would be within the right-of-way. Barry Kincaid replied correct.

Donald Roessler asked Pamela Kenyon if the Board made determinations on right-of-ways. She replied yes the Board should make the determination as to where the right-of-way would be.

Henry Caldwell asked if there were any metes and bounds on the plans for the right-of-way. Herb Koster replied yes it was 79.54 ft. where it comes in and 55.94 ft. where it went out.

Sandy Aldrich asked if the dashes on the map were an old logging road. Barry Kincaid replied yes it was an existing logging road.

RESOLUTION:

Motion by John Gaddy to declare the Bolton PB as lead agency for SD13-10. **Seconded by** Henry Caldwell. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SD13-10 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 a 50 foot right-of-way to lot 4. 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.**

The Board discussed reappointing the chairman and co-chairman.

Motion by Donald Roessler to reappoint Herb Koster as the Planning Board chairman. Seconded by John Gaddy. Herb Koster abstained. **All others in Favor. Motion Carried.**

Motion by Donald Roessler to reappoint Henry Caldwell as the Planning Board co-chairman. Seconded by Gena Lindyberg. Henry Caldwell abstained. **All others in Favor. Motion Carried.**

The Board discussed the recommendation of the appointment of alternate Kirk VanAuken to fill the vacant position on the Board, due to the retirement of Chauncey Mason from the Planning Board of Appeals.

Motion by John Gaddy to recommend the appointment of Kirk VanAuken, to the vacant position on the Planning Board to the Town Board. Seconded by, Sandi Aldrich. Kirk VanAuken abstained. **All others in Favor. Motion Carried.**

The Board discussed the Planning Board schedule for next year. Gena Lindyberg pointed out the April date as being Holy Thursday. John Gaddy asked about the date of April vacation. Henry Caldwell suggested they move the Planning Board meeting to the Wednesday before Holy Thursday. The Board decided to move the meeting date to the 24th of April.

The meeting was adjourned at 6:24pm.

Minutes respectfully submitted by Kate Persons.