

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday Sept 21, 2017
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: Gena Lindyberg, Ann Marie Somma, Sandi Aldrich, Herb Koster, John Gaddy, John Cushing, Alternate; Jessica Rubin and Atty. Michael Muller.

Absent: Kirk VanAuken and Zoning Administrator, Pamela Kenyon,

The meeting was called to order at 6:02pm.

REGULAR MEETING

- Herb Koster asked if there were any changes or corrections to the May 18, 2017 minutes.

RESOLUTION:

Motion by Gena Lindyberg to accept the May 18, 2017 minutes as presented. **Seconded by,** Sandi Aldrich. Ann Marie Somma and Herb Koster abstained. **All others in Favor. Motion Carried.**

- Herb Koster asked if there were any changes or corrections to the July 20, 2017 minutes.

Motion by John Gaddy to accept the July 20, 2017 minutes as presented. **Seconded by,** Sandi Aldrich. John Cushing abstained. **All others in Favor. Motion Carried.**

- 1. SPR17-11 DIAMOND RIDGE HOMEOWNERS ASSOCIATION.** Represented by Alex Jeyschune. To allow an approximate 32 square foot sign to remain in its present location, seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. Section 212.04, Block 2, Lot 16, Zone RCM1.3 and LC25. Property Location: Diamond Ridge Road. Subject to WCPS and SEQR review.

Lisa Shartsis represented the application.

Herb Koster asked the dimensions of the sign. Ms. Shartsis stated that she did not have the measurements but that the sign details were provided in the application. Atty. Muller stated it was 96” x 48” on 6’ x 6’ posts.

Gena Lindyberg asked if there would be any lighting on the sign. Ms. Shartsis replied no.

John Gaddy asked if an after the fact fee would be paid. Atty. Muller stated that was the process.

No County Impact

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-11. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR17-11 as complete; waive a Public Hearing, 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 with the following condition; 1) The after the fact fee must be paid by the applicant. 2) No lighting shall be added to this sign in the future. **Seconded by,** Sandi Aldrich. **All in Favor. Motion Carried.**

- 2. SPR17-12 FORTUNA, RICHARD.** In accordance with Section 200-47G3 (Regulations of mobile homes outside of transient mobile home courts or campgrounds), seek Type II Site Plan Review to place a construction trailer on that parcel designated as 186.00-1-40.111. Zone RL3. Property Location: 18 Brookside Parkway. Subject to WCPS and SEQR review. Note: This is an amendment to SPR16-23 approved by the PB on August 18, 2016 with the following condition attached: Approval is good for one year. See SPR15-17 associated with this project.

Richard Fortuna presented the following.

- He is looking to extend this as they are not finished with construction.
- They are hoping to be close by February or March.
- They are about half way there.

Sandi Aldrich asked if they anticipated this as the last time they will be looking for an extension. Mr. Fortuna replied absolutely.

Ann Marie Somma asked how they were taking care of the waste from this construction trailer. Mr. Fortuna replied that they have a temporary tank that have pumped.

No County Impact

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-12. **Seconded by,** Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR17-12 as complete; waive a Public Hearing, 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 for one year, ending September 21, 2018. **Seconded by, Gena Lindyberg. All in Favor. Motion Carried.**

- 3. SPR17-13 O'ROURKE, WILLIAM, BONNIE & AMIE.** Seek Type II Site Plan Review to timber harvest an area greater than 1 acre on each of those parcels designated as Section 123.00, Block 2, Lots 60, 62, 63 and 53.11. Zone RL3. Property Location: 392, 362 and 389 New Vermont Road. Subject to SEQR.

Herb Koster asked why there was only 3 addresses in the application. Mr. O'Rourke replied the fourth property (401 New Vermont Road) was only being used as header and there would not be any cutting on it.

John Gaddy stated that Mr. O'Rourke has had a sign off from Warren County Soil & Water for this project with recommendations to be done in this area.

Gena Lindyberg asked if there had been any changes made to this report since it was dated May of 2011. Mr. O'Rourke stated he asked Dean Moore if it would need to be updated and he replied no.

John Gaddy stated that Mr. O'Rourke were his neighbors and they were good stewards of the land. He stated it was time to harvest now.

Jessica Rubin asked when he would start. Mr. O'Rourke stated he was currently cutting across the street, so it may not be until this winter. He would like to start as soon as possible due to 20 trees around the house that were dangerous and needed to come down. He said that he told the logger he wanted all the tops left on the trees when they came out and then limb them in the field to limit debris and mess on the property. They would not be putting in any logging roads. Jessica Rubin asked if the plan to remove debris was as they go. Mr. O'Rourke replied yes.

Ann Marie Somma asked how many brooks run through the property. Mr. O'Rourke stated there were none. He explained that there was a seasonal stream behind the stone wall at the back of the property.

John Cushing stated he noticed a lot of swamp land. Mr. O'Rourke replied not really. He said there are a couple of wet spots in the front they would avoid. John Cushing stated the application stated they would be staying 100' from the wetlands. Mr. O'Rourke replied that this was correct.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR17-13. Seconded by, John Gaddy. All in Favor. Motion Carried.

Motion by John Cushing to accept SPR17-13 as complete; waive a Public Hearing, 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 as long as they follow all the conditions from Warren County Soil & Water and notes on the plans. Seconded by, Sandi Aldrich. All in Favor. Motion Carried.

4. **SPR17-14 ARNOLD, GREGORY & DIANNE.** Represented by Hutchins Engineering. For the construction of a proposed single-family dwelling, seek Type II Site Plan Review for a major stormwater project for more than 15,000 square feet of land disturbance. 15,800 square feet is proposed. Section 156.20, Block 1, Lot 35, Zone RCM1.3. Property Location: Pioneer Village. Subject to SEQR.

Lucas Dobie of Hutchins Engineering presented the following:

- Mr. Arnold has been coming up for many years.
- This is one of the few remaining vacant lots in Pioneer Village.
- They plan on buying this property to accommodate all of their family.
- They have looked at this project every way to make it tight.
- The stormwater will be in the back of the property.
- It is a 4 bedroom modest home to allow room for their children.
- They sized the septic system adequately.
- They are using a Presby System for the septic, which gives them a smaller footprint to reduce the clearing.
- There will be 200' of paved driveway.
- he detailed on the stormwater on the plans.
- The lighting will be dark sky compliant.
- There will be some boulders moved with equipment.
- There will be just over 15,000 sq. ft. of disturbance.

John Cushing asked if they had done any additional perc tests since the initial ones that had been done that are mapped on the plans. Mr. Dobie replied they had not, as a lot of the septic would be fill material. John Cushing inquired about the 8 minutes per inch as the Town Engineer required 2 to 5 minutes per inch. Mr. Dobie detailed the soil conditions and requirements for the fill. He stated they will be retesting once all the fill had been brought in before they put in the system.

John Cushing asked if this would be considered a shallow system. Mr. Dobie stated he would call it a seasoned fill system. Here they are filling 4' to 5' with material and then building in the fill material to meet the enhanced separation to ground water that the town requires. John Cushing asked if there would be 4' to 5' of material under the Presby. Mr. Dobie stated that there would be 18" of new fill under the Presby, the Presby would comprise 2' and then top soil. This would be 4' to 5' of imported material. John Cushing asked where they got the material from. Gene Baker said it would come from Ellsworth's pit on Route 149. Mr. Dobie stated this is the pit that most of the systems around the lake and in Queensbury use. John Cushing asked if any pit could be used. Mr. Dobie stated that it would have to meet the perc requirements.

Sandi Aldrich asked if they anticipated any blasting. Mr. Dobie stated that if there was any, it would be in the back of the house for footings, but they are hoping not to.

John Gaddy asked about the setback of the well from the neighbor to the east. Mr. Dobie replied that it was on the plan, and they found it.

Ann Marie Somma asked if any of the work had been started. Mr. Dobie replied only the test pits.

Jessica Rubin asked if this was the last lot for sale in this subdivision. Mr. Dobie replied that he thought there were 3.

John Cushing asked Mr. Dobie's opinion on the stormwater that is in place for Pioneer Village that they were going to tie into. Mr. Dobie stated it was the traditional stormwater. He detailed it on the plans. He said the ditch was in excellent shape. It was approximately 800' from the lake. It was a runoff ditch line.

John Cushing asked if the system that they propose would add any additional runoff into it. Mr. Dobie stated that if it was a large runoff event, it would use this system, but they are proposing less runoff than what presently exists. Herb Koster asked if this meant there would be no additional runoff. Mr. Dobie replied this was correct, actually it would be a little less.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-14. Seconded by, Gena Lindyberg. All in Favor. Motion Carried.

John Gaddy read the following:

Based upon the materials submitted and accepted as part of the record, our findings are as follows:

1. The project meets the design requirements and performance standards set forth in the Code.
2. The project will not have an undue adverse impact regarding the criteria set forth in the Code.
3. That the stormwater control measures proposed will function as designed and constitute the best possible methods feasible and practicable for the project site.
4. Adequate and sufficient provisions are presented, as part of the plan to assure future function or responsibility in the event of failure.
5. The project will not contribute to flooding, siltation or streambank erosion and will not pollute Lake George, its tributaries or streams with stormwater runoff.

Motion by John Gaddy to accept SPR17-14 as complete; waive a Public Hearing, 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 with the following condition: 1) Any blasting and drilling will occur only on Monday through Friday from 8am to 5pm with no work on Saturday or Sunday. Seconded by, Sandi Aldrich. All in Favor. Motion Carried.

The meeting was adjourned at 6:40pm

Minutes respectfully submitted by Kate Persons

