

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday September 17, 2015  
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-** Sandi Aldrich, John Gaddy, Herb Koster, John Cushing, Kirk VanAuken, Gena Lindyberg, Alternate Ann Marie Somma, Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

**Absent:** Henry Caldwell

The meeting was called to order at 6:00 pm.

Herb Koster asked if there were any changes or corrections to the August 20, 2015 minutes.

**RESOLUTION:**

**Motion by** Sandi Aldrich to accept the August 20, 2015 minutes as presented. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

**REGULAR MEETING**

- 1. SPR15-20 CLEAVLAND, MERRITT.** Seeks Type II Site Plan Review for an agricultural use, specifically to house 10 chickens. Section 139.00, Block 1, Lot 42, Zone RL3. Property Location: 499 County Route 11. Subject to WCPS review. Subject to SEQR.

Merritt Cleavland stated the following;

- He is proposing to have 10 chickens.
- He will be putting up an 8' x 10' building with a pen to contain them.

Herb Koster asked if he planned on having any roosters.

Gena Lindyberg asked who owns the property next to him. Mr. Cleavland replied William and Owen Sherman. He explained he had a lot next to his main property. Sandi Aldrich asked if the chicken enclosure would be closer to his other lot than the Sherman's property. Mr. Cleavland stated it would be approximately 50' from the Sherman property. John Cushing asked if it would be 50' from the neighbor's home or the property line. Mr. Cleavland stated it was 50' from the property line and about 150' from the house. He stated that there was a large bank that was 20' to 30' high between the two properties.

Gena Lindyberg asked how far the chicken coop would be from the back of the lot. Mr. Cleavland stated about 50'. Sandi Aldrich asked if there was anything back there. Mr. Cleavland stated it was all woods.

**RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR15-20.  
**Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR15-20 as complete; waive the 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 flock is never to include a rooster. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

2. **SPR15-21 JORDAN, JOSEPH & MARY.** Represented by Hutchins Engineering. As a condition of approval set forth by the Planning Board when approving SD93-04 Bell Point Shores, seek Type II Site Plan Review for the removal of vegetation associated with the construction of a proposed single family dwelling and detached garage. Section 156.16, Block 1, Lot 1.15, Zone RCM1.3. Property Location: Norwood Drive. Subject to WCPS review. Subject to SEQR.

Tom Hutchins of Hutchins Engineering stated the following;

- This is lot #14 of the Bell Point Shores subdivision.
- It's a 1.4 acre lot.
- It is a wooded property.
- It was an approved lot with a condition that they come back to this Board for proposed clearing limits.
- They are proposing a 3 bedroom, 2 story Cape style residence with an adjacent detached garage.
- This is very similar to the layout of the approved plan with the exception that the plan has been reversed with the garage on the other side.
- The waste water system and layout is essentially from the approved plan.
- A condition of the subdivision was not to remove vegetation in excess of 15,000 sq. ft.
- They have maintained that with this plan.
- He detailed the new changes on the approved site plan.
- He feels they have improved the approved plan.

Gena Lindyberg asked if there was a garage plan. Mr. Hutchins said no, but it was a 30' x 32' two door garage. Gena Lindyberg inquired about the upstairs. Mr. Hutchins replied that it was uninhabitable space to be used for storage. Gena Lindyberg asked if there would be any water running to the garage. Mr. Hutchins replied there was no water.

John Gaddy asked if this plan was taking all the vegetation from the street to 424 elevation line, what kind of planting plan they would have. Mr. Hutchins stated that there were big pines there

that would be removed and they could certainly do some degree of landscaping and they could do some sort of plan. He showed where they were trying to maintain a wooded buffer so you would not see anything once you drove down the driveway.

Gena Lindyberg asked if the plans show that a buffer is to be maintained. Mr. Hutchins replied that the plans show a clearing limit that maintains a buffer.

John Gaddy stated he would like all exterior lighting to be changed to dark sky compliant. Mr. Hutchins agreed.

Zoning Administrator, Pamela Kenyon inquired how many sq. ft. of floor space the garage area and storage above would be. Mr. Hutchins stated 432 sq. ft. for the storage above. Mr. Huellette, builder for the project stated that the idea for the design of the garage was to maintain the architectural appeal of the house.

John Cushing asked how deep the forcemain would be buried under the driveway. Mr. Hutchins replied it would be at 5' and they also drain the force main back to the pump station. John Cushing asked the footage from the absorption field to the road. Mr. Hutchins replied the distance from the road to the absorption field was 31' and from the property line to the absorption field was 15'. Herb Koster stated 10' was required.

Gena Lindyberg asked if they would need to blast for the foundation. Mr. Hutchins replied no.

John Gaddy stated that he checked into if the subdivision was current and compliant on its stormwater reports, and was told that they are by the Zoning Administrator.

**RESOLUTION:**

**Motion by** Kirk Van Auken to declare the Bolton Planning Board as lead agency for SPR15-21. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

**Motion by** Kirk VanAuken to accept SPR15- 21 as complete; waive the 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 conditions; 1). Downward facing and shielded dark sky compliant exterior lighting is to be used. 2). They must maintain the buffer between the front road and the septic area leach field as shown on the plans. **Seconded by**, John Gaddy. **All in Favor. Motion Carried.**

**SPR15-22 PEARL, DOUGLAS.** Represented by, Carl Schoder. As a condition of approval set forth by the Planning Board when approving the Indian Summit Subdivision, seeks Type II Site Plan Review for new development and removal of vegetation associated with a 1,584 square foot proposed storage building. Site Plan Review is also required for an accessory structure greater than 1,500 square feet. Section 140.00, Block 2, Lots 9 & 10 (to be merged), Zone RL3. Property Location: 100 Indian Summit Drive. Subject to SEQR.

Carl Schoder of Schoder River Associates stated the following;

- The storage shed is to be built on a piece of property that is adjacent to Mr. Pearl's permanent piece of property.
- He is looking for the Board's approval before he purchases this property.
- This is a storage shed for tools and equipment.
- It will not have water, electricity or a bathroom.
- It will have minor stormwater using a dry swale to collect the runoff.
- The gravel drive will be constructed on the approximate location of the access drive to that lot which was created at the time of the subdivisions approval.

Herb Koster stated that he had no problems with this application as long as a condition of approval was that the 2 lots be merged into 1.

John Gaddy stated that any future lighting was to be dark sky compliant.

Gena Lindyberg asked if they would be doing any replanting. Mr. Schoder replied that there was not any anticipated. He stated the property had steep slopes with shallow bedrock. He stated the clearing limits were set away from the roadway.

Gena Lindyberg asked if there would be any blasting. Mr. Schoder replied no.

Sandi Aldrich asked if this would be visible to the neighbors. Mr. Schoder replied no.

Sandi Aldrich inquired if they planned on using the existing driveway. Mr. Schoder said yes.

**RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR15-22.

**Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR15- 22 as complete; waive the 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 conditions; 1). Any future exterior lighting is to be downward facing and shielded dark sky compliant. 2) The approval is conditioned upon the merging of the two lots into one. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

The meeting was adjourned at 7:30.

Minutes respectfully submitted by Kate Persons.