

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday January 18, 2018  
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 = LGPC  
DEC = Department of Environmental Conservation

**Present:** Gena Lindyberg, Herb Koster, John Gaddy, John Cushing, Ann Marie Somma, Kirk VanAuken, Alternate; Jessica Rubin.

**Absent:** Sandi Aldrich, Zoning Administrator, Pamela Kenyon and Atty. Michael Muller.

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

**REGULAR MEETING**

Herb Koster asked if there were any changes or corrections to the December 21, 2017 minutes.

**RESOLUTION:**

**Motion by** John Gaddy to table the December 21, 2017 minutes for clarification from the Town Attorney. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

1. **SPR17-15 PARROTTA, ROBERT. Revised application.** 1) Seeks to amend conditions of approval set forth by the Planning Board on November 20, 2008 when approving SPR08-25 for a marina/tourist accommodations on that parcel designated as Section 171.11, Block 2, Lot 12. The conditions read as follows: There shall be no pumping of gas on site. There shall be no more than 12 rental boats. The hours of operation, including maintenance, are to be between the hours of 8:00 am and 5:00 pm. 2) Seeks Type II Site Plan Review to create a marina on that parcel designated Section 171.11, Block 2, Lot 11. Currently two 550-gallon gas tanks exist and are in use. One is located on Lot 12 and the other is located on lot 11. 21 boats are proposed between the two parcels. The proposed hours of operation are between the hours of 8 am to 6 pm. Zone RCM1.3. Property Location: 5102 & 5104 Lake Shore Drive. Subject to WCPS review. Subject to SEQR. This item was tabled at the December 2017 meeting.

**\*This item was tabled at the applicant's request\***

2. **SPR17-19 I. ROBERT WOLGIN REVOCABLE TRUST.** Represented by Hutchins Engineering. Seeks type II Site Plan Review for 1) an accessory structure greater than 1,500 square feet. Approximately 10,100 square feet is proposed; and 2) a major stormwater project remove more than 15, 000 square feet of vegetation. 34,848 square feet is proposed. Section 171.06, Block 1, Lot 36, Zone RL3. Property Location: 556 Potter Hill Road. Subject to WCPS review. Subject to SEQR.

Ike Wolgin presented the following:

- The property is approximately 22 to 23 acres.
- This structure will be about 300' back from Potter Hill Road.
- It will meet the all the setbacks.
- There are elevation drawings in the packets.

Herb Koster asked who owned the property that the driveway ran through. Mr. Wolgin replied that he did.

Gena Lindyberg asked if the building was to be strictly for storage. Mr. Wolgin replied that it was a storage facility and would not have living quarters.

John Gaddy asked that all lighting be downward facing and shielded. Mr. Wolgin replied that was not a problem.

Gena Lindyberg asked if all the sheds would remain on the property. Mr. Wolgin replied that they would.

John Gaddy asked if the project had been sent to Warren County Planning Board. Mr. Hutchins replied that it is usually sent by the town.

No County Impact

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-19. **Seconded by,** Kirk VanAuken. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR17-19 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 conditions; 1) All lighting is to be downward facing and shielded. 2) The structure is to be constructed as proposed on the location and with the materials submitted on the plans. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

**Motion by** John Gaddy that based upon the materials submitted by Tom Nace on the stormwater project and accepted as part of the record, he would like to add the following conditions:

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.

**Seconded by, Kirk VanAuken. All in Favor. Motion Carried.**

The meeting was adjourned at 6:15pm

Minutes respectfully submitted by Kate Persons