

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday March 22, 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: Herb Koster, John Gaddy, John Cushing, Kirk VanAuken, Zoning Administrator, Pamela Kenyon & Atty. Michael Muller.

Absent Gena Lindyberg, Sandi Aldrich, Ann Marie Somma & Alternate; Jessica Rubin

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

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the February 15, 2018 minutes.

RESOLUTION:

Motion by John Gaddy to approve the February 15, 2018 minutes as presented. **Seconded by,** Kirk VanAuken. **All in Favor. Motion Carried.**

1. **SPR17-15 PARROTTA, ROBERT. Revised application.** Represented by Atty. Greg Canale. 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 accommodation 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 APPLICATION WAS TABLED BY THE APPLICANT TO THE APRIL 2018 MEETING

2. **SPR18-02 KNUTZEN, D. NILS.** Represented by Hutchins Engineering. As a condition of approval set forth by the Planning Board on 5/19/11 when approving SD11-02, seeks Type II Site Plan Review to construct a single-family dwelling on Lot 2. Section 171.11, Block 1, Lot 49.2, Zone RM1.3. Property Location: Horicon Avenue. Subject to SEQR.

Tom Hutchins of Hutchins Engineering presented the following:

- They are proposing to construct a house on lot 2 in the Kelly Street Subdivision.
- This structure will be located off the road.
- This will not be very visible from the road.
- They are in the town water district.
- The septic will be a conventional system and the soils are great.
- There is some rock, but they are trying hard to have minimal rock excavation.
- There will be a crawl space foundation without a basement.
- This is about 2100 sq. ft. of floor area.

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

John Gaddy asked how close they would be to the huge drop off. Mr. Hutchins stated it was about 50' back from that.

John Gaddy questioned the elevation dimensions. Mr. Hutchins said the house would be about 23.3'.

John Gaddy asked if the septic area went under the driveway how would they deal with keeping it from freezing up. Mr. Hutchins stated they would put a layer of foam board over the piping that went under the driveway. Herb Koster stated that compaction of the driveway can cause a dip in the sewer line, which can become an issue and suggested propping it up on the sides of the sewer line.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR18-02. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR18-02 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) Any exterior lighting shall be downward facing and shielded. 2) The height shall be under 30' at finished grade. 3) Any blasting or drilling shall be conducted Monday – Friday, 8am to 5pm

with no blasting or drilling on Saturday or Sunday. **Seconded by, Kirk VanAuken. All in Favor. Motion Carried.**

3. **SPR18-03 WHITNEY, SCOTT & KARIN.** Represented by Curtis Dybas. For the construction of a proposed 3-car garage/guest cottage, seek Type II Site Plan Review for an accessory structure greater than 1,500 square feet. 2,559 square feet is proposed. Section 156.00, Block 1, Lot 44, Zone RL3. Property Location: 239 Valley Woods Road. Subject to WCPS review. Subject to SEQR.

Curt Dybas presented the following:

- They have owned the property since 1995.
- This was originally a summer residence.
- Mr. Whitney resides here full time.
- They need a garage and the guest cottage area is for Mr. Whitney's parents.
- There will be an elevator.
- This will be a 2-bedroom cottage
- There will be no range for cooking.
- It is a 7-acre parcel.
- They will tie into the existing well and they will construct a separate septic for this building.
- They will be having Mr. Hutchins design the new septic.

John Gaddy asked that all lighting be downward facing and shielded. He also asked about the area where the structure was located and stated he had concerns of this being a low spot where water would gather. Mr. Dybas stated they would be closer to the driveway.

John Gaddy asked about stormwater remediation. Mr. Dybas stated that he had done the calculations and upon speaking with Zoning Administrator, Pamela Kenyon, he decided to bring Hutchins Engineering on board to do more extensive calculations. Pamela Kenyon stated that this was a minor stormwater project.

John Cushing asked about the retention area and if they would try to retain all the water in the one area. Mr. Dybas stated that is retained in the area that it has already been collecting water, which is where the original system was supposed to be.

John Gaddy asked if they could approve this without the septic and stormwater. Atty. Muller stated that minor stormwater and septic were totally administrative and up to the Zoning Administrator. Permits will not be received until they submit these plans and they are approved by the Zoning Administrator.

No County Impact
RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR18-03. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR18-03 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 exterior lighting is to be downward facing and shielded. 2) There will be no permits issued without a septic plan and stormwater plan submitted to and approved by the Zoning Administrator. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:27pm

Minutes respectfully submitted by Kate Persons