

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday June 21, 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 = Lake George Park Commission  
DEC = Department of Environmental Conservation

**Present:** Herb Koster, John Gaddy, John Cushing, Gena Lindyberg, Sandi Aldrich, Alternate; Jessica Rubin, Zoning Administrator, Pamela Kenyon and Atty. Michael Muller.

**Absent:** Ann Marie Somma and Kirk VanAuken.

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

Herb Koster asked if there were any changes or corrections to the May 17, 2018 minutes.

**RESOLUTION:**

**Motion by** Gena Lindyberg to accept the May 17, 2018 minutes with two amendments. John Gaddy wanted to make a clarification on his conditions of approval on page 9 to conditions number 1 and 2 of SPR18-07 FOY SR., EDWARD. When he said “in event the trees do not make it”, he meant if they do not survive construction. Sandi Aldrich corrected Page 6 where it read: “Atty. Muller read the minutes from the 2008 meeting. He stated the resolution was as follows” (the resolution was not included).

**RESOLUTION:** Motion by Donald Roessler to accept SPR08-25 application as complete, waive a public hearing and having met the criteria set forth in the code, grant approval with the following conditions: 1. There shall be no more than 12 rental boats. 2. Rental boats shall be pontoon boats only, no jet skis, wave runners or speedboats will be allowed; 3. Any exterior lighting on the tourist accommodation are to be downward facing and shielded; 4. The hours of operation, including maintenance, are to be between the hours of 8:00 am and 5:00 pm; 5. No major maintenance of the rental boats is to be done at the waterfront; 6. There shall be no pumping of gas on site; 7. There shall be no waste removal from the boats on site; 8. There shall be no launching of boats on site; This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented.

Seconded by Henry Caldwell. Sandi Aldrich opposed. All Others in Favor. Motion Carried.

**Seconded by**, John Gaddy. Jessica Rubin abstained. **All others in Favor. Motion Carried.**

**REGULAR MEETING**

1. **SPR18-08 STEVEN HORNSBY CONSULTING SERVICES.** Represented by Winchip Engineering. For the construction of a proposed single-family dwelling with attached garage, seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 32,500 sq. ft. is proposed. Section 171.06, Block 1, Lot 19, Zone RL3. Property Location: 45 Horicon Valley Lane. Subject to WCPS review. Subject to SEQR. See V18-11 associated with this project. To be heard only if a successful variance is granted.

Zach Monroe of Winchip Engineering presented the following:

- They are building a single-family dwelling.
- They have provided stormwater that has been approved by the Town Engineer.
- They received variances for the retention area being too close to a stream and for placing fill within 10' of a stream.
- The fill is for the crossing.
- They are using a bottomless culvert for the crossing and they have received approvals from DEC to do this.

John Gaddy asked what the advantages were for having an open bottomed culvert as opposed to a completely round culvert. Mr. Monroe stated that a round culvert would still have been approved but it would have been huge, and the bottomless culverts are usually preferred by the different agencies because they do not disturb the streambed or interrupt the flow. It is typically used to maintain the natural streambed.

Sandi Aldrich asked if there were any other houses, wells or septic systems close to the proposal as she could not see the whole area on the map. Mr. Monroe stated that if there were anything close, it would have been depicted on the map. He stated they were several hundred feet from the property lines.

No County Impact

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR18-08.  
**Seconded by,** John Cushing. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR18-08 as complete; a public hearing having been held by the ZBA with no public comment and 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.  
**Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

John Gaddy stated that based upon the materials submitted by Tom Center on the stormwater project and accepted as part of the record he would like to add the following:

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.

2. **SPR18-10 BOLTON COMMUNITY CHURCH.** Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. 10 square feet is proposed. Section 171.15, Block 2, Lot 38, Zone GB5000. Property Location: 5 Horicon Avenue. Subject to WCPS review. Subject to SEQR.

Erica Matthews said that they are looking to have a neater appearance in front of the church and have a sign that is closer to the road.

Jessica Rubin asked if they would be solid letters. Ms. Matthews said they would be.

John Gaddy asked if the sign would be lit up. Ms. Matthews said it would not.

Sandi Aldrich asked where the sign would be placed. Ms. Matthews stated it would be down by the Dough Boy near Veterans Memorial Park. Gena Lindyberg asked if it would be more visible from Horicon Avenue than 9N. Ms. Matthews said it will be visible from both 9N and Horicon Avenue. Sandi Aldrich asked if they thought it would be more visible in the proposed spot than up by the church. Ms. Matthews stated that they did.

Gena Lindyberg asked how they would see the sign from 9N if it was behind the Dough Boy. Ms. Matthews stated it would be angled and not directly behind the Dough Boy. She said it would definitely be easier to see driving southward on 9N.

No County Impact

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR18-10. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR18-10 as complete; 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 applicant must come back to the Board for approvals if any lighting is proposed in the future. **Seconded by,** John Cushing. Sandi Aldrich opposed **All others in Favor. Motion Carried.**

The meeting was adjourned at 6:19

Minutes respectfully submitted by Kate Persons.