

**Town of Bolton
PLANNING BOARD MINUTES
Thursday, November 18, 2021
6:00 p.m.
Town of Bolton Town Hall**

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPS = Warren County Planning Staff
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Dept. of Environmental Conservation

Present: Chairman; Herb Koster; Sandi Aldrich; John Cushing; John Gaddy; David Smith; Kirk VanAuken; Zoning & Planning Director - Richard Miller, P.E; Town Planner - Joshua Westfall, AICP & Town Counsel - Michael Muller

Absent: Gena Lindyberg

The meeting was called to order at 6:00 p. m.

Minutes Approval: Chairman Koster asked if there were any changes or corrections to the October 21, 2021 minutes.

RESOLUTION:

Motion by Sandi Aldrich to approve the October 21, 2021 as presented with the correction of the inclusion of Joshua Westfall, AICP as present. **Seconded by** John Cushing. **All in Favor. Motion Carried.**

1. SD21-06 Lands of Berberian. Represented by EDP. Minor subdivision of a conforming lot into two conforming lots. Lot 1 will total 254.1 acres and Lot 2 will total 27.1 Acres. Section 186.00, Block 1, Lot 1, Zone LC 25 and RL3. Property Location: 4409 Lake Shore Drive. Subject to WCPA; APA; SEQR and LWRP review.

Gavin Vuillaume, R.L.A. of EDP presented the following:

- The applicant would like to subdivide a 281 acre piece of property.
- The purpose of the subdivision is to allow the property owner to sell a parcel to thier cousin who will be building a home on it.
- The majority of the new parcel will be in the LC25 zone.
- The current parcel has 3,870 ft of road frontage on Route 9N.
- There is a small Class C stream on the edge of the south side.
- There is an existing house on the property at the top of the hill, that has been there for over 20 years.
- There is an existing driveway which is about 1 mile long.
- The existing driveway is in great shape and will serve as the main access to both the existing structure and the new parcel

Herb Koster asked who would be responsible for the driveway maintenance. Mr. Vuillaume said that it would be a shared driveway and maintained by both parties. John Cushing asked if they would have an agreement to that effect. Applicant, Ara Krafian,

explained that it would be an easement agreement and a legal agreement for a first right of refusal on each parcel.

John Cushing asked how wide the existing road was. Mr. Vuillaume stated that it was about 10' to 12' and they would be widening it to about 15'.

Sandi Aldrich inquired about the purpose of extending their property down to Route 9N. Mr. Vuillaume explained that it was for legal frontage, this allows them to meet the minimum lot width. They do not anticipate any roads going through that vicinity. They do plan to possibly put the electric utilities up through this area.

John Cushing asked if there was an area for a firetruck to turn around. Mr. Vuillaume stated they did and would be adding another one for the proposed new home. John Cushing asked that they maintain the trees and branches along the driveway for firetruck access. Mr. Vuillaume replied that they would. Mr. Krafian stated that they currently have a caretaker who already maintains this.

RESOLUTION:

Motion by Kirk VanAuken to declare the Bolton Planning Board as lead agency for SD21-06. Seconded by Sandi Aldrich. All in Favor. Motion Carried.

Motion by Kirk VanAuken to accept SD21-06 as complete, waive a public hearing, and having met the criteria set forth in the code, convert to final plat and grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. Seconded by Sandi Aldrich. All in Favor. Motion Carried.

- 2. SPR21-22 Lands of Berberian.** Represented by EDP. Applicant seeks site plan approval for the construction of a 6-bedroom single-family residential home totaling 5,000 sq. ft. +/-, to be located on proposed Lot 2 pursuant to Subdivision Application 21-06. Section 186.00, Block 1, Lot 1, Zone LC 25 and RL3. Property Location: 4409 Lake Shore Drive. Subject to WCPA, APA, SEQR and LWRP review

Gavin Vuillaume, R.L.A. of EDP presented the following:

- Mr. Krafian handed out some packets to the Board.
- This is approximately 5,000 sq. ft. 2 story structure.
- They are not sure how they are orienting the home right now.
- There will be a large circular driveway and a 3 car garage.
- They have done some survey work and preliminary soil testing.
- There are no wetlands or streams in the area, and they are planning on using a conventional septic system and drilled well on the level area at the top of the hill.
- They will also be drilling a well for the site.
- They will be implementing stormwater management with rain gardens on either side to catch rainwater.
- The driveway will be approximately 15' in width.
- Mr. Krafian said that the building was evolving as they were not quite sure what the views would be.
- He detailed what they were looking for to the Board on the plans.

- Right now, the gable end would look out over Lake George.
- It will have a total of 6 bedrooms.
- They will be using stone, engineered wood with standing metal roof

John Cushing said that it was very confusing trying to understand the drawings they were presented. Mr. Krafian explained that they were just examples. The footprint was just a hand sketch right now. This is just kind of what they are trying to accomplish. They would like to use natural materials so the house blends in.

John Gaddy inquired about sizing and heights. Mr. Krafian stated it would be about 5,000 sq. ft. on two levels with a potential third level.

John Gaddy said he had no problem with the subdivision and no concern with them putting it on the mountainside inconspicuously, but he can't make any decisions without having the house plans in front of him. Mr. Krafian said he understood this, and they are just trying to figure out how to get the best views that were filtered.

John Gaddy stated that there was plenty of room up here to do what they are looking for, but he would be looking for a condition of approval that they as homeowners would maintain a vegetative buffer to let them have a view but also breaking up the expanse of the home and softening up the corners. He would also want dark sky compliant lighting. Mr. Krafian agreed and stated they would replant what was needed. They wanted to have the right balance.

Herb Koster asked if the proposed garage was part of the application. Mr. Vuillaume replied yes and detailed it to the Board. Herb Koster asked if the proposed garage would be on the original property owner's parcel. Mr. Vuillaume replied yes.

Mr. Vuillaume said they did not anticipate many improvements to the driveway other than widening it and adding turnouts. He said they would be adding stormwater implements to the driveway. They also would be adding a small privacy gate on the driveway.

John Gaddy inquired about the proposed pool and patio. Mr. Krafian stated he would like a large pool about 60' x 11' to do laps in. He said the patio would be blue stone. John Gaddy said he is sure what they are planning will be lovely, but they do not have enough information in front of them to make a decision tonight. Sandi Aldrich stated they need a whole lot more information.

Sandi Aldrich explained her experience with filtered view is to have the trees closer to the house. She suggested putting the pool in the back and move the septic a bit to make them less visible from the lake. Mr. Krafian said he realized they needed more information to make decisions. His hope is to get some of the forestry work done first and then make decisions. John Gaddy said it was a very open spot and they would need to know what the clearing limits for the house would be before they start doing any clearing or tree removal.

RESOLUTION

Motion by John Gaddy to declare the Bolton Planning Board as lead agency SPR21-22the. **Seconded** by Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to table SPR21-22 for additional information. **Seconded** by Sandi Aldrich. **All in Favor. Motion Carried.**

3. SPR 21-20 Thorneau, Peter. Applicant seeks to remedy a notice of violation dated from the Town of Bolton Dated 8/9/2021. Applicant has goats on property which require site plan approval per §200-42 of Town Code. Site Plan designates a 9'x 9' shelter for goats and associated manure storage area. Section 140.00, Block 1, Lot 29, Zone RCL3. Property Location: 493 New Vermont Road. Subject to WCPA, APA, SEQR and LWRP review.

Peter Thorneau stated these were sheep and he had 3. He said they have been here for decades, and he has only added a fencing.

Herb Koster stated that he did not see any issues with this pre-existing situation.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR21-20. **Seconded by** David Smith. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR21-20 as complete; having waived 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 & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** John Cushing. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:41PM

Minutes respectfully submitted by Kate Persons.