

SPECIAL MEETING
BOLTON TOWN BOARD

June 13, 2023

Regular Meeting:

Supervisor: Ronald Conover
Councilmember: Robert MacEwan (Absent)
Councilmember: Brendan Murnane (Absent)
Councilmember: Wanda P. Cleavland
Councilmember: Susan Wilson
Director of Planning & Zoning Josh Westfall
Town Clerk: Jodi Petteys
Counsel: Brian Reichenbach (Absent)

Meeting Call to Order: 10:00AM.

Pledge: Councilmember Cleavland

Convene as the Town of Bolton Board of Health

RESOLUTION #159

Councilmember Wilson moved, seconded by Councilmember Cleavland to convene as the Town of Bolton Local Board of Health. **All in Favor. Motion Carried.**

SEPTIC VARIANCE – PUBLIC HEARING:

S23-31. 7 Belle Lodi LLC. Property owner seeks the following variance(s) per Town of Bolton Ordinance #36:

Applicant seeks to construct a replacement septic system for lot 186.06-1-4. Due to spatial constraints the replacement system will be constructed on an adjacent lot, tax map 186.06-1-10.1, under an existing parking area. In accordance with Bolton Town Ordinance and NYSDOH Appendix 75-A, the replacement system has been designed to be “as compliant as possible” with the provisions of Appendix 75-A.

Property Address: 14 Belle Lodi Lane. SBL: 186.06-1-4. Owner: 7 Belle Lodi LLC

- Resolution to close the Public Hearing for S23-31.

RESOLUTION #160

Councilmember Cleavland moved, seconded by Councilmember Wilson to close the Public Hearing for S23-31 - 7 Belle Lodi LLC. **All in Favor. Motion Carried.**

Lucas Dobie of Hutchins Engineering presented the following:

- Upon purchasing the property, the septic failed inspection at the closing.
- He thanked the town for allowing them to install holding tanks while designing the new septic system.
- The plan is to convert the holding tanks into a septic tank and traditional pump station.
- They have located this system in the most feasible area. It is on the 14 Belle Lodi parcel which is parking for the marina operation.
- They are proposing an 18’ x 28’ stone absorption bed with 3 rows of heavy duty infiltration chambers.
- This system is traffic rated and won’t impede the marina’s operation.
- This system will accommodate the proposed rebuild.

Supervisor Conover asked if this was a pump system. Mr. Dobie replied yes. Supervisor Conover inquired about alarm systems. Mr. Dobie detailed how the alarms would work.

- Resolution designating Bolton Town Board as lead agency under SEQRA.

RESOLUTION #161

Councilmember Wilson moved, seconded by Councilmember Cleavland to declare the Bolton Local Board of Health as Lead Agency under SEQRA & LWRP for the proposed septic variance S23-31 Owner: 7 Belle Lodi LLC. Property Address: 14 Belle Lodi Lane. SBL: 186.06-1-4. **All in Favor. Motion Carried.**

- Resolution regarding SEQRA & LWRP determinations.

Councilmember Wilson asked the Board the following questions:

- A. Do any of the Board Members have concerns with any of the items listed. 1 through 20 in Part 1, on the SEQRA form as submitted by the applicant? No
- B. Will the proposed action:
 - 1. Create a material conflict with an adopted land use plan or zoning regulations? No
 - 2. Result in a change in the use or intensity of use of the land? No
 - 3. Impair the character or quality of the existing community? No
 - 4. Have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No

5. Result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? No
 6. Cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
 7. Impact existing:
 - a. Public/private water supplies? No
 - b. Public/private wastewater treatment utilities? No
 8. Impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? No
 9. Result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? No
 10. Result in an increase in the potential for erosion, flooding, or drainage problems? No
 11. Create a hazard to environmental resources or human health? No
- C. Do the Board Members agree that this project will result in no adverse impacts on the environment; and therefore, an Environment Impact Statement need not be prepared? Yes

LWRP

Do any of the Board Members have concerns with any of the items listed in Part C., 1 through 3 of the Local Waterfront Revitalization Program Assessment Form? No

Based upon the materials submitted and accepted as part of the record, our findings are as follows:

- A. The applicant's SEQRA & LWRP submissions, and our analysis of the issues presented, demonstrates that there are no significant environmental impacts or concerns, and it is hereby determined that the action to be taken is consistent with the Town of Bolton Local Waterfront Revitalization Program policies and standards.
- B. The applicant has provided clear and complete responses to issues recited in the SEQRA questionnaire and based upon all information reviewed by this lead agency in its SEQRA analysis, including a thorough "hard look" and consideration of the applicant's entire submission, and upon all board and public comments received, it is appropriate in the opinion of this lead agency to make a finding that the proposed action will result in no adverse environmental impacts and that any identified adverse environmental impacts will not be significant, or where identified, are sufficiently mitigated by virtue of the conditions imposed in granting approval.

RESOLUTION #162

Councilmember Wilson moved, seconded by Councilmember Cleavland to make a negative declaration with regard to SEQRA & LWRP variances for S23-31; 7 Belle Lodi LLC at 14 Belle Lodi Lane. SBL: 186.06-1-4. **All in Favor. Motion Carried.**

- Resolution regarding Septic Variance S23-31.

RESOLUTION #163

Councilmember Wilson moved, seconded by Councilmember Cleavland having declared the Bolton Local Board of Health as Lead Agency, held a public hearing, made a negative declaration for the SEQRA Application and a positive determination of consistency for the LWRP application and having the application approved by Town Engineer KSPE Civil Engineering, and recommended by the Town of Bolton Planning and Zoning Office, I make a motion to approve this Variance Application for the installation of a conventional system for SBL: 186.06-1-4. Owner: 7 Belle Lodi LLC. with the following conditions:

1. No garbage grinder, hot tub or spa may be installed.
2. The Town attorney is to approve an easement over 14 Belle Lodi Lane to include maintenance and repair of system before installation.
3. Payment of all engineering review fees must be paid before receiving a permit. **All in Favor. Motion Carried**

Supervisor Conover thanked the applicant for installing an advanced treatment system which helps to protect the environment.

Reconvene as Bolton Town Board

RESOLUTION #164

Councilmember Cleavland moved, seconded by Councilmember Wilson to reconvene as the Bolton Town Board. **All in Favor. Motion Carried.**

Public in Attendance:

New Business:

- Resolution to approve a cell phone stipend of \$25 a month beginning July 1, 2023 for the following positions:
 - Water Plant Trainee #1
 - Water Plant Trainee # 2

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Wastewater Plant Trainee #1
Buildings & Grounds Laborer #1

RESOLUTION #165

Councilmember Cleavland moved, seconded by Councilmember Wilson to approve a cell phone stipend of \$25 a month beginning July 1, 2023 for the following positions:

- Water Plant Trainee #1
- Water Plant Trainee # 2
- Wastewater Plant Trainee #1
- Buildings & Grounds Laborer #1

All in Favor. Motion Carried.

- Resolution to authorize the Supervisor to execute a contract addendum with the LaBerge Group to provide an updated engineering design report and grant writing services in an amount not to exceed \$20,900 plus reimbursable expenses pertaining to Edgecomb Pond Dam safety repair and to execute all agreements and take any actions needed for this project.

RESOLUTION #166

Councilmember Wilson moved, seconded by Councilmember Cleavland to authorize the Supervisor to execute a contract addendum with the LaBerge Group to provide an updated engineering design report and grant writing services in an amount not to exceed \$20,900 plus reimbursable expenses pertaining to Edgecomb Pond Dam safety repair and to execute all agreements and take any actions needed for this project. **All in Favor. Motion Carried.**

Director of Planning & Zoning Josh Westfall explained that NYS has opened up a funding opportunity for this repair.

- Resolution to authorize the Town Clerk to advertise for bid for asbestos abatement at the Bolton Museum.

Supervisor Conover explained that before any work can be completed at the museum, they must have the asbestos removed.

RESOLUTION #167

Councilmember Wilson moved, seconded by Councilmember Cleavland to authorize the Town Clerk to advertise for bid for asbestos abatement at the Bolton Museum. **All in Favor. Motion Carried.**

Adjourn:

RESOLUTION #168

Councilmember Cleavland moved, seconded by Councilmember Wilson to adjourn. **All in Favor. Motion Carried.**

Meeting Adjourned: 10:19

Minutes respectfully submitted by:

Jodi Petteys
Town Clerk

Katie Persons
Minute Taker