

**TOWN OF BOLTON  
PLANNING BOARD  
MINUTES  
Thursday, March 18, 2010**

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

**Present-** Herb Koster, Donald Roessler, John Gaddy, Henry Caldwell, Chauncey Mason, Sandi Aldrich, Sue Wilson, Counsel Michael Muller, Zoning Administrator Pamela Kenyon

**Absent-** None

The meeting was called to order at 6:08pm.

Herb Koster asked if there were any changes or corrections to the February 25, 2010 minutes.

**Motion by** Sue Wilson to accept the February 5, 2010 minutes as written. **Seconded by** Don Roessler. Henry Caldwell and Chauncey Mason abstained. **All Others in Favor. Motion Carried.**

- 1) **SD06-03 MJ REAL ESTATE HOLDINGS, LLC.** Represented by the LA Group. Seek to merge those parcels designated as Section 124.00, Block 1, Lots 12 & 13 and Section 123.00 Block 2, Lot 57.1, then subdivide into 7 lots. Zones RL3 & LC45. Property Location: New Vermont Rd. Major Subdivision. Preliminary Plat. Subject to SEQR. Note: This item was tabled at the July 2009 meeting pending additional information and is in conjunction with SPR10-05.
  
- 2) **SPR10-05 MJ REAL ESTATE HOLDINGS, LLC.** Represented by the LA Group. In accordance with Section 125.13C1 of the stormwater regulations, seek Type II Site Plan Review for major project to remove more than 15,000 square feet of vegetation. 639,800 square feet is proposed. Section 124.00 Block 1, Lots 12 & 13 and Section 123.00, Block 2, Lot 57.1, Zones RL3 & LC45. Property location: New Vermont Road. Subject to SEQR. This item is in conjunction with SD06-03.

Rob Frasier, of the LA Group, introduced the project engineer Dan Kauffman and applicants John Casella and Matt Langemire. He stated that at the last meeting the PB reviewed the sketch plan and they have moved from the sketch plan approval to getting their site plan together. He stated that they have had many meetings and iterations with Town Engineers Tom Nace and Tom Center.

Rob Frasier provided a revised SEQR form for the Board to review. He stated that since the sketch plan review they have not done any modifications that are much different than what they saw previously other than a lot line adjustment on lot 4.

Rob Frasier stated that Tom Nace has reviewed the plan and the iterations were primarily regarding the grading and stormwater. They made some modifications to the locations of the stormwater basins and made sure that their septic systems were placed in areas with suitable soils.

Rob Frasier stated that the applicants are seeking to have the Board review both the subdivision and site plan for the project in hopes to move forward to scheduling a public hearing at next month's meeting.

Herb Koster asked for some clarification regarding the end of the driveway from the cul-de-sac. He asked if the Board had requested anything more from the applicants. Rob Frasier stated that they came back after the first meeting last year with some requested information. He stated that from the first cul-de-sac they have a hammerhead turn-around and another hammerhead turn-around at the end of the driveway. Herb Koster asked if the driveway would be big enough for the fire department to have access. Don Roessler asked how deep the turn-arounds were. Rob Frasier replied that it would be deep enough to handle the fire trucks allowing them to back up and turn around. Don Roessler asked if the turning radius would be wide enough. Rob Frasier replied yes.

Don Roessler asked how long the driveway was from the bottom to the house on lot 6. Dan Kauffman stated that the roadway is approximately 800' and the driveway is a total of 3,100' from the turn-around. Don Roessler stated that he was concerned that they would not have enough line to get to one of the houses on the top of the hill. He stated that they might need to have a portable tank or ponds set-up for a shuttle service. Rob Frasier suggested that they could consider putting in a dry hydrant. He stated that they could do that at the hammerhead or another location that the fire department might find appropriate. Don Roessler stated that the Fire Department probably will not make recommendations to the applicants. However, whatever the applicants could do to help would be appreciated. Herb Koster asked if Don Roessler would have any suggestions for the applicant. Don Roessler stated that he could present the plans to the Fire Department and get back to them with some suggestions at the next meeting.

Don Roessler asked what the elevation difference was from the cul-de-sac to the top. Dan Kauffman stated that it was approximately 300 feet. Don Roessler stated that the Fire Department would most likely do a tanker service and not lay the line up because they would need a truck in the middle to pump it up. He doesn't feel that a dry hydrant would not be effective. Sandi Aldrich asked if a dry system would work at the end of the driveway. Don Roessler stated that he is not sure if it would since they would also be dealing with a loss of pressure. Rob Frasier stated that the applicants would prefer not to have a dry well system. He stated that if the Fire Department does suggest a dry well he feels the best placement would be at the first hammerhead. Don Roessler stated he does not feel that a dry well would work considering the amount of water that they would have to pull from it.

Herb Koster asked how lot 6 will be accessed. Rob Frasier replied that it would have a driveway off of the main driveway.

Don Roessler asked for some clarification about accessing lots 5 and 6 and the placement of the homes for those lots. Rob Frasier provided more details regarding the driveways and reason for house locations. He stated that the driveways and house locations were chosen for septic and privacy concerns. Given the layout of the land this worked the best for the applicants. Don Roessler stated that the Fire Department may want the second hammerhead moved closer since there are 3 houses clustered together. Herb Koster stated that he thought that driveways could be considered hammerheads. Don Roessler replied that depending on the length of the driveway because if there is a fully involved structure fire they like to keep the trucks far away. Rob Frasier stated that they have the hammerheads in the same position that was approved by the PB before. He stated that he would rather not have to go back through this process again with Tom Nace. He stated that he would like to see the Fire Department work with the plan that they have.

Sandi Aldrich stated that the last time they were before the Board they indicated that the driveway would follow the small brook. However, with regard to stormwater they were not sure if they would be using boulders or a gabion block system for retention. Rob Frasier replied that in order to not disturb the side of the road with the stream, they cut the bank back and moved the road into the bank and graded it out and away from the stream. To manage the stormwater they sloped the road towards the bank so that the surface flow goes into a drainage swale which will be rip-rapped with check dams. The check dams will dissipate the energy. There is also a large stormwater basin along New Vermont Road that will attenuate the water. Sandi Aldrich asked if they would have to do anything to stabilize the road. Rob Frasier replied no because the road will be sloped in the opposite direction so they trying to avoid having to do any grading in this area. He added that the brook flows away from the road and it does not cut away at the bank. He stated that this is the only location in which the brook and the roadway come that close to one another.

John Gaddy asked if any blasting would be necessary for the stormwater basin along New Vermont Road. Rob Frasier replied that he does not believe that it will be necessary.

John Gaddy asked about the grouping of septic systems. Rob Frasier replied that they designed it that way because they found a large pocket of suitable soils. However, the grouped the systems created the need for some lot line adjustments. John Gaddy asked about separation distance between septic systems. Herb Koster stated that there are no separation distances for septic to septic, just septic to structures and septic to wells. Rob Frasier stated that Tom Nace made sure that they had the proper soils for their septic systems and stormwater basins. He stated that Tom Nace did a thorough review of both the septic and stormwater design.

There was some discussion regarding the grade of the roadway. John Gaddy asked if all of the 14% grades were on the roadway leading up to the cul-de-sac because it is being considered a road. Counsel Muller stated that they made a previous determination on this. Herb Koster asked if it should go into the resolution that at the PB discretion they are allowing a 14%. Pam Kenyon stated that at the April 2006 meeting they made that determination. Counsel Muller read the motion from the April 2006 meeting. In that motion, Don Roessler tabled the application pending additional information and conditions, one in which it states "that the driveway is not to exceed 15% grade". Don Roessler stated that condition would only apply to the driveway from the cul-de-sac up to the lots, which would mean that the roadway leading up to the cul-de-sac

could only be 12% or less, which the applicants currently exceed. Rob Frasier stated that the 14% grade was approved from New Vermont Road to the cul-de-sac on September 22, 2006. “The PB made the determination that they had a waiver exempting them from Town standards as follows: a 14% maximum grade or less is allowed from the 50’ mark to 700’ and a 12% grade is required from the 700’ mark to the end of the road.” The PB determined that this issue was resolved by the previous resolution of September 22, 2006.

**RESOLUTION:**

**Motion by** Don Roessler to accept the preliminary plat with a revision date of March 3, 2010 and received by the Zoning Office on March 5, 2010 and schedule a public hearing for SD06-03 and SPR10-05 on April 20, 2010 at 6:00pm. **Seconded by** Sandi Aldrich. **All in Favor.**

**Motion Carried.**

The meeting was adjourned at 6:55pm.

Minutes respectfully submitted by Kristen MacEwan.