

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday March 17, 2011  
6:00 p.m.**

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, Henry Caldwell, Donald Roessler, John Gaddy, Chauncey Mason, Sandi Aldrich, Sue Wilson, Zoning Administrator Pamela Kenyon and Counsel Michael Muller

**Absent- None**

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

Herb Koster asked if there were any corrections to the January 20, 2011 minutes.

**RESOLUTION**

**Motion by** Henry Caldwell to accept the January 20, 2011 minutes as written. **Seconded by** Sandi Aldrich. Don Roessler and Herb Koster abstained. **All Others in Favor.**  
**Motion Carried.**

Herb Koster asked if there were any corrections to the February 17, 2011 minutes.

**RESOLUTION**

**Motion by** Sandi Aldrich to accept the February 17, 2011 minutes as written. **Seconded by** Sue Wilson. Chauncey Mason and John Gaddy abstained. **All Others in Favor.**  
**Motion Carried.**

1) **SPR11-02 HALL, ANTHONY (LAKE GEORGE MIRROR).** Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. 8.48 square feet is proposed. Section 171.15, Block 3, Lot 22, Zone GB5000. Property Location: 5012 Lake Shore Drive. Subject to WCPB review. Subject to SEQR.

Tony Hall stated that this request is for the same sign that the PB approved when his office moved to Rolf Ronning's building. This fall they moved their offices to 5012 Lake Shore Drive and they would like to use the same sign, but add some simple lighting. Herb Koster asked if the lighting would be downward lighting. Tony Hall replied yes it will be downward facing and shielded.

Pam Kenyon stated that there was no WC impact.

**RESOLUTION**

**Motion by** Don Roessler to accept SPR11-02 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.

**Seconded by John Gaddy. All in Favor. Motion Carried.**

2) **SPR11-04 WRONOWSKI, JOSEPH & DAWN.** Represented by Hutchins Engineering. Seek Type II Site Plan Review for 1) a new land use within 250' of the Lake George shoreline, specifically to demolish and rebuild single family dwelling, and 2) in accordance with Section 125.13C1 of the stormwater regulations to remove more than 15,000 square feet of vegetation. 22,000 square feet is proposed. Section 171.08, Block 1, Lot 10.2, Zone RCM1.3. Property Location: 31 Braley Point. Subject to WCPB review. Subject to SEQR.

Tom Hutchins provided some basic details regarding the applicants' property. The applicants propose to remove the existing house and replace it with a new house in essentially the same location. Their access will remain the same with the use of a private right of way.

Tom Hutchins stated that this area is steep and of rocky terrain, which will require rock excavation in order to obtain the elevations that they want.

With regard to stormwater, Tom Hutchins stated that they are proposing to use some permeable asphalt for a portion of the driveway and have worked with DA Collins regarding a permeable asphalt mix. The driveway will have a stone layer underneath and a couple feet of gravel. In times of really high flow they will have an overflow drain that will run down a swale. They have a series of rain garden down along the east of the house. They are also proposing the use of permeable pavers for a patio also located on the east side of the house. Again any overflow would be diverted to the rain gardens.

Tom Hutchin's stated that the applicants proposed to reuse their existing waste water system which is a modern compliant system that was engineered in 1999 and installed in 2000. The system is designed for 4 bedrooms. They will use the same absorption field, but will have to replace the tank and pump station due to the orientation of the new house.

With regard to setbacks, Tom Hutchins stated that the house itself is 142' from the lake and they are in compliance with all of the property line setbacks.

Henry Caldwell asked if all of the blasting has been done. Tom Hutchins replied that there was a round done but that was prior to him getting involved. Henry Caldwell asked how much more excavation will need to be done. Tom Hutchins explained where most of the excavation would need to take place, but in terms of volume they are looking at 400-600 cubic yards. Sandi Aldrich asked if it will be used elsewhere or removed from the site. Tom Hutchins replied that they will use what they can on the site, but most of it

will be removed.

John Gaddy stated that he would like to see any exterior lighting be downward facing and shielded. Tom Hutchins stated that they do not have a problem with that.

Sandi Aldrich about the time line of construction. Tom Hutchins stated that the plan indicates that they will start in the fall of 2011 through the next spring. However, if they receive all of the appropriate approvals that might be accelerated and begin this spring.

Sue Wilson stated that she would like to see them condition the blasting limitations. Don Roessler stated that generally they only limit the blasting in resort areas, but he does not have a problem putting them on residential areas as well. Sandi Aldrich stated that they have done this on residential more recently. There was discussion regarding the permitted hours of blasting.

John Gaddy stated that he is not sure if the plan is to include the boathouse. Herb Koster stated that the plan does not include the boathouse. John Gaddy asked if they do reconstruct the boathouse in the future would they be required to move the boathouse so that it is not encroaching on the neighboring line. Don Roessler replied that if the applicant changes the dock in any way or configuration the LGPC requires them to meet all setbacks, but if they keep it the exactly the same they can leave it where it is.

Don Roessler asked if there is a color scheme for the house. The applicant stated that they will be using natural stone and wood materials. The color will be dark gray or brown.

Sandi Aldrich asked if they will be removing any trees. Reuben Ellsworth replied no.

Pam Kenyon indicated that there was not WC Impact.

## **RESOLUTION**

**Motion by** John Gaddy to accept SPR11-04 as complete, waive a public hearing, having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) that any blasting or any blasting preparation, including drilling, will only occur during the hours of 8:00am to 5:00pm Monday through Friday and 9:00am to 5:00pm Saturday, with no blasting to occur on Sundays; 2) any exterior lighting is downward facing and shielded and 3) the color and materials used for the structure are dark and earthen tones, as indicated by the applicant. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Don Roessler. **All in Favor.**  
**Motion Carried.**

3) **SD11-01 NICHOLS, DANIEL.** Seeks to divide into 3 lots that parcel designated as 213.17, Block 1, Lot 1.2. Zone RCM1.3. Sketch Plan Review. Minor Subdivision.

Property Location: 3813 Lake Shore Drive. Subject to SEQR.

Dan Nichols stated that he is requesting to subdivide his land using the standard allowed acreage for the zone. They are looking to only sell one lot for now, but decided to do it all at once for the future. Henry Caldwell asked Pam Kenyon about the collective amount of subdivision that has been done to this area. Pam Kenyon replied that she has provided all of that information but according to her information this is allowed to be further subdivided. Dan Nichols stated that this was sold as it is today, but the original developer did take up one of the lake rights for his neighbor across the street.

Pam Kenyon asked what parcel the new septic system for the house was installed on. Dan Nichols explained that it is currently on the other lot. However, there is a note that indicates that they will move that back onto the house property. He stated that they do not plan to sell the property at this time, but he and his wife are expecting another child and thought that they would do this all at once. Pam Kenyon asked if they would install a new septic system if they were to sell the other lot. Dan Nichols replied yes.

Henry Caldwell asked if this will be a shared driveway. Pam Kenyon replied that would be their call. Sandi Aldrich asked what material is currently on the driveway. Dan Nichols replied that it is pavement. John Gaddy asked if there will be any improvement to the shared driveway. Dan Nichols stated that he would do whatever was necessary to comply with stormwater. Pam Kenyon stated that currently he is not required to provide stormwater. She stated that the Board will have to decide whether or not they will treat this as a shared driveway. The Board agreed that they would keep this as a shared driveway.

Sue Wilson asked if they will need to have some easement language in the deeds with regard to the septic. Pam Kenyon replied that she is not overly concerned about that right now. Once the lot is sold they will need to address this. Herb Koster stated that he has septic on each lot now and any variance to the plan presented will be addressed when they come in for a building permit. Sandi Aldrich asked if they have done a perc test on lot 3 to see if the soils are feasible to handle a septic. Dan Nichols replied no but there is plenty of soil in this area.

Sandi Aldrich asked if they will ever deal with stormwater. Pam Kenyon stated that right now they are exempt from stormwater because this is a minor subdivision. Sandi Aldrich asked if they will be looking for stormwater after lot 1 sell. Pam Kenyon replied yes when the lots are ready for construction they will need either a minor or major stormwater plan.

## **RESOLUTION**

**Motion by** Don Roessler to accept SD11-01 as complete, waive a public hearing, having met the criteria set forth in the code, convert the sketch plan to final plat and 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 John Gaddy. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:34 pm.

Minutes respectfully submitted by Kristen MacEwan.