

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday July 19, 2012
6:00 p.m.**

Conservation

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

Present- Herb Koster, Chauncey Mason, John Gaddy, Donald Roessler, Kirk VanAuken, Sandi Aldrich, Gena Lindyburg, Zoning Administrator Pamela Kenyon and Counsel Michael Muller

Absent- Henry Caldwell

The meeting was called to order at 6:04 pm.

Herb Koster asked if there were any changes or corrections to the June 21, 2012 minutes.

1) Sandi Aldrich, Pg 3, paragraph 3, should read as follows: the Fanita Boathouse.

RESOLUTION

Motion by Don Roessler to approve the June 21, 2012 minutes as amended. **Seconded by** Gena Lindyberg. Kirk Van Auken abstained. **All Others in Favor. Motion Carried.**

- 1) **SPR12-19 HAVENICK, BARBARA.** Represented by the Phinney Design Group. To remove existing shed and replace it with an approximate 3,248 square foot garage/storage building, seeks Type II Site Plan Review for an accessory structure greater than 1,500 square feet of floor space, approximately 2,784 square feet is proposed. Section 186.19, Block 1, Lot 7, Zone RM1.3. Property Location: 30 Isle Harbor Drive. Subject to WCPB review.

Mike Phinney stated that they are seeking to install a new garage and play/rec room. The proposed building is in compliance with all the required setbacks. The plans submitted include a stormwater plan to not only deal with additional run-off from this structure but for other improvements being sought on the property. They are installing a small rain garden as part of the new garage building and it was done in conformity with DEC and Town regulations.

Mike Phinney stated that a few trees will need to be removed due to the expansion of the building. However, the trees in front on the lake side will remain so that the buffer will remain.

Mike Phinney stated that the house is very classically designed, built in 1913, and has

been left intact per the original house. The current storage building has been added onto over the years and there has been no garage.

Mike Phinney stated that the applicant has a growing family and they spend their summers up here. The applicant owns the other property next door that is being occupied by her daughter and family. The new building will be used by both properties as a central gathering area, recreation/playroom and fitness room for the family as well as a 2 car garage. He stated that there will be a half bath in the building as well for convenience.

Mike Phinney stated that the look of the building will compliment the house. They will match in color and style but the new building will be a little more modern.

John Gaddy asked where the septic goes for this. Mike Phinney replied that even though they are not adding any bedrooms, they did have the system inspected by IBS. The septic tank and distribution box were found to be in good working order. They will connect this bathroom up to the existing system. The intensity in use will remain the same since they are not adding any more bedrooms.

Gena Lindyberg stated that the plan shows a proposed septic relocation. Mike Phinney replied that they will not be touching that; it was part of another earlier project. He stated that the soil types are good and drain well and they are well beyond the 300' setback from the lake.

Herb Koster asked if this required minor stormwater. Pam Kenyon replied yes.

Don Roessler asked if there will be any exterior lighting. Mike Phinney replied that there isn't any lighting being proposed on the building currently. There may be some under in the soffit area near the porch which will be downward facing. He stated that if any additional lighting is done it will be dark sky compliant.

Warren County did not respond to the notification of the application.

Sandi Aldrich asked about the construction schedule. Mike Phinney replied that they intend to start soon after Labor Day and be done by the spring.

RESOLUTIONS:

Motion by Don Roessler to declare the Bolton Planning Board as lead agency for SPR12-19. Seconded by John Gaddy. All in Favor. Motion Carried.

Motion by Don Roessler to accept SPR12-19 as complete, waive a public hearing, 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 John Gaddy. All in Favor. Motion Carried.

The meeting was adjourned at 6:15pm.