

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday April 20, 2017
6:00 p.m.**

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 Conservation

Present: Herb Koster, Gena Lindyberg, John Cushing, Sandi Aldrich, and Zoning Administrator, Pamela Kenyon

Absent: Kirk VanAuken, John Gaddy, Henry Caldwell, Alternate; Ann Marie Somma & Town Counsel, Michael Muller

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

REGULAR MEETING

The Board decided to table the March 16, 2017 minutes until next month due to lack of a quorum.

1. **V17-05 BROOKHILL DEVELOPMENT/JERRI WOODARD.** Represented by Studio A Landscape Architecture & Planning. In accordance with Section 200-93 (other regulations applicable to Planned Unit Development), seeks area variance (PUD Amendment) to increase the size of the approved decks on townhouse building 800. The end units were originally approved for a 17'4" x 13'6" deck. 17'4" x 20' is now proposed. The middle units were originally approved for a 16' x 8'6" deck. 16' x 20' is now proposed. Section 157.05, Block1, Lot 6.1, Zone PUD. Property Location: Rudy Lane-Lagoon Manor. Subject to WCPS, ZBA, PB, APA and TB review. Subject to SEQR.

Jeff Anthony of Studio A Landscaping Architecture & Planning presented the following:

- 28 or 29 years ago a design was made and it included buildings with everything to be designed and created equal.
- The developer needs to built according to the prospectus or offering plan.
- He detailed the way the PUD works to the Board.
- Historically the buyers all wanted more deck area, and individually or in some instances collectively they came back to the Boards to increase their decks.
- These proposed decks will be no larger than any of the existing decks on the property.
- He detailed the proposal on the plans to the Board.
- These decks do not extend into any setbacks or neighboring property lines.
- They are looking for an advisory opinion so the Town Board can vote to modify the PUD, which has happened many times for deck expansions in this PUD

Herb Koster asked if these were the decks on the first floor. Mr. Anthony replied that they were.

Gena Lindyberg inquired how close the decks were to the property lines. Mr. Anthony detailed them on the plans. Gena Lindyberg asked how far the Clesceri property was from the decks. Mr. Anthony stated 28.24 ft. to the property line. He stated the Clesceri family stores boats on the property line.

Gena Lindyberg inquired about the ownership of a road on the property by the Clesceri barn. Mr. Anthony detailed it on the map and stated that the road was partially on Lagoon Manor property as was the barn. He stated the road does a loop around the barn and encroaches on the Lagoon Manor property.

Jeff Anthony stated that every building in Lagoon Manor has gone through this same process to increase the decks. The decks for building 800 have been framed to the approved size and this is an opportunity to increase them before they are completed and have it done in one action as opposed to 4 separate times.

Jeff Anthony stated the developer has planted a row of 12 hemlocks and is planning to plant 12 or more hemlocks in the spring to block the view of the Clesceri pond.
No County Impact.

RESOLUTION:

Motion by Sandi Aldrich to send this application to the Town Board with a positive recommendation. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

2. **SPR17-03 PARDY, MICHAEL & SASHA. (ADIRONDACK WINERY).** Seeks Type II Site Plan Review for 1) Change in use. Specifically, to convert a retail store into a satellite winery tasting room; and 2) a double-sided sign greater than 4 square feet in size. 9.75 square feet is proposed. Section 171.15, Block 2, Lot 36.1. Property Location: 4971 Lake Shore Drive Suite 2. Subject to WCPS review. Subject to SEQR.

Sasha Pardy presented the following:

- They produce their wine in Queensbury.
- They produce 30+ different wines at this facility.
- They employ about 9 full time people for their businesses.
- They have a tasting room in Lake George which is comparable in size to this building.
- This is essentially a store in which to sell their wine and items associated with the wine.
- They will be serving small samples for customers to taste in hopes of them purchasing the wine.
- They are very excited and have had positive feedback from Bolton businesses.
- The proposed sign is pretty much an echo of the Palazzo Pizza sign, but slightly smaller.
- The sign will have a wood carved look and will be made of weather resistant material.
- The interior site plan work is essentially to build a tasting bar to stand at and shelving for material.

Herb Koster asked if they would be serving any food. Ms. Pardy explained that they would, but they don't cook anything. It would be limited to small items such as cheese & crackers, chocolate etc.

Gena Lindyberg asked if the lighting would be downward facing and shielded. Ms. Pardy stated the lighting would be directed on the sign.

No County Impact.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR17-03. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Cushing to accept SPR17-03 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 with the following condition; 1) Downward facing and shielded lighting is required for the sign. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

- 3. SPR17-04 BRENNER, ANTHONY.** Represented by Matthew Huntington of Schoder Rivers Associates. For the construction of a proposed single family dwelling/attached garage, seeks Type II Site Plan Review for a major stormwater project to create more than 15,000 square feet of land disturbance. 20,000 square feet is proposed. Section 171.11, Block 1, Lot 14, Zone RM1.3. Property Location: Lot 2 Apple Hill Subdivision. Subject to SEQR.

Matthew Huntington of Schoder River Associates presented the following:

- This is a previously approved building lot as part of a subdivision.
- He detailed the site on the plans
- It will be a 2,500sq. ft. house with an attached garage.
- They have 3 front yard setbacks.
- There will be minimal disturbance to put in the house, driveway, stormwater infiltration and septic.
- The applicant is looking to keep this area as wooded as possible.
- There are cutting limits on this lot.
- He detailed the limits on plan C-4.
- Their proposed clearing limit will be less than what was previously approved.
- He detailed the stormwater implementations to the Board and stated there would be less runoff than currently exists.
- The septic system will be a Presby Enhanced System which he described to the Board and detailed on the plans.
- Everything is within the setbacks.

- They will be tying into the Bolton water lines.

Sandi Aldrich asked if there were any wells from the neighboring properties within the 100' of the septic system. Mr. Hutchinson stated there were not.

Gena Lindyberg inquired if there was a maintenance schedule for the septic system. Mr. Huntington stated that this system does not require any, it is a self-maintained system and he described how it worked. Gena Lindyberg asked what the life span of the system was. Mr. Huntington stated it was 30+ years, which is longer than the standard system. Herb Koster explained that this system has been approved by DEC.

John Cushing asked where the sand comes from for the Presby system. Mr. Huntington stated almost any sand pit, it is a masonry sand which they have specifications on for the gradation to meet. The contractor has to provide them with an analysis of the sand when he is installing the system. He explained what the sand did for the system and how it acted as a filter.

John Cushing asked about a damaged pipe on the plans. Mr. Huntington stated that it was an existing pipe that has been there from the subdivision. He is not sure what is happening with this pipe. He believes this is a HOA problem.

John Cushing asked about the stone lined ditch going toward Federal Hill and if any stormwater runoff from this would be caught by the proposed stormwater implementations. Mr. Hutchinson detailed the overflow capabilities on the new system, and stated that overflow would be very slim. He detailed this on the plans.

Sandi Aldrich asked if the house would be visible from the main roadway with the clearing limitations. Mr. Huntington stated that they did not expect to be. They were not looking to put in a lawn. He stated that Barry Kincaid would be doing all the tree removal.

Gena Lindyberg asked if they would be preparing a planting plan. Mr. Huntington stated they were not as they were below the cutting limits and trying to keep as much vegetation as possible. They would be planting grass on the disturbed areas.

Sandi Aldrich inquired about their answer to #9 on the SEQRA form. Mr. Huntington stated that was a mistake and the answer should be no and they would change it.

Sandi Aldrich asked if any blasting would be required. Mr. Huntington replied that there would not.

John Cushing asked that the Zoning Administrator look into the stormwater implementations from Apple Hill and how they were working.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR17-04. Seconded by, Sandi Aldrich. All in Favor. Motion Carried.

Motion by John Cushing to accept SPR17-04 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 with the following conditions; 1) All exterior lighting is to be downward facing and shielded. 2) Correction is to be made to SEQRA on page 2, #9 from a yes to a no. **Seconded by, Sandi Aldrich. All in Favor. Motion Carried.**

The meeting was adjourned at 6:45

Minutes respectfully submitted by Kate Persons.