

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday February 16, 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, John Gaddy, Sandi Aldrich, Kirk VanAuken, Alternate; Ann Marie Somma and Zoning Administrator, Pamela Kenyon

Absent: Henry Caldwell & Town Counsel, Michael Muller

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

REGULAR MEETING

- Herb Koster asked if there were any changes or corrections to the November 17, 2016 minutes.

RESOLUTION:

Motion by Sandi Aldrich to accept the November 17, 2016 minutes as presented. **Seconded by,** Ann Marie Somma. Gena Lindyberg & Herb Koster abstained. **All others in Favor. Motion Carried.**

- Herb Koster asked if there were any changes or corrections to the January 19, 2017 minutes.

RESOLUTION:

Motion by Gena Lindyberg to accept the January 19, 2017 minutes as presented. **Seconded by,** John Cushing. Ann Marie Somma, Sandi Aldrich & Kirk VanAuken abstained. **All others in Favor. Motion Carried.**

1. **SPR17-01 GRAMMATICA, NICHOLAS.** Represented by Hutchins Engineering. Seeks Type II Site Plan Review for a multi-use accessory structure greater than 1,500 square feet of floor space. 2,000 square feet is proposed. Section 199.04, Block 1, Lot

7.12, Zone RL3 and LC25. Property Location: 423 Coolidge Hill Road. Subject to WCPS review. Subject to SEQR.

Tom Hutchins of Hutchins Engineering presented the following:

- This is a proposal for the construction of a 2,000 sq. ft. accessory structure.
- This property is a portion of what used to be known as Time Town.
- The structure will be about 450' away from the road.
- The driveway is wooded on both sides.
- It will be very well disguised.
- It is a metal, single story structure.
- It is an open floor plan and will be heated.

John Cushing inquired if the eve trench was sufficient or if it would need a bleeder line to drain. Mr. Hutchins stated that the eve trench was sized per minor stormwater criteria. John Cushing asked if the 3' x 4' area would catch and capture the water itself. Mr. Hutchins stated that was correct.

John Cushing asked about the sewer line going from the garage to the septic tank. Mr. Hutchins replied that it would be a gravity sewer and that it was a little unique and he detailed this on the plans. He stated that there would be one bathroom in the structure.

John Cushing asked if the sewer went through the house or under it. Mr. Hutchins stated that it went through the basement wall to the septic tank outside.

No County Impact.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR17-01. **Seconded by,** John Gaddy. **All in Favor. Motion Carried.**

Motion by John Cushing to accept SPR17-01 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,** Kirk VanAuken. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:10

Minutes respectfully submitted by Kate Persons.