

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday July 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:** Gena Lindyberg, Ann Marie Somma, Sandi Aldrich, Herb Koster, Kirk VanAuken, John Gaddy, Zoning Administrator, Pamela Kenyon, Alternate; Jessica Rubin and Atty. Michael Muller.

**Absent:** John Cushing

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

**REGULAR MEETING**

- Herb Koster asked if there were any changes or corrections to the May 18, 2017 minutes.

The Board decided to table the May minutes until next month for more Board members.

**RESOLUTION:**

**Motion by** Gena Lindyberg to table the May 18, 2017 minutes. **Seconded by**, Sandi Aldrich. Herb Koster abstained. **All others in Favor. Motion Carried.**

- Herb Koster asked if there were any changes or corrections to the June 22, 2017 minutes.

**Motion by** Gena Lindyberg to accept the June 22, 2017 minutes as presented. **Seconded by**, Sandi Aldrich. John Gaddy and Ann Marie Somma abstained. **All others in Favor. Motion Carried.**

1. **SPR17-09 BLACKBURN HARBOR DEVELOPMENT.** Represented by Daniel Kolvek. For the construction of a proposed single-family dwelling, seeks Type II Site Plan Review for a major stormwater project to construct a single-family dwelling on a slope greater than 15%. See Section 125.9B(1)(a). Section 171.11, Block 1, Lot 12, Zone RM1.3 & RL3. Lot 6 Apple Hill Subdivision. Subject to SEQR.

Daniel Kolvek presented the following:

- They are looking to build a 4 bedroom house with a detached garage.
- This is the last house to be built in this town approved subdivision.
- The Town Engineer has reviewed stormwater and septic and all of his concerns were addressed by his engineer.
- He addressed some of the Waterkeepers comments.

- There is no garbage grinder proposed at this time, if one is later desired the septic will be appropriately resized.
- The plans on C-2 do call for the engineer to verify the perc rate for the septic system fill.
- The plans on C-1 do indicate the location results for the pit tests and perc tests.
- The site has been designed per town code to ensure that the post development runoff volume is less than predevelopment for a 10 and 20+ year storm event.
- The runoff rate and volume are less than existing conditions.
- The future garage will require a building permit and erosion and sediment controls will be utilized down slope and at the perimeter to protect surrounding areas.
- Extra effort was made to minimize disturbance while planning this house.
- This will be a beautiful addition to the community of homes on Apple Hill Road.

Gena Lindyberg asked about the future garage plans. Mr. Kolvek said it would be strictly a garage with no additional bedrooms.

John Gaddy asked how far the house was from any of the neighbor's property line. Mr. Kolvek replied that it was significantly away and more than what was required. He detailed this on the plans and showed the wells. John Gaddy stated that he was concerned with the runoff as the lot is developed with it being such a steep slope. Mr. Kolvek detailed it on the plans and stated it would all remain wooded.

Sandi Aldrich asked how far the neighboring wells were from the downslope. Mr. Kolvek stated it was more than 300' on one and greater than 150' on the other.

Ann Marie Somma asked the color of the exterior siding. Mr. Kolvek stated it would be earth toned, but it had not been determined yet. John Gaddy stated he would like this to be a condition of approval that they use dark earth tones.

John Gaddy asked if this home would have a lake view. Mr. Kolvek stated that there was no view from this lot.

John Gaddy stated he would like all exterior lighting to be downward facing and shielded. Mr. Kolvek stated this was acceptable.

Gena Lindyberg asked the size of the septic tank. Mr. Kolvek stated it would be 1,250 gallon tank which is appropriate for 4 bedrooms.

Gena Lindyberg asked if there would be a grinder. Mr. Kolvek stated that there was not one planned, but if they did add one, the septic would be increased to the appropriate size.

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-09. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

John Gaddy read the following:

Based upon the materials submitted and accepted as part of the record, our findings are as follows:

1. The project meets the design requirements and performance standards set forth in the Code.
2. The project will not have an undue adverse impact regarding the criteria set forth in the Code.
3. That the stormwater control measures proposed will function as designed and constitute the best possible methods feasible and practicable for the project site.
4. Adequate and sufficient provisions are presented as part of the plan to assure future function or responsibility in the event of failure.
5. The project will not contribute to flooding, siltation or streambank erosion and will not pollute Lake George, its tributaries or streams with stormwater runoff.

**Motion by** John Gaddy to accept SPR17-09 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**, Gena Lindyberg. **All in Favor. Motion Carried.**

2. **SPR17-10 SPATAFORA, GAETANO.** Represented by Rucinski Hall Architecture. For the construction of a proposed single family/garage, seeks Type II Site Plan Review for a major stormwater project for more than 15,000 square feet of land disturbance. 21,480 square feet is proposed. Section 185.20, Block 1, Lot 1, Zone RCL3. Property Location: Intersection of Acorn Drive and Coolidge Hill Road. Subject to WCPS review. Subject to SEQR.

Richard Holsclaw was present to answer questions from the Board.

John Gaddy asked if the clearing of the lot had already been done. Mr. Holsclaw stated it had, he stated that there was an old logging road through the lot that came out on Coolidge Hill Road. Sandi Aldrich asked if they would still be using the Coolidge Hill entrance. Mr. Holsclaw replied no, it would be accessed by Acorn Road.

John Gaddy asked if silt fences would be installed since the property had already been cleared. Zoning Administrator, Pamela Kenyon stated they would. Mr. Holsclaw stated that silt fence was already up.

Gena Lindyberg asked about the LG Waterkeepers concerns. Mr. Holsclaw read a letter from Ethan Hall of Rucinski and Hall addressing the concerns of the Waterkeeper for the septic system and stated it would all be in conformance with the town code.

Sandi Aldrich asked about wetlands or body of water on question on the SEQR form being checked yes. Zoning Administrator, Pamela Kenyon replied that the answer should be no.

John Gaddy stated that he would like all exterior lighting to be downward facing and shielded. Mr. Holsclaw stated that would not be a problem.

Herb Koster stated that the Planning Board does not get into septic design. He explained that was the Zoning Administrator's job, and if she had questions she sent it to the Town Engineer. Zoning Administrator, Pamela Kenyon stated that Tom Center had signed off on the plans.

No County Impact

**RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR17-10. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

Atty. Muller read the short SEQRA form and changed the one item that was incorrectly answered on the form about wetlands.

John Gaddy read the following:

Based upon the materials submitted and accepted as part of the record, our findings are as follows:

6. The project meets the design requirements and performance standards set forth in the Code.
7. The project will not have an undue adverse impact regarding the criteria set forth in the Code.
8. That the stormwater control measures proposed will function as designed and constitute the best possible methods feasible and practicable for the project site.
9. Adequate and sufficient provisions are presented as part of the plan to assure future function or responsibility in the event of failure.
10. The project will not contribute to flooding, siltation or streambank erosion and will not pollute Lake George, its tributaries or streams with stormwater runoff.

**Motion by** John Gaddy to accept SPR17-10 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**, Sandi Aldrich. **All in Favor. Motion Carried.**

Herb Koster, representing the Board, thanked Henry Caldwell for all of his knowledge, education and service he has provided to the Planning Board over the past 26.5 years. He stated that his opinions have been greatly valued by the Planning Board and he will be missed tremendously.

The meeting was adjourned at 6:35pm

Minutes respectfully submitted by Kate Persons

