

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday June 18, 2015
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- Sandi Aldrich, John Gaddy, Herb Koster, John Cushing, Kirk VanAuken, Gena Lindyberg, Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

Absent: Henry Caldwell & Alternate Ann Marie Somma

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

Herb Koster asked if there were any changes or corrections to the May 21, 2015 minutes.

RESOLUTION:

Motion by Sandi Aldrich to accept the May 21, 2015 minutes as presented. **Seconded by,** John Gaddy. Gena Lindyberg and Kirk VanAuken abstained. **All in others Favor. Motion Carried.**

REGULAR MEETING

1. **SPR15-11 DERNER, GLEN & LISA.** Represented by Hutchins Engineering. Seek Type II Site Plan Review for a major stormwater project involving more than 15,000 square feet of land disturbance. 22,000 square feet is proposed. Section 171.07, Block 1, Lot 57, Zone RL3. Property Location: Lot 3 of the Cobblestone Subdivision. Subject to WCPS review. Subject to SEQR.

Tom Hutchins of Hutchins Engineering presented the following;

- He represents the owners of lot #3 in the Cobblestone Subdivision.
- This is the third lot on the right.
- This lot once had a large stockpile of dirt and soil.
- It has been cleaned up, stabilized and graded out.
- They would like to build a single family dwelling on this almost 2 acre lot.
- This is a relatively level lot and it is dryer than others.
- They tried to keep the development as far away from the drainage channel that crosses Cobblestone Court as they could.
- They have pushed everyone as far away from it as they could with as much separation as they could maintain.
- There is not a lot of clearing involved.
- He detailed stormwater on the map to the Board.
- They are using an environmentally enhanced treatment system for the wastewater.

- They do not have final house plans yet.

Gena Lindyberg inquired about an existing stream. Mr. Hutchins detailed it for her on the map. She asked about the Department of Health stipulation of no disposal systems allowed in a certain area. Mr. Hutchins explained that they had shown the line where it is not allowed on the plans and detailed them to her and pointed out where the disposal system would be.

John Gaddy asked about the amount of clearing on the south side of the house and how far out of the building envelope they would be going. Mr. Hutchins detailed it on the map saying the disturbance line was approximately 50' and stated that it could be tightened up. He stated he likes to be realistic and explained that some of it was needed for grading. Kirk VanAuken stated that there were no trees it was just shrubs and grasses and asked if they were looking to make it more appearance friendly. Mr. Hutchins stated that they did need to grade it down for the rear entrance.

Gena Lindyberg asked where the well would be located. Mr. Hutchins stated it was public water in the subdivision.

Gena Lindyberg asked if there would be any blasting. Mr. Hutchins replied no, rock was not an issue.

John Gaddy asked about question #17 of the SEQRA form about how the runoff would impact the neighboring properties. Mr. Hutchins stated that they show overflows from retention areas and detailed it on the plans to the Board. He stated that they will have less discharge than they have now, and he would verify it for the Board.

Gena Lindyberg asked if there was a planting plan. Mr. Hutchins replied that they had not done one yet, but were agreeable to doing one. John Gaddy stated he would like to see this.

John Gaddy asked about Mr. Nace's letter indicating the installation of a liner under the stone swale along the driveway. Mr. Hutchins pointed out on the map where they planned on placing it which was within 25' of the wastewater system. He stated it was essentially a conveyance trench. John Gaddy asked if it would follow down the trench to the 601' or move out toward the top. Mr. Hutchins explained the under drains were located at the corner of the apex of the driveway and one at the back corner of the garage.

Mr. Hutchins stated that they would also be agreeable to planting trees or shrubs in the area near the stream.

Kirk VanAuken inquired about item #10 on the SEQRA, stating the answer should be yes. Mr. Hutchins agreed that it should be changed.

Mr. Hutchins stated that he did not have an issue clarifying Mr. Navitsky's concern of soil amendments and restoration because although it does not look it, this site has seen a lot of construction.

Sandi Aldrich asked about the Japanese Knotweed on the lot and what they planned on doing so as not to spread it over the entire lot. Pamela Kenyon stated that this would be a good question for the Town Clerk as she is involved with this group. Mr. Hutchins replied that he would check into this.

No Warren County Impact

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR15-11.
Seconded by, Kirk VanAuken. All in Favor. Motion Carried.

Motion by John Gaddy to accept SPR15-11 as complete; waive the public hearing, having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions 1). A planting plan for the south side of the house is to be submitted to the Zoning Administrator for approval. 2). They must specify the techniques and soil amendments to counter act the impaction on the south side of the lot. 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. **SD15-03 O’ROURKE, WILLIAM & NOONAN, DENNIS.** Represented by VanDusen & Steves. Seek to divide into two lots that parcel designated as Section 123.00, Block 2, Lot 53. Zones RL3 & LC45. Property Location: 401 New Vermont Road. Minor Subdivision. Sketch Plan Review. Subject to SEQR.

Matt Steves of VanDusen & Steves presented the following

- This is a total of 107 acres.
- Mr. Noonan owns land on the north side.
- Mr. O’Rourke own land on the south side.
- They would like to remove the hook which is currently broken in half by New Vermont Road.
- This would leave 42 acres on the south which is all in the RL3 zone, and
- 65 acres on the north with 15 acres in the RL3 and 50 acres in LC45 zones.
- This is only to accommodate the splitting of the property.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SD15-03.
Seconded by, Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SD15-03 as complete, waive the public hearing, having met the criteria set forth in the code, approve the sketch plan as presented, convert it 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,** Sandi Aldrich. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:29.

Minutes respectfully submitted by Kate Persons.