

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday March 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: Gena Lindyberg, John Cushing, John Gaddy, Sandi Aldrich, Kirk VanAuken, Alternate; Ann Marie Somma and Zoning Administrator, Pamela Kenyon & Town Counsel, Michael Muller

Absent: Herb Koster and Henry Caldwell

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

REGULAR MEETING

- John Gaddy asked if there were any changes or corrections to the February 16, 2017 minutes.

RESOLUTION:

Motion by Kirk VanAuken to accept the February 16, 2017 minutes as presented. **Seconded by,** Sandi Aldrich. **All others in Favor. Motion Carried.**

1. **SPR17-02 PAINTER, JOHN & JAN.** Represented by Hutchins Engineering. Seeks Type II Site Plan Review for a carriage house/garage accessory structure greater than 1,500 square feet of floor space. 2,842 square feet is proposed. Section 213.09, Block 1, Lot 15, Zone RM1.3. Property Location: 4030 Lake Shore Drive. Subject to WCPS review. Subject to SEQR.

Lucas Dobie of Hutchins Engineering presented the following:

- In about 2006 they did a tear down and rebuild for the house.
- They would like to add a 32' x 48' 3 bay garage for storage with 2 bedrooms and a great room above it.
- The colors will match the existing house.
- They will put in more fill next to the mound system, let it stabilize through the winter and put in a small absorption field.
- He detailed the stormwater on the plans, stating they would need a little fill to maintain their separation.

John Gaddy asked if the proposed building would be using the same wastewater system as the existing home. Mr. Dobie stated that they would be putting in a new bed that is half the size of the existing one and it will tie into the mound system. It will have its own separate pump system.

Kirk VanAuken asked if they would be extending the mound system to accommodate the extra row. Mr. Dobie stated that the new bed was 10' wide and spaced 5' from the existing bed and they would be putting in about 20' in width of additional fill. Kirk VanAuken asked how the existing system was holding up. Mr. Dobie stated that he has not heard of any problems and he did not see any problems when he inspected it.

Gena Lindyberg inquired what the use of the upstairs area would be. Mr. Dobie stated it would be a guest area for family. It would not be a rental. Gena Lindyberg asked if there was a kitchen. Mr. Dobie said there was an efficiency area, but no stove.

John Gaddy asked that all exterior lighting be downward shielded and dark sky compliant and it is to be added as a note to all of the plans. Mr. Dobie agreed.

No County Impact.

RESOLUTION:

Motion by Gena Lindyberg to declare the Bolton Planning Board as lead agency for SPR17-02. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by Kirk VanAuken to accept SPR17-02 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) All exterior lighting is to be downward facing and shielded and shown as a note on all of the project plans. **Seconded by**, John Cushing. **All in Favor. Motion Carried.**

2. **V17-05 BROOKHILL DEVELOPMENT/JERRI WOODARD.** Represented by Kirsten Catellier and Corrina Martino. 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.

This item was tabled until the April 2017 meeting

The meeting was adjourned at 6:10

Minutes respectfully submitted by Kate Persons.