

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday April 24, 2014
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, Donald Roessler, Sandi Aldrich, Kirk VanAuken, Gena Lindyburg, John Gaddy, John Cushing and Zoning Administrator, Pamela Kenyon.

Absent: Henry Caldwell and Counsel Michael Muller.

The meeting was called to order at 6:05 pm.

Herb Koster asked if there were any changes or corrections to the March 20, 2014 minutes.

RESOLUTION:

Motion by Sandi Aldrich to accept the March 20, 2014 minutes as presented. **Seconded by** Kirk VanAuken. **All others in Favor. Motion Carried.**

REGULAR MEETING

- 1) **SPR14-04 BURK, DIANE. (FARMERS' MARKET).** Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. Specifically, 15 square feet is proposed. Section 171.15, Block 2, Lot 32, Zone GB5000. Property Location: 26 Horicon Avenue. Subject to WCPS review. Subject to SEQR.

Diane Burke presented the following:

- This is a 16 sq. ft. sign to be placed on the school fence on Rt. 9N.
- They have secured permission from the school to use the fence.
- They would like this to be a yearly approval.

Herb Koster asked if they wanted to keep the sign up permanently. Ms. Burke replied they would like to hang it annually from the last week of June through September 12th.

No County Impact

RESOLUTION:

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Motion by Don Roessler to declare the Bolton PB as lead agency for SPR14-04. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SPR14-04 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following condition: 1) This banner is to put in place annually from June 15th until Labor Day. 2) There is to be no lighting on this sign. 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.**

- 2) **SPR14-05 5 BOATHOUSE LANE, LLC.** Represented by Ike Wolgin. Seeks Type II Site Plan Review for an advertising sign greater than 4 square feet. Specifically, 40 square feet is proposed. Section 171.16, Block 1, Lot 10, Zone RCH5000. Property Location: 5 Boathouse Lane on Green Island. Subject to WCPS review. Subject to SEQR.

Ike Wolgin presented his project as follows:

- The frame is 20' x 2' with a green background.
- The lettering size is 12" x 12' long.
- He does not plan on lighting at this time but if he decides to install it in the future, it will be dark sky compliant.

John Cushing asked if the sign will fit across the doorway. Mr. Wolgin replied that it would overhang it slightly in both directions. John Cushing inquired about the LGPC having any issues with the sign being seen from the lake. Mr. Wolgin stated he doubted it would be seen from the lake.

No County Impact.

RESOLUTION:

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR14-05. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SPR14-05 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following condition: 1)Any lighting is to be down ward facing and dark sky compliant. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

- 3) **SPR14-06 RENSSELAER POLYTECHNIC INSTITUTE (RPI).** Represented by Tenee Rehm Casaccio. Seeks Type II Site Plan Review for an accessory structure greater than 1,500 square feet of floor space, specifically to demolish a 600 square foot

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duplex cabin and replace with an approximate 2,300 square foot visualization lab. Section 171.11, Block 2, Lot 19, Zone RCM1.3. Property Location: 5060 Lake Shore Drive. Subject to WCPS review. Subject to SEQR.

Tenee Casaccio presented the project as follows:

- The partners in this endeavor that is the Jefferson Project are RPI, IBM and The Fund for Lake George.
- The goals of this project are to study the water conditions and the geology of the lake in order to create a model that can be used in other natural bodies of water.
- This project's research is of global importance.
- This data is to help regulators and the public to visualize what is going on with the lake.
- The building is to be primarily for staff use.
- They are shooting for fall occupancy.
- The work to be done is part of the Jefferson Project and is great news for Lake George.
- The existing cabin is about a 600 sq. ft. footprint.
- The acreage of the site is 1.93 acres.
- The proposed project meets all of the setback requirements of the Town.
- It is well within the lot coverage that is permitted in this zone.
- The building height is also well within the town limits at 33'.4".
- This is a minor stormwater project.
- They propose to replace the cabin with a 2 story wood frame building.
- Access to the building will be from the upper part of the site.
- There is a retaining wall that holds the earth back up against the lab.
- They are proposing a ramp, keeping the access to the building hidden.
- The lower level of the building will be accessed from the existing driveway.
- Exterior lighting will be dark sky compliant.
- The lower level is to be used as a shop space.
- The second floor is to be the computer area.

Mark Tabor of the LA Group presented the stormwater management part of the project as follows:

- The goal was to minimize the expansion on the sight.
- The anticipated disturbance is roughly 10,000 sq. ft. keeping it within the threshold of a minor stormwater project.
- They have worked closely with the Fund to come up with a good solution for stormwater.
- They propose using rain gardens on either side of the building.
- The gutters will convey the water to these rain gardens.
- They have gone above and beyond the requirements for stormwater.
- Landscape improvements have been implemented to tie in with the rain gardens.
- There is already existing power, water and sewer services to this area that they will reuse.
- Parking on the site is already sufficient at this time.

John Cushing asked if they were going up the hill further or into the hill further. Mr. Tabor replied that they would be going into the hill further. John Cushing stated it looked as if they were moving the building down. Ms. Casaccio replied that was correct.

Donald Roessler asked if there would be any blasting. Ms. Casaccio replied no it was a very sandy site with deep soils.

Kirk VanAuken asked how they proposed using gutters for stormwater on the split roof and dormers. Ms. Casaccio explained how it would be done by picking up the upper and dropping it to the lower one and taking it across one side or the other.

John Gaddy asked about the construction impact on the neighbors. Tenee Casaccio stated that she was sure that they would comply with the Town's time limits.

No County Impact.

RESOLUTION:

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR14-06. Seconded by John Gaddy. All in Favor. Motion Carried.

Motion by Donald Roessler to accept SPR14-06 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) Blasting and drilling is to follow the hours of Monday – Friday 8am to 5 pm. Saturday, 9am to 5pm with no drilling or blasting on Sunday 2) General construction shall fall within the hours of Monday – Friday, 8am to 7pm, Saturday 8am to 5pm, with no construction on Sunday. 3) All lighting is to be dark sky compliant. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. Seconded by John Gaddy. All in Favor. Motion Carried.

- 4) SPR14-01 SALAMONE, CAROL.** Represented by Bret Winchip. To demolish and rebuild single family residence and garage, seeks Type II Site Plan Review for 1) a major stormwater project involving more than 15,000 square feet of land disturbance. 24,825 square feet is proposed; and 2) An accessory structure greater than 1,500 square feet of floor space, specifically to construct an approximately 2,240 square foot garage. Section 141.00, Block 1, Lot 22, Zone RCL3. Property Location: 5666 Lake Shore Drive. Subject to WCPS. Subject to SEQR.

Brett Winchip of Winchip Engineering stated the following:

- They are proposing to tear down both the existing home and detached garage and replacing them with new structures in approximately the same footprint.
- The required variances were granted Tuesday night at the ZBA meeting.
- They moved both footprints further away from the existing setbacks.
- They have installed stormwater controls which were previously nonexistent.
- They now have a compliant septic system with this proposal

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- This project was signed off by the Town Engineer.

John Cushing questioned whether DEC or the LGPC had been involved with the project. Mr. Winchip replied no. John Cushing stated he noticed there were a lot of wetlands on the property. Mr. Winchip stated they were non-jurisdictional and they had filed an A.P.A. Jif and received a non-jurisdictional letter from them.

Gena Lindyburg inquired about the placement of the well. Mr. Winchip showed her where it was located on the map stating it was several hundred feet from the road.

Sandi Aldrich asked about the separation field. Mr. Winchip replied that it was over 20' off the property line.

Sandi Aldrich asked which way they had shifted the house and the garage for their variance. Mr. Winchip replied they shifted the house north and the garage south.

Sandi Aldrich asked how the placement of the new house compared with the old house. Mr. Winchip stated they were generally in the same location the shifted the house over a little bit and the garage back a little bit. Sandi Aldrich asked if this would require any blasting. Mr. Winchip said it may require minor blasting to run the well line back from the road. Mike Phinney of Phinney Design stated there may be minor blasting for the house, but they will generally pin to the bedrock.

Donald Roessler inquired about the construction time frame. Mr. Phinney stated they hoped to start in June and be finished before Memorial Day approximately 11 months.

Sandi Aldrich asked if there was a basement. Mr. Phinney explained there would be a crawl space for mechanical storage.

Herb Koster asked if Nace Engineering was satisfied with the project. Zoning Administrator, Pamela Kenyon replied that he was.

John Cushing asked what the purpose of cutting down the trees 2 feet from the stream and denuding the whole slope was. Mr. Winchip stated that it was storm damage; the trees were blown over in the storm. He stated that the Zoning Office documented the trees that were removed. Mr. Cushing said he saw many trees that were over at a 45 degree angle, but he also saw many straight stumps and it irritated him to see that many trees cut in a wetland area for no reason and he would have to take their word for it.

Gena Lindyburg asked if they had a planting plan for this project. Mr. Winchip stated that the site was mostly bedrock; he said they would be seeding over the septic and around the garage. Gena Lindyburg asked if there would be replanting where the trees had been taken down. Mr. Winchip said they could do that. Gena Lindyburg she was looking for the replacement of trees

and native plants for the protection of the stream. Herb Koster said he would like them to do this without removing the stumps that are already there.

Sandi Aldrich asked if they would be keeping the natural screen of trees in front of the house. Mike Phinney replied yes, they would only be taking out the dead trees.

John Gaddy stated that he would like any exterior lighting to be downward facing and shielded.

John Cushing asked how much wider they were making the driveway. Mr. Winchip replied they did not intend to widen the driveway.

Gena Lindyburg asked about the power lines. Mr. Winchip said it was coming down the neighbors road and he believes National Grid replaced the poles. Gena Lindyburg inquired about wire down to the lake. Mr. Phinney replied that they did not intend to put it underground, and it would be seasonal.

No County Impact.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR14-01.
Seconded by Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR14-01 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the stormwater project as presented with the following condition: 1) the area that has been cleared by the stream is to be allowed to re-vegetate naturally. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** John Cushing. **All in Favor.**

Motion by John Gaddy to accept SPR14-01 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) All lighting on the garage is to be dark sky compliant. 2) Blasting and drilling is to follow the hours of Monday – Friday 8am to 5 pm. Saturday, 9am to 5pm with no drilling or blasting on Sunday. 3) General construction shall fall within the hours of Monday – Friday, 8am to 7pm, Saturday 8am to 5pm, with no construction on Sunday. 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.**

- 5) **SPR14-07 AMODEO, JOHN & JODY.** Represented by Tom Hutchins. As a condition of approval set forth by the Planning Board on July 21, 2005 when approving the Mayfair Subdivision, seek site plan review to construct a 12' x 24' deck on the east side of proposed single family dwelling. The condition reads as follows: Specifically on Lot 35, any construction to the east side of the proposed building

envelope needs to come back for site plan review and approval from the Planning Board. Section 186.14, Block 1, Lot 60.5, Zone RCH5000. Property Location: Lot 5 of the Mayfair Subdivision. Subject to WCPS review. Subject to SEQR.

Tom Hutchins of Hutchins Engineering presented the following:

- They are here in response to a condition on the subdivision.
- This is not a shoreline lot.
- There is an easement through this lot.
- They are here due to the building envelope condition on the original subdivision.
- They would like a 12' x 24' deck on the east side which will extend outside the building envelope.

Herb Koster inquired why the condition was put on this subdivision. Donald Roessler stated he believed it was to protect the Board so they would have some control as to what was put on the lots. Herb Koster stated it was well within the percentage of lot coverage. Donald Roessler stated it was within the setbacks.

Kirk VanAuken asked if the deck was to be covered. Mr. Hutchins replied no.

Sandi Aldrich asked if this was a wooded area. Mr. Hutchins replied yes.

No County Impact.

RESOLUTION:

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR14-07. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SPR14-06 as complete, waive a public hearing, and having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) Any outdoor lighting is to be dark sky compliant. 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 7:06 pm.

Minutes respectfully submitted by Kate Persons.