

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday January 16, 2013
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- Henry Caldwell, Donald Roessler, Sandi Aldrich, Kirk VanAuken, John Gaddy, Gena Lindyburg, John Cushing and Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

Absent: Herb Koster,

The meeting was called to order at 6:01 pm.

REGULAR MEETING

Henry Caldwell thanked Chauncey Mason for all his years of service to the Planning Board and introduced new alternate John Cushing to the Planning Board.

Henry Caldwell asked if there were any changes or corrections to the December 19, 2013 minutes.

RESOLUTION:

Motion by Donald Roessler to approve the December 19, 2013 minutes as written.

Seconded by Kirk VanAuken. **All in Favor. Motion Carried.**

- 1. SPR13-16 F.R. SMITH & SONS.** Represented by Chris Gabriels and Jarrett Engineers. Seek Type II Site Plan Review for 1) Commercial boat storage not visible from the public right-of-way; and 2) a major stormwater project involving more than 15,000 square feet of land disturbance. 70,851 square feet is proposed. Section 171.00, Block 1, Lot 10, Zones **RR5** and LC45. Subject to PB, LGPC, WCPS, DEC and APA review. *Notes: See SPR87-08 approved by the PB on 4/30/87 for commercial boat storage. Wetlands exist on this parcel. Last discussed with the Planning Board in July 2013. See V13-28 associated with this project. To be heard only if a successful variance is granted.*

*****THIS ITEM WAS TABLED TO THE FEBRUARY 2014 MEETING*****

- 2. SD13-05 MOWERY, BRUCE & STARR and MOWERY, BRUCE JR.** Represented by the LA Group. Seek to divide into 7 Lots that parcel designated as Section 199.04, Block 1, Lot 11, Zone RL3 & LC25. Property Location: 442 Coolidge Hill Road. Major Subdivision. Sketch Plan Review. Subject to SEQR. See V13-42 and SPR13-29 associated with this

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project. Last discussed with the Planning Board in July 2013. To be heard only if a successful variance is granted.

THIS ITEM WAS TABLED TO THE JANUARY 2014 MEETING

- 3. SPR13-29 MOWERY, BRUCE & STARR and MOWERY, BRUCE JR.** Represented by the LA Group. Seek Type II Site Plan Review for a major stormwater project involving more than 15,000 square feet of land disturbance. 152,460 square feet is proposed. Section 199.04, Block 1, Lot 11, Zone RL3 & LC25. Property Location: 442 Coolidge Hill Road. Subject to WCPS review. Subject to SEQR. See V13-42 and SD13-05 associated with this project. To be heard only if a successful variance is granted.

THIS ITEM WAS TABLED TO THE JANUARY 2014 MEETING

Justin Sanford of the LA Group read a letter from Tom Center of Nace Engineering and stated the following:

- This is a 30.56 acre parcel at 442 Coolidge Hill Road.
- The majority of the parcel is wooded or meadow.
- There is an existing 2 story 2200 sq. ft. residence with a carport.
- The soils are conducive to development which is conducive to stormwater and septic.
- 1 lot would be for the existing structure, with 6 additional lots.
- Each lot would be for a 2200 to 2400 sq. ft. home.
- There would be 2 shared driveways 18' in width.
- Each driveway would access 3 lots.
- The majority of the property is to remain untouched.
- 3.5 acres of disturbance.
- Minimum vegetative buffer of 35' between any proposed development and existing wetlands.
- This is a major stormwater project.
- Each house has a rain garden or bio retention area.
- Nace Engineering has signed off on this project.

John Gaddy asked to be shown a match line on the maps presented. Mr. Sanford complied saying no work was to be done outside of the steep boundary. Henry Caldwell asked about basal clearing and filtered views. John Gaddy stated he wanted a percentage of slopes out of the total acreage. Mr. Sanford said the steeper slopes were outside where they were developing.

Henry Caldwell inquired about the many wetlands on the property. Mr. Sanford stated that they had a soil scientist along with Mary O'Dell from the A.P.A. confirm jurisdictional portion of wetlands on the sight. He stated that there would not be any houses within 50' of the wetlands and the sewage was the required 100' setback. Henry Caldwell asked about the A.P.A. coming to the property. Mr. Sanford replied she had and the map is on file at the A.P.A. and there would be additional applications to the A.P.A. Henry Caldwell asked about the 35' vegetation from the wetlands. Mr. Sanford replied that was out of the A.P.A. guidelines for wetlands.

Henry Caldwell stated his concerns about the driveway being so close to the neighbors boundary. He also had concerns with the fire access for the driveways. Donald Roessler said that an 18' road was wide enough for the fire vehicles to maneuver and it would not be an issue. Donald Roessler asked how steep the roads were and if they would be blacktop or gravel. Mr. Mowery replied almost level and they would be gravel.

Justin Sanford explained that the only way they would have access to the lots without encroaching on the setbacks was to put the road in that area. Mr. Mowery pointed out information on the maps about the buffers to the other property owner and explained that the road was not directly on the property line. Donald Roessler asked if they had spoke to their neighbor. Mr. Mowery replied that he had not, but they had been notified by the Zoning Department about the variance required for this application and they had not responded in any way.

John Gaddy stated he was concerned about the overall impact of the clearing on this project. He was concerned about the amount of clearing and the site is exposed to Lake George and he is glad they are working with Barry Kincaid in this matter. He then asked Barry Kincaid about the letter stating they would be removing dead and diseased trees on the property and if this included the whole 30 acre lot. Mr. Kincaid stated this would only be in the view areas.

Sandy Aldrich asked if most of the cutting would be closer to the houses. Mr. Mowery replied on the Coolidge Hill side. Barry Kincaid replied on the slopes but the majority would be done off the old wood road so as not to disturb the slopes or they would only be in the building envelope.

John Gaddy asked about the machinery getting down to a bio retention area on the steep slope. Mr. Sanford replied it was a sewage disposal area and the existing woods road passes right by it and they would be using it as their access road so as not to traverse the steep slopes. John Gaddy asked if lots 6 & 7 were going into the same sewage disposal area. Mr. Sanford replied no, they each have their own system. John Gaddy stated his concern with the steepness and that he does not want to see a bowling alley from the lake. Barry Kincaid replied that they would not see a bowling alley from the lake due to the way the houses are lined up. He pointed out on the maps that there were only 4 houses that could possibly be seen, but the filtered view would hide them.

Sandi Aldrich asked Barry Kincaid if lots 6 & 7 had wiggle room on where the houses go and if they shifted them, would they come back and do more clearing. Justin Sanford stated that there was no flexibility to move the homes and that where they are shown on the map is where they have to be placed. Mr. Mowery stated they were definitive footprints they must build in.

Kirk VanAuken asked about the screening from the neighbor. Mr. Sanford replied that they were placed within the setbacks. Mr. Mowery stated it was screened very well from the road.

Henry Caldwell stated he still had reservations about the south property line and inquired if the neighbors had a septic system. Mr. Mowery pointed out where the other house sits and where

the septic system was. He stated they would be maintaining whatever vegetation. Mr. Sanford answered that after the earthwork was done they could also re-vegetate and enhance the buffers.

Kirk VanAuken asked if any deep test holes had been done. Mr. Sanford replied yes and Pamela Kenyon stated that Town Engineer, Tom Nace had signed off on them.

Justin Sanford said Tom Nace reviewed in detail the bio retention areas and 2 would be lined due to the seasonal high water mark.

Donald Roessler asked if it would be possible to move the well on the south lot closer to lot number 6. Mr. Sanford stated they could explore that option as the wells had more flexibility than anything else.

John Cushing asked what the contours to the south were. Mr. Sanford replied they were basically level.

Henry Caldwell asked Lake George Waterkeeper, Chris Navitsky if he had any comments. Mr. Navitsky replied they were doing some good aspects on this project. He liked the shared driveways and he understands Mr. Caldwell's concern with the property line, but he would rather see the buffers to the wetlands be maintained. He supports their concept of the covenants and having the building envelopes part of them is an excellent idea. He stated that he would also like to see the buffers become part of the covenants. He believes there are some good concepts here.

John Gaddy asked if there were any provisions for recreation on this subdivision. Mr. Mowery asked for a definition of recreation area. Mike Muller replied that it would be open space to the public. Mr. Mowery replied that there would not be any provisions for recreation.

RESOLUTION:

Motion by Don Roessler to declare the Bolton PB as lead agency for SD13-05 and SPR13-29 **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by Don Roessler to accept SD13-05 and SPR13-29 as complete, waive the public hearing, having met the criteria set forth in the code, approve the sketch plan as presented, convert it to preliminary plat and table this project for a public hearing at the February 2014 meeting. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

- 4. SPR13-31, HIPPELE, RAYMOND.** Seeks Type II Site Plan Review for an accessory structure greater than 1,500 square feet. Approximately 1,900 square feet is proposed. The proposed pole barn is associated with a private agricultural use. Section 199.08, Block1, Lot 9, Zone RL3. Property Location. Coolidge Hill Road just north of South Trout Lake Road. Subject to SEQR and WCPS review.

Raymond Hippele explained this was a pole barn for private family use for growing and not for commercial use. Sandi Aldrich asked if he would access it from South Trout Lake Rd. Mr. Hippele replied yes through another lot, they owned 4 lots there.

John Gaddy inquired where the barn would be in reference to white frame work existing on the site. Mr. Hippele replied just north of it. John Gaddy stated he would like any lighting to be dark sky compliant and downward facing and shielded. He also asked what the colors would be. Mr. Hippele replied green roof with tan siding.

Sandi Aldrich asked if there would be any lighting. Mr. Hippele replied that no, there was no electric they would be using natural light.

Donald Roessler asked if he would be putting in a well. Mr. Hippele replied not at this time.

Sandi Aldrich asked if there would be any animals on this site. Mr. Hippele replied only his dogs.

Gena Lindyburg asked if there were any other buildings on this site. Mr. Hippele replied only a small shed.

Motion by Donald Roessler to declare the Bolton Planning Board as lead agency for SPR13-31. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Motion by Donald Roessler to accept SPR13-31 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)All exterior lighting be dark sky compliant, downward facing and shielded. 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.**

The meeting was adjourned at 6:50pm.

Minutes respectfully submitted by Kate Persons.