

Town of Bolton
ZONING BOARD OF APPEALS
MINUTES
Tuesday February 24, 2009
6:30 p.m.

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPB = Warren County Planning Board
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Dept of Environmental Conservation

Present: Chairman Greg Smith, William Pfau, Tony DePace, John Michaels, David Ray, Zoning Administrator Pamela Kenyon and Counsel Michael Muller.

Absent: Jeff Anthony and Kam Hoopes

Meeting was called to order at 6:35 p.m.

Greg Smith asked if there were any changes or corrections to the January 20, 2009 minutes:

Motion by Tony DePace to accept the January 20, 2009 minutes as written. **Seconded by** John Michaels. William Pfau abstained. **All Others in Favor. Motion Carried.**

1) V09-03 SAGBOLT, LLC. Represented by Attys. Benjamin Pratt and Jonathan Lapper. In accordance with Section 200-93A (other regulation applicable to Planned Unit Developments), seeks area variance to remodel the veranda and expand the Sagamore dining area onto the existing terrace. Section 171.16, Block 1, Lot 16, Zone PUD. Property Location: 110 Sagamore Road. Subject to WCPB, TB & APA review.

Ben Pratt thanked the ZBA for hearing this application out of order so that the applicants can have this project completed in a timely manner and open again for spring and summer operation. He stated that they were proposing two changes; one to the Veranda and the other to the Sagamore Dining Room.

With regard to the Veranda, Ben Pratt stated that the applicants are looking to bring it back to how it once looked before, but they will be adding some things in terms of size that weren't there before. He stated that they will be removing all of the glass and creating an under the roof, an outside seating area on the first floor and 2 guest suites on the second floor. He provided some pictures to show that historically there was a second floor over the Veranda. He stated that there were 4 rooms on the second story, however since the previous remodeling of the Veranda they have not been used as hotel rooms but rather for other purposes. He stated that they are proposing to make these rooms suites with spacious accommodations and beautiful views. Ben Pratt stated that Tom Walsh discovered that the end product will look very much like the White House. These rooms/suites will each have access to a small veranda off each room overlooking the lake.

With regard to the Sagamore Dining Room, Ben Pratt stated that there has been a slight change from the original submission, but it has resulted in less of an impact. Since they have closed the Trillium Room, they have decided to update the Sagamore Dining Room. They are proposing an additional buffet area to accommodate Sunday brunches and to create additional freezer storage and work space. He indicated the changes on the plans provided. He stated

that even though they are bumping out a wall to accommodate some of the proposed changes none of the changes will affect the overall footprint of the hotel.

Ben Pratt stated that they already have approvals from Office of Parks, Recreation and Historical Preservation, WC PB and a draft APA permit, which will need some minor changes, but has no unusual conditions. He stated that they feel this is a significant improvement of the hotel in terms of its business and spot in the community. The proposed changes have no impact on the neighbors or community itself.

John Michaels stated that he was concerned that the application states 2 suites proposed, but Ben Pratt had mentioned that it could be 4 rooms. Ben Pratt stated that generally they will be rented as 2 suites, but they do have the option to rent them as 4 rooms. John Michaels asked Counsel how they should handle this. Counsel asked the applicant what their desire was. Ben Pratt stated that they would amend their application to reflect that it will be for "2 guest suites (4 rooms)". Counsel agreed that would be acceptable.

Greg Smith stated that it seems like the addition will blend in nicely with the siding and windows on the structure. Ben Pratt stated that it will be done in exactly the same style as the old hotel.

? asked if it will be noisy in the rooms above the Veranda. Ben Pratt replied no because the use of the area is changing. He stated that the first floor will be used as an extension of the lobby and there will not be entertainment or a bar in this area. He stated that the bar is now being moved to the Sagamore Dining Room.

RESOLUTION

The Zoning Board of Appeals received an application from Sagbolt, LLC (V09-03) for an area variance as described above.

And, due to notice of the public hearing of the ZBA at which time the application was to be considered having been given and the application having been referred to the Warren County Planning Board;

And, whereas the Warren County Planning Board determined that there was no County impact;

And, after reviewing the application and supporting documents of the same, and public comment being heard regarding the application;

this Board makes the following findings of fact:

The application of the applicant is as described in Item#1 of the agenda.

The Board makes the following conclusions of law:

- 1) The benefit could not be achieved by any other means feasible to the applicant besides an area variance;
- 2) There will be no undesirable change in the neighborhood character or to nearby properties, this is minor expansion and interior remodeling of the hotel.

- 3) The request is not substantial;
- 4) The request will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- 5) The alleged difficulty is not self-created,

The benefit to the applicant is not outweighed by the potential detriment to health, safety and welfare of the community.

Now, upon motion duly made by William Pfau and seconded by John Michaels, it is resolved that the ZBA does hereby approve the variance request as presented with the following condition(s): that the application is amended to reflect that the request is for “2 guest suites (or 4 guest rooms).” **All in Favor. Motion Carried.**

The meeting was adjourned at 6:50 pm.

Minutes submitted by Kristen MacEwan