

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday November 15, 2018
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, Kirk VanAuken, John Gaddy, Alternate; Jessica Rubin, Zoning Administrator Pamela Kenyon and Atty. Michael Muller.

Absent: John Cushing, Ann Marie Scheidegger, Sandi Aldrich & Gena Lindyberg

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

Herb Koster asked if there were any changes or corrections to the October 18, 2018 minutes.

RESOLUTION:

Motion by John Gaddy to table the approval of the October 18, 2018 minutes. **Seconded by,** Jessica Rubin. **All in Favor. Motion Carried.**

REGULAR MEETING

1. **SPR18-18 BRAND, HARRY & LYDIA.** Represented by Hutchins Engineering. For the construction of a proposed detached garage/carriage house, seek Type II Site Plan Review for an accessory structure greater than 1,500 square feet of the floor space. 2,400 square feet is proposed. Section 199.00, Block 1, Lot 5, Zone RR5 & RR10. Property Location: 516 Wall Street. Subject to SEQR.

Lucas Dobie of Hutchins Engineering presented the following:

- This is over 1500 sq. ft because they were finishing out the second floor for storage, a rec room and a bathroom.
- It is a 3-bay garage.
- A small septic system will be put in for the bathroom.
- Stormwater mitigation will be put in according to the minor stormwater requirements.
- It is a straight forward project.
- It will not be seen from Wall Street.
- It meets all of the setbacks.
- They are hoping to start it this year weather permitting.

Jessica Rubin asked if there would be a kitchenette. Mr. Dobie replied that there would not be.

John Gaddy inquired about exterior downward facing and shielded lighting. Mr. Dobie said that the lighting would be compliant.

No County Impact

RESOLUTION:

Motion by Kurt VanAuken to declare the Bolton Planning Board as lead agency for SPR18-18. **Seconded by**, Jessica Rubin. **All in Favor. Motion Carried.**

Motion by Kirk VanAuken to accept SPR18-18 as complete; waive the 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 conditions; 1) The exterior lighting is to be downward facing and shielded. It is hereby determined that the action to be taken is consistent with the Town of Bolton Local Waterfront Revitalization Program policies and standards. **Seconded by**, John Gaddy. **All in Favor. Motion Carried.**

2. **SPR18-19 MASTRIANNI, MIRIAM.** Represented by Apex Solar. For the placement of roof mounted solar panels on a single-family dwelling, seeks Type II Site Plan Review for a land use within 250' of the Lake George shoreline. Section 171.08, Block 1, Lot 5, Zone RCM1.3. Property Location: 34 Jacobi Point Road. Subject to WCPS review. Subject to SEQR.

No one was present to discuss the application.

Zoning Administrator, Pamela Kenyon stated that it was a simple project. Atty. Muller stated if it was that simple, they should explore if they have any questions, if they do, they need to table it. If they have no questions and they are inclined to approve it, they could act favorably on the application without the applicant being there. They don't have to table it, but they cannot deny it without the applicant being present. Herb Koster stated his only concern was starting a precedent that people will hear about it and think they don't have to be present for their application to be heard. Atty. Muller explained that the discretion lies with the Board as to what constitutes simple.

The Board discussed the different types of solar panels among themselves. John Gaddy asked if they came in different colors. Kirk VanAuken said there was absolutely no reflection off from them. Single companies can carry multiple different brands. He believes they are now making different colors.

John Gaddy asked if the solar panels had an automatic pass because they were an alternative energy. Atty. Muller said they did not.

Herb Koster stated it was a very steeply pitched roof that faced the lake. Kirk VanAuken said he had the same and they did not reflect like a mirror. John Gaddy stated the house was screened from the lake and would not be seen.

Herb Koster stated that he did not have a problem with it if it was a shielded area without visibility from the lake.

Kirk VanAuken stated they guarantee them for 25 years. They will not put them on any roofs that are older than 15 years.

No County Impact

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR18-19. **Seconded by**, Kirk VanAuken. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR18-19 as complete; waive the 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. It is hereby determined that the action to be taken is consistent with the Town of Bolton Local Waterfront Revitalization Program policies and standards. **Seconded by**, Jessica Rubin. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:19

Minutes respectfully submitted by Kate Persons.