

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday April 18, 2019
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 Cushing, John Gaddy, Alternate, Jessica Rubin, Gena Lindyberg, Sandi Aldrich, Zoning Administrator Pamela Kenyon and Atty. Michael Muller.

Absent: Ann Marie Scheidegger

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

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the March 21, 2019 minutes.

RESOLUTION:

Motion by John Gaddy to approve the March 21, 2019 minutes. **Seconded by,** John Cushing. Sandi Aldrich & Gena Lindyberg abstained. **All others in Favor. Motion Carried.**

1. **SPR19-04 HAMILTON, GERALD & MICHELLE.** To alter single family dwelling, specifically replace an existing 288 square foot office with a 480 square foot bedroom/bathroom, seek Type I Site Plan Review for a land use within 150' of the Adirondack Northway. Section 184.02, Block 2, Lot 17, Zone RR5. Property Location: 826 East Schroon River Road. Subject to SEQR, WCPS, APA, and LWRP review. See V19-09 associated with this project.

Michelle Hamilton presented the following:

- They would like to add 8' to the south side of the house for a downstairs bathroom and bedroom.

Gena Lindyberg asked if they had received a variance from the ZBA. Zoning Administrator, Pamela Kenyon replied that they had.

John Gaddy asked if the site was in a 100 year flood plain and where the Board would look this up. Zoning Administrator, Pamela Kenyon replied that she had a program from FEMA and the parcel is not in the flood zone. Mrs. Hamilton stated that they have lived there for 47 years and it has never flooded.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR19-04. Seconded by, Gena Lindyberg. All in Favor. Motion Carried.

Motion by John Gaddy to accept SPR19-04 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 condition: 1) the applicant follows the plan as submitted to this Board. 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, Gena Lindyberg. All in Favor. Motion Carried.

2. **SD19-01 KRONENWETTER, KAREN.** Represented by Atty. Arkley Mastro Jr. Seeks to amend/correct the Highland Subdivision map, specifically to create a 1/8th acre parcel out of those parcels designated as 171.10-1-11 (owned by Kronenwetter) and 171.10-1-13 (owned by McBain). Zone RL3. Property Locations: 70 Upper Highland Road and 50 Highland Drive. Subject to SEQR and LWRP.

This item was tabled at the applicant's request

3. **SPR19-05 LAKE SHORE DRIVE, LLC. (BOLTON LANDING BREWING COMPANY.** Represented by Hutchins Engineering. To alter pre-existing structure, specifically to add a 15.5'x 28' addition with stairs, a deck addition to the front of the building to increase their outdoor seating capacity, increase size of rear deck, an exterior cooler, a chiller, etc., seeks Type II Site Plan Review for a commercial use greater than 3,500 square feet in accordance with Section 200-57B(1)b. Section 171.19, Block 1, Lot 64, Zones GB5000 and RM1.3. Property Location: 4933 Lake Shore Drive. Subject to SEQR, WCPS and LWRP review. This is an amendment SPR16-29 approved by the PB on October 20, 2016. See V19-10 associated with this project.

Lucas Dobie of Hutchins Engineering presented the following:

- In 2016 they received approvals to convert the building into a micro brewery and tavern.
- They are proposing a small building addition on the south side of the property toward Neuffer's Deli.
- It is essentially a redevelopment of the site.
- It is presently a small outdoor storage area graveled with a chiller and CO2 tank.
- This will be relocated around the back of the building on a slab.
- They are proposing a new larger outdoor cooler to serve their needs.
- Presently there is a small cooler with a deck above it.
- The deck will be removed and new cooler and a reconstructed deck to serve the upstairs will be put in along with a new set of stairs for egress.

- On the south side they will replace the existing stairs with a new set and landing to fit with the new addition.
- This has a minimal visual impact from Lake Shore Drive.
- They received their variances from the ZBA on Tuesday night.
- They will be implementing some new stormwater management at the eave line for the addition with an eave trench.
- The outdoor lighting will be recessed LED lighting with a flush face.
- On Route 9N they will infill a little bit of deck over a planting area to meet up with the current outdoor seating area.

John Cushing asked where the stormwater for the new addition would go. Mr. Dobie replied that they would be using a simple infiltration trench right into the ground. They have found this quite effective. John Cushing said hopefully that will percolate down. Mr. Dobie agreed.

John Gaddy said they appreciated the work done on the lights. He said he had not heard of any odor issues or neighbor complaints. He thinks that this will be a big improvement. He asked if the dumpster would be on the back pad. Mr. Murnane replied that the dumpster would be staying where it was. They will be moving the fork lift into the expansion.

Herb Koster asked if the small decking addition in the front was part of the stormwater management in the past for the roof above it. Mr. Murnane stated it was not.

Jessica Rubin asked if there would be a bar outside that serviced the patrons sitting on the elevated deck. Mr. Murnane replied no. It would be an elevated area for people to overlook Route 9 with a view of the lake. There would not be a bar out there to serve alcohol.

John Gaddy asked if they have been in communication with the sewer plant in terms of what they are producing and how it is affecting anything that is going on up there. Mr. Murnane stated that when he spoke to them, they stated that they have not noticed any spikes or anything from what they are putting into the sewer system. They also received a letter from them saying as much and that they sign off on the project. Zoning Administrator, Pamela Kenyon stated she had an email from the sewer department saying they have no problems.

Herb Koster asked what was put into the sewer system from the beer brewing process. Mr. Murnane explained water, little bits of spent grain (they shovel the majority of it out and it is picked up by a farmer), and food grade soap that they use for cleaning.

RESOLUTION:

Motion by Kirk VanAuken to declare the Bolton Planning Board as lead agency for SPR19-05. Seconded by, John Gaddy. All in Favor. Motion Carried.

Motion by Kirk VanAuken to accept SPR19-05 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) All lighting is 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, Sandi Aldrich. All in Favor. Motion Carried.

The meeting was adjourned at 6:22

Minutes respectfully submitted by Kate Persons.