

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday March 21, 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.

Absent: Sandi Aldrich, Ann Marie Scheidegger, Gena Lindyberg Zoning Administrator Pamela Kenyon and Atty. Michael Muller.

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

REGULAR MEETING

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

RESOLUTION:

Motion by Jessica Rubin to approve the February 21, 2019 minutes. **Seconded by**, John Cushing. John Gaddy abstained. **All others in Favor. Motion Carried.**

1. **SPR19-03 SNYDER, DANIEL.** Seeks Type II Site Plan Review to construct a single-family dwelling in the LC25 zone. Section 212.04, Block 2, Lot 2, Zone LC25. Property Location: Diamond Ridge Road - Lot 8 Diamond Ridge Subdivision. Subject to SEQR and LWRP review.

Daniel Snyder stated that he would like to build a single-family home in the Diamond Ridge Subdivision on lot #8.

John Gaddy explained that this was a major subdivision and the Board had gone through a lot of review with it. He said they had made a lot of stipulations on terms of vegetation and clearing on the other lots and they have turned out very well. He said that Mr. Snyder would be subject to a recreation fee because it was a major subdivision. He said he did not see any large visual impact to the lake from this project. Herb Koster said he did not believe it was seen at all from the lake. John Gaddy said he did have 2 concerns, one is that the clearing plan needs to be marked out clearly on the plans indicating the limits of clearing. He would like the dark area that Mr. Snyder is indicating as the clearing area is to be specified on the plans. He said they have had issues with people not following the clearing limits, so he is trying to avoid this by having them mark and specify them on the drawings. He said the limits of clearing was 150-26-3e in the code.

John Gaddy said he would like all exterior lighting to be downward facing and shielded. Mr. Snyder replied this would be fine.

John Gaddy said he would also like the overall dimensions of the home on the plans.

Herb Koster explained that the 35' height limit was from the lowest point of the structure to the peak of the roof.

John Gaddy asked if the applicant had received the letter from the Lake George Water Keeper. Mr. Snyder replied that he had. John Gaddy asked if he had talked to Mr. Navitsky about any of it to work out any of the concerns. Mr. Snyder replied that he had not. Herb Koster stated that it was up to the applicant as to whether or not they wanted to work with Mr. Navitsky as he was not a regulatory agency. He explained that Mr. Snyder must satisfy the Town Engineer and the Zoning Administrator. He said that it was perfectly fine by them if he worked with Mr. Navitsky.

John Gaddy asked if the septic plans had gone to the town engineer. Herb Koster replied he did not believe so as it was minor. He said sometimes the Zoning Administrator sent the plans to the town engineer, but he did not know if she did or not.

Herb Koster said that 2 of the retention basins were labeled as detention basins on the plans and they needed to be fixed.

John Gaddy inquired about the design for the trenches on the waste water system on sheet C-1. Herb Koster explained that there were 6 pipes at 60' and it was adequate. John Gaddy said it must have been a typo in the notes on the plans.

John Gaddy asked about question on the LWRP form pertaining to the removal of ground cover from the site. He asked Mr. Snyder if he would be putting the limits in from where the ground cover would be removed from. Herb Koster said he thinks he just needed to label it. He had it darkened in on the drawing it just had not been labeled. Mr. Snyder asked that if he just needed to note it on the plans. Herb Koster said yes.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR19-03.
Seconded by, Jessica Rubin. **All in Favor. Motion Carried.**

Motion by to accept SPR19-03 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 exterior lighting is to be downward facing and shielded. 2) The clearing limits are to be specifically delineated on the plans to satisfy 150-26-3e. 3) Construction drawings must include total height of the structure. 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, Kirk VanAuken. All in Favor. Motion Carried.**

The meeting was adjourned at 6:21

Minutes respectfully submitted by Kate Persons.