

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday June 20, 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, John Cushing, Alternate, Jessica Rubin, Gena Lindyberg, Sandi Aldrich, Kirk VanAuken, Zoning Administrator Pamela Kenyon and Atty. Michael Muller.

**Absent:** John Gaddy & 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 May 16, 2019 minutes.

**RESOLUTION:**

**Motion by** Gena Lindyberg to approve the May 16, 2019 minutes. **Seconded by,** Sandi Aldrich. Kirk VanAuken abstained. **All others in Favor. Motion Carried.**

- 1. SD19-03 CARUSO, MICHAEL.** Represented by the Brett Steenburgh, PE. Seeks to divide into 4 lots that parcel designated as Section 200.14, Block 1, Lot 20, Zones RM1.3 & LC45. Property Location: Intersection of Cotton Point Road and Route 9N. Sketch Plan Review. Minor Subdivision. Subject to SEQR and LWRP.

Brett Steenburgh, PE. presented the following:

- The parcel is 21 acres in size encompassed by Cotton Point Road on the north and three sides of the parcel.
- He detailed the plans to the Board.
- It is currently owned by Finley.
- Mr. Caruso is looking to subdivide it into 4 conforming residential building lots.
- They have had a field survey and boundary information done on the parcel.
- The parcel is in two zones.
- All of the lots would be constructed in the RM1.3 Zone.
- They all exceed the area requirements of this zone.
- Each pair of lots will share 1 driveway. One located off of Route 9N and the other located off of Cotton Point Road.
- The areas for these driveways have been already cut in prior to them coming into this proposal for development.

- He detailed the APA wetland boundary and stated that they are maintaining all of the setbacks from this.
- They have been in contact with the APA and LGPC regarding future docks on the lake for these lots.
- They are here to review the application tonight for minor subdivision.

Gena Lindyberg inquired about the septic easements. Mr. Steenburgh stated there were existing septic easements for properties on the opposite side of Cotton Point Road. They will have to preserve these easements.

Herb Koster asked what the distance of the contour lines were. Mr. Steenburgh said he believed they were 2' contours. John Cushing said he had walked it out and it was pretty flat there. He said they like to see the slopes on the plans. Mr. Steenburgh stated that they could put the contour lines on the plans.

Herb Koster asked if there was still a need for 200' separation from well to septic when it is going up hill and the septic is above the well. Zoning Administrator, Pamela Kenyon replied yes. Herb Koster stated they did not have that. Mr. Steenburgh said they probably did not have it on Lot 1, but they did on Lots 2-4. He said they certainly could adjust the future well location on Lot 1, they would just need to work with the APA.

Sandi Aldrich asked if there would be a problem with the wells being close to the wetlands. Mr. Steenburgh replied no. Mike Caruso asked if they were opposed to having 1 shared well for two properties. Herb Koster replied that he believes they would have to go through the NYS Board of Health and have a licensed plant manager to supply water to anyone else.

John Cushing asked if the APA had marked the wetlands yet. Mr. Steenburgh said he had a call into the APA, but they had been marked by a previous applicant. Matt Finley said that they had. John Cushing asked what color the ribbons were. Mr. Finley replied blue. He said that the APA had been there 3 times and staked out the wetlands all three times.

John Cushing asked if they knew how many acres were involved with the septic easement on Lot 4. Mr. Steenburgh stated he believed the septic easements were 50' x 100' so they were looking at 15,000 sq. ft.

John Cushing asked if they would have agreements drawn up for the shared driveways. Mr. Steenburgh replied yes.

Gena Lindyberg asked if they had two wells on one lot. Mr. Steenburgh replied they did, the property line had been shifted slightly and on the new plan the well would be shifted over to represent it on the other lot.

Herb Koster asked what they were here for tonight because they were missing much of the required information. Mr. Steenburgh stated they were looking for the Board's feedback on the map and their feeling on the project. Atty. Muller stated they were here tonight with a sketch plan review. The Board needs to tell them what else they would like to see. Herb Koster said they needed metes and bounds on all of the property lines and their intention on the docking.

Sandi Aldrich asked if the property went all the way to the lake shore. Mr. Steenburgh replied that it did. Gena Lindyberg asked if there would be a path to the lake or if they would be driving to the docks. Mr. Steenburgh replied that they would most likely be driving to the docks. He stated the wetlands were very wet.

Herb Koster stated that there was a note on the plans stating that Cotton Point Road was of unknown ownership. He thought it was a town road. Mr. Steenburgh replied that Mr. Finley owned the road. Gena Lindyberg asked if he owned the whole road. Mr. Steenburgh said he did, and it would be included in the purchase. Gena Lindyberg asked if there would be easements for the 4 lots. Mr. Steenburgh replied yes.

Herb Koster said he wanted contour lines listed as elevations, metes and bounds and intentions on docking.

Gena Lindyberg asked if the road went all the way to the Dunleavy property. Mr. Steenburgh said he was not sure who owned the property, and they detailed it on the plans. Mr. Finley said at the point where the road turns inland in Cotton Point, by the corner is where his deed says he owns to. He said the Warren County maps are incorrect. Sandi Aldrich asked if the ownership was in question from the corner out to the Smith property. Mr. Finley said no, not in his mind. Sandi Aldrich said if he doesn't know, did he know who does. Mr. Finley replied no. Herb Koster asked if he had given deeded rights-of-way to all of the property owners in Cotton Point. Mr. Finley replied no, the town in 1903 took the road over the objection of the owners. This was reestablished in a court case in 1987, where the Town of Bolton asked them to sue the town. They did to establish their rights and give the town the right to rip rap the shoreline. They have continued to do this all that time. There was never any easement needed because the town has the right to lay and maintain a road in the town, but he owns the land. The town has an easement to maintain the road. Gena Lindyberg asked if the other property owners had easements over the road. Mr. Finley said it technically was a town road and he detailed it on the plans to the Board.

Herb Koster said they would also need to see the stormwater management they were proposing on this project. Mr. Steenburgh stated that because the disturbance was so minimal and under the NYS DEC threshold requirement, they would only be doing erosion and sediment control during construction and maintaining it. They are creating less than an acre of disturbance, which most of it had been previously disturbed. They would be cleaning up for the common drives. Sandi Aldrich asked about clearing for the house sites. Mr. Caruso said most of it is cleared and the drives are already cut in. Zoning Administrator, Pamela Kenyon stated that due to the wetlands on this property she had the option to kick it to a major stormwater project and she did believe she would be doing that. She asked if they had moved the house out of the setback line on the plans. Mr. Steenburgh replied he had. Zoning Administrator, Pamela Kenyon stated that when he went to the next phase of this project there is a whole list of requirements in the ordinance that they will need to supply. Mr. Caruso stated that all 4 lots will not be developed with homes all at once.

John Cushing inquired if the buffer zone was 75' from 9N. Zoning Administrator, Pamela Kenyon said it was.

Gena Lindyberg asked if the shared driveways would have easements written into the subdivision plan. Mr. Steenburgh said they would.

Gena Lindyberg said she was looking at the new Zoning Regulations and she wanted to make sure they are followed. Zoning Administrator, Pamela Kenyon stated there were only two new changes to the code.

Mr. Caruso asked if the Board preferred two driveways as opposed to four. Herb Koster stated he preferred the two. He said they would need stormwater management included on the plans.

Gena Lindyberg said there should be easement for lake access if they are crossing

John Cushing inquired if they needed anything special to put in driveways off of 9N. Herb Koster stated they would need a permit from NYS DOT.

### **RESOLUTION:**

**Motion by** Kirk VanAuken to accept SD19-03 as a satisfactory sketch plan, with the following conditions:

1. Metes and Bounds are included on everything and numbered out.
2. Elevations delineations.
3. Easements for driveways.
4. Deep test hole data included on the plans.
5. Proposed docking and access are included in the new plan.
6. NYS DOT access is granted for driveways.

**Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

**Motion by** Kirk VanAuken to declare the Bolton Planning Board as lead agency for SD19-03. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

7. **SPR19-08 PARROTTA FAMILY LLC.** Represented by Atty. Greg Canale. **1)** Seeks to amend conditions of approval set forth by the Planning Board on November 20, 2008 when approving SPR08-25 for a marina/tourist accommodation on that parcel designated as Section 171.11, Block 2, Lot 12. The conditions read as follows: There shall be no pumping of gas on site. There shall be no more than 12 rental boats. The hours of operation, including maintenance, are to be between the hours of 8:00 am and 5:00 pm. **2)** Seeks Type II Site Plan Review to create a marina on that parcel designated Section 171.11, Block 2, Lot 11. **NOTE – Lot 11 & 12 have now been merged.** 21 boats are proposed plus 2 additional moorings. Off season storage of 23 boats is proposed. The proposed hours of operation are between the hours of 8 am to 6 pm. The pumping of gas is proposed. Zone RCM1.3. Property Location: 5102 & 5104 Lake Shore Drive. Subject to WCPS, SEQR and LWRP review. See V19-14 associated with this project.

Atty. Greg Canale, project attorney presented the following:

- They are seeking to amend conditions that were imposed by the Planning Board on November 24, 2008.

- These conditions were agreed upon by Mr. Parrotta when he only had 2 to 3 pontoon boats.
- It was an experimental operation at that time.
- He decided to close the restaurant and used part of the space for cottage rentals and the marina area to rent pontoon boats.
- At the time he thought at best it would only be up to 5 or 6 boats.
- Much to his surprise, the pontoon boat rental business took off.
- When he agreed to the stipulations in 2008, no one informed him that the stipulations would be into perpetuity. He thought he would be able to come back for modifications as needed.
- Originally when Mr. Parrotta came before the Board, he only had the one lot, now he has merged the two together.
- He made an application to the LGPC to increase his 12 boat rentals to 20, which they granted.
- He has 18 dock spaces and 3 moorings for a total of 21 spaces.
- The LGPC considered the impact of boat congestion and felt that it was ok.
- The neighbors came and objected, but the LGPC approved the 18 dock spaces and 3 moorings.
- He is here to ask that the Board amend the 2008 approval to conform with what the LGPC has approved.
- He is sure that Mr. Cossman will object to this saying it will be too congested.
- Whether these are rentals, or the docks are rented out to people it will still be the same amount of boats.
- There have been no study or expert on boat congestion that has stated that this will create too much boat congestion to this Board or the LGPC.
- At this time, it is just a neighbor's opinion.
- There has not been one boat accident or citation issued in this area dealing with the rentals.
- The commissioner of the LGPC submitted a letter to the town stating he did not believe there was any problem with congestion in this area.
- The applicant is not looking for any additional moorings, he would like to utilize the merger of the two properties for the marina activity to store boats and trailers in the wintertime.
- He is looking for permission to store the boats here off season. There is a fence blocking this from the neighbor.
- They are also looking to put the overflow parking for the marina business on this property.
- They have restrictions as to how many vehicles are allowed to park on the premises with the rental of a pontoon boat, nevertheless, there are occasions there are times when additional parking is necessary on this other lot.
- There have been no problems with this ever.
- He is also seeking to extend the hours of operation to 8:00am – 6:00pm, which would be far more compatible to the business.
- He would finally like to amend condition 6 to allow the use and placement of a 1000-gallon petroleum tank and the pumping of petroleum to the rental fleet.

- It will never be used for the sale of petroleum.
- The Board has made it clear that they wanted significant matter and they demanded a very specialized retention area.
- Mr. Parrotta heard them loud and clear and at great expense hired Environmental and Fueling Systems, LLC.
- They specialize in the design and safety of petroleum tanks.
- Mr. Parrotta is not in search of any variances; he is proposing complete conformity with the new regulation of the storing of volatile liquids.
- The plan he is putting forward will far exceed the Code of the Town of Bolton and DEC requirements.

Mark Miller of Environmental & Fueling Systems, LLC presented the following:

- NYS DEC does not require tanks under 1,100 gallons to be registered, therefore you can just take a tank, drop it on the ground and start pumping with no rules or regulations.
- Bolton has a 5' Dike requirement.
- There is only one dock space
- He gave a power point presentation and went through the submitted plans, which are on file at the Planning Office, in great detail to the Board.
- They have met all setbacks.
- They have concrete barriers.
- Concrete can't be contaminated.
- The following items are part of the fueling system design:
- 1,000-gallon Highland single walled tank.
- Highland containment dike with 5 ft walls painted white.
- 3 .5-gallon spill containment at fill.
- Mechanical overflow prevention valve with 90% shut-off.
- Mechanical "Clock Style" tank level gauge with battery operated, high level alarm.
- Primary atmospheric and emergency vents.
- Tank label package;
  - Emergency Stop
  - High level alarm
  - Other tank identification labels
- Fill-Rite pump - 1/3 HP motor with anti-siphon breaker, suction stub, and ball valve.
- Black iron 1-inch piping to transition assembly, 4-inch containment sleeve, and underground 1-inch double walled piping.
- Low point underground piping sump for inspection and transition to aboveground piping. Owner is responsible for trenching, backfill, and restoration.
- Black-iron aboveground piping over retaining wall, down wall, on piping stands on concrete sidewalk to dispenser sump.
- Emergency stop button.
- Stainless steel dispenser mounting sump with shear valve.
- Wayne mechanical dispenser, calibrated for with Weights and Measures
- Hannay spring rewind painted hose reel with 75 foot of ¾ inch gasoline hose and ball stop. Includes ¾ inch nozzle, swivel, and breakaway.

John Cushing inquired where the end of the hose would be stored. Mr. Miller pointed it out on the plan stating they were using a Hannay hose reel.

Mr. Miller stated that they would downsize the pipe so there was not too much power in the nozzle. They do not want gas spraying. Kirk VanAuken asked if it would be double walled. Mr. Miller stated it would.

Mr. Miller stated that DEC requires two forms of release and he has designed this project with three and a spillway, there is a valve, a gauge and an alarm. If there are any leaks, they will go right into the dike.

Kirk VanAuken inquired how they would manage rainwater. Mr. Miller stated they would either use a factory built metal roof or Mr. Parrotta would build a roof. He said it would also be fenced in.

Herb Koster asked what they were putting the pipe in. Mr. Miller stated it was a containment sleeve. The pipe is not sitting in the dirt.

Kirk VanAuken inquired about the outer edging. Mr. Miller stated it was typically sand or pea stone. He stated he preferred pea stone.

Jessica Rubin inquired how easy it would be to retro fit the pump for retail. Mr. Miller explained that they would need to replace the dispenser with a different type, they would also need permits from DEC and the Town. He is setting up as commercial, it is not set up for retail.

Mr. Miller stated Mr. Parrotta is better off having a tank up to alleviate a congestion issue.

Gena Lindyberg said that the code requires the tanks to be 100' back from a residential building and it did not appear to be 100' from the cabin. Atty. Canale stated it was not residential it was a rental. He does not believe there is any problem. Zoning Administrator, Pamela Kenyon stated she had the same question about that cabin. Mr. Miller stated that there are 9 tanks in town and none of them meet the setbacks. They are so far away from everything here compared to everyone else. Gena Lindyberg stated they were just talking about the rules and regulations for the town. Mr. Miller said he did not know, maybe they would need a variance. He asked the Zoning Administrator if there was a definition for residential building. Zoning Administrator, Pamela Kenyon replied that Mr. Parrotta stated it was for his employees. Gena Lindyberg stated that meant that someone is residing there. Mr. Miller asked Zoning Administrator, Pamela Kenyon what the definition was for residential in the setback department. Zoning Administrator, Pamela Kenyon replied that she did not have her book, so she did not know.

Mr. Miller asked if there was a definition in the regulations for residence. John Cushing read the code requirement as follows: Volatile liquid storage of 50 or more gallons shall require a one-hundred-foot setback from residential property. Mr. Miller stated residential property, not a residence. It is on the property. Gena Lindyberg said the property has residences on it, buildings where people live. Mr. Miller replied that the code said 100' from a residential property, not a residence. John Cushing stated that he would have assumed it was from the neighbor's property.

Zoning Administrator, Pamela Kenyon stated she believed the intent of new regulation was it needed to be 100' from a residential property as in somebody else's property not theirs. Sandi Aldrich asked if it met these requirements on both the north and south sides. Zoning Administrator, Pamela Kenyon said yes. Mr. Miller said it was depicted on the site plans. Mr. Cushing said it was 93' from the lake. Zoning Administrator, Pamela Kenyon said she was on the property with Mr. Parrotta and they had measured it out. She said it was only a 75' setback from the lake. Atty. Muller explained it was 75' from the shoreline and 100' from the neighboring properties. Mr. Miller depicted it on the plans and stated they met all the setbacks.

Mr. Miller stated that the risk was when you filled the tank and when you dispensed. They have minimized the risk and he detailed this on the plans. He believes they have done a good job with this. There is not a lot of storage for fuel on the lake in Bolton and this will help. This system will be one of the best fueling systems in the entire town. Some of the other tanks are right on the shore with dispensers on the dock. Atty. Canale said that last year, Norowal had stated that this will be a help to them because the renters were clogging up their marina waiting for a gas pump to free up. This would help with congestion for them. Mr. Miller stated this just makes sense as it keeps the other areas less congested. Atty. Canale said they were fine with the stipulations that under no circumstances whatsoever would Mr. Parrotta be allowed to fill any other boats than the rentals. He also said he thought the Board should have a stipulation stating that the system as has been presented be fully certified in writing as compliant. Mr. Miller stated he had no problem showing the Board every component of the system if approved, once it is installed. Atty. Canale said Mr. Miller is putting his company name on this project so it would, and he would be happy to show the Board that it was properly installed as depicted on the plans. Herb Koster asked who would be installing the system. Atty. Canale said Mr. Miller and his company would be.

Herb Koster inquired if there were any variances needed with this plan. Zoning Administrator, Pamela Kenyon replied she has not had a chance to review the packet yet as they just received it. Atty. Canale said there was no need for any variances. They did everything pursuant to the code so there was no need for a variance.

John Cushing asked if Mr. Miller had ever seen a gas tank explode or catch fire. Mr. Miller replied he had not and the only tank he knew of that had exploded recently was at the Lafayette DOT, and it was a diesel with a heater in it. It is very uncommon to have any problems with the tank itself. The problems on a fueling system usually occur at the billet and at the nozzle. They are using barriers to block it from being driven into. They have this off the lake and they have it contained.

Sandi Aldrich asked if they were looking to make modifications to the original approvals given in 2008. Zoning Administrator, Pamela Kenyon replied that was correct. Sandi Aldrich asked if they were going from 12 boats to 21. Atty. Canale replied yes. Sandi Aldrich said she would be more comfortable if she had everything that we would have required in the first place, such as adequate parking for the boats, a scale on the maps, more time to review the plans that were handed out tonight and a Public Hearing for the neighbors.

Gena Lindyberg said she would like to see the 10' x 20' parking spaces marked out on the plans. Herb Koster stated that they needed a more detailed survey map that specified the parking spots.

Gena Lindyberg stated she would like the winter storage for the parking of the 21 boats. Kirk VanAuken stated he would like to see the lines and delineations for the parking spots on the plot. Herb Koster said it would be better if they had a separate drawing for the winter storage of boats and for the summertime where all the parking will be for the boats on the docks. Sandi Aldrich said she also wanted to see the parking for the cabin rentals as well. Gena Lindyberg said for the employees too.

Herb Koster said that until they get all of this information, they could not call for a Public Hearing. Atty. Muller stated that was the Board's call, but he would advise them that this was correct. They would want to see it. Herb Koster said that they would want all of the required information so they could hold the Public Hearing once.

Jessica Rubin stated she appreciated the presentation to the Board tonight and it was very prepared. She said this feels like a marina version of segmentation, and that is why she wants to see a full on plan.

Gena Lindyberg asked how many boats were at the marina right now. Josh Silver attorney for the Crossman's stated that he was there today and there were 18 boats. 15 on shore and 3 on the moorings. He said that the applicant is not compliant with the code and he does not believe he should be able to move forward.

John Cushing said he thought that the docks were the jurisdiction of the LGPC. Herb Koster said that was true, but Atty. Muller said otherwise. Atty. Muller stated that his take is that Bolton only granted Mr. Parrotta the 4 corners of the 2008 approval and the 2008 approval limited it to 12 boats. Subsequent to 2008, and on its own the LGPC granted him additional privileges. The town did not correct that as far as Mr. Parrotta is concerned, but they did in a discussion with the LGPC agree from that point forward, before anyone would be allowed permission to go before the LGPC to ask for relief, the Town of Bolton would be consulted. The LGPC agreed with this. He believes that the Mr. Parrotta went back before the LGPC to ask for more, and the LGPC fulfilled their promise and said Mr. Parrotta would not move forward with them until he was in compliance with the Town of Bolton. Herb Koster asked if that meant in compliance with the number the Town of Bolton gave him in 2008 or the number the LGPC gave him in 2012. Atty. Muller said he only worries about Bolton, so he would say he's limited to the confines of 2008. Sandi Aldrich asked if he had to go back to the 12 boats to be in compliance. Atty. Muller said Mr. Parrotta has permission from the Town of Bolton to do whatever they specified in 2008 and he is prohibited from doing anything they had limited or prohibited in 2008. He is not to dispense fuel and he is not. In terms of the boats, in order to be in compliance with the Town of Bolton he should limit to 12 and limit it to the hours approved.

Herb Koster said that there are a lot of legal issues here, that they are discussing right now, because somewhere in that time period, the LGPC informed the town that they had no jurisdiction or rights whatsoever on the lake. Atty. Muller replied this was correct. Due to the outcome of the Hart Family Trust vs. Lake George, the court said that the towns and shoreline communities do not have any jurisdiction at the mean high water mark and out across the water. Subsequent to that decision the LGPC said that was not the way they read it and they thought they shared jurisdiction with the Town. He asked for that to be confirmed in a letter before the town started exercising it, and the LGPC withdrew that. Atty. Canale said that he believed that

for the record, the court seemed to be more authoritative than someone from the LGPC. Atty. Muller stated he agreed with this and that is why he has stuck to, Bolton did not have jurisdiction of the boats out on the lake, but he believes the town has clear jurisdiction and they exercise it fully with respect to all of the land impacts such as parking, noise, hours of operation, lighting etc. Herb Koster said he agreed, he is worried that they are stepping on someone's toes who got permission to do something at the same time the town was told that they did not have anything to say about what happened on the lake, and now they say we can coordinate with them. It would also be nice to know what all these dates are. Atty. Muller stated he supposed they could do a chronology on all of it. He said they were in litigation with Mr. Parrotta and went around in giant circles discussing the same things they are tonight. He said he and Atty. Canale decided to just come back with a clean slate before the Town of Bolton with a better plan and present it. He recommends that they see what the plan is on its merits. He said Atty. Silver raises a good question about what the town wants to do with the boats in excess of 12. He recommends that they do not have any expectation that Mr. Parrotta is pumping any gas at any time right now. He absolutely should not be. With respect to the additional use of boats beyond the 12, he does not have clear instructions and quite frankly the LGPC has really messed this up for the town. Atty. Canale said they have listened to the Board and they hear them loud and clear and they will address all of them.

Kirk VanAuken asked if the LGPC had a say in the winter storage of the boats. Atty. Muller stated they exercised jurisdiction of the upland storage of boats if they are impacting the lake. John Cushing asked if it was called a quick launch. Kirk VanAuken said that he was asking because he was looking at the LGPC permit had berthing spaces and customer winter storage. Atty. Muller said that the LGPC exercises this jurisdiction and he does not challenge it. Herb Koster stated they stepped in at the Smith Farm. Kirk VanAuken said that the permit has a line asking total customer winter storage which was 0, total quick launch was 0 and in parenthesis indoor and outdoor which were both 0. Atty. Muller stated that Bolton did not participate in those LGPC hearings, but he would like to point out that he believes in the chronology, and Kirk is reading somewhere in the midpoint, because if he understands Mr. Parrotta's present application, he is doing what is necessary in Bolton so he has permission to go back to the LGPC to get the permission that he does not have there. Atty. Canale replied that was correct. Atty. Muller said if this Board permits him, then he can move on to the LGPC.

Sandi Aldrich said she believes that Mr. Parrotta stated that should follow whatever was granted in 2008 until they made a decision on this plan. Atty. Muller stated he was certain that there would be no pumping of gas, but he was not sure about the boat rentals. John Cushing asked if Mr. Parrotta could rent the extra dock spaces and quick launch all the pontoon boats down at Norowal. He asked if they would rather he does that. The man owns 18 dock spaces, he's going to rent them to someone. All he has to do is pay the fee for each pontoon boat on land and quick launch every one of them at Norowal. Sandi Aldrich said she is not saying that is a better alternative. John Cushing said the man is just trying to make a living. Herb Koster said that the enforcement is not up to them. Atty. Muller stated that Herb was right, and if it was a matter of enforcement, the Town Board would tell him so and he and Pam would have that discussion and present it to the Town Board. Herb Koster said there is any number of things Mr. Parrotta can do with those docks and he is not telling him what he can or cannot do right now because it is not part of his application. Atty. Muller said he shared Herb Koster's opinion on that. He asked Atty. Canale if he was clear on what they needed to get for the Board. Atty. Canale said he was.

Atty. Muller suggested that the Board table the application for the applicant to present a more detailed and specified plan. Sandi Aldrich said that most of the specifications were spelled out in the code. Zoning Administrator, Pamela Kenyon asked her if she would like everything that was specified in that code. Sandi Aldrich said she would like at least the first 10 or 12. The Board discussed what they would like to see on the updated plans.

Kirk VanAuken and the Board said they really appreciated what they had done for the gas.

No County Impact.

**Motion by** Sandi Aldrich to declare the Bolton Planning Board as lead agency for SPR19-08.  
**Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

**Motion by** Kirk VanAuken to table the application so the applicant may present a more detailed plan with everything that is specified in Section 200-28 of the code with 2 plot plans; 1 scaled with all the pertinent information for winter storage of the boats and the other showing parking for summer usage and the amount of parking for everything on the property including employees, cabin rentals and boat rentals. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

The meeting was adjourned at 8:30

Minutes respectfully submitted by Kate Persons.