

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday July 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, John Cushing, Gena Lindyberg, Sandi Aldrich, John Gaddy & Ann Marie Scheidegger, Zoning Administrator Pamela Kenyon

Absent: Kirk VanAuken & Jessica Rubin 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 June 20, 2019 minutes.

RESOLUTION:

Motion by Gena Lindyberg to approve the June 20, 2019 minutes. **Seconded by**, Sandi Aldrich. John Gaddy & Zoning Administrator, Pamela Kenyon abstained. **All others in Favor. Motion Carried.**

1. **SPR19-09ALKIN, LLC.** Represented by Jarrett Engineers. To replace an existing garage/barn with a guest cottage, seeks Type II Site Plan Review for a new land use within 250' of Lake George. Section 171.08, Block 1, Lot 11.1, Zone RCM1.3. Property Location: 28 Braley Point Road. Subject to WCPS and LWRP review.

Tom Jarrett of Jarrett Engineers presented the following:

- The Keelers would like to replace an old barn with a guest cottage.
- They are essentially keeping it within the same footprint except they are moving it slightly south to be compliant with the setback from the north property line.
- They are implementing stormwater management around the north and east sides of the building along the eaves and downgrade of the house.
- In moving the building, they will be removing part of the driveway which will decrease the net impervious by a few feet.
- There is an existing wastewater system on the property that will serve this as there is no increase of bedrooms.

Curt Dybas presented the following:

- They are replacing the old barn which has a footprint of 912 sq. ft. with a new facility that will have a footprint of approximately 1,200 sq. ft.
- There will be no increase in the wastewater system.

- They will be removing one of the 4 bedrooms in the main house and turning them into 3, by combining two of the bedrooms into one.
- The site is very rocky, and they don't want to get into upgrading the septic system.
- The garage itself is pretty much in character with what is there.
- He detailed the plans to the Board.
- It will be a year round structure, the home itself is not.
- They will be using a metal roof.

Tom Jarrett said to clarify, the wastewater system was put in new roughly 10 years ago.

John Gaddy said he would like to add the lighting condition that any lighting is to be downward facing and shielded. He would like some idea of the intentions of what would be done with the existing vegetation between the existing guest cottage and the shoreline. It is pretty heavily wooded, and he did not see what the intent for this vegetation was on the plans. Mr. Jarrett replied that east of the barn and new cottage there was roughly 15' to 20' of quasi lawn landscaping and then it becomes steep and brushy and wooded. There is no plan to remove this.

Mr. Dybas stated that the main service entrance for all the property is one of the things that drives the location of the cottage. They are basically taking the new structure and moving to the south and reconnect the disconnects. They are staying in a straight line. John Gaddy said he was more worried about the vegetation on the slope. He is also concerned with the view from the lake, if the applicant wants to develop a view of the lake. Mr. Jarrett stated they could have a stipulation that the applicant return if they want to do any cutting. Herb Koster said that they had a disturbance limit on the plan and if they go past it, they will get a visit from the Zoning Office.

John Gaddy asked if number 8 of the site plan review sheet should be marked yes. Zoning Administrator, Pamela Kenyon said it should and it was subject to Warren County. Mr. Jarrett stated it may have been their error.

John Gaddy asked about question number 12 on the short environmental assessment form pertaining to designated sensitive archeological sites. He said it was marked yes. Mr. Jarrett said it was automatically marked by the State. He explained that they were within the existing footprint of development on the site. They could get a sign off from NY State if it was required.

John Gaddy asked if they were able to put in a condition stating they were removing one of the bedrooms from the existing house in order to attach the additional room. Mr. Jarrett stated they could put it on the plans. Mr. Dybas stated they also had to have a final inspection which would show the Zoning Office that it had been done. Mr. Jarrett stated they will stipulate four bedrooms on the site, and it will be followed up by the Zoning Office.

Gena Lindyberg inquired about the kitchen facilities. Mr. Dybas stated there was no range. Gena Lindyberg asked what there was. Mr. Dybas replied that there was a refrigerator and sink. Zoning Administrator, Pamela Kenyon stated that qualified.

John Cushing asked if the existing septic system would be able to handle this. Mr. Jarrett stated it would as it was designed for 4 bedrooms and it will have a maximum of 4 bedrooms on the site. He has walked the site several times this year and he has not seen any signs of distress.

John Cushing asked if it would be a pump system on the new cottage. Mr. Jarrett stated it would be the same pump system they would just reconnect to that system. There was a pumping station in the lawn that they would use. They would be using the existing septic tank.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR19-09.
Seconded by, Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR19-09 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. Any exterior lighting is to be downward facing and shielded. 2. The Zoning Administrator gets certification that there is a reduction of bedrooms in the existing house from 4 to 3 and the number of bedrooms does not exceed 4 on the entire property. 3. There is to be no vegetation removed beyond the existing clearing limits shown on construction drawing C1 and this condition is to be added on the drawings. 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.**

Mr. Jarrett stated that all of the conditions would be on the plans.

The meeting was adjourned at 6:20

Minutes respectfully submitted by Kate Persons.