

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday December 12, 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, Kirk VanAuken, Jessica Rubin Sandi Aldrich, John Gaddy Director of Zoning & Planning, Richard Miller 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 September 19, 2019 minutes.

**RESOLUTION:**

**Motion by** Gena Lindyberg to approve the September 19, 2019 minutes. **Seconded by,** John Cushing. Sandi Aldrich and John Gaddy abstained. **All in Favor. Motion Carried.**

- 1. SPR19-13 FINLEY, MADISON.** 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. Minor Subdivision. Seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 2.4 acres is proposed. Subject to SEQR, LWRP, WCPA and APA review. See SD19-03 associated with this project.

Brett Steenburgh, PE presented the following:

- They have made the requested changes from the last meeting they attended.
- The town engineer has reviewed the plans and they have addressed all of his comments and received a sign off on the plans and stormwater.
- They meet the NYS DEC stormwater design manuals and Town of Bolton stormwater management requirements.
- They are here seeking approval for the 4-lot subdivision as shown on the submitted plans.

John Cushing asked if there would be any bike paths or trails through the wetlands. Mr. Steenburgh replied that there would not, and they would be using Cotton Point Road to access the lake.

John Cushing asked if he would be black topping the driveway, they are putting in. Mr. Steenburgh replied that it is presently stone and 22' wide to handle emergency vehicles. They do not have any plans of black topping the driveway at this time.

Herb Koster inquired about the driveway entrances on lots 2, 3 & 4 and incorporating a 25' radius going in so that the fire trucks could maneuver. Mr. Steenburgh said that would not be a problem.

John Cushing asked if the road would be at least 20' wide. Mr. Steenburgh replied yes, and they exceeded NYS Fire Code for fire truck access.

Herb Koster asked how they planned to access the lake from these lots. Mr. Steenburgh replied that they would be walking down Cotton Point Road and there would not be any parking down by the lake.

John Cushing asked if they had a road agreement drawn up. Mr. Steenburgh said it was at the attorneys now. Herb Koster asked if they would have a HOA. Mr. Steenburgh replied yes. Herb Koster asked if they realized that they needed to go through the Attorney General's Office and the project was contingent on their approvals. Mr. Steenburgh replied that they did.

No County Impact.

#### **RESOLUTION:**

**Motion by Kirk VanAuken to declare the Bolton Planning Board as lead agency for SPR19-13. Seconded by, John Gaddy. All in Favor. Motion Carried.**

Kirk VanAuken stated that based upon the materials submitted by Nace Engineering on the stormwater project and accepted as part of the record he would like to add the following:

1. The project meets the design requirements and performance standards set forth in the Code.
2. The project will not have an undue adverse impact regarding the criteria set forth in the Code.
3. That the stormwater control measures proposed will function as designed and constitute the best possible methods feasible and practicable for the project site.
4. Adequate and sufficient provisions are presented, as part of the plan to assure future function or responsibility in the event of failure.
5. The project will not contribute to flooding, siltation or streambank erosion and will not pollute Lake George, its tributaries or streams with stormwater runoff.

**Motion by Kirk VanAuken to accept SPR19-13 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 John Cushing. All Others in Favor. Motion Carried.**

- 2. 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. Minor Subdivision. Last heard June 20, 2019 and August 22, 2019. All conditions have been met per the Resolutions from the June 20, 2019 and August 22, 2019 Planning Board Meeting. The driveway arrangement has been modified to not require NYSDOT access for the one driveway. Subject to SEQR and LWRP review.

Herb Koster stated they had already gone over the subdivision and asked if anyone had any other requests.

John Gaddy stated he wanted to see site plan review for each of the lots. Herb Koster stated he would also like the 25' radius off Cotton Point Road to be a condition of approval.

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SD19-03. **Seconded by**, John Cushing. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SD19-03 as complete, waive a public hearing, and having met the criteria set forth in the code, convert to final plat and 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 road agreement and HOA will be completed and filed with the NYS Attorney General.
  2. Driveway and the road off of Cotton Point Road are to have 25' radius to facilitate entrance and egress from the lots.
  3. Each of the lots will undergo site plan review for any additional development on them.
- 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.**

- 3. SPR19-14 UPPER NY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH.** Represented by the Daniel W. Ryan, PE. 1) Seeks to expand group camp by the construction of two year-round cabins to replace three previously demolished seasonal cabins and the conversion of an existing workshop building to a new welcome center/office. Designated as Section 123.00, Block 2, Lot 3, Zone RR10. Property location: 9 Sherman Lane/Sherman Lake Road; 2) Seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 23,958 square feet is proposed. Subject to SEQR, LWRP, DEC, WCPA, Town of Horicon and DOH approvals. Resolution should be contingent on DEC and DOH approvals.

Daniel W. Ryan, PE presented the following:

- The overall master plan for this facility is to consolidate campers in a more secure environment and remove small individual cabins throughout the site.

- This application is for the first 3 projects planned for the upcoming year.
- There are 3 basic construction areas.
- 2 existing cabins have already been removed and each of them housed 4 or 5 campers and a counselor.
- The goal was to remove the cabins to construct the larger cabin to house all the campers along with the counselors.
- Cabin number 2 on the southern part of the site plan will be another project and is dependent on funding. This is also where an existing cabin was demolished.
- Project area number 3 is the conversion of an existing small garage/workshop into a welcome center with offices and a small common area.
- Ultimately, they will be utilizing the existing wastewater systems for most of the project with the exception of cabin 2 which requires its own onsite wastewater system.
- Each project is between 5,000 to 10,000 square feet of disturbance.
- Collectively it is about a half-acre in totality.
- These are somewhat minor projects because they are utilizing spaces where buildings were pre-existing.
- They have stormwater signoff letter from the town engineer.
- They will be updating their permits with DEC for the septic systems and NYS DOH for the water supply system.

Herb Koster asked if they had located the existing wastewater systems. Mr. Ryan replied that they had put in a new system was put in, in 2000 and he detailed them on the plans.

John Gaddy asked if they planned on using the new units year-round. Mr. Ryan said they would. He said there would be four, year-round buildings for winter use.

Sandi Aldrich asked if in replacing the cabins they would be increasing the number of campers. Mr. Ryan stated they would. It would be an increase of 20 additional campers overall. He stated the goal was to get rid of the 2 person and 4 person cabins throughout the property for safety and security purposes.

John Cushing asked if there was a master plan. Mr. Ryan stated not as of yet. They hope to develop one in the upcoming year. John Cushing asked if they had big plans for the future. Mr. Ryan stated that they use 5 acres out of the 175 acres right now, but he is not sure of future plans.

John Cushing asked how many structures were on the property now. Mr. Ryan said that about 80% of them were depicted on the plans and to the south, on the opposite side of Sherman Road, there was probably about another half dozen smaller cabins.

John Gaddy inquired about lighting and stated that he would be asking for a condition that the lighting would be all downward facing and shielded.

## **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR19-14. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR19-14 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. All exterior lighting is to be downward facing and shielded.
2. A master plan for the property is to be submitted when presenting any future projects.

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 Others in Favor. Motion Carried.**

- 4. SD19-04 JTR LAKE GEORGE, LLC.** Represented by Studio A. Seeks to divide into 4 lots that parcel designated as Section 200.10, Block 1, Lot 1, Zone RM1.3. Property Location: 4376 Lake Shore Drive. Sketch Plan Review. Minor Subdivision. In accordance with Section 125-9 B (1)(b) and (2) of the stormwater regulation subject to a major stormwater project. Subject to SEQR, APA, WCPA and LWRP review. The Board must determine if the proposed roadway servicing 3 parcels can be treated as a shared driveway. See V19-22 associated with this project.

Atty. Greg Teresi of Bartlett, Pontiff, Stewart & Rhodes, P.C. and Jeff Anthony of Studio A presented the following:

- They have already received sketch plan approval from this board in the spring.
- They are asking for the modification of a 14' wide road as opposed to the condition imposed for a 16' driveway to access lots 1, 2 & 4.
- They would need to remove 12 mature trees to achieve the 16' driveway.
- They believe that the 14' driveway would also work for lot 3.
- He read a letter of support from the Joe DiNapoli, neighbor to the south.

John Gaddy stated that with concern of the existing mature trees that would cause them not to have a 16' driveway, he noticed that many of them were mature maples and they look as though they would be coming down before to long. He is wondering if they would consider doing some replanting if they are keeping the smaller roadway. Jeff Anthony said they would plant some younger trees between the older trees if this would be a condition the Board would like to impose.

John Cushing said the driveway sits very low between the area of the maple trees and he would like to know if they would be implementing stormwater to address the water funneling off from there. John Roth stated that they had already implemented some of the stormwater controls for that area which addressed this issue and invited the Board to go back and check the updates.

Sandi Aldrich said she had concerns with the width of the driveway for the lots. She believes that if the subdivision down the road is required to have a 20' wide driveway this one should too. Herb Koster stated that the dilemma is that they are trying to balance the need for the fire truck access along with the towns desire to keep mature trees from being cut down. John Cushing stated that there is a difference in the trees on the two lots. Sandi Aldrich stated that the trees

looked like they would not last much longer so she does not see the problem with widening the driveway. Gena Lindyberg stated they could widen the driveway and replant the trees.

John Cushing asked if it would take away from the longevity of the absorption fields, they were installing near 9N because they were putting the 4 of them close together. Mr. Huntington explained that it would have no impact. The reason they chose this area was to keep it away from the lake and the good soil conditions.

Gena Lindyberg said the close proximity of the trees to the driveway could damage them. Mr. Anthony stated they would be trimming the branches and 14' is pretty wide. John Roth stated the trees were majestic trees and their life span was not up yet. He would be having a tree service out to trim them, but he did not want to remove them for 2' more of road. He stated they had a fire down there last summer and the fire trucks came down the old 12' road without any issues. Herb Koster stated he was in favor of keeping the old trees since it would not make any difference for the fire trucks.

John Gaddy asked what the 14' road would access. Atty. Teresi replied lots 1, 3 & 4. The 12' driveway would access the house located next to Route 9N. Mr. Roth stated he had no problem making the 12' driveway on 9N into a 14' driveway too. Herb Koster said it would be more important to add a radius on 9N. John Cushing asked if the extra 2' would impact the absorption fields. Mr. Huntington replied no.

Mr. Anthony stated that this main driveway would really only be servicing lots 1 & 4 because lot 2 was right off of 9N. Herb Koster stated that lot 2 was still being accessed from this road. Sandi Aldrich asked if all the lots would be using this road to access the lake. Mr. Anthony replied that access to the lake was only to be by foot or golf cart for lots 2 & 3. There was no proposed parking area down there for the docks.

John Cushing asked if the stormwater would be in place before they start construction on the other 2 lots. Mr. Huntington replied no, they should go in simultaneously with the development of the house because that is what they were sized for. Lots 1 & 2 have already been approved previously as part of the project, so the stormwater is sized for the driveway and existing houses. The additional stormwater is for the 2 proposed lots. John Cushing asked if the stormwater would be temporary or permanent before they developed the additional lots. Mr. Huntington stated that erosion and sediment controls will be part of the development plans for lots 3 & 4 when they move to develop them. As of now this stormwater maintenance system is developed for the post construction condition to verify that the site can in fact handle the stormwater from the proposed development. Herb Koster stated that they would like to see a stormwater system installed before they start any major construction on the new lots. Mr. Huntington stated that they will have stormwater systems designed for them. Mr. Roth stated that all of the stormwater mitigation that was required for the driveway in the original approvals from top to bottom has been 100% completed. The other 2 sites have small stormwater plans that have to be put in place, and they are fine with the condition that they would need to be put into place prior to construction.

Kirk VanAuken inquired if the road maintenance agreement had been drafted. Mr. Anthony replied there had and it was in draft form right now.

**RESOLUTION:**

**Motion by** John Gaddy to accept SD19-04 as complete, waive a public hearing, and having met the criteria set forth in the code, convert to final plat and 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. Common Driveway must be 14' wide with 25' radius.
2. New road for lot 3 off of 9N must be 14' wide with a 25' radius as well.
3. Lots 3 & 4 must have site plan review before any development.
4. Stormwater must be contemporaneously installed for lots 3 & 4 while being developed.
5. A copy of the shared roadway agreements and easements be submitted to the Planning Office.
6. The applicant must add new trees along the roadway to plan for the eventual replacement of the existing maples.

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.

- 3. SPR19-15 DEPACE, ANTHONY.** Represented by Gary Hughes. Seeks to demolish and rebuild a single-family dwelling. Seeks Type II Site Plan Review for multiple-family dwellings. Section 186.06, Block 1, Lot 18, Zone RCH5000. Property location 4768 Lake Shore Drive. Subject to SEQR, WCPA and LWRP review. Contingent upon V19-47 for a Density Variance.

Gary Hughes & Devin Dickinson presented the following:

- They are proposing the demolition of the existing cottage.
- They are also proposing a new septic system for 6 bedrooms which is a positive as the existing one is within 50' of the lake.
- There will now be a stormwater plan for the site, which never had one previously.
- They met with the Lake George Waterkeeper and have agreed on a stormwater plan.

John Gaddy asked who the property owners to the east and west side were. Tony DePace stated he owned the property on the other side of the road, so it was two different pieces of property.

John Gaddy inquired asked what kind of marina approvals they had for the dock rentals. Mr. DePace replied they had a marina permit for the 18 dock spaces.

John Gaddy asked if there were any deed restrictions on the property. Mr. DePace replied that there were not. He said the easement for the house across the street, but it had been extinguished.

Sandi Aldrich inquired about the parking area south of the garage. Mr. Dickinson stated that the new parking area just south of the garage was actually a porous parking area and intended for the house. Currently the marina people park up by 9N and they will continue this practice.

Sandi Aldrich asked about the gravel path in the notes for the marina people. Mr. Dickinson replied that they would be walking along the north property line which was lawn.

John Gaddy stated that the reason it was a multi-family application was due to the existing apartment above the existing garage.

John Cushing asked how many trees they would need to remove. Mr. Dickinson stated they would need to remove a couple of trees for the septic installation. The rest of the site is pretty much wide open. The intention is to save the mature trees along the shoreline which is a condition of approval for the variance they received. Mr. DePace said that there is one tree on the waterfront between the boathouse and the Algonquin building that will need to be removed.

John Gaddy asked how the lots on the west side of the property would be accessing the lake. Mr. DePace stated there was no deeded right of way to the lots on the other side of the road at this time.

Herb Koster inquired where all the cars for the docks would be parking. Mr. DePace replied that they would continue parking where they have been for the past 30 years, alongside 9N. He said there was also extra parking across the street in the parking lot which could hold an additional 4 cars. All the dock customers are informed that they are only allowed to park 1 car per boat on site.

Gena Lindyberg inquired how many docks slips he had that would have vehicles needing parking. Mr. DePace replied 18. Gena Lindyberg asked what the maximum parking along the road was. Mr. DePace replied 10 vehicles.

John Gaddy stated that it was nice to see the Elgin septic system which was a big improvement.

## **RESOLUTION:**

**Motion by** Kirk VanAuken to declare the Bolton Planning Board as lead agency for SPR19-15. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

**Motion by** Kirk VanAuken to accept SPR19-15 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. All 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 Cushing. **All in Favor. Motion Carried.**

- 4. 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 WCPA, SEQR and LWRP review.

Atty. Greg Canale presented the following:

- 11 years ago, Mr. Parrotta came to this Board to rent some pontoon boats from his property. The Board approved this on November 20, 2008 but set up many conditions of approval.
- One of the conditions was limit the rental boats to 12 which at the time seemed fine and was all he was asking for.
- The reason they came to the number of 12 was because that is all he asked for at the time.
- He was not sure how the business would go, and he was renting out several other dock spaces to private people.
- Another condition was limiting the hours of operation from 8:00am to 5:00pm and again this was all he asked for because it seemed reasonable.
- The last condition was the prohibition of the pumping of gas.
- When he first came to the board for the approvals of this project, he had a minimal amount of boats and did not feel he needed to it as there were several marinas across the bay.
- He never thought he would not be able to come back to this board for modifications.
- He is here tonight because the business was much more successful than he anticipated, and he has increased his boat fleet and noticed a few things through the operation of this business over the past 11 years.
- One of those things is that it is not safe or sound to use gas cans to refill the boats at the end of every day.
- Also, the marinas were complaining about the influx of boats from his business at the end of the day trying to fill up before returning them.
- Mr. Parrotta went to the LGPC in May 2016 to apply for additional docking spaces for additional rental boats.
- He was granted a total of 21 berthing spaces, 18 on docks and 3 on moorings.
- Tonight, he is asking to be allowed to use these spaces for pontoon rentals, so that the Town of Bolton conditions of approval will comport with the LGPC.
- They were here last June, and they understand that the board is looking for the safest state of the art gas pumping facility available, so they hired Environmental & Fueling Systems, LLC and they gave a very thorough presentation of the gas pumping proposal.
- Mr. Miller of Environmental & Fueling Systems, LLC is here tonight to recap that presentation if the 2 members of the board who were not present at that meeting so wish.
- The Board also requested more detailed and specific survey maps for summer storage and the other for winter storage and the hired Darrah Land Surveying PLLC to produce these maps.

Kristen Darrah of Darrah Land Surveying, PLLC detailed the two sets of plans to the board.

Gena Lindyberg asked how many parking spaces were available for summer boat rentals. Ms. Darrah detailed the map and pointed out the spaces saying that it was about 40 spaces. Sandi Aldrich said that she believed that they had requested was to see a total parking plan that included the rental units, employees, boats and owner. Ms. Darrah replied correct, and at each of the buildings there were designated parking spaces with numbers and that the grass areas were available, but not lined parking spaces per say. They would be for the overflow. Sandi Aldrich stated that the lower parking area for 5 spaces did not meet the Town of Bolton code. Ms. Darrah stated that area was gravel and depending how things were parked they may be a little on the grass.

Sandi Aldrich asked if they were in compliance with the 2008 conditions. Director of Planning and Zoning, Richard Miller replied that he believes that they are. Gena Lindyberg asked how many boats were on the property. Atty. Canale said he believed 21. Sandi Aldrich said the Board's specific approval was for a total of 12 boats. Atty. Canale replied that was for the rental of pontoon boats. Herb Koster stated that number was for the rental boats only. Sandi Aldrich said she wanted to know how many rental boats were on the property right now. Atty. Canale stated he did not know, but that in the summertime, Mr. Parrotta is in compliance with the conditions when renting the boats. Sandi Aldrich said if there are more than 12 rental boats on the property right now, he is not in compliance. Atty. Muller stated that he was not sure that was true. Mr. Parrotta had a limitation to the rental of 12 pontoon boats but the history that follows though, is that in 2016 LGPC allowed him and his Class A marina to have 21 rental boats. Between 2008 and 2016 there was a court case in Lake George and the courts decided that the shoreline communities do not have jurisdiction over the activities that are on the water. Under ideal circumstances the towns are not ignored. Unfortunately, this is not the way it went. LGPC indicated they would just ask the applicant if everything was ok with the municipality and they would accept a verbal yes or no. This has since changed. This situation was not only of Mr. Parrotta's making. The town has only approved 12 boats, but he has approvals for 21 boats from another agency. This is not a perfect fit, which is why enforcement proceedings started and Mr. Parrotta came to this board. Litigation followed, and they went to court where a resolution was stipulated to have Mr. Parrotta come back to the Planning Board and solve the problem, not identify the problem. He now needs to receive from the board, the amount of boats, hours of operation and permission for the dispensing of gas on his property. Atty. Muller stated he promised the applicant and the judge that the board would give the applicant a blank slate and let him start all over. It is up to this board to solve this.

Herb Koster stated they had asked for specific parking spaces to be designated on the plans and they need to see them drawn out with both summer and winter storage for all of them. This Board wants all the parking to be sized correctly and shown on the plans for the entire enterprise, including all the boats and the trailers along with every car for the entire site. They need to be legitimately sized for the vehicles and sized on the plans. They want them for the rental units, employees, rental customers, owners and boats and trailers for both winter and summer.

Gena Lindyberg inquired what the total boats on the property would be. Atty. Canale replied 21 boats in total. Gena Lindyberg stated they would want two parking spaces per boat for rentals in the summer which would be 42 spaces for the boat rentals. Herb Koster asked where the trailers

were stored in the summer and how many trailers there were. Atty. Canale stated he would get that information. Herb Koster stated he wanted to see the storage of boats and trailers away from 9N. Atty. Canale stated they would be looking at John Gaddy's suggestion to move them in another space more secluded area on the property.

John Gaddy said that Mr. Parrotta had stated that he had a couple of extra boats for parts. Herb Koster stated that they needed to cut it off somewhere and he wants 21 as a maximum total of boats on the property.

John Gaddy asked of the possibility of the winter storage of boats up into a more secluded area where there is equipment stored. Atty. Canale stated this was definitely a possibility.

John Gaddy said that along with the specific delineation on the plans for all of the requested parking spaces, he would like them to understand that there was to be no more clearing or removal of vegetation for these spaces. Herb Koster agreed and said that there was supposed to be a replanting plan that was designated by this Board many years ago by the applicant that never took place.

Herb Koster stated that this Board is willing to work with Mr. Parrotta, but they need to see that this is legit and fits the property. Atty. Canale said they are very grateful for this opportunity to come back and do it right.

John Gaddy asked if all the docks would have access to gas pumps. Atty. Canale replied no. They would not have a gas dispenser over the water. Every other marina has pumps out over the water, except for DEC. This is a state-of-the-art system.

Gena Lindyberg questioned the sale of fuel. Atty. Canale replied that it was not a retail fuel system, this was for the refilling of rental boats only. There would be no sale of gas.

Gena Lindyberg inquired about a 100' buffer around the tank. Mr. Miller of Environmental & Fueling Systems, LLC stated that they had this question last time and it was resolved. Gena Lindyberg said the drawing does not show the 100' buffer. Mr. Miller of Environmental & Fueling Systems, LLC stated that this tank was 100' from the neighboring properties and about 70' from the water.

Atty. Canale requested that the Board table this application so they could get the requested information together for the Planning Board.

## **RESOLUTION:**

**Motion by** Sandi Aldrich to table SPR19-08 for additional information from the applicant as follows:

1. A survey map to scale depicting parking to code specifying sizes and what they are for as follows:
  - a. 2 parking spaces each for 21 boat rentals.
  - b. 1 space for each guest room.
  - c. 1 space for each employee.

- d. Parking for owners.
- e. 1 adequate space for each of the 21 trailers.
- 2. All the tourist accommodations with occupancy depicted on the map.
- 3. All buildings are depicted on map.
- 4. The exact and total amount of docks and moorings.
- 5. Where the boats will be stored in the winter.

**Seconded by, John Gaddy. All Others in Favor. Motion Carried.**

The meeting was adjourned at 8:27pm

Minutes respectfully submitted by Kate Persons.