

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday January 16, 2020
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: John Cushing, Gena Lindyberg, Jessica Rubin, John Gaddy Director of Zoning & Planning, Richard Miller and Atty. Michael Muller.

Absent: Sandi Aldrich, Ann Marie Scheidegger, Kirk VanAuken, Chairman Herb Koster

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

REGULAR MEETING

John Gaddy asked if there were any changes or corrections to the December 12, 2019 minutes.

RESOLUTION:

Motion by Jessica Rubin to table December 12, 2019 minutes. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

- 1. SPR19-16 FRAUENHOFER, WILLIAM AND HEATHER.** Represented by Studio A. Seeks Type II Site Plan Review to build a single-family dwelling on parcel designated as Section 141.00, Block 1, Lot 11.12, Zones RL3. Property Location: 5882 lake Shore Drive. Seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 32,670 square feet is proposed. Subject to SEQR, LWRP, WCPA, LGPC and APA review.

Jeff Anthony of Studio A presented the following:

- This was an approved 3 lot APA subdivision.
- This is a 3.6 +/- acre lot.
- It is completely wooded.
- It is accessed by a deeded road right of way.
- They consider the driveway as their front yard setback.
- They are over 100' away from the lake.
- It is a single-family residence around 5,000 sq. ft. in size.
- They will be using permeable pavers on the parking area.
- The path to the lake will not be constructed of any hard materials.
- They will be using wood chips or mulch.
- The ground vegetation is very light, so they have very little vegetation to remove on the ground surface.
- They will not need to remove any vegetation from the building site down to the lake.
- They will be back to the Board for a filtered view.

- The LGPC will need to permit the proposed dock.
- They would like 2 fire pits on the property, which he detailed on the plans.

John Cushing inquired how close the fire pits were to lake. Mr. Anthony replied the northern one was approximately 15' and the southern was 35'.

John Gaddy inquired about a line on the map. Mr. Anthony replied that it was a surveyor tie line

Matt Huntington of Studio A presented the following:

- The existing site is relatively steep on the northern portion.
- He explained that the proposed area for the wastewater system would be the most feasible due to the topography and the location away from the lake.
- They will be using a Presby Advanced Enviro Septic System.
- They will be bringing some fill in for the system due to the presence of ledge rock.
- They did have a few feet of sandy loam material in that area that is conducive to wastewater absorption.
- He detailed the stormwater on the plans showing where the infiltrators, rain gardens and catch basins would be placed.
- They will be bringing in additional item 4 to backfill behind the wall.
- This site will be serviced by a well that placed out of the direct line of the wastewater.

John Cushing questioned why the well would not be 200' as it was on a slope. Mr. Huntington replied 200' was required if you were in the direct path of drainage upslope. Because of the site topography, they are not in the direct line.

Gena Lindyberg inquired if they had an idea where the systems were from the adjoining properties. Mr. Huntington said he believed that everything was at least 100' away from them, but he could verify that.

John Gaddy inquired about the cleared area to the lakeside of the house. Mr. Huntington said that they had pushed the house back up the hill about 25' to 30' to provide that cleared area for stormwater treatment.

John Gaddy inquired about the broad crested stone weir. Mr. Huntington said that it was located on the slope outside of the 100' setback and was simply for hydraulic relief from the retention basin. He detailed this on the plans.

John Gaddy stated that it was a little confusing because they did not receive a stormwater project report. Technically they receive a signoff from the town engineer and that was not provided.

John Cushing said this was an extensive stormwater plan and as the Board he would like this tabled to get more information on the stormwater plan. Gena Lindyberg agreed.

Gena Lindyberg asked if the driveway is sized for emergency vehicles. Jeff Anthony said it was approximately 65' and wide enough.

Gena Lindyberg asked if there would be blasting and how much. Mr. Huntington replied yes, and he was not sure how much yet.

Gena Lindyberg inquired about a basement. Mr. Huntington said it was not a walk out basement. He said pre-blast surveys are required.

Gena Lindyberg asked about the neighbors and said that she would like them to be placed on the plans.

John Gaddy said he was impressed with the tree protection stipulations put in the notes of the plans. Mr. Anthony stated the APA was very strict with the tree clearing. He said they would be submitting a plan for a filtered view and he explained how that would be achieved.

Gena Lindyberg asked for guidelines for the filtered views. Mr. Anthony explained how this was done. He said he wrote the guidelines for the APA.

John Cushing if there was going to be more development here after this house. Mr. Anthony replied no, this was only approved for one single-family dwelling.

John Cushing asked how wide the existing paved road was. Mr. Anthony replied 14' to 15' wide. John Cushing inquired if firetrucks would be able to maneuver down there. Mr. Anthony said they would.

John Gaddy inquired about the test pits on the south side of the house. Mr. Huntington detailed them on the plan and explained the infiltration design.

Gena Lindyberg inquired about the pumping of the wastewater tanks. Mr. Huntington stated it had an alarm system and they should be able to maintain it. He said the field is readily visible and any problems should be noticeable. Generally, they should pump every 3 to 5 years.

John Gaddy asked the clearing limits would allow them to build the house they wanted to. Mr. Anthony replied that other than for stormwater and utilities they are fine with it.

Steven Young, architect said that the house is labeled as a 6-bedroom house, but it is in fact only a 5-bedroom house. The house was intentionally designed to be long and narrow to create the least impact to the site and take advantage of these views. It is very similar to another home in the neighborhood. It is dark sky compliant. It is a walk out basement and there will have to be some blasting for it. The house will have white window trim with a charcoal roof and gray stone.

John Cushing asked about the tree removal for the path. Mr. Anthony stated they would not be taking any trees down and would remove it from the plans.

John Cushing asked how wide the meandering path would be. Mr. Anthony replied 5' to 6' with mulch or wood chips.

RESOLUTION:

Motion by John Cushing to table SPR19-16 for additional information on the stormwater plan. **Seconded by,** Gena Lindyberg. **All in Favor. Motion Carried.**

2. **SPR19-17 FAMOSI, JOHN S., CAPRI VILLAGE PRPERTIES, LLC.** Represented by the John S. Famosi. Seeks Type II Site Plan Review to add a tour boat to berth and operate from the property. Designated as Section 213.13, Block 1, Lot 52, Zone RCM1.3. Property location: 3926 Lake Shore Road. Subject to SEQR, LWRP, WCPA, LGPC and APA approvals.

John S. Famosi presented the following:

- He is looking to add a tour boat charter on his property.
- He currently has a fishing charter that operates on his property.
- This will operate from Memorial Day to Columbus Day.
- There are currently similar operations on the adjoining motel properties.
- This would not require any change or modifications to the property.
- He has existing excess parking on the property.
- He currently has an application in with the LGPC for the marina modification for the tour boat.
- It will be using the same infrastructure that the fishing charter currently uses.

John Cushing asked about the parking. Mr. Famosi detailed it on the map and said it was parking that was used by an 11-unit building that had burnt to the ground.

John Cushing asked if the owner would be licensed. Mr. Famosi replied that he would have it mandated in the operating agreement that he was fully licensed and that he have all the required insurances.

Atty. Muller explained to the Board that the LGPC regulated this application and that this board had concerns with land based impacts only.

RESOLUTION:

Motion by Gena Lindyberg to declare the Bolton Planning Board as lead agency for SPR19-17. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

Motion by Gena Lindyberg to accept SPR19-17 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. **Seconded by** John Cushing. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:52

Minutes respectfully submitted by Kate Persons.