

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday September 17, 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, John Gaddy, Gena Lindyberg, Sandi Aldrich, Chairman; Herb Koster, Director of Zoning & Planning; Richard Miller P.E

Absent: Kirk VanAuken, Ann Marie Scheidegger, Jessica Rubin & and Town Counsel; Michael Muller.

The meeting was called to order at 6:03pm.

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the August 20, 2020 minutes.

RESOLUTION:

Motion by Sandi Aldrich to approve the August 20, 2020 minutes as presented. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

- 1. SPR20-09 JOSH BISHOP.** Represented by Andy Allison of AJA Architecture. Seeks Type II Site Plan Review for construction of new single family dwelling and guest cottage, installation of new septic system, well and stormwater management. Section 212.04, Block 2, Lot 3, Zone LC 25. Property location 16 Diamond Ridge Road. Subject to APA, SEQR, WCPA and LWRP review.

and Matt Huntington of Studio A presented the following:

- He detailed the stormwater plans to the Board.
- They have tried to treat the stormwater coming off the buildings as close as they actually could to the source it was coming from.
- This is a very steep site.
- They are trying to put the stormwater from the accessory structure and driveway structure into a retention area and infiltration trenches.
- They have a stormwater practice that will pick up every bit of water that hits the impervious areas.
- The idea was to keep it on the upslope side and as close to the house as they could.
- The wastewater area was chosen for the shelf area close to the road which had good soils.

- They will use a shallow trench system.
- It will be gravity flow.
- Each structure will have their own septic tank.
- He detailed the way the system would work to the Board.
- They have a retaining wall along the road that meets the town code.

John Gaddy asked about power and Mr. Huntington detailed it on the site plan.

John Gaddy stated it appears that a lot of trees were removed for the view and site area and he would like to see that the remaining large trees were not to be removed and be maintained over the years. Mr. Huntington said absolutely, they could add that as a condition, and that clearing was done previously. John Gaddy said that a lot of the preliminary clearing had already been done on the lot for a view. Mr. Allison stated that the owner had asked them to design the project to keep the existing trees and he would be using non-reflective glazing on any of the windows facing the lake. They did not want a large viewshed from the lake. John Gaddy said they encourage people to have a view, but they also do not want an eyesore up on the hillside.

Herb Koster asked what their intent was for the construction of the stormwater during the phases of the job. Mr. Huntington stated that the first would be erosion and sediment control in the form of silt fences. The idea is to begin constructing the stormwater simultaneously with the construction of the impervious surface. Herb Koster said they were interested in them catching everything from the construction. Mr. Huntington stated they would put a construction sequence note on the plans detailing what needed to go in first while they were clearing the area.

John Gaddy asked about access for emergency vehicles getting to the proposed house along the existing gravel drive. Mr. Huntington replied that unfortunately that portion was not on the Bishop property. They have created an area to stage a truck or turn a car but that is all the room they have. Sandi Aldrich asked if it was a right-of-way. Mr. Huntington replied that he believed there was an access easement. They can check into it. Herb Koster said that the problem is that the fire company will not be bringing a truck right up next to the structure to turn around. They would be stuck with the size of this driveway. Mr. Huntington stated they were pretty limited in this as it is not the Bishop's property so they could not propose improvements on it for their project. Gena Lindyberg inquired if there was anything in the deed pertaining to this. Mr. Huntington replied that he would need to look. John Gaddy stated that in order for them to approve this, without a way to get to the house would be hard. Herb Koster said the client bought the property and should know what he has for an easement. He stated they needed to show exactly what they have for a driveway. They need to supply a lot more information.

John Cushing asked how close the accessory structure was to the gravel driveway. Mr. Huntington replied that it was only 5' or 6' off the drive. He explained that it was approved by the ZBA. John Cushing asked what Mr. Bishop owned. Mr. Huntington detailed it on the map. John Cushing asked if he had to extend the right-of-way farther up the hill, he could do that. Andy Allison of AJA Architecture detailed the plans and said that the neighbor whose right-of-way would be impacted by the garage/accessory structure was fine with the placement of it. There was no impact to the other property owner.

John Gaddy asked for the overall length of the main structure with garage. Mr. Allison replied just under 120'. Herb Koster said that they were well over the 120' with the garage. Mr. Allison said he thought they just meant the house. Herb Koster stated that the town had regulations on width and length of structures, and they have attached all the structures. He said if they eliminated the breezeway between the house and garage, they would be ok or else they need to go for a variance.

Sandi Aldrich asked if they were going to remove the stove in the garage/guest cottage after the main house is finished. Mr. Allison replied yes.

John Gaddy asked that Director of Zoning & Planning; Richard Miller P.E get a copy of the APA language for vegetative screening. John Gaddy said he wanted this project to keep the vegetative screening in place. He also wanted all lighting dark sky compliant and the colors to be dark earth tones. Mr. Allison replied that they are keeping the natural cedar siding and lighting would comply. He said the owner's goal is to keep the impact low on this parcel.

Sandi Aldrich asked if they anticipated blasting. Mr. Allison replied that there may be some. Sandi Aldrich stated that the town has blasting and drilling regulations for hours of operation.

Herb Koster stated they want to see information on the right-of-way pertaining to the length, width and how much they are allowed to improve the driveway for a hammerhead.

RESOLUTION:

Motion by John Gaddy to table SPR20-09 for the following additional information; 1) Right-of-way access to the property. 2) Dimensional conformity to the Bolton regulations pertaining to length and width. 3) Turn around space for emergency vehicles. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

Herb Koster stated that Jeff Anthony wanted to set up a date and time for the Board to meet with their engineers and surveyors at the Twin Bolton LLC property site to review some of the information they were looking for. Mr. Huntington stated that they could pretty much be available at any time.

The meeting was adjourned at 6:35PM

Minutes respectfully submitted by Kate Persons.