

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday March 25, 2021
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, Kirk VanAuken, John Gaddy, Ann Marie Scheidegger, Sandi Aldrich, Gena Lindyberg, Chairman; Herb Koster, Alternate; David Smith, Director of Zoning & Planning; Richard Miller P.E. & Town Counsel; Michael Muller

Absent:

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

PUBLIC HEARING:

SPR21-01 Bonnie View, LG LLC. Represented by Studio A Landscape Architecture & Engineering, DPC. Seeks to demolish the existing hotel structures and to build a single family residence with a guest cottage, lakeside pavilion building, boathouse/recreation building and tennis court. Section 186.14 Block 1, Lot 52, 31; Zone RCH5000. Property Location: 4654 Lake Shore Drive. Subject to APA, WCPS and LWRP review

Jon Lapper gave a quick overview of the project.

Mr. Huntington of Studio A Landscape Architecture & Engineering, DPC gave the Board a detailed description of the proposed enhanced wastewater system and stormwater.

Claire Pospisil of Sunrise Shores expressed her concerns with the wastewater system and stormwater controls.

Chris Navitsky discussed his concerns with the project and stated that he does not feel that the stormwater is compliant.

President of Sunrise Shores HOA thanked the Board and applicants for all of their hard work on this project.

Dave Rockwell of Sunrise Shores questioned the impact of the changes to their community. He had questions about the staircase by the lake and how close it will be to their property line. He asked about the guesthouse and the possibility of shifting it away from the property line.

Donald Roessler of Northwood Ho Resort said he was fully confident that this will be a great improvement to the neighborhood and wished them well.

Correspondence:

Email and letter of concerns for the wastewater from Paul Pospisil.

Matt Huntington of Studio A, response to email of concerns from Mr. Pospisil.

Letter of concerns from the Lake George Waterkeeper.

Motion by John Gaddy to close the Public Hearing for SPR21-01. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

REGULAR MEETING

Herb Koster asked if there were any changes or corrections to the March 25, 2021 minutes.

RESOLUTION:

Motion by Gena Lindyberg to approve the March 25, 2021 minutes with the following corrections: 1. Gena Lindyberg should appear in the “Present” section. 2. Page 7, Condition of Approval #2 for SPR21-06 should read “*The applicant must adhere to the Town of Bolton hours of operation **conditions** for construction and drilling and blasting with no exterior work on Saturday and Sunday*”.

Seconded by John Gaddy. Sandi Aldrich **Abstained. All others in Favor. Motion Carried.**

- 1. SPR21-01 Bonnie View, LG LLC.** Represented by Studio A Landscape Architecture & Engineering, DPC. Seeks to demolish the existing hotel structures and to build a single family residence with a guest cottage, lakeside pavilion building, boathouse/recreation building and tennis court. Section 186.14 Block 1, Lot 52, 31; Zone RCH5000. Property Location: 4654 Lake Shore Drive. Subject to APA, WCPS and LWRP review.

** This item was tabled at the March meeting, to schedule a Public Hearing**

Mr. Huntington went through the stormwater and wastewater portions of the project for the Board and addressed some of the questions from the Public Hearing and addressed Mr. Navitsky’s letter of concerns.

Jeff Anthony addressed many of the questions that were presented at the Public Hearing.

Ann Marie Scheidegger questioned the stormwater and asked if there was anything else that could be done to ensure that it was the best possible design.

Gena Lindyberg asked about how many trees were being removed. Kristen Catellier and Jeff Anthony of Studio A Landscape Architecture discussed the trees to be removed and replanted.

Sandi Aldrich inquired about the removal of trees by the lake and in front of the house. Mr. Flynn detailed the plans and explained that the trees that were being removed were diseased. The Board asked if they would be replanting. Sandi Aldrich stated she was concerned that the home would not be screened from the lake and light pollution coming from it. Mr. Flynn stated they were working with light specialist to minimize this.

RESOLUTION:

Motion by Gena Lindyberg to have an independent consultant review the stormwater and wastewater portions of SPR21-01. **Seconded by** Sandi Aldrich. **Opposed;** John Cushing, John Gaddy, Herb Koster & Kirk VanAuken. **Motion Denied.**

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR21-01. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR21-01 as complete; having held a Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

1. All exterior lighting is to be dark sky compliant and downward facing and shielded.
2. The applicant must adhere to the Town of Bolton hours of operation conditions for drilling and blasting with no work on Saturday and Sunday.
3. The applicant must adhere to the Town of Bolton hours of operation conditions for construction and deconstruction with no exterior work on Saturday and Sunday.
4. A minimum of 8' must be maintained across the front of the property adjacent to 9N for a pedestrian walkway.
5. Soil on the west side of the main house must be raised to alleviate the flood potential.
6. An effluent filter is to be installed on the Presby treatment chamber.
7. Applicant must do all they can to maintain a vegetative screening of the structures from the lake.
8. The stormwater and wastewater portions of the project are to be resubmitted to the Town Engineer for review and signoff before submission to DEC for permits with the following indicated and addressed.
 - a) 10 year volume reduction on stormwater.
 - b) Specifications & placement of drainage pipe for existing groundwater channel under the surface with the materials used for piping documented.
 - c) A more comprehensive design of wastewater disposal of the spa.

Seconded by Gena Lindberg. **All in Favor. Motion Carried.**

2. **SPR21-07 Bolton Landing Storage, LLC.** Represented by Studio A Landscape Architecture & Engineering, DPC. Seeks to build two self-storage buildings, 20 feet by 120 feet and 30 feet by 120 feet, 16 foot wide gravel access drive and related stormwater

management practices. Section 139.00 Block 1, Lot 46.2; Zone RL 3. Property Location: 578 County Route 11. Subject to APA, WCPS and LWRP review.

Kristen Catalier and Matt Huntington of Studio A Landscape Architecture & Engineering, DPC

- This is an RL3 zone.
- They are looking to expand the storage buildings by adding two new structures.
- They are trying to keep the project as compact as possible.
- They are disturbing less than an acre.
- There is an existing culvert that goes under the road
- There will be no utilities on this project.
- They have sent a letter to the APA to modify the project.

John Gaddy said that it seemed that they could move the concrete.

John Gaddy would like the lights on the existing building to be changed to dark sky compliant. And that there will be no removal of buffer zone on County Route 11.

John Gaddy inquired as to the colors. Ms. Cataleir stated that they would be earth tones. John Gaddy stated he would like them to be a darker earth tone that blended in.

No County Impact

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR21-07.
Seconded by Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Gaddy to accept SPR21-07 as complete; having held a Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

1. All new and existing exterior lighting is to be dark sky compliant and downward facing and shielded.
2. Applicant must use darker colors to blend with landscape.
3. No outside storage of items is allowed on the new development.

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

3. **SPR21-08 Richard & Linda Miller:** Represented by Richard & Linda Miller. Seeks to convert a two car garage (440 sq. ft.) into a home occupation of selling antiques via the internet however retail customers would be welcome to location to pick up purchases in person and to shop when present. Also, to add a 2 foot by 4 foot sign to the side of the converted garage. This proposal for a home occupation was presented to the Zoning Board of Appeals as a “Request for Zoning Code Interpretation” on March 23, 2021 and

was approved by resolution. Section 186.10, Block 1, Lot 5, Zone RL3; Property Location: 4701 Lake Shore Drive. Subject to WCPS and LWRP review.

Richard Miller explained that this was mainly an online business, and they plan to use this for the sale of antiques, principally the sale of antiques primarily over the internet through eBay, Craigs List, Facebook Marketplace, etc. They will allow retail customers to show up to pick up items bought online and/or look around to do a retail purchase.

Sandi Aldrich asked if they planned on having the shop open daily. Mr. Miller replied not on a daily basis at this time, but it would be open on weekends.

Sandi Aldrich asked if there would be lighting on the sign. Mr. Miller replied no.

John Gaddy stated that the parking looked sufficient.

No County Impact

RESOLUTION:

Motion by Kirk VanAuken to declare the Bolton Planning Board as lead agency for SPR21-08. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Motion by Kirk VanAuken to accept SPR21-08 as complete; having held a Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

1. All exterior lighting is to be dark sky compliant and downward facing and shielded.

Seconded by Gena Lindyberg. **All in Favor. Motion Carried.**

4. **SPR21-09 Anthony Palazzo:** Represented by Anthony Palazzo. Seeks to add a 3 foot by 3 foot 6 inch sign to front of building. Section 171.15, Block 2, Lot 36.2, Zone GB5000; Property Location: 4 Horicon Avenue. Subject to WCPS and LWRP review.

Anthony Palazzo stated he would be opening a retail graphic design store in this location and needed signage.

John Cushing stated he was concerned with the lighting with the traffic in that area. Mr. Palazzo said he would put the lighting facing the sign and shield it so as not to point toward traffic.

John Cushing asked about the wrought iron bracket for the sign. Mr. Palazzo explained that it would be moved back.

No County Impact

RESOLUTION:

Motion by Ann Marie Scheidegger to declare the Bolton Planning Board as lead agency for SPR21-09. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

Motion by Ann Marie Scheidegger to accept SPR21-09 as complete; having held a Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

1. All exterior lighting is to be dark sky compliant and downward facing and shielded and positioned to shine toward the sign.

Seconded by Gena Lindyberg. **All in Favor. Motion Carried.**

The meeting was adjourned at 8:29PM

Minutes respectfully submitted by Kate Persons.