

Town of Bolton
PLANNING BOARD MINUTES
Thursday, May 12, 2022
6:00 p.m.
Town of Bolton Town Hall

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPS = Warren County Planning Staff
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Dept. of Environmental Conservation

Present: Chairman Herb Koster, Planning Board Members; John Cushing, John Gaddy, Kirk VanAuken, Sandi Aldrich, Gena Lindyberg, Acting Zoning & Planning Director - Joshua Westfall, AICP, & Town Counsel – Brian Reichenbach

Absent: David Smith

The meeting was called to order at 6:00 PM

Regular Meeting

SPR21-15 David Massaroni (Capri). Represented by Studio A.

Atty Reichenbach stated that the applicant has asked that the 62-day period be extended through the June meeting which would prevent the time from running in their favor and deeming it an approval. If the Board votes to agree with this, it will alleviate any penalties.

RESOLUTION:

Motion by Kirk VanAuken to extend the time limitation for review process for SPR21-15 through the June 17th meeting date. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

Chairman Koster asked if there were any changes or corrections to the April 14, 2022, minutes.

Sandi Aldrich stated page 4 had an unfinished statement and asked that the recording be reviewed before they approve the minutes.

RESOLUTION:

Motion by Gena Lindyberg to approve the April 14, 2022, minutes at the June 2022 meeting. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

New Business

- 1. SPR22-08 Lamb, Arthur, and Cheryl.** Applicant seeks Site Plan Approval for the construction of a 1,280 sq./ft. single-family residence. On-site wastewater treatment system is proposed. Section 170.00, Block 1, Lot 28. Zone LC25. Property Location: Edgecomb Pond Road. Subject to WCPA, APA, SEQR and LWRP review.

Arthur Lamb stated that this will be a single-family residence across from the Conservation Club.

Gena Lindyberg asked if there would be any blasting. Mr. Lamb replied, no.

John Cushing asked what the circumstances were for allowing the house to be built in this zone. Mr. Lamb replied he believed it was grandfathered in which is what he was told when he bought the property.

John Gaddy stated that all exterior lighting was to be dark sky compliant and downward facing and shielded. Mr. Lamb said it was no problem.

Herb Koster asked for some clarification on the plans. Mr. Lamb explained the property layout and boundaries.

Sandi Aldrich stated she would like to see as much vegetation as possible between the house clearing and the road to keep it hidden.

No County Impact.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR22-08.
Seconded by Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Cushing to accept SPR22-08 as complete; waive the Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented with the following conditions: 1) Maintain the 100' buffer as best as they can. 2) All exterior lighting is to be dark sky compliant, downward facing and shielded. 3) A minor stormwater plan is to be approved by Joshua Westfall AICP, before a signoff is received. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

- 2. SPR22-10 Hens, James.** Applicant seeks Site Plan Approval for the construction of a single-family residence and garage. On-site stormwater management practices are proposed. Section 171.165, Block 1, Lot 7. Zone GB 5000. Property Location: 24 Sawmill Lane. Subject to WCPA, SEQR and LWRP review.

Brennan Drake of Phinney Design Group & Jeff Anthony of Studio A presented the following:

- They went through the presented plans to the Board.
- They are demolishing the existing building and rebuilding a new single-family dwelling with a garage addition.
- Sawmill Bay is to the north and the proposed house faces north.
- The new building is essentially on the same footprint as the existing building.
- There is an existing boathouse at the southeast corner of the lot.
- They will not be changing the boathouse.
- The property is accessed by a private driveway that comes off Sagamore Road.
- There is a paved parking area and existing retaining wall.

- He detailed the new site plan.
- They will be adding a 2-car garage.
- They will be reconstructing the arrival coming through the driveway and make a parking court.
- They will be using permeable pavers for stormwater controls.
- They will not be redeveloping the lake shore.
- They are on public water and sewer.
- They will be treating the stormwater on the site which he detailed on the plans.
- A planting plan is proposed for the property.
- They are proposing to plant buffers with wildflowers along the seawall.
- All exterior lighting will be dark sky compliant.
- The existing gazebo will stay.

Herb Koster asked if they would be removing any of the pavement on the west side property line. Mr. Anthony replied, not really and detailed it on the plans.

Gena Lindyberg inquired about the easements. Mr. Drake stated there was no easement at the main entrance of the house. Mr. Hens stated he understands that his driveway starts at the end of Sawmill Lane. The road is Sawmill Lane, which they can access all the time. He does not believe he needs an easement to get to his house from Sawmill Lane. Herb Koster asked about the egress past the Gage property. Mr. Drake stated they work together with the Gage's and are both very conscious of each other and where they park. Mr. Phinney stated that it was his understanding that the right of way was in existence since the two properties have been there. Mr. Drake explained how he and the Gage's have a verbal agreement that has worked well for them. Sandi Aldrich asked if there is anything in writing in the deed. Mr. Hens stated he vaguely remembers something.

Gena Lindyberg stated that the plot plan did not show the adjoining neighbors.

John Cushing asked if they would still be able to access the egress area with the new design. Mr. Phinney stated that it was designed to allow the car access. John Cushing asked if the breezeway was connected to the main house. Mr. Phinney replied yes, it was like a Porte cochere.

Sandi Aldrich asked if the project exceeded the maximum area allowed in either direction. Josh Westfall replied, no.

Sandi Aldrich asked about tree removal and if they would be replaced. Mr. Anthony stated there would only be 2 trees removed from the property and they would not be replaced. Sandi Aldrich stated that she would like to see some trees to break up the façade of the walkout basement.

Kirk VanAuken asked about the garage and need for a retaining wall. Mr. Phinney stated that the side of the garage would be acting as a retaining wall.

Kirk VanAuken asked about blasting. Mr. Anthony replied that it did not appear that any blasting would be needed.

Kirk VanAuken asked if the hillside would be removed. Mr. Phinney detailed the plans showing what would be removed.

Mr. Phinney detailed the plans for the new structure stating it would be stained in browns and earth tones. The proposed retaining wall would be 6' at the highest point. John Cushing asked if they had any concerns with the safety aspect on the right side of the garage. Mr. Phinney replied, no.

Gena Lindyberg asked if there would be living quarters above the garage. Mr. Phinney replied, it will be finished for storage but there will be no sleeping rooms, water, or sewer.

John Cushing asked about the width of the road for emergency vehicle access. Mr. Phinney detailed the plans for the driveway. John Cushing asked if he knew the width of Sawmill Lane. Mr. Phinney replied he did not. He said they are improving what exists on the driveway. Sandi Aldrich asked if the corner had a grade. Mr. Phinney stated it was flat and there would not be a risk of sliding off there.

Sandi Aldrich stated she wanted trees to buffer the house to break up the lines. Mr. Phinney stated there was quite an extensive amount of landscaping all around and that the property has been open for years and they don't want to lose their view. They are adding quite a lot of landscaping. Sandi Aldrich stated she was not talking about flowers and shrubs; she does not see any provisions to replace the existing trees to be removed. The house needs some visual camouflage, to break up the lines, that will allow a nice, filtered view. John Gaddy agreed that the property had been open for a lot of years, but he agrees that a few trees and plantings can be done in a way that will still allow the view. John Cushing stated he was looking for the same to block some of the glass and light from the house. Mr. Phinney stated they were open to this, but he thinks a lot of care was taken in the design to break up the house and glass. John Gaddy stated that the size of the house is double in size, and they are just looking to soften the view. Mr. Phinney stated they can explore what they can do.

John Cushing inquired about the setbacks. Mr. Phinney stated that they are improving the setbacks and making them compliant.

Kirk VanAuken asked about the height of the house and the view for neighbors next to them. Mr. Hens replied that he spoke to his neighbor, and he is ok with this design. They moved the proposed house 2' which helps the view for the neighboring property owner.

Kirk VanAuken inquired about the construction schedule. Mr. Phinney replied that the intent was to start in September.

John Cushing inquired about the glass. Mr. Phinney stated that they would be using nonreflective glass.

John Cushing asked if there would be a fire pit in the sand of the beach area. Mr. Anthony replied, no.

Gena Lindyberg asked who maintained Sawmill Lane. Mr. Phinney stated he was not sure.

RESOLUTION:

Motion by John Cushing to table SPR22-10 for a planting plan and clarification of the easements. **Seconded by Sandi Aldrich. All in Favor. Motion Carried.**

The meeting was adjourned at 7:07 PM

Minutes respectfully submitted by Kate Persons.