

**Town of Bolton
PLANNING BOARD MINUTES
Thursday, August 11, 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 – Mary Kissane

Absent: David Smith

The meeting was called to order at 6:00 PM

Regular Meeting

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

RESOLUTION:

Motion by Sandi Aldrich to approve the July 14, 2022 minutes as presented. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

- 1. SPR22-16 24 FR Smith and Sons Marina.** Applicant seeks Site Plan Review and Approval for the removal and replacement of an existing waterfront structure to feature new store, office, and work area. Existing store and gas dock will be removed and replaced partially within existing structures footprint. New Stormwater measures (rain garden) are proposed in remaining area of existing structures footprint. Section 171.15, Block 3, Lot 56 and 57. Property Location: 36 Sagamore Rd. Zone: GB5000. Subject to WCPA, SEQR, LWRP review.

** Application contingent on ZBA Approvals 8/9/2022 (ZBA Application V22-21) **

Scott Olsen, Owner and General Manager of F.R. Smith & Sons & Tom Jarrett of Jarrett Engineering presented the following:

- They determined that the shop is a great facility, but the problem is the storage building in front of it.
- They decided to remove the storage building for better accessibility to the shop.
- The gas dock needs to be replaced as it is in poor repair and needs to be replaced.
- They decided to remove the store off the gas dock and make the dock narrower to create 2 more dock slips.
- The new store will be a small building off to the side for the rentals, retail store and office space.
- They would like to make the site more efficient and beneficial to the marina.

- Mr. Jarrett detailed the drawings showing the new stormwater management plans, including the rain garden and French drain.

Sandi Aldrich asked about the existing runoff sheeting off the shop building that is funneled under the driveway. Mr. Jarrett detailed how they would be capturing all of that water with the new mitigation and stated that they will be removing the existing drain.

Mr. Olsen stated that this was a relatively small footprint for this new plan. They will be able to manage any situation once they start digging in.

Mr. Jarrett stated that when doing work for the prior owner, they proposed a stormwater filter which was approved by LGPC and denied by DEC.

Scott Olsen stated they met with their neighbors at the Boathouse Bed & Breakfast who were in support of the project.

Sandi Aldrich asked about the elevation of the rain garden. Mr. Jarrett explained that they would have a concrete retaining wall around the rain garden.

Gena Lindyberg asked about the launch ramp for the boats. Mr. Olsen said that it would not be changing at this time. They would be figuring that out at a later date.

Herb Koster asked about the removal of the lift. Mr. Olsen stated that is a long range plan that had not been designed yet and they would need more permits for this. Herb Koster stated they would need more stormwater controls for that. Mr. Jarrett stated that it would be the same amount of runoff, but they would need to manage it.

Sandi Aldrich inquired where they would be placing the public restrooms. Mr. Olsen stated temporarily, they would be using portable toilets during the process and the long range plan is for bathrooms in the parts building.

Herb Koster asked if they would be having pump out facilities. Mr. Olsen stated not at this time, he said that they are not entertaining pump out stations unless there was a specific reason to. He stated the LGPC has permitted the dock changes and they have not been approached about having pump out facilities. He explained that there are pump out facilities within a mile on either side of the marina.

Gena Lindyberg asked for the height of the buildings. Mr. Olsen stated they would be about 6' lower than what currently exists.

Mr. Olsen stated the colors would be a white or beige building that matches the neighbors. Gena Lindyberg asked that it be a darker white or beige. Mr. Olsen stated they wanted it to blend in nicely. They have been focusing on the appearance from the lake to blend in with the neighbors.

Sandi Aldrich asked if they had designed the building yet. Mr. Olsen stated that they had drawn up some stick drawings, but they were focusing on the stormwater plans. John Gaddy said he

was happy with the new treatment of the stormwater, but he is having trouble with an approval for this project without the drawings for the new building. Sandi Aldrich agreed and said she would like specific renderings.

Sandi Aldrich asked if they had contacted the Town Sewer and Water Departments about lines on the property. She believes there is a major sewer line on the site. Mr. Jarrett stated that he does not think the drain would conflict, but they could move it slightly if they have to. Sandi Aldrich stated she thought it would be a good idea to contact them as she believes they have conflicting information. Mr. Olsen stated he expected to have a couple of meetings with both sewer and water. They would get it all sorted out and map it, so we all have a good idea of what is there. Mr. Jarrett stated they would add a note to hand dig in that area.

John Gaddy stated he thought this was a great idea and a big improvement on a site next to the lake, but he would like to see drawings before he approves any plans.

Josh Westfall stated the cutoff for the updated plans would be August 24th to be on the September Planning Board meeting.

John Cushing stated he would like them to take care of and fix any concerns that come up when digging. Mr. Olsen agreed.

Sandi Aldrich stated she would like to see downward facing and shielded exterior lighting on the plans for the new building.

Herb Koster stated that he would like them to show what was being removed on page C2 of the new drawings along with the new structures.

John Gaddy said he typically did not like white on the buildings, but he did not have a problem with it down here by the water. Sandi Aldrich stated she did not like it.

Correspondence:
Lake George Waterkeeper in favor of the project.

RESOLUTION:

Motion by John Gaddy to declare the Bolton Planning Board as lead agency for SPR22-16. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Gaddy to table SPR22-16 to the September 15, 2022 the meeting for additional information including drawings of the proposed structures. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

Discussion

2. **SPR22-15. 737 Schroon LLC.** Applicant seeks discussion with Planning Board for upcoming Type I Site Plan Review related to the proposed construction of a Commercial Use (71' x 97' event barn). As proposed, project will require APA review, SEQR Review, LWRP review, WCBC Review, and Local Board of Health Septic Variance (related to holding tank). Section 184.04, Block 1, Lot 9. Property Location: 737 East Schroon River Rd. Zone: RR5. The Planning Board will take no approval action.

Donald Russell stated he is here tonight to review what they are looking to do here and address any concerns the Board may have.

Gena Lindyberg inquired about the capacity of people, parking and water. Mr. Russell stated approximately 200 as a maximum capacity. He detailed the parking area on the site plan stating they would be parking on the grass. He stated they would be drilling wells for water.

Gena Lindyberg asked about the size of the driveway. Mr. Russell stated he was unsure at this time. John Cushing stated it should be about 16' for emergency vehicles. Mr. Russell stated that made sense. Gena Lindyberg requested that the road be depicted clearly on the drawings when he came back.

John Cushing inquired about the proposed houses and if they would be built in the future. Mr. Russell stated there were no plans to at this time. He said they are thinking of combining the parcels.

Gena Lindyberg asked about electrical lines. Mr. Russell depicted the existing poles on the plan and said that they would probably come right off from them.

John Gaddy asked about the holding tanks opposed to a septic system. Mr. Russell stated this was just a proposal and he would like to look into a full septic system. John Gaddy asked if this would be a weekend long event venue allowing people with RV's to dump into the holding tank. Mr. Russell stated they would probably only be one day events and they would not be dumping into the holding tanks. They would strictly be for the 1 day event such as weddings.

John Cushing asked if it would be a full restaurant and bar facility. Mr. Russell replied no, there would not be any cooking facilities. Events would need to be catered.

Herb Koster asked if they planned on clearing the woods. Mr. Russell replied, no. They would remove a couple of sporadic trees, but they would not be cutting the tree line anywhere.

John Gaddy asked about this site being in the 100' flood zone. Mr. Russell stated he was unsure. Acting Director of Planning & Zoning Josh Westfall stated that this can be looked up on the County GIS site. Herb Koster stated that there have been two 500 year storms in the last 10 years, and it did not flood.

Sandi Aldrich asked if they had plans for the venue to access the river. Mr. Russell stated that they were welcome to walk down there but it would not be a focal point.

John Gaddy asked about the square footage and if it would need a variance. Acting Director of Planning & Zoning Josh Westfall stated that it would be fine.

Gena Lindyberg said she would recommend a Public Hearing for this project.

John Cushing asked if they would be putting in sprinklers. Mr. Russell stated that he believed that they would have to per the fire code. Mr. Caldwell stated they may not need sprinklers if they have enough openings and access to get out.

John Cushing asked about the height of the building. Sam Caldwell stated that it would be about 28' to the peak. He stated that it would be a true timber frame barn and explained some of the materials they may be using. He said the area is pretty much hidden from view.

Sandi Aldrich asked if this would only be for warm weather events. Mr. Russell stated it may be used for 3 seasons. Mr. Russell stated that they may possibly putting heat into the facility and doing events through October.

Mr. Caldwell stated that they have plenty of room for stormwater and parking with no need for tree removal. The holding tank may be an interesting way not to have a septic but at the same time this is a 15 acre field of sand. Sandi Aldrich asked if they use a septic system, wouldn't they lose some of their parking. Herb Koster stated seepage pits take up a lot less room. Gena Lindyberg said she was not sure seepage pits were allowable anymore.

Kirk VanAuken stated they would need to put the layout for the parking on the plans to show they have enough room to meet the number of guests. The Board suggested a gravel driveway going into the site.

Sandi Aldrich stated they would need to consider lighting for the parking lot. Mr. Caldwell stated that they are thinking about temporary lighting for the parking area.

Mr. Russell stated they will be operating under an A.P.A. permit that was already opened. He stated he has to make some revisions and get clarification from them before he moves forward.

John Cushing asked about lot line adjustments. Mr. Russell stated that they would have them taken care of before they came back.

Herb Koster asked if the structure was pre-cut. Mr. Caldwell stated he pre-cut the frame off site. Herb Koster asked if they would be using radiant heat. Mr. Russell stated they were looking into it.

Gena Lindyberg stated they would need approval for any signage. Mr. Russell said that they would not need much for signage.

Herb Koster told the applicant to make sure all the plans were detailed with all the required information.

Sandi Aldrich asked that they make sure everything is located on the site plan when they submit the information and it include the floor plans.

RESOLUTION:

Motion by Sandi Aldrich to table application for SPR21-15 for additional information.

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

The meeting was adjourned at 7:56 PM

Minutes respectfully submitted by Kate Persons.