

Town of Bolton
PLANNING BOARD MINUTES
Thursday, April 13, 2023
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: Planning Board Members; John Cushing, Kirk VanAuken, Sandi Aldrich, John Gaddy, Acting Zoning & Planning Director - Joshua Westfall, AICP

Absent: Chairman Herb Koster, David Smith, Gena Lindyberg & Town Counsel – Brian Reichenbach

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

John Gaddy asked if there were any changes or corrections to the March 16, 2023 minutes.

RESOLUTION:

Motion by Sandi Aldrich to approve the March 16, 2023 minutes as presented with the following correction on page 8 item #6, SPR23-04 should read: *Property Location: Pine Tree Lane, not 36 Lapham Rd.* **Seconded by** John Cushing. **All in Favor. Motion Carried.**

John Gaddy stated that he had mentioned the need for project building sites to be staked out and identified at the last meeting. He asked the Board members for input. The Board was unanimous in their desire to see these practices in place moving forward for all projects. Sandi Aldrich stated that she was disappointed that some of the applicants that had already been notified of this chose not to do it.

Public Hearings:

1. **SPR23-02 Bonnie View.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks revised Site Plan Approval for the construction of an 80' x 40' storage structure. Stormwater will be reviewed as an addendum to approved major stormwater plan. The applicant proposes to use an existing curb cut along NY-9N. Zoning District RCH5000. SBL 185.114-1-52&31. Location: 4654 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.
*** This application was tabled at the applicant's request***
2. **SPR22-24 Bernstein (Jumbo Realty).** Represented by CLA SITE. Applicant seeks Type II Site Plan Review for the construction of a 120' x 80' accessory structure (open-sided gymnasium). Section 185.00, Block 1, Lot 32. Property Location: 429 Trout Lake Road. Zone: RCL3, LC25, and LC45. Subject to APA, WCPA, SEQR, LWRP review. Last Reviewed November 2022.

Pat Cushing asked for clarification of the new building and the purpose of it. Mr. Loyola detailed the plans for her and answered all of her questions.

RESOLUTION:

Motion by Sandi Aldrich to close the Public Hearing for SPR22-24. Seconded by John Cushing. All in Favor. Motion Carried.

Regular Meeting

3. **SPR23-02 Bonnie View.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks revised Site Plan Approval for the construction of an 80' x 40' storage structure. Stormwater will be reviewed as an addendum to approved major stormwater plan. The applicant proposes to use an existing curb cut along NY-9N. Zoning District RCH5000. SBL 185.114-1-52,31. Location: 4654 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

*** This application was tabled at the applicant's request***

4. **SPR22-24 Bernstein (Jumbo Realty).** Represented by CLA SITE. Applicant seeks Type II Site Plan Review for the construction of a 120' x 80' accessory structure (open-sided gymnasium). Section 185.00, Block 1, Lot 32. Property Location: 429 Trout Lake Road. Zone: RCL3, LC25, and LC45. Subject to APA, WCPA, SEQR, LWRP review. Last Reviewed November 2022.

John Gaddy said that there seem to be a number of items that needed to be clarified between the engineers. Under the advisement of the Zoning Administrator it would seem as though they would need time for answers to questions pertaining to the adequacy of some of the permits. Peter Loyola stated that they have had to address all new questions due to the fact that there is a new engineer looking at this project who is unfamiliar with the whole project and has not been to the site. They will be addressing all his questions and concerns. They meet all conditions and guidelines under the general permit from DEC. They automatically submit any changes to DEC and if they have any issues with the modifications, DEC asks for a copy of the SWPP. They have a master plan, and this building was a part of it. If there are any additional impacts as a result of any work being done in the confines of the camp the SEQR and a new SWPP could be reevaluated. This is not necessary now as this particular project is part of the master plan. All of their sanitation and water systems and pump stations have DEC approvals and are in compliance. The SWPP has been kept open and they correspond with DEC on any projects and get all their approvals. They are in complete compliance with the SWPP and their report. They are in somewhat of a catch 22 with having someone reviewing this plan that does not understand the history. He said they will have to sit down with him and go over the plans like they did with the previous engineer.

Kirk VanAuken asked if they were still in contact with DEC concerning the SWPP. Mr. Loyola replied that they are in constant contact with DEC and all of their projects are in complete

compliance.

John Gaddy asked if they would be able to sit down with LaBella and work out their technical questions and resolve them. Mr. Loyola stated they very much hoped to. He stands behind their work and Mr. Adams is coming in at the end of the overall project.

John Gaddy stated they were looking for written clarification for the adequacy of the open permit with DEC and they would like responses to the engineer comments and written responses from the town engineer. John Cushing agreed.

John Gaddy said they are looking to see that the whole system works together and that all the engineers are in agreement that they are. Mr. Loyola said they are happy to do this.

RESOLUTION:

Motion by Sandi Aldrich to table SPR22-24 for additional information and resolve the questions raised by the town engineer. **Seconded by** Kirk VanAuken. **All in Favor. Motion Carried.**

5. **SPR23-05 ADK Real Estate Holdings.** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of single-family residence, driveway, onsite wastewater treatment system and major stormwater management. Zoning District RCH5000. SBL 186.14-1-56. Location: 4644 Lake Shore Dr. Subject to APA, WCPS, SEQRA and LWRP Review.

*** This application was tabled at the applicant's request***

6. **SPR23-06 528 3rd Partners** Represented by Studio A Landscape Architecture & Engineering, D.P.C. Applicant seeks Site Plan Approval for the construction of three townhomes in two buildings and a three-car garage. Stormwater management and landscaping are proposed as well as parking on stabilized lawn area (5 cars). Served by municipal water and sewer. Variances approved by the Town ZBA (V22-25) Zoning District RM 1.3. SBL 171.19-1-75. Location: 25 Goodman Ave. Subject to APA, WCPS, SEQRA and LWRP Review.

*** This application was tabled at the applicant's request***

The meeting was adjourned at 6:37 PM.

Minutes respectfully submitted by Kate Persons.