

**Town of Bolton
PLANNING BOARD
AGENDA
Thursday November 21, 2019
6:00 p.m.**

SEQR= State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPA = Warren County Planning Agency
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Department of Environmental Conservation
LWRP =Local Waterfront Revitalization Program

1. **SPR19-13 FINLEY, MADISON.** Represented by the Brett Steenburgh, PE. Seeks to divide into 4 lots that parcel designated as Section 200.14, Block 1, Lot 20, Zones RM1.3 & LC45. Property Location: Intersection of Cotton Point Road and Route 9N. Minor Subdivision. Seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 2.4 acres is proposed. Subject to SEQR, LWRP, WCPA and APA review. See SD19-03 associated with this project.

2. **SD19-03 CARUSO, MICHAEL.** Represented by the Brett Steenburgh, PE. Seeks to divide into 4 lots that parcel designated as Section 200.14, Block 1, Lot 20, Zones RM1.3 & LC45. Property Location: Intersection of Cotton Point Road and Route 9N. Minor Subdivision. Last heard June 20, 2019 and August 22, 2019. All conditions have been met per the Resolutions from the June 20, 2019 and August 22, 2019 Planning Board Meeting. The driveway arrangement has been modified to not require NYSDOT access for the one driveway. Subject to SEQR and LWRP review.

3. **SPR19-14 UPPER NY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH.** Represented by the Daniel W. Ryan, PE. 1) Seeks to expand group camp by the construction of two year-round cabins to replace three previously demolished seasonal cabins and the conversion of an existing workshop building to a new welcome center/office. Designated as Section 123.00, Block 2, Lot 3, Zone RR10. Property location: 9 Sherman Lane/Sherman Lake Road; 2) Seeks Type II Site Plan Review for a major stormwater project to remove more than 15,000 square feet of vegetation. 23,958 square feet is proposed. Subject to SEQR, LWRP, DEC, WCPA, Town of Horicon and DOH approvals. Resolution should be contingent on DEC and DOH approvals.

4. **SD19-04 JTR LAKE GEORGE, LLC.** Represented by Studio A. Seeks to divide into 4 lots that parcel designated as Section 200.10, Block 1, Lot 1, Zone RM1.3. Property Location: 4376 Lake Shore Drive. Sketch Plan Review. Minor Subdivision. In accordance with Section 125-9 B (1)(b) and (2) of the stormwater regulation subject to a major stormwater project. Subject to SEQR, APA, WCPA and LWRP review. The Board must determine if the proposed roadway servicing 3 parcels can be treated as a shared driveway. See V19-22 associated with this project.

5. **SPR19-15 DEPACE, ANTHONY.** Represented by Gary Hughes. Seeks to demolish and rebuild a single family dwelling. Seeks Type II Site Plan Review for multiple-family dwellings. Section 186.06, Block 1, Lot 18, Zone RCH5000. Property location 4768 Lake Shore Drive. Subject to SEQR, WCPA and LWRP review. Contingent upon V19-47 for Density Variance.

6. **SPR19-08 PARROTTA FAMILY LLC.** Represented by Atty. Greg Canale. 1) Seeks to amend conditions of approval set forth by the Planning Board on November 20, 2008 when approving SPR08-25 for a marina/tourist accommodation on that parcel designated as Section 171.11, Block 2, Lot 12. The conditions read as follows: There shall be no pumping of gas on site. There shall be no more than 12 rental boats. The hours of operation, including maintenance, are to be between the hours of 8:00 am and 5:00 pm. 2) Seeks Type II Site Plan Review to create a marina on that parcel designated Section 171.11, Block 2, Lot 11. **NOTE – Lot 11 & 12 have now been merged.** 21 boats are proposed plus 2 additional moorings. Off season storage of 23 boats is proposed. The proposed hours of operation are between the hours of 8 am to 6 pm. The pumping of gas is proposed. Zone RCM1.3. Property Location: 5102 & 5104 Lake Shore Drive. Subject to WCPA, SEQR, WCPS, and LWRP review.