

Minutes of the Town of Lake George Planning Board meeting held on September 11, 2018 at 6:00 p.m., at the Town Center, 20 Old Post Road, Lake George, New York.

Members Present: Sean Quirk, Chairman
Heath Mundell
Robert Flacke
Nathan Hall
David Meixner
Rich Askew

Absent: Fred Pape, Vice Chairman

Also Present: Dan Barusch, Adele Behrmann, Michael Bollinger, Aaron Roberts, Kurt Koskinen,
Keith Dickinson and others.

Chairman Quirk opens the meeting at 6:00 p.m.

Acceptance of the Minutes

A motion is introduced by Chairman Quirk; seconded by Heath Mundell to accept the minutes of the August 14, 2018 meeting in the record.

All in favor, motion carries.

PUBLIC HEARINGS

1. Site Plan Review Application SPR17-2018 submitted by Michael Bollinger as agent for Megan Vail, with a proposal to demolish an existing crib type dock structure damaged by ice, an overhead sundeck and an existing open deck. Replace the crib dock and construct a new roof structure over an existing non-permeable concrete pad; for property located at 29 Trinity Rock Road. Tax Map No. is 238.08-1-56. Lot size is 0.66 acres. Zoning Classification is RCH-LS. Code References are 175-23 & 175-37. SEQRA is Type II.

Mike Bollinger begins by stating that they are in the process of receiving approvals from a DEC biologist and the Park Commission to replace a crib dock in dire need of repairs. In addition, following are the other proposals:

- Bring the dock into compliance with the current codes.
- Clean the shore, restore and increase the littoral zone flow under the dock to improve the animal habitat.

- Eliminate the sundeck and the rail and extend the current roof on the dock over a concrete pad for shade.

Chairman Quirks asks for more clarification from the applicant as to what is existing and what is proposed; Michael Bollinger states that very little is changing since, with the exception of the roof extension, the footprint is remaining the same and the permeability is technically increasing with the addition of the roof on the concrete pad and the removal of the inland deck. Additionally, he informs the Board that the shed would be moved a few feet while the seawalls would be worked on only if needed and only for re-pointing. He will be back in the spring with a proposal to dry up the site by proposing appropriate stormwater devices to capture the run off. As for the proposed colors for the dock and storage area, he states that they will match the current dwelling colors.

Chairman Quirk opens the meeting to the public with no response.

A motion is introduced by Heath Mundell; seconded by Nathan Hall to close the public hearing.

All in favor, motion carries.

Nathan Hall reads the application into the record.

A motion is introduced by Heath Mundell; seconded by Robert Flacke to accept the application as complete.

All in favor, motion carries.

A motion is introduced by Heath Mundell; seconded by Nathan Hall to approve Site Plan Review SPR17-2018 as submitted.

Ayes:	6	Flacke, Mundell, Hall, Meixner, Askew, Chairman Quirk
Nayes:	0	
Absent:	1	Pape

All in favor, motion carries.

2. Application for Site Plan Review SPR19-2018 submitted by Kathleen Draskoczy with Studio A Landscape Architecture as agents, with a proposal to construct a permeable flagstone patio and stone access steps with landscape improvements and plantings for property located at 11 Hubbell Lane Ext. Tax Map No. is 251.11-1-6. Lot size is 1.32 acres. Zoning Classification is RCH-LS. Code References are 175-23 & 175-37. SEQRA is Type II.

Aaron Roberts, agent for the applicant, begins by stating that their proposal is to build a permeable flagstone patio and stone access steps to a lower patio in addition to landscape improvements that will help mitigate the stormwater runoff. Some of the improvements include a dry creek design which will add to the aesthetics but also serve to divert the run off coming onto the property from a nearby culvert. The project's total impervious area is 975 sq. ft. and the total land disturbance will be 2,975 sq. ft. The excavation will be minimal ((0" to 6") and no trees will be cut. In response to questions from the Board, he states that currently the site is a sloped grassy area that promotes erosion; this project will try to stop the erosion and give the owners access to a patio and the lake. A new finger dock is proposed that will be reviewed by the Park Commission however the location of the dock will not impact the patio location. Native plants will be used for the shoreline buffer as well as other landscaping projects.

The Board Members question why this project needs site plan review since the proposed changes will result in positive stormwater retention; Dan Barusch responds that the reason for site plan review is the addition of the patio which is within 300 ft. of the lake.

Chairman Quirk opens the meeting to the public with no response.

A motion is introduced by Heath Mundell; seconded by Robert Flacke to close the public hearing.

All in favor, motion carries.

David Meixner reads the application into the record.

A motion is introduced by Heath Mundell; seconded by Nathan Hall to accept the application as complete.

All in favor, motion carries.

A motion is introduced by Nathan Hall; seconded by Heath Mundell to approve Site Plan Review SPR19-2018 as submitted.

Ayes:	6	Flacke, Mundell, Hall, Meixner, Askew, Chairman Quirk
Nayes:	0	
Absent:	1	Pape

All in favor, motion carries.

REGULAR MEETING

3. Application for Site Plan Review SPR18-2018 submitted by Keith Dickinson and Kurt Koskinen as agents for Sundlin LG 2012 Trust, with a proposal to conduct commercial timber harvest on the sites for property located at Schroon River Road. Tax Map Nos. are 211.04-1-9, 212.00-2-3 & 211.04-1-12. Lots sizes are 139 acres, 83.22 acres and 71.35 acres respectively. Zoning Classifications are RR-5 & RR-10. Code Reference is 175-15. SEQRA is Unlisted.

Kurt Koskinen who is the forester for the project, describes the project by stating that the total acreage involved is approximately 293 acres and the site is accessed by two roads specifically from Diamond Point Road and Schroon River Road. Essentially the harvest will be 16" in diameter quadrant therefore a lot of trees will be left untouched and about 1/3rd of the trees will be harvested. The basal areas will be approximately 115 sq. ft. per acre in soft woods and the hardwood mixed will be about 90 sq. ft. per acre; they harvest on an average about 40 sq. ft. per acre making the actual basal area between 50 sq. ft. to 60 sq. ft. but still leaving 2/3rd of the trees standing. There will be no harvesting within 35 ft. of both sides of the stream and although there are no plans to cross it, there is currently an existing, solid bridge that can be used if necessary. The site conforms to all the Town's regulations and it was also approved by Warren County Soil and Water.

Chairman Quirk inquiries about the steep slopes to which Kurt replies that they're only at the top of the property and reassures the Board that no new logging trails are expected and only the horizontal or diagonal existing trails will be used. Dan Barusch adds that the site has a good construction entrance with a good road and the project is all in the interior and not visible.

Kurt Koskinen adds that the boundary lines are clearly marked but no tree will be removed if it will fall in a neighbor's yard although in this zone the closes neighbor is a few thousand yards away. The last harvest was done approximately 30 years ago. Nathan Hall inquiries about which landing will be used, Kurt replies that the Schroon River Road landing is the only one that will be used with no plans to use the second one.

Dan Barusch suggests that because of the large distance of the site to neighbors, it might be a good idea to waive the public hearing.

A motion is introduced by Heath Mundell; seconded by Robert Flacke to waive the public hearing.

All in favor, motion carries.

Nathan Hall reads the application into the record.

A motion is introduced by Heath Mundell; seconded by Chairman Quirk to accept the application as complete.

All in favor, motion carries.

Chairman Quirk reads Part I of the SEQRA into the record which contains the questions that the applicant answers. (A copy of both Part I and Part II is attached).

A motion is introduced by Chairman Quirk; seconded by Heath Mundell to declare a Negative SEQRA.

Ayes: 6 Flacke, Mundell, Hall, Meixner, Askew, Chairman Quirk
Nayes: 0
Absent: 1 Pape

All in favor, motion carries.

A motion is introduced by Heath Mundell; seconded by Robert Flacke to approve Site Plan Review PR 18-2018 as submitted.

Ayes: 6 Flacke, Mundell, Hall, Meixner, Askew, Chairman Quirk
Nayes: 0
Absent: 1 Pape

All in favor, motion carries.

A motion is introduced by Chairman Quirk; seconded by Heath Mundell to adjourn the meeting at 6:00 p.m.

All in favor, motion carries.

Respectfully Submitted,

Adele Behrmann
Planning & Zoning Clerk

