

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday January 19, 2017  
6:00 p.m.**

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

**Present:** Herb Koster, Gena Lindyberg, John Cushing, John Gaddy, Henry Caldwell, Zoning Administrator, Pamela Kenyon and Town Counsel, Michael Muller

**Absent:** Sandi Aldrich, Alternate Ann Marie Somma & Kirk VanAuken

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

**REGULAR MEETING**

Herb Koster deferred the approval of the November 17, 2016 minutes until the February 2017 meeting so they would have a quorum.

**RESOLUTION:**

1. **SPR16-36 ROSS, VERONICA.** Seeks Type II Site Plan Review for an agricultural use, specifically to create a retail space associated with the plant nursery. Section 171.06, Block 1, Lot 18, Zone RL3. Property Location: 162 Valley Woods Road. Subject to WCPS review. Subject to SEQR. Note: This is an amendment to SPR16-07 approved by the Planning Board on April 21, 2016 for a plant nursery.

Mr. Ross presented the following:

- They were approved for a special agricultural use in April 2016 to grow plant material for motels and homeowners in the area.
- Last year was very successful and they have received several requests from clients for high end garden items, such as stone planters, statuary and unique hanging baskets.
- They would like to take advantage of these requests and utilize one of the existing sheds on the property as a showroom/sales area during scheduled and appointed hours.
- The size of the area is 12.5' x 24'.
- It is a Board and Batten structure, which they will not be altering.

John Gaddy asked if they anticipated stock piling many materials. Mr. Ross stated that they did not. They would like to present a catalog from a vendor they use out of Pennsylvania to clients to order from. They would then store them on site. There seems to be a market for the stone planters and statuary and would like to use the area to show items and then order them from catalogs.

Gena Lindyberg inquired which shed they would be using. Mr. Ross stated shed 2.

Gena Lindyberg asked if they would be changing the existing parking. Mr. Ross stated they had additional area if they would need it. They have a proposed additional parking lot above. He detailed it on the plan for the Board. Gena Lindyberg asked if there was a roadway to the greenhouse. Mr. Ross stated that they were told that as long as they did not use any aggregate material there would be no concern. They would be driving across the grass.

Gena Lindyberg asked if the neighbors were ok with this. Mr. Ross stated they were and he could get letters if there was a need.

Gena Lindyberg asked if they would be putting any signs up. Mr. Ross stated they were told they could put up a 4 sq. ft. sign, which they probably will like to do at some point.

Gena Lindyberg asked if there would be any outside lighting on the shed. Mr. Ross replied no.

Gena Lindyberg asked what type of trucks would be making the deliveries. Mr. Ross stated that he thought they would be box trucks, not tractor trailers. Mrs. Ross stated that they usually have a lift gate on them, which they use to drop off the merchandise. Gena Lindyberg inquired if they would be able to drive down to the green house. Mr. Ross stated that they would be dropped off in the driveway and they would move them with a tractor down to the shed.

No County Impact.

## **RESOLUTION:**

**Motion by** Henry Caldwell to declare the Bolton Planning Board as lead agency for SPR16-36. **Seconded by,** John Gaddy. **All in Favor. Motion Carried.**

**Motion by** Henry Caldwell to accept SPR16-36 as complete; waive a Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following condition; The applicant must return to this Board in one year if the Planning Office receives any complaints. **Seconded by,** John Gaddy. **All in Favor. Motion Carried.**

2. **SPR16-37 GADDY, JOHN & DEBORAH.** Seek Type II Site Plan Review to timber harvest those parcels designated as 139.00-1-24 and 123.00-2-65.2. Zone RL3. (123.00-2-23 and 123.00-2-24 are also noted on the application but fall within the RR5 zone

where SPR is not required unless more than 1 acre is clear-cut). Property Location: New Vermont Road. Subject to SEQR.

John Gaddy abstained and presented the following:

- This application is to do a selective cutting on a portion of the property they own.
- They contracted with Chris Geerwar of Lake George Forestry to mark the trees for harvesting.
- They met with Dean Moore of Warren County Soil & Water on the property and his recommendations are included in the packet submitted to the Board.
- The harvesting is to be done when the ground is frozen.
- The property had been heavily logged in the past.
- There has been no cutting in the past 35 years that they have owned this property.
- They would like to get this cutting done in an effort to take out the mature trees and encourage a healthier forest.
- This will enable them to cut it again in another 20 years.
- They have buffers around all the wetlands.
- Nothing will be visible from the road.
- There will be no clear cutting.

Henry Caldwell asked where the headers would be. Mr. Gaddy replied that they would be in the area where they have approved boat storage and stated they will be utilizing existing logging roads on the property for the skidder trails.

Mr. Gaddy stated that they would be following the recommendations made by Warren County Soil & Water. He told the Board they were looking at a portable bridge for a stream crossing that is available through the county for the loggers, which has been a very successful program.

Henry Caldwell asked if they would be marking all the trees. Mr. Gaddy stated they were already marked.

Gena Lindyberg asked what the total acreage was. Mr. Gaddy stated that they would be cutting on approximately 20 acres and they own 75 acres there. He explained that they would not be cutting on a lot of it.

Gena Lindyberg inquired about the reference to the two streams. Mr. Gaddy stated the whole area is Indian Brook headwaters, and they would be protected. Mr. Gaddy detailed the map supplied by Lake George Forestry and showed that these areas would be protected by setting back tree cutting 50' from any wetlands and showed the areas where cutting would occur.

Herb Koster asked if the plan was designed for a 20 year cut. Mr. Gaddy replied yes, that was their objective.

Gena Lindyberg asked if they would be following the plan provided by Warren County Soil & Water. Mr. Gaddy replied that they would.

No County Impact

**RESOLUTION:**

**Motion by** Henry Caldwell to declare the Bolton Planning Board as lead agency for SPR16-37. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

**Motion by** Henry Caldwell to accept SPR16-37 as complete; waive the Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following condition; 1). The applicant must follow all the guidelines depicted by Warren County Soil & Water. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

**Motion by** Henry Caldwell to re-appoint Herb Koster as Planning Board Chairman and Henry Caldwell as Planning Board Deputy Chairman. **Seconded by,** John Cushing. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:25

Minutes respectfully submitted by Kate Persons.