

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday October 20, 2016  
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, John Cushing, Gena Lindyberg, John Gaddy, Sandi Aldrich, Alternate Ann Marie Somma, Kirk VanAuken, Henry Caldwell, Zoning Administrator, Pamela Kenyon and Town Counsel, Michael Muller

**Absent:**

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

**PUBLIC HEARING**

1. **SPR16-26 JUMBO REALTY, LLC. (CAMP WALDEN).** Represented by CLA Site. Seeks Type II Site Plan Review for a group camp. Specifically, to construct girls cabin G22/23. Section 185.00, Block 1, Lot 32, Zone **RCL3**, LC25 and LC45. Property Location: 429 Trout Lake Road. Subject to WCPS review. Subject to SEQR. This item was tabled at the September 2016 meeting pending a public hearing.

Scott Miller presented the following:

- Mr. Miller detailed the placement of the cabin on the site plan.
- He detailed the master plan and the additional plantings.
- It is just over 1,300 sq. ft.
- It is close to the same size as the previously approved cabins.
- The color will be similar to the existing cabins in the camp.
- The lighting will be dark sky compliant.
- The septic will be handled by a pre-approved sanitary system, which he detailed to the Board.
- Mike Shaw from DOH is reviewing this now.
- Stormwater will be handled with a dry well in front of it.
- This cabin will be covered under the facility wide stormwater permit.
- They are proposing a few hemlocks for screening.
- They have implemented the plantings that they had indicated they would be updating on the master plan.

**Motion by John Gaddy to close the public hearing for SPR16-26. Seconded by, Gena Lindyberg. All in Favor. Motion Carried.**

## **REGULAR MEETING**

Herb Koster asked if there were any changes or corrections to the September 22, 2016 minutes.

## **RESOLUTION:**

**Motion by Sandi Aldrich to accept the September 22, 2016 minutes as presented. Seconded by, Henry Caldwell. All in Favor. Motion Carried.**

- 1 . **SPR16-26 JUMBO REALTY, LLC. (CAMP WALDEN).** Represented by CLA Site. Seeks Type II Site Plan Review for a group camp. Specifically, to construct girls cabin G22/23. Section 185.00, Block 1, Lot 32, Zone **RCL3**, LC25 and LC45. Property Location: 429 Trout Lake Road. Subject to WCPS review. Subject to SEQR. This item was tabled at the September 2016 meeting pending a public hearing.

Gena Lindyberg asked for the total number of campers for the overall camp. Mr. Miller stated 545 campers. Henry Caldwell inquired the number of staff. Mr. Miller stated 218 making it a total of 763.

Mr. Miller stated this was the last cabin to be built.

Herb Koster asked if all the staff stayed on the site. Mr. Bernstein replied that the maintenance staff did not live on site. Sandi Aldrich inquired if there were 4 maintenance workers. Mr. Bernstein replied that was correct. Henry Caldwell asked if they planned on increasing the number at all. Mr. Bernstein replied that this was the last cabin they planned on building.

John Gaddy stated they had done a great job improving the property and he inquired if they anticipated expanding some of the cabins as time goes on. Mr. Bernstein replied some of the cabins need some serious repair and would be made bigger, but not for the sake of growing the camp, but to make them more spacious with better bathrooms. He stated some of them would need to be knocked down completely and rebuilt.

Herb Koster asked if they anticipated increasing staff in the future. Mr. Bernstein replied for all intense purposes there should not be a need for any kind of dramatic increase in staff. He stated they are about where they should be.

John Cushing asked why they decided to build new cabins instead of knocking down the old ones and rebuilding new ones on the same footprint. Mr. Bernstein explained how they separate the campers by grade stating they needed 3 cabins per grade. He stated it was a complex plan to

juggle all the wishes and needs of the campers and that's why they needed the number of cabins they are proposing.

John Gaddy asked about the future projects on the master plan. Mr. Miller detailed them on the plan.

John Gaddy stated that there were still some old light fixtures that needed to be replaced on the structure at the lake side. He stated he is hoping that as time goes on that the lights on the courts can be reduced and the impact lessened.

Henry Caldwell stated that the road going to the parking lot and the parking lot stormwater controls needed to be addressed. He stated there was a bunch of stormwater controls thrown over the bank and the parking lot needed to be fixed. Mr. Miller stated they would look at it and address any issues. Mr. Bernstein stated the electronic gates seemed to be working well with the parking issues.

John Gaddy asked about the leach fields under the fields. Mr. Bernstein replied that they will wait to utilize them until they get to the point where they want to expand or clean up existing cabins. He stated that to make any change to the existing cabins, he must modernize the septic for them, so that would trigger the need to use them.

Mr. Bernstein requested that they raise the staff to 230 for staff members. This will give him some flexibility to add some staff in areas when needed.

No County Impact.

#### **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR16-26.  
**Seconded by,** Henry Caldwell. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR16-26 as complete; after having a Public Hearing with no public comments, 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 lakeside lighting is to be dark sky compliant and downward facing and shielded. 2) The total number of campers is not to exceed 545 for the 2017 season. 3) The total number of staff members is not to exceed 230. 4) Any stormwater concerns in the parking lot are to be addressed. **Seconded by,** Gena Lindyberg. John Cushing opposed. **All others in Favor. Motion Carried.**

- 2. SPR16-29 TYSON RUECKER (RUECKER FAMILY TRUST).** Represented by Brendan Murnane. Seeks Type II Site Plan review for change in use. Specifically, to change restaurant and apartments into a Micro-Brewery, Tap Room and to reface the existing sign

facing. Section 171.19 Block 1 Lot 64, Zone GB 5000 and RM 1.3. Property Location 4933 Lakeshore Drive. Subject to WCPS. Subject to SEQR.

Brendan Murnane & John Murnane presented the following:

- They would like to open a small brewery here in town.
- It would be a with 7-barrel system.
- His brew master is from Buffalo.

Herb Koster asked if they would be serving food as well. Mr. Murnane stated they would be, although it would not be a full kitchen/restaurant to start. Its primary purpose is to be a brewery. They have to serve food and they want to serve food.

Henry Caldwell asked if they would be purchasing the building. Mr. Murnane replied it was contingent on town and bank approvals.

John Gaddy asked about the use of local products. Mr. Murnane stated they will be using many supplies, to the extent that they can. He stated there was a big tax incentive to use local products and they would obviously be going after that.

Henry Caldwell asked if 7 barrels meant they would be running 7 barrels at once. Mr. Murnane stated they would be running 7 barrels at once which should stay full for about 21 days. In the summer and holiday seasons they would be turning them over more quickly.

Mr. Murnane stated part of the concern was that they were small and they would hopefully be doing some contract brewing to help with brewing the beer to lessen the impact here.

John Gaddy stated he had concern with water and wastewater treatment usage and the dispensing of the used water through the town septic system. Mr. Murnane explained that the majority of the brewing would be done off site. The brewery itself will be a small operation. The big production will be done elsewhere.

Gena Lindyberg inquired about the delivery vehicles from the offsite location for loading and unloading. Mr. Murnane stated it would come in on the trucks that already come for the other restaurants in town. He stated they would be using small vehicles for supplies coming in. Mr. John Murnane stated that they would also be on the already existing delivery trucks, when they were coming into town for the other restaurants so it would not be an extra truck coming in.

Sandi Aldrich inquired about the amount of wastewater that would be generated by this operation, based on the restaurant that is already there. Mr. Murnane replied that it would fluctuate but it would not be any more than the existing restaurant. During the summer, it would be a little bit more.

Henry Caldwell asked how many gallons were in a barrel. Mr. Murnane stated in terms of cleaning it was 100 to 200 gallons. The barrels were 150-160 gallons' total per batch. Herb Koster asked if it was 100 to 200 gallons they would need to use for cleaning. Mr. Murnane replied yes. Sandi Aldrich asked if they would be cleaning all seven barrels at the same time or

on a rotating basis. Mr. Murnane stated he believed it would be done all at once, but if they can clean them separately they would. He detailed the process and explained that they would be able to spread out the amount of cleanings needed at one time.

John Gaddy asked what kind of odors were associated with this process. Mr. Murnane stated it was an oatmeal smell inside the brewery. The smell that is usually comes from this is from the spent grain. He explained that this was great for feed and fertilizer. He stated they would be removing them by contract with a farm or company that can utilize it. This would be done promptly when needed.

Henry Caldwell asked if they plan on filling growlers. Mr. Murnane stated they would like to, it was part of their plan.

John Gaddy asked if they would be bottling at the facility. Mr. Murnane stated they would be doing that off site, they would not have room to. He stated they were looking to can it.

Kirk VanAuken asked if this was a one batch system. Mr. Murnane stated it was. Kirk VanAuken asked if they had a way to split it up or would they just be doing one type. Mr. Murnane stated they were planning on just focusing on one, unless there was a need for more. During off season they would be doing some specialty brews.

Gena Lindyberg asked if there was any way to get numbers for water usage and the need to see if the town water capacity will be able to handle this. Mr. Murnane reiterated that they would need 100 to 200 gallons of water to clean from full to empty and 150 to 160 gallons of water to brew the full batch approximately every 3 weeks.

Henry Caldwell asked if they would be selling any other beers. Mr. Murnane stated they would only selling their own brew. They would have a liquor license for liquor, but the only beer would be the ones they make.

Gena Lindyberg asked if they had a name. Mr. Murnane stated it would be the Bolton Landing Brewing Company.

Herb Koster asked Atty. Muller if they would need to speak with the sewage disposal plant. Atty. Muller stated that he believed it was a small quantity. He believes they are safe, as the average person uses approximately 100 gallons of water per day.

Henry Caldwell stated that he did not see it as a high-water usage and the mash would not be going into the sewer system. If they upgraded the barrel system number, he would like them to come back to the Board.

Henry Caldwell asked about the size of the new sign. Mr. Murnane stated it would be 2” bigger.

John Gaddy stated if there were any exterior lighting changes he would want them to be downward facing and shielded. Mr. Murnane stated he would be using faded string lighting under the existing overhang.

Kirk VanAuken inquired what his time frame for opening was. Mr. Murnane stated he would like to be open by Memorial Day Weekend. A soft opening beforehand.

Gena Lindyberg asked what the connection to Buffalo was. Mr. Murnane stated his brew master was from there. Sandi Aldrich asked if he would be relocating from Buffalo. Mr. Murnane stated he would.

No County Impact

**RESOLUTION:**

**Motion by** Henry Caldwell to declare the Bolton Planning Board as lead agency for SPR16-29. **Seconded by,** Kirk VanAuken. **All in Favor. Motion Carried.**

**Motion by** Henry Caldwell to accept SPR16-29 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) Any exterior lighting is to be dark sky compliant and downward facing and shielded. **Seconded by,** John Gaddy. **All in Favor. Motion Carried.**

- 3. SPR16-30 SHERIDAN, DANIEL & KRISTEN.** Represented by Carl Schoder of Schoder Rivers Associates. For the construction of a proposed single family dwelling with an attached garage, seeks Type II Site Plan Review for a major stormwater project to create more than 15,000 square feet of land disturbance. 40,511 square feet is proposed. Section 199.00 Block 1 Lot 35, Zones RR5 & RR10. Property Location: 11 Woodview Lane. Subject to SEQR.

Carl Schoder of Schoder Rivers Associates presented the following:

- This is a 2,900 sq. ft. single family dwelling on a 26-acre parcel.
- This will require a long driveway to get to the house site.
- They are here for a major stormwater project.
- He detailed the stormwater controls to be used.
- The house site will be built up a little bit with fill.
- They will be using a fill system.
- This project has been reviewed and approved by the Town Engineer.

Gena Lindyberg asked if there were any houses on the adjacent properties. Mr. Schoder stated there were but they would not be viewable from this site.

Gena Lindyberg asked if they would be near any neighboring septic or wells. Mr. Schoder stated no.

Gena Lindyberg inquired about the entrance off South Trout Lake Road. Mr. Schoder stated it was an existing road. Mr. Sheridan stated the entrance was a deeded right of way. He stated his in-laws lived on the two adjacent properties.

Herb Koster asked who was responsible for the repairs to the right of way. Mr. Sheridan stated that all parties were responsible and it was a written agreement. He stated a new right of way was being drawn up to cross the property his wife's grandparents own by their attorney.

Sandi Aldrich asked if this would be viewable from Trout Lake. Mr. Schoder stated, absolutely not.

John Gaddy stated he would like all lighting to be downward facing and shielded.

Gena Lindyberg asked if they would require any blasting. Mr. Schoder replied no.

John Gaddy inquired about clearing limits. Mr. Schoder detailed them on the plans, showing that the majority of the area for the house was already clear. He stated the roadway was near an existing log road.

Gena Lindyberg asked about a planting plan. Mr. Schoder stated that the disturbed areas would be regraded and seeded. They were surrounded by trees and woods.

Gena Lindyberg asked if the driveway would be wide enough is for emergency vehicles. Mr. Schoder stated it would be a 10' road. Gena Lindyberg asked if there would be room to turn around. Mr. Schoder replied yes.

Gena Lindyberg asked what type of materials would be used for the driveway. Mr. Schoder stated gravel.

## **RESOLUTION:**

**Motion by** John Gaddy to declare the Bolton Planning Board as lead agency for SPR16-30. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

**Motion by** John Gaddy to accept SPR16-30 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 conditions; 1) All exterior lighting is to be downward shielded and dark sky compliant. 2) The notes submitted by Schoder River Associates on the drawings are to be followed during construction. **Seconded by**, Kirk VanAuken. **All in Favor. Motion Carried.**

**Motion by** John Gaddy that based upon the materials submitted and accepted as part of the record, our findings are as follows:

1. The project meets the design requirements and performance standards set forth in the Code.

2. The project will not have an undue adverse impact regarding the criteria set forth in the Code.
3. That the stormwater control measures proposed will function as designed and constitute the best possible methods feasible and practicable for the project site.
4. Adequate and sufficient provisions are presented as part of the plan to assure future function or responsibility in the event of failure.
5. The project will not contribute to flooding, siltation or streambank erosion and will not pollute Lake George, its tributaries or streams with stormwater runoff.

**Seconded by, Henry Caldwell. All in Favor. Motion Carried.**

The meeting was adjourned at 7:15

Minutes respectfully submitted by Kate Persons.