

**Town of Bolton  
PLANNING BOARD  
MINUTES  
Thursday September 19, 2019  
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, Ann Marie Scheidegger, Kirk VanAuken, Jessica Rubin & Code Enforcement Officer, Mitzi Nittmann

**Absent:** Sandi Aldrich, John Gaddy and Atty. Michael Muller.

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

**REGULAR MEETING**

Herb Koster asked if there were any changes or corrections to the August 22, 2019 minutes.

**RESOLUTION:**

**Motion by** Gena Lindyberg to approve the August 22, 2019 minutes. **Seconded by,** John Cushing. Kirk VanAuken & Jessica Rubin abstained. **All in Favor. Motion Carried.**

1. **SPR19-12 CAMP WALDEN.** Represented by CLA Site. Seeks Type II Site Plan Review for a group camp, specifically to build a tree house. Section 185.00, Block 1, Lot 32, Zones RCL3, LC25 and LC45. Property Location: 429 Trout Lake Road. Subject to WCPS, LWRP and SEQR. This item was tabled at the August 2019 meeting.

Mark Bernstein of Camp Walden stated that they wanted to build a tree house in the woods behind the baseball diamond. There would be no electric or plumbing.

Ann Marie Scheidegger asked if the campers would be spending the night in the tree house. Mr. Bernstein replied yes, in sleeping bags. Ann Marie Scheidegger inquired if they would be increasing the number of campers on site at any time. Mr. Bernstein replied no.

Gena Lindyberg asked if the weight limit will sustain the number of children that will be using it. Mr. Bernstein stated that they had hired experts to design it and it will actually be built on piers. Gena Lindyberg asked how many people would be in the tree house. Mr. Bernstein replied an average of about 15 to 18. Gena Lindyberg stated she was concerned with safety and inquired if camp counselors would be there too. Mr. Bernstein replied absolutely.

Gena Lindyberg asked what they would be doing for lighting. Mr. Bernstein replied flashlights and battery operated lanterns. He said it will be a fun little get away.

Kirk VanAuken asked how far off the ground this would be. Mr. Bernstein stated it was around 18' off the ground but under 35' in height.

Kirk VanAuken asked if it was part of the Master Plan. Mr. Bernstein replied no.

Ann Marie asked where it was located, and Mr. Bernstein detailed it on the plans and stated it was about 110' off the property line.

Gena Lindyberg & Herb Koster asked if there were any other plans for the future that were not depicted on the Master Plan. Mr. Bernstein replied he did not believe so.

Gena Lindyberg asked if they would be sleeping inside and outside. Mr. Bernstein stated yes.

Mr. Bernstein stated that they were thinking about a possible tent over the basketball courts which would not create anymore impervious and he does not believe that is on the master plan. It may be listed as a field house above the hockey rink and they are thinking of switching it to the basketball court.

Gena Lindyberg asked for the timeframe of the tree house. Mr. Bernstein stated they would start this fall.

John Cushing stated he had concerns about safety and the over development of the property. Mr. Bernstein stated he appreciated the concern and stated that there were railings all around for safety and it was in an area that is not being utilized by anything but trees. It was not crowding the current developed space. As far as safety goes, there will be railings all around the deck and down the stairs.

Herb Koster asked if Warren County Building Codes would be involved with this project. Mr. Bernstein replied that they would need their approvals.

Gena Lindyberg inquired about the surrounding trees. Mr. Bernstein replied that there were many. He stated that some were dead, and they would be removing them for safety.

Gena Lindyberg asked if the tree would be through the treehouse. Mr. Bernstein detailed the plan.

Peter Loyola stated that the tree house was completely in the woods. They did not survey in all the trees because there were so many. He said they had an aerial photo so to show the trees. There are no mature trees that will be removed.

John Cushing asked how a fire truck could make it there. Mr. Bernstein stated there was a bike path below it but there would not be any electricity at the treehouse. Herb Koster stated he did not think the fire company would want to get closer than the ballfield. Peter Loyola stated there would not be any fire pits on or in the treehouse.

Gena Lindyberg asked if there would be a path to the tree house. Mr. Bernstein stated that there was a bike path and they would be just off from it.

Gena Lindyberg asked if there was a planting plan. Mr. Bernstein stated that it was in woods and they would restore any vegetation that is disturbed during construction.

Gena Lindyberg asked if any other camps have these tree houses and if they are safe. Mr. Bernstein stated they were very safe, and the plans came from another camp using the same idea safely and successfully.

**RESOLUTION:**

**Motion by** Kirk VanAuken to declare the Bolton Planning Board as lead agency for SPR19-12. **Seconded by**, Gena Lindyberg. **All in Favor. Motion Carried.**

**Motion by** Kirk VanAuken to accept SPR19-12 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. An updated and complete Master Plan is to be submitted with all the upcoming and potential projects. 2. All construction of the tree house is not to have open gates to any open areas below other than landings or staircases. It is hereby determined that the action to be taken is consistent with the Town of Bolton Local Waterfront Revitalization Program policies and standards. **Seconded by** Ann Marie Scheidegger. John Cushing **Opposed. All Others in Favor. Motion Carried.**

2. **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. Subject to SEQR, LWRP, and APA review. This application is subject to a prior ZBA determination of a pending appeal.

**\*This item was tabled at the applicant's request\***

The meeting was adjourned at 6:27pm

Minutes respectfully submitted by Kate Persons.