

MINUTES OF MEETING ~ JUNE 21st, 2010

ATTENDANCE: Harold Ellsworth, Richard Bump, Eugene Dutcher, George Hilton, Suzanne Robbins, Paul Little, and Secretary, Pat Smith. Also in attendance was Zoning Administrator, Walt Tennyson. Absent were Bob Thurling and Ken Raisner.

CORRESPONDENCE: Zoning Office Activity Report for May, 2010.

MINUTES: On a motion by Mr. Bump, seconded by Mrs. Robbins, the Minutes of the May 17th meeting were accepted, as presented. Motion carried 6/0.

OLD BUSINESS: #SPR2010-03B ~ Lyme Timber Company ~ proposed log concentration yard. Representation was made by Wilson S. Mathias, Esq., For Peckham Materials, Peter Simoneau, V.P. for Peckham Materials, and Don Tase for Fountain Forestry/Lyme Timber Company. Due to the fact that the project was being relocated, the Board had requested a new Site Plan Review for this project. The proposed log concentration yard is now being proposed for location at the northern end of the Peckham property on the east side of Route 9, beyond the 2nd line of Maple trees, about 900 to 1000 feet from Route 9, by the old barn. This property is zoned Industrial. The purpose of the project is to receive recently harvested logs, unload, sort, grade, trim and store them. There will be limited chain saw usage to trim the ends of the logs. The accumulated logs will then be loaded and shipped to an end user. Two or three truck mounted loaders are to be used, in addition to self loaders. Some of the trees in the in the tree-lined drive will need to be trimmed to allow for the stacks on the trucks. Additionally, a gravel roadway will be constructed within the yard, and the barn will be utilized as an office. The hours for the yard operation will typically be from 7:00 a.m. until 5:00 p.m., and some of the loaders have lights on them which will be needed during the winter months. Storm water abatement measures will be in place. The project proposes the creation of 5 new jobs in the area.

Mr. Mathias re-explained the proposal, and focused on the visual impact of it, and the board's concern over screening, which would not have been an issue on the south end of the property. Applicants feel there will be zero impact, and Mr. Mathias discussed the creation of the Industrial Zone that had been done to the satisfaction of the Town Board and the Adirondack Park Agency. He also discussed the practical aspect of the project. He said: "We are talking about stacking logs in the Adirondacks. This is something that makes this area unique. It is a natural resource that is particular to this area." He stated that the project will be visible from Route 9, but it will not offer a great look at it, due to how far back from the road it will be located. He talked about the logging display at the Adirondack Museum, and stated that this is like a living history, a diarama, if you will, of an industry so natural and unique to this area. He did not feel that this proposal was an obtrusive use, and it would be great to site it here, as the operation is leaving Ticonderoga, and it would offer an economic boost to this community.

Some of the members had visited the site, and some felt that the operation would not

be very visible from the road, and others did. Long discussion ensued, with comments from Mr. Simoneau, who stated that any problems/complaints from the neighbors in the community, that they, Peckham, would be swift to respond and to rectify whatever they could. They have a long history of being responsive and responsible.

Mr. Hilton felt that the elevation of the project site would cause it to be more obtrusive than they imagined. Mr. Tase came forward to look at the map that he had left with the board last month, which showed the contours of the parcel. He stated that there was very little change in elevation from the road to the back of the yard of the project site, and stated that what was there would be graded down about 8 or 9 feet so that it would be level at the rear. Mr. Little felt that the maple trees, even without leaves, would break up the view enough that the operation would not have a visual impact on that area.

Following discussion, a motion was made by Mr. Bump, seconded by Mr. Ellsworth to approve application #SPR2010-03B. Motion carried 4 Ayes, 2 No's.

NEW BUSINESS:

SPR2010-04 ~ Joanne Paulson proposed yarn boutique. Applicant was in attendance, explaining that Annis Holmes, owner of a yarn shop since the 1950's, was selling her inventory, due to declining health, and applicant was going to purchase her supplies, as she, herself, was retiring from school teaching this year. She plans to open a shop, "The Chester Yarn Boutique", next to Living Floors, on Church Street. The site was formerly known as "Backwoods Charm." She plans to be open 5 days per week all year round, and will be offering retail sales of yarn, needles, notions, and patterns. She plans to hold classes, have demonstrations, and to have open knitting gatherings. Parking is available by the Church, and will work ideally, as they will not be open at the same time. Following brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Hilton, to approve application #SPR2010-04. Motion carried 6/0.

#SD2010-05 ~ Paula Olesheski proposed 3-lot subdivision. Applicant was in attendance to explain her project. She is owner of 35.83 acres of land located at 784 Bird Pond Road, a Rural Land Use Area. She explained that her husband was deceased, her children were grown, and she wanted to split the property. She had Jim Hughes do some survey work for her, and he had the APA come and do a wetland study, as she knows they are present on her property. She will be splitting the parcel into 3 lots, retaining the center lot of 17.99+/- acres which contains her home and the majority of the wetlands. The other two lots consist of Lot #1 at 7.51+/- acres, and Lot #3 at 10.33 acres. The vacant parcels will have very little or no wetlands attached to them. She does not plan to sell the parcels to any developers for future subdivision, but perhaps to her adult children. All three lots have adequate road frontage, and applicant has sent a Jurisdictional Inquiry Form to the Park Agency. Following a brief discussion, motion was made by Mr. Dutcher to schedule a public hearing for the July 19th meeting. Motion was seconded by Mrs. Robbins, and carried 6/0.

#SD2010-06 ~ Gilma Enterprises proposed 2-lot subdivision. Mr. Rob Simon of Smith & Simon LLP was in attendance for the applicant. Applicant proposes carving a 2+/- acre

parcel out of 71.11 +/- acres that he owns on Cougar Lane, a private road. Property is located between the emergency squad building and the North Warren bus garage. There is a 50' easement between the emergency squad and the proposed 2 acre parcel for access to the back of the gravel pit. The proposed new parcel will be used for a contractor's garage and a professional office building, which will face State Route 8, and will first need to be considered by Site Plan Review with the Planning Board. An application for a Jurisdictional Inquiry has been filed with the Park Agency. Following brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Ellsworth, to schedule a public hearing for the July 19th meeting. Motion carried 6/0.

PUBLIC PRIVILEGE: No comments.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mr. Hilton, meeting adjourned at 7:40 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary