From:	Zachary Layton
To:	Korn, Devan F (APA)
Cc:	mhuntington@studioadpc.com
Subject:	Pinehurst Subdivision - Forest Management Plan
Date:	Monday, October 6, 2025 2:39:26 PM
Attachments:	25-08_TopRidge Ventures LLC_Ct Rt 11.pdf warren county dpw ROW permit 139.00-1-46.11.pdf Timber Harvesting Application__Topridge Ventures.pdf

Devan,

Thanks for the call earlier today.
As discussed, please find the following documents attached:

1. Zoning compliance certificate from the Town of Bolton for the timber harvesting application;
2. The Warren County DPW work in right of way permit;
3. Forest Management Plan/Timber Harvesting Plan for our property

If you have any questions please feel free to let me know

Thank you,
Zack

Zachary Layton, I.E.
Real Estate Development and Sales
Topridge Ventures | Four Seasons Sotheby's International Realty
c. 518.791.3610 | w. 518.361.0608
zacharylayton.fourseasonssir.com
topridgeventures.com

TOWN OF BOLTON
LAND-USE & DEVELOPMENT PERMIT
ZONING COMPLIANCE CERTIFICATE

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

RECEIVED

Date: October 6, 2025

This Town of Bolton Zoning Compliance Certificate shall certify that the land-use and development activities described below are hereby approved by the Town of Bolton and is in compliance with the Town of Bolton Zoning Code, Stormwater and Erosion Control Regulations, Subdivision Regulations, and the Town Sanitary Code. Additionally, all engineering fees shall be paid prior to issuance of the Zoning Compliance Certificate.

Amendments, additions, changes, or deviations from the submitted and approved plans are expressly excluded from this certification. Changes to plans or deviation from submitted and approved plans require further submission to the Town of Bolton Planning Office and additional review for local compliance prior to construction or installation. Construction or installation on a project without prior plan submission, local review, and approval may subject the owner, designer or contractor to local code violations including civil monetary penalties, monetary fines, and other local code enforcement remedies specified by law.

This Town Zoning Compliance Certificate and any locally approved project plans must accompany your application for a Warren County Building Permit.

***Zoning Compliance Certificates expire within 1 year of issuance.**

TAX ID# 139.00-1-46.11

LOCATION: County Rte 11

PERMIT: LUD# 25-08 - No Flood Zone

ZONING COMPLIANCE CERTIFICATE # ZCC 25-08 - _____ **IS HEREBY ISSUED FOR:**

Approved timber harvesting of an area greater than one acre on one parcel, plan attached.

Plan must follow the best management practices as outlined by Warren County Soil and Water

Topridge Ventures LLC/Bahr Holdings LLC

Chris Belden, AICP
Zoning Administrator
Town of Bolton, NY 12814

3/15/2025

Date

WARREN COUNTY DEPARTMENT OF PUBLIC WORKS
PERMIT TO WORK IN COUNTY RIGHT-OF-WAY
(Under Article 6, Section 136 ET.AL. of Highway Law)

Warrensburg Offices
4028 Main Street
Warrensburg, NY 12885
518-761-6556 or 518-623-4141
fax 518-623-2772

Kevin J. Hajos, P.E.
Superintendent of Public Works

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

RECEIVED
Date: October 6, 2025

Insurance Policy #: CFL00160367 County Road #: County Route 11

Expiration Date: 11/05/2025 Permit #: 2529 Expiration Date: 7/31/25

WHEREAS, A County Road # 11 known as Riverbank Road is part of the County Road System and

WHEREAS, Zachary S. Layton whose address is 59 Middle Road, Lake George, NY 12845, whose telephone number is 518.791.3610 requests permission to install 24" culvert within swale along County Route 11 at parcel 139.00-1-46.11 to provide access to my property.

NOW, THEREFORE, permission is granted to the applicant to do said work subject to the following conditions:

A (Certified Check) (Bond) in the sum of $ 0, payable to the County Treasurer of Warren County is (On File) (To Be Deposited) as security that the highway will be restored to its original condition where disturbed at the expense of the applicant, as soon as the work has been completed, and the said County Superintendent of Public Works is hereby authorized to expend all or as much of such deposit as may be necessary for that purpose, should the said applicant neglect or refuse to perform the work.

SPECIAL CONDITIONS

Construct entryway Per Attached drawings. Construct driveway pipe per Attached Dwgs. No disturbance to Public Roadway. Keep Roadway clean & passable at all times. Traffic Control to follow NYS MUTCD at all times. No Storage of equipment & materials inside County R.O.W.

In consideration of granting this permit the undersigned accepts it subject to conditions described. By signing this permit, the Utility Company and its Contractors/Subcontractors must follow all provisions in the Roadway Excavation Quality Assurance Act, including maintaining Certified Payrolls during the period of work.

Property Owner — Date: 4/28/25

County Superintendent of Public Works — Date: 4/30/25

Contractor — Date: 4-28-25

IMPORTANT NOTICE: Carefully read and fully comply with the following conditions. Guying to trees requires written permission. To avoid damage to power and communication lines and cables, gas mains, water mains, etc., permittee shall contact the owners thereof and obtain their permission before starting work. It is mandatory to notify the person or municipality distributing gas in that area at least 72 hours in advance before discharging explosives. Conduct operations safely. Prevent accidents. See conditions on reverse side of this permit.

WARREN COUNTY DEPARTMENT OF PUBLIC WORKS (WCDPW)
PERMIT TO WORK IN COUNTY RIGHT-OF-WAY

SPECIAL CONDITIONS

GENERAL

1. Permittee shall notify Warren County DPW Permit Administrator forty eight (48) hours prior to implementing work zone traffic control (WZTC) facilities and/or commencing permitted work onsite.
2. No equipment or material stockpiles shall be stored in the County ROW outside of normal working hours (7 am – 5 pm) without written authorization by Warren County.
3. Any damage to the County highway or County facilities shall be repaired or replaced to the satisfaction of WCDPW. The cost for repair and/or replacement shall be borne entirely by the Permittee and/or their agents.
4. WCDPW reserves the right to stop work, revoke or cancel a Permit at any time should the Permittee fail to comply with the terms, conditions and restrictions of the Permit.
5. WCDPW reserves the right to restrict work that can take place within the County ROW due to weather, traffic, safety or other conditions.

WORK ZONE TRAFFIC CONTROL

6. All necessary WZTC facilities shall be installed prior to commencing work within the County ROW.
7. All vehicular and pedestrian traffic shall be protected and maintained at all times by the Permitee in accordance with the MUTCD and applicable NYS Department of Transportation Standard Sheets - Section 619 for short or intermediate term duration shoulder or single lane closures.
8. No long term duration closures or offsite detours shall be permitted unless expressly authorized in writing by Warren County.

Permit Administrator
Adam Baker
abaker@warrencountydpw.com
Cell: 518-469-6731
Office: 518-623-4141

SUSTAINABLE FORESTRY LLC.
171 Montray Road
Queensbury, NY 12804
Tel: (518) 796-3873

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency
RECEIVED
Date: October 6, 2025

FOREST MANAGEMENT PLAN

FOR

LANDS OF TOP RIDGE VENTURES LLC
C/O ZACHARY LAYTON
59 MIDDLE RD
LAKE GEORGE, NY
12845
TAX MAP # 139.00-1-46.11
91 ± ACRES

PREPARED & CERTIFIED BY
KURT KOSKINEN
SUSTAINABLE FORESTRY LLC
1518-796-3873
171 MONTRAY RD QUEENSBURY, NY 12804

by [signature] 10/6/25
PRES SFLLC

1/7/25

SUSTAINABLE FORESTRY LLC.
171 Montray Road
Queensbury, NY 12804
Tel: (518) 796-3873

TABLE OF CONTENTS

SUSTAINABLE FORESTRY LLC
171 Montray Road
Queensbury, NY 12804
518-796-3873
518-798-1365

Jan. 7, 2025

Forest Management Plan for Zachary Layton
Top Ridge Ventures LLC,
59 Middle Rd.
Lake George, NY 12845

1. Location & Description:
   Deeds L46.11 County Rt. 11, Bolton, NY Tax map 139.00-1-46.11
   Accessed by County Rt. 11. property contains approximately 95 + acres, and two AA-s(ts) seasonal streams.
   The tract has aspects mostly found North Westerly.
   Forest types dominate the tract: White pine and hemlock over mixed hardwoods.
   Forest products found include : Pine sawtimber, hemlock and hardwood timber found in 12-20 inch DBH (Diameter At Breast Height)
2. Management goal and procedure:
   A harvest of trees greater than 12 inches in DBH will be conducted.
   A minimum of 60 square feet of basal area per acre will be maintained in trees six inches and larger in DBH, per town laws.
   All APA (Adirondack Park Agency) rules and regulations pertinent to timber harvesting will be adhered to.
   Post harvest clean-up and wrap up procedures are listed in NYS's DEC's Best Forest Management & Storm Water Control Practices Guidebook, as attached hereto.
3. Warren County Soil & Water Recommendations written by Maren Stoddard, Sr. District Technician (518) (623-3119) as to Environmental Issues Pertinent to Timber Harvesting.
   This report by Maren Stoddard to be referred throughout life of logging operation & clean up during post harvest wrap up.
4. Attachments..
5. Notes:
   Average merchantable basal area per acre, eight inches and larger in DBH, is 78ft/acre.
   Post harvest basal area per acres estimated to be 60-70 ft/acre six inches in DBH and larger.

Another 44 trees per acres less than 8 inches in DBH is additional growing stock.

SUSTAINABLE FORESTRY LLC
171 MONTRAY ROAD
Queensbury, NY 12804
518-796-3873
518-798-1365

January 7, 2025

Mr. Chris Belden
Zoning Administrator
Town of Bolton, NY

Re: Timber Harvest Permit Request Tax Map 139.00-1-46.11

Dear Mr. Belden,

Per Town laws, please find my proposed timber harvest plan along with Maren Stoddard's letter from Warren County Soil & Water Conservation District Office in Warrensburg, NY.

Joe Demars (logger) of Warrensburg, NY is the contractor & purchaser of the timber. Should you require more information please call me anytime.

Thank you,

Kurt Koskinen

Town of Bolton
Application for Land-Use & Development Permit

1. Contact Information:

	Applicant	Owner ☐ Same as Applicant	Contractor ☐ Same as Applicant
Name	Zachary Layton	BAHR Holdings LLC	
Company	Topridge Ventures LLC	—	
Address	59 Middle Rd	301 Boston Post Rd	
City/State/Zip	Lake George NY 12845	Rye NY 10580	
Telephone #	(518) 791-3610	(718) 405-1500	
Email	zlayton@topridgeventures.com	wciacci@dclawllp.com	

2. Tax Map ID#: 139.00-1-46.11
3. Location: L46.11 CR 11
4. Zoning District: RL3
5. Estimated Cost: $ Ø
6. Lot Size (acres): 95.15 acres
7. Total Area Disturbance: _____ ☐Acres ☐SF
8. All Soil Cut/Fills under 6': ☒ No ☐ Yes
9. Parking: Existing _____ Proposed _____
10. Flood Zone: ☒ No ☐ Yes
11. Wetlands Present: ☐ No ☑ Yes
12. Description of Project: TIMBER HARVEST
13. Dimensions:

Type (Check if existing)		Dimensions (ft) Length	Width	Height	Area (sf)	Setbacks (ft) Front	Rear	Left	Right	Shore	Scenic
Principal Building	☐										
Garage	☐										
Shed	☐										
Other: _____	☐										
Other: _____	☐										
Addition	☐										
Alteration	☐										
Demolition	☐										

By signing below, the applicant agrees that the statements and plans submitted are true, and understands that permits and approvals may be required from other jurisdictions. Further, the applicant authorizes the Town of Bolton, its employees and authorized agents access to the property for the purpose of inspection.

Applicant Signature: _____ **Date:** ____/____/_____

----------**Office Use**----------

Important! The Town of Bolton is not responsible if the applicant fails to obtain permit, etc. from any other governmental entity. **Based on this application you are encouraged to contact the following:**

☐Adirondack Park Agency ☐Lake George Park Commission ☐Warren County Building Codes ☐Bolton Water/Sewer
☐NYSDEC ☐NYSDOH ☐Bolton Highway Dept. ☐Warren County DPW ☐NYSDOT ☐UDIG ☐LGPC

Application #: LUD _____-_____ **Date Submitted:** ____/____/_____

Town of Bolton

Planning and Zoning Department
4949 Lakeshore Dr. Bolton Landing, NY 12814 Phone:
(518) 644-2893 Fax: (518) 644-2476
planningclerk@town.bolton.ny.us

Agent Authorization Form

This page provides an Authorization to Act as Agent Form, Professional Review Fee Disclosure, and Authorization for Site Visits, Other Permit Responsibilities and Agreement to Provide Required Documentation.

1) Complete the following if the owner of the property is authorizing an agent to appear on their behalf to present the application and speak on behalf of the proposed project:

Property Owner's Name: BAHR Holding LLC

Designates: Kurt Koskinen, Zachary Layton

Project Description:
Timber Harvesting Permit for L46.11 County Route 11 (Parcel ID number 139.00-1-46.11)

As owner's agent regarding:
■ **All Permits** ☐ **Cert. of Comp** ☐**Septic** ☐**Site Plan** ☐**Subdivision** ☐**Stormwater** ☐ **Variances**

Parcel Id#: (SBL) 139 . 00 - 1 - 46.11 Zoning District: RL3
(Example of **Section:** **Block:** **Lot:** 123.00-4-8)

2) Professional Review Fees: Bolton Code Section 150-13B and Stormwater and Erosion Control (Regulations) Section 125-13(c) provide that the Zoning Administrator or Planning Board may require that the applicant reimburse the Town of Bolton for "the actual costs of reasonable and necessary legal and technical assistance" for review of an application, review and the planning process may result in the assessment of the actual costs of engineering or other professional review, and the applicant agrees to pay same.

3) Authorization for Site Visits: The applicant hereby authorizes members of the Zoning Board of Appeals, Planning Board and employees of the Town of Bolton and their agents to enter the subject properties at reasonable times for the purpose of reviewing the application submitted.

4) Official Meeting Minutes Disclosure: Proceedings of meetings in review of an application upon acceptance by the board as its official minutes shall constitute the official record of board proceedings. Any claimed discrepancy between the official minutes shall be deemed the official, accurate record.

5) Further Permits: Each applicant is advised that construction, alteration and activities related to approvals reviewed and granted by the Town of Bolton may require additional approvals of other jurisdictions, which may include the Lake George Park Commission, Warren County Planning Board, Adirondack Park Agency, New York State Department of Health and other boards of review. The applicant has the responsibility to obtain all such permits.

SIGNATURE OF APPLICANT: BAHR Holding LLC by Walter Gaca Esq Authorized Agent DATE: 1/7/25

SIGNATURE OF AGENT: DATE: 1/9/25

Proposed Harvest Plan

Per town laws at least 60 square feet per acre of trees six inches and larger in DBH (diameter at breast height) are to be left standing in the residual forest. These trees are to be acceptable growing stock (AGS).

This property is dominated by mixed softwoods (white pine & hemlock) over mixed hardwoods with scattered softwoods.

9,188 trees were estimated to stand in trees 8 inches and larger in DBH.

DBH Distribution

8"-9"	3,913 trees	} Trees to be left standing 6,097
10-11	4,184	
12-13	1,274	} Trees in Harvest "estimates" at 3,100 trees
14-15	1,001	
16-17	455	
18-19	273	
20-21	45	
22-23	17	
24+	26	
Total	9,188 trees	

NO HARVESTING WITHIN 75 FEET OF COUNTY HIGHWAY RT 11, FLAGGED PRIOR TO COT.

NO HARVESTING WITHIN 35 FEET OF STREAMS AND WETLAND SITES; FLAGGED PRIOR TO COT.

LANDING SITE BUILT NO CLOSER THAN _____ FEET FROM HIGHWAY. (SEE MAP).

WHERE NECESSARY APPROPRIATE STREAM CROSSINGS TO BE ESTABLISHED PER NYS DEC REGULATIONS; FLAGGED PRIOR TO HARVEST.

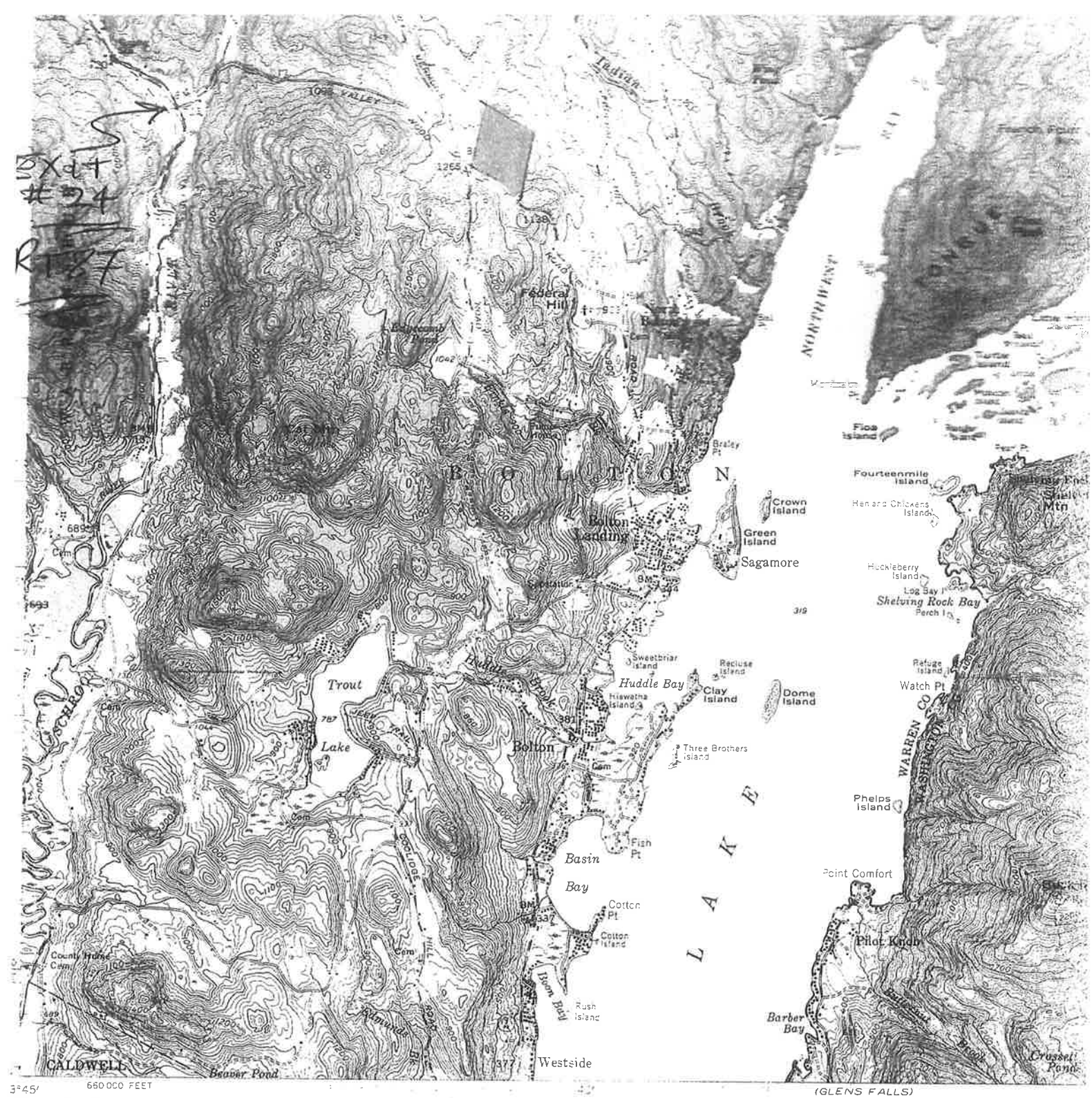
SLASH PILES TO BE BUILT NO HIGHER THAN FOUR FEET ABOVE FOREST FLOOR. STUMPS WHERE POSSIBLE LEFT NO HIGHER THAN SIX INCHES.

PRIMARY SKID ROAD WILL RUN ALMOST NORTH FROM LANDING WITH STRATEGICALLY PLACED SPUR TRAILS SCATTERED ABOUT.

POST HARVEST CLEAN UP TO BE AS DETAILED IN NYS DEC BEST FOREST MANAGEMENT PRACTICES HANDBOOK.

LANDING TO BE LEFT FREE OF ROOTS AND LOGGING DEBRIS WITH NO CANS, BARRELS, PIPES, HOSES, ETC LEFT ABOUT.

FINALLY A SALVAGE OPERATION, IN 2 ± ACRES WHERE BLOW-DOWNS OCCURED, TO BE CLEANED UP.



650 000 FEET

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1947. Field check 1955 and 1958

Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Entire area lies within the Adirondack State Park

MAGNETIC NORTH
TRUE NORTH

APPROXIMATE MEAN DECLINATION, 1958

SCALE 1:62500

CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LOCUS MAP

PURPOSE AND SCOPE

This is the fourth silvicultural guide for northern hardwoods (beech-birch-maple) in the Northeast. This guide is a revision of the most recent one published in 1987 (Leak et al. 1987). This new guide provides updated information compiled from decades of research and personal experience on approaches and results for a complete range of silvicultural practices for timber management as well as related implications for wildlife habitat development. Additional information on these topics, as well as additional forestry related subjects, is found in Good Forestry in the Granite State (Bennett 2010). For detailed discussions of silvicultural systems and terminology, please consult texts by Smith et al. (1997) and Nyland (2002; reissued 2007).

This guide is intended to provide ample information on the major silvicultural problems facing New England forests: (1) the need for improved value and diversity of species composition (tree and wildlife species) and stand structure for a range of objectives through better regeneration practices; and (2) the need for improved timber quality/value through better marking and harvesting practices and control of stocking. Since trees grow, forests naturally get too crowded for optimum growth. Crowding is the single most important factor affecting the health, growth, and vigor of most forest trees. Regenerating stands might have 10,000 trees per acre, and with natural development, at least 98 percent of these trees die by suppression and other natural factors by the time the stand reaches maturity. Silviculture provides methods to guide stand development by selecting the trees that make it to maturity to achieve both timber and wildlife objectives, along with creating desired stand structure. Also, when it is time to promote natural regeneration, the forester can provide conditions that are favorable to desired species without resorting to artificial regeneration.

This guide differs appreciably from the 1987 version. It contains more long-term data and less specific prescriptions (i.e., more supportive information and fewer rules). It is intended to provide a basis for well-informed, on-the-ground decisions to meet a wide array of owner objectives, financial constraints, markets, sites, wildlife habitat and ecological considerations, and regulatory limitations. Economic returns and predictions, although very important, are omitted, due to situational variability and a fluctuating economic climate. However, the general approach is to provide low-cost, low-investment, and commercially viable options.

Most of the long-term information is from the Bartlett Experimental Forest in central New Hampshire, an area with granitic soils of moderate productivity but with a wide range of site conditions. This information is tempered by decades of observations and site evaluation research throughout New England and adjacent areas, including areas with highly productive calcareous sites.

There are other silvicultural approaches being successfully taught and applied in New England (e.g., rehabilitation forestry, ecological forestry, and natural disturbance silviculture). These approaches are briefly described and cited. The guide also summarizes special options related to silvicultural practice that should be discussed as appropriate with interested landowners (e.g., reserve stands, carbon management, use of chemicals and others). In assessing silvicultural options for a property, these features should be considered along with wildlife management opportunities. The wide array of problems, objectives, and practices within this resilient forest type requires a wide range of options.

REGIONAL CONDITIONS

Northern hardwoods and associated mixed-wood types occupy at least 20 million acres in New England and New York; similar types occur further west and south, and into adjacent Canada. This area is diverse, with different problems, markets, soils, species associations, landowner goals, and options throughout the range. This diversity also creates a resiliency shown by response to past disturbances. Forest products include veneer, saw logs, boltwood, pulpwood, fuelwood, and biomass. This variety provides opportunities to grow and market a variety of species and tree qualities, therefore providing for a high level of silvicultural practice. These forests also provide habitat for more than 200 vertebrate wildlife species, excellent summer and winter recreational opportunities, watershed protection, and overall biological diversity.

Table 1.—Silvical characteristics of the important species in northern hardwood forests

Species	Shade tolerance	Early relative height growth	Relative site requirements	Natural pruning	Good seed crop interval (yrs)	Sprouting vigor
Sugar maple *Acer saccharum*	moderately tolerant	slow to moderate	high	poor to medium	3-7	moderate-small stumps
American beech *Fagus grandifolia*	very tolerant	slow	low	poor	2-5	moderate-small stumps; high-root suckers
Yellow birch *Betula alleghaniensis*	intermediate	moderate	medium to high	medium	2-3	low
Paper birch *B. papyrifera*	intolerant	fast	low	good	2-3	moderate-small stumps
White ash *Fraxinus americana*	intermediate (more tolerant as seedling)	moderate	very high	good	2-5	moderate to high
Red maple *A. rubrum*	intermediate	moderate	low	medium	1	high
Aspen *Populus* spp.	intolerant	very fast	low	good	4-5	high-root suckers
Northern red oak *Quercus rubra*	intermediate	moderate	medium	medium	3-5	high
Black cherry *Prunus serotina*	intermediate	fast	low	good	1-5	high
Red spruce *Picea rubens*	tolerant	very slow	low	poor	3-8	none
Eastern hemlock *Tsuga canadensis*	very tolerant	very slow	low	poor	2-4	none
Eastern white pine *Pinus strobus*	intermediate	moderate	low	poor	3-10	none

MANAGEMENT OBJECTIVES

Landowners in the northern hardwood region have many reasons for owning forest land. Industrial ownerships manage primarily for commercial forest products coupled with strategies to maintain wildlife habitat, visuals, and water quality. Many forest landowners are primarily interested in wildlife habitat, recreation, and esthetics, but need some level of income from forest products to meet the costs of ownership. Also, some state tax abatement programs require active timber management, which provides further incentive to manage forest land for various goals.

These objectives are often tailored to meet the requirements of easements, third party certification, and complicated family or corporate ownerships. Once objectives are clarified in terms of desired future condition, forest structure, economic objectives, and various limitations, sound application of silvicultural principles can be applied to meet a range of owner objectives.

The following silvicultural guidelines are applied on a forest stand basis. A stand is an area of fairly uniform site, type, and age/size class distribution that can be reasonably treated as a silvicultural unit; location and frequency of access may also be a consideration in defining stands. On small ownerships, a stand may be 5 to 10 acres. On larger industrial properties, a stand may be several hundred acres. Stands are defined and located prior to defining the appropriate silvicultural treatments.

SPECIES AND SITES

Major species and their characteristics are summarized in Table 1. Many other species are included as minor components of northern hardwood associations, adding incredible species diversity. Silvical characteristics are the key to understanding silviculture. Practitioners should be

Table 2.—Forest types and associated site characteristics: bedrock source and soils (Leak 1982)

Forest type	Characteristic species	Bedrock type	Soils descriptions
Sugar maple–ash	sugar maple, white ash, basswood	calcareous	well- or moderately well-drained tills
	sugar maple, white ash	granite, schist	enriched
Northern hardwood	beech, sugar maple, yellow birch	granite, schist	well- to moderately well-drained tills
Beech–red maple	beech, red maple	granite, schist	sandy, loose tills
Mixed-wood	hemlock, red spruce, white pine, yellow birch, red maple	any	shallow bedrock; moderately/poorly drained basal till or sediments; abandoned pasture/cropland
Oak with mixed pine–hardwood	northern red oak, white pine, red maple	any; often with an agricultural history	sandy tills, outwash especially

aware of shade tolerance, regeneration requirements, site preference and tolerance, resistance to decay, and insect and disease problems for each species in their range. Market preferences for species and quality will guide economic considerations. Potential for growing larger diameter and higher quality saw logs and veneer are closely related to site, by species.

Forest types (communities) and related site characteristics are in Table 2. However, past disturbances (primarily harvesting and land use) may cause significant variability. In developing silvicultural prescriptions, it is important to be aware of site characteristics and related species successional tendencies and silvical characteristics. The richest sites supporting sugar maple, ash, and some basswood[1] are found on till soils derived from calcareous bedrock. These areas usually support a rich ground flora with known indicator species. A similar forest type also occurs on enriched soils in areas dominated by granite or other bedrock sources with low to moderate nutrient levels; these soils occur at the base of slopes or terraces, with accumulations of organic matter. These rich substrates allow for a wider range of silvicultural options. However, typical northern hardwoods containing sugar maple, yellow birch, and up to perhaps 50 percent beech (sometimes more) occur on noncalcareous till soils. Beech-red maple types, often with a softwood component, are common on noncalcareous sandy tills and other lower nutrient sites. Red maple, paper birch, and aspen can be reproduced and grown on these sites, though expectations for large diameter timber, higher quality saw logs and/or rotation age may need to be reduced.

Northern red oak is of considerable interest. Red oak can develop very high quality saw logs and veneer in northern hardwood associations, contributing highly to the stand value on both agriculturally disturbed and dry or shallow-to-bedrock sites. Red oak regeneration in northern hardwood-oak stands is addressed under the section on even-age management.

Mixed-wood stands are diverse, including 25 to 65 percent softwoods, e.g., white pine, hemlock, spruce, fir, or cedar. Each of these has silvicultural and wildlife characteristics that should be considered in management goals. These often occur following harvesting disturbance on essentially softwood or variable sites: outwash, shallow bedrock, and very shallow (often wet) soils underlain with basal till or hardpan. Sometimes past agricultural use will produce a softwood component due to changes in soil characteristics from grazing, erosion or compaction; oak-pine may be a component on these disturbed sites. Often, pasture regrowth pine will be eventually replaced by hardwoods. Use the white pine silvicultural guide (Lancaster and Leak 1978) when pine is the featured species, then shift to the hardwood guide as hardwoods become more than 50 percent of the stocking. Likewise, if stands are more than 50 percent hemlock, oak, or spruce-fir, other guides are more appropriate. Mixed-woods can be managed to either favor a greater proportion of softwoods, hardwoods, or maintenance of mixed-wood condition depending on specific objectives.

[1]Scientific names of tree species are reported in Table 1.

SILVICULTURAL SYSTEMS

Silvicultural systems are planned sequences of practices to cope with biological, physical, and economic conditions for managing forest stands from establishment to maturity or harvest, and potentially continuation to manage the succeeding stand (Smith et al. 1997). Silvicultural systems are usually defined by the principal method of regeneration and the resulting structure of the stand. Of course, implementation of these systems is impacted by natural disturbances such as wind or ice storms. Systems are grouped into two general classes based on pattern and sequence of regeneration and the resulting stand structure. One system, with variations in the practice, creates and/or maintains uneven-aged, multi-aged, or all-age stands. The other system and variants thereof, creates or maintains stands with one or two primary age classes. Alternative approaches are briefly described at the end of this guide.

Uneven-age systems consist of single-tree selection and group selection (sometimes called group/patch to account for larger openings). The stands consist of, or develop, at least three age classes. A relatively high canopy is maintained over most of the stand. Harvesting occurs at somewhat regular intervals, the cutting cycle, and harvest entries are regulated so that the stand (or groups of stands) is maintained over time. It is essential that new age classes are effectively produced at nearly every entry. Generally, there are no separate cultural operations. Stand improvement with removal of defective, low-vigor, or low-value trees occurs as part of the harvesting operation, keeping in mind wildlife habitat concerns. However, there are instances where there could be cultural work within the small even-age portions created by group selection.

Even-age systems consist of regeneration harvests or pasture abandonment that creates stands with one or two primary age classes. These even-age systems include clearcutting, patch clearcuts (sometimes defined as 2 to 10 acres in size), or two age classes created by any of several shelterwood approaches. These harvests occur at the point of stand maturity, the rotation age. There are well-recognized (but optional) intermediate operations including noncommercial investments (weeding, crop tree release) as well as one or more commercial thinnings. Stand improvement takes place as part of these intermediate operations.

Various alternative or hybrid systems exist that result in essentially two age classes, or more, and do not fit traditional uneven-age, or even-age guidelines, but are useful and sustainable. As will be discussed at the end of the guide, these include rehabilitation forestry, ecological forestry, and natural disturbance silviculture. Each of these systems can be used to regenerate and grow a full range of species and products on a sustainable basis. Northern hardwood and associated mixed-wood forests are quite variable, and a wide range of approaches are effective and practical. This document presents guides for getting started. Observe the successes and failures of previous generations, test the recommendations on specific sites, and apply the concepts discussed in the text. Analyze how your stands respond on your sites, and be innovative. Northern hardwoods are resilient.

UNEVEN-AGE MANAGEMENT: SINGLE-TREE SELECTION

This method is the harvesting of single trees, or very small groups, generally separated from one another, so that a continuous crown canopy is maintained coupled with a range of diameter classes (Fig. 1). The application of this system requires specification on: 1) stand density and structure; 2) marking guidelines; and 3) cutting cycle (the time interval between harvest entries). The evaluation of single-tree selection approaches involves: 1) regeneration (species composition); 2) growth and yield; and 3) quality development. The chief advantages of single-tree selection are that it is a light touch on the landscape for those concerned about maintaining an unbroken forested appearance, and it provides maximum flexibility in choosing trees to take or leave. The system is best applied where the current stand contains an adequate stocking of quality trees with a component of quality sawtimber. It has been used to convert essentially even-aged stands to uneven-aged. Single-tree selection: 1) regenerates primarily tolerant species: beech (with some softwood) on mediocre sites, sugar maple on excellent sites with a possible concern regarding species diversity; 2) maintains a suite of wildlife species associated only

Figure 1.—Single-tree selection on granitic till showing the typical heavy beech regeneration. On richer soils (e.g., derived from calcareous bedrock), there would be a much higher proportion of sugar maple. Photo by M. Yamasaki, U.S. Forest Service.

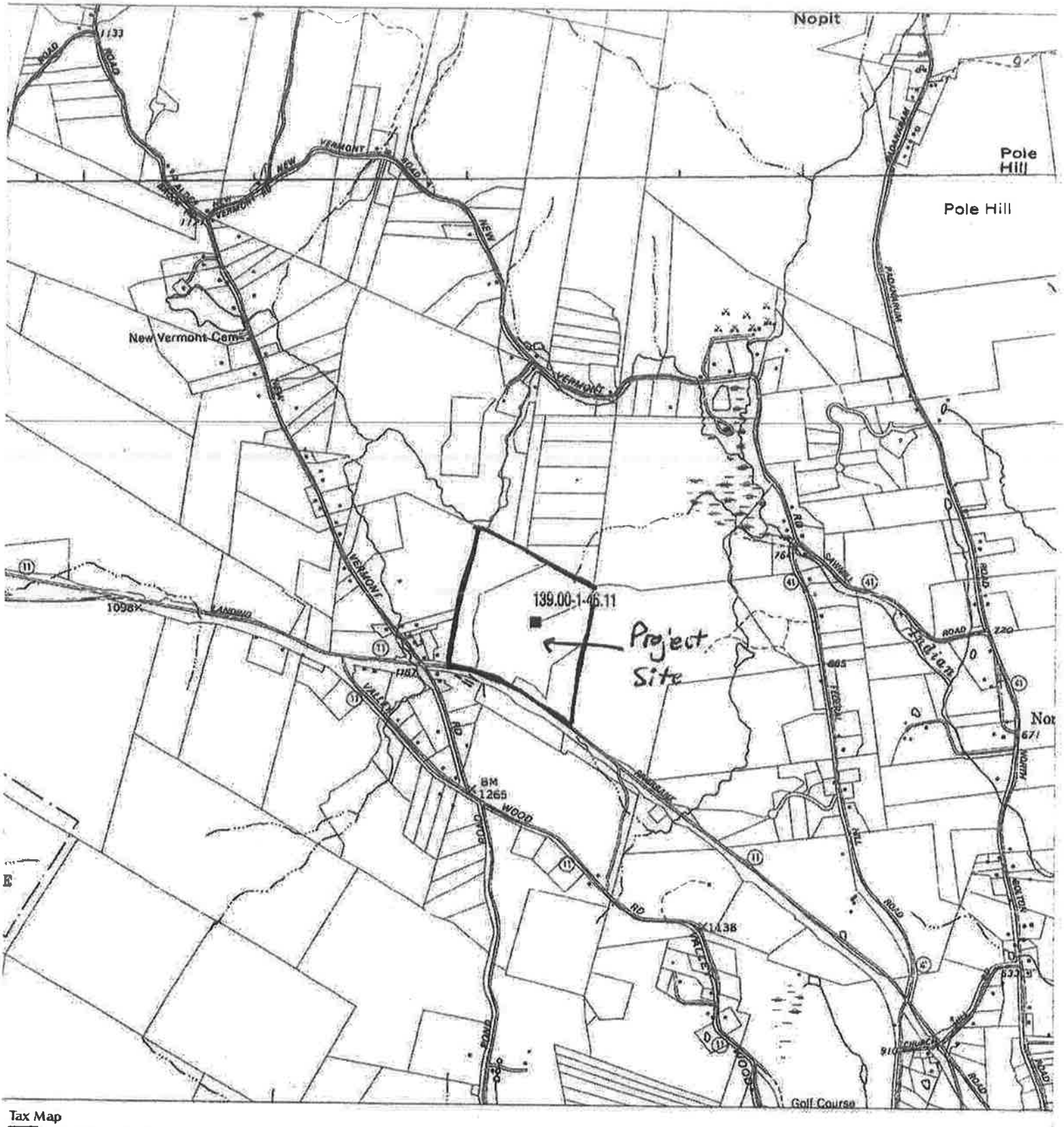
with mature forest (Table 3 and 4); and 3) relies on main canopy trees recruited from understory stems that may have been suppressed. It is important to be watchful for bole/root damage from logging operations, a problem that can be minimized by careful choice of machinery and access.

With true single-tree selection, it is important to remove a portion of the unacceptable growing stock on each entry and to maintain a component of vigorous growing stock in both the upper and lower crown classes. Also, stocking needs to be low enough in some portions to create effective regeneration. Since overstory trees are eventually accumulated from the mid and lower canopies, previous suppression can affect the vigor and quality of these potential overstory trees.

Stand Density and Structure

Table 5 shows results from a study of stand density and structure (Leak and Gove 2008) on the Bartlett Experimental Forest (hereafter referred to as Bartlett.) This stand began as an even-age stand but developed an understory over time. Stand structure (a range in tree sizes) develops rapidly in even-age northern hardwoods, especially after a harvest. In general, the best growth results occurred with residual basal areas of 60 to 80 ft^2/acre (trees >4.5 inches diameter breast height [d.b.h.]) with at least 25 to 30 ft^2 of sawtimber (trees >10.5 inches d.b.h.). However, due to differences in species and vigor of the growing stock, growth responses were quite variable. Note in Table 5 that growth of poletimber is much greater under 60 ft^2 residual basal area as compared to 80 ft^2, i.e., lower basal areas result in a much more responsive understory. This stand was beech-red maple on a sandy till site, so the specifications on residual sawtimber basal area should be considered a minimum. On good/excellent sites such as enriched sites or calcareous tills, residual sawtimber basal areas of 50 to 60 ft^2 with 80 ft^2 total basal area are quite feasible. Within this range, it is important to leave vigorous trees with high potential quality—commonly called acceptable growing stock (AGS) as discussed under Marking Guides (page 9). It is more important to leave vigorous trees with quality potential than to follow strict guidelines on basal area.

Earlier guides (Leak et al. 1987) stressed the importance of following a reverse J-shaped stand structure (number of trees by d.b.h. class) characterized by a constant quotient between numbers of trees in successive d.b.h. classes (q-factor). For example, a quotient of 1.5 would have about 30 ft^2 of poletimber, 20 ft^2 of small sawtimber and 20 ft^2 of ≥ 16 inches trees retained after harvest.



Tax Map
Parcel Boundary

F26SW

2008-23

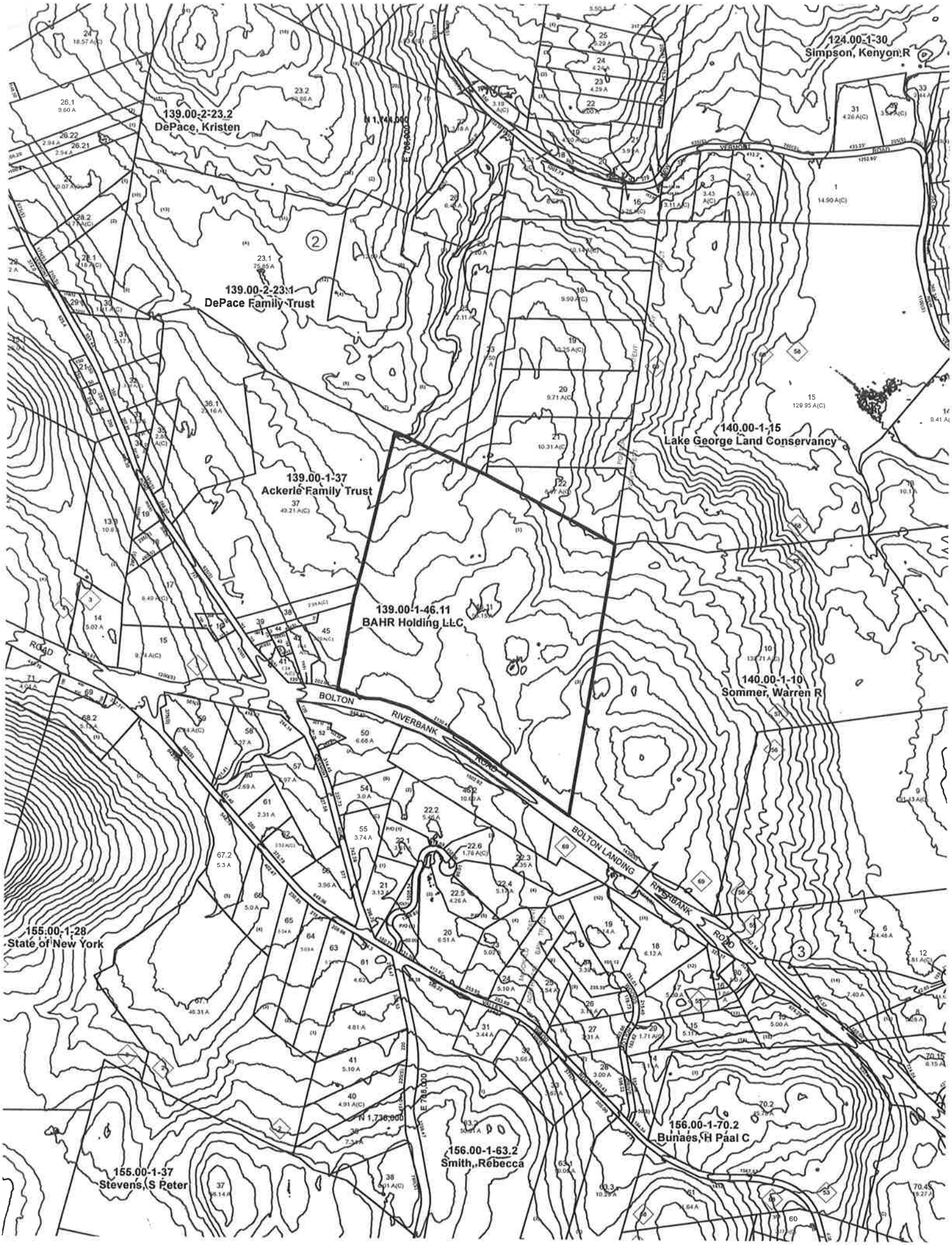
New York State Adirondack Park Agency Geographic Information System

Parcel Search Results:
County: WARREN
Town/Village: Bolton
Tax Parcel #: 139.00-1-46.11
2005 Owner: RONNING INC

07/30/07 Scale 1:24000

PRO2 - Planimetric Base Map and Parcel Boundaries (where available)

Acres 10
1 Kilometer
4000 Feet
1 Mile


124.00-1-30
Simpson, Kenyon R
139.00-2-23.2
DePace, Kristen
N 1,744,000
E 706,000
VERMONT
139.00-2-23.1
DePace Family Trust
140.00-1-15
Lake George Land Conservancy
139.00-1-37
Ackerle Family Trust
139.00-1-46.11
BAHR Holding LLC
140.00-1-10
Sommer, Warren R
BOLTON
RIVERBANK
ROAD
BOLTON LANDING
155.00-1-28
State of New York
156.00-1-70.2
Bunaes, H Paal C
156.00-1-63.2
Smith, Rebecca
155.00-1-37
Stevens, S Peter
N 1,736,000
E 708,000


139.00-2-1
Depace, Gina M
140.00-1-18
Lettau, Michael K
140.00-1-19
Neuffer Trust, Erich
139.00-2-23.1
DePace Family Trust
140.00-1-20
Droessler, Christopher L
140.00-1-25
Horan, Paul S
140.00-1-15
Lake George Land Conservancy
140.00-1-21
Lemmin, Ulrich
PORTER
NORTHWEST
139.00-1-37
Ackerle Family Trust
22
8.67 A(C)
140.00-1-22
Coffey, Peter
1
2
3
4
139.00-1-46.11
BAHR Holding LLC
45
50
BOLTON
RIVERBANK
ROAD
140.00-1-10
Sommer, Warren R
HN
1 WP/HK 11± ACS
2 MH 8± ACS
3 MIXED WOODS 33± ACS
4 WP/HK 13± ACS
- - - PRIMARY SKID TRAIL
L LANDING-PROPOSED
1" = 470'
BOLTON LANDING
RIVERBANK
NYS ITS Geospatial Services, Westchester County GIS

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE
Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

December 29, 2006

Robert Fraser
The LA Group
40 Long Alley
Saratoga Springs, New York 12866

Re: APA – Whispering Pines Subdivision
N/O Riverbank Rd; E/O New Vermont Rd
T/Bolton, Warren County
06PR06678

Dear Mr. Fraser:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director

copy: Mark Sengenberger, Deputy Dir., APA

New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th floor, Albany, New York 12233-4757
Phone: 518) 402-8935 • FAX: (518) 402-8925
Website: www.dec.state.ny.us

Denise M. Sheehan
Commissioner

September 28, 2005

Tracy Miller
the LA Group
40 Long Alley
Saratoga Springs, NY 12866

Dear Ms. Miller:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed 96-acre Whispering Pines Residential Subdivision, site as indicated on the map you provided, located in the Town of Bolton, Warren County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. The information contained in this report is considered sensitive and may not be released to the public without permission from the New York Natural Heritage Program.

The presence of rare species may result in this project requiring additional permits, permit conditions, or review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement on presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Tara Seoane, Information Services
NY Natural Heritage Program

Enc.
cc: Reg. 5, Wildlife Mgr.

FEDERAL STATUS (PLANTS and ANIMALS): The categories of federal status are defined by the United States Department of the Interior as part of the 1974 Endangered Species Act (see Code of Federal Regulations 50 CFR 17). The species listed under this law are enumerated in the Federal Register vol. 50 no. 188 pp. 39526 - 39527. The codes below without parentheses are those used in the Federal Register. The codes below in parentheses are prepared by Heritage to deal with special situations (e.g. different listings in different parts of their range, and/or different listings for different subspecies or varieties).

(blank) = No Federal Endangered Species Act status.
LE = Formally listed as endangered.
LT = Formally listed as threatened.
C = Candidate for listing.
LE,LT = Formally listed as endangered in part of its range, and as threatened in the other part; or, one or more subspecies or varieties is listed as endangered, and the others are listed as threatened.
LT,PDL = Populations of the species in New York are formally listed as threatened, and proposed for delisting.

GLOBAL AND STATE RANKS (animals, plants, ecological communities and others): Each element has a global and state rank as determined by the NY Natural Heritage Program. These ranks carry no legal weight. The global rank reflects the rarity of the element throughout the world and the state rank reflects the rarity within New York State. Infraspecific taxa are also assigned a taxon rank to reflect the infraspecific taxon's rank throughout the world. ? = Indicates a question exists about the rank. Range ranks, e.g. S1S2, indicate not enough information is available to distinguish between two ranks.

GLOBAL RANK:

G1 - Critically imperiled globally because of extreme rarity (5 or fewer occurrences), or very few remaining acres, or miles of stream) or especially vulnerable to extinction because of some factor of its biology.
G2 - Imperiled globally because of rarity (6 - 20 occurrences, or few remaining acres, or miles of stream) or very vulnerable to extinction throughout its range because of other factors.
G3 – Vulnerable: Either rare and local throughout its range (21 to 100 occurrences), or found locally (even abundantly at some of its locations) in a restricted range (e.g. a physiographic region), or vulnerable to extinction throughout its range because of other factors.
G4 - Apparently secure globally, though it may be quite rare in parts of its range, especially at the periphery.
G5 - Demonstrably secure globally, though it may be quite rare in parts of its range, especially at the periphery.
GH - Historically known, with the expectation that it might be rediscovered.
GX - Species believed to be extinct.

NYS RANK:

S1 - Critically imperiled: Typically 5 or fewer occurrences, very few remaining individuals, acres, or miles of stream, or some factor of its biology making it especially vulnerable in New York State.
S2 – Imperiled: Typically 6 to 20 occurrences, few remaining individuals, acres, or miles of stream, or factors demonstrably making it very vulnerable in New York State.
S3 - Vulnerable: Typically 21 to 100 occurrences, limited acreage, or miles of stream in New York State.
S4 - Apparently secure in New York State.
S5 - Demonstrably secure in New York State.
SH - Historically known from New York State, but not seen in the past 15 years.
SX - Apparently extirpated from New York State.

SxB and SxN, where Sx is one of the codes above, are used for migratory animals, and refer to the rarity within New York State of the breeding (B) populations and the non-breeding occurrences (N), respectively, of the species.

T-RANK (T RANK): The T-ranks (T1 - T5) are defined the same way as the Global ranks (G1 - G5), but the T-rank refers only to the rarity of the subspecific taxon.
T1 through T5 - See Global Rank definitions above.
? = Indicates a question exists whether or not the taxon is a globally rare entity.

NATURAL HERITAGE PROGRAM: The NY Natural Heritage Program is a partnership between the NYS Department of Environmental Conservation (NYS DEC) and The Nature Conservancy. Our mission is to enable and enhance conservation of rare animals, rare plants, and significant communities. We accomplish this mission by combining ecological field inventories, scientific analyses, expert interpretation, and the most comprehensive database on New York's biodiversity, to provide the highest quality information for natural resource planning, protection, and management.

DATA SENSITIVITY: The data provided in the report are ecologically sensitive and should be treated in a sensitive manner. The report is for your in-house use and should not be released, distributed or incorporated in a public document without prior permission from the Natural Heritage Program.

EO RANK: A letter code for the quality of the occurrence of the rare species or significant natural community, based on population size or area, condition, and landscape context.

A-E = Extant. A=Excellent, B=Good, C=Fair, D=Poor, E=Extant but with insufficient data to assign a rank of A-D.
F = Failed to find. Did not locate species during a limited search, but habitat is still there and further field work is justified.
H = Historical. Historical occurrence without any recent field information.
X = Extirpated. Field/other data indicates element/habitat is destroyed and the element no longer exists at this location.
U = Extant/Historical status uncertain.
Blank = Not assigned.

LAST REPORT: The date that the rare species or significant natural community was last observed at this location, as documented in the Natural Heritage databases. The format is most often YYYY-MM-DD.

NY LEGAL STATUS – Animals:

Categories of Endangered and Threatened species are defined in New York State Environmental Conservation Law section 11-0535. Endangered, Threatened, and Special Concern species are listed in regulation 6NYCRR 182.5.

E - Endangered Species: any species which meet one of the following criteria:
- Any native species in imminent danger of extirpation or extinction in New York.
- Any species listed as endangered by the United States Department of the Interior, as enumerated in the Code of Federal Regulations 50 CFR 17.11.

T - Threatened Species: any species which meet one of the following criteria:
- Any native species likely to become an endangered species within the foreseeable future in NY.
- Any species listed as threatened by the U.S. Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.

SC - Special Concern Species: those species which are not yet recognized as endangered or threatened, but for which documented concern exists for their continued welfare in New York. Unlike the first two categories, species of special concern receive no additional legal protection under Environmental Conservation Law section 11-0535 (Endangered and Threatened Species).

P - Protected Wildlife (defined in Environmental Conservation Law section 11-0103): wild game, protected wild birds, and endangered species of wildlife.

U - Unprotected (defined in Environmental Conservation Law section 11-0103): the species may be taken at any time without limit; however a license to take may be required.

G - Game (defined in Environmental Conservation Law section 11-0103): any of a variety of big game or small game species as stated in the Environmental Conservation Law; many normally have an open season for at least part of the year, and are protected at other times.

NY LEGAL STATUS – Plants:

The following categories are defined in regulation 6NYCRR part 193.3 and apply to NYS Environmental Conservation Law section 9-1503.

E - Endangered Species: listed species are those with:
- 5 or fewer extant sites; or
- fewer than 1,000 individuals; or
- restricted to fewer than 4 U.S.G.S. 7½ minute topographic maps; or
- species listed as endangered by U.S. Dept. of Interior [illegible] Code of Federal Regulations 50 CFR 17.11.

T - Threatened: listed species are those with:
- 6 to fewer than 20 extant sites; or
- 1,000 to fewer than 3,000 individuals; or
- restricted to not less than 4 or more than 7 U.S.G.S. 7½ minute topographical maps; or
- listed as threatened by U.S. Department of Interior as enumerated [illegible] Code of Federal Regulations 50 CFR 17.11.

MEMO

To: David R. Carr

From: Richard P. Futyma

Date: October 17, 2006

Re: Check of Whispering Pines subdivision site for threatened and endangered species

On October 11th and 13th, I visited the Whispering Pines subdivision site on County Route 11 in the Town of Bolton, Warren County. The purpose of my visit was to search for rare, threatened, and endangered plant species. In particular, I was searching for downy lettuce (*Lactuca hirsuta*), a plant listed as endangered in New York State. In a letter sent to The LA Group on September 29, 2006, the New York Natural Heritage Program (NYNHP) indicated that downy lettuce has been know to occur in the Town of Bolton.

According to the NYNHP 2005 rare plant status list, it is possible to find individuals of downy lettuce in fruit during the fall, into the second half of October. Various field guides that I have consulted indicate that downy lettuce is found in dry, open woods and clearings. Therefore, I concentrated my search efforts on clearings, old logging trails, and patches of forest with a relatively open canopy. I spent 6 hours searching the site on Oct. 11, and 3½ hours on Oct. 13.

Most of the 94-acre property is covered with upland forest of the pine–northern hardwood and hemlock–northern hardwood communities. These are composed mainly of varying mixtures of white pine and/or hemlock with red maple, sugar maple, and beech. Other trees that are locally abundant include paper birch, yellow birch, sweet birch, quaking aspen, and bigtooth aspen. The herbaceous layer is relatively sparse in most places, and consists mainly of ferns and club-mosses, including *Dryopteris intermedia, Polystichum achrostichoides, Thelypteris noveboracensis, Dennstaedtia punctilobula, Lycopodium obscurum, L. digitatum,* and *L. clavatum.* The forest is relatively immature, on the order of 30 to 50 years old, with few trees having diameters greater than 8 inches dbh.

In the course of my search, I did find one species of lettuce, but I positively identified it as *Lactuca biennis.* I found it on the edge of the open area around the entry road to the site, next to County Route 11, as well as on the edge of some of the wetlands on the site. This is a species that prefers moist areas, unlike *Lactuca hirsuta.* I did not find any sign of *Lactuca hirsuta* on this property.

During my examination of the site, I did take note of all species that I could identify, noting their occurrence using a small cassette tape recorder. I did also look for unusual species that were unfamiliar to me, and I made an effort to identify them. I did not find any plant species that is considered to be rare, threatened, or endangered in New York State.

If you should need a list of the flora of this site, please contact me, and I will produce such a list by transcribing my recorded field notes.

NEW YORK STATE FORESTRY BEST MANAGEMENT PRACTICES FOR WATER QUALITY

2011
EDITION

BMP FIELD GUIDE

LOG DECKS & LANDINGS - INTRODUCTION

Landings are one of the most visible parts of any timber harvest. When appropriate, locate the landing out of sight of the public. Curve the access road to break the line-of-sight view from the public highway. Leave a strip of vegetation between the landing and public highways. Muddy roads, piles of slash and debris, and trash spread about the landing all give a poor impression of logging, regardless of the rest of the harvest conditions.

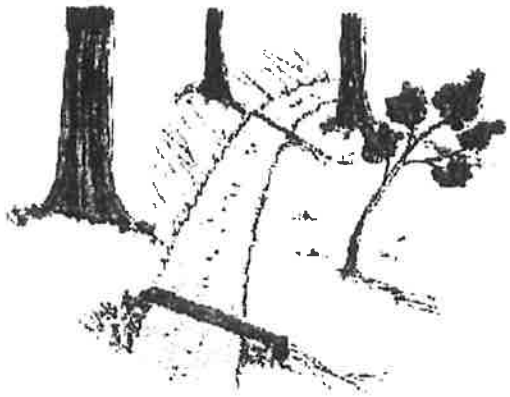
LOG DECKS & LANDINGS - RECOMMENDATIONS

Please consult the Skid Trails & Roads section for details on installing water bars, broad-based dips, straw bales, and other erosion control devices.

The following recommendations should be considered when planning, locating and constructing log decks and landings:

- Use existing landings if possible. Close existing landings next to streams and water bodies unless construction of new landings would cause greater harm to water quality than using existing landings.
- If possible, construct new landings at least 200 feet from water bodies and wetlands.
- If the landing must be closer than 200 feet to a water body or wetland, use straw bales, silt fencing, or both, to minimize or prevent erosion.
- Locate landings on frozen ground or firm, well-drained soils with a slight slope, or on ground shaped to promote efficient drainage. Landings may need a crown shape to allow for drainage.
- Size all landings to the minimum necessary for the acreage to be harvested, yet with enough room for efficient equipment operation and

STANDARD AND SPECIFICATIONS FOR WATER BAR



Definition

A ridge or ridge and channel constructed diagonally across a sloping road or utility right-of-way that is subject to erosion.

Purpose

To limit the accumulation of erosive velocity of water by diverting surface runoff at pre-designed intervals.

Conditions Where Practice Applies

Where runoff protection is needed to prevent erosion on sloping access right-of-ways or either long, narrow sloping areas generally less than 100 feet in width.

Design Criteria

Design computations are not required.

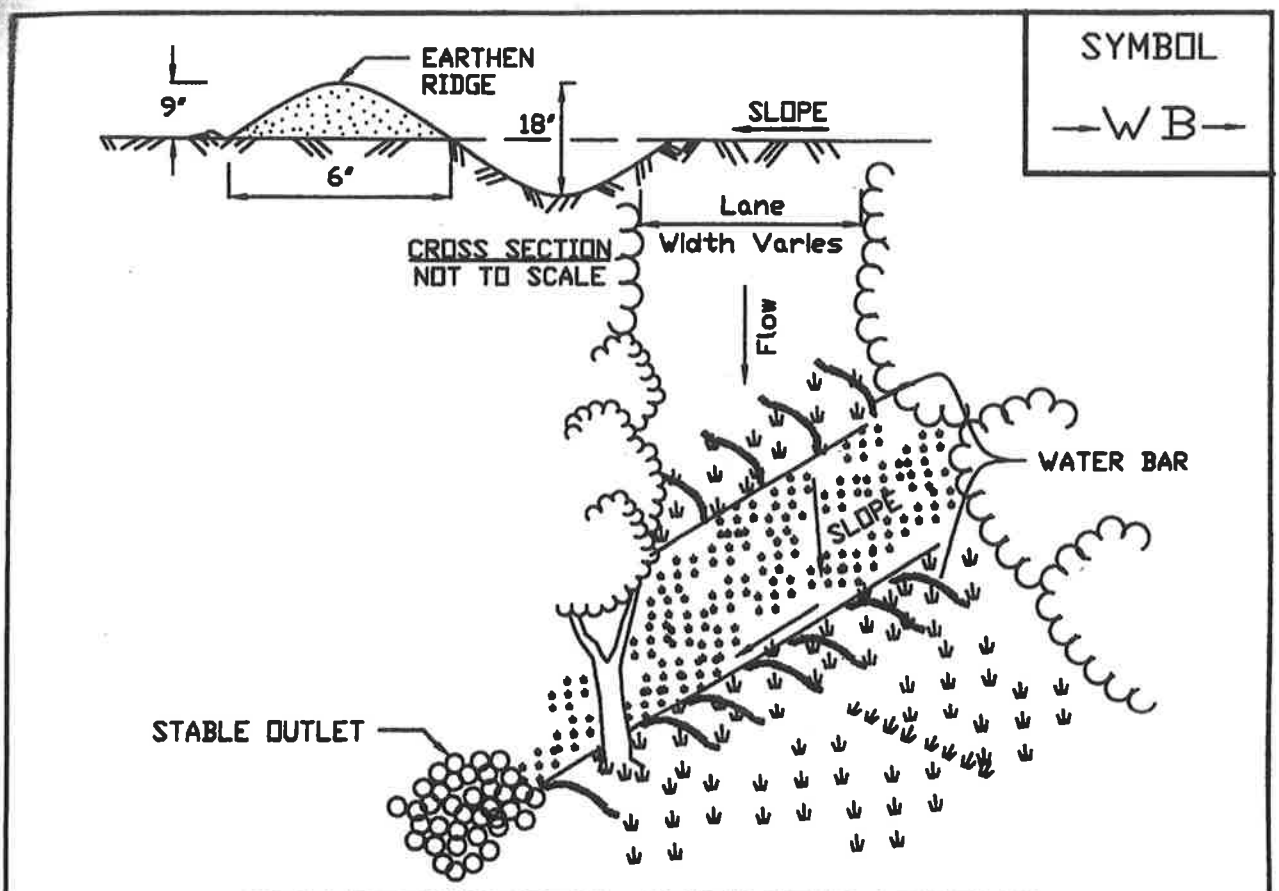
1. The design height shall be minimum of 12 inches measured from channel bottom to ridge top.
2. The side slopes shall be 2:1 or flatter, a minimum of 4:1 where vehicles cross.
3. The base width of the ridge shall be six feet minimum.
4. The spacing of the water bars shall be as follows:

Slope (%)	Spacing (ft)
<5	125
5 TO 10	100
10 TO 20	75
20 TO 35	50
>35	25

5. The positive grade of the water bar shall not exceed 2%. A crossing angle of approximately 60 degrees is preferred.
6. Once diverted, water must be conveyed to a stable system (i.e. vegetated swale or storm sewer system). Water bars should have stable outlets, either natural or constructed. Site spacing may need to be adjusted for field conditions to use the most suitable areas for water disposal.

See Figure 5A.4 for details.

Figure 5A.4
Water Bar



CONSTRUCTION SPECIFICATIONS

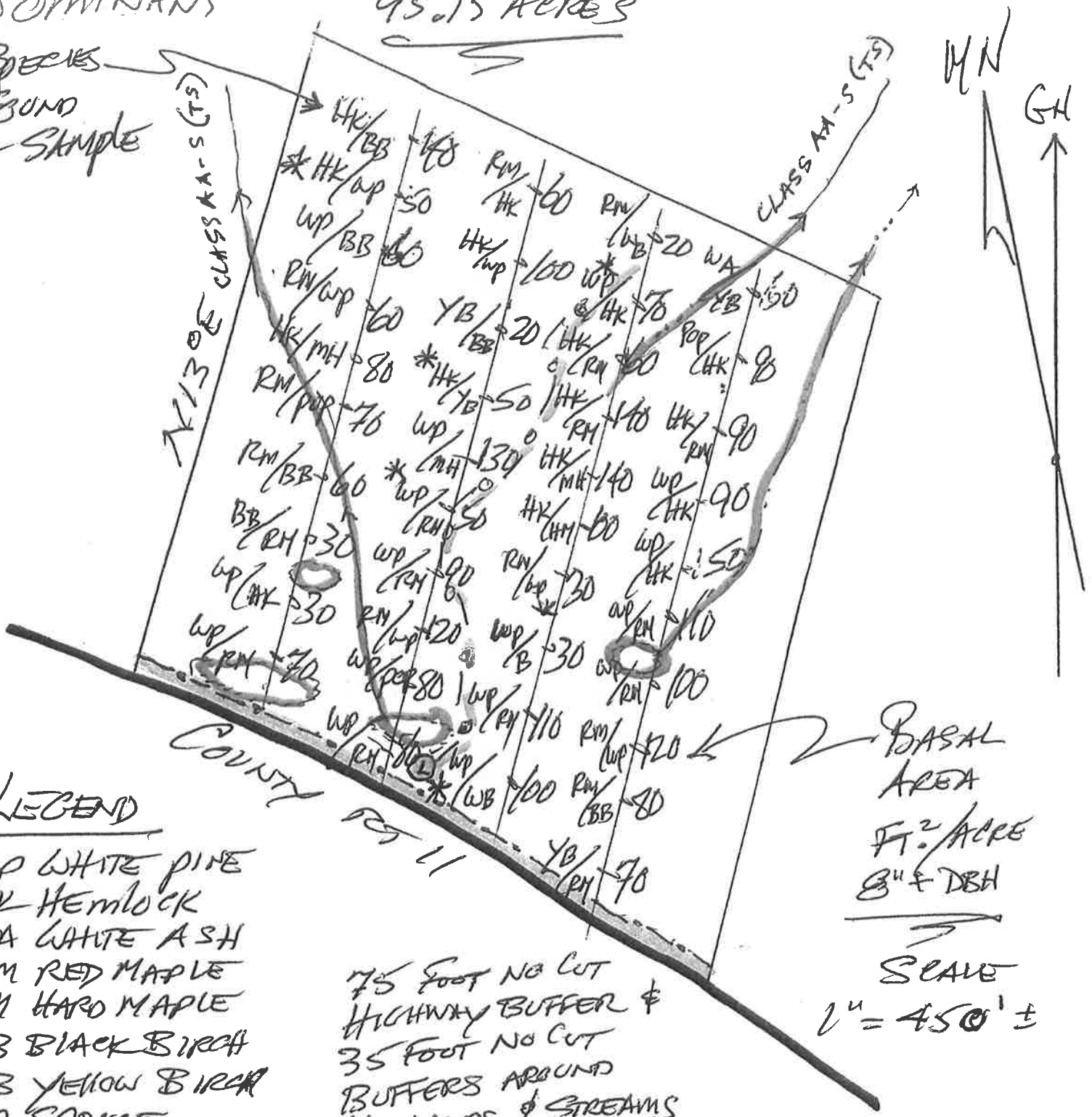
1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	WATER BARS

FOREST TYPE MAP

BOLTON, NY

95.15 ACRES



LEGEND

WP WHITE PINE
HK HEMLOCK
WA WHITE ASH
RM RED MAPLE
HM HARD MAPLE
BB BLACK BIRCH
YB YELLOW BIRCH
SP SPRUCE
B BEECH
PP POPPLE
RO RED OAK
* BLOW DOWNS
* WETLAND
APA WETLAND SITES

75 FOOT NO CUT HIGHWAY BUFFER & 35 FOOT NO CUT BUFFERS AROUND WETLANDS & STREAMS

HIGHWAY NO CUT BUFFER, 75' IN WIDTH.

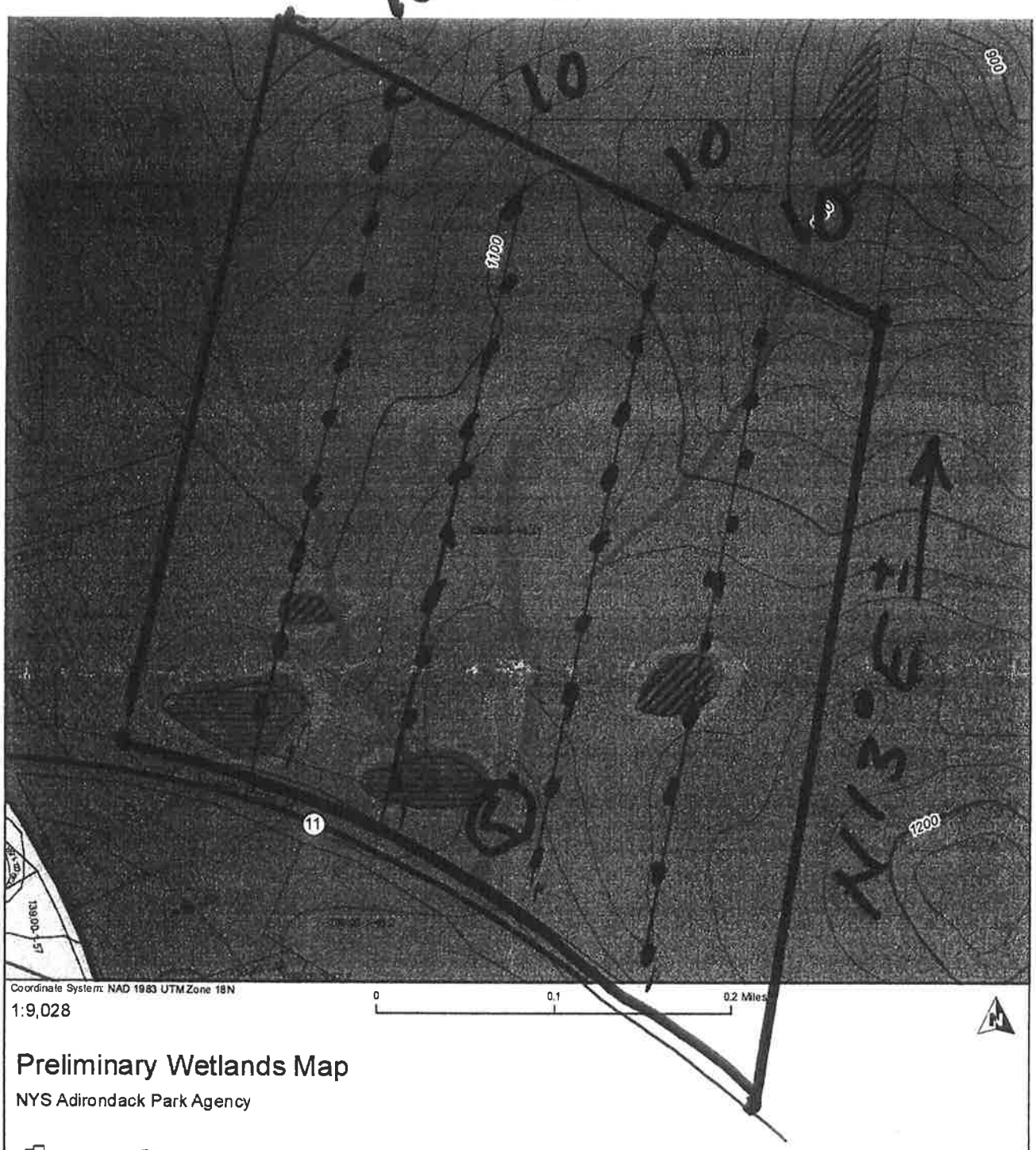
(L) PROPOSED LANDING SITE

PROPOSED MAIN ROAD (SKID)

HARVEST AREA.

SEASONAL STREAM W/35' BUFFER BOTH SIDES

10 SAMPLES EACH LINE



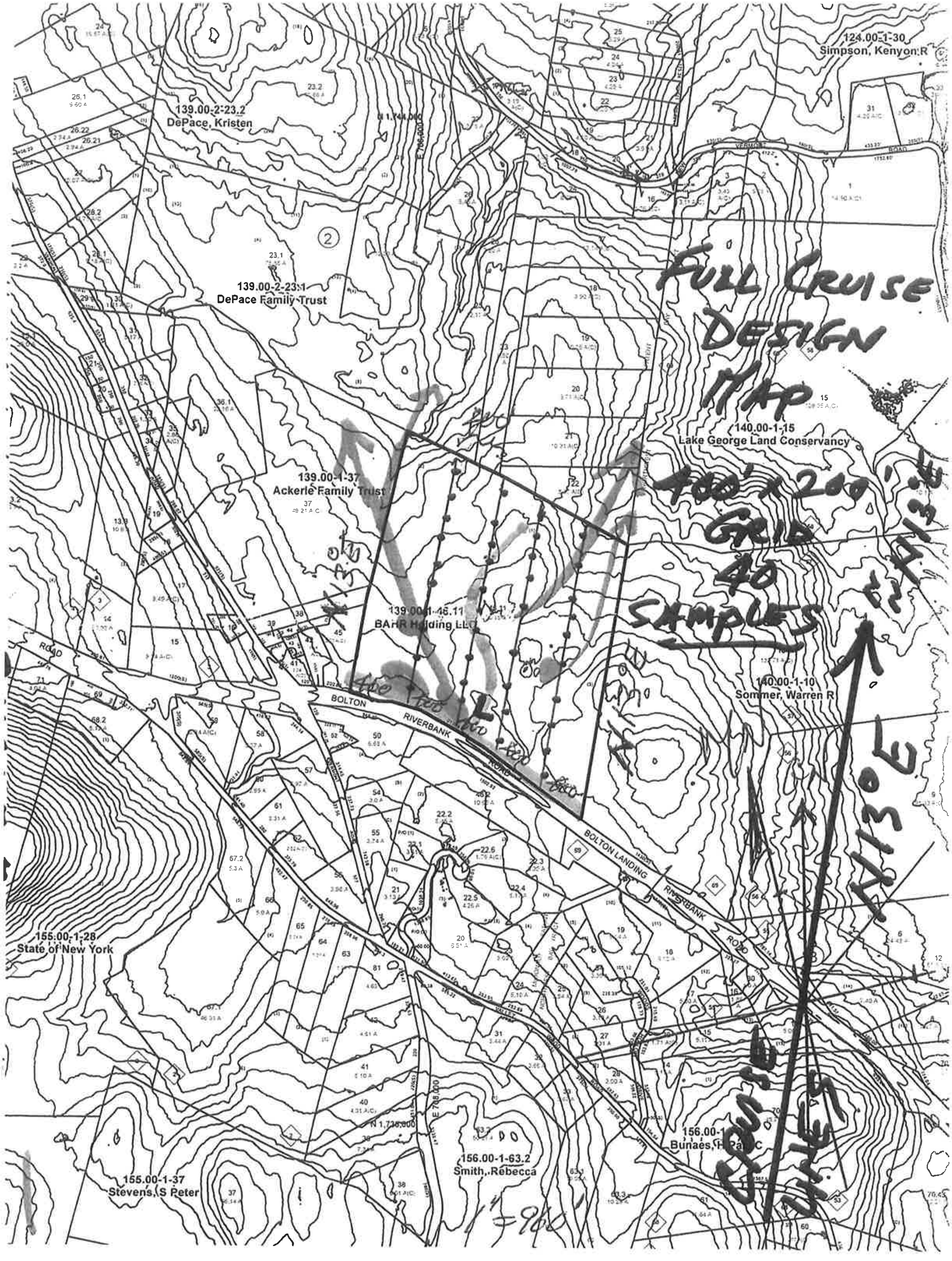
1" = 450' ±

35 FOOT BUFFER AROUND WETLANDS

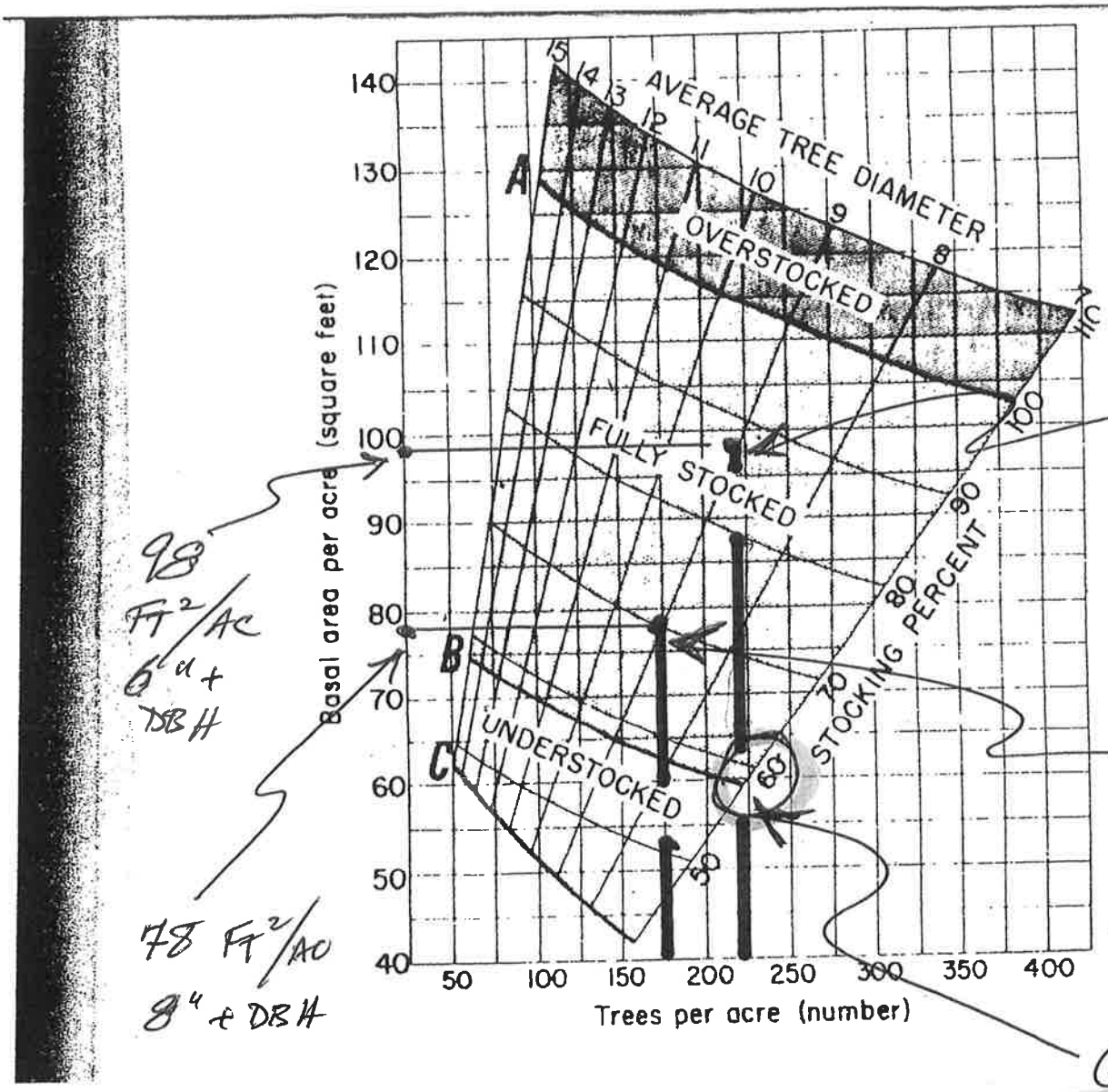
(7) LANDING

MAN SKID TRAIL

40, BAF 10, PRISM POINT SAMPLES


FULL CRUISE DESIGN MAP
400' x 200' GRID
40 SAMPLES
N13°E
CRUISE LINES
124.00-1-30
Simpson, Kenyon R
139.00-2-23.2
DePace, Kristen
139.00-2-23.1
DePace Family Trust
140.00-1-15
Lake George Land Conservancy
139.00-1-37
Ackerle Family Trust
139.00-1-46.11
BAHR Holding LLC
140.00-1-10
Sommer, Warren R
BOLTON RIVERBANK ROAD
BOLTON LANDING RIVERBANK ROAD
155.00-1-28
State of New York
155.00-1-37
Stevens, S Peter
156.00-1-63.2
Smith, Rebecca
E 708,000

95 ± ACS STOCKING GUIDE



98 FT²/AC 6" + DBH

78 FT²/AC 8" + DBH

CURRENT STOCKING ALL TREES 6" + DBH

CURRENT STOCKING ALL TREES 8" + DBH

GOAL FOR RESIDUAL FOREST 60 FT²/AC +

BOLTON, NEW YORK

7/25

SUMMARY

APPROXIMATELY 87 ± ACRES WILL BE THINNED OUT OF 95 ± TOTAL ACRES.

ROAD BUFFER 75 FEET WIDE AND WETLAND BUFFERS 35 FEET WIDE WILL BE FLAGGED OUT PRIOR TO HARVEST.

AN ESTIMATED 33% OF TREES 8" AND LARGER IN DBH WILL BE HARVESTED.. THIS CORRELATES TO 3,100 TREES BEING HARVESTED AND 6,097 TREES LEFT STANDING IN THESE DBH CLASSES.

AN ADDITIONAL 44 TREES PER ACRE, IN THE 6-7 DBH CLASS, WILL MOSTLY BE LEFT STANDING EXCEPT FOR THOSE IN SKID ROAD CONSTRUCTION AND NORMALLY EXPECTED COLLATERAL DAMAGE IN FELLING OF LARGE TIMBER.

WEEKLY SITE VISITS WILL BE CONDUCTED BY SUSTAINABLE FORESTRY LLC AS TO COMPLIANCE OF PERMITED ACTIVITIES.

NOTES FOR TREE RETENTION STIPULATION:

1. Any tree with a caliper of 10 inches or more in diameter measured at 48 inches from the natural grade can be removed if directly within the footprint of the principal dwelling or garage. Clearing of trees with a caliper of 10 inches or more in diameter at 48 inches from the natural grade, outside of the footprint of the principal dwelling or garage will require consent from a qualified Landscape Architect or Horticulturalist and the Town Building Inspector. Consideration for removal of such trees shall include the health of the tree; potential risk to the principal dwelling; and the safety of the residents.
2. To the extent practicable, all trees will be preserved during the construction on the individual lots. No trees are to be removed outside of the limits of clearing as shown on the final subdivision plat.
3. Only trees directly within the building footprint of the principal dwelling and garage and the access driveway may be removed as of right. Trees in the front, side and rear yards as defined by the Town Zoning Code shall be retained to extent possible. Clearing of trees as specified in item #1 for grassed yard areas is permissible within the first 50 feet from the front building wall; 20 feet from the side building walls; and 30 feet from the rear building wall.
4. Prior to any disturbance (access drive clearing, foundation excavation, etc.) the owner/developer/builder shall contact the Town Building Department to schedule a pre-construction meeting at the Town Hall between the Town's building inspector, the property owner, the project general contractor, the Landscape Architect or Horticulturalist, excavation contractor and/or any relevant sub-contractors. At the meeting the discussion will include an agreement as to the protocol for inspection and confirmation on tree removal and trees to be retained. Such methods shall include flagging by a qualified individual and inspection of the flagging by the Town's building inspector.
5. A qualified Landscape Architect or a Horticulturalist prior to any site clearing or disturbance shall flag the trees. Upon completion of the flagging the contractor of record shall contact the Town's building office and request the inspection of the flagging by the Town building inspector. The flagging is to be done in accord with the final approval of the Town's Planning Board. The inspection of clearing by the Town's building inspector shall confirm that individual trees or areas of trees are preserved in a manor that is consistent with the final approval of the Planning Board. The inspection will include photos of the trees as flagged. These photos will be entered into the building permit file as a record of the trees that are to remain. Subsequent inspections associated with the house construction shall confirm that flagged trees have been retained and are in good condition throughout the construction process. The final inspection prior to a Certificate of Occupancy shall confirm that flagged trees remain and are in good condition. Upon final confirmation flags will be removed.
6. In the event of that a tree within the clearing limit or a tree flagged for preservation is removed, two trees of similar species (deciduous, coniferous, etc.) for each tree cleared shall be planted in replacement. Replacement trees shall be a minimum of 6 feet in height and have a caliper of at least 2 inches or more in diameter at 48 inches from the root ball of the tree. The homeowner and building inspector shall approve the specific location of new tree plantings. The replacement trees must be planted prior to final inspection and issuance of the certificate of occupancy.

WETLAND DATA
Wetland located and mapped according to LA Group wetland delineation performed on August 19, 20, and 21, 2003.

Base Information Compiled From: Boundary Survey performed by D.L. Dickinson Associates Surveyors and Engineers dated July 13, 2006, last revised August 28, 2006.

Existing topographic information was presumably **developed** from aerial topography survey with limited ground control. Existing conditions topography should be field surveyed prior to construction. Actual topographic survey shall be performed on each lot before construction. The actual lot topography shall be utilized for the design of the septic systems for the respective individual lots and for establishing surfaces grades, building pad and house construction to produce septic system designs that fully comply with applicable NYSDOH requirements.

the LA group
Landscape Architecture and Engineering, P.C.
40 Long Alley
Saratoga Springs
New York 12866
518/587-8100
Telefax 518/587-0180

Design	MCB
Drawn	MCB
Checked	DRC

PREPARED FOR:
BAHR HOLDING LLC
301 East Boston Post Road
Rye, NY 10580

WHISPERING PINES SUBDIVISION

TOWN OF BOLTON
Warren County, New York

Title SITE SURVEY MAP

Revisions
6/9/08 per APA Comments
12/7/09 Submitted to APA & Town of Bolton

Project: 06044
Date: 8/25/06

Drawing
S-1

From: Matt Huntington
To: Korn, Devan F (APA); zlayton@topridgeventures.com
Subject: RE: Additional Comments received
Date: Tuesday, October 14, 2025 5:35:17 PM
Attachments: image001.png

Hi Devan,

Per our conversation this morning, we do not intend to revise the application as a result of the public comment. Please proceed with your review.

Thanks, and have a great night!

Matthew Huntington, PE
Principal

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Saratoga Springs, NY 12866
Studioadpc.com
TRUST | QUALITY | COLLABORATION | INNOVATION

From: Korn, Devan F (APA) <Devan.Korn@apa.ny.gov>
Sent: Friday, October 10, 2025 3:10 PM
To: zlayton@topridgeventures.com
Cc: Matt Huntington <mhuntington@studioadpc.com>
Subject: Additional Comments received

Good Afternoon. Please see attached and follow the link below for your information.

https://www.adirondackexplorer.org/community-news/housing/apa-seeks-comment-on-bolton-landing-housing-project/

As you are aware, PART II of the Agency's Large-scale Residential Subdivision Application includes the following:

The application will be considered received upon the close of the public comment period. Alternatively, upon written notification to the Agency, the project applicant may choose to provide a narrative and updated plans in response to any public comment. In this instance, the application will be considered received upon submission of the project applicant's response.

Please advise if you plan to provide a respond to comment at this time.

Regards,

Devan Korn
Environmental Program Specialist 2

Adirondack Park Agency
P.O. Box 99
1133 State Route 86
Ray Brook, NY 12977

(518) 891-4050 | devan.korn@apa.ny.gov
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