

**Johnsburg Planning Board Minutes
November 22, 2010**

ATTENDANCE: Mrs. Osterhout, Mr. Heidrich, Mr. Smith, Mr. SanAntonio and Mr. Pelton. Absent Mr. Record and Mr. Klippel.

Guests; See Attached

Public Hearing

Called to Order 7:02P.M.

Subdivision Application #217-10 Rhoads and Ainslie

Mr. Heidrich recused himself and left the table. The applicants had presented a complete project plan at the last meeting. The Board Members had no further questions or concerns. The property in question has been a dedicated easement since the property has been owned by the current owners.

Regular Meeting

Called to order at 7:04 P.M.

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. A motion to approve the minutes as received was entered by Mr. Smith and seconded by Mr. Sanantonio. A vote determined all were in favor no one opposed and no one abstained. Motion carried.

Subdivision Application #217-10 Rhoads and Ainslie

Mr. Smith asked for the map. Mrs. Osterhout noticed that the lines on the current Mylar were not entered as permanent for the land to be transferred. Applicant to have that line corrected. Mr. Smith entered a motion to approve Subdivision Application #217-10 on the condition that the applicant is able to obtain a Mylar with the correct boundary lines. Mr. Sanantonio seconded the motion and a vote determined all were in favor and Mr. Heidrich recused.

Mr. Heidrich returned to the table.

Subdivision #218-10 Duell and Butler

The applicants presented all information of the request at the last meeting. There were no further questions or concerns by the Board. Mr. Smith entered a motion to approve Subdivision Application #218-10 as presented. A second was entered by Mr. Pelton and a vote determined that all were in favor, no one opposed and no one abstaining.

Preliminary Subdivision #219-10 Klippel

Mrs. Klippel explained that an error was made when Mr. Kropp built a shed. The applicant would like to transfer the parcel indicated on the map to correct the set

back required. Mr. Smith asked if the intent was to have the retaining wall for Mr. Kropp. Mrs. Klippel replied yes. The Board discussed a resolution for someone else to be authorized to sign the map at the next meeting. Mrs. Osterhout said that she would not be at the next meeting and there was a possibility that the alternate chair would not be at the meeting also. General discussion disclosed that the alternate chair was not an appointment but rather a validation of the Boards decision. The Board presented that if Mr. Record is not available Mr. Smith is authorized to sign any maps. The Board scheduled the Public Hearing for December 27, 2010.

Site Plan Amendment #55A Casey's North

Ms. Peters presented the new sign plan. The plan is for a circle sign measuring 4' 10" maximum of 24 sq. ft. The Board clarified that the lighting must be downward facing and Ms. Peters said yes there would never be anything but downward facing lighting. A motion was entered to approve amendment as presented by Mr. Heidrich and a second was entered by Mr. Pelton. A vote determined all were in favor no one opposed and no one abstaining.

ZEO Report

Mrs. Tucker presented written report to the Board. They discussed the sign at Laura's and Mrs. Osterhout explained that the signs in that business were a Site Plan violation and that the secretary would provide the Site Plan information and the ZEO could visit the owner with the violation and proceed with enforcement. Mr. Vanselow said that there has been a meeting scheduled with the business owners and the Supervisor. Mrs. Osterhout will continue to follow up on this item. General discussion did inform that the sign ordinance has been an issue for years and that the Town Board had decided not to enforce the sign ordinance for now. The issue would have to be discussed with the APA and a decision would be made as to what has to be done to adjust the sign ordinance and still have an APA approved plan.

Old Business

There was a General Discussion of enforcement of the Land Use Plan. Mr. Vanselow to approach this with the Town Board through possible news ads.

Mr. Smith asked if there will be a response to the letter of complaint. The ZEO will respond.

Mr. Vanselow believes that the Town Board has a role in administrative and the civil or criminal would be the ZEO's responsibility.

Resolution

Mr. Smith presented a resolution electronically to the Board Members. Mr. Heidrich pointed out needed corrections. The word applicants need an apostrophe. The word economical needs to be economic. And the word verse needs to be verses. A vote determined all were in favor of the Resolution with the corrections stated. There was no one opposed and no one abstained. Corrected Resolution carried.

Front Street

Mrs. Osterhout explained that the APA regulates Site Plan and the Planning Board regulates Subdivision. APA has determined that per Site Plan Front Street can build the second building. The Town Board has given approval for the second tank and haul. The Planning Board can Site Front Street for violation.

. With a motion by Mr. Heidrich and a second by Mr. Smith the meeting was adjourned at 8:45 PM

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: Nov 22, 2010

1 Lore Rhoads

2 L. Jane Kopp

3 William Taylor

4 Eric Kipp

5 Danae Tucker

6 Jane Petzel

7 Ann B. B. B.

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