

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

**ATTENDANCE:** Mrs. Osterhout Chair, Mr. Pelton, Mr. Heidrich, Mr. Smith ,  
Absent Mr. Klippel, Mr. Record and Mr. Sanantonio  
**Guests:** See attached

**Public Hearing**

Called to order 7:11 PM

**Subdivision Application #209-10 Flaherty**

Applicants are being represented by Mr. Z. Monroe of Hutchins Engineering. Mrs. Osterhout informed the Board that she had discussed this application with Mr. Hutchins and that the lots proposed are not legal lots. The applicants plan to form three lots all of which would not meet density requirements. Mrs. Osterhout also said that the 5.13 acre lot on the opposite side of the road was not buildable. Mr. Monroe said that technically the applicants are asking for a 3 lot subdivision. Mrs. Osterhout said the Board could not approve a sub standard lot. Mr. Smith asked what the total of the acreage owned was and Mr. Monroe said that as it stands now it is lots of 14 acres 2acres and 5+ acres based on currant tax map numbers. Mrs. Osterhout said that applicants are asking for a 3 lot subdivision and as long as Mr. Hutchins will be back next week there will be time to get everything needed by next meeting. The applicants must ask for a 2 lot subdivision. Close the Public Hearing 7:21 PM. Mr. Hutchins to do SEQR.

**Subdivision Application #210-10 North Country Ministry**

Attorney Stafford presented the map to show the division in relationship to the existing buildings. The applicants wish to move the southern lot line north to place one structure on each lot. Two members of the North Country Ministry Board were present to express favor for this project. Public Hearing closed 7:23 PM.

**Subdivision Application #211-10 Heid**

Attorney DeSantis explained that the basis for the application was to allow transfer of property to allow for the building that was built in error across property line. The request is for approximately 3300 square feet. The transfer will be from Heids to Spawns. Close Public Hearing 7:26PM.

**Regular Meeting**

Called to order at 7:26 PM.

**Minutes:**

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 by Mr. Heidrich, seconded by Mr. Pelton and a vote determined all were in favor, motion granted.

**Subdivision Application #209-10 Flaherty**

Item tabled until next month when Mr. Hutchins can attend.

**Preliminary Subdivision Application #210-10 North Country Ministry**

Mrs. Osterhout asked if there were any more concerns or questions. The Board had no further comments. A motion was presented by Mr. Smith and seconded by Mr. Heidrich to approve as presented. With a vote of all in favor no one opposed and no one abstaining, motion was approved. Mrs. Monroe to send back Mylar when the Mrs. Osterhout has signed it and the check has been received.

**Preliminary Subdivision Application #211-10 Heid**

Having no more comments or concerns Mr. Smith presented a motion to approve Subdivision Application #211-10 as presented. With a second by Mr. Pelton and a vote of all in favor, no one opposed and no one abstaining. Motion was approved.

**Subdivision Application #185-07 Tall Timbers**

Mrs. Osterhout informed the Board that they must declare a negative impact by this project to satisfy SEQR. Mr. Heidrich presented a motion to declare negative impact, a second was entered by Mr. Smith and a vote determined that all were in favor with no one opposed and no one abstaining. Motion carried. Mrs. Osterhout asked Ms. Romeo her preference in receiving the final condition declaration copy. Ms. Romeo said she would like the original copy please. Attorney Jordan will send a completed typed copy. Ms. Romeo asked for a copy of the last month's minutes. Mrs. Monroe to forward on Thursday her next scheduled day of work.

**Chairperson Report**

The APA has notified Mrs. Osterhout that Ward Hill is coming back to the Planning Board. To update the Board on location and circumstances, Mrs. Osterhout explained that the location of the property is behind Chatimac Estates and that the entrance is far too steep to meet local requirements.

Mr. Smith noticed an error in last months minutes, the motion made and seconded for Tall Timbers was missing. Mr. Smith presented a motion to correct the minutes, a second was entered by Mr. Heidrich and a vote determined all were in favor, no one opposed and no one abstaining. Motion carried.

**Subdivision Application #208-09 Mr. Taylor**

Mr. Taylor said that the prints were sent back to Glens Falls in error and therefore not ready for the dead line of Monday February 8, 2010. Mr. Taylor has to go out of town and may not be back by the March meeting, his wife will be able to attend. Applicant verified that the shared drive is 981 feet and will be deeded with lot 4. The drive agreement will state that lot 4 is ultimately responsible for maintenance of the

shared drive. Mr. Taylor has placed a 75 foot buffer for each lot. He said the expansion systems were included on the map. All septic systems will be raised systems necessary because of the ledge being so close to the ground level. Mr. Taylor said that the Town requirement leading to intersection is 3% and the State is 6%. Mr. Smith said that the 6% goes with the crown of the road. Mrs. Osterhout said that the Board 3% requirement will be the governing requirement. Mrs. Osterhout will send the package to Clough Harbour, and ask them to get back to the Board by months end. Mrs. Osterhout asked if applicant could meet the 12% requirement and Mr. Taylor replied yes he had. General discussion determined that Clough Harbour will have to determine the length of the 3% restriction. The old plan required 100 feet.

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### ZEO Report

With a motion from Mr. Smith, a second from Mr. Heidrich and a vote of all in favor, no one opposed and no one abstaining motion to adjourn was approved.  
Meeting adjourned 8:08 PM

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Respectfully,

  
Marion Monroe, Secretary



**ZEO Report**

**A copy included in each member's folder.**

**Mr. Record presented a motion to adjourn and with a second from Mr. Heidrich and a vote of all in favor, motion was carried. Meeting adjourned at 8:05 PM**

**Respectfully yours,**

**Marion Monroe, Secretary**



# Town of Johnsburg Planning Board Meeting

Please Sign In

Date: Feb 22, 2010

1 Frank DeSantis

2 Lucia Romeo

3 MIKE STAFFORD

4 Dave Bulmer

5 Clare Decker

6 ZACH MONROE

7 Joe R. Bredenk

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