

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

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

**Guests; See Attached**

**Public Hearing**

**Called to order 7:06M**

**Subdivision Application #208-09 The Ledges, Taylor**

**Mr. Taylor is not present or represented at this time. No one is present to speak on this application. Public Hearing closed 7:07 P.M.**

**Regular Meeting**

**Called to order 7:07 PM**

**Subdivision Application #208-09 The Ledges, Taylor**

**No one present item tabled until applicant appears.**

**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.**

**Comlink's Amendment**

**Mr. George informed the Board that the applicant has asked to add a sign to the project site. The sign will conform to all of Johns burgs' regulations. Mrs. Osterhout asked if the sign will be lit. Mr. George answered no. The sign will contain verbiage on both sides. Mrs. Osterhout said that she has concerns about advertising for a specific business. The Board agreed and felt that a local phone number was necessary and acceptable. Mr. George agreed that the sign will not display a realtor name but would include a local phone number as a contact. With no further discussion Mr. Heidrich entered a motion to approve amendment with removal of the Realtor's name, no lighting, size to be within the allowed 24 square foot size and a local phone number with area code. A second was entered by Mr. Klippel and a vote determined all were in favor, no one opposed and no one abstaining.**

**Top Ridge Amendment**

**Mr. Zachary Monroe, representing the applicants, explained to the Board that as building of the project progresses the applicants have found that there is a crowding situation in the area of building 3 and building 6. The applicants would like to move**

the location of these buildings to eliminate the crowding in that area and improve the aesthetics. He said the storm water run off and waste water will still be handled in the same manner as originally approved. There are no other changes planned. Mr. Smith asked if the waste water should be reviewed and Mr. Monroe said that the plan is to use the same runoff area and that they will remain within DEC guidelines. Mrs. Osterhout said the Board had sent a letter requesting that the applicants erect the gate at the emergency second egress. Mr. Monroe asked if the original approval had set the number of buildings at 19 before the gate had to be installed. He said the second access has been built but is not usable at this time. There is a large pile of dirt from building excavation at this time. Mr. Smith asked if the roofs were levered. Mr. Monroe answered yes and the runoff will be directed to the same storm water catch basin as originally approved. Mr. Smith said that his only concern is that there be no run off to the Claude Straight Road. Mr. Monroe said there would not. Mr. Smith asked if there will be any difference in height in the buildings and Mr. Monroe said the building will actually sit 1 to 1.5 feet lower than in the original location. Mr. Heidrich said the change makes sense. Mr. SanAntonio asked if any building had been started in the emergency exit area and Mr. Monroe answered no. Mr. SanAntonio stated that if the applicants needed to come back when that area is being developed the emergency exit could be addressed at that time. Mr. Monroe said that the existing entrance is wide enough to handle that situation at this time. Mr. Smith presented a motion to approve the amendment conditional on storm water to be routed to the approved location and that there will be no runoff on Claude Straight Road. With a second from Mr. Klippel and a vote of all in favor with no one opposed and no one abstaining, the motion was carried. Mrs. Osterhout asked Mr. Monroe to mention to the applicants that they need to remove the dirt pile in the emergency access location. Mr. Monroe answered yes.

#### **Moxham Motors**

General discussion disclosed that applicants had to provide a photo of the planned building. The pictures were sent to the secretary for the Boards review. After reviewing the information Mr. Klippel entered a motion to approve Site Plan #142-08 as presented. With a second from Mr. SanAntonio and a vote of all in favor with no one opposed and no one abstaining the motion was carried.

#### **Chairperson Report**

A check list has been designed and a copy of it has been provided. The list has been written from the Land Use Plan. Mr. Smith suggested making a notation on sign lighting. Mrs. Osterhout said the Board Members could take this copy home to look it over and let her know of any additions or changes that they may feel are necessary. Mr. Heidrich asked if the Board should request contour measurements. Mr. Smith said that the majority of Site Plans are in existing buildings but it certainly could be nice. Mrs. Osterhout asked the Board Members to offer suggestions for a check list for Sub divisions.

Tall Timbers attorney has asked for an APA extension for their project. She has sent a copy of that request to Mrs. Osterhout and the Board.

Mr. May has followed up the Johnsbury Public Market item with the Department of Health and the New York State Liquor Authority. Both departments have stated

**that they will not approve or issue licenses to a business without final approvals at the local level. They will send representatives to investigate.**

**A general discussion revealed that the Board is concerned about enforcement of approvals. Mrs. Osterhout said she would ask Mr. Vanselow to attend the next meeting.**

**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 8:10 P.M.**

**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: March 22, 2010

1 Fred Gagner Comlinks (Peaceful Valley Estates)

2 ZACH MAURER TOP RIDGE

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