

**Johnsburg Planning Board Minutes
May 24, 2010**

ATTENDANCE: Mrs. Osterhout Chair, Mr. Heidrich, Mr. Smith, and Mr. Klippel
absent Mr. Pelton, Mr. Record and Mr. Sanantonio

Guests; See Attached

Public Hearing

Called to order at 7:05 P.M.

Subdivision Application #213-10 Peaceful Valley Lumber

Attorney D. Smith informed the Board of the planned lot locations and flood zone as per the survey. He said that lot #3 shows a plan for a single family dwelling. Attorney Smith said that test holes dug proved to be normal. He said that there are no proposed buildings for lot 1 as there are now four buildings. Lot one test pits have shown there is not much soil so they are proposing amended fill septic system for middle lot. Applicants still need to go to the APA. Mr. Heidrich asked if the applicants are planning to leave the existing buildings there. Attorney Smith said yes existing buildings will be left but no new buildings will be built on the remaining parcels. Public Hearing closed at 7:12 P.M.

Public Hearing opened for Subdivision Application #210-10 Hall

Attorney Frank DeSantis provided information that the APA had declared application is non-jurisdictional. Mr. Heidrich asked what the building indicated was and Mr. Millington said that it was his great-grandfathers sugar house. Mr. Millington said that he would build on the flat area of the lot. Public hearing closed at 7:17 P.M.

Regular Meeting

Called to order 7:17 P.M.

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. Smith and a vote determined all were in favor, motion granted.

The Ledges

Mrs. Osterhout explained that per town law the Board needs a letter that the Fire Company can provide service to a planned project. The Board has a concern about the shared driveway, it meets the 12% however there are switch backs that are of concern. Mr. Burch has joined this meeting in an unofficial capacity to inform the Board of things that the fire company may observe. Mr. Burch said that Fire Company would like to have someone come to them with plans and an explanation of the project plan. Unofficially the thought would be that the project could not provide enough water to fight the fire. His opinion would be that the grade would be a problem and that fires would have to be fought with tankers and a portable pond. If this were the case tankers would have to meet and pass each other and the drive would not be able to handle that. Along with the grade there is a 30 foot drop off one area and the curvature of the drive could also prove to be a problem. Mrs. Osterhout informed all present that Mr. Taylor had been invited to the Board prior to road completion to inform him of their concerns. However the applicant did not bring his plan or project for review until the road had been built. Mr. Smith said that there are hydrants but if the rise is 400 feet it would be a line problem. Mr. Smith said that no approvals have been given but what the applicant has done he has done prior to approvals or review. Mr. Smith also said that the Fire Company has looked at other projects and if they need to do a test that could be done. Mrs. Osterhout thanked Mr. Burch for coming and clarified that the applicant needed to contact Mr. Rick Bennett or Chief Studnicky.

Subdivision Application #213-10 Peaceful Valley Lumber

Mrs. Osterhout asked if there were anymore comments or concerns. With a negative reply Mr. Smith entered a motion to conditionally approve Subdivision Application #213-10 conditioned on APA approval. With a second from Mr. Klippel and a vote of all in favor, no one against and no one abstaining Motion was carried.

Subdivision Application #214-10 Hall

There were no further questions or comments. Mr. Smith entered a motion to approve Subdivision Application #210-10 as presented. Mr. Klippel seconded the motion and a vote determined that all were in favor, no one opposed and no one abstaining, motion approved as presented.

Site Plan Application #149-10 Black Wolfe

Attorney Smith supplied all the requested material from the previous meeting. The planting will be two trees as indicated on plat plan. The parking is to remain in the rear of the building and along Main Street. Attorney Smith said the septic has supported four apartments therefore it should support two offices. Mr. Bergman stated that the system has been pumped each year by Mr. John Schrade. Mr. Smith said that Mr. Schrade could probably provide the septic information requested. The Board would like to know the size and location of the system. Mr. Smith entered a

motion to approve Site Plan Application #149-10 conditional on size, location and condition of septic system being provided to the Board. Mr. Klippel seconded the motion, and a vote determined all were in favor, no one opposed and no one abstained. Conditional motion carried.

Subdivision Application #208-09 The Ledges

Mrs. Osterhout told the applicant that Mr. Burch had attended unofficially to give some input on the Fire Departments take on the project. It was his suggestion that the applicant take all his plans to the North Creek Fire Commissioners and the Fire Chief. Mr. Taylor said that he has spoken to Warren County and they have no problems. Mr. Taylor said the Fire Chief had indicated that they could set up one pumper and pump up from there. General discussion revealed who the Chairman of the Fire Commissioners was and who Mr. Taylor had to present his plan to. Mr. Taylor will comprise a letter explaining all requirements set by the Fire Chief and what steps he has taken. Mr. Taylor went over Clough Harbour response and will place boulders in the location of the 30 foot drop off for guardrails. He will add the abutting land owners on final map. Applicant plans to use a boulder with project name on it for a sign and it will not be lit. Mr. Smith inquired about the run off since the pitch had been put in. Mr. Bergman said that he had not noticed any negative impact. In fact he felt that there had been some improvement. Mr. Taylor is going to build all of the houses and his plan is to use rain water run off for lawn watering and toilet flushing. Mrs. Osterhout said that the Board could determine the next step. The Board could send it back to Clough Harbour if they felt it necessary with the additional information. Mrs. Osterhout also said that a conditional approval would do no good at this stage. Mr. Smith said that there needs to be time given to review information presented at this meeting. Mr. Taylor said that sprinklers would be part of each deed. Mr. Taylor will meet with the Fire Department and get everything done for the June meeting.

Discussion

The town has been notified that the APA will be doing a follow up at Tall Timbers for the logging that had been granted. There seems to be a difference in what was proposed and approved against what was actually done.

Front Street

The Town attorney has advised the Board to listen to Attorney Smith but to take no action until a new application and maps are provided.

**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 9:05PM.**

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: May 24, 2010

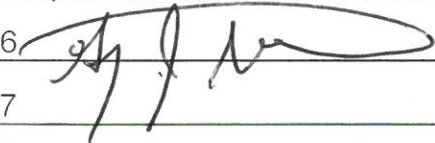
1 Kelly Blackhurst

2 Morgan Wilson

3 Frank DeLuna

4 Dan Smith

5 MARIC BERGMAN

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