

**Johnsburg Planning Board Minutes  
June 28, 2010**

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

**Guests; See Attached**

**Regular Meeting  
Called to order 7:00 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.

**Preliminary Presentation Subdivision Application #215-10 Rawson**

Attorney DeSantis, representing the Rawson family, informed the Board that the plan is to subdivide off the property where the home is located on Route 28 which is in 1.3 acre zoning. The remainder of the property of approximately 101 acres will make up the second lot making this a 2 lot subdivision. The applicants wish is to convey the larger lot to their son and the home lot to be retained by Mrs. Rawson. Attorney DeSantis explained that this will be the fourth lot created from the original parcel. Attorney DeSantis asked that a Public Hearing be scheduled. Mrs. Osterhout asked the Board if there were any further comments or concerns. With a response in the negative the Board scheduled a Public Hearing for July 26, 2010

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

Mrs. Osterhout explained that the Board allowed that Clough Harbour could contact the applicants engineer directly. The Board had set the practice that Clough Harbour would work only through the Board because of problems stemming from previous direct Engineer to Engineer contact. Mr. Taylor reported that he had contacted two members of the Fire Company and they had visited the planned site. The members required a cull de sac and applicant must install Town Water or a dry hydrant to provide an adequate amount of water for fire protection. Mrs. Osterhout asked the applicant about the bend in the drive with the drop off. Mr. Taylor said that he will put up boulders as a guardrail. General discussion revealed that road work is still continuing up to cull de sac. The Board and applicant went over the response from Clough Harbour point by point. Applicant will go over requirements

from Clough and the Board with his engineer. Mr. Taylor commented on his frustration due to the length of the process. Mr. Smith reminded the applicant that, as of this meeting, the Board has not yet received a final set of plans. The applicant is still making changes, therefore the Board has really not received a completed application. Mr. SanAntonio reminded all present that the best way to address the process would be for the applicants to come to the Board prior to expense of time and money for input or approval.

#### **Discussion**

Front Street has not completed conditions placed by this Board; therefore they will be required to meet these conditions prior to anymore undertaking of their project.

North Country Ministries (Outreach) has been notified that they must amend their APA approval to commence with the lot line adjustment.

ARO Rafting there was a complaint by a neighbor in regards to the port-a-lets. General discussion determined that the secretary should send a letter to the Town Board to ask them for discussion and resolution in the absence of a Zoning Enforcement Officer.

#### **July Town Board Meeting**

Mrs. Osterhout informed the Board that the Town Board would be meeting on Tuesday July 6, 2010 because of the Monday holiday. The Board discussed the Front Street information and determined that Mrs. Osterhout should send a letter to the Town Board outlining this Boards concerns and requests.

Mr. SanAntonio moved himself from the Table to ask about the Circus Signs and other signs that appear around town. His question was initiated by The Farmers Market and their request to put up a banner for the entire summer. Mrs. Monroe explained that the Land Use Plan specifically prohibits banners. Also any venue is allowed to erect signs as long as they are only put in place for a specified period and are removed within 3 days of the event.

With a motion entered by Mr. Klippel and seconded by Mr. SanAntonio the meeting was adjourned at 8:30.

Respectfully,

Marion Monroe, Secretary

# Town of Johnsburg Planning Board Meeting

Please Sign In

Date: June 28, 2010

- 1 Guy Taylor
- 2 FRANK DESARAY
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25