

Johnsburg Planning Board Minutes
July 26, 2010

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

Guests; See Attached

Public Hearing

Called to order 7:00 P.M.

Subdivision Application #215-10 Rawson

Attorney DeSantis presented the application for review. He said that the preliminary presentation from last month explained it all and the only difference was that the parcel containing the home is 1.48 acres. Having no further questions by the Board, Mr. Smith entered a motion to close Public Hearing. With a second from Mr. Heidrich and a vote of all in favor motion carried. Public Hearing closed 7:02 P.M.

Regular Meeting

Called to order 7:02 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. Smith, seconded by Mr. Pelton and a vote determined all were in favor, motion granted.

Subdivision Application #215-10 Rawson

Attorney DeSantis, representing the Rawson family, informed the Board that there are no plans at this time for any new construction at this time. The large remaining parcel has multiple access areas from Route 8. Mr. Heidrich asked about building and trees and Attorney DeSantis explained the questioned locations and said that no further construction is planned at this time. Mr. Smith presented a motion to approve Subdivision Application #215-10 as presented, with a second by Mr. Pelton and a vote of all in favor, motion approved.

Preliminary Presentation Subdivision Application #216-10 Prouty

Attorney D. Smith representing Mr. Prouty explained to the Board that the applicant is seeking to transfer a parcel of land 100 feet plus or minus to the adjoining land owner Mr. Kimbrell. General discussion revealed that a Public Hearing could not be waived for a subdivision as per the Town of Johnsburg Land Use Plan. With a motion by Mr. Sanantonio and a second by Mr. Smith a Public Hearing was scheduled for ~~July 26, 2010~~ at 7:00P.M.

Aug 23 2010

Subdivision Application #179-06 Front Street Discussion

Attorney Smith reviewed the project from the beginning. Reviewing what approvals the applicant had received and what changes have been made. General discussion explained what steps were still in the works, what Agencies and Departments have not submitted final approvals. The waste water will be handled by a Transportation Corporation that is yet to be finalized and sent to the Town Engineers. The previous conditional approval by the Planning Board had set conditions that the applicant must have bonded the infrastructure, and received final approval from the DOH, DEC and the APA. Both the applicant and Attorney Smith informed the Board that the project will continue to have changes as building continues. The aim is to eliminate the need to post a bond for what has not been completed. The applicant said that all they want to do is build the next townhouse and road to it as soon as possible. . Attorney Smith produced a copy of the letter from Holly Kneeshaw with conflicting information and Attorney Smith said he would get clarification on the discrepancies. Mr. Smith pointed out that obviously there was contradiction in the letter and that the Board would need clarification prior to being able to continue.

Old Business

The Ledges. Mr. Taylor said that he did not get the paper work in by the time needed as he is making a lot line change and the paper work was not ready. The Cell Tower is no longer a consideration as the company has decided to go another way. Mr. Taylor has met with the North Creek Fire District and they have given him all the requirements for fire protection. Mr. Taylor has agreed to widen the road when town water is being implemented so as not to have to excavate more than once.

Mr. SanAntonio has suggested that the Planning Board go to the Town Board to review the Land Use Plan and state what they want. Mr. Heidrich said that he has written specifics throughout his career and it is impossible to meet all requirements in every instance with a regulation.

With a motion entered by Mr. Heidrich and seconded by Mr. Pelton the meeting was adjourned at 9:00 P.M...

Respectfully,

Marion Monroe, Secretary

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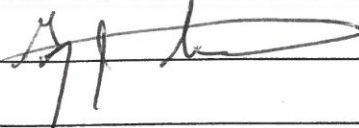
Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: July 26, 2010

- 1 FRANK DeSarno - ANSWER -
- 2 Dan Smith
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