

**Johnsburg Planning Board Minutes**  
**August 22, 2011**

**ATTENDANCE:** Mrs. Osterhout, Chairperson, Mr. Pelton, Mr. Heidrich, Mr. Smith, Mr. Nester and Attorney M. Hill. Absent Mr. Record

**Guests; See Attached**

**Meeting Called to Order 7:05 P.M.**

**Minutes**

The July meeting number of members present did not meet the number needed for a quorum therefore there was no July meeting. The minutes considered were from the June 2011 meeting. All members had received the minutes electronically prior to the meeting eliminating the need to be read at this time. As there were no corrections Mr. Smith entered a motion to approve minutes as received. With a second from Mr. Heidrich and a vote of all in favor no one opposed and no one abstaining, motion was approved.

**Regular Meeting**

**Subdivision Application 222-11 Anker**

Attorney DeSantis is representing the applicants. This application is a two lot subdivision on Harvey Road in North River, N.Y. It will produce two lots one of 31 acres more or less and one of 10 acres more or less. This subdivision will still meet all lot size requirements. Mr. Smith inquired if the 31 acre parcel would be sold. Attorney DeSantis said that both parcels would be sold. The Board did the Seqr review and having answered in the negative for all relevant questions, Mr. Heidrich entered a motion to declare a negative impact. With a second from Mr. Smith and a vote of all in favor a negative impact was declared. Having no further questions Mr. Smith entered a motion to approve application #222-11 as presented and with a second entered by Mr. Nester and a vote of all in favor, no one opposed and no one abstaining, the motion was approved

**Preliminary Presentation**

**Site Plan Application #152-11 The Firewood People**

Mr. Dzieniszewski explained to the Board that he and his wife would like to offer firewood for sale to help offset the taxes on their property. The plan would not include customers coming to this location they would sell by phone and then deliver. The wood source would be from their property and purchase what they had to meet demand. The delivery truck would use Stratton Hill Road that runs along the side line of their property and their projection is to sell 50 to 100 cord of wood per year. Applicant said that they have been in contact with the Town and are investigating whether the Town has abandoned the road in question. Mrs. Osterhout said that they would be allowed a sign and the size limit would be 24 square feet. She also explained that the Board needed a better map of the parcel to include labels and distances clearly indicated. Mrs. Osterhout also said that she would check on the exact distant requirements of the scenic corridor.

Lady Mya Brown came to North Creek on the Train from Saratoga and was a little disappointed that there was little in North Creek for entertainment. As she now is a Snow lodge bunny and looks for some kind of entertainment. She proposes an establishment that could provide a lounge atmosphere with plush sofas great wine, great coco the things that make you want to come back. She would also like to invite her colleagues to come and ski during the day and play in a jazz ensemble in the evenings. She would be able to use the upstairs for sleeping for herself and her guests. Mrs. Osterhout asked if she had plans for food preparation. Lady Mya Brown said perhaps some Creole crock pot fare. The Board thanked her for coming in and sharing her ideas and they wished her the best in her endeavors.

#### **Front Street**

Attorney D. Smith presented the newest information from Front Street. There has been another change in the map. There was a map dated May 2011 and now a new one dated August 16, 2011. Applicants are asking for amendment to conditional approval based on map dated August 16, 2011. The change involves land pertaining to waste water treatment planned areas only. Mrs. Osterhout asked if that map that he was referring to was exactly like the map the APA has and Attorney Smith answered yes that they had sent the new map to the APA. Attorney Hill told Attorney Smith that if they brought the Board the one map that reflects the accurate map the Board would sign it. Attorney Smith asked if he would be put on the September agenda and the Chairperson answered in the affirmative.

Mr. Smith said that the erosion at the Ledges site is a major problem that needs to be addressed. Mrs. Osterhout said that she would like to see the erosion taken care of at this time. The Board asked Mrs. Tucker to do what she needed to do to see that the erosion was taken care of now.

#### **ZEO Report**

Mrs. Tucker presented the Board with her report and said that Mr. VanVoorhis will seek the advice of his attorney if the Board is requesting more than to remove the burm and installing the gate. Mrs. Monroe gave Mrs. Tucker a copy of the original letter asking for those two actions to take place.

In further requests Mrs. Tucker has received a complaint about Old Bakers Mills Road. The complaint refers to multiple residences on a single parcel. She is going out there to take pictures and address this complaint.

With a motion from Mr. Nester and a second from Mr. Smith the meeting was adjourned at 8:50 P.M.

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: Aug 22, 2011

- 1 Mr + Mrs Michael Dymuszewski
- 2 Frank Dostars Amherst
- 3 Dan Smith Frontstreet
- 4 Dana Thelen
- 5 Lady Royal Brown Main Street
- 6 Ken Murray Garret Hill Realty LLC
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