

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
June 28, 2021

ROLL CALL: Cork Nester, Paul Sears, Gretchen Millington, Gay Gordon-Byrne, ZEO Danae Tucker, and Secretary Joann M. Morehouse

GUESTS: Sterling Goodspeed, Lester Duncan, Alex O'Conner

MEETING CALLED TO ORDER: at 6:00pm by Mr. Nester

APPROVAL OF MINUTUES:

Motion to approve minutes from May made by Mr. Sears, seconded by Mrs. Millington all in favor.

PUBLIC HEARING: SP-02-2021-Manor Properties-1782 South Johnsburg Rd-Tax Map # 134.-1-25.11

Mr. Lester gave a brief overview of his project. Mrs. Millington made a motion to close the public hearing seconded by Mrs. Byrne all in favor.

OLD BUSINESS: None

NEW BUSINESS:

SP/SU-02-2021-Manor Properties-1782 South Johnsburg Rd-Tax Map # 134.-1-25.11

Mr. Lester of Manor Properties Redevelopment explained that Reece School had a camp for disabled children at Skidmore college for several years but Skidmore would not be able to host them this year so they purchased the Dunn Mansion property to have as a permanent home for the camp.

Mr. Nester asked how many campers there would be at one time, Mr. Lester said 16 campers and 8 counselors. He said wake up would be between 7 and 7:30am lights out would be by 10pm, the camp will be open 7 weeks with 2 three-week sessions. He also said that they wouldn't be adding much in the way of traffic to the area, the councilors will be coming to the camp and staying not driving back and forth and the camp has only has 2 vans they will be using to transport the kids.

Mr. Lester said that the plans for the camp in the winter are to use the main house as a rental. Mr. Sears made a motion to approve **SP/SU -02-2021**, seconded by Mrs. Millington all in favor.

SPA -01-2012-Waite Realty- Main St- Tax Map # 66.10-1-61

Mr. O'Conner was present and explained that they had purchased the property and would like to convert the second story back to residential living space, it would be two apartments. The garage would be a rental storage area. Mr. Nester told the board that this building is in a HB1 zone which allows for the upstairs to be residential living space. Mrs. Byrne made a motion to approve **SPA-01-2012**, seconded by Mrs. Millington all in favor.

SUB-01-2021-Persons-864 & 872 Peaceful Valley Rd- Tax Map # 66.-1-1.1&1.2

Sterling Goodspeed was present to represent the Property owners, he stated that this is just a simple matter of adjusting boundary lines and making them more uniform. Mr. Sears made a motion to bring SUB-01-2021 back to the July 26, 2021 meeting for a public hearing, seconded by Mrs. Millington all in favor.

SP-03-2021 & SU-01-2021 -Johnsburg Historical Society-Rte 28- Tax Map # 118.-1-13.11

Sterling Goodspeed was present to represent The Johnsburg Historical Society. Mr. Goodspeed explained to the board that the Johnsburg historical Society had just purchased the presently the house is zoned for residential but that the Historical Society would like to change its use so that they can use it as a museum so that they can display the wonderful treasures that it has collected over the years. He also said there are a couple of things that will need to be done such as handicap access but overall, he said the house is in wonderful shape and everyone is very excited about this purchase and new venture. Mrs. Byrne made a motion to approve **SP-03-2021 & SU-01-2021**, seconded by Mr. Sears all in favor

ZEO REPORT:

Privilege of the Floor: None

MOTION TO ADJOURN: Mrs. Millington made a motion to adjourn, seconded by Ms. Gordon-Bryne all in favor at 6:35pm.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

Next Planning Board Meeting – July 26, 2021 at 6pm

At Tannery Pond Center