

Minutes of the Town of Johnsbury Planning Board Meeting

January 7, 2013

Minutes of the public hearing and regular meeting of the Planning Board of the Town of Johnsbury held on Monday, January 7, 2013 at the Tannery Pond Community Center, North Creek, NY.

Roll call showed the following persons present: Dottie Osterhout, Janet Konis, Curt Richards and Cork Nestor, Roger Smith – Absent: Tim Record, Bill Moos

Also present was attorney for the planning board, Mr. Mike Hill

Guest Sign in: Leslie Clement, Deb Morris, Bart Monda, Jill Boderick, Pete Burns, Bone Bayse, Mike Minder

The meeting was called to order by Chairperson Mrs. Dottie Osterhout at 7:00 pm

- **PUBLIC HEARING – Beaver Brook Tax Map #48.-1-6 – Site Plan #06-2012 and Special Use #03-2012** - Would like to put up a new building for rafting – on Route 28. It will be Office Space, Small Retail Shop and Garage for Storage and changing rooms. Mr. Monda a neighbor has concerns regarding the driveway and run off. Cork Nestor made a motion to close and Roger Smith seconded. All in Favor

CLOSED PUBLIC HEARING – OPENED REGULAR MEETING

APPROVAL OF MINUTES

- The minutes from November 26, 2012 were approved. The motion to except the minutes was made by Janet Konis and seconded by Cork Nester. 1 - Abstained.

OLD BUSINESS

- **Beaver Brook Tax Map #48.-1-6 – Site Plan #06-2012 and Special Use #03-2012** – Had public hearing and Mr. Monda a neighbor has a concern regarding the project. Mr. Monda's is very concerned regarding the driveway, parking lot and zoning. Dottie Osterhout assured Mr. Monda that according to the land use plan it is an approved use in this zone. The parking lot would only be 30 feet from his property line and the driveway is only 50 feet from his. Mr. Monda would like them to move the driveway in the center of their 400 feet road frontage so that customers are not mistaken his drive for Beaver

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Brooks. Mr. Monda is also concerned about the location of the parking lot – he doesn't want to have the parking lot next to his property so all he sees is cars and busses. He is also concerned with all the cars/busses leaking oil etc and this run off going into his well. Mr. Monda proposed them moving the parking lot to the other side of the property. Beaver Brook doesn't mind doing minor changes to their plains but are opposed to major changes. Beaver Brook would make sure the pitch for the parking area is pitched onto their property and not towards Mr. Monda's property. Mr. Monda is still not happy and is going to get a lawyer. Janet Konis thinks there is a way to do this so everyone is happy. Since Peter Burns has not submitted his APA application yet, there was a discussion as to who would be the lead agency on this project. Attorney Hill suggested and board members agreed that a site visit would be the best way to view Mr. Monda's concerns relative to runoff and visual impacts from the proposed project. Member will do so prior to the Jan 28th meeting. After much discussion a motion was made by Cork Nestor and seconded by Roger Smith to reopen the public hearing and to keep it open at least through the January 28, 2013 meeting. All in favor

NEW BUSINESS

- **No New business**

Chairperson Report

- Dottie Osterhout reminded members about requesting vouchers for the meeting in Saratoga.

ZEO Report

- **ZEO Nothing to report**

Privilege of Floor –

- Leslie Clement had questions regarding her project. Leslie Clements stated she would file a site plan application for her real estate office. She said she did not realize she needed to do it since it was in her home. She also briefly discussed one of the lots in regards to accessing 13th Lake Road. Leslie also asked what the minimum lot size was in MX3.2. Danae reported that lots must be at least 3.2 acres in size. Board members Roger Smith and Cork Nester were unsure if this was correct. Roger Smith indicated that his

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understanding was that from appendix B the minimum lot size is 1 acre. The 3.2 figure was used (divided into) the size of the master lot to determine the total number lots or lot density. Danae will check with APA.

- Debbie Morris regarding Bark Eater Chocolates said they were planning to change locations and would be filing a site plan application. Debbie asked if she needs to the ACT of AGENT form signed buy the owners even if she has a signed contract on purchasing the property

Motion To Adjourn

- Cork Nestor made a motion to adjourn Janet Konis second all in favor

Next Planning Board Meeting

Monday, January 28, 2012 at Tannery Pond Community Center – 7 p.m.

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