

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
November 25, 2013

The meeting was called to order by Chairperson Cork Nestor at 7:01 pm.

Minutes of the public hearing and regular meeting of the Planning Board of the Town of Johnsburg held on Monday, October 28, 2013 at the Tannery Pond Community Center, North Creek, NY.

Roll call showed the following persons present: Roger Smith, Curt Richards, Gretchen Millington and Cork Nester (Tim Record Absent)

Also present was attorney for the planning board, Michael Hill.

Guests: Richard Herrmann, Dennis MacElroy, Danae Tucker

**NEW BUSINESS:**

Mr. Cork Nester stated that they would have to do a Resolution to move December 23, 2013 meeting to January 6, 2014

Resolution:

Mrs. Gretchen Millington made a motion to move December 23, 2013 meeting to January 6, 2014, Mr. Roger Smith second. All in Favor.

SUB-07-2013 – Subdivision / Lot Line adjustment – Herrmann – 222 Durkin Road – Tax Map #83.-1-47 – Mr. Herrmann who is Co-owner on this property wants to move the line to give his boarding parcel (Tax Map # 83.-1-46) more acreage which then would make it a conforming lot. Attorney Hill asked if the other lot would still be large enough to be a conforming lot. Mr. Cork Nester replied that it would because that lot is in the Hamlet and 1.3 and the lot is going to be 2.3. Mr. Nester went on the state that it would be bring Mr. Herrmann into compliance. Mr. Herrmann said that he is at .7 and should be a 1.3 but it was grandfathered in and this will bring it up to almost 3 acres. Attorney Hill asked about the wet areas. Mr. Herrmann said yes there is stream that runs through there and that he did a JIF but hasn't gotten a reply back from the APA yet.

Mr. Roger Smith made a motion to Schedule SUB-07-2013 for a Public Hearing held on January 6, 2014, second by Mrs. Gretchen Millington. All in Favor.

SUB-08-2013 – Subdivision Monter – 295 Main Street – TAX Map #66.10-1-49 – Mr. Dennis MacElroy representing Mr. Monter. Mr. Monter is in contract to sell the building and would like to subdivide it and keep the property that is in the rear. Mr. MacElroy explained that the existing parcel is 1.9 acre lot into 2 lots of 1.55 acre which would have the Office Building on and .35 acre. Mr. Nester asked where the septic was located for the office building. His concern is that the new owner would want to change this into rentals in which the septic might need to be increased. Mr. Nester asked if there was anything in the files regarding the septic and the location. Mrs. Danae Tucker said that she did not find a Septic permit in the file. Mr. Roger Smith asked if it was possible that the septic is on the Copperfield's lot. Mr. MacElroy stated that he has asked that question. Mr. Richards asked if there was a basement to that building. Mr. MacElroy said no it was on a slab. Mr. MacElroy said that there is a sewer cover in the parking lot near the building. The board asked Mr. MacElroy to continue researching the location of the septic.

Mr. Roger Smith made a motion to Schedule SUB-08-2013 for a Public Hearing held on January 6, 2014, second by Mr. Curt Richards. All in Favor.

Mr. Cork Nester asked if anyone has any questions on these to subdivision or any questions in general.

Mrs. Gretchen Millington said she did – that she was up in Bakers Mills and on the road behind JJ's and the houses / properties are very rough looking. Mrs. Danae Tucker said that the one trailer near JJ's is in violation and they need to do something with it. Mr. Curt Richards stated that there are less people living back there. Mrs. Gretchen Millington's concern is about the septic systems up there and are they working properly. Mrs. Danae Tucker said the only way she could question a parcel owner on that is if there was evidence of sewage above ground and she will take a ride back up there this week to check things out again.

**Motion to Adjourn:** Motion by Mr. Roger Smith to adjourn, Curt Richards second. All in favor. 7:40 pm

*Next Planning Board Meeting*

*Monday, January 6, 2014*

*Tannery Pond Community Center – 7 p.m.*