

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD

October 28, 2013

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 **ABSENT**: Tim Record

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

Guests: Joe Brown, Attorney Rob Simon, Ron Smith and Dylan Smith

The meeting was called to order by Chairperson Cork Nestor at 6:57 pm

Opened the Public Hearing session of the Meeting:

- **Public Hearing – SUBDIVISION APPLICATION:** #SUB-06-2013 Matthew and Daniel Galusha Tax Map #117.-1-1 & 117.-1-2 Lot Line Adjustment. Located 80 Park Road, Johnsburg – to take acreage from large parcel located behind and add to the house parcel, to make a conforming lot of 8.5 acres – Roger Smith made a motion to close the public hearing, second by Gretchen Millington – All in Favor

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Old Business

- **SUBDIVISION APPLICATION:** #SUB-06-2013 Matthew and Daniel Galusha Tax Map #117.-1-1 & 117.-1-2 Lot Line Adjustment. Located 80 Park Road, Johnsburg

Attorney Rob Simon asked about the wordage for the Mylar. Attorney Mike Hill said he forgot to send it, but will tomorrow.

The Board proceeded to do the SEQR review. All questions had a consensus No. Therefore a motion was made by Roger Smith, for a negative declaration, Seconded by Curt Richards – All in Favor. A motion was made Roger Smith to approve the subdivision, and seconded by Curt Richards – All in favor.

New Business

Ron Smith who owns the former Alexander Funeral Home in North River who is part owner of Adirondack Outfitters wants to use as a resident for rafting and tourist accommodations.

Ron Smith will need to replace the dry well – he believes is too close to the well and is using Bret Winchip as his Engineer.

Ron Smith met with the APA today. Danae talked with Susan Parker from the APA – and the APA is looking at it as a single use and not multiple uses and would like the town to do the same – Susan told them that it is a Class A Project and she just wanted to make sure the town was ok with it. Ron Smith said that they have 80 rafting customers and maybe 10 would stay with them. So, it is like the other Rafting Centers located near him. Cork Nester said that it is a logical location and that the town does need more beds. Cork Nester asked if a commercial recreation facility was allowed for a multiply uses. It is Zoned 8.5 acres and it is in the scenic corridor. Danae Tucker said that she was comparing it to the Inn on Gore. Cork Nester asked about Wild Waters at the Glen – they are in the 8.5 and in the scenic corridor also.

Danae wants to stay away from the bed and breakfast and would like to put it under tourist accommodation and recreational facility. Danae asked Attorney Mike Hill if she could combine them or if she had to stay with exactly what is in the chart. Attorney Mike Hill responded that he didn't think they had to categorize all in one usage. There is flexibility under the categories as far as the wordage is.

Danae Tucker – Then the board would be comfortable if it was classified as a Recreation or entertainment Facility that will also have a tourist accommodation and that it is one business / one use.

Privilege of Floor

Chairperson – Cork Nester – regarding the minutes and that some of them they would never be able to approve because of the lack of a quorum. Attorney Mike Hill said that the oldest minutes that are still outstanding are the Jan 7th and April

22nd and he doesn't think they can approve them because they don't have the members – Janet Konis, Bill Moos, and Dottie Osterhout are no longer with the Board. Would need to double check and see who was in attendance at those meeting and all of them to see if they could do a quorum. Cork Nester believes that if Tim Record is at the next meeting then they would be able to approve the remaining minutes. The April minutes they would be able to approve.

Cork Nester house being built on Oven Mountain Road - Doug Cole got an agent form signed by the owner of the lot Per Danae the one that Doug – Cork Nester is concerned that they are building on the wrong lot.

ZEO Report – When Darien Tracy was here - the paper work from the state, Stated that if it is a single family home that they can rent it out – so there for the home in question in Wevertown is a single family home - Rudd Vanvoorhis did get a sign permit

Motion to Adjourn: Motion by Gretchen Millington to adjourn, Curt Richards second. All in favor. 7:36 pm

Next Planning Board Meeting

Monday, November 25, 2013 at Tannery Pond Community Center – 7 P.M.