

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD

**September 23, 2013**

Minutes of the public hearing and regular meeting of the Planning Board of the Town of Johnsburg held on Monday, September 23, 2013 at the Tannery Pond Community Center, North Creek, NY.

Roll call showed the following persons present: Roger Smith, Curt Richards, Tim Record and Cork Nestor

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

Guests: Frank DeSantis, Joe Brown, Marjolaine Arsenault, Attorney Rob Simon, Attorney Dan Smith, Paul Cormack, Roxanna Freebern, Reginald Freebern and Brian Richards who came in late.

Tim Record said a few words in Memory of Bill Heidrich who had severed on the Planning Board for several years.

The meeting was called to order by Chairperson Cork Nestor at 7:00 pm

Opened the Public Hearing session of the Meeting:

**Public Hearing – SUBDIVISION APPLICATION: #SUB-05-2013 Paul Cormack Tax Map #46.-1-91.1 Lot Line Adjustment. Located on Beach Road in North River.** Mr. Nestor read a letter from J Tara Kluge a neighbor. (Letter attached to minutes) Mr. Record asked if anyone else had any comments, and then made a motion to close the public hearing, Mr. Smith second. All in Favor.

**Old Business**

**SUBDIVISION APPLICATION: #SUB-05-2013 Paul Cormack Tax Map #46.-1-91.1 Lot Line Adjustment. Located on Beach Road in North River.** – Attorney Smith explained that Mr. Cormack owns a piece of land between Mr. Hanson and Thirteen Brook and that Mr.

Hanson wants to buy about half of it. Regarding Ms. Kluge's concerns they have address them and it states in the proposed dead that the parcel is non buildable. Mr. Record asked about Ms. Kluge third concern which was cutting of trees. Attorney Smith said that with the APA and Towns standards they would not be able to cut the trees. Mr. Record asked about the second concern – Ramps or docks. Attorney Smith said in the proposed dead it states that there will be no docks. Attorney Hill asked if the lot was going to be merged into the other lot. Attorney Smith said yes. Attorney Hill asked about APA. Attorney Smith said yes they have an NJ Letter from them. The Board proceeded to do the SEQR review. All questions had a consensus No. Therefore a motion was made by Mr. Smith, for a negative declaration, Seconded by Mr. Record – All in Favor. A motion was made Mr. Tim Record to approve the subdivision, and seconded by Mr. Roger Smith – All in favor.

Opened the Public Hearing session of the Meeting:

**Public Hearing – SUBDIVISION APLICATION: #SUB-04-2013 Brian Richards Tax Map #66.18-1-7 Lot Line Adjustment. Located at 15 Main Street, North Creek.** Mr. Nestor asked if anyone had any comments. Mr. Record made a motion to close the public hearing, Mr. Smith second. All in Favor.

**Old Business**

**SUBDIVISION APLICATION: #SUB-04-2013 Brian Richards Tax Map #66.18-1-7 Lot Line Adjustment. Located at 15 Main Street, North Creek.** Mr. Brian Richards gave a quick over view that he would like to move the line to the other side of his garage. Mr. Cork Nestor said they do have a NJ Letter from APA. The Board proceeded to do the SEQR review. All questions had a consensus No. Therefore a motion was made by Mr. Roger Smith, for a negative declaration, Seconded by Mr. Curt Richards – All in Favor. A motion was made Mr. Curt Richards

to approve the subdivision, and seconded by Mr. Roger Smith – All in favor.

## **New Business**

**SUBDIVISION APPLICATION: #SUB-06-2013 GALUSHA LOT LINE ADJUSTMENT** - Attorney Rob Simon explained that Daniel and Matt Galusha on Park Road own a larger parcel behind Matt Galusha's house and want to move the Lot Line to give the house more acres. There is an NJ Letter from the APA. Motion made by Mr. Tim Record and Second by Mr. Curt Richards to set up a Public Hearing for next Month. All in Favor.

INFORMAL – Located above Izzy's and it is retail, so usage is not changing. No sign just maybe a sandwich board occasionally. She makes garments and does national shows, so it is just work space.

Attorney Desantas for Marty Taylor New owner at Northwinds lodge and what they are doing there. Attorney Desantas showed them a survey map. The front building is what Marty is calling the Chalet. Then there is a 14 room motel behind that. Marty has done work on the driveway lining it with retaining walls and stone pillars with lighting installed in them. The maps also show two existing 1500 septic tanks. The front building is going to use the adjacent Septic tank and is going to be a 4 bedroom Chalet. The back building will use the other septic tank. Both septic systems have been checked out by Mr. John Schrade. Marty is going to use these as tourist accommodations. They are weekly rentals. The front building he hopes to have ready for this ski season. The back building is on a slab and in very bad shape. This is going to become a 4 unit with 2 bedrooms each. So it is a total of 5 units. The new sign would be where the existing sign is now and lighting would be the same. He does know he might need a new sign permit. The new name is going to be The North Country Chalet and Suites. The use is not changing from what it was originally the only thing is there would be no restaurant / bar like before. Mr. Tim Record asked what was between the Chalet and the motel units. Attorney Desantas said it was just a roof, they are two separate buildings. Mr. Record asked about the parking. Attorney Desantas said before there was parking

on both sides of the building. Mr. Taylor is going to set it up that all 4 units park on the same side of the building and then the other side would be just lawn. Danae had asked Attorney Desantis just to come in and let the board now what was going on over there and no permits at this time were needed.

**Privilege of Floor** – Roxanna Freebern asked about Leslie Clements applications. Mr. Cork Nestor said it is an incomplete application. Mr. Cork Nestor was up there the other day and not much was going on. Mr. Cork Nestor also said he has seen the New sign at the Lookout in Wevertown that is owned by Mr. VanVoorhis and he doesn't know if there was a sign permit obtained or not. Mr. Cork Nestor will be talking with Danae about this because with a sign there it is a Tourist accommodation which might need site plan approval and special use.

**Chairperson Report** – Mr. Cork Nestor will get back in touch with the board after speaking with Danae about the Bridge project going on and if Ms. Mulvey needs permits for them to use her property. Mr. Roger Smith said that he and Mr. Curt Richards were at the Town Board Meeting and at that meeting Leslie asked if the Town could maintain the Road. Mr. Cork Nestor said it doesn't matter at this point who maintains it that Leslie must bring the road up to Town standards. Ms. Clements is very opposed to bring it up to Town Standards. Ms. Roxanna Freebern asked if Ms. Clements need to get a permit to do that addition on the Hobby Farm. Mr. Cork Nestor said that Ms. Clements was working with Danae on that. Mr. Tim Record said yes she did come to get the addition.

**ZEO Report** –

**Executive Session:**

**Motion to Adjourn:** Motion by Mr. Roger Smith to adjourn, Mr. Tim Record second. All in favor.

*Next Planning Board Meeting*

*Monday, October 28, 2013 at Tannery Pond Community Center – 7 P.M.*