

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
June 23, 2014

The Meeting was called to order by Chairperson Cork Nester at 7:03 p.m.

Roll Call showed the following persons present: Gretchen Millington, Cork Nester, Tim Record, Ken Murray, Attorney Mike Hill

Absent: Curt Richards

Guests: Susan Lenseth, Nancy Persons Kulikowski, Joe Kulikowski, Joe Brown, Roxy Freebern, Reg Freebern, Helen Lawrence, Leslie Clement, Joyce Monthony, Dale Monthony, Mary Jane Hartenstein, Steve Hartenstein

Public Hearing: SP-03-2014 – Site Plan Review – Smith – 4479 State Route 28 – Tax Map #30.-2-8: Mr. Nester opens the public hearing. Mr. Record asks if there are any questions or comments. Mr. Record makes a motion to close, seconded by Ms. Millington, all in favor, motion carried.

Approval of Minutes: April 28, 2014 Mr. Record asks that on page 2 the sentence to read that he recuses himself for the evening on Ms. Clement's site plan. Ms. Clement objected to the change. Mr. Record stated he does not want to recuse himself from Ms. Clement's projects and feels he can be fair and objective. Motion by Ms. Millington to approve with changes, second by Mr. Record, all in favor. May 19, 2014 Motion by Ms. Millington to approve, second by Mr. Record, all in favor. Mr. Hill states that Mr. Murray cannot vote to approve these minutes since he was not present at those meetings.

SP-03-2014 – Site Plan Review – Smith – 4479 State Route 28 – Tax Map #30.-2-8

Mr. Smith is not present. Mr. Record makes a motion to keep the public hearing open until the July meeting, second by Ms. Millington, all in favor, motion carried.

SP-02-2014-Site Plan Review & SU-01-2014-Special Use Permit-Neal-1800 State Route 28-Tax Map# 119.-1-6

Mr. Nester stated the Neals are not present and will bypass this for now. Mr. Nester then stated later in the meeting he thinks they are ready for a public hearing for the Special Use, motion by Mr. Record for a public hearing, second by Ms. Millington, all in favor, motion carried.

SUB-01-2013-Subdivision-Clement-Shields Road-Tax Map# 30.-1-75

Mr. Nester stated this is a 5 lot subdivision with only 4 lots buildable. The 5th lot is to be conveyed to Warren County. Mr. Nester spoke with Ron (Vanselow) and Dan (Hitchcock) and they are ready to do year round maintenance to Shields road after Ms. Clement addresses some issues. Ms. Clement recites resolution #269 of 2012 with regards to road maintenance and questions Mr. Hill if she should have some type of agreement with Dan Hitchcock. Mr. Nester

stated that any approval for the subdivision will be conditional. Mr. Nester asks the board if they are ready to hold a public hearing, Mr. Record makes a motion for a public hearing for July meeting, second by Ms. Millington, all in favor, motion carried.

Privilege of Floor

Some concerned neighbors of Ms. Clement questioned whether building on the lots will have an effect on erosion and whether it will wash out the road. Mr. Nester stated that there is not a way to be sure whether it will wash out or not. The neighbors also express concern about the cost of fixing the bank by Warren County, to which Mr. Nester replied that he thinks that Warren County would've considered that in their decision to accept the property.

Mr. Nester stated he has had no response or any other correspondence with anyone regarding Family Dollar.

ZEO Report

Ms. Tucker stated she has nothing to report at this time.

Motion to Adjourn: Motion by Mr. Record to Adjourn, second by Ms. Millington, all in favor, motion carried, 7:48pm.

Respectively submitted:

Shannon Slater

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, July 28, 2014
at the Tannery Pond Community Center– 7 p.m.***