

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
January 26, 2015

Meeting called to order at 7:00 pm by Chairman Cork Nester

Roll Call showed the following persons present: Cork Nester, Curt Richards, Gretchen Millington, Mike Hill Atty, and Joann Morehouse Secretary. Absent were Tim Record and Danae Tucker ZEO

Guests: Mary Rice Israelski, Dan & Deb Neal, Mark Parobeck, Matt Parobeck, Eric Piper, and Brian Donohue

Mr. Nester made mention that last month there was no meeting due to no quorum so tonight's meeting would begin with items that had been scheduled for last month's meeting.

Public Hearing: SU-03-2014-Special Use Application-Parobeck-11 Clinton Street Inc.-Tax Map# 66.-1-7:

Mr. Nester called the public meeting to order and mentioned a neighbor Margaret Prashaw has no objection to the new use at The Lodge, but would like reassurance that there will not be any late night issues with drinking patrons. The owners of The Lodge are in complete agreement with Mrs. Prashaw about not wanting any late night drinking issues. The meeting was left open for a few more minutes to see if anyone else showed up to ask any questions or give comments regarding the Special Use Application. No further comments or questions came up so Mrs. Millington made a motion to close the public hearing seconded by Mr. Richards all in favor

Approval of Minutes: Mr. Nester asked for a motion on the approval of the November 24, 2014 meeting minutes Mr. Richards made a motion to approve the minutes of that meeting, Mrs. Millington seconded the motion all in favor.

OLD BUSINESS:

SU-03-2014-Special Use Application- Parobeck-11 Clinton Street Inc. Tax Map# 66.-1-7

Mr. Nester suggested to ally Mrs. Prashaw's concerns that alcohol sales stop at 10:00 pm when the restaurant stops selling food, Mr. Parobeck suggested that the restaurant close at 10:00 pm but that they be allowed to sell alcohol after that to house guests only as they many times have very late arrivals. Mr. Hill Atty said that a SEQR is not required due to commercial use under 4000 sq. ft. Mr. Richards made a motion to approve, seconded by Mrs. Millington all in favor.

New Business:

SPA-01-2014-Site Plan Amendment Application-Clement-Shields Rd- Tax Map#30.-1-68

Mr. Nester read in an email between himself and Mrs. Clement.

Not attending meeting tonight

Leslie Clement

To

James "Cork" Nester

CC

gretdave@frontier.com Curt Richards Michael Hill Danae Tucker me

Jan 26 at 3:22 PM

I have not been able to finalize my plans for my glamping campground and therefore will not be attending the meeting tonight. I apologize for any inconvenience. Leslie Clement

From: "James \"Cork\" Nester" <corknester@gmail.com>

To: "Leslie Clement" <lesliec@rcn.com>, gretdave@frontier.com, "Curt Richards" <crichards398@yahoo.com>, "Michael Hill" <mhill@mshlaw.com>, "Danae Tucker" <johnsburgzeo@frontier.com>, johnsburgpz@frontier.com

Sent: Monday, January 12, 2015 2:49:18 PM

Subject: Re: January meeting

Hi Leslie:

The meeting is 1/26. We would be happy to hear your proposal, but to move things along I would like you to provide us with the following information, so that we aren't wasting time:

A detailed map of both lots showing the proposed camp sites, well location, septic for home, farm stand and proposed camp ground septic, parking areas, and the proposed fence line with the Kulokowskis (and type of fence material).

Thank you,

On Mon, Jan 12, 2015 at 10:08 AM, Leslie Clement <lesliec@rcn.com> wrote:

Cork:

I'd like to be on the agenda for January for a way-scaled-down very simple glamping plan. If you had time, I would like to do a quick site walk with you. Any weekdays are fine for me; weekends I'm usually driving my daughters downstate back and forth to see their dad.

If you feel like you already have a good feel for the property and don't need to walk it, that's fine too.

Could you please confirm the actual date of the January meeting?

Thanks ...

Leslie Clement

Cork

James "Cork" Nester

Mr. Nester said the board would hear Mrs. Clement's site plan amendment at the next meeting.

Mr. Eric Piper is here because he has a sign up and needs a special use permit because it is an off premise sign. All paperwork is in and in order, Mr. Nester asked if this would be the only sign and Mr. Piper said yes. Atty Hill suggested the board look into the need for a public hearing per section 905 of the town Code. Mr. Richards suggested approval conditional on the need for a public hearing, seconded by Mrs. Millington. Atty Hill asked that for the record it be made clear that if a public hearing turned out to be necessary then the approval would be revoked until after public hearing took place. (Conditional approval was officially revoked on Feb. 23, 2015)

SP- 01-2015 Tax Map #66.10-1-16 (change of use) Dan & Deb Neal will be running the business, building owner is Mary Israelski who is asking for an added use not a change. Mr. Nester asked about operation hours and days and Mrs. Neal said afternoon into evening to run will the flow of season for hours, hoping to open Memorial Day weekend, Mrs. Millington asked if it was a candy only shop and Mrs. Neal said they would be selling Shaved Ice so she will be talking to Ag Dept. for approval instead of the Health Dept. Mrs. Millington made motion to approve and Mr. Richards seconded, all in favor.

Privilege of Floor:

Brian Donohue asked if there was anything new and stated he had no new information, He asked the board about the SEQR and would like a copy of the questions on that form, Atty Hill gave him the short form he had and Mr. Nester asked for his email so that he could have the ZEO email him the long form. Mr. Nester announced that Mark Parobeck would be trying to join the Planning Board now that his application with them was completed.

Mr. Nester made resolution for the Planning Board Meetings would be as follows:

- January 26
- February 23
- March 23
- April 27
- June 1
- June 22
- July 27
- August 24
- September 28
- October 26
- November 23
- December 28

Mrs. Millington made a motion to adjourn the meeting seconded by Mr. Richards, all in favor

ZEO Report: No report this month

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Motion to Adjourn:

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

*Next Planning Board Meeting –Monday, February 23, 2015
at the Tannery Pond Community Center– 7 p.m.*