

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
June 1, 2015

Chairperson Cork Nester called the Meeting to order at 7:04p.m.

Roll Call: showed the following persons present Cork Nester, Curt Richards, Gretchen Millington, Danae Tucker ZEO, Joann Morehouse Secretary, Atty Justin Grassi Absent: Tim Record

Guests: Brian Donohue, David Millington, Atty Dan Smith, Allen Frazier, Brandon Tyrel, Becky Tyrel

Public Hearing:

SUB-02-2015-Anrew Arenholz and Percy G. DeCastro-Tax Map#102.-2-4

Atty Dan Smith was present to represent Mr. Arenholz and Mr. Castro. Atty Smith showed the board a map that was drawn up to clarify the building rights that would go with each new parcel that the subdivision will create. Also to explain which lots have the river frontage with them The board members were able look the new map over. Mrs. Millington made a motion to close the public hearing seconded by Mr. Richards all in favor.

Approval of Minutes: Mr. Richards made a motion to accept the minutes from April 27, 2015 meeting seconded by Mrs. Millington all in favor.

OLD BUSINESS:

SUB-02-2015-Anrew Arenholz and Percy G. DeCastro-Tax Map#102.-2-4

Mr. Nester asked if Atty Smith had answered all the questions and concerns that board might have had with this subdivision, and the board all agreed yes he had. Mrs. Millington made a motion to approve the subdivision subject to getting the permit from the APA, seconded by Mr. Richards all in favor.

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

Mr. Nester asked Mrs. Clement if she had completed all the requirements set forth by the board in prior meeting and she said yes she had, so Mr. Nester said that means the application is deemed complete. Mrs. Clement informed the board that she had been to see the ZEO and that she had given her a copy of the engineer stamped plans for a septic system.

The ZEO Mrs. Tucker wanted to remind Mrs. Clement that her approval if given would be voided if she ever sold or separated her three pieces of property Tax Map#30.-1-68, 30.-1-55, and 30.-1-54 because of density issues. Mr. Nester suggested that the deed be altered to reflect that if the properties were separated then the site plan would be voided. Mr. Richards made a motion to approve Mrs. Clement's application, seconded by Mrs. Millington all in favor.

NEW BUSINESS:

SUB-01-2015-Wedeln Partners-Tax Map#83.-2-4

Owners are looking to subdivide the store and National Grid section of the property from the rest of the acreage. The board looked over the application but no action was taken because no one came to represent their application.

ZEO Report:

Mrs. Tucker informed the board she would not be in the office next week due to Flood Plain Management Training. Also she let the board know that her office hours will be changing as of June 16, 2015 thereafter office hours will be from 12pm – 6pm on Thursdays and three Thursdays a month she will offer appointment hours from 6pm -7:30pm.

Privilege of Floor:

Brian Donohue was present to discuss further his issue with the Pierson property at 192 Edwards Hill Rd. Mr. Donohue asked about a deadline Mike Dauphinas had given to Mr. Pierson regarding a floor drain in his garage. Mr. Nester suggested that maybe Mr. Donohue should take his concerns regarding Mr. Pierson to the Town Board because the Planning Board can only work within the guidelines of the Zoning ordinances; it has no authority to address issues that are not covered in the Planning and Zoning regulations.

Motion to Adjourn: Mrs. Millington made motion to adjourn, seconded by Mr. Richards all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, June 22, 2015
at the Tannery Pond Community Center– 7 p.m.***