

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
**September 28, 2015**

Meeting called to order by Chairperson Cork Nester at 7:00 p.m.

**Roll Call:** showed the following persons present: Cork Nester, Curt Richards, Gretchen Millington, Joann Morehouse Secretary, and ATTY Justin Grassi. Absent: Tim Record, Danae Tucker ZEO **Guests:** Sterling Goodspeed, Karl Zarr, Mike and Nina Dougherty, Melissa Freebern, Stacia Daniels, Julie Wolfe, Rachel Zuckerman, and Mrs. White

**Public Hearing: SUB-04-2015-Shawn Post-Tax Map#: 133.-1-73**

Shawn Post has 98 acres and want to subdivide and sell 73 acres to adjoining property owners Mr. & Mrs. Zarr. Mr. Post has appointed Mr. Goodspeed to represent him in this matter. There is an APA application pending because of the stream running through the property. Mill Creek, which runs through the property, will be used as a natural dividing line.

Mr. Richards made a motion seconded by Mrs. Millington to close the public hearing all in favor.

**Approval of Minutes:** Mr. Nester asked if everyone had an opportunity to look over the minutes from the August 24, 2015 meeting and everyone said that yes. Mr. Richards made a motion to accept the minutes, seconded by Mrs. Millington all in favor.

**OLD BUSINESS: SUB-04-2015-Shawn Post-Tax Map#: 133.-1-73**

Shawn Post has 98 acres and want to subdivide and sell 73 acres to adjoining property owners Mr. & Mrs. Zarr., using Mill Creek that runs through the property as a natural dividing line. They are waiting on completion of APA approval process. Atty Grassi went through the SEQR part II with the Board and a negative declaration was declared. Mr. Richards made a motion to accept the negative declaration, seconded by Mrs. Millington all in favor. Mr. Richards made a motion, seconded by Mrs. Millington to approve the subdivision conditional on completion of the APA approval process all in favor.

**NEW BUSINESS: Site Plan Amendment Melissa Freebern-Tax Map#66.10-2-12:**

Mrs. Freebern recently purchased 254 Main Street, which has housed a variety store and a florist shop in previous years. Her intent is to completely restore the building to its former beauty. It will have a fine arts gallery and parlor selling jewelry and other pieces of art and accommodate a Tattoo shop. The Board told Mrs. Freebern that the site plan did not need an amendment for her businesses because they fall under the retail listing just as the prior businesses had. Mrs. Freebern was told to return to the ZEO when it comes time to put up a sign.

**Site Plan-Dougherty-Tax Map#118.-1-58**

Mike and Nina Dougherty received a special use permit in 1989 to operate their Bed and Breakfast and have operated under that since. Mr. and Mrs. Dougherty are now selling and the potential new owners would like to make Weddings a part of their venue. Under the Town of

Johnsburg's current Land Use Plan, a site plan amendment would be needed but since there is none it was decided that, a current Site Plan would be appropriate. The property has a home and two cabins, there is plenty of space for hosting weddings and there is a letter from a neighboring property owner giving permission to use his property to park cars if there is need of the extra space. The site plan would cover the current use of Bed and Breakfast, and events including weddings. Mr. Nester suggested that there be time limits for noise (Mon –Thurs. 9pm, Fri-Sun 11pm) and a stipulation of no parking on the road. Mrs. Millington made a motion, seconded by Mr. Richards to approve the site plan with the conditions Mr. Nester mentioned all in favor.

**ZEO Report:** No report this month.

**Privilege of Floor:**

**Motion to Adjourn:**

7:26pm Mr. Richards made motion to adjourn, seconded by Mrs. Millington all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, October 26, 2015  
at the Tannery Pond Community Center– 7 p.m.***