

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
October 24, 2016

Meeting called to order by chairperson Cork Nester at 7:02pm

Roll Call: Present were Ann Deppe, Tom Volcheck, Cork Nester, Gretchen Millington, Tim Record ATTY: Justin Grassi, Absent Curt Richards and ZEO Danae Tucker

Guests: Jerrid Tucker, Megan Fuller, Leslie Clement, and Joe Brand

PUBLIC HEARING:

Approval of Minutes:

OLD BUSINESS:

NEW BUSINESS:

SP-03-2016-All Brands Redemption Center-2544 State Route 28, Wevertown-Tax Map # 101-1-43. Mr. Brand let the Board know that he had non-jurisdictional letter from the APA . Hours of operation will be 9am – 6pm 7 days a week. Mr. Brand is in the process of purchasing the property as well as the rental mobile home in back, keeping the current tenants. The new store will sell propane, fishing bait as well as redeem cans and bottles. Mr. Brand said there is a 25 feet distance from neighboring property and buildings that is required by DEC and he plans to place boulders between the propane tank and the road. There will also be boulders placed between the parking area and the road as an added safety feature. ATTY Grassi asked if Mr. Brand had done the SEQR short form, he hadn't so ATTY Grassi gave him one to do while the board went over part 2 and 3. Mr. Nester told Mr. Brand said that if approved the board would be sending him on to the Zoning Board of Appeals because of the Scenic Corridor overlay Mrs. Millington made a motion for a negative declaration, seconded by Mr. Volcheck. Mr. Record made a motion to give conditional approval of the Site Plan pending verification of Zoning Board approval of a variance and placing the boulders for protection of the propane tank and parked cars.

SPA-01-2016-Leslie Clement-Shields Rd. Mr. Nester let Mrs. Clement know that her application would need to be tabled until the next meeting because of the number of changes that have been made to the Site Plan since its original presentation to the Board. Zeo and Mr. Nester thought it would be best if the board with its new members and the number of changes that have Mrs. Clements said that she understood but said she would like to present the changes she would like to make to the Board so that they would have time to think about it before the next meeting. The Board said that would be good and that they would like to visit the site before the next meeting as well. Mrs. Clement would like to add four tent sites, two of them in the wooded area and two close to the present sites. She would like to build an addition on to the present common

kitchen. Mrs. Clement is also hoping to build two screened in pavilions with pizza grills, neither of which would have plumbing, the pizza oven part would be supervised by the Board of Health.

ZEO REPORT: None

MOTION TO ADJOURN: Mr. Record made a motion to adjourn, seconded by Mr. Volcheck all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

Next Planning Board Meeting –November 28, 2016

at the Tannery Pond Community Center– 7 p.m.