

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD

March 28, 2016

Meeting called to order by Chairperson Cork Nester at 7:01 p.m.

Roll Call: showed the following board members present: Cork Nester, Gretchen Millington, Curt Richards, Tom Volcheck, Danae Tucker ZEO, Joann Morehouse Secretary, and ATTY Justin Grassi. Absent: Tim Record, Ann Deppe **Guests:** Sterling Goodspeed, David Millington, Robert Simon, Amy Soodsma, James C. Lawrence

PUBLIC HEARING:

SUB-05-2015-Prouty-Tax Map #117.01-1-11, Mr. Goodspeed was present for the Proutys and said that they are waiting for the APA who had informed them they needed more information regarding Historical Preservation. Mr. Volcheck made a motion to close the public hearing seconded by Mrs. Millington, all in favor.

SUB-01-2016-Robinson-Tax Map #149.-1-32.2, Mr. Goodspeed was present for the Robinsons and said that they heard from the APA, they are going to have to do a formal application with the APA because there are wetlands on the back portion of the property. Mr. Nester read into record

a letter written by a neighbor.

To: Town of Johnsburg Planning Board & Zoning Board of Appeals
From: John & Lyn Kucij (518-375-0468)
172 Hudson St
Johnsburg, N.Y.
Tax Map # 149.-1-36

Re: Subdivision Application: # SUB-01-2016-Robinson-Tax Map# 149.,1-32.2
Date: March 28, 2016

We are unable to attend this evening's Public Hearing where the above referenced Subdivision Application will be considered. However we would like to submit this statement to you as part of the record of the hearing to consider the application.

We purchased our c. 31 acre parcel from Katie Cross in 1985 through her friend, realtor Bob Morse. Mr. Morse and Katie explained to us that the dividing line between Katie's land and ours was the logging road where it emerges from the woods into a clearing where we eventually (1991) built a seasonal cabin after tent camping there since the summer of 1985. After Katie's death in 1989 her land was purchased by Ray Robinson.

We chatted with Ray several times over the years about the whereabouts of the actual property line and agreed that for his and our purposes we considered the boundary to be the logging road as it emerged from the woods and then re-entered the woods at the far end of the clearing where I planted three apple trees in 2001.

Since 2010 when Ray & Fay Robinson sold a 9.53 acre to their son Ray Jr., we have also confirmed this arrangement with their son. The sale of the property to him had necessitated a formal survey which was recently repeated and which indicated the actual boundary was 20 -30 ft closer to the area we have occupied and developed over the past thirty years and actually includes land where we have for many years had a horseshoe pit and the area where I put in apple trees.

After seeing a recent survey marker in the middle of our horseshoe pit last month I contacted Ray Robinson Jr and last night we talked by phone about his intentions with the filing of the Subdivision Application you are now considering.

I believe we are all comfortable with the current informal arrangement but for future generations I let Ray Jr. know I wanted to pursue a Boundary Line Agreement to have a record of our understanding. He was not opposed to this as long as my wife and I bore the expense which we intend to do.

Thank you for including this summary as part of your formal record.

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

Approval of Minutes: Mr. Nester asked if everyone had looked over the minutes for January 28, 2016, everybody had. Mr. Volcheck made a motion to accept them seconded by Mrs. Millington, all in favor. Minutes from February 22, 2016 were held over until April 25, 2016 meeting.

OLD BUSINESS:

SUB-05-2015-Prouty-Tax Map#117.01-1-11, tabled until all is completed with APA.

SUB-01-2016-Robinson-Tax Map #149.-1-32.2, tabled until all is completed with APA.

NEW BUSINESS:

SUB-3-2016-Cole, Beudin, Lorah-Tax Map #31.-1-11 & 12

Mr. Simon was present to represent the families for SUB-03-2016, and he presented their plan to basically do a boundary line adjustment between each other. Mrs. Millington made a motion to schedule a public hearing for April 25, 2016, seconded by Mr. Richards all in favor.

SU-01-2016-Parker(Soodsma)-6 Marion Ave.-Tax Map #64.14-1-55

Amy Soodsma and Jamie Lawrence are purchasing a home from Peter Parker at 6 Marion Ave. and would like to convert the barn/garage to a 3rd apartment. Mr. Richards made a motion to bring them back for a public hearing on April 25, 2016, seconded by Mrs. Millington all in favor.

Motion to adjourn made at 7:45pm by Mrs. Millington, seconded by Mr. Volcheck, all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

Next Planning Board Meeting –April 25, 2016

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