

Minutes of the Town of Johnsbury Planning Board Meeting
February 25, 2013

Minutes of the regular meeting of the Planning Board of the Town of Johnsbury held on Monday, February 25, 2013 at the Tannery Pond Community Center, North Creek, NY.

Meeting was called to order by Chairperson, Mr. Cork Nester at 7:01 p.m. Roll call showed the following persons present: Roger Smith, Cork Nester, Tim Record, Curt Richards – Absent: Janet Konis, Bill Moos

Also present was attorney for the planning board, Mr. Mike Hill.

Guests: Mike Mender, Frank Klippel, Jane Klippel, Danae Tucker, Bill Waddell, John Stafford, Lincoln Maisac, Lori Benton (see attached listed)

Regards to the minutes for January 7th, because Janet Konis is absent, there is still not a quorum for that meeting and holding off on the January 28th minutes to see if Bill Moos shows up.

Site Plan Application #SP-03-2013 – Tax Map #66.10-1-61 - Square Eddy Expeditions owner/operator Lori Benton and Lincoln Marsac.

Lori and Lincoln would like to operate a rafting business out of the Garage that is 24 x 16, owned by Waite Realty, Inc. Lori said that they would be running from April to October and they have slots for 24 people a day. Lori thinks it will be on an average of 12 people a day and 4 days a week. They would be running Indian River. Total time at the garage will be around 3 hours a day.

Cork asked if they were doing a barbecue after and Lori said yes, it would be either what Izzy's provides or they will have a barbecue there.

Cork asked where they would be loading and unloading the customers? Would it be in the driveway that belongs to Izzy's, or would they be doing in on the street. Lori responded that she thought down in back on the county road that goes to the railroad place.

Roger said Cork we had scheduled a public hearing for that and I wonder if we should formalize the calling of that and take comments I think this is all part of that Tim Record spoke up and said we didn't schedule a public hearing they came informally at the last meeting.

Roger asked about the stairs that someone had mentioned and Cork said that he had spoken with Dave Waite about them and Dave is going to put the stairs in because it will benefit everyone. Cork Nestor also stated that there is nothing in our code pertaining to stairs. Tim said it should be part of the application and Cork responded that it was on there. Lori said they spoke with the mason today and it would be approximately be 9 steps, 3 feet wide and go back approx. 8 feet into the property and there would be a railing, the treads would be rocks. Cork asked Danae if it would be subject to a building permit, and she said no.

Jane Klippel who is a next door neighbor said that there is a stone wall between the two properties and the survey that Jane has of the Drug Store looking at that looks like there is a good 10 feet across the front that is owned by the county and was given to the Town of Johnsburg and in Jane's opinion that would be the path that they would use to get to the stairway.

Jane is concerned about the liability of people being on her property and having fires. Cork asked Lori and Jane if Lori could put up sign's to keep the rafters off Jane's property if that would be acceptable. Lori and Jane both agreed, it would be.

Bill Waddell who is also a neighbor stated that the railroad came to him and stated that they owned that road. So whose road is it? Cork was under the impression that it was a county road. Cork said he was going to check into that.

Linc also reminded them that they do have permission to use the driveway that belongs to Izzy's.

Tim Record would like to schedule a public hearing next month for the applicant and Roger Smith second that.

Linc asked what they would get out of having a public hearing. Cork stated he didn't think they needed a public hearing because they already stated that

they would and could use the driveway of Izzy's. Cork asked if they could maybe put the stairs on hold and remove from the original application.

They would be using the garage primarily for storage of wet suites, changing rooms, and a meeting place for their customers. The rafts are being stored at their residence and will be already loaded on the vans when they reach the garage.

Had a motion on the table it was discussed Tim said if they forget the steps for now, load from Izzy's driveway and don't park on main street, and then he would withdraw his part of the motion.

Mr. Waddell would like sign's fencing put up so the rafting customers know where they belong and aren't roaming all over.

Linc stated just to clarify their options – if we are not focus on the back entrance then the project could potentially move forward and in the mean time they could gather information and revisit at a later date. Tim said that they could amend their site plan at no additional cost.

Cork said they could approve it now not using the back access and he would contact the county about that whole strip and not just the one spot.

Mike Hill did the SEQR Review and a motion for a negative impact Roger Smith made a motion and second by Tim Record.

Tim Record would like to make a motion to approve site plan application #SP-03-2013 for Square Eddy Expedition to operate out of the garage owned by Waite Realty, Inc. AKA Izzy's with 2 conditions – 1. They use the driveway adjacent to the building – 2. They use off street parking. Roger Smith asked if he could add a third – 3. The port-a-john, have lattice fence put up around it. Roger Smith, second all in favor.

Cork stated that since Bill Moos did not show up, they will have to table minutes from Jan 7 and 28th meeting.

ZEO Report – Danae stated it should have been e-mailed to them already. They responded that they didn't have it and she said she would send it to them.

Privilege of Floor - John Stafford and his wife would like to do a bed and breakfast in there house. Mr. Stafford said that they will not be changing anything to the house. He stated that is was an allowed use in that area but there is a check mark that states he has to do a site plan review. John has drawn up sketches of his property. Property is 2.8 Acres and the additional parking would be along the barn area out of sight of Main Street. Concept they would like to do is a low cost B & B so they are catering to people that want to go rafting, hiking, biking, etc. This is bare bones B & B nothing fancy about it. So the price would be much lower and that way they would not be in completion with the B & B across the road. It would be a max of 8 people and low key. John will be ready for next month's meeting.

Motion to Adjourn by Roger Smith and second by Tim Record

*Next Planning Board Meeting –Monday, March 25, 2013
at the Tannery Pond Community Center– 7 p.m.*