

Minutes of the Town of Johnsbury Planning Board Meeting

November 26, 2012

Minutes of the public hearing and regular meeting of the Planning Board of the Town of Johnsbury held on Monday, November 26, 2012 at the Tannery Pond Community Center, North Creek, NY.

Roll call showed the following persons present: Dottie Osterhout, Tim Record, Janet Konis, Curt Richards and Cork Nestor, Bill Moos – Absent: Roger Smith

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

The meeting was called to order by Chairperson Mrs. Dottie Osterhout at 7:00 pm

Approval of Minutes – The minutes from August 27, 2012 and October 22, 2012 were approved. The motion to except the minutes was made by Mr. Cork Nester and seconded by Mrs. Janet Konis. All in Favor.

Old Business

1. No Old Business

New Business

1. Leigh – amend approved site plan #03-2012 for Stoddard's Ski Bowl Cafe - Brooke presented that everything will be much the same except for Alcohol, will be open 6 days a week for Breakfast and lunch, closed on Monday. They intent to open without a liquor license – would like to open Jan 1, 2013. They will be using the present sign Post by the road, just changing the signage letters. They will be also changing the letters on the side of the building. Brooke would need to talk with Deane regarding the signage. Section 715 of zoning reg's states that you may be a sign on building and one self-standing per business. A motion made by Mr. Tim Record to approve with approval from the Health Department and all exterior lighting be downward second by Mr. Cork Nester to approve. All in Favor.
2. Beaver Brook – Site Plan #06-2012 – Would like to put up a new building for rafting – on Route 28. It will be Storage and Office Space with kitchen and NO Residence. They would be closing the business in Wevertown. The garage no basement but the office building would have a basement. For signage would use the one for Beaver Brooke and change the lettering. Have had APA site inspection. No Wet land and did perk test and that was fine. Will be using the present driveway. Once the State signs the Driveway Permit make sure Dan Hitchcock from the Highway garage has seen

the permit and also signed off on it. They will also need a Special Use. Need to schedule a public hearing on January 7, 2013. Cork Nester made Motion Second by Bill Moose. All in Favor.

3. Resolution Changing December 24, 2012 meeting to January 7, 2013 Janet Konis made a motion Cork Nester second all in favor. Authorize a 1 week ad in paper.
4. Resolution to refund escrow money to Four V's - Cork Nestor made motion Janet Konis Second. All in favor
5. Informal from Leslie Clement regarding her project. Prop on Shields Road in North River which was the Shields farm, Leslie gave the history of the property. Tax Map is incorrect and Leslie is working with the county to get that corrected. The home owners association would maintain the road and was built to town standards. Leslie has also put in a turn around that the town can use. Leslie would end up having 9 lots. Some lots would not be directly on the road. It's zoned 3.2 minimum highway frontage maybe satisfied by a minimum easement of 25 feet wide. Leslie would like to come back on January 7, 2013. Will need contour maps and escrow money. Four lots are on one side of the road and 5 are on the other. Leslie's Attorney Rob Simon was questioning the Maps and if this is considered a major sub-division or a minor? Start with an escrow of \$2,500 and if it gets down below \$500 the board will request more money. This is to cover the legal fees or engineering fees for Clough Harbor will have to look at the plans. Leslie will have to have the survey map. The subdivision will be called Shields Farm. They need to contact Danae regarding the road and the easements for the access to the back lots. Dottie questioned about the maintenance on the Road because it is on Shields Road which is a town road. Dottie suggested that Leslie talk to the Town Board regarding the Road. Leslie needs to have all money and applications in before she can be put on the agenda.

Chairperson Report – No Report

II. ZEO Report –ZEO absent.

III. Privilege of Floor – Janet Konis served on Lake George Zoning and Bolton Planning Board which were paid boards. She had been on the Johnsbury Planning Board and then had to move to Saratoga so she had to resign. When she returned she was able to get back on the Johnsbury Planning Board. She is upset that any decisions made here or that are discussed here should be supported by the board members when she was her before Tannery Pond was brought up and she was against it and still is because she feels the location is not appropriate. But it has been put out in town that she and another board member are a hold up on a whole separated

issue that doesn't have anything to do with the board and the statement is from a board member. She doesn't care who and doesn't want to hear who – if it's from Zoning, Planning, town Board, she thinks that as a board especially since they spent their time volunteering she doesn't think they should be putting false information out and she doesn't think there should be back stabbing. Bill Moose said well what are you building besides this? Janet's family is getting slam based on and she has nothing to do with it. But it is being said that she and another board member are trying to sabotage it. She thinks that they should all be support of each other. It was asked to close the meeting to finish discussing this.

Tim Record brought up about the Old Ice Cream Shop – they owner has been having the Town of Minerva remove sand/gravel from the bank on his property – and it is only aloud 500 tons or removal per year. He called to speak with the Town of Minerva's supervisor to check into this. He was quiet surprised when calling there to have Danae and the phone – he was not a where that she worked there. Dottie asked if he talked to Danae regarding the situation and he said no – Tim wants to have this formally looked into.

Motion To Adjourn – Mrs. Dottie Osterhout made a motion to adjourn and Mr. Tim Record seconded it. All in Favor.

Jo Ann Bateman Smith

Secretary

Next Planning Board Meeting

Monday, January 7, 2012 at Tannery Pond Community Center– 7 p.m.