

Minutes of the Town of Johnsbury Planning Board Meeting

October 22, 2012

Minutes of the public hearing and regular meeting of the Planning Board of the Town of Johnsbury held on Monday, October 22, 2012 at the Tannery Pond Community Center, North Creek, NY.

Roll call showed the following persons present: Dottie Osterhout, Roger Smith, Janet Konis and Cork Nestor

Also present was attorney for the planning board, Mike Hill

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

Opened the PH session of the Meeting:

1. Public Hearing – Kinnarney - Subdivision #04-2012 (Tax Map #134.-1-41)

Mr. DeSantis presenting Kinnarney – 2 lot subdivision on South Johnsbury Road. The parcel right now is 118 acres resulting in the creation of a 9 acre parcel and a 109 acre parcel. They just want to finance a loan. No one in the public had any comments. The motion to close public hearing was made by Mr. Cork Nestor and seconded by Mrs. Janet Konis. All in favor.

2. Public Hearing – Hudnut - Subdivision #06-2012 (Tax Map #116.-1-92, 116.-1-78, 116.-1-77) - Mr. Rob Simon for Mr. Dan Smith.

This is a 4 Lot Subdivision on the eastside of Chatimac Road. There would be 3 residential lots and the 4th lot is a Cemetery. Mr. Simon presented the board with 3 letters from family members, a letter from Windover and a letter from Brett and Zack regarding the test holes. This **Public Hearing is also for Special Use Permit 04-2012 for the Cemetery.** One public comment about the Cemetery – The Cemetery has been in use since 1936. The motion to close public hearing was made by Mr. Roger Smith and seconded by Mrs. Janet Konis. All in Favor.

Approval of Minutes – The minutes from September 24, 2012 were approved. The motion to accept the minutes was made by Mr. Roger Smith and seconded by Mrs. Janet Konis. All in Favor.

Old Business

- 1. Kinnarney - Subdivision #04-2012 (Tax Map #134.-1-41) -** Was presented at the Public Hearing with no discussion; the Board proceeded to do the SEQR review. All

- questions had a consensus no. Therefore a motion was made by Mr. Roger Smith, for a negative declaration, Seconded by Mrs. Janet Konis – All in Favor. A motion was made Mr. Cork Nester to approve the subdivision, and seconded by Mr. Roger Smith – All in favor.
2. **Hudnut – Subdivision #06-2012 (Tax Map #116.-1-92, 116.-1-78, 116.-1-77)** - Was presented at the Public Hearing; the Board proceeded to do the SEQR review. All questions had a consensus no. Therefore a motion was made by Mrs. Janet Konis, for a negative declaration, Seconded by Mr. Cork Nestor – All in Favor. A motion was made Mr. Cork Nester to approve the subdivision, and seconded by Mr. Roger Smith – All in favor.
 3. **Hudnut – Special Use #02-2012 (Tax Map #116.-1-92, 116.-1-78)** - Was presented at the Public Hearing; a motion was made Mrs. Janet Konis to approve the Special Use, and seconded by Mr. Roger Smith – All in favor.

New Business

1. **Riverside Volunteer Fire Department - Site Plan Amendment #124-06A (Tax Map #102.-2-8)** – Would like to add a bay 26' x 30' on the south side of the present building for their brush truck. The addition would be set back farther than the existing building and would have heat. A motion was made by Mr. Roger Smith, Seconded by Mrs. Janet Konis, with condition's; Compliance Certificate from the Town, No Floor Drain and in Compliance with the previous negative SEQR.
2. **Galusha (Tax Map #117.-1-1) - 80 Park Road** – Matt would like a lot line correction for Tax Map #117.-1-1 which is 4.5 acres, he would like to sell the home to the present tenants in the near future. The zoning is 8.5 acres; he would like to take 4 acres from Tax Map # 117.-1-2 which is 89 acres. Dottie explained at the present time there is no Lot Line Adjustment available to the Board. The Board does believe that this will be changing but not sure when; if he could wait it would be less expense. If not he would have to have the subject properties surveyed.
3. **Flaherty - 3 Lot Subdivision** – Mr. Flaherty is looking for a Signed Myler for his 3 Lot Subdivision – In April 2008 Mr. Flaherty's 3 Lot Subdivision which included combining the present lot with house with larger lot. There was no myler signed on this subdivision and Mr. Flaherty is wondering at this time how to obtain one. At this time the map that he has is showing 4 parcels – the 3 Lot Subdivisions and the house being another lot. He has tried to contact the gentlemen who did the original survey but he is out of business. Mr. Flaherty has tried to contact the survey who took over for the previous survey but he is not returning his calls. Mr. Flaherty then contacted Russ Howard who told him he would have to resurvey the parcels. Dottie told Mr. Flaherty if he got it resurveyed and the correct map that she would sign.

I. Chairperson Report - EMS Property located on the old Saw Mill site on the Peaceful Valley road is in the Scenic Corridor is not permitted for this time of use. – Mr. Dan Smith did the subdivision on the Saw Mill Property – Mrs. Kelly Nessle called Mrs. Dottie Osterhout about what they need to do to get permits etc for the EMS to build. Mrs. Dottie Osterhout contacted Mr. Mike Hill who stated that a use variance in the Scenic Corridor is very difficult to get and suggested she speak with the Supervisor. Mr. Hill also suggested that the building be put under a governmental building in which the Town Board would have to approve. Mrs. Dottie Osterhout contacted Mr. Ronald Vanselow. Mrs. Janet Konis also informed the board that they are looking at putting in a helicopter pad, Mrs. Dottie Osterhout was not aware of that.

II. ZEO Report –ZEO absent.

III. Privilege of Floor

IV. Motion to Adjourn – Mrs. Dottie Osterhout made a motion to adjourn and Mrs. Janet Konis seconded it. All in Favor.

Jo Ann Bateman Smith

Secretary

Next Planning Board Meeting –Monday, November 26, 2012

at the Tannery Pond Community Center– 7 p.m