

PLANNING BOARD MINUTES

Meeting July 16, 2007

ATTENDANCE: Dottie Osterhout, Chairperson, Ron Vanselow, Assistance Chair, William Heidrich, Tim Record, Mark Bergman, Roger Smith, and James Morris.

GUESTS:

See Attached

CORRESPONDENCE:

None.

OPEN PUBLIC HEARING; 7:00 PM

Site Plan #132-07 North Creek Rafting

Having no questions from the Board, Mrs. Osterhout closed Public Hearing at 7:03.

SITE PLAN #132-07 NORTH CREEK RAFTING COMPANY

9 Ordway Lane, NorthCreek, NY 13853

Mr. Bergman informed the applicant that a sign on a building requires a sign permit from the ZEO. Mrs. Osterhout informed the applicant that when the sign is replaced on the building it would require a permit from Mr. Tuttle. With a motion from Mr. Record and a second from Mr. Heidrich, to approve Site Plan Application #132-07 with the condition that permanent bathroom facilities be installed by spring of 2008. A vote determined all were in favor with no one opposed and no one abstained.

SITE PLAN #133-07 EMMY'S VIDEO

Mrs. Pearsall advised the Board there are six parking spaces with about twenty customers per day. Hours are 1 through 10PM 7 days per week. There will be a two by three foot sign that will require a sign permit as it is hung on the building. Mr. Bergman presented a motion, with a second from Mr. Vanselow, to approve Site Plan application # 133-07 as presented. A vote resulted with all in favor, no one opposed and no one abstained.

SITE PLAN #134-07 ADIRONDACK ADVENTURES

Mr. Merret advised Board that this business was not preparing food on premises. Mr. Heidrich asked about misinformation given by Town employee. Mr. Barrett answered that it was merely a miscommunication. Mr. Bergman inquired about the sign and applicant said that he would be using temporary signs only. Mr. Record presented a motion to hold a Public Hearing with a second by Mr. Smith. A vote determined that Mr. Record and Mr. Smith were in favor and Mrs. Osterhout, Mr. Vanselow, Mr. Bergman, Mr. Heidrich and Mr. Morris were opposed. Motion denied. Mr. Heidrich presented a motion seconded by Mr. Vanselow to approve Site Plan application #134-07 to approve as presented. A vote determined all were in favor no one was opposed and no one abstained. Motion approved.

APPROVAL OF ZONING ORDINANCE

Mrs. Osterhout announced that the Adirondack Park Agency has approved, subject to minimal changes and acceptance by the Town Board, Town of Johnsbury. There will need to be a meeting in September.

PRELIMINARY PRESENTATIONS

Mr. DeGroat informed the Board that his plan is to give 1 acre each to his five children. The Board had previously advised him to go to the APA for approval and then return with an APA approved plan. Mr. DeGroat owns a total of sixty-six acres including the previously discussed subdivision. A public hearing was scheduled August 20, 2007, during regular meeting time, commencing 7:00PM. Applicant was informed that mail confirmation was needed prior to meeting.

Charlene Hitchcock has applied and received non-jurisdictional notification from APA to transfer 9.6 acres of her property to Gilbert C Woodard and her daughter. A Public Hearing was scheduled for August 20, 2007 at meeting to commence at 7:00 PM. Applicant to notify adjoining property owners.

RPM's Glen Creek Properties item tabled as no one was present.

DISCUSSION ITEMS

Front Street, Mr. Bergman recused and left the meeting. Mrs. Osterhout read the concerns as expressed in a letter from Clough Harbour. (Copy available on request). General discussion provided where certain information could be found. Mr. Heidrich asked about interior road widths and would they meet State and County regulations as well as local? Mr. Martin responded yes, as shoulders are designed to be driveable and could be counted toward the total width requirements. A workshop with applicant's representatives, the Board and the Board's Engineers, for August 6, 2007 at 7:00 PM at Tannery Pond. Mr. Frank asked if applicant could provide and receive information directly from Clough Harbour? Mrs. Osterhout answered no any information needs to pass through the Board.

Mr. Bergman reentered the meeting.

Tall Timbers subdivision application #184-07

Mr. Lemery Attorney advised the Board that the applicant has answered the Boards' advise of June meeting and have applied to the Zoning Board for required permit. Mr. Jordan, Attorney for the Town of Johnsbury has advised applicant, that the applicant cannot advertise the property as two Townhouses without sub division. Mrs. Osterhout closed the Public Hearing for Subdivision #184-07 8:07 PM with a second from Mr. Bergman and all in favor. Place item on Agenda for August 20, 2007.

Tall Timbers subdivision application #185-07

Mr. Lemery presented a check, Mrs. Osterhout advised the applicant that this escrow account will cover Engineering and Legal fees only. This account is separate and will have a running total and the applicant will be notified when more money is needed. The Statement for review will be sent to applicant's attorney as requested. The Public Hearing for audience to ask questions of the Board. The Board has advised the applicants that it would be beneficial to hold a Public Presentation to answer any concerns that the Public may have. Mr. Record asked to have the three items presented by Mr. Negersmith added to the June minutes as a correction. The Board agreed. Mr. Lyle Dye commented to the Board that at each submission the applicants have made changes. Mrs. Osterhout informed all present that changes cannot be made without a new application being made with changes on it. Mrs. McNaughton expressed concern about ability of River Road to handle increased traffic. The Board assured the Public that a study by the Town Engineers would be made. Mr. Santisaro asked about the separation of the airstrip and Mrs. Osterhout explained that the first thing the applicants did when they purchased the property was to subdivide the airstrip off from the rest. General discussion revealed that a Public Presentation would be the venue to receive these answers. Mr. Lowery showed concern over the width of River Road and as he measured it to be less than 24ft. wide. Ms. Brassell expressed concern over increased air traffic as the pattern goes over her house. Mrs. Green told of the rare plants on the property and requested that they are protected, she was interested in any plans to protect them. Mr. Dye asked for clarification on when to question Town Board. Mrs. Osterhout clarified that their Engineers would present the road issues to the Planning Board and the Planning Board would present a recommendation to the Town Board who would take the action if needed. Mrs. McNaughton questioned the River Road width as when her son parks on the road it only leaves a little over 10 feet for passing traffic. Mrs. Osterhout advised again that any road issue to be corrected would be decided by the Town Board. Mr. _____ asked whose obligation is it to pay for road improvements? Mrs. Osterhout answered that it would be up to Town Board. They will decide if it needs improvement and who will pay for improvements. Mrs. Lowery expressed concern over River Road and asks that the Board take a look at the location of houses on the street. Mr. Frank said that the plan has provided for people to be coming in and parking, trafficflow, bus traffic and any conventions and meetings for the future. Mr. Lemery advised that there would be 16 buildings for Town Houses, and one hotel with twenty-two rooms. The Board again advised that Clough Harbour would look at the traffic study. Mr. Vanselow said he was aware that the applicants study was scientific however the Board's Engineers would look at the real life situations. Mr. Heidrich, an Engineer as his work, feels that some of the counters were moved by snowplows and were unable to give an accurate count. He reminded the applicants that at each meeting their questions regarding ingress and egress and would like to suggest an alternative entrance. Mrs. Osterhout inquired about single houses, will houses be built or vacant lots sold. Mr. Girabaldi answered that vacant lots would be sold. She asked if Townhouses were truly Townhouses or would they be Condos? Applicant responded that they would indeed be Townhouses. Tall Timbers to have Public Hearing continued to August 20, 2007.

A general discussion determined the amount for Mr. Degroats fees, and was agreed upon by the Board members.

A motion to approve May's minutes was presented by Mr. Record and seconded by Mr. Vanselow. All approved and no one opposed and no one abstained. June minutes were approved with a motion by Mr. Morris and a second by Mr. Smith with the correction to list Mr. Negersmiths' three concerns and italicized headings of two segments. All approved.

Motion to adjourn entered by Mr. Vanselow and seconded by Mr. Morris. All were in favor and motion approved at 10:08 PM.

Respectfully,

Marion Monroe, Secretary