

Planning Board Minutes  
May 21, 2007

Attendance: Dottie Osterhout, Chairperson, Ron Vanselow, Assistant Chair, William Heidrich, Tim Record, Mark Bergman, Roger Smith, William Donovan.

Guests: See attached

Correspondence: None

Minutes: On a motion by Mr. Record, seconded by Mr. Bergman the minutes of the March 19, 2007 meeting were accepted with two corrections. Spelling of Van Voorhis and Antasio. A vote determined that all were in favor. Motion carried.

Welcome:

Mrs. Osterhout would like to welcome Mr. James Morris, Commercial Manager for Private Mortgage Company. Mr. Morris is the new Alternate Member of the Johnsburg Planning Board.

Subdivision #179-07

Mr. Bergman recused himself and left the table. Preliminary presentation from Front Street advised the Board that all the information was present in the packages provided. Presentation provided information on the subdivision of 165 lots to provide for planned development. General information allowed that new information was not extensively changed from formerly provided information. Mr. Studnicky had no questions at this time. Mr. Martin informed the Board that the APA and the Board were getting the information simotaneously. A motion to approve #179-07 was presented by Mr. Record and seconded by Mr. Heidrich. All in favor no one opposed and Mr. Bergman recused.

Subdivision #183-07

Item tabled, as no one was present.

### Subdivision #184-07

Tall Timbers represented by Attorney Romeo. Board to schedule a Public Hearing to be part of June 18, 2007 meeting. Applicants to notify adjoining landowners.

### Site Plan #131-07

Application withdrawn by applicant as deal fell through.

### Subdivision #179-07A Phase I

Subdivision for Phase I to allow for 34 Room Lodge (Hudson Lodge), 8 Buildings and 2 Townhouses. Road to be separate lots and ski trails to be 1 lot. The ski trails will be open to the public.

### Preliminary Presentation Tall Timbers

Mr. Frank made the preliminary presentation for Tall Timbers project planned for the subdivided property formerly known as Bennetts' Field. Mr. Frank explained that the primary access would be from River Road and secondary access would be from East Holcomb Street. General discussion disclosed that any hangers would be separate buildings. The East Holcomb access would supply access to the four houses planned for that area and could be used for emergency access as well. Design plans include 16 housing buildings with four units in each, garage space for one vehicle each unit, a hotel with 25 suites and 22 time share units, a hundred fifty seat restaurant, conference space, a four season pool, a gym and retail space. There will be approximately one and one half mile of roads built, owned and maintained by the developers. A two or three year build out period is estimated, with no phasing. Project to be included in Town water district and a water treatment plant has been designed the same as one that has been approved at another location by DEC. To be put on agenda for final presentation and schedule Public Hearing for June meeting.

### Chairperson Report

Mr. Taylor to upgrade the hotel and has withdrawn original site plan application for site plan.

Mr. MaGraw has changed plans to only enclose the back deck on the Restaurant formerly known as Wally's. This area falls within the allowed area and there fore does not require Site Plan approval.

With a motion made by Mr. Record and seconded by Mr. Bergman a discussion ensued to schedule a second meeting in June. Mrs. Osterhout discussed the scheduling difficulties of advertising and getting everything scheduled correctly in the allotted time. Mr. Record withdrew motion for second meeting and entered a motion to schedule a Formal Presentation for Front Street and Tall Timbers seconded by Mr. Bergman.

Mark Bergman presented a motion to retire into Executive Session seconded by Mrs. Osterhout. Enter Executive Session 8:20 P.M.

Regular Meeting 8:33 P.M.

General discussion led to agreement of putting fees on the back of the new Applications.

With a motion from Mr. Bergman and a second from Mr. Donovan meeting adjourned at 8:35 P.M.

Respectfully

Marion Monroe, Secretary