

Town of Johnsbury  
Planning Board Meeting  
Tannery Pond Community Center  
North Creek, New York 12853  
October 16, 2006

| Members                       | Absent   | Guests       |
|-------------------------------|----------|--------------|
| Dottie Osterhout, Chairperson | Al Combs | See Attached |
| Ron Vanselow, Assistant Chair |          |              |
| Mark Bergman                  |          |              |
| John Hunter                   |          |              |
| Bill Donovan                  |          |              |
| Tim Record                    |          |              |
| William Heidrich              |          |              |

Meeting:

Called to order at 7:05 P.M.

Minute's corrections Dottie Osterhout said that Board needed one more member to be certified to make it a certified board, not Ron Vanselow. Tim Record had recused himself before the discussion of the colors of Peaceful Valley Townhouses.

A vote revealed all were in favor of approval of minutes with above two corrections.

Site Plan Application #125-06 by Braley and Noxon Hardware

Lenny Wilson was present to represent applicants. Board was interested in size and exact location to which Mr. Wilson was not sure, application tabled until next month until more information was available.

Site Plan Application #124-06 by Riverside Fire Company

Dottie Osterhout recused herself and left the room. Board and county are looking for exact measurements and location of addition. Raymond Smith, representing the Fire Company, Ron Vanselow advised that the applicant either needs to get a lot line adjustment or a variance. Tony Jordan Attorney told the applicant that they could merge both parcels onto one deed. Tim Record presented the motion to approve application as presented with a second from Bill Heidrich. Mark Bergman reminded members that Fire Company must combine the two lots into one deeded parcel. Tim Record reworded motion to include condition that the two parcels in question be merged onto one deed. Bill Heidrich seconded all were in favor no one opposed and Dottie Osterhout recused.

Site Plan Application #126-06 Snow Train

Mrs. Greenan was unable to get the county to do an inspection as they do not do them and Jim Smith did not get out to do it. Mr. and Mrs. Greenan did however get to put the new doors on the barn and the two posts in front of the gas tank as well as paint the lines for the parking area as the Board had asked. Tim Record asked what kind of doors had been installed? Mr. Greenan answered two sets of outward opening wooden Z barn doors. With no more questions Mark Bergman moved to approve as submitted, with a second from Tim Record, all were in favor no one opposed and no one abstained. Motion approved.

Site Plan Application #127-06

J.P. Slick part of his agreement with the State Police is that he cannot tow if he cannot repair. Ron Vanselow asked about signs to which Mr. Slick replied that he was only going to use the sign that is required by the county. Mrs. Osterhout asked about lights and Mr. Slick said that there would be no changes. Mrs. Osterhout asked about the length of time the vehicles being worked on would be there. Mr.

Slick said that they would be there only four days or less. Mark Bergman asked if Mr. Slick were anticipating any car sales in that location and Mr. Slick said no. Dottie Osterhout asked if applicant would be parking the cars in front of the garage and Mr. Slick answered, yes he has to, as the back is not conducive to parking. Bill Donovan asked what if there is a large number of cars at one time and Mr. Slick said that he will not keep them for more than four days, Mr. Slick also said that some of the cars parked in front could be store customers. Tim Record presented a motion to approve application #127-06 with the condition that the vehicles to be repaired not be parked in front of the garage for more than four days. Bill Donovan seconded motion as presented and a vote revealed all were in favor with no one opposed and no one abstaining.

#### Chairman's Report

Dottie Osterhout informed the Board that for a Subdivision that would have no major impact and the Board may have few or no issues the Board could have a Public Hearing and a Formal meeting at the same time to save one month for Board and Applicants.

The Dunkley and Cropsey Subdivision could not be signed because it does not meet the density requirements. Mrs. Osterhout suggests that as it has been informally presented it should be expedited by being formerly presented and the Public Hearing at 7:00 P.M. on November 20, 2006.

Mrs. Osterhout also discussed the fees being charged and the need for the increase in fees such as a subdivision that she signs should go to \$100.00 as being charged in surrounding towns. Mark Bergman said that the conclusions from the Board should be written down and a meeting with the Town Board set up.

Dottie Osterhout stated the Board needs to be prepared for what is coming.

Dan Smith presenter for Front Street. Applicant has responded to APA for incomplete request. Mac has sent in final response to hipaa and brought in the new maps with changes such as 9-hole golf course not 18, All wetlands have been flagged and any adjustments have been made. Mr. Smith said the Park Agency has reviewed all information and applicant would like to get a run down of what should be singled out that would not need to be looked at. Dan Smith would like to be on November agenda. Attorney Jordan asked if the applicant has determined the number of lots to determine the size of the subdivision. Dottie Osterhout asked the Board for a work shop session to be held on October 30, 2006.

Dan Smith presenter for Tall Timbers informed the Board that the APA has been in and looked at the land. They have flagged the wet lands and looked at the project layout. Kevin Frank from the L A Group informed the Board that there are 100 acres plus or minus with roughly 98 units planned. In the plan is a hotel, with primary access from River Road and secondary emergency only access from East Holcomb Street. East Holcomb Street access will also serve the four units at the end of that street. Bill Donovan asked what the impact would be on air traffic. Mr. Frank answered there will be minimal impact at this time. Bill Heidrich asked how many homes would be built on property down by the hangers, and the answer is 5. Bill Donovan asked what is the applicants Time Line to which the applicant replied that the APA was happy that they had come to the Board to talk now. Mark Bergman asked if the roads were to be private roads. Mrs. Osterhout asked if the Restaurant would be private? The applicant answered that the roads would primarily carry homeowners and guests and the restaurant would serve the public. Shale Miller from Lincoln Logs has been chosen to be the building designer for the project. Mr. Miller stated the buildings would be frame built with log siding. Western in design.

#### ZEO report

There is no report as the ZEO is not present.

Mark Bergman announced the APA would make a Presentation to the Town Board at their meeting October 17, 2006 and it might be something the Board would like to observe,

Ron Vanselow presented a motion to adjourn at 9:10 P.M. with a second from Tim Record, all were in favor no one opposed and no one abstained. Meeting adjourned.

Respectfully,

Marion Monroe, Secretary