

Town of Johnsburg  
Planning Board  
North Creek, N.Y. 12853  
Meeting at Tannery Pond Community Center  
July 17, 2006

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

**PUBLIC HEARING:**

Mrs. Osterhout opened the Public Hearing at 6:45 P.M. and noted that as there were not enough members present for a quorum to hear #175-06 John and Linda Hunter subdivision application with John as the applicant the Board would table this item waiting for more members to arrive.

**Subdivision Application #174-06 Anthony Porazzo**

Presented by Attorney Rob Simon allowed that the APA had sent a letter of determination declaring that the project was determined to be nonjurisdictional. Mr. Simon said the applicant might have to reroute the road. Applicant also is waiting for a topographical map for a clearer picture of road placement. There will be a HomeOwners Association when project is completed. As of this date the trailers are gone and most of the clean up has been completed. The Shaeffers (adjoining landowners) were present and commented on concern on disruption of the ground due to some logging that had been done and just wanted to be sure that some consideration was going to be made to correct that problem. As far as the clean up they were pleased and would welcome the new owners discuss any concerns. Mrs. Osterhout said the Planning Board had many questions before any approvals could be discussed such as locations of houses and septic and wells as well as the road and driveways. It could be possible she said that the Board might need to have the Town Engineers take a look at some aspects.

**Regular Meeting:**

Called to order at 7:00 P.M. by Dottie Osterhout.

Reading of the minutes was waived as all members had received them prior to the meeting. Bill Heidrich presented a motion to accept the minutes as written, which was seconded by John Hunter. All were in favor with no one opposed, motion carried.

**Subdivision Application #175-06 John and Linda Hunter**

Mrs. Osterhout tabled this item, due to lack of a quorum, until August 21, 2006 at 6:50 P.M. at Tannery Pond Community Center, 228 Main Street, North Creek, N.Y.

**Site Plan Application #122-06 Rob and Lisa Thomas**

Presented by Lisa Thomas to operate Beauty Shop at 300 Main Street, North Creek, N.Y. Mrs. Thomas told the Board that the shop consisted of a 2 chair style area with an adjoining reception area a separate room for manicures and pedicures, another room for massages and facials and a kitchen and bathroom. The upstairs housed a two-bedroom apartment and there was a storage area downstairs with access to the outside. Mrs. Osterhout asked if there had been any parking problems and Lisa answered no. The employees and the

customers park either in the parking lot of the Copperfield or in designated parking along the edges of Main Street and that it has worked well. As there were no other Bill Heidrich presented a motion seconded by John Hunter to approve Site Plan Application #122-06 as presented. The vote determined all were in favor no one opposed and no one abstained. Motion approved as presented.

#### Subdivision Application #174-06 Anthony Porazzo

Dottie Osterhout informed Attorney Simon that the Board needs finalized plans to show driveways and locations of wells, houses, septic and some sort of land scaping plans. Dottie would like to ask for someone to come with more finalized plans for August, for example showing any HOA restrictions. John Hunter also mentioned the bridge and the stream issue, to which Mr. Simon indicated the APA has determined that stream to be a nonjurisdictional stream. Mrs. Osterhout also asked that the attending person brings or provides topographical maps for the Board to have for the file, as the Board needs to see slope and placement.

#### Preliminary Huntington

Attorney Frank Desantis presented that Mrs. Helen Huntington owns property and is advancing in years and would like to pass this property to her sons. She has owned this property since 1972 and wishes to divide it into two parcels, one of 8 plus acres and one of 10 plus acres. The larger parcel contains a pond and the division of that size is necessary to accommodate the wet lands. The proposed division meets the Town's average density requirements. Mrs. Osterhout said that as she could normally sign this as a nonjurisdictional subdivision it will not have to go to Public Hearing. The applicant will not have to send notices and this will be put on August agenda. Bill Heidrich asked what is planned for these two parcels and Mr. DeSantis answered nothing at this time. Mrs. Huntington simply wishes to transfer this property at this time.

#### Old Business

Mrs. Osterhout reminded the Board members to get the training information and take the tests for the New York Certification.

A discussion Town Board member Mrs. VanKeuren took place over the Planning Boards dissatisfaction with ZEO's nonresponsiveness and absences from meetings leading to noncommunications and inactions on needed decisions.

Mrs. Osterhout advised the Board that Tim Johnson's approval is at least 60 days out with the APA.

A motion to adjourn was presented by John Hunter and seconded by Bill Heidrich, all were in favor with no one opposed, motion carried meeting adjourned 7:55 P.M.

Respectfully

Marion Monroe, Secretary