

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
November 24, 2014

The Meeting was called to order by Chairperson Cork Nester at 7:03p.m.

Roll Call showed the following persons present: Cork Nester, Curt Richards, Gretchen Millington, Atty Mike Hill, ZEO Danae Tucker, and Secretary Joann Morehouse
Absent: Tim Record work related, Ken Murray injury related.

Guests: David J. Millington, Mark Parobeck, Dan Smith, Sue Allen, Brian Donohue

Public Hearing:

SUB-02-2014-Allen-Tax Map# 115.-1-5: Mr. Nester opened floor for any comments from the public, no one came forward. Mr. Richards made a motion to close public hearing for **SUB-02-2014**, Mrs. Millington seconded all in favor motion carried.

SUB-03-2014-Cuomo-Tax Map#149.-1-15: Mr. Nester opened floor to any public comments there were none, Mr. Richards made a motion to close public hearing for **SUB-03-2014** Mrs. Millington seconded the motion all in favor motion passed.

Approval of Minutes: October 27, 2014 minutes were discussed Mr. Hill asked that certain changes be made: correction of spelling on Shields, add Town of Johnsburg to resolution, clarify item #4 as gravel, change sum to summary, clarify that Board decided on negative declaration for Clement subdivision, add names to ayes and naves, clarify that Mr. Pierson thought the rules had changed, and clarify that DEC can't regulate mining because quantity falls just beneath DEC threshold amount. Mr. Richards made motion to approve minutes with revisions seconded by Mrs. Millington all in favor motion passed.

OLD BUSINESS:

SUB-02-2014-Subdivision-Allen-Tax Map# 115.-1-5: Mrs. Allen was asked to give a brief summary of her request, she informed the Board she wanted to deed the 1 acre of land that had the old house on it to her daughter so she would no longer be responsible for her daughters share of the yearly taxes. Mr. Nester asked if she had gotten the survey yet and she let him know she is waiting for it to be finished. Mr. Nester said if it was approved it would be conditional on having that survey. Mr. Hill went through the **SEQRA** form and the Board decided on a negative declaration. Mr. Richards made a motion to declare a negative declaration seconded by Mrs. Millington all in favor motion carried. Mr. Richards made a motion at this time to approve Mrs. Allen's subdivision conditional on the survey being completed, seconded by Mrs. Millington all in favor motion carried.

SUB-03-2014-Subdivision-Cuomo-Tax Map#149.-1-15: With Mr. Record being absent and Mr. Nester having recused himself Mr. Richards was acting Chairman for this subdivision. Mr. Richards read an Email into record from Mr. Record:

11/24/2014

Gmail - Planning Board Meeting, Tim Record



James Nester <corknester@gmail.com>

Planning Board Meeting, Tim Record

1 message

Hudson Harry <rapidreturnsny@gmail.com>
To: Cork Nester <corknester@gmail.com>

Thu, Nov 20, 2014 at 9:09 PM

Dear Chairman,
I am unable to attend the November meeting due to a work commitment. I have reviewed the material presented by Attorney Dan Smith in regards to the SUB-03-2014 Cuomo Subdivision.

I would like to officially vote yes for approval of this subdivision. If there are any questions before or during the meeting, I am available at 222-7294.

Thank you,
Tim Record
Town of Johnsbury Planning Board Member

Mr. Richards asked if a **SEQR** was needed for this property division considering that it had been subdivided last in 2010. Mr. Hill stated that the Board needed to consider if there are any

changes to the prior **SEQR** and if the Board doesn't feel there are any then they can just confirm the prior declaration, considering that this subdivision is basically a boundary line adjustment. Mr. Richards made a motion to confirm prior **SEQR** declaration seconded by Mrs. Millington all in favor motion passed. Mr. Richards made a motion to approve boundary line adjustment, seconded by Mrs. Millington all in favor motion passed.

NEW BUSINESS:

SU-03-2014-Parobeck-11 Clinton ST. Inc.-Tax Map#66.-1-7 Mr. Nester asked for a brief summary of the plans Mr. Parobeck had for the business. Mr. Parobeck informed the Board that he and his family had done a lot of work updating and sprucing up the old Valhaus Motel which is now called Gore Mountain Lodge, and now they are ready to add to their business by turning the previous owners' home into a restaurant. The members of the Board asked how many people they hoped to accommodate, (they are guessing about 50). Are they planning on 3 meals a day, (they are hoping to serve 3 meals a day eventually). How many employees do they expect to have, (they are estimating 6-8). Will they be looking to serve alcohol?, (They are considering the option of wine and beer). Mr. Richards made a motion to bring Mr. Parobeck back for public hearing on December 22, 2014, seconded by Mrs. Millington all in favor motion carried.

Chairpersons Report: Mr. Nester let the Board know that Tim Record will be absent until April and Ken Murray may be unable to return at all, and so he has spoken to the Town Supervisor Mr. Vanslow and informed him that the Board needs at least 2 more members soon.

Privilege of Floor: Mr. Nester acknowledged Mr. Donohue and asked what we could do for him and he responded that he was there to answer any questions or concerns regarding his appeal to the APA decision about the Pierson property. Mr. Nester thanked Mr. Donohue and asked him to keep the Board posted on any changes.

ZEO Report

Motion to Adjourn: 7:41pm Mrs. Millington made a motion to adjourn seconded by Mr. Richards all in favor and motion carried.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, December 22, 2014
at the Tannery Pond Community Center– 7 p.m.***