

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
April 28, 2014

The Meeting was called to order by Chairperson Cork Nester at 7:05 p.m.

Roll Call showed the following persons present: Gretchen Millington, Cork Nester, Curtis Richards, Tim Record

Also present: Mike Hill, Planning Board Attorney

Guests: Dylan Smith, Ronald Smith, Roxy Freebern, Reg Freebern, Helen Lawrence, Debbie Neal, Daniel Neal, Leslie Clement, David Webb, Joyce Monthony, Dale Monthony, Danae Tucker, (Town Zoning Officer)

Public Hearing: SUB-07-2013 – Subdivision – Herrmann – 222 Durkin Road – Tax Map #83.-1-47 Mr. Herrmann not present at the start of the meeting, Mr. Nester states he will go back to Mr. Herrmann if he arrives.

Approval of Minutes: March 24, 2014 Motion to approve with changes to strike Mr. Record's vote from January minutes and Mr. Richard's vote from February, motion by Ms. Millington, seconded by Mr. Richards, all in favor.

OLD BUSINESS:

SP-02-2012A- Site Plan Amendment-Webb-Orenda Properties, LLC, Camp Orenda-Tax Map# 163.-1-21

Mr. Nester stated Ms. Millington did have an opportunity to view the site. Ms. Millington stated she does understand what Mr. Webb is doing. Mr. Nester stated Mr. Webb presented his plans for the site plan modification last month. Motion made by Mr. Record to approve seconded by Curt, all in favor, motioned carried.

SP-01-2014-Site Plan Review-Clement-51 Shields Road/campground-Tax Map# 30.-1-68

Ms. Clement starts by explaining she has made some changes. Traffic will be coming off of Cemetery Road down through the hobby farm with parking for 14 cars. Ms. Clement shows plans with the proposed locations of the parking, campsites, bathrooms, full septic plans, location of test pits, picture of the bathroom, and tent information. Mr. Nester questions distances on the plans. Ms. Clement states it is approximately 600 feet. Mr. Nester stated they will want to do a site visit and they will want things to be flagged out. Ms. Clement stated she has flagged the four campsites. Mr. Richards questions if she will be clearing them out for the campsites. Ms. Clement stated she will be doing four campsites because it is below the Department of Health, but when she sent it to the APA she showed ten. Mr. Record asked how they would monitor if more sites are added, Mr. Nester said there would have to be a condition in it and come back before the board for approval. Mr. Record said he is confused about the two lot site plan. Mr. Nester said he agrees with Mr. Record and wants parking moved to one lot, then she would have

to have a deeded right of way through her property. Mr. Nester stated he wants everything flagged out so they can see where it is in proximity to other properties. Mr. Record questions where the bathroom is now. A concerned neighbor questions how many cars will be parked on the property. Mr. Nester shows the plans to the concerned neighbor and explains the locations of the campsites, bathroom, and parking. Mr. Nester stated he needs distances on the plans. Mr. Nester stated they will table it until next month. Mr. Record stated he would like to make a motion to reject the application. Mr. Record stated Brett Winchip claimed he did not draw septic plans for this project. Mr. Record restated he would like to make a motion to reject the application. Mr. Record proceeds to read a letter dated April 28, 2014 from Brett Winchip indicating that his firm has not been retained for the two projects of the campsites and wedding venue and that any plans with their stamp on it should not be accepted. Ms. Freebern questions where the campsites are located and if it is under the erosion. Mr. Nester stated yes and would be under approval from the DEC. Mr. Hill questioned the septic being designed for four campsites and not for ten. Ms. Clement stated she would add a second bathroom. Mr. Record recuses himself for the evening from this application and the wedding venue application.

SP-03-2012-Site Plan Amendment-Clement-83 Cemetery Road/wedding venue-Tax Map# 30.-1-54

Ms. Clement said she added dimensions on the parking, and shows the plans to the board. Ms. Clement stated she is not intending to do any paving. Mr. Nester stated there will have to be some kind of gravel. Mr. Nester stated he has not talked to Department of Health with regards to the kitchen. Mr. Nester reads the changes to the plans which includes: Parking will be available on site for up to 60 cars with no parking on Cemetery Road, all noise will end by 10 pm, special event permit for alcohol will need to be obtained, no bright lighting or uplighting of the night sky. Mr. Nester said he is concerned about the bathrooms being used and suggests port a potties. Mr. Nester restated he wants to still get some answers from the Department of Health. Mr. Nester said he wants the parking area with a hardened surface. Mr. Nester stated they will talk about this site plan after the Board does the site visit.

NEW BUSINESS:

SP-02-2014-Site Plan Amendment & SU-01-2014-Special Use Permit-Neal-1800 State Route 28-Tax Map# 119.-1-6

Mrs. Neal stated they are looking to add some tourist accommodations in the form of 400 square foot cabins, north of the existing residence. Mr. Nester explains the location of the property. Mr. Richards questions the location of the driveway, Mr. Neal stated they will branch off of their existing driveway. Mr. Nester questions the septic system whether they are using one or two smaller septic systems, Mr. and Mrs. Neal stated they need to talk with someone to see what they need to do for septic. Mr. Nester stated they should contact the APA regarding the septic. The Board also would like to see a larger site plan. The site plan amendment will be tabled until next meeting.

SUB-01-2013-Subdivision-Clement-Shields Road-Tax Map# 30.-1-75

Mr. Nester stated the plans call for a 5 lot subdivision with lot 5 being conveyed to Warren County. Mr. Nester questions how Warren County will access the lot. Mr. Nester stated there needs to be an easement or needs to hear from Warren County stating they will accept it with the current access. Ms. Monthony questions if this is for future, Mr. Nester explains that Ms.

Clement is looking to get this subdivision approved with the possibility of someone building in the future. Mr. Nester explains to Ms. Clement he needs final plans to review and approve, and something from Warren County regarding the access. Mr. Record asks if any part of the project has commenced. Mr. Nester stated preliminary work with regards to erosion control, but no driveways have been cut. A concerned neighbor questions if the lots will be sold with housing. Mr. Nester stated there are no proposals for housing. Mr. Nester stated he would like to see a complete application with final plans then at next month's meeting a public hearing could be scheduled.

Mr. Record made a motion to change the Planning Board meeting to May 19, 2014, Mr. Nester confirms he will see everyone on the 19th.

Privilege of Floor

Mr. Smith updated the Board with regards to his APA application for a Bed and Breakfast and guide service. The APA would like to have Mr. Smith change the narrative on his application to make it a non-jurisdictional project.

ZEO Report

Mrs. Tucker wants to be sure the board is comfortable with her issuing a zoning compliance form for Mr. Smith for a residence so he may start construction on the inside of the home. Mr. Nester stated he has no objection to make some changes to the inside of the home, but not approving the Bed and Breakfast.

Mrs. Tucker stated to Ms. Millington she did issue a notice of violation for the Bakers Mills property Ms. Millington asked her to look at. Mrs. Tucker stated she didn't know how beneficial it would be because of the way the town junk law is written. Ms. Millington is concerned about sewage run off, Mrs. Tucker stated she did not observe that.

Mr. Record expresses concern about a gazebo built on Main Street, North Creek between BarVino and The Crick building without a site plan. Mrs. Tucker stated it is under the 10 by 10 limit, and that is also built on someone else's property. Mr. Hill indicated that a site plan amendment application should be submitted for review with regards to the gazebo.

Motion to Adjourn: Motion by Mr. Richards, Mr. Record, second. All in favor. 8:55 PM

Respectively submitted:

Shannon Slater

Johnsburg Planning Board Secretary

*Next Planning Board Meeting –Monday, May 19, 2014
at the Tannery Pond Community Center– 7 p.m.*