

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
**February 23, 2015**

The Meeting was called to order by Chairperson Cork Nester at 7:00p.m.

**Roll Call** showed the following persons present: Curt Richards, Gretchen Millington, Cork Nester, Atty Mike Hill, ZEO Danae Tucker, and Secretary Joann Morehouse

**Guests:** Leslie Clement, Brian Donohue, Perry Gezzi

**Public Hearing:**

**Approval of Minutes: January 26, 2015**

Mr. Richards made a motion to accept the minutes from seconded by Mrs. Millington all in favor, with it noted that Eric Piper needs a public hearing for his special use permit. Also must note that the conditional special use permit he had been given has been revoked.

**Old Business:**

Conditional approval for Eric Piper special use permit is denied and he will need to come to next meeting on March 23, 2015 and we will need to run a legal ad regarding his special use permit on that date.

**New Business:**

**SPA-01-2014-Site Plan Amendment Application-Clement-Shields Rd-Tax Map #30.-1-68**

Amendment to a plan where access is through the lot she has her home on, to her proposed campground lot. Mrs. Clement is planning to start a campground area for Glamping (Glamorous Camping) in two phases. Phase I with 4 camp sites and Phase II 10 camp sites combining all 3 of Mrs. Clements' lots together, Mr. Nester asked Mrs. Clement to make a firm decision as to what use she wants for the property, as he would rather not leave it with the many uses she presently has approved for it, it would be too hard to incorporate them all and he would like the neighbors to have some peace of mind and hopefully avoid any further ill will with them, Mr. Nester also told Mrs. Clements that this doesn't mean that she would be locked into whatever land use she chose forever but she should choose one and withdraw the others. The Board asked Mrs. Clements to show them exactly what her plans are on the drawings she had brought. Mr. Nester also said he liked the idea of this plan much better than the wedding venue she had proposed. Mrs. Clement said she wants to do the campground and turn the Farm stand into a second principle dwelling on one lot. She said that she had read in the regulations that she could create an interior lot if you have a 25 foot easement. Mrs. Tucker ZEO was asked what her thoughts were, and she said that as she had previously told Mrs. Clement that she needed to demonstrate proof of adequate septic in the form of a plan made and signed by an licensed engineer, file a jif with the APA in order to clarify and keep their records straight, and come back to the Planning Board and update her site plan to no longer say her farm stand is an accessory structure. Mr. Nester suggested Mrs. Clements to withdraw her other uses that have been

proposed. Mrs. Clement was asked about the barn and she said that she want to hook a septic system to it and Mr. Nester informed her that he didn't want to find later that she had added living space in the barn after she had installed a septic system. She said she wants to add a septic to it so that she can install a bathroom for her guests and people that visit the Hobby Farm. Mr. Richards asked if the Farm stand would be in use and Mrs. Clement said she wants to convert it to a single family rental but that hinges on her getting the septic issue taken care of which of course can't be done until spring. Mr. Nester said he would like it done correctly so that there would not be an issue with the neighbors. He also said that a neighbor Mrs. Kowalski would like Mrs. Clements to put up a new electric fence and added that he would like to see signage on it that says end of property for camping area or something to that effect. Mrs. Tucker asked Mrs. Clement where she found her information about the easement and dwellings, and was told it was in the schedule B under single family dwelling, at which point Mrs. Tucker pointed out that Mrs. Clement will have three lots coming off 1 easement. Mrs. Clement said yes that is correct. Mr. Nester thought that that the idea of campsites with the one rental house was a perfect idea and use of her property. Mrs. Millington asked if Mrs. Clement is going to do away with all her other uses and Mrs. Clement said no the Hobby Farm is very valuable educationally for things like animal husbandry and as it is located in the barn she plans to put a bathroom in as well and make a craft room upstairs. Mrs. Tucker reminded Mrs. Clement that she could not make the barn into something residential. Mrs. Clement asked the Board if her plan could be approved subject to the three things that the ZEO required, Mr. Nester said he sees no issue with that but she will have to come back with her plan and they will evaluate them, he also asked if she would be doing a sign and she doesn't think one will be needed. Mr. Hill Atty asked if there is enough acreage to support her plan and Mr. Nester said yes it is an allowable use in 3.2 acres according to the schedule of uses in section 806 of the code and with the combined lots she has 21 acres to encompass the campground and her proposal means tying all three of her lots together. If Mrs. Clements were to ever sell a lot then the approval for the campground would go away because of the way they are tied together. Mr. Hill Atty asked then is this complete and Mr. Nester said no Mrs. Clements needs to comeback with the engineer stamped septic plans and a SEQRR form, a jiff with the APA for all three parcels.

**Privilege of Floor:**

Brian Donohue attended and was inquiring as to the status of his complaint regarding Chad Pierson and a letter he had mailed Mr. Nester on the 3<sup>rd</sup> of March and how he was planning to share that with the Board. He also said that he felt that the area was still being polluted. Mr. Nester asked him if he had spoken with Jim Leiberman from Warren County Soil & Water, which Mr. Donohue answered no because he was still waiting on an answer from the APA. Mr. Donohue asked where things stood with the site plan for Mr. Pierson, and was told that the enforcement laws were limited. Mr. Donohue informed the Board that Mr. Pierson's' petroleum based business was a problem waiting to happen with the stream there and polluted storm water runoff. Mrs. Tucker said that it was not a Town Of Johnsbury issue it would be a DEC issue. Mrs. Tucker said that that only thing new there is the garage that was approved by the former ZEO. Everything there is legal and had been grandfathered in when the law changed in 2007, Mr. Pierson had all the proper permits that he had been asked to do all the way through the process. Mr. Donohue said Mr. Pierson has been asked to come in and do a site plan review and Mrs. Tucker said no he has not and may not be at present. Mr. Pierson has been on site operating with the same name, and logo in the logging and Trucking business since early 1990's and she had looked into it to make sure it was an approved use at the time. Mr. Donohue reviewed his

concern over Mr. Pierson having his business at his home and concerns about pollution from said business and its legality. Mr. Nester assured Mr. Donohue that he would speak to Mr. Vanslow and see if there was anything further that could be done at this point to help out. Mr. Donohue stated he was just here to make sure it didn't get dropped.

**ZEO Report: none**

**Motion to adjourn:** made by Mrs. Millington seconded by Mr. Richards at 7:39pm

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

*Next Planning Board Meeting –Monday, March 23, 2015  
at the Tannery Pond Community Center– 7 p.m.*