

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
June 22, 2015

Chairperson Cork Nester called the Meeting to order at 7:00p.m.

Roll Call: showed the following persons present Cork Nester, Curt Richards, Gretchen Millington, Tim Record, Secretary Joann Morehouse, Atty Justin Grassi Absent: Danae Tucker ZEO

Guests: Brian Donohue, David Millington, Devin Dickinson, Pam Morin

Public Hearing:

SU-02-2015-Joann Morehouse & Edward Goodman-Tax Map#133.-1-33.1

Mr. Nester read a letter from Mrs. Tucker ZEO to the Board to bring everyone up to speed on this SU Permit.

{“I would just like to bring everyone up to speed on Joann's application. A variance was approved by our ZBA to allow a second trailer on her lot. When it went to the APA for review, they did not accept the variance and asked that she obtain a second building right from her neighbor (which she did). She went back to the ZBA for an amendment to the wording of her variance (which was granted last month). As far as I am aware, we have not heard back from them meaning they are satisfied with the variance issued last month. They also stated that her request would need a special use permit for a mobile home park (even though we are only talking about 2 mobile homes). I spoke with Cork and asked Joann to place the ad for a public hearing (required for all special use permits) in hopes that it can be issued at this Monday's meeting. I have no zoning concerns for her lot. There are no setback issues. I recommended that she wait for all approvals before going to the expense of getting her septic plans drawn up. I foresee no issues based on the soils in that area and I would expect that she does not need them for the special use permit itself. She will need them when she comes to me for her zoning compliance, as would any other zoning compliance application. If anyone has questions please call me at home.

Thank You,
Danae”}

Mr. Nester then read to the other Board members the wording that the APA required for this permit which is attached to the end of these minutes. Mrs. Millington asked if a SQRR will be needed and was told no by Mr. Nester. Mr. Record made a motion to close the public hearing, seconded by Mrs. Millington all in favor motion carried

Approval of Minutes: Mrs. Millington made a motion to accept the minutes from June 1, 2015 meeting seconded by Mr. Richards all in favor.

NEW BUSINESS:

SU-02-2015-Joann Morehouse & Edward Goodman-Tax Map#133.-1-33.1

Mr. Richards made a motion to approve the Special Use Permit # **SU-02-2015** seconded by Mrs. Millington, Mr. Record abstained, motion passed.

SUB-01-2015-Wedeln Partners-Tax Map#83.-2-4

Owners are looking to subdivide the store and National Grid section of the property from the rest of the acreage. Mr. Record asked Mr. Dickinson why the company would pen themselves in like this and not leave themselves more room for future expansion. He also wondered how close to the lot line the pavement stopped. Mr. Dickinson said he has no answer for the first question but as far as the pavement and lot line, he said that is very close. Mr. Nester asked if National Grid had an easement and was told yes they do, there is a permanent 50-foot easement solely for National Grid. Mr. Record also asked if there are wetlands on the property, Mr. Nester told him that yes there were but that the division line is far enough away from that to not be a problem. The Board had no more questions for this applicant. Mr. Record made a motion to hold a public hearing for SUB -01-2015-Wedeln Partners-Tax Map#83.-2-4 on July 27, 2015 seconded by Mr. Richards all in favor.

Pam Morin-First Wilderness Mrs. Morin explained to the board that First Wilderness is now working on a streetscape on 296 Main St. Tax Map#66.10-1-56. First Wilderness has hired a Step on Guide, someone who will get on the train with the passengers and explain the upcoming sights as they get underway. The guide will also explain what will be open in the area once the train stops and let people know of any special events etc. The guide will get off the train, go to the storefront, and open the doors about noon. The shop will have tables with the different towns on them; the guide will close the shop at 3pm and get back on the train with the return guests. The Step on Guide will work until Oct. 12, 2015. Mr. Nester said this usage would just be a site plan amendment. Mrs. Millington made a motion to approve the site plan amendment, seconded by Mr. Record all in favor.

OLD BUSINESS:

ZEO Report:

No report today

Privilege of Floor:

Brian Donohue was present to discuss further his issue with the Pierson property at 192 Edwards Hill Rd. Mr. Donohue asked about a deadline Mike Dauphinas had given to Mr. Pierson regarding a floor drain in his garage. He told the Board that he had been to the Town Board meeting to seek their assistance with the matter at 192 Edwards Hill Rd. Mr. Donohue informed the Board that he would like their help in determining what part of Mr. Pierson's business was grandfathered in when the laws changed in 2007. Mr. Donohue listed different things he felt were violations: 1. Illegal floor drain in garage 2. Tires on site which DEC had given Mr. Pierson 18 months to get rid of, Kevin Wood of DEC said he could get an engineered plan for using tires as retaining wall. 3. culvert in trout stream, Mr. Donohue again is asking why don't we push and make Mr. Pierson come in for site plan review. What was the violation from Town and where did it go? Mr. Nester said he would be writing a letter to the Town Board asking where does the Planning Board stand on this because at present they don't have the enforcement for this.

Motion to Adjourn: Mrs. Millington made motion to adjourn, seconded by Mr. Richards all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, June 22, 2015
at the Tannery Pond Community Center– 7 p.m.***