

Johnsburg Planning Board Minutes
June 27, 2011

ATTENDANCE: Mr. Record, Mr. Smith, Mr. Heidrich, Mr. Nester, Mr. Pelton and Attorney Schachner. Absent Mrs. Osterhout and Mr. Klippel.

Guests; See Attached

Meeting Called to Order 7:10 P.M.

Public Hearing

The scheduled Public Hearing has been tabled due to the delay in the Survey of the proposed property.

Mr. Record informed the Board that he had invited interested persons to attend the Planning Board meetings and learn about the Board's role and responsibilities in the community. As a result of this invitation Mr. John LaCarrubba has attended this meeting. Welcome to Mr. LaCarrubba.

Regular Meeting

Called to Order 7:07

Minutes

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. Mr. Record stated that he manufactures under Ag and Markets in reference to the Amendment of Site Plan 111A-05 reviewed at the May 2011 meeting. A motion was entered by Mr. Heidrich and a second by Mr. Nestor to approve the minutes with Mr. Records' correction. A vote determined all were in favor no one opposed and no one abstaining, motion carried.

New Business

Mr. Record presented the request from the APA for information pertaining to the North Creek Cell Tower location. Mr. Taylor was given final conditional approval on September 25, 2011. Attorney Schnachner informed the Board that if the conditions have not been met the approval has expired and the applicant must have requested a renewal prior to this date. The applicant has not asked for an extension therefore the Board requests that the attorney send a letter informing the applicant of the expiration. Attorney Schachner said that the applicants have until July 8, 2011. Mr. Smith said that the approval has expired. The map indicates that the property has been subdivided. The concerns are that it has expired and that there are issues with erosion and road concerns. Mr. Nestor asked if the applicant is not selling does the 12% grade still hold. Attorney Schachner said that ownership does not make a difference. Attorney Schachner said that conditional approval was granted more that 6 months ago and there has been no request for an extension, conditional approval has expired. Mr. Heidrich said that where the two ditches come together, one from the left and one from way up on the right, there has been severe erosion. Mr. Record said that the applicant has built sand traps to catch the

runoff which are now full and need to be serviced. Mr. Smith asked what happens from here. Attorney said that the Board can decide on a course of action. General discussion proved that the Board would enlist the ZEO. A motion was entered by Mr. Smith for Mrs. Tucker to review the Ledges Road, with a second from Mr. Nestor and a vote of all in favor the motion was carried. Discussion ensued with the ZEO about 200 foot setbacks as indicated on the map, how this will affect adjoining property owners, as well as underground utilities and the effect of necessary road compliance. Other items would be who is responsible for the care of the road and the run off as to how the tower run off be integrated into the existing systems. Mrs. Tucker will investigate this.

Local Training Day

There has been a pretty good response to the planned Training and the particulars are being handled through the Supervisors office. Attorney Schachner gave a general over view of requirements and who offers training. He said that the time could be changed to 7 if it would be helpful. Mrs. Tucker asked if this training would be particularly helpful to her and Attorney Schachner said that there are other sessions more aimed at her department.

Mr. Record informed the Board that Mr. Klippel was moving and that we had received an email that he would be resigning from the Board. Mr. Record will be emailing him to let him know that the Town needs an official letter of resignation.

Mr. Record asked that the secretary get a copy of the North Creek Action Plan for each member to put with their Land Use Plan.

Mr. Record inquired as to the status of the Date received stamps. Secretary stated that she has been using the one in the office. Mr. Record feels that the Planning department needs its own and Mrs. Monroe will order it.

ZEO Report

Mrs. Tucker presented the Board with her report and did an overview of her findings for Front Street. Mr. Record commended Mrs. Tucker on her thorough and professional work. Her full findings to be attached at the time of completion.

With a motion from Mr. Heidrich and a second from Mr. Smith the meeting was adjourned at 8:15 P.M.

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: June 27, 2011

1 Danae Tucker

2 JOHN LACARRUBBA

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