

**Johnsburg Planning Board Minutes
August 30, 2010**

*Corrected minutes
August 2010*

ATTENDANCE: Mr. Heidrich, Mr. Smith, Mr. SanAntonio and Mr. Klippel
Absent Mrs. Osterhout, Mr. Pelton and Mr. Record

Guests; See Attached

Public Hearing

Called to order 7:00 P.M.

Subdivision Application #216-10 Prouty

Attorney Smith informed the Board that a parcel had been purchased from Mr. Prouty and on completion of the Survey they found that the parcel did not include the outbuilding and well. The two parties have agreed to the purchase of an additional 100 ft. by 277 ft. parcel to complete the original purchase. Public hearing closed 7:04 PM.

Regular Meeting

Called to order 7:04 P.M.

Minutes:

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. A motion to approve the minutes as received by Mr. Klippel, seconded by Mr. Heidrich and a vote determined all were in favor, motion granted.

Subdivision Application #216-10

Attorney Smith, representing the Prouty party, informed the Board that the applicants have requested a lot line adjustment and under the new Land Use Plan a review is necessary. With no further questions or concerns Mr. Heidrich entered a motion to approve Subdivision Application #216-10 as presented. A second was entered by Mr. Klippel and a vote determined that all were in favor, no one opposed and no one abstaining. Motion Carried.

Site Plan #150-10 Calvary Bible Church

Mr. Smith asked the applicant about the right of way. His question related to the proximity of the addition to the deeded right of way. Mr. Schoonmaker said that Mr. Perryman was in agreement with the plans as they were presented. However the right of way could be moved to the opposite side of the building if necessary.

Because the right of way is a 50 feet and there is distance between the addition and the right of way no additional set backs were needed. Mr. Smith had questioned the septic location on the original plat plan. Mr. Schoonmaker provided an updated plat with the actual location of the septic indicated. With no further questions a motion was entered by Mr. Klippel and seconded by Mr. SanAntonio to approve Site Plan Application #150-10 as presented. A vote determined all in favor, no one opposed and no one abstaining. Motion carried.

Mr. Smith asked to update a couple of projects.

Peaceful Valley Subdivision the Secretary to send the minutes to the meeting of May 2010 and the Local Government Form to APA.

Four V's attorney Smith reminded the Board that the original approval had expired and the APA required a new application. As the cul-de-sac had not been placed at the exact location approved and a well for the one house that was built was not on the same lot, a change in the map was necessary. It is a minor change adding to the dimensions of a couple of lots and decreasing from others. This change was necessary to allow for the cul-de-sac as built and the proper well location. Some lots are under the jurisdiction of the APA with the remaining under the Town's determination.

Front Street Development Corporation #179-06

Attorney Smith submitted a new map for Phase I Residential. This map depicts a new angle for one of the buildings. It is a better location for road alignment. Attorney Smith gave each member a copy of all permits and amendments. The Board referred to Attorney Jordan's email and reviewed each of the 7 considerations.

#1 The new map presented dated August 12, 2010 received at this meeting met this requirement. The first map as presented for the entire project matches the newest with the exception of minor location of the buildings and the reduction of the overall Phase I.

#2. The map presented dated August 12, 2010 (Phase 1A Residential) presented August 30, 2010 at this Special Meeting.

#3. APA Letter to be a condition of any approvals given.

4#. Map presented at this meeting.

#5. DEC, DOH and any other State Agencies approvals as needed are satisfied. To be a condition on any approvals.

#6. To stand as written. Each change requires amending the map each time and must be prepared by a licensed surveyor.

#7. Build or Bond requirement and establishing mechanics for proceeding.

Particular conditions of #3, #5 and #7.

Copy attached. A motion was entered by Mr. Klippel to give Final Conditional approval as stated above.

Conditions

1.Receipt of a letter from the APA stating that FSDM has received approval for Phase I A Residential

2. All necessary approvals from required State Agencies, including but not limited to DEC, DOH and APA.

3. Build or Bond for the entire phase requirement met.

New Business

Mr. SanAntonio asked if email was being used to indicate when a Board member could not make a meeting. Mr. Smith answered that that has been the past practice. General opinion of the Board was that this practice was a working practice and should be continued.

Mr. Smith feels that the secretary needs a Date Received Stamp and a Superseded on date stamp. His opinion is that when dealing with extensive projects with multiple changes these items are essential.

With a motion entered by Mr. Heidrich and seconded by Mr. Klippel the meeting was adjourned at 8:10 P.M...

Respectfully,

Marion Monroe, Secretary