

Minutes of the Public Hearing on the Amendments Conditioning the Acceptance by the Adirondack Park Agency of the Following Proposed Local Laws: Local Law #1 (Subdivision Control Law), Local Law #2 (Zoning Law), Local Law #3 (On-Site Wastewater Treatment Local Law) and Local Law #4 (Junk Storage Law) held on Tuesday August 7, 2007, at 6:30pm, at the Wevertown Community Center, Wevertown, N.Y.

The Public Hearing on the amendments conditioning the Adirondack Park Agency approval of proposed Local Laws #1 through 4 of 2006, Proposed Local Laws which together will create the Town of Johnsbury Land Use Plan was called to order at 6:30pm. by Supv. Thomas. The Town Clerk read the legal notices as they appeared in the North Creek New-Enterprise on July 28, and August 4, 2007.

Roll call showed the following persons present: Supv. / William H. Thomas; Town Councilpersons/ Arnold Stevens, Eugene Arsenault, Sterling Goodspeed and Alyce VanKeuren; Town Clerk/ William Rawson. Present at the request of the Town Board were: Town Attorney J. Anthony Jordan; Mr. Mark Bergman, chairman of the Planning Committee

Guests: On attached sheet

Supv. Thomas asked Town Attorney J. Anthony Jordan to explain the purpose of the hearing. Attorney Jordan noted that the primary purpose of the public hearing is due to technical amendments required by the Adirondack Park Agency (A.P.A.) to result in an approved Land Use Plan for the Town of Johnsbury. Attorney Jordan added that the next step is for the Town Board to adopt the proposed Land Use Plan.

Supv. Thomas introduced Mr. Mark Bergman, chairman of the Planning Committee, to explain about the process followed to arrive at this point in the process. Mr. Bergman explained that following a series of public hearings on the proposed Local Laws that the Town board submitted the proposed Land Use Plan to the A.P.A. The major result of having an A.P.A. approved Land Use Plan is that the approval for Class B projects will be transferred from the A.P.A. to the Town of Johnsbury Planning Board. Two major changes in the Land Use Plan were instituted following the previous public hearings; any adult entertainment use will require a 1000' setback from all sidelines and the business corridor south of the North Creek hamlet will have the same design standards applied as the Scenic Corridor. Mr. Bergman noted that both of these changes were compatible with N.Y.S. laws.

Mr. Lyle Dye asked if this would change the venue for any current applications; Attorney Jordan explained that any applications submitted under the current law would be reviewed under the current law.

Mr. Thomas Cunningham asked about road access to subdivisions, particularly the Tall Timbers subdivision; Supv. Thomas answered that this was not the proper venue for questions regarding specific subdivisions. Mr. Cunningham also asked if the main power supply line would be subject to the Scenic Corridor regulations; Supv. Thomas said that to the best of his knowledge the power lines were farther back than the regulations extended. Attorney Jordan added that the Scenic Corridor regulations were architectural

restrictions on buildings in the corridor.

Ms. Anne Brassel asked if the zoning on Circle Avenue would be changed due to the number of large trucks on a residential street. Supv. Thomas explained that Circle Avenue was a mixed residential and commercial zone and Attorney Jordan explained that the plan included no zoning change on Circle Avenue.

Ms. Andrea McKee asked if the new laws would apply to existing conditions; Attorney Jordan answered that lawfully existing conditions would continue to be lawful.

Mr. Philip Santasiero asked if there were any legal junkyards on Garnet Lake Road; Supv. Thomas said that this was an enforcement issue and should be referred to the Zoning Enforcement Officer; Supv. Thomas added that it is the intent of the Town board to increase enforcement of the regulations. Attorney Jordan answered that the main changes in the junkyard law were regarding visibility. Mr. Donald Walp agreed with Mr. Santasiero about junkyard issues.

Mr. Patrick Cunningham stated that he was not in favor of the proposed Zoning Laws and questioned the possible re-designation of some of his property, currently designated hamlet as resource management. Supv. Thomas again stated that there are no map amendments attached to these proposed laws and asked Mr. James Connelly from the A.P.A. to explain this. Mr. Connelly explained that the map amendment process will be subject to environmental review and that the A.P.A. will conduct at least one public hearing; he added that the notification for the public hearing would include direct certified mail notice to property owners as well as regular mailings to adjacent landowners. Mr. Connelly expected that the map adjustment process would require six months to one year prior to potential change.

Mr. Robert Nettle noted that while he considered that the proposed Land Use Plan had flaws that it should be approved and that work should continue on the plan.

A motion was made by Mr. Arsenault with a second by Mr. Goodspeed to adjourn the Public Hearing Meeting on the amendments conditioning the Adirondack Park Agency approval of proposed Local Laws #1 through 4 of 2006. With all members voting in favor the resolution is declared passed. Ayes-5 (Arsenault, Goodspeed, Stevens, VanKeuren, Thomas) Nays - 0

The Public Hearing Meeting was adjourned at 7:00pm.

Prepared by William E. Rawson
Town Clerk