

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
**September 25, 2017**

Mr. Nester called the meeting to order at 6:03

**Roll Call:** Cork Nester, Gretchen Millington, Tom Volcheck, Danae Tucker ZEO Justin Grassi ATTY, and Secretary Joann Morehouse.

**Guests:** Mary Israelski, Hank Rose, Allison Rose, Reisha Thissell, and Andrea Hogan

**PUBLIC HEARING:**

**Approval of Minutes:** Mrs. Millington made a motion to approve the minutes from the August 28, 2017 meeting seconded by Mr. Volcheck all in favor.

**OLD BUSINESS:**

**NEW BUSINESS:**

- **SP-05-2017-Record-Tax Map#48.-1-20**

Mr. Record wants to start a camping/Glamping ground with 14 sites there are 2 driveways to the area that are 20 feet wide. There will be a 16-car parking area, 6 private baths, outdoor showers and the tents will be the canvas type. The health Dept requires that the water be chlorinated even though it is coming from a 400 foot well with a history of good water test results. The septic system will be engineered to handle the quantity of people Mr. Record hopes to attract. They may have a few solar lights but if so that will be the only lighting. There will be a small sign by the downstream driveway.

Mr. Volcheck made a motion to give approval conditional on the Health Dept. approval of the water and septic and approval from the APA as well as approval from the Zoning Board of Appeals, seconded by Mrs. Millington all in favor.

- **SUB-03-2017-Wade Street Homes, LLC- Tax Map #66.10-1-16**

Mrs. Israealski came with a map showing she would like to subdivide 2 parking spaces off one parcel and give them to another parcel she owns that at present has no parking dedicated to it. Mr. Nester suggested she think about making the 30x50 space she is discussing and making it a parcel of it's own provided it's written on the mylar NOT a buildable lot. He told her that it might make things easier she agreed that was a good idea and will have it drawn up that way. Mrs. Millington made a motion to advertise for a public hearing next month on SUB-03-2017, seconded by Mr. Volcheck all in favor.

- **SP-04-2017-Saratoga Chocolate Company-Tax Map #30.2.14**

Mr. & Mrs. Rose currently own a chocolate manufacturing company in Ballston Spa and they would like to expand. They do whole sale production from Albany to Plattsburg. To expand they need a building to do production in and they see no reason to purchase or rent one because they already own a 2-story building in North River that is Zoned for commercial use. Business and happens to have the downstairs empty having recently lost their long-time tenant. Mr. Rose said

they are regulated under Agriculture and Markets not the Health Department. They will only need a small sign for shipping purposes no outdoor lighting is needed because they will be closed after dark. Mr. Rose also stated they have no interest in doing retail at this time. They are scheduled to go in front of the Zoning Board of Appeals on Monday October 2, 2017.

Mr. Volcheck made a motion to approve the plan conditional upon approval from the Zoning Board of Appeals, seconded by Mrs. Millington all in favor

**Privilege of the Floor:**

**ZEO REPORT:** None

**MOTION TO ADJOURN:** Mr. Volcheck made motion to adjourn at 6:55pm seconded by Mrs. Millington all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –October 23, 2017***

***at the Tannery Pond Community Center– 6 p.m.***