

Town of Johnsbury
Planning Board
North Creek, N.Y. 12853.
Meeting at Tannery Pond Community Center
September 18, 2006

Members

Dottie Osterhout Chairperson
Ron Vanselow Assistant Chair
John Hunter
Bill Donovan
Tim Record
William Heidrich
Al Combs Alt.

Absent

Mark Bergman

Guests

See Attached

Public Hearing:

Dottie Osterhout called the Public Hearing to order at 6:50 P.M.

Subdivision application #174-06 Anthony Porazzo.

Chris Schaefer asked if the project would be owner occupied? To which Mr. Simon answered yes it would. Dale Aldrid's concern had been with water retention, however after speaking with Jim Hutchins his concerns had been eased. Jim Hutchins said that there were 8 Lots with a low area that could not be reworked, as the County owned part. Jim Hutchins also said that he prefers not to touch some of the wet lands. Mrs. Osterhout asked if the other lots would create more run off? Mr. Hutchins felt that the lots would take care of them selves, they would not create more run off. Tim Record asked if there was a pond in the wet land area to which Jim Hutchins replied yes and the culvert pipe was a little higher up than the pond bottom. Ron Vanselow asked if the applicant was planning to blacktop the common road and Jim Hutchins replied no that the plan was to use gravel. Chris Schaefer's concern was that with the removal of topsoil the sand would not provide a substantial base for support for the trees.

Public Hearing was closed at 7:00 P.M.

Regular Meeting

Called to order at 7:00P.M.

Reading of the minutes was waived as all members had received prior to the meeting. Tim Record moved to approve minutes as written, with a second by John Hunter, a vote revealed all were in favor and no one opposed. Motion approved.

Mrs. Osterhout determined that Al Combs would be a voting member for absent member Mark Bergman.

Subdivision Application #174-06 Anthony Porazzo.

Mrs. Osterhout asked if the Board has a copy of the roadway agreement? Attorney Rob Simon answered not yet, I will get that to you. John Hunter asked if there were any other covenants on the land? Mr. Simon answered that the applicant cannot cut or grade between lot 8 and surrounding land owners. Jim Hutchins also informed the Board that the hammerhead turn around has been increased in size to meet the requirements set by the Board. Tim Record made the observation that the house on lot # 8 looked close to the line. Dottie Osterhout, having asked if there were any more questions and receiving a negative answer, informed the Board they have 45 days to make a determination. She also informed the Board if they were ready they might make a decision at this time. Tim Record made the motion to approve subdivision application #174-06 with lot #8 house to conform to set back. John Hunter seconded motion. Ron Vanselow said there must be a seqr done and

recreation fees must be discussed. Rob Simon informed the Board that the Seqr is in the folder. Dottie Osterhout informed the applicant that the common road agreement must be in before the map can be signed. A vote determined that all were in favor as presented with no one opposed and no one abstained. Motion carried.

Site Plan #124-06

No one present Tabled until October 16, 2006

Site Plan#125-06

No one present Tabled until October 16, 2006.

Site Plan #126-06

Paint barn put on a new roof and sell Antiques. Dottie Osterhout asked if this would be a year around business and the applicant answered yes. Applicant informed the Board that they have parking for 9 or 10 vehicles. Bill Donovan asked how they planned on marking the parking and the applicants said painting. Mr. Donovan asked if the parking was blacktopped and the applicants answered 80% was. Mrs. Osterhout asked if there would be signage and applicant answered yes there would be some kind of sign on the Barn. Mrs. Osterhout asked if this would be a separate business or would it be part of existing business? Mrs. Greenan answered that she was not sure and Mrs. Osterhout informed her that the sign ordinance only allows for a certain number of signs and that she needs to clarify this with Jim Smith the ZEO. Tim Record informed the applicants that they need to seek the advice of the ZEO because they seem to have exceeded the sign limit at the existing business and that the locations of the signs are interfering with the sidewalk. Tim Record suggested deferring determination for one month until ZEO addresses signs and checks the barn and determines its ability to be used as a business. Tim Record presented a motion to table Site Plan application #126-06 for one month until applicant can complete parking as agreed in original Site Plan approval and building inspector to inspect the building for compliance. Ron Vanselow seconded the motion. Mrs. Osterhout if you can get county inspector to do the inspection it may be faster. The applicant to bring plans for signs and plantings. Ron Vanselow asked if you have any plans to add more lighting? Mrs. Greenan only two lights on the barn. All were in favor of tabling application #126-06 no one opposed and no one abstained.

Dottie Osterhout there is a need to start charging a performance bond as earlier subdivisions would be approved and turn out half done, not finished or not finished or never started. It is not fair for the town or neighbors of the subdivisions. Tim Record what do entail? Scott Staples informed the board that the applicant would go to a Bondsman and purchase a Bond for an agreed upon amount and would file it until the project was finished or reached an agreed upon point of completeness. Jim Hutchins said that usually the applicant would bond a common roadway or common wastewater plant. Rob Simon said that what they do with the APA is renewable letters of credit renewable each year. Tim Record suggested having secretary contact other municipalities and see what they do.

Preliminary Presentation

Scott Staples made a preliminary presentation for an 80 acre 6 lot subdivision on Holland Road in Town of Johnsburg. All lots to be over guidelines for moderate intensity, with lot 6 to be used for future development whatever that may be. All lots to be owned by lot 6. Mrs. Osterhout asked if lot 5 has road frontage, as the road seems to stop. Tim Record does the Supervisor need to determine the end of the road, and how many lots could lot 6 be? Jim Hutchins said it could be 20 but talking with Walter it could be another 5. Scott Staples said APA has not determined but it should not be jurisdictional. Scott Staples said if Board would like non-jurisdictional it could be November for formal presentation. Jim Hutchins will work with highway on road endings and turn around. Dottie Osterhout will you be looking for approvals for all 3 entrances to lot 6? Jim Hutchins will need information on requirements for driveway and roadways. Tim Record asked if homeowners would know where entrance will be and Mr. Staples replied that they will have a final map and will know. Bill Heidrich said if lot 6 was to be subdivided then it should not be labeled a single lot. He said that applicant can ask to have that lot as a single lot or a subdivision.

Site Plan #123-06 Gregg Taylor

County determination was that they were looking for more information. They wanted to be sure that there was a second emergency egress, ample parking and septic was passable. Tim Record said that Board had discussed septic, parking and everything and that he is satisfied. Bill Donovan thought it might be prudent to us this time to look at this issue again. Tim Record presented a motion to approve Site Plan # 123-06 with the conditions that there be no less that 20 parking spaces, a second location for a set of stairs for emergency egress, and the septic system meets the requirements of the Department of Health. All in favor passed with the super majority.

Peaceful Valley Townhouse

Bill Thomas has asked us to review the colors presented by Comlinks as colors to be used for the exterior colors at Peaceful Valley Townhouse Project. After careful review and general discussion the Board has no objection with the suggested colors.

Jim Hutchins for Mr. DeGroot

Mrs. Osterhout informed the Board that Mr. DeGroot is giving his family lots and the Board needs to treat it as any other subdivision. Applicant is proposing 5 more lots of 1-acre size. Mr. DeGroot is now dealing with Health Department; he has drilled test pits and located what should be APA approved sites for septic. Mrs. Osterhout told applicant that the Board needs a copy of maintenance agreement for right of way. Jim Hutchins asked if there were any other concerns the Board has? Tim Record asked how wide is the right of way and Jim Hutchins said that it is 16 or 17 feet. Dottie Osterhout asked what about emergency vehicles? Jim Hutchins said that they can be accommodated. Alyce Van Keuren asked where this project is and Jim Hutchins answered that it is on Edward Hill.

Mrs. Osterhout invited the members of the audience to discuss Ward Hill project. General discussion revealed that the applicants have not done a formal presentation, as there has been a problem with the grade of 14% entrance roadway. Chatimac Estates has not presented any formal objection.

Rob Simon informal Presentation Beaver Townhouses

John Schaefer from Spectra Engineers presenting 17 acres with 13 acres across the road. Project to be in 2 Phases. Project to have town water, on site septic for 46 units. Owners plan to be an on site resident with a model unit. There shall be two types of units type A and B. Type A to be a little larger than B. Elevation runs 8 to 10% grades. Site disturbance not to exceed 5 acres at a time, approach to stay within that requirement. Storm water to stay in ponds. Al Combs informed applicant's representatives that all impacts will be major and that when applicants come to Board they should provide extensive vegetation plan and what it will do to site coming into town. Lighting can be limited. Ron Vanselow informed the applicants that for projects over 20 units the Board requires a second roadway for emergency access in case the road is blocked and emergency access is required. Applicant can meet the 35' height requirement with post and beam rustic construction.

Rob Simon presenting for Tall Timbers

Presentation to inform the Board that this time the applicant wants to subdivide the property for liability purposed only. There is to be a small portion for a private owner. Mrs. Osterhout informed Mr. Simon that she couldn't just sign, as the property does not meet the road frontage requirement.

Mrs. Osterhout informed the Board that Crops would be a lot line adjustment.

Ron Vanselow said that with one more member passing the certification process the Board could be a Certified Board.

Bill Heidrich moved to adjourn, with a second from Ron Vanselow, all in favor and no one opposed meeting was adjourned at 9:05P.M.

Respectfully

Marion Monroe, Secretary