

**Johnsburg Planning Board Minutes  
January 25, 2009**

**ATTENDANCE:** Mrs. Osterhout, Chairperson, Mr. Heidrich, Mr. Pelton, Mr. Smith, Mr. Record and Mr. Smith. Absent Mr. Sanantonio

**Guests:** See attached

**Meeting called to order 7:00 PM**

**Minutes;**

As all members had received the minutes prior to the meeting, reading of the minutes was waived. Mr. Pelton requested the spelling correction of Mr. Grisi. A motion to approve minutes as corrected was presented by Mr. Pelton and seconded by Mr. Smith. A vote determined that all were in favor, with no one opposed and no one abstaining. Motion carried.

**Subdivision Application #191-07 Ms. Benton**

Lori Benton and Philip Johnson have requested a two lot subdivision on Back to Sodom Road in the town of Johnsburg. Mr. Johnson presented the Survey Map and explained the planned division and included the proposed buildings. Mr. Smith asked if the applicants have a conditional approval from the APA. Mrs. Osterhout said yes that the form was included in the folder. With no further questions a motion was presented by Mr. Heidrich to approve Subdivision Application #191-07 as presented. A second was entered by Mr. Smith and a vote determined all were in favor with no one opposed and no one abstaining. Motion carried.

**Site Plan Application #143-09 Hazel Greene**

Mrs. Osterhout informed the Board that Ms. Greene wants to operate a day care center on East Holcomb Street. Mrs. Osterhout asked the applicant if she has been given all other necessary approvals. Mrs. Greene said yes. Mrs. Osterhout expressed her concern about children being in the road. Mrs. Greene said that clients will pull into the driveway to drop off and pick up children. Mr. Record asked the applicant if she had ever operated a Day Care and she replied that she had children of her own and has cared for children in the past. Mr. Smith shared the safety concern of the children in the roadway. Mr. Smith asked about the availability of employee parking. Mrs. Greene said the drive will hold four cars and if the one employee was there it would only be when she was not. Therefore there would always be room for three cars. Mrs. Osterhout asked about the fence material. Mrs. Greene said the fence was a wooden fence on three sides with a wire fencing in the back. There is a flower garden in front of the wire fence to protect the children from getting to the

fence there. Mr. Record presented a motion to approve Site Plan #143-09 with the condition that there will be no loading or unloading of children on East Holcomb Street. Mr. Smith seconded the motion and a vote determined that all were in favor, with no one opposed and no one abstaining. Motion carried.

**Subdivision Application #198-08 The Michaels Group**

Mr. Hutchins presented information required by the Board as a condition of the approval previously granted. Mr. Hutchins provided the agreement for the shared roadway with all stipulations included. Mr. Hutchins also informed the Board of the change planned for the lot design to allow for a 30 ft. corridor for walking for lot 3 to Straight Brook. This will necessitate a change in lots one and three only. The corridor planned will be a foot path with no clear cutting. Only dead and downed trees will be allowed to be cut. Hearing no further questions or concerns Mr. Record presented a motion to approve the changes to Subdivision Application #198-08 including the 30 ft. corridor and the density changes to allow for the corridor. Mr. Heidrich seconded the motion as presented and with a vote of all in favor, no one opposed and no one abstaining, the motion was approved. Subdivision Application #198-08 changes of addition of a corridor and density changes to allow for corridor as presented.

**Subdivision Application #200-09 Mrs. Barbara Douglas**

Presentation by Attorney Robert Simon presented that a 4 acre parcel was being conveyed to Mr. and Mrs. Carmean who own the abutting property formerly conveyed by Mrs. Douglas. Mrs. Douglas is asking for a subdivision to allow for the division of these 4 acres. Mr. Record presented a motion to schedule a Public Hearing at 7:00 PM on February 23, 2009 at Tannery Pond Community Center. A second was entered by Mr. Smith and a vote determined all were in favor no one opposed and no one abstaining. Motion carried.

A general discussion about the role of the ZEO and his conflict with meeting dates determined that for him to be able to attend the Planning Board meeting the dates had to be changed. Mrs. Osterhout entertained any information or opinions about changing the day of the meeting or the week of the meeting. A pole of the members present suggested that changing to the fourth Monday of the month as opposed to the third Monday would allow for improved relations with the Board and the ZEO. Mr. Vanselow informed the Board that Mr. Tuttle has been reappointed and will continue as ZEO. Mr. Tuttle provides a monthly report to the Town Board. Mr. Smith suggested that perhaps this Board could request a copy of that report. Mrs. Osterhout said that if he could come to the meetings the Board could get any information needed. Mr. Record said that Mondays were good for him and Mrs. Osterhout said that Monday seems to work out well for the rest of the Board. Mr. Heidrich asked what the benefit will be if he attends the meetings. Mrs. Osterhout said that he could answer any questions that come up and add input on planned projects. Ex: Laura's Restaurant. Mrs. Osterhout will send out an email to pole all Board members and she will notify Mr. Vanselow of the results. Mr. Heidrich suggested that the Board invite Mr. Tuttle to come to the meeting on the fourth

**Monday of the month. Mr. Record presented a motion for the secretary to write Mr. Tuttle a letter informing him that at this meeting, changing the meeting date was discussed and the members will be poled. Mr. Tuttle is invited to the next meeting set for the fourth Monday of February. Mr. Pelton seconded the motion and Mrs. Osterhout added that notification of traditional reports from the ZEO should be added to the letter and let him know that time will be allotted on the Agenda for his report. A vote determined all were in favor, no one opposed and no one abstained. Motion carried as stated.**

**Mr. Record presented a motion to adjourn and with a second from Mr. Heidrich and a vote of all in favor the meeting was adjourned at 8:00 PM**

**Respectfully yours,**

**Marion Monroe, Secretary**