

**Johnsburg Planning Board Minutes
Meeting November 19, 2007**

ATTENDANCE: Mrs. Osterhout, Chairperson, Mr. Vanselow, co-chair,
Mr. Heidrich, Mr. Bergman, Mr. Smith, Mr. Record
Absent Mr. Morris and Mr. Osterhout.

Guests: See Attached

Minutes:

Mr. Vanselow clarified there were two motions one on waivers for the roads and one to approve the addition of lots. Motion to approve with the two motions clarified by Mr. Vanselow and seconded by Mr. Bergman. All in favor minutes approved with clarification.

Subdivision #189-07 Mr. David Slear
Tabled as no one present.

Site Plan #135-07 Choptauk Mills Association Inc.
Main Street location of old Bank building. Developer asking for continued use of office space below and apartments on second story.

Site Plan #136-07 Choptauk Mills Association Inc.
Main Street old IGA building. Developer asked if there was a possibility of one more apartment in the basement? Mr. Bergman explained that in the Business district there may be residential use of second story and higher floors. Mr. Record commented that the buildings looked great with the improvements made. Mr. Bergman presented a motion to approve as submitted with a negative impact seqr statement, seconded by Mr. Record. A vote determined all were in favor no one against motion carried.

Preliminary Presentation

Subdivision Application#190-07 Baxter Mountain

Mr. Bergman to be recused for formal presentation. Mrs. Osterhout informed Mr. Smith the former approval had determined the lot numbers and they could not be changed now. Mrs. Osterhout questioned that the big lot, had been retained by the APA as part of Green Space, and could this be further divided? Mr. Smith said the Agency would allow three more lots and it was part of the permit. If the Board did not have that permit he would get them a copy. Mr. Smith also to get the exact acreage involved. Mr. Heidrich asked if that was the location where the septic was

across the road? Mr. Smith replied yes. Mrs. Osterhout advised Mr. Smith to let the Board know when they were ready for Formal Presentation.

Chairperson Report

Dirt Track plans have been withdrawn from the APA

Lori Benton has to go to the APA, as there are wet lands involved.

Mr. Smith has a Subdivision for Hudnuts which a true family subdivision and would like to have a public hearing next month and formal presentation.

A motion to hold public hearing and formal presentation December 17, 2007 was entered by Mr. Record and seconded by Mr. Heidrich. All in favor motion carried,

Mr. Smith has a subdivision plan by Mr. Larry Warner for a four-lot subdivision on Oven Mountain Road. It is a fifty-acre parcel bordered by Fuller and Kellers. There needs to be lot line adjustments to correct some former errors. Would like a formal presentation December 17, 2007

Mr. Bergman entered a motion to adjourn at 8:00 PM with a second by Mr. Vanselow. A vote determined all were in favor and no one opposed. Motion carried meeting adjourned 8:00 PM

Respectfully

Marion Monroe, Secretary