

# Town of Johnsburg Newsletter

## Supervisor's Report

### Front Street Pressure Point

#### Short Takes

##### Adirondack Life

The June 2010 issue of Adirondack Life Magazine contains a two page feature article on the revitalization of North Creek. "The Creek's Rising" appears under the short carries series and details business growth in the hamlet and further discusses the anticipated interconnect between the historic Ski Bowl and Gore.

##### Recycling Options Considered

The Town Board will consider several options to bring back limited recycling at upcoming board meetings. The goal is to bring back some portion of the service with zero impact to the budget.

##### Farmer's Market Returns

The highly successful Farmer's Market will return June 17, 2010. This year the market will feature still more vendors and produce selections at the Railroad Place venue.

At 5 p.m. on May 10, 2010 I received a multi page fax from Front Street Mountain Development requesting Town action on several measures, as well as agenda time at the next Town Board meeting. The request came on the heels of a workshop meeting between the developers, the APA, DEC, Department of Health, Town Engineers, Town Attorney and our Town Zoning Officer. As of press time, the project has gone through multiple reconfigurations and changes. Additionally, there are more than a dozen issues between the Town and the developer which are presently being negotiated and subdivision issues remain pending before the planning board.

While the situation is highly complex and it can be dangerous to over simplify, in a nutshell the situation is as follows: Front Street has secured appropriate approvals and constructed two town homes, a road and a gatehouse on its property but has failed to resolve issues associated with wastewater treatment, water supply and other issues. There has often been significant confusion between the regulatory agencies as to project status and direction. My perception is that the project and our community are at a crucial point which may have long term effects on many issues.

What is the Town's role? What is the Supervisor's responsibility in all of this? What are our goals and importantly, what are the greatest threats facing our Town?

Broadly speaking, it is not the Town's job to support or oppose the project in my opinion, but rather to make certain that the developer plays by the rules, and to protect the existing infrastructure and resources of our community. Presently, the developer has not satisfied regulatory agencies nor the Town that it has an appropriate design and plan for waste water discharge. Nor has the developer completed necessary work to connect to the North Creek Water District. The fiscal future of our town is at risk as well since failure on the part of the developer to complete the project may ultimately land back on the town board's lap.

How we react now and the course we chart over the next few months will mark the measure of how good a job we have done at protecting our communities heritage and future.

Last week I received vocal criticism for being too hard on the Front Street Project. An hour later someone said the supervisor was in bed with the developer. Such frustrations come with the territory, but here is the real deal: It is the Town's job to force the developer to honor every commitment it has made, to protect our fire districts, protect our water supply and be certain that waste water systems are designed in accordance with all appropriate standards. A person can develop their property under the appropriate rules and regulations. If those rules and regulations aren't adhered to, then the regulatory agencies and the Town must take action to protect the community. In a nutshell, I see the Town's role as neither opponent nor proponent but rather as an objective gate keeper for our future.

If the developer follows the rules, honors his approvals and commitments, then he moves forward. If he fails, he will be stopped in his tracks.

Either way, it is our job to protect the Town.



# Town of Johnsburg

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**Town Council**  
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Dear Madams and Sirs,

**Highway Superintendent**  
Daniel B. Hitchcock  
(518) 251-2113

I am enclosing herewith for everyone's review materials that were received at my office via fax at the close of business yesterday. The purpose of this correspondence is to make sure that all appropriate regulatory parties and board officials have in their possession a copy of all materials that were provided to my office. It appears that some of these materials carbon copied some parties and not others.

**Town Clerk**  
William R. Rawson  
(518) 251-3011

In reviewing these materials as Town Supervisor, a member of the Town Board and further as a member of the Board representing the Water District in North Creek, it is my goal to treat FrontStreet objectively and fairly. It is further my goal to be absolutely certain that FrontStreet follows all appropriate regulatory procedures, adheres to appropriate engineering standards and acts in a manner which is in legal conformity to all rules and regulations at every level. Our town has faced and is facing significant challenges with respect to assuring compliance in all regards with respect to the developer. Such compliance is of vital importance to us because it is through regulatory compliance that we protect our towns' infrastructure, as well as environmental and natural resources.

**Town Assessor**  
Ann P. Deppe  
(518) 251-5559

By copy of this correspondence I am asking the Town Attorney Tony Jordan and Engineer Jim Suozzo to reach out to the appropriate regulatory representatives so that they may provide our Town Board with guidance and professional council at the upcoming town board meeting.

Very Truly Yours,

  
Sterling T. Goodspeed