

**Johnsburg Planning Board Minutes
September 27, 2010**

ATTENDANCE: Mrs. Osterhout, Mr. Heidrich, Mr. Smith, Mr. SanAntonio and Mr. Klippel , Mr. Record, and Mr. Pelton.

Guests; See Attached

Regular Meeting

Called to Order 7:00 PM

Minutes Approved as mailed. All in favor.

Subdivision Application #216-10 Mr. Goodman

Don Darrah presented for the applicant. He explained that applicant planned to create a 3 Lot subdivision. Lot 1 to be a 60 acre parcel to be offered for sale. Lot 2 to be a 10 acre lot retained with access from Goodman Road. Lot 3 to be a lot line adjustment for Philip Goodman. This parcel to be merged with property owned by Philip Goodman minus the easement already established to the parcel behind his property. The applicant has received a Non Jurisdictional letter from the APA. A Public Hearing was scheduled for October 25, 2010 at 7:00 PM.

Old Business

Front Street

Mr. M. Cricklair advised the Board that the name for the road in the Front Street project would be Mill Lane. The Town of Johnsburg road list does not include this name as an existing road. The Planning Board accepted this name and information will be forwarded to the Town Board for approval and to be sent on to the County. Mr. Mac Cricklair was given the letter and a copy of the minutes for August he requested.

The Ledges

Mr. Taylor went through the recommendations from Clough Harbour regarding this subdivision. General discussion providing the resolution of each item. Mr.

Taylor provided a new map showing

#2 Vegetation has been removed from the septic system areas. The applicant will build the houses and sell then build the next.

#5 Common drive- created a secondary cul-de-sac to satisfy Fire Company access. There could possibly be a secondary road site for lot 4 and if there is an agreement will be made for easement or access.

#7 Common drive not to ever become a Town Road page 3 of new set of plans lists all regulations.

#9 Answered by cul-de-sac and determinations on mapping.

#12 Applicant will email it to the secretary to be forwarded to Board members.

#14 Final Platt by licensed surveyor minus set backs. All noted. Mr. Record inquired about the grade and Mr. Taylor will provide final plans to meet grades. Mr. Taylor said that drainage will not be affected that much by continued work.

Having no further questions the Board could take action. Mr. Record presented a motion to grant Conditional Approval on the Subdivision Application #208-09. Condition to be the Board receiving a letter from the North Creek Fire Commissioners stating that adequate fire protection can be supplied if completion of site meets all submitted final approved plans. A second was presented by Mr. Heidrich. A vote determined Mrs. Osterhout, Mr. Record, Mr. Pelton, Mr. SanAntonio and Mr. Heidrich approved. Mr. Smith opposed and Mr. Klippel abstained. Motion carried. Mr. Taylor thanked the Board for its patience and said this will be a very nice project. Mr. Taylor also said the road name will be Lost Mine Road.

Chairpersons Report

Mrs. Osterhout said that the Wevertown Country Store finally has all its approvals and plans to open soon. Their plan is for the Grand Opening on Columbus Day weekend.

Mr. Smith asked about the Boards' plans to discuss regulations. The Board set up a workshop for October 18, 2010 at 7:00 PM.

Mr. Taylor recommended a book for the Board to read. "Lake George Watershed."

With a motion by Mr. Klippel and a second by Mr. Smith the meeting was adjourned at 7:55 PM

Respectfully,

Marion Monroe, Secretary