

**Johnsburg Planning Board Minutes
October 25, 2010**

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

Guests; See Attached

Public Hearing

Called to Order 7:00 P.M.

Subdivision Application #216-10 Goodman

Applicants plan is to create a 3 lot subdivision from a 70.7 acre parcel, 07 acres to go to Philip Goodman, 10 Acre lot for sale and 60 acre lot to be retained. There are no plans to build on any of the lots being created at this time. Hearing no further questions or concerns Mr. Record presented a motion to close the Public Hearing. With a second from Mr. Smith and a vote of all in favor the Public Hearing was closed at 7:04 PM.

Regular Meeting

Called to order at 7:04 P.M.

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. A motion to approve the minutes as received was entered by Mr. Record and seconded by Mr. Heidrich. A vote determined all were in favor no one opposed and no one abstained. Motion carried.

Mrs. Osterhout said that the August minutes had been approved at the September meeting. However after listing to the tape and reviewing the minutes an error had occurred regarding the approval for Front Street. The minutes and a letter had stated that Preliminary Conditional approval had been granted when it was actually final conditional approval that had been granted. Mr. Smith had consulted his notes and it in fact had been Final. With a motion by Mr. Heidrich and a second by Mr. Smith the minutes are to be amended as stated. A vote determined that all were in favor and no one opposed and no one abstained, motion carried.

Subdivision Application #216-10 Goodman

Hearing no further questions or concerns a motion was presented by Mr. Smith and seconded by Mr. Pelton to approve application #216-10 as presented. A vote determined all were in favor, no one opposed and no one abstaining. Motion carried.

Site Plan Amendment #55A Casey's North

Mrs. Osterhout informed the Board that under the new Land Use Plan there are no time limits for a business to reopen as the same business. Therefore applicants did not need to come back for Site Plan only for the sign change. Mr. VanVoorhis said the sign design is as submitted. The sign will hang in the same location as the previous sign. Mrs. Osterhout asked if the sign will be double sided. Applicant said

yes it will. Mr. VanVoorhis also said that the sign will be downwardly lit and the wattage will meet the requirements. Mr. Smith asked if there were any conditions on the previous approval. Mrs. Osterhout and Mr. Vanselow said that there had been a limit on outdoor music as to 2 times per year and a midnight time limit. The original had said 12PM and the Board corrected it to 12 AM as the intent was midnight. Having no further questions or concerns, Mr. Record entered a motion to approve Site Plan Amendment #55A as submitted. With a second from Mr. Heidrich and a vote of all in favor no one opposed and no one abstaining, motion was approved as submitted.

Preliminary Subdivision #217-10 Rhodes and Ainslie

Mr. Rhodes explained that there was a 15' wide by 69' foot long area off River Road that had been given as an easement for Ainslie's to park adjoining their property. It is the wish of the applicants to convey this part of their property to make this easement an actual part of the River Road property. As the Land Use Plan requires a review they are here to begin that full process. Mr. Smith asked if the Board can waive the Public Hearing as it is actually a lot line adjustment. Mrs. Osterhout said that Attorney Jordan had not responded in the affirmative as of this date. A Public Hearing was scheduled by the Planning Board for November 22, 2010 at 7 PM.

Preliminary Subdivision #218-10 Duell and Butler

Mr. Duell explained their wish was to exchange a triangular parcel at the road location with a triangular parcel at the opposite end of the property. This exchange will make the entry portion of the Duell property wider and a better access for the entry. Because of the terrain this swap will be beneficial for Ms. Butler, making this exchange beneficial to both parties. The Board scheduled a Public Hearing for November 22, 2010 at 7:00 PM.

Old Business

Mrs. Osterhout had a conversation with Supervisor Goodspeed and he is in total agreement regarding new attorney for the Planning Board. He said there is no legal reason for the Board to advertise and the Board can approach anyone they think might be interested. Mrs. Osterhout asked the Board how they would like to proceed. Mr. Hiedrich suggested that Mrs. Osterhout contact the party that they had discussed earlier and report back to this Board at the November meeting. Mr. Smith will formalize the Workshop outcome and present it in November.

Mrs. Osterhout introduced Danae Tucker, the new ZEO. She told her that it is important for her to attend the meetings and present a report on Planning and Zoning items. The Board will forward a referral if an issue is brought to their attention. The secretary added a sample of each application to the Board members packets for this meeting and they will go through them and make any recommendations for corrections or additions they would like to have done. The Board would like referrals to go to Ms. Tucker by way of a memo. Mr. Record asked Ms. Tucker if she had received a job description and she replied no, Supervisor Goodspeed suggested that she speak to Councilman Vanselow. Mr. Smith said the County now requires a ZEO to sign off prior to a Certificate of Occupancy being issued.

Mr. Smith presented a resolution that the Applications and Check Lists include the two items discussed at the workshop.

- 1. Has any part of the project seeking review been commenced?**
- 2. I affirm that all information given in this application is correct and true to the best of my ability.**

Mr. Record seconded the resolution and a vote determined all were in favor, no one opposed and no one abstaining.

Mr. Record asked Ms. Tucker what day of the week does she work and she replied Thursdays.

. With a motion by Mr. Heidrich and a second by Mr. Smith the meeting was adjourned at 7:45 PM

Respectfully,


Marion Monroe, Secretary