

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

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

Guests; See Attached

**Public Hearing
Called to Order 7:05P.M.**

Subdivision Application #219-10 Klippel

There was no one from the Public in attendance for this application. Mrs. Klippel explained that her plan was to transfer a small parcel of land (0.054 + or – acres) from her property to the adjoining land owner Mr. Kropp. This transfer is to allow the set back to be met by Mr. Kropp. This is a simple lot line adjustment; under the current land use plan requires subdivision review. Hearing no further questions or concerns, Mr. Heidrich presented a motion to close the Public Hearing. Mr. SanAntonio presented a second and a vote determined that all were in favor, no one opposed and no one abstaining. Public Hearing closed at 7:07 P.M.

**Regular Meeting
Called to order at 7:07 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. SanAntonio and seconded by Mr. Klippel. A vote determined all were in favor no one opposed and no one abstained. Motion carried.

Subdivision Application #219-10 Klippel

Mr. Smith asked for questions or concerns about this application. Mr. Smith informed the Board that this item was a simple lot line adjustment required, by the current Land Use Plan, to be reviewed as a Subdivision. Mrs. Klippel simply wants to complete this transaction to allow an acceptable set back for Mr. Kropp. This correction will avoid difficulties in the future. Mr. Smith called for questions or concerns, hearing none, a motion was entered by Mr. Heidrich and seconded by Mr. SanAntonio and a vote determined all were in favor no one opposed motion carried.

Site Plan Application #151-10 North Creek Trading Post

Applicants were represented by Attorney Frank DeSantis. Attorney DeSantis informed the Board that the applicants request a change of use for the current Rental building behind the Hardware Store to a Sporting Goods retail space. The proposed site has 926 square feet and four parking spaces plus area across the street owned by the applicants that could be used for overflow parking. The plan is to offer for sale sporting equipment such as fishing rods, reels, bait, and hunting

equipment including firearms. The applicant plans to use the same sign that is on the building now just the new name. The applicant plans to black top the parking area and mark off the parking spaces. The building will not have a restroom and will not require a septic system. R. Smith inquired about the location of the septic system for the Hardware Store building. Mr. Smith expressed a concern about having parking spaces for the Sporting Goods store located over the septic system for the Hardware. Rick and Andrew Bennett speaking for the applicant indicated that they assumed that the Hardware Store septic was probably located between the Hardware and Rental buildings. The Board asked the applicants to provide additional information on the sign. They asked for the sign wording, lighting, dimensions and the location on the building. The Board also asked for a site plan map to scale showing the location of the building on the lot with the set backs and property lines shown. The map should also show the Hardware septic system. The Board requested a written statement stating that the Sporting Goods store will not have rest rooms or running water and therefore not require septic system. Mr. Smith asked Mr. Bennett about ATF requirements and if an application to ATF had been filed. Mr. Bennett indicated no application to ATF could be filed until local land use approval was granted. Mr. Klippel presented a motion to schedule a Public Hearing on this application, with a second from Mr. SanAntonio and a vote of all in favor no one opposed a Public Hearing was scheduled for January 24, 2011 at 7P.M.

ZEO Report

Mrs. Tucker was unable to attend tonight's meeting so she provided a written report. The Board read the report and no questions or concerns were addressed.

With a motion from Mr. Klippel and a second from Mr. SanAntonio and a vote of all in favor the meeting was adjourned at 7:55 P.M.

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: Dec 27, 2010

- 1 FRANK DeSmas - 151-00 - North Creek -
TOWN OF JOHN SBURG
- 2 James Klippel
- 3 William Lopez
- 4 Rick Bennett
- 5 Andrew Bennett
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