

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
NOVEMBER 6, 2025

Attendance: Howland, Hudson, Komenda, Robertson, Schlafer. TPAS Leanne Nabinger, Town Board Rep. Teddie Storey. Gregg Pitula, Code Enforcement Officer. Location: Town Garage Meeting Room

The meeting was called to order at 6:00 PM

Minutes: The minutes of October 2, 2025 Planning Board meeting were approved as read (Komenda, Howland, msp).

OLD/NEW BUSINESS

Leanne Nabinger introduced herself as the Planning Board's new TPAS. Discussion included review of the Zoning Law as well as some history about projects that have come before the Planning Board.

ADJOURNMENT

With no other business, the meeting adjourned at 7:00 PM

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
DECEMBER 4, 2025

Attendance: Howland, Hudson, Komenda, Robertson, Schlafer. TPAS Leanne Nabinger, Town Board Rep. Teddie Storey. Gregg Pitula, Code Enforcement Officer. Location: Town Garage Meeting Room

The meeting was called to order at 6:00 PM

Minutes: The minutes of the November 6 meeting was not presented.

OLD/NEW BUSINESS u

Leanne distributed information on upcoming trainings available to Planning Board members. She also provided an information on the status of the updated zoning law, including new maps, printed copies of which will be available soon for the file in the meeting room.

Discussion Only: The Shaw/138 Church Street LLC hotel/motel/event center special use permit expires on February 7, 2026. See Zoning Law Section 705. Gregg will notify Mr. Shaw of the deadline. Discussion included apparent lack of progress at the site and a concern raised by the KECC about the lack of fencing, which was part of the stipulations for approval. After discussion, it was decided that if Mr. Shaw applies for an extension, discussion may include what substantial progress has been made and that certain mitigations such as a time frame to meet mitigations may be required for renewal.

Site Plan Review Fees were clarified to mean \$200 for normal site plan review and \$500 for a more complicated review of a large scale project.

Date Change: Because the January meeting falls on a holiday, the next meeting is scheduled to 01/08/2026.

ADJOURNMENT: With no other business, the meeting adjourned at 7:20 PM

