

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
FEBRUARY 7, 2025

Attendance: Board: Hudson, Komenda, Schlafer. Town Board Rep. Teddie Storey. Code Enforcement Officer Gregg Pitula; TPAS Advisors Kent Manuel, Theresa Ferringo. Guest: Barbara Robinson.

Absent: Howland

Location: Franklin Town Garage Meeting Room

The meeting was called to order at 6:15 PM.

MINUTES

The minutes of the January 2, 2025 meeting were approved as read (Komenda, Hudson, msp).

OLD/NEW BUSINESS

05-2024 Jonah Shaw Event/Lodging/Hotel/Motel Special User Permit: Rep Jonah Shaw

Located at 138 Church Street, Treadwell

See minutes of May, June, July, August, September, October, November, December, 2024, January, 2025. Continued discussion of plan.

Letter from neighboring property owner, Georgia Kimmel, expressing concerns was read.

Jonah Shaw provided documentation that Cannabis processing can be done in the same building as other businesses as long as they are kept separate. He also provided a signed letter from Eric Hunecke, Water Commissioner for the Treadwell Water District stating that the system should have adequate water to provide 2,300 gal. per day but also included that a holding tank or a well may be a good idea. Mr. Shaw also stated he has been in communication with the NYS Department of Health regarding an engineering report on septic, review of the plan details including architectural but he has not heard back.

After discussion, it was determined that since the contingencies for approval include compliance with all local, federal and state requirements, that the Planning Board could complete the SEQR review. After discussion, the SEQR was conducted with a negative declaration (Komenda, Schlafer). Roberta Hudson expressed concerns over impacts on water and the Treadwell community as a whole. Roberta suggested that Mr. Shaw offer an open house for the community to which he agreed.

The Planning Board voted to approved the Event/Hotel/Motel Special Use Permit with the following Conditions for Approval (Komenda, Schlafer, msp):

Application 05-2024

138 Church Street, LLC. Rep. Jonah Shaw

Event/Lodging/Hotel/Motel Special Use Permit Conditions of approval

- 38 overnight guest capacity
- 4-week maximum rental term
- 79 parking spaces will be provided for the property
- Event spaces to include gathering areas: library, gymnasium & outdoor areas
- Event capacity of 308 while staff at processing facility
- Event capacity of 316 while no staff at processing facility
- Outdoor quiet hours from 9:00pm to 9:00am Sunday- Thursday and 11:00pm to 9:00am on Friday and Saturday
- After quiet hours, any volume above 60 decibels (conversation) at property line would be considered a nuisance/violation
- A staff person will be on site during events
- Land line and Wi-Fi provided for hotel so that guests can contact manager or emergency services
- A property manager will be retained and will live within a 15-minute response time and be able to respond to any issue that may arise 24 hours a day
- Town CEO and neighbors will be provided manager contact number so that they may be able to make contact if they have an issue with hotel guests

- Parking attendant on duty for any event that will likely cause parking lot to fill
- Water usage not to exceed 1,900 gallons per day; 400 gallons per day additional allowance for Food/Processing SUP (special use permit)
- Outdoor restroom trailers will be provided for any events in excess of 150 persons
- No amplified music outdoors
- A liability waiver or other agreement to be required for entity/entities renting the space for events and/or lodging's use of Town and/or KECC property and facilities.
- Applicant will construct an acceptable fence clearly defining the perimeter of the property with notification to guests that beyond that is not owned by the vendor. Proposed fence design/material will be approved by Planning Board
- Compliance with all local, State & Federal permitting agency approval requirements including but not limited to NYSDOH, NYSCOM & NYSDEC.

11-2024 Estate of Michael Wallace. Represented by Surveyor David Wakin
Materials provided Affidavit of Ownership, Authorization to Act on behalf of the Estate, map, and Application for Simple Subdivision and SEQR dated 02/06/2025.

Total acreage of Lot #59.-1-39.20 = 73 +/- acres. Subdividing of 12.65 acres with 300+ ft. frontage on Blue School Road. Remain lands: 60.35 acres, with no road frontage. Width/depth ratio OK.

Classified as a simple subdivision (Komenda, Hudson, msp). \$110 fee paid.

This transaction did not create a landlocked parcel since the parcel was previously landlocked but joined to another parcel by Mr. Wallace. Since there can be no subdivision of a landlocked parcel, any further action was referred to the ZBA.

Adjournment: With no further business, the meeting closed at 7:50PM