

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES

January 4, 2024

Attendance: Komenda, Schlafer, Thompson. Code Enforcement Officer Gregg Pitula, TPAS Advisor Kent Manual, Town Board Rep. Teddie Storey; Guest: Teresa Ferringo, new County Planner.

Absent: Howland

Location: Franklin Town Garage Meeting Room

REGULAR MEETING CALLED TO ORDER AT 7:30 PM

MINUTES

The minutes of the December 7, 2023 meeting were approved as read (Komenda, Thompson, msp).

OLD/NEW BUSINESS

12/2023 Hungerford Estate to Todd LeFever

Documents provided: Map, Proofs of Ownership Todd LeFever and Frederick Hungerford, Letter of Representation by Wade Hungerford for the estate of Frederick Hungerford. Request for a boundary line adjustment conveying 25.2 acres from Hungerford parcel #43.-1-6 to Todd LeFever Lot #43.-1-11. Approved as a boundary line adjustment (Komenda, Thompson, msp). \$110 fee paid.

DISCUSSION ONLY

Burton Reed to and from 1837 Rich Road LLC

Mr. Reed discussed a proposed boundary line adjustment between himself and 1837 Rich Road LLC to provide access to land locked parcels on Rich Road. One access strip would be 60 ft. wide by 900 ft. long, the other 150 ft. wide by 700 ft. long. Property is currently being surveyed. Application, survey and supporting documents will be submitted at a later date.

Jean Downin: Oak Hill

Ms. Downin, a property owner on Oak Hill came to the Planning Board to discuss concerns about development of a parcel on that road. Code Enforcement Officer, Gregg Pitula informed the Planning Board and Ms. Downin that there has been no application for a campground or any development on Oak Hill Road. Because changes are happening rapidly in land uses, especially for recreation, in the Town of Franklin and because there is currently only limited wording in zoning regarding campgrounds, a motion was made by Jamie Komenda and seconded by Barb Thompson to request a six month moratorium on campgrounds in order to develop language for the Zoning Law. Teddie will bring this before the Town Board. It was further recognized that the Zoning Law needs a complete review. All changes to Zoning should be reviewed by legal council and are subject to 239 review.

Teddie informed the Planning Board that the Town Board approved a six month moratorium for new solar arrays in Franklin.

Short Term Rentals: Gregg Pitula is gathering more information and a proposed local law will be provided to the Town Board as soon as possible.

ADJOURNMENT:

With no further business, the meeting adjourned at 8:35 PM.

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