

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
MAY 2, 2024

Attendance: Howland, Schlafer, Thompson. TPAS Advisor Kent Manual, Town Board Rep. Teddie Storey; Code Enforcement Officer Gregg Pitula.

Absent: Komenda, Hudson

Location: Franklin Town Garage Meeting Room

REGULAR MEETING CALLED TO ORDER AT 7:30 PM

#### MINUTES

The minutes of the April 4, 2024 meeting were approved with the following correction: Per Code Enforcement Officer Greg Pitula, the wording "seasonal camps" should be changed to "seasonal dwelling". (Thompson, Howland, msp).

#### OLD/NEW BUSINESS

02-2024: Jane Law Hebbard to Donald Hebbard

Boundary Line Adjustment located on Otego Road. Ms. Hebbard wishes to convey 1.1 acres from Lot #76.-1-90 (5+/- acres) to Donald Hubbard Lot #76.-1-37 (3/4+/- acre). Document provided: Boundary Line Adjustment Form duly signed by Jane Law Hebbard and Donald Hebbard (both signatures notarized). Properties will be surveyed. Approved as a Boundary Line Adjustment contingent on receipt of the survey maps. Dan Schlafer was given authorization to sign (Howland, Thompson, msp). \$110 fee paid.

#### DISCUSSION ONLY

Justin Kamm, NorthStar LLC: Preliminary Conference for Campground

Documents Provided: Application for Special Permit and Site Plan Review, survey map of NorthStar Blueberry Farm, draft short form SEQR, photo of dome structures on wood platform, map showing proposed 4 campsites and 1 shop. Mr. Kamm proposes to ultimately have 15 campsites on 30X30 ft. platforms. This proposal is for the first 4 camp sites and a shop. Hopes to operate year round. Was advised that the current campground regs are from March 1 – November 15 and if he wishes to operate outside of that, it would require a variance from the ZBA. Domes would be heated by electric and contain a small (airplane) bathroom with toilet, sink and shower, electric cooking. Mr. Kamm stated the Village water system is located on his property and is interested in the possibility of using the system for water even though this site is outside the Village limits. The Code Enforcement Officer will conduct a site visit. Put on the agenda for the June Planning Board meeting.

Michael Abate: Dog Grooming, Training and Kennel Facility

Mr. Abate owns for former Love & Hope Animal Sanctuary and wishes to operate of dog grooming, Training and Kennel business under the same special permit as Love & Hope. No documents were provided. It is believed that what Mr. Abate proposes is significantly different from a sanctuary and animal hospital which served cats. The Code Enforcement Officer will do a site visit but the initial interpretation is that a business plan, site plan and special permit application would apply in this case.

Jonah Shaw – Former Treadwell School and proposed ginseng/herbal facility in Treadwell

Property is located in a light manufacturing zoned area in the hamlet of Treadwell. No active permit is on file.

Documents provided: Map of school facility. Located on approximately 5.5 acres.

Mr. Shaw proposes a multiuse project possibly including:

- Moving his fish and meat processing facility from Delhi to this site;
- Cannabis processing facility;

- Event/Retreat Center: hotel/motel/conference center. Occupancy would be for events (i.e., weddings, concerts, yoga, etc.) not for transient lodging.

Mr. Shaw will meet with the Code Enforcement Officer for a site visit.

**ADJOURNMENT:**

With no further business, the meeting adjourned at 9:30PM.

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