

**Town of Franklin Planning Board Minutes**  
**August 4, 2022**

Attendance: Howland, Komenda, Schlafer, Storey. Town Supervisor Jeff Taggart, Code Enforcement Officer Doug Weber, TPAS Advisor Kent Manuel.  
Absent: Thompson.

**PUBLIC HEARING:** Dutch Redemption

The Public Hearing regarding Dutch Redemption amending the special use permit to include a roadside farm stand was called to order at 7:30 PM. Mike Howland recused himself since he is an adjoining landowner.

Mr. Van Dijk presented the certified mail receipts from contiguous landowners: Ouleout Valley Fish and Game Club, Elizabeth Howland and Brian Terry.

Questions from those in attendance (some did not identify themselves individually but spoke as a group): Mike Howland stated he has no problem with Dutch doing what he wants with his land but wants to make sure that whatever transpires tonight also applies to other similar applications for shared uses. Others questions included: water use and septic concerns including the business and an apartment; lot density; hours of operation; adequate parking and safety of people pulling into and out of the parking lot.

Responses from the Van Dijk's: they have deeded rights to the shared spring line with the Howland's but are pumping water from the stream for use in the business. There is adequate parking for the 3-4 cars that may be there at a time.

With no further questions or comments, the Public Hearing was closed at 7:45 PM.

**REGULAR MEETING:** Called to order at 7:46 PM

**MINUTES**

The minutes of the July 7, 2022 meeting were not read and pended to the next meeting.

**OLD/NEW BUSINESS**

04/2022 Dutch Redemption Expansion of Business Use: Gerrit-Jan Van Dijk

Because of proximity, Mike Howland recused himself from this transaction.

Application for Dutch Farm Stand. Wishes to add farm stand to current redemption center location.

See minutes of July 7, 2022 for paperwork already submitted. Doug Weber, Code Enforcement Officer, stated the site plan is incorrect as the 12 X 32 ft. accessory building is currently attached, or too close, to an existing structure and needs to be moved 10 feet away from the business for fire separation. The site plan was adjusted accordingly. Mr. Weber also stated until this is corrected, there is a pending violation on this property. There was also discussion about the existing apartment. The Van Dijk's state it is not occupied. (The minutes of 7/07/2022 indicated that Mr. Van Dijk stated there was no apartment.)

SEQR: The Planning Board accepted the Dutch Redemption completed SEQR form and issued a negative declaration (Komenda, Schlafer, msp).

Mitigations agreed to:

- 12 X 32 ft. accessory building must be moved 10 ft. away from existing structure(s);

- The accessory building is used for storage of landscaping equipment and machinery;
- The apartment cannot be occupied;
- Same hours of operation as the existing special permit for the Redemption business except that after hours/honor system patronage of the farm stand;
- Water use and other mitigations from original special use permit for Dutch Redemption still apply.

Motion to approve (Komenda, Schlafer, msp). \$60 fee paid.

06/2022      Kaima Nelson-Bowne/Edmond Rinooy-Kan to James and Frances Hartel

Located at the intersection of South of Otego Road and east of Walley Road.

Proposed boundary line adjustment:

Remove 4.236 acres from tax map #97.-1-7.14 and convey to tax map #97.-1.11

Motion to approve boundary line adjustment: Komenda, Howland, msp. \$110 fee paid.

Discussion Only:

Mike Wallace brought copies of a map of some of his parcels and asked questions about possibilities about putting some of his lots together and possible future subdivisions. Kent Manuel questioned the accuracy of the maps and will review them. Mr. Wallace was advised that he could sell land locked parcels as is but could not subdivide them. There was no action taken at this meeting.

Adjournment: With no further business, the meeting was adjourned at 9:20PM.