

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES

JULY 3, 2024

Attendance: Howland, Komenda, Schlafer, Thompson. TPAS Advisor Kent Manual, Town Board Rep. Teddie Storey, Code Enforcement Officer Gregg Pitula. Absent: Hudson
Location: Franklin Town Garage Meeting Room

PUBLIC HEARING: Called to Order at 7:30 PM

03-2024 North Star Farm LLC Farm Stays Campground: Rep. Justin Kamm

Documents provided: Certified Mail Receipts. Also see Minutes of May 2 and June 6. The proposal is for 4 unit dome campsites with farm store. Mr. Kamm states there will be no lights other than soft lighting in the domes, no new signage, limited noise, no events, no ATVs and property boundaries will be noted. Six seasonal workers will be employed to maintain blueberries and harvest. Mr. Kam invited everyone to visit the site.

Public Concerns and Discussion:

An email provided by Masternack and drafted by Paul Graham was read. Copy given to Mr. Kamm. Concerns included: is this permanent because there is a bathroom and kitchen and is not really a tent so is this camping? CEO replied that this had to be classified and campground was most appropriate since these are not permanent structures.

David Leddy asked about special use permits. Response: any changes in operation including additional facilities will require an additional/new special use permit.

Mr. Niebank, Main Street asked if there would be an onsite Manager. Response: Yes, there is a farm manager living on site.

Brian Dickman, Rt. 357, says he works in the camping industry and this should be a good addition to Franklin and a good family activity.

Paula Niebank, Village Clerk, indicated that Mayor Hannah VanDusen is concerned about preserving the Village and protecting the neighbors as was as ROW to water protected.

Tom Butts, Main Street, spoke in favor of the project saying it would be good for the Village businesses. He also stated that all utilities for the project are subject to approval and regulations including DOH.

Tom Morgan, Otego Road, asked about square footage of domes: 700 sq. ft.

Keith Bezo asked about septic system and target audience. Response: The septic system is engineered and the target audience is families.

Michael McSwain states he owns 1,500 ft. frontage adjoining the property and wants to make sure all requirements are met.

Fire safety and use of fire pit were concerns raised.

Terri Whitney asked about pets being permitted. Response: No pets.

Most concerns including those from Elton Cook and Paul Graham revolved around people expressed concern over more traffic, people walking on roads and trespassing. Concern also raised over 20 parking spaces for 4 units. Response: There is an onsite manager and 6 seasonal workers as well as the possibility of 2 vehicles per site.

Public Hearing to be continued on August 1, 2024 (Howland, Komenda, msp)

PUBLIC HEARING: Called to Order at 8:45 PM

04-2024 Jonah Shaw Meat, Fish and Cannabis Processing Facility

Certified Mail Receipts. Also see minutes of May 2 and June 6.

Public Concerns and Discussion:

Mr. Shaw clarified that this is not a slaughter house. Meat products are prepackaged and will be process/smoked.

There will be little waste product. Cannabis will be flower and liquid THC which will be processed into cigarettes, vapes And edibles. The septic system is private and they expect to use Treadwell Water District water. There should be no odors other than the "aroma of baking". Wholesale; no retails sales. Currently has 3-6 employees. Public Concerns and Discussion: Bertha Rogers: questioned \$380 sale price for property. Also questioned traffic on church street. Mr. Shaw stated it should be no more than what the school had when it was in operation. Dorian Huneke reiterated that this was a school. She spoke in support of Mr. Shaw's proposal. Wendy Barkhaus and Lynn Kamen questioned odor from dumpster and concern about rodents. Mr. Shaw said he had to follow Department of Health regulations regarding pest

control and children and pets would not be at risk. Dwight Bruno discussed changes to water system and what are impacts. He suggested consulting with Cedarwood Engineering. He also asked about guests in the same area as the cannabis processing facility. Maryellen Collier asked about security for cannabis was questioned. Mr. said he will not have anyone staying overnight but will abide by regulations.

Brian Brock stated this is a Tier 2 operation under the OCM and subject to their regulations.

Amount of water use was a concern and Dorian, speaking on behalf of the Treadwell Water District reiterated at this used to be a school and this may use less than the 30K per month the school used.

Hours of operation will be 7 AM to 4 PM, Monday through Friday. No weekends.

Public Hearing to be continued on August 1, 2024 (Komenda, Howland, msp)

PUBLIC HEARING: Called to Order at 9:30 PM

05-2024 Jonah Shaw Event/Lodging Center

Certified Mail Receipts. See Minutes of May 2 and June 6.

Mr. Shaw said this would be primarily a lodging center for events like baseball camp, yoga, etc. Food would be provided either by a caterer, brought in by guests or guests could prepare food on site. Quiet time would be 10 PM to 7 AM on week days and 12 AM-7 AM. There will be no on site manager overnight but contact information will be provided.

There would be a landline phone on site as there is no cell service. Sixteen classrooms will have a complete bathroom.

Public Concerns and Discussion:

Maximum occupancy for lodging (including per room) and events needs to be clarified.

Parking issues were discussed. Dorian Huneke stated that KECC will look into a parking place behind the school for local use of sports facilities and pavilion. Likewise, there is certain criteria under the KECC for use of facilities.

Mike Howland said there is a big difference between a group for a yoga retreat and those attending baseball camp.

Gregg Pitula (CEO)asked about engineer and architectural plans.

Dwight asked about the SEQR long form.

Dorian Huneke raised concern about impacts on the Fire/EMS department.

Teddie Storey asked about a fence to delineate between Shaw's property and that of the Town/KECC. Dorian Huneke said a fence may be a barrier to people watching baseball games.

Public Hearing to be continued on August 1, 2024 (Howland, Komenda, msp)

Note: Apologies for any misspelled or omitted names.

REGULAR MEETING CALLED TO ORDER AT 10:00 PM (Howland, Thompson, msp)

OLD/NEW BUSINESS

06-2024 Hungerford Subdivison/Estate of Frederick Hungerford-Wade Hungerford Administrator:

Rep. Barbara Monroe, Monroe Consulting

Located on Rich Road. Documents provided: application, survey map and letter of representation.

Tax map #43.-1-6 and Tax Map # 43.-1-8 Total acreage 193.4205 acres.

Lot A: 111.3457 Acres and 54.2718 Acres

Lot B: 27.8030 Acres (New Lot)

Classified as a Simple Subdivision contingent upon receipt of signed and notarized application (Howland, Komenda, msp). \$110.00 Fee Paid.

07-2024 Cynthia Heaney

1861 Gay Brook Road. Proposed boundary line adjustment. Documents provided: deeds to prove ownership and death certificate for husband. Also see Minutes of June 6.

Boundary Line Adjustment: Combine lot #44.-1-3.6, 44.-1-4.6, 44.-1-4.2 for a total combined area of 4.796 acres.

Classified as a boundary line adjustment (Komenda, Thompson, msp). \$170.00 Fee Paid.

Adjournment: With no further business, the meeting closed at 10:25 PM

draft