

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
DECEMBER 5, 2024

Attendance: Board: Howland, Komenda, Schlafer, Thompson. Town Board Rep. Teddie Storey. Code Enforcement Officer Gregg Pitula

Absent: Hudson; TPAS Advisors: Not Present

Location: Franklin Town Garage Meeting Room

The meeting was called to order at 7:30 PM.

MINUTES

The minutes of the November 7, 2024 meeting were approved with the following correction. Delete "outdoor quiet Time begins at 7:00 PM". Change to quiet time ends at 7:00AM (Thompson, Komenda, msp).

OLD/NEW BUSINESS

12-2024 Cheryl D. Mathews & Stella P. Sprague

Materials provided: Application including signature of owner of Lot B, Death Certificate of Tracy Neil Mathews III, Survey Map.

Proposed BLA adjustment of 679 sq. foot from parcel A owned by Cheryl Mathews, Tracy Mathews and Stella Sprague, located on Case Hill Road, Treadwell to be conveyed to adjoining parcel B owners Glen G. Gaeton and Rachel Phillips-Gaeton located on CR 14, Treadwell. Approved as a BLA (Howland, Komenda, msp). \$110 Fee paid.

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 2024. Continued discussion of proposed plan. Jonah Shaw was not present.

The latest proposal from Mr. Shaw sent via email was reviewed. A letter from neighbors, Doug and Pat Jamieson was read.

Dwight Bruno reported on discussion with the Department of Health and it appears that this event/lodging operation will require their involvement. Furthermore, since there will be multiple occupancies, if Mr. Shaw wanted to drill his own well, it would come under the category of a municipal well depending upon the proposed number of occupancies. Gregg Pitula will contact the DOH in Albany regarding Building Permit and Certificate of Occupancy and other issues. Re use of the TWD water, if there are two wells feeding the hamlet and overuse causes one well to fail, a third back up well would need to be drilled, the cost of which should not have to be borne by the TWD.

It appears that in addition to the DOH, the local, state and national authorities may be involved. There was discussion about an escrow account from Mr. Shaw to cover legal and engineering costs. These costs for a private business should not be a burden to the taxpayers. Gregg will check with the Town Attorney. Any action will be contingent upon the oversight and approval of all applicable authorities. Likewise, any permit that may be issued will be based on current application. Any increase in occupancy and/or changes in use of the business will require a new permit application and process.

Other Business: Meeting Time Change

Effective the January, 2025 meeting, all Planning Board meetings will begin at 6:00 PM.

Adjournment: With no further business, the meeting closed at 8:30 PM

dry & fix