

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES

January 5, 2023

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

PUBLIC HEARING called to order at 7:30 PM

09-2022: Ed Klug Barren LLC Camp Ground, Represented by Gary Esti, JHA Companies and Arber Balidemaj
Documents Provided: Proof of Mailing to Adjoining Landowners; Notarized Letter of Representation; Project Narrative; Description of campers; Application for Special Permit & Site Plan Review (signed by Code Enforcement Officer); Completed SEQR; Final Site Plan.
Opened for Public Comment: Marc Krukowski(spelling?) an adjoining landowner expressed concern about how this will impact his quiet home site and specifically asked about the pavilion. Response from owner: the pavilion will not be large enough to accommodate large crowds and partying and events will not be permitted. The campground will have audio and visual surveillance for monitoring activities. Other issues discussed: There will be at least a 100 ft. setback from wetlands; no more than 4 units; no tents; maximum occupancy if all units occupied: 16 guests (5 in each 2 bedroom and 3 in each 1 bedroom). It will be open year-round; there will be a local contact/property manager; trash/garbage cannot be left out and must be put in the dumpster; there will be specific parking areas.
With no further comment by the public hearing closed at 7:50 PM

REGULAR MEETING called to order at 7:55

MINUTES

The minutes of the 12/01/2022 meeting were approved as read (Komenda, Thompson, msp).

01-2023 Hebbard Fence, LLC, Represented by Donald Hebbard, Principle.
Mr. Hebbard presented on behalf of the Applicant: Anthony Hebbard and Owner Timothy D. Hebbard Located at 179 Olin Evans Road (space to be rented); proposed use: storage yard, staging area for fence company. Tax map #99.-1-29.21. Materials provided: Application for Special Permit& Site Plan Review (approved by the Code Enforcement Officer). Arial photograph outlining proposed area. Public Hearing Scheduled for next month; instructions given for notification of adjoining landowners.

02-2023 Sonja Linabery
Located on Merrickville Road.
Paperwork submitted: Boundary Line Adjustment Form signed by Maria Montuori, map and arial photograph. Teddie asked for proof of ownership as Maria Montuori is conveying land that appears to be in joint ownership with deceased husband. BLA: convey approximately 1/3 acre from Montuori property #143.-1-12.1 to Ms. Linabery lot #143.-1-13. Approval contingent on getting verification of ownership. Survey will be conveyed to Dan Schlafer and Assessor. (Howland, Thompson, msp.) \$110 Fee Paid.

03-2023 Mariane and Andrew Kiraly: Rep. Mariane Kiraly
Located on Bennett Hollow Road. Wishes to divide 8 acres from lot #144.-1-16.1 (total acres 65.8 acres). Paperwork submitted: Application signed by both Andrew and Mariane Kiraly; aerial photo. Classified as a simple subdivision (Komenda, Thompson, msp). \$110 fee paid. Information given on filing subdivision with County. We were not informed if a survey would be done.

09/2022 Ed Klug Barren LLC: Rep: Gary Esti, JHA Companies and Arber Balidemaj
Paperwork submitted: See Public Hearing above. Project is for 4 tiny houses on wheels campground located 10 acres on Ed Klug Road. Tiny houses will be built by Zook Cabin Company and as presented in

application documents. See minutes of 10/6/2022, 11/3/2022, and 12/1/2022. Patricia Taggart, an adjoining landowner, did not attend the public hearing but did ask to speak. She asked how they would keep campers from going onto other people's property. She expressed concern for safety issues because she and her family ride their 4 wheelers and side by sides on their property. The representatives replied that the perimeter of the campground would be clearly marked. Restrictions and notes: Code Enforcement Officer will be advised of the name and contact info on the property manager/contact person. All trash must be put in dumpsters, no trash left outside campers. No RVs, side by sides or 4 wheelers will be permitted. No hunting and no events. 100 ft. buffer from the wet areas. Maximum occupancy if all 4 units are occupied: 16. Maximum duration of occupancy: no more than 28 days. It was suggested that there be a landline available to the campers in case of an emergency. All units will have wi-fi. Approval is based on these rentals being temporary/transient lodging; no lodging over 28 days is permitted. Outside lighting will be reviewed upon Code Enforcement inspection. SEQR form reviewed with negative declaration. Approval given with above conditions (Komenda, Thompson, msp). \$250 fee paid.

Discussion Only:

1837 Rich Road: Adjoining land owner asked to express concerns about this property's use as a VRBO/Airbnb rental located on a non-maintained road. This has never been a public road. Concerns included not being able to access their driveway because renters' vehicles get stuck, noise, number of occupants, use of the buildings and grounds for events, inadequate electric, etc. Since this out of the purview of the Planning Board, referral was made to the Town Board.

Adjournment: With no other business, the meeting adjourned at 10:05 PM.

Given to Kent Manuel, TPAS Advisor:

Daria Williams: At her request, the minutes of the following meetings were given to Kent Manuel: 3/7/2013, 5/7/2015, 5/4/2015, 8/6/2015, 6/1/2017, 8/3/2017, 2/1/2018, 3/1/2018, 6/7/2018, 8/2/2018, 2/2/2019. All supporting paperwork, maps, etc. were offered to Kent in case they are needed and to be returned.