

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
AUGUST 1, 2024

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

PUBLIC HEARING (continued): Called to Order at 7:30 PM

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

595 Franklin Heights Road. See Minutes of June 6 and July 3, 2024

Public Concerns and Discussion:

Paul Graham referred to the Campground Local Law and Comprehensive Plan with concerns about screening and visibility from adjoining Town road and by neighbors. Response: the Campground LL cites screening is as determined by Code Enforcement Officer. Driveway access questioned, especially upper hill entrance sight distance, for safety reasons. Responses included primarily using the lower driveway and using the upper driveway only when necessary; increased signage and review by highway department. Occupancy questioned. Response: 2 queen sized beds so occupancy would be 4. Village Water Supply is the responsibility of the Village. Mr. Kamm stated he is a reasonable person and willing to discuss issues, concerns and mitigations. A site visit was arranged for Saturday morning. Public Hearing Closed at 8:15 PM but open to written comments/concerns (Komenda, Howland, msp).

04-2024/05-2024 Jonah Shaw -- Not Present

Public Hearing to be continued on September 5, 2024 (Howland, Thompson msp)

REGULAR MEETING CALLED TO ORDER AT 8:17 PM (Howland, Thompson, msp)

08-2024 Leon Boyles and Marie Joy Boyles

Proposed two Boundary Line Adjustments located at intersection of the south side of Bennett Hollow Road and Snake Hill Road. Documents provide: applications, map, tax map proof of ownership. #1: Taking approximately 5.5 acres from lot #167.-6-6.9 and adding it to 167.-5-1.1. Remainder of 167.-6.9 will be incorporated into 167.-6-1.2. Lot #157.-6-1.2 will become 4 +/- acres. Lot #167.-6-1.1 will become 5.5 +/- acres. Classified as boundary line adjustments (Howland, Komenda, msp). Fee \$140 will be delivered to Dan Schlafer. (Done)

09-2024 Michael Abate – Special Use Permit Application for Pet Grooming/Training/Boarding

Located at 95 Stewart Road (former Love & Hope Animal Sanctuary. Documents provided: Survey map with noted site plan modifications and application. It was noted that this is an expansion/repurpose of the use of this site as a pet facility. It was sited that 500 ft. setback requirement does not apply as this was an existing business. Parking for 13 cars. The question was raised about who will manage facility when Mr. Abate is out of town as well as care for animals after hours. Who will respond to complaints such as dog barking, etc.

Public Hearing scheduled for September 5 (Thompson, Komenda, msp). Information given to Mr. Abate about notice Requirements (including at least 10 days prior to meeting) to neighboring property owners.

OLD/NEW BUSINESS

04-2024/05-2024: Jonah Shaw applications for special use permits. Discussion included: Other regulatory agencies will be involved in this including but not limited to the Department of Health and State Cannabis authorities. If there are 60 parking spaces, occupancy would be limited to 240 people. Lodging would be with events only. Possible requirement for an onsite 24/7 site manager. Insurance coverage including the Town and KECC as additional insured with hold harmless clauses. Consultation with TWD Engineer for such issues as water usage and septic. Maximum lodging capacity. Security concerns. Fencing.

Adjournment: With no further business, the meeting closed at 9:55 PM

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