

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
JUNE 6, 2024

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

REGULAR MEETING CALLED TO ORDER AT 7:30 PM

MINUTES

The minutes of the May 2, 2024 meeting were approved as read Komenda, Howland, msp).

OLD/NEW BUSINESS

02-2024: Jane Law Hebbard to Donald Hebbard

Boundary Line Adjustment located on Otego Road. According to the survey (copies provided), Mr. Hebbard's lot #76.-1-37 was .71 acre and is now a 1.72 acre parcel. Maps signed and copy given to the Assessor. Fee was paid at the May, 2024 meeting.

03-2024        Northstar Farm (Northstar Farm Stays) Rep. Justin Kamm, NorthStar LLC: Preliminary Conference for Campground. Tax Map #77.-1-49 (approximately 1.5 acres)

See Minutes of May 2, 2024. Documents Provided: Application for Special Permit and Site Plan Review, survey map of NorthStar Blueberry Farm, Walz Consulting & Engineering report, draft short form SEQR, photo of dome structures on wood platform, map showing proposed 4 campsites and 1 shop. Mr. Kamm reduced the total number of campsites to 7 sites plus a farm store. Hopes to operate year round. Was advised that the current campground regs are from March 1 through November 15 and if he wishes to operate outside of that, it would require a variance from the ZBA. Domes would be heated by electric and contain a small (airplane) bathroom with toilet, sink and shower, electric cooking. Water would be provided by a well. Motion made to refer this proposal to County Planning Board for a 239 review (Howland, Komenda, msp), motion made for Public Hearing to be held on July 3, 2024 at 7:30 PM (Komenda, Howland, msp). Information provided about notification (certified mail, return receipt) of landowners within 500 ft. County Planning will provide Mr. Kamm with names and addresses.

04-2024        Jonah Shaw – Former Treadwell School and proposed ginseng/herbal facility in Treadwell

See Minutes of May 2, 2024. Documents provided: Application, Schematic of proposed uses, Short Form SEQR, Survey Map. Do not have a copy of the tax map or lot number.

Property is located in a light manufacturing zoned area in the hamlet of Treadwell.

Mr. Shaw proposes a multiuse project possibly including:

- Moving his fish and meat processing facility from Delhi to this site;
- Cannabis processing facility;
- Event/Retreat/Conference Center including lodging; occupancy for events only, not for transient lodging.

Mr. Shaw provided on application for all three proposals. It was discussed if this should be one, two or three applications. The Planning Board voted to require applications: One for the food processing facility and cannabis processing facility and another for the event/lodging venue. Mr. Shaw will complete two separate applications.

The facility was visited by the Code Enforcement Officer. Every room to be used for lodging has its own bathroom and private entrance/exit.

The cannabis processing would involve gummies, edibles, etc., created from distillate and flower.

Mr. Shaw states applications have been submitted for all necessary permits from the applicable authorities.

The motel/event center is proposed to be used for a total use such as a baseball camp group, wedding, yoga event, etc. Questions included: traffic (school grounds were set up for school buses to turn around and there is parking for 75 cars). Traffic Impacts on Church Street was questioned. Noise impacts and noise mitigation. Insurance coverage for the

Kellogg Foundation and the Town of Franklin for use of their grounds and facilities. Maximum occupancy for rooms and participants at events.

Referred to County 239 review (Howland, Komenda, msp). Scheduled for Public Hearing on July 3 at 7:30 (Howland, Thompson, msp). Mr. Shaw was given instructions for notifying property owners (certified mail, return receipt) within 200 ft. of site.

DISCUSSION ONLY:

Cynthia Heaney, 1861 Gay Brook Road. Proposed boundary line adjustment. Document provided: Survey map. Will return at a later date.

Mrs. Crane, Jackson Hill Road. Proposed subdivision. Width/depth ratios discussed. Possible flag lot. Will try to obtain more information on property lines and return at a later date.