

**TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES**  
**NOVEMBER 7, 2024**

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

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

**MINUTES**

The minutes of the October 3, 2024 meeting were approved as read (Thompson, Komenda, msp).

**OLD/NEW BUSINESS**

10-2024        Joan S. Cronauer, Simple Subdivision. Rep. Eric Ball, Kaatskill Mountain Surveyors

Paperwork submitted: Application, Authorization for Representation, Survey Map.

Location: Round Top Road. Total Acres 106.5 Parcel #120.-1-48.1 dividing off 5.51 acres in northwest corner of property. 101+/- acres remaining. Classified as a minor subdivision (Komenda, Thompson, msp). \$110. Fee paid.

11-2024        Estate of Mike Wallace. Rep. Dave Wakin

No paperwork submitted. Mr. Wakin stated that the proposal was for a boundary line adjustment(s) to landlocked parcels and a minor subdivision of a parcel on Blue School House Road. Map provided was inaccurate.

Parcel #78.-1-9.21 add to Liber #777, page 289 (158 acres). Liber 971 Page 381 (106 acres) Liber 1129, page 56 (64 acres) to create a 310 lot. Divide 12 acres with road frontage from 59.-1-39.2 (226 acres) to create a new lot. As maps appeared to be inaccurate, action was tabled until accurate map, application and better description are provided.

05-2025        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 and October, 2024. Continued discussion of plan. Judy Doring and Lori Taggart were present representing the KECC as well as Vicki Davis, representing Bright Hill Press. Concerns were raised about noise, traffic and impacts on the hamlet of Treadwell, Town and KECC property were raised.

Mr. Shaw provided a Hotel/Motel Proposal Outline as well as a description of proposed plan (attached).

Current plan is for 38 guests with a total event occupancy of 383. Continued discussion of water use, quiet times (9PM on Weekdays, 11 PM (Friday & Saturday). Outdoor quiet time 7 PM. No amplified music outdoors. Security fence around property, and defining boundary, as requested by the Town, was discussed. Property manager would live within 15 minutes response time. Begin Date: Unknown. It was noted that Mr. Shaw has a year to act after approval is granted. Action was tabled until additional information is gathered including discussion with Cedarwood Engineering. provided. Mr. Shaw will not be present at the December meeting.

Adjournment: With no further business, the meeting closed at 9:15 PM

dry & fix