

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES
SEPTEMBER 5, 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, July 3, and August 2, 2024

Public Concerns and Discussion:

Letter from Hannah VanDuesen, Mayor of the Village of Franklin, was read which expressed security concerns for the Village water tank. An unsigned and undated written comment from Paul Graham was read which expressed continued concerns about screening. Code Enforcement Officer Gregg Pitula mentioned a site visit at which time it appeared that agreement was reached between the adjoining property owners and Mr. Kamm. He also indicated the domes are visible for brief seconds from the adjoining road. 7-8 ft. tall trees have been planted that will continue to grow to provide adequate screening. The CEO will provide a certificate of compliance. With no further comment, the public hearing was closed at 8:00 PM.

PUBLIC HEARING: Called to order at 8:01 PM

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

Located at 95 Stewart Road. Mr. Abate states his facility will provide grooming, training and boarding facilities for both cats and dogs. Hours of operation will be from 7:00 AM -6:00 PM. Will house 25-35 dogs and/or 15-25 cats. No more than 5 dogs will be outside in the runs at one time. Interior kennels are sound proofed. Someone who lives within a half mile away will be on call 24/7.

Public Concerns and Discussion:

Maryellen Collier said this would be a change in operation from a not for profit to a profit business. She expressed concern that someone should be on site 24/7. Also expressed concerns about the existing condition of the road, including blind spots and how increased traffic might become a danger. Tom Collier suggested the hours of operation should be sunrise to sunset. Question arose about the disposal of solid and liquid waste. Response: would be placed in a container and sent to the landfill. Jody Pinney expressed concern about dogs barking and who should they contact. Mr. Abate stated when the dogs are out there will be someone present. More neighbors expressed concern about dogs barking and disturbing neighbors. CEO Gregg Pitula stated at this time there is no dog barking ordinance and it will be something he will look into. At this time, any complaints should go to him. Neighbors asked that a site visit should be arranged with the Highway Superintendent to assess the road. Teddie asked if this would come under Ag & Markets. With no further comment, the public hearing closed at 8:30 PM.

PUBLIC HEARING: Called to order at 8:32 PM

04-2024 Catskill Food Company-Jonah Shaw Meat/Fish and Cannabis Processing Center at former Treadwell School. Mr. Shaw stated he received is Tier 2 cannabis processing permit. Hours of operation: 8AM – 4:00 PM

Public Concerns and Discussion:

Georgia Hillman asked about odors. Burns sawdust about 15 minutes every hour. Other smells would be like cookies or brownies baking and the smell of bacon. Mr. Shaw suggested contacting the Village of Delhi where he is currently operating the same business; there have been no complaints. With no further comment, the public hearing closed at 9:09 PM

PUBLIC HEARING: Called to order at 9:10 PM

05-2024 Jonah Shaw – Event/Lodging Venue (hotel/motel). Estimates parking capacity at 60 spaces. Lodging would be only to coincide with an event, such as a yoga retreat, etc. Food would be catered in or cooking done in housing units.

Public Concerns and Discussions:

Nick Bandel of Cedarwood Engineering, who is currently working with the Hamlet of Treadwell Water District expressed

concerns about water and septic. The building was built for a school with a certain number of students. The old plans were used and this would be a significant change in operation and water demand. This business may require a "speedies" permit from the DEC. Change in use will include a change in demand; what is the estimated flow. Dwight Bruno expressed concern, "until we know what's going on, we cannot estimate growth". It is estimated that the current system would not be able to sustain this operation with the anticipated number of guests using the facility. At this time, we are estimating used based on the number of parking spaces. We do not know how often events will occur or how many people will be staying there. With no other comment, the public hearing closed at 9:38 PM.

THE REGULAR PLANNING BOARD MEETING WAS CALLED TO ORDER AT 9:40 PM

MINUTES

The minutes of the August 1, 2024 meeting were approved as read (Thompson, Howland, msp).

OLD/NEW BUSINESS

10-2024 Sandra Crane

Located at 2404 Jackson Hill Road, Treadwell. Proposed 2 parcel subdivision, which was referred to the ZBA for not meeting minimum road frontage and width depth ratio. ZBA approved the variance request. Tasking 4.2 acres from 108.12 acres Lot #60.-3-2.3. Approved as a simple subdivision (Komenda, Hudson, msp). \$110 fee paid.

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, August 1, 2024.

SEQR: Negative Declaration (Komenda, Thompson, msp).

Highway Superintendent will be asked about road signage. Continued discussion/collaboration with neighbors. Concerns about security at the Village water tower to be discussed between North Star LLC and the Mayor. This is not a Town or Planning Board issue. Seasonal operation; any variance for year round operation will be referred to the ZBA. Upper driveway will be for emergency access only; not for use as a driveway. Special Use Permit approved (Komenda, Thompson, msp). \$250 fee paid.

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

Located at 95 Stewart Road (former Love & Hope Animal Sanctuary. See Minutes of August 1, 2024.

SEQR: Negative Declaration (Komenda, Thompson, msp)

Individual kennels must be sound proofed. No noise outside to exceed 60 decibels. Hours of operation, contacts re dog barking, etc. will be as stated in Public Hearing above. Special Use Permit approved (Thompson, Komenda, msp). \$250 fee paid.

OLD/NEW BUSINESS

04-2024 Jonah Shaw/Catskill Food Company

SEQR: Negative Declaration (Howland, Komenda, msp). June 6 and July 3, 2024, August 1, 2024

See Public Hear above for details.

Special Use Permit approved (Komenda, Howland, msp). Mr. Shaw did not come prepared to pay fee and will bring Dan a check.

04-2024 Jonah Shaw -Event/Lodging Venue

Tabled pending better description of use as well as impacts on water and sewer.

Adjournment: With no further business, the meeting closed at 10:45 PM

dry & fix