

**TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES**  
**JANUARY 2, 2025**

Attendance: Board: Howland, Hudson, Komenda, Schlafer, Thompson. Town Board Rep. Teddie Storey. Code Enforcement Officer Gregg Pitula; TPAS Advisors Kent Manuel, Theresa Ferringo

Guest: Jamison Banks

Location: Franklin Town Garage Meeting Room

The meeting was called to order at 6:05 PM.

**MINUTES**

The minutes of the December 5, 2024 meeting were approved as read (Komenda, Howland, msp).

**OLD/NEW BUSINESS**

05-2024      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, October, November, December, 2024. Continued discussion of proposed plan.

Mr. Shaw read a summary of the latest version of his proposal (see file), which included:

- Lodging a maximum overnight guest capacity of 38;
- 79 parking spaces; event spaces would be gym, gathering room/rotunda and library;
- Event capacity of 308 while staff are working in processing facility and 383 while no one working in processing facility;
- Quiet hours would be based on 60 decibels on property line; will have staff person on site during events but not overnight;
- Will have landline on site for hotel guests; will have parking attendant on site during events;
- Neighbors will have manager contact;
- Anticipated water use: 1,900 gal.

Planning Board Questions:

- Howland: How many events? Shaw: As many as I can? 52?
- Hudson: Lighting? Shaw: Less than when it was a school.
- Schlafer: Anticipating 5 passengers per vehicle for event occupancy is unreasonable. Shaw: That's why I am considering bussing people in. What type of outdoor events? Shaw: unamplified music.
- Howland/Hudson: Quiet times recommended by the PB were Sunday – Thursday 9:00 PM – 7:00 AM and Friday & Saturday 11:00 PM until 7:00 AM. What happened to that? Shaw: Decibels preferred; over 60 decibels would be considered a nuisance. He expects the Town would have to purchase a decibel reader;
- Has Mr. Shaw contacted the KECC/Town of Franklin about use of property and facilities? Mr. Shaw: nothing yet.

A motion was made to accept the hotel/motel/event occupancies as described above (Komenda, Schlafer, msp).

Any increase in occupancy, water use and/or changes in capacity and use of the building(s) will require a new permit application and process.

Dwight Bruno explained that according to the NYS Department of Health, the Planning Board should not issue a permit until the Mr. Shaw and the NYSDOH have ironed out specifics including amount of potable water requirements.

According to Cedarwood, the Treadwell Water District is currently an aging system, which could collapse at any time and Currently serves around 140 residents in 70 structures. If it "goes down" due to lack of water or breaks in the lines, the property owners in the TWD will bear the cost and may be without water.

The issue of an escrow account, which currently not in the Zoning Law, was discussed regarding the cost of legal, engineering and other costs associated with the business proposal not be borne by the taxpayers of the Town of Franklin.

Summary: Action tabled until Mr. Shaw communicates with the Office of Cannabis Management, the NYS Department of Health and the Treadwell Water District and any other applicable authorities such as DEC, etc. Written correspondence from Mr. Shaw and those authorities will be provided to the Planning Board.  
Proposed use of the KECC/Town of Franklin properties and equipment should be defined. Shaw: Nothing with KECC yet.

Adjournment: With no further business, the meeting closed at 7:45 PM

OK to post