



The Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 • 518-891-2189 • Fax: 518-891-6389 • www.townoffranklin.com



The Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 • 518-891-2189 • Fax: 518-891-6389 • www.townoffranklin.com



The Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 • 518-891-2189
Fax: 518-891-6389 • www.townoffranklin.com

[Home](#)
[Officials & Contact Info](#)
[Town Clerk/Tax Collector](#)
[Board Meetings](#)
[Town Budget](#)
[Laws & Forms](#)
[Newsletter](#)
[Public Notices & Bid Info](#)
[History, Photos & Maps](#)
[Property Assessments](#)
[Energy](#)
[Events, Recreation & Kate Mtn Park](#)
[Area Businesses](#)
[Town Journals](#)
[Emergency Preparedness](#)

Town of Franklin Board Meeting

July 18, 2007 - 7:00 pm

The Town Board of the Town of Franklin held a regularly scheduled Board meeting on Wednesday, July 18, 2007 at 7:00 pm at the Vermontville Town Hall.

Board members present:

Supervisor Mary Ellen Keith
Councilman Gene Goff
Councilperson Janet Ordway
Councilman Tim Goff
Councilman Walt Kretser

Others present

Town Clerk Sandra Oliver
Richard Jarvis, resident
Pamela Ebele, resident

CALL TO ORDER

Supervisor Keith called the meeting to order; the Pledge of Allegiance was recited; the Town Clerk called the roll, and announced the full board was present. Supervisor Keith stated a portion of the special board meeting was a workshop for review of materials for proposed subdivision regulations.

SUBDIVISION REGULATION WORKSHOP

Coun. Walt Kretser stated the purpose of drafting subdivision regulations is that the Town can no longer depend solely on the APA for land use regulation. At present, the Town Board will focus on major subdivisions of 5 lots or more because large subdivision development impacts the municipality with increased demand for services, like road maintenance and street lighting. In addition, large subdivisions change the character of the town.

1. Minor subdivisions of less than 5 lots will not be addressed at this time. To create regulations for minor subdivision regulations would involve zoning. Clarity is necessary regarding the difference between zoning and subdivision regulations:
 1. ZONING - Applies to the number of buildings on a parcel.
 2. SUBDIVISION REGULATION - Pertains to general layout of how property is divided to accommodate land use for each plot. Coun. Kretser emphasized that the Town Board wishes to "keep it simple". In addition, the Town Board has an obligation to the community as a whole to keep control of future subdivisions. According to Brian Grisi of the APA, Town regulations would supersede APA regulations. Supv. Keith and Coun. Kretser each emphasized that any subdivision regulation would be kept to a minimum - thus the Board's emphasis on major subdivisions.
2. Coun. Kretser discussed possible changes to portions of documents distributed at the June 27 special board meeting and requested Board members to review them further and suggest their own changes (from APA "Summary of Subdivision Regulations", "Sample Subdivision Review Checklist", "Sample Application for Subdivision Plan Approval", "Illustrative Subdivision Regulations - Separate Local Law", and from Keith Silliman, "Town of Bethlehem Subdivision Regulations"). He emphasized that the Board must agree on the Summary and then draft specifics, acknowledging that it is a very big job.
3. G.Goff asked how a future Town Board could justify denying a subdivision application, and Coun. Kretser responded that Town would have backup in its law. Once the proposed subdivision regulations are in draft form, the Board can consult with APA, Dept. of Health and also residents Keith Silliman and Richard Jarvis, as they have experience in this area.
4. Supervisor Keith queried that if currently subdivision applications of 2-3 lots come before APA, will that mean Town has no input on them? Coun. Kretser replied in the negative. Supv. Keith then asked about locals who want to subdivide their property for their children. Mr. Jarvis explained that if the Town adopts subdivision regulations there would be no minimum lot size. There is no APA involvement in hamlets. APA is involved in density regulations, as well as wetlands. He added that if the Town wished to change the size of a hamlet, it must petition the APA for a map amendment.
5. Coun. Kretser asked Mr. Jarvis if the Town enacts a subdivision law, how would it interact with the APA? Mr. Jarvis replied the Town would be in a better position if it had a comprehensive plan, but starting small is good as there is much to learn. The Town would have most influence working in tandem with other agencies. Town of Franklin subdivision regulations should include a strong statement for the purpose of the subdivision regulations. APA would then listen well. APA will also be interested in Town approach to standards you apply to review. Pay attention to Statement of Purpose and standards adopted as they will send an important message to all agencies. Note that APA only reviews 30% of subdivisions occurring in Adirondack Park. Think hard about communicating to APA about what the Town Board wants and also what the Town wants. Coun. Kretser stated this is first step for the town and the Town Board intends to work with State agencies. Mr. Jarvis emphasized the need to work hard on standards.

Supervisor Keith asked what the Board members should have prepared for the August 20 special meeting. Coun. Kretser indicated the board should identify and select wording for standards from the Town of Bethlehem materials.

The next special board meeting and subdivision workshop will be held on ~~Monday, August 20, 2007 at 7:00 pm~~. Rescheduled to Wed Sept. 12 at 7:00 pm.

OLD BUSINESS

1. **COUNTY ROUTE 60 SPEED LIMITS.** The Board reviewed the draft of a letter requesting changes in signage on County Route 60. The Town Clerk will redraft same with information provided by Coun. Ordway and email the new draft to each Board member.
2. **STATE ARCHIVES GRANT ADMINISTRATION WORKSHOP.** The Town Clerk requested permission to attend a grant administration workshop sponsored by the State Archives in Canton on Monday, July 30. The Board agreed. (G.Goff-J.Ordway m/s/p) ALL AYE
3. **RETAIL SIZE CAP MEETING.** Harrietstown Supervisor Larry Miller sent an email to Coun. Gene Goff announcing the retail size cap meeting, open to the general public, and requesting input from surrounding communities. Supervisor Keith and Town Clerk Oliver will attend the August 7th meeting.
4. **DRY HYDRANTS.**
 - (a) Sinkhole Road. Coun. Gene Goff reported he and the Bloomingdale Volunteer Fire Dept. Chief inspected a site at the bridge on Sinkhole Road. The chief indicated the location was appropriate for installation of a dry hydrant with the intake pipe configured at the preferred 45° angle. Coun. G. Goff suggested obtaining estimates from Steve Light, David Snickles and Robert Snickles. The Board concurred.
Motion to install dry hydrant on Sinkhole Road at bridge and seek 3 estimates (T.Goff-J.Ordway)
 - (b) Plank Road. Coun. G. Goff was approached by Mr. Haggerd, a homeowner on Plank Rd. about installing a dry hydrant in the area. Coun. G. Goff will confer with the Chief about this.

5. **SIGNAGE.** Bloomingdale Fire Chief also emphasized the need for adequate signage in Town of Franklin, especially near Rock Street and Franklin Falls.

6. **ADIRONDACK LEADERSHIP EXPEDITIONS.** On June 12th, Supervisor Keith received notice from Susan Hardy of ALE that she was transferring to another location of ALE. The Executive Director of ALE has also changed. Per telephone conversation with Lauren LeFebvre, it appears that ALE will not be constructing a fence, and Lauren advised she was resigning as community liaison. On advice from attorney for the town James Maher, the Town of Franklin cannot involve itself in the affairs of a private business.

NEW BUSINESS

1. **NEW BUILDING CODE.** Supervisor Keith distributed copies of the State-mandated, updated building code which had been vetted by James Maher, Attorney for the Town. The Board will review the proposed law, discuss it at the August 13th board meeting and then schedule a public hearing on same. It was noted that Codes Officer Ed Lagree recommended not changing the fee schedule.

EXECUTIVE SESSION - 8:20 pm

On motion of Coun. Ordway and second by Coun. Kretser, the Board adjourned the special board meeting to enter executive session at 8:20 pm to discuss correspondence received from an employee.

The Board discussed the correspondence received. No action was taken.

Motion to adjourn Executive Session and recommence Board meeting at 8:47 pm (T.Goff-J.Ordway m/s/p) ALL AYE

RECOMMENCE BOARD MEETING - 8:47 pm The Board determined to refer the matter to the Town's Board of Ethics for review because of the allegations by Art Schneck of conflict of interest by Highway Supt. James Rascoe.

Motion to refer matter to the Town Board of Ethics (J.Ordway-W.Kretser m/s/p) ALL AYE

ADJOURNMENT

As there was no further business to discuss, the meeting adjourned at 8:52 pm. (G.Goff-J.Ordway m/s/p) ALL AYE

Respectfully submitted, Sandra J. Oliver, Town Clerk

[Click here to see past minutes](#)

[Newsletter](#) | [Town Events](#) | [History, Photos & Maps](#) | [Board Officials & Contact Info](#) | [Board Meetings](#) | [Town Budget](#) | [Laws & Forms](#) | [Real Property Assessments](#) | [Events, Recreation & Kate Mtn Park](#) | [Area Businesses](#) | [Town Journals](#) | [Emergency Preparedness](#) | [Home](#) | [Email the Town](#)
| [Home](#)

Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 · Tel: 518-891-2189 · Fax: 518-891-6389 · info@townoffranklin.com

© Town of Franklin · Website Design: Rainbow Graphics

You are the visitor. Thank You for stopping by.