



# The Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 • 518-891-2189 • Fax: 518-891-6389 • [www.townoffranklin.com](http://www.townoffranklin.com)



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## Town of Franklin Board Meetings

**Special Town Board Meeting And Work Session  
June 27, 2007 - 7:00 pm**

**The Town Board of the Town of Franklin held a regularly scheduled Board meeting on Wednesday, June 27, 2007 at 7:00 pm at the Vermontville Town Hall.**

### Board members present:

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

### Board members absent:

Councilman Tim Goff

### Others Present:

Town Clerk Sandra Oliver  
Richard Jarvis, 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 a quorum was present. Supervisor Keith stated the purpose of the meeting was a work session to discuss possible subdivision regulations.

Coun. Walt Kretser stated in view of the Adirondack Park Agency ("APA") approval of the Stickney Point subdivision, the Town can no longer depend solely on the APA for land use regulation. If the Town had adopted subdivision regulation, before December 2006, it would have had some input into the layout and extent of the Stickney Point subdivision. In December 2006 residents of the Town of Franklin were vocal in their opposition to such a large subdivision of expensive seasonal dwellings. 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. The Town Board has a responsibility to the community as a whole to keep control of future subdivisions with the Town, rather than a State agency. According to Brian Grisi of the Adirondack Park Agency, Town regulations would supersede APA regulations. No planning or zoning board would be created at this time as authority would reside with the Town Board. Supv. Keith and Coun. Kretser each emphasized that any subdivision regulation would be kept to a minimum - the Town Board wishes to "keep it simple".

Couns. Walt Kretser and Janet Ordway reviewed materials developed by previous planning committees in the 1980's and 1990's. Using information provided by Brian Grisi of APA and Keith Silliman, Chair of Planning of Town of Bethlehem, NY, Couns. Kretser and Ordway distributed materials to the Board explaining subdivision regulations, sample checklists and municipal legislation.

**Discussion by all present ensued regarding issues the Board should keep in mind:**

1. The Town should articulate carefully the need for subdivision regulations
2. The Board should ensure that standard guidelines be applied to all subdivisions, and perhaps optional guidelines for very large subdivisions.
3. Standards should also include provisions for adequate sanitation and wastewater systems and impact on neighboring property owners
  1. Consideration should be given to incorporating sanitary provisions or creating a sanitary code
  2. In structuring regulations, it will be important for the Town to work in tandem with State agencies and their reviews.
4. Define carefully the difference between minor and major subdivisions and be chary of the Dept. of Health definitions.
5. Regulations should mandate the first division of property and perhaps consider two or more lots as a minor subdivision
6. The Codes Officer should be involved

Coun. Kretser suggested members of the Board individually review the materials, determine which items are appropriate for the Town and meet again on Wednesday, July 18, 2007 at 7:00 pm.

When the Board has defined what is appropriate for the Town, consultations will be held with Codes Officer Ed Lagree, James Maher, attorney for the town, Brian Grisi of APA and Keith Silliman. Once the proposed legislation is ready, it would be introduced at a board meeting, a resolution would be introduced proposing same, and a public hearing would be held and public comments collected.

**NEW BUSINESS**

**1. FIREPROOF FILE CABINETS.** Following a search of OGS, two Hon 4-drawer fireproof file cabinets were ordered from Buck Supply Co., Plattsburgh at a cost of \$988.76 each, delivery included. One cabinet will be used for Personnel and Payroll files in the Supervisor's office, the second will be installed in the Town Clerk's office for Minute books and Vital Statistics records.

**OLD BUSINESS**

**1. EXTENSION OF CONTRACT WITH F.X. BROWNE.** Supv. Keith explained the request of F.X. Browne, monitors of the Town's closed landfill, for an extension of contract: New York State law requires closed landfills be monitored for 12 quarters. F.X. Browne has monitored the landfill for 8 quarters and its contract with the Town expires before the conclusion of remaining 4 quarters. Therefore, F.X. Browne proposed an extension of contract for 4 quarters. At the conclusion of all the required landfill monitoring quarters, the Town may apply for a variance to reduce inspections. Research will be performed concerning landfill litigation fund of \$63,468.06 currently held in CLASS and whether the Town may lower the amount held in the account. Supervisor Keith requested the Board authorize her to execute the extension of contract with F.X. Browne

**Motion to authorize Supervisor to execute extension contract (G.Goff-J.Ordway m/s/p) ALL AYE**

**2. BIGELOW ROAD.** Following discussion, the Board determined it would proceed with requesting New York State to take title to Bigelow Road for use by bicyclers and hikers. Motion for resolution to pursue transfer of Bigelow Road (G.Goff-J.Ordway m/s/p) ALL AYE

**RESOLUTION NO. 21: COMMENCE NEGOTIATIONS WITH STATE OF NEW YORK FOR TRANSFER OF TITLE TO BIGELOW ROAD** WHEREAS, Bigelow Road is a seasonal road owned by the Town; and WHEREAS, the bridge on said road is owned by the County and is in disrepair; and WHEREAS, Bigelow Road is a scenic byway and can be used for bicycling and hiking; and WHEREAS, NYS Dept. of Environmental Conservation has indicated an interest in taking title to the road; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Franklin will commence negotiations with the State of New York to transfer ownership of Bigelow Road to New York State.

Those voting aye:

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

Those Absent:

Councilman Tim Goff

Those voting nay:

None

**3. TIME WARNER FRANCHISE.** A public information session on the Time Warner franchise will be held at 6:00 pm on July 9, 2007. Supv. Keith noted that Time Warner, unlike Adelphia, charges municipalities for internet use. However, it may be possible to negotiate free or lesser charge for internet because Time Warner needs permission to install a fiber optic cable on Town land.

**4. DEC CONSERVATION EASEMENT.** Coun. Kretser stated he had been contacted by DEC to help negotiate with municipalities involved in the Finch-Pryne proposed conservation easement project.

**5. CELL TOWER.** The Town of St. Armand has given permission to Verizon to install a cell phone tower on land near its reservoir.

#### ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:02 pm (M.Keith-J.Ordway m/s/p) ALL AYE

Respectfully submitted, Sandra J. Oliver, Town Clerk

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