

Regular Planning Board Meeting
Town of Fort Ann, NY
January 25, 2016

A regular meeting of the Town Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Town Hall, 80 George St Fort Ann, NY on the 25th day of January 2016 at 7:15 pm.

PRESENT: Donald Bedeaux Chairman
William Hohmann Vice Chairman
Brian Mattison
Butch (Lewis) Barrett
Curt Rehm
Chad Wilson
Mary-Ellen Stockwell, Esq Attorney
Anne Wilcox Secretary

ABSENT: Charlie Sellitti

OTHERS PRESENT:

Mark Miller – Code Enforcement Officer
Warren Rosenthal – Lake George Land Conservancy
Jessica Graves Joyce LaChaunce
Mike Sexton Jane Sexton
Eva Mattison Gretchen Stark
LeRoy Harrison James Black
Margaret Clark Mary Taylor
Barbara Winchell Bill Knapp
Morris Wells Arthur Belden
Hollis Paige Sarah Esperti
Ruth Esperti Louis Palmer
Denny Fletcher Andrew Winchell
Linda Richardson Maureen Barber

Charlene Boesta

Roy Steves

Kalyn Naboziny

Corinne Mance

Dave Bouffard

Richard Winchell

Sarah Naboziny

Mark Hafner

Caryn Mlodzianowski – Bohler Engineering – Dollar General/Primax Properties, LLC – Site Plan Application.

OPEN REGULAR MEETING:

Chairman, Donald Bedeaux called the meeting to order at 7:15 PM, with the Pledge of Allegiance.

ORGANIZATIONAL MEETING:

A motion was made by Brian Mattison to appoint Bill Hohmann Vice Chairman of the Planning Board.

Motion was seconded by Lewis Barrett.

Vote: 5 ayes 0 nays 0 Abstain

Motion was carried.

ORGANIZATIONAL MEETING: Closed

APPROVAL OF MINUTES:

- Reviewed 11/25/15 Planning Board Meeting minutes.
- Verify the 3.8 acres referenced on page 2, regarding the number of acres involved in the Lake George Land Conservancy-Boyer Subdivision.
- Motion made by William Hohmann to accept the 11/25/15 minutes, conditioned upon confirmation of the number of acres involved in the Lake George Land Conservancy – Boyer subdivision.

Motion seconded by Chad Wilson

Vote: 6 Ayes 0 Nays 0 Abstain

November 25, 2015 meeting minutes were approved and accepted.

PUBLIC COMMENTS:

Several Fort Ann residents in attendance expressed opposition of a proposed Dollar General store to be built at 11350 State Rte 149, Fort Ann, NY 12827.

Other Fort Ann residents in attendance expressed their support for the proposed project.

Village Mayor, Richard Foran presented the Planning Board with a letter expressing his support for the project. Mayor Foran stated "I am here this evening to voice my support for the Dollar General store proposed on State Rte. 149 in the town of Fort Ann.

I have spoken many times to Rob Neal, Project director of Primax Properties and this started back in August of last year and I kept it pretty much secretive except to the Village Board. He is from Charlotte, North Carolina concerning this proposal.

I have brought this before the Fort Ann Village Board and have received their approval with this project. I can see no viable reason to hinder, suspend or postpone this much needed establishment in our community."

REPORTS FROM COMMITTEES: No reports

OLD BUSINESS:

NEW BUSINESS:

Caryn Mlodzianowski, Bohler Engineering, presented a site plan application on behalf of Primax Properties, LLC.

Primax Properties, LLC is proposing the redevelopment of a 10+/- acre parcel located at 11350 State Rte. 149, Fort Ann, NY and build a 9100 +/- square foot retail store. This plan proposes the residential home and barn would be removed from the property to make room for the Dollar General Store.

The Retail store would be located approximately 112 feet away from the highway. The retail store would have 37 parking spaces to accommodate customers, for a store this size.

The proposed site would be designed to allow full size tractor trailers to enter the site and delivery area and never have to back up into traffic.

The parking lot lighting will be non-glare and it will not affect the right away or neighboring properties.

The hours of operation would be 7 am – 10 pm/7 days a week. The store would employ approximately 10 – 12 employees.

DOT is reviewing the application submitted, however, SEQRA is to be completed before DOT will issue the permit.

Vice Chairman Hohmann, suggested possibly "toning down" the sign on the proposed building, the board also requested a picture of the free standing sign which Ms. Mlodzianowski stated would be placed near the entrance of the store.

The board also asked for some options concerning the exterior of the building, different siding, color scheme etc.

A motion was made by Bill Hohmann, seconded by Brian Mattison, to declare the Town of Fort Ann Planning Board lead agency for SEQRA purposes.

Vote: 6 ayes 0 nays 0 abstain

A motion was made by Bill Hohmann, seconded by Brian Mattison, to set a public hearing on the site plan application for Primax Properties, LLC proposed Dollar General Store on 2/22/16 @ 7 pm. Secretary Wilcox will notify the Post Star on 2/12/16 to publish the notice on 2/16/16.

Vote: 6 ayes 0 nays 0 abstain

Solar City – Fort Ann School Project – Installation of solar panels at Fort Ann School.

A motion was made by Bill Hohmann, seconded by Brian Mattison, to decline lead agency for this project.

Vote: 6 ayes 0 nays 0 abstain

Washington County Planning Department:

A letter dated 12/30/15 was received by the Fort Ann Planning board from Washing County Planning Department clerk, Lane Darffler, the letter outlines what items/projects need to be referred to the County Planning Department for their review. This agreement is the renewal of the agreement already in place, the agreement is effective 1/20/2016 thru 1/20/2020.

A motion was made by Brian Mattison, seconded by Lewis Barrett to resolution entering into an agreement with the Washington County Planning Department relevant to the matters that are exempt as matters of local concern.

Vote: 6 ayes 0 nays 0 abstain

Misc/Correspondence:

Adjourn: A motion was made by Brian Mattison, seconded by Lewis Barrett, to adjourn the meeting at 8:20 pm.

Vote: 6 ayes 0 nays 0 abstain

Anne S Wilcox

Secretary