

Planning Board Regular Meeting

Town of Fort Ann, NY

October 24, 2016

A regular meeting was held by the Planning Board of the town of Fort Ann, County of Washington, and the state of New York at the Fort Ann Town Hall, 80 George Street, Fort Ann, NY on the 24th day of October 2016 at 7:00 pm.

PRESENT: Donald Bedeaux Chairman
 William Hohmann Vice Chairman
 Brian Mattison
 Butch (Lewis) Barrett
 Chad Wilson
 Richard Winchell
 Jeff Meyer, Esq Attorney
 Deborah Fifield Secretary

ABSENT: None

OTHERS PRESENT: Claire Greene, Tracy Monahan, Lindsay Carte, Carl Hansen, Mike Morrissey, Sheila Sharrow, Russell Smith, John Bruhns, Denny Fitzpatrick, David Campbell, Karen Campbell, Pat Monahan, Joe Monahan, Thomas Lumbis,

OPEN REGULAR MEETING:

Chairman Donald Bedeaux called the meeting to order at 7:00 pm with the pledge of allegiance.

APPROVAL OF MINUTES:

- The board reviewed the 9/26/2016 Meeting Minutes
- A motion to accept the 9/26/2016 Meeting Minutes was made by Richard Winchell and seconded by Butch Barrett

Vote: Ayes-5 Nays-0 Abstain-1

- The board reviewed the 9/13/2016 Special Meeting Minutes with one change.
- A motion to accept the 9/13/2016 minutes was made by Brian Mattison and seconded by Butch Barrett

Vote: Ayes-5 Nays-0 Abstain-1

CORRESPONDENCE: None

OLD BUSINESS:

John Bruhns/Sub-Division Application:

Property is located on State Route 149, tax map #110.18-1-10. Applicant previously appeared before the Planning Board. He tried to sell his mobile home on property, but was told it was only on ½ an acre but needed to be on an acre. It is now staked out for an acre. Applicant said everything is now in accordance as he went from ½ acre to an acre. Septic and well on property. Approval received by APA for 8 building lots.

Chairman Bedeaux asked if he was looking for a mobile home application. Applicant said no as everything is existing and he has it sold. Attorney Meyer said he was applying for a sub-division explained the requirement from the July 27, 2015 meeting. Applicant still has to get variance from the Town Board for the mobile home as there is not 100' due to fact he is creating new boundary line. Then approval from Planning Board for sub division. Advised need a bigger map and a survey map done by an engineer. Motion for a Public Hearing for next month 11/28/2016 contingent on Town Board approving variance made by William Hohmann, seconded by Brian Mattison. Also told to bring APA approval.

Vote: Ayes-5 Nays-0 Abstain-0

Dave Stockman/Boundary Line Adjustment:

Property is located at Dawsons Way. Applicant did not appear, but had previously appeared on 3/28/2016. It was decided that only needed to sign his mylar.

NEW BUSINESS:

Russell Smith/Boundary Line Adjustment:

Property is located at 25 Johns Way, Catskill Bay. His property is currently a right of way through another property and never been a problem. New owners have offered to deed him 15 feet of property along southern border. He received maps today from surveyor's where updated driveway will be, which will give him ownership to the property. Per APA info, no permitting is involved. Wanted to make sure approved before Mylar was done. Approval from County for curb cut. Highway is closer than driveway. Motion made by William Hohmann to approve boundary line adjustment with language on map and mylar that no new building lots will be created. Seconded by Brian Mattison.

Vote: Ayes-5 Nays-0 Abstain-0

Jean Hayes/2-Lot Sub-Division:

Property is located at 1154 Farley Road, Tax Map #119-2-26.1. Michael Morrisey appearing for applicant. Proposed a 2-lot sub-division with a 50 foot right of way to 14 acres for farm use only. Currently a barn on property that will be fenced in. Applicant needs to confirm if APA approval is needed. Motion made by William Hohmann for public hearing for 11/28/2016 meeting. Seconded by Brian Mattison.

Vote: Ayes-5 Nays-0 Abstain-0

Carl Hansen/Site Plan Review:

Property located at 1112 State Route 22, Comstock, tax map #96-1-34.4. Applicant proposes a boat storage and repair business, which has been there for 10 years. Recently brought to his attention he needed a site plan review. He is looking to expand to 40 boats. Has had 20 in the past. No new buildings are proposed, but may need to apply for a change of use for the current building. Has met with DEC regarding oil disposal and needs to file for another permit with them. Has no fire inspection as yet. DOT has put culver in. Hours of operation are Monday thru Friday 8-4. Sometimes Saturdays 8-4, but only in the summer months. Applicant asked what protects his property from adjoining properties. Mr. Hansen explained the various hedgerows around the property. Application needs to be taken to County. Motion made by William Hohmann for public hearing for 11/28/2016 meeting. Seconded by Richard Winchell.

Vote: Ayes-5 Nays-0 Abstain-0

Thomas Lumbis/Mobile Home Application:

Property located at 114 Hadlock Pond Road. Applicant would like variance to live in a 31 foot camper while house is being built on property. Has obtained building permits. 1000 gallon septic is in and has been inspected. Well has been drilled and water has been hooked up to camper. Has a 300 foot driveway in place.

Permit in place for garage, but has stipulations he needs to meet regarding this. Mr. Lumbis says he is in compliance for everything regarding the ordinance for a mobile home, even though it is a camper. Presented map for property to the Board and explained where everything was on his property. Basically needs a temp place to live while home is being built. Will be having electricity and solar panels installed. Applicant told he needs to apply to Town Board for variance to live in camper.

Various questions were asked again as to the Motorcross. Chairman Bedeaux responded the Board was not a liberty to discuss anything at this time due to litigation. Attorney Jeff Myer did respond stating that once an application is approved by the Planning Board, it is up to the Town Board and Code Enforcement to review the status of any additional items.

Floyd Ladd spoke regarding the ongoing issue with Moose Hillock and the property dispute with Browns cemetery. Chairman Bedeaux explained the Planning Board had nothing to do with this.

Motion made by Brian Mattison to adjourn the meeting at 8:00. Seconded by William Hohmann.

Vote: Ayes-5 Nays-0 Abstain-0

Deborah A. Fifield

Planning Board Secretary, Town of Fort Ann

1.