

**Planning Board Regular Meeting**  
**Town of Fort Ann, NY**  
**January 23, 2017**

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 23<sup>rd</sup> day of January, 2017 at 7:00 pm.

**PRESENT:** Donald Bedeaux                      Chairman  
                 Brian Mattison  
                 Chad Wilson  
                 Richard Winchell  
                 Matthew Jones  
                 Lewis Barrett  
                 Mary-Ellen Stockwell, Esq                      Attorney  
                 Deborah Fifield                                      Secretary

**ABSENT:** William Hohmann

**OTHERS PRESENT:** Claire Greene, Gretchen Stark, Lindsay Carte, Carl Hansen, Angela Hansen, Denny Fletcher, Pat Monahan, Joe Monahan, Stephen Layden, Esq., Karen Campbell, David Campbell, Tracey Monahan, Dan Monahan, Mark Miller, Heather Baldwin, John Winn, Esq.

**OPEN REGULAR MEETING:**

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

**ORGANIZATIONAL MEETING:**

Vote needed for Vice-Chairman. Chairman Don Bedeaux advised that though William Hohmann was absent, he was willing to accept the position. Motion made by Brian Mattison to approve William Hohmann, seconded by Brian Mattison.

Vote: Ayes-6 Nays-0 Abstain-0

**APPROVAL OF MINUTES:**

-The board reviewed the 11/28/2016 Meeting Minutes. A motion to accept the 11/28/2016 Meeting Minutes was made by Richard Winchell and seconded by Brian Mattison.

Vote: Ayes-5 Nays-0 Abstain-1

**CORRESPONDENCE: None**

**NEW BUSINESS:**

**Attorney Stephen Layden for Ray & Brenda Bennefield/Boundary Line Adjustment:**

Property is located at 44 East Farm Woods Lane, tax map #93.-1-16.2. Applicants have lived there for 40 years. They wish to have transferred a small triangular piece, .03 acres from Walker Farms, LLC. Their driveway is on the property. Walker's property is located at 273 West Road, tax map #93.-1-16.3. Motion to approve made by Brian Mattison w/proper language on deed. Attorney Mary-Ellen Stockwell stated that typically in the past it is required to have language on the Mylar and the Boundary Line Map stating parcels are hereby merged and cannot be sub-divided without Planning Board approval. Seconded by Chad Wilson. Applicant will provide Mylar and Boundary Line Map with proper language.

Vote: Ayes-6 Nays-0 Abstain-0

### **OLD BUSINESS:**

#### **Carl Hansen/Site Plan Review/Public Hearing Continuation:**

Applicant appeared with Attorney John Winn. Property is 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. He is looking to expand to 40 boats. Has had 20 in the past. Chairman Don Bedeaux advised applicant he had numerous items to bring back to this meeting. Applicant presented an electrical inspection, safety inspection on 2 different buildings, building permit and DEC paperwork that they had fulfilled requirements. Still need paper work from DOT and a fire inspection. Mr. Hansen advised Eric Barrons w/DOT does not believe they have any interest in driveway, but will be getting back to him. As for fire inspection, that will be this week. Richard Winchell stated they still need a detailed map for the boats placement. Applicant said the map he had was the only one. Boats come in off Thomas Road. A 10 foot spot is provided for each boat, w/most boats being 6-6 1/2 foot wide. There will be more boats on property in winter than summer. Boats are worked on in the garage. Would need DEC approval if worked outside, as cannot be exposed to storm water. But will be doing both. Brian Mattison asked who was doing fire inspection. It will be the County, who will also determine boat storage, of which Chairman Bedeaux would like to have input on. When inspection is done, Chairman Bedeaux would like a phone call and also needs to be in writing 10 days before February meeting. The floor was opened for public comments.

Heather Ballard, 11132 State Route 22, Comstock. Neighbor of applicant. Has never had any problems or concerns with the business. It is a quiet business.

Dennis Fletcher, 29 Morgans Lane, Comstock. The number of boats concerns him. He feels 40-45 is way too many. He agrees that whomever does the fire inspection should have input with the Planning Board as to spacing and how many boats they feel should be there.

Chairman Bedeaux told applicant needed fire inspection report by the February meeting. Richard Winchell asked if DOT was necessary if running off Thomas Road. Mr. Hansen was told to contact Paul Winchell regarding this matter. Also, the Board feels 40-45 boats is way too much. Motion to table Public Hearing made by Brian Mattison, seconded by Lewis Barrett.

Vote: Ayes-6 Nays-0 Abstain-0

### **COMMENTS FROM THE FLOOR:**

Lindsay Carte of Fort Ann asked why we are continuing with Chad Wilson on the Planning Board as he is not a resident. Chairman Bedeaux stated as far as we are concerned he is a resident until further notice from the Town.

An unidentified member of the public asked if the Town was still in a lawsuit with Lindsay Carte. Chairman

Bedeaux answered as far as I know, yes. Question was asked then why do you have to answer any of his questions. Chairman Bedeaux stated I'm not answering any of his questions, it is up to the Town Board, as they appoint the people.

Motion made by Richard Winchell to adjourn the meeting at 7:20. Seconded by Brian Mattison.

Vote: Ayes-6 Nays-0 Abstain-0

Deborah A. Fifield

Planning Board Secretary, Town of Fort Ann

