

Planning Board Regular Meeting
Town of Fort Ann, NY
April 23,2018

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 26th day of March, 2018 at 7:00 pm.

PRESENT:

Don Bedeaux	Chairman
William Hohmann	Vice-Chairman
Richard Winchell	
Matthew Jones	
Brian Mattison	
Chad Wilson	
Jeff Meyer, Esq.	Attorney
Tiffany Ball	Secretary

ABSENT:

OTHERS PRESENT: Michael Kramer, Bill Dumont, J. White, Andrew Peterson, Mark Miller

OPEN REGULAR MEETING:

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

APPROVAL OF MINUTES:

-The board reviewed the 3/26/2018 Meeting Minutes. Motion to approve minutes by William Hohmann, seconded by Chad Wilson. Approved unanimously.

CORRESPONDENCE: None

OLD BUSINESS:

Andrew for Monolith Solar/Site Plan: Proposal to install solar panels at Boats By George, 10018 State Route 149, #109.-1-32.7. Project is in Adirondack Park. Panels will be placed on 3 buildings to power the facility. Applicant explained that APA had them review solar & new building proposals together. Gave the APA approval documents to board members & attorney for review. Signed approval received on all aspects of projects from APA. Applicant explained that they will not be doing anything to the new buildings, the existing buildings on site provide enough space to house everything needed for the solar project and they won't be changing or amending original application.

William Hohmann made motion for public hearing, Brian Mattison seconded.

Vote: Ayes – 6 Nays – 0 Abstain-0

Board members explained to applicant that the town requires an assurity letter due to the length of time that has passed. Attorney Jeff Meyer requested a copy of solar ordinance be provided at May 29th hearing.

William Dumont: Boundary Line Adjustment, 1123 Brayton Rd/East Starbuck Lane:

Applicant requesting to move boundary line to creek. Applicant brought map and explained that surveyer will be onsite in the coming days. Would like to extend lot. Board advised that creek be plotted on map to ensure any changes in the creek bed wouldn't effect the boundary line.

Bill Hohmann advised Mr. Dumont to have surveyor contact lawyer for verbiage that needs to be included on map. Don Bedeaux confirmed with Mr. Dumont that there would be enough road frontage for a second driveway for new owner.

Simply Kombucha Taproom & Brewery – 297 Buttermilk Falls Road #109.-1-17.2

Site Plan Application: Chairman Don Bedeaux announced public hearing. Mr. Kramer explained the upgrades of new well, waste water, and internal updates in addition to future plans for property to include a kombucha brewery, taproom, and light fair along with outdoor entertainment. Explained that they are starting with kombucha and may look to expand from there. Mr. Kramer explained that they didn't realize they needed to come to the planning board first, they had gone to the county first and began the process before being advised of the planning board's roll in the process. Mr. Kramer explained that they are right next to 149 and plan on only having tasteful, family friendly music with no more noise than that of normal traffic on route 149. No plans for overnight events, only utilizing 3.5 acres of premises. Brian Mattison inquired about signage. Mr. Kramer advised that he would be keeping current signage but updating. Chairman Don Bedeaux advised Mr. Kramer that he would need to go through APA to meet their guidelines for signage.

William Hohmann made motion to close public hearing, Matt Jones seconded.

Attorney Jeff Meyer read SAEF, William Hohmann made negative declaration and Chad Wilson Seconded

Vote: Ayes-5 Nays-0 Abstain-1

William Hohmann made motion to approve with no conditions, Richard Winchell seconded.

Vote: Ayes-5 Nays-0 Abstain-1

Miranda & Adam Lynch – 347 Goodman Rd #102-1-9.2- Subdivision Review:

Board explained that right of way & who will maintain will need to be on deed. Attorney Jeff Meyer explained that a written agreement with language regarding continuing maintenance is required. Asked that they have their attorney call him for the information. Chairman Don Bedeaux advised that it be included on the mylar. Attorney

Jeff Meyer mentioned that the legal stuff isn't on the map, but can be a condition.

Brian Mattison made motion to close public hearing, Chad Wilson seconded.

Attorney Jeff Meyer read SAEF form.

Brian Mattison made motion for negative declaration, Bill Hohmann seconded. Bill made motion to approve conditioned on town attorney for easement, Chad Wilson seconded.

Vote: Ayes – 6 Nays – 0 Abstain-0

NEW BUSINESS:

Don Bedeaux made motion to close meeting at 7:44, Brian Mattison Seconded

Vote: Ayes-6 Nays-0 Abstain-0

Tiffany A. Ball
Planning Board Secretary, Town of Fort Ann