

Planning Board Regular Meeting

Town of Fort Ann, NY

April 24, 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 24th day of April, 2017 at 7:00 pm.

PRESENT: Donald Bedeaux Chairman
 William Hohmann Vice-Chairman
 Chad Wilson
 Richard Winchell
 Matthew Jones
 Brian Mattison
 Mary-Ellen Stockwell, Esq. Attorney
 Deborah Fifield Secretary

ABSENT: None

OTHERS PRESENT: Michael Morrissey, Paul Lapan, Jean Hayes, Leslie Halse, Mark Miller

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 3/27/2017 Meeting Minutes. A motion to accept the Meeting Minutes was made by Richard Winchell and seconded by Matthew Jones.

Vote: Ayes-6 Nays-0 Abstain-0

CORRESPONDENCE: None

NEW BUSINESS :

Jean Hayes: Farley Road. Was not on agenda, but wanted information on giving her daughter a right of way. Planning Board advised that she should sell the property to her daughter.

Theresa & Vernon Edwards & Jeffrey Reynolds/Boundary Line Adjustment: Applicants had appeared at the February 27, 2017 meeting and advised to return to the March meeting with APA paperwork. They did not appear in March or April.

NEW BUSINESS:

Lindsey Halse for Kasselmann Solar: Property is located at 1159 Farley Road, Fort Ann, tax map #119.-2-

29.3. Applicant is Van Sanborn, wishing to install solar panels on roof of garage and residence. Chairman Bedeaux asked what panels were made of. Anodized aluminum, with the front made of low iron tempered glass. Brian Mattison asked what happens to the panels 20 years from now, do they get recycled and is it up to the homeowner. Kasselman will do all maintenance for 10 years. Decommissioning Plan was discussed. Ms. Halse was not very clear as to this. Applicant was advised a decommissioning plan was needed, operation and maintenance plan, financial surety, site control and utility notification. As the property is directly on the Tower of Fort Ann and Kingsbury line, County approval would be needed, and Kingsbury would have to be notified of any Public Hearings. Also, an AG Data form was submitted, so any properties within 500 feet would have to be notified of any Public Hearings with an affidavit of mailing submitted. Emergency services also need to be contacted, as to the placement and safety of the panels, both West Fort Ann and Kingsbury fire departments. Local Law requirement is that with a large scale solar system, owner or operator must supply copy of electric schematic and site plan to local fire chief. Applicant explained that each main panel is equipped with rapid shut-down. Motion was made by William Hohmann and seconded by Chad Wilson to refer applicant to Washington County Planning Board with additional materials that need to be submitted. Motion for Public Hearing at May 22, 2017 meeting made by Brian Mattison, seconded by William Hohmann. Applicant shall submit additional materials and affidavit of mailing to the Town Planning Board Office no later than May 12, 2017 for board review prior to the meeting.

Vote: Ayes-6 Nays-0 Abstain-0

Michael Morrissey/Site Plan/Public Hearing: Property is located at 10028 State Route 149. Applicant wishes to create spaces to store boats and recreational vehicles and construct two storage unit buildings. Applicant stated he had spoken to fire marshal, West Fort Ann. He provided the board with a letter from the chief. He updated some things, so plans have changed. Would like 60' on end for fire trucks. They have 150' of hose, so can reach buildings from the end. Still has not heard from the APA, advised if could take another 15 days. On the agenda for Washington County Planning Board meeting on May 9, 2017. Secretary will prepare referral paperwork. Motion to table the Public Hearing and keep open until May 22, 2017 meeting was made by William Hohmann and seconded by Chad Wilson. Applicant shall submit additional materials and to the Town Planning Board Office no later than May 12, 2017 for board review prior to meeting.

Vote: Ayes-6 Nays-0 Abstain-0

Paul Lapan: County Route 16. Not on agenda. Owns 2 farms that are separate and next door to each other. Daughter and husband have a lot with a house on one farm. Mr. Lapan wants to turn the farm over to them. The other farm next door has 76 acres of wood lot which he would like to turn over to them also, separate from the other farm. Would like to know how to go about this. Advised that it would be a boundary line adjustment. Would need to be surveyed with a new deed. Needs to submit boundary line adjustment with mylar language spelled out; parcel to be merged under one tax map.

ADDITIONAL BOARD DISCUSSION:

Board member Richard Winchell stated he had been approached today regarding where Mr. Treadway's berm was located at the Motorcross. Code enforcement officer Mark Miller said go to restaurant, stop, turn left down the road past equipment. The berm is there, but the problem being there is no starting point, and berm is made of urban materials, and is effected every time it rains.

COMMENTS FROM THE FLOOR: None

Motion made by Richard Winchell to adjourn the meeting at 7:40. Seconded by Brian Mattison.

Deborah A. Fifield
Planning Board Secretary, Town of Fort Ann

