

**Regular Planning Board Meeting  
& Continuation of Public Hearing  
Town of Fort Ann, NY  
July 27, 2015**

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 27th day of July 2015 at 7 pm.

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

**ABSENT:** Charlie Selletti

**OTHERS PRESENT:**

Mark Miller – Code Enforcement Officer

John Heath – Site Plan Review for proposed diner at 11006 State Rte. 22.

Ed LaPointe, CE – attending with John Heath – proposed diner at 11006 State Rte. 22

Cliff Dutcher – 43 Bethel Lane – Boundary Line Adjustment Application

**OPEN REGULAR MEETING:**

Chairman, Donald Bedeaux called the meeting to order at 7:00 PM with the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Brian

- Reviewed 6/22/15 Planning Board Meeting minutes.
- Motion made by Brian Mattison to accept the 5/18/15 meeting minutes.

Motion seconded by Butch Barrett.

Vote: 5 Ayes 0 Nays 1 Abstain (Curt Rehm – did not attend 6/22/15 meeting)

June 22, 2015 meeting minutes were approved and accepted.

**ORGANIZATIONAL MEETING:** No organizational meeting agenda items noted.

**ORGANIZATIONAL MEETING:** Closed

**PUBLIC COMMENTS:** No Public comments.

**REPORTS FROM COMMITTEES:** No reports

**OLD BUSINESS:** None

**NEW BUSINESS:**

Dutcher/Brewer Boundary Line Adjustment Application:

An amended boundary line conveyance agreement was received by the board. As well as a survey map reflecting the new boundary lines. A mylar copy of the survey map was presented to the board.

The applicant, Cliff Dutcher, advised the board that he went to the Washington County Clerks' office and also spoke to Bob at Washington County Real Property Taxes. The clerk advised the applicant that the acknowledgements would need to be added to the agreement to be recordable. The map and the conveyance agreement were amended to reflect the language. With these acknowledgements, the County clerk advised the Boundary Line application was acceptable.

Attorney Stockwell advised at last month's meeting the Planning Board accepted and approved the application with the following acknowledgements:

- The conveyance agreement includes the "deed type" language required by the county to be recordable.
- The Fort Ann Planning boards' receipt of an updated Mylar survey map reflecting the required language as requested by the board that "No new parcels have been created as a result of this conveyance and this parcel may not be conveyed separately without subdivision approval by the Town of Fort Ann Planning Board."

No motion was needed at tonight's meeting, just the signing of the mylar. The Chairman and Secretary stamped and signed the map.

**John Heath and Ed LaPointe – Proposed diner on State Rte 22**

**CONTINUATION OF PUBLIC HEARING: PUBLIC HEARING WAS TABLED AT JUNE MONTHS MEETING AS WAS CONTINUED AT THIS MEETING**

Mr. LaPointe presented the board with a full scale drawing of the project map.

Mr. LaPointe advised the board he met with Chris Debolt at Washington County, and gave him 2 copies of the full scale map.

Attorney Stockwell advised the board that the 30 day time frame had lapsed, and there was no comments or recommendations were received from the Washington County Planning Board by the Town of Fort Ann, its Board Secretary, the Board Chairman or the Attorney.

As the public hearing had remained open since the June 22, 2015 meeting, Chairman Bedeaux asked if there were any public comments regarding this project. There were no public comments. A motion was made by Bill Hohmann, 2<sup>nd</sup> by Butch Barrett to close the public hearing.

Vote: 6 ayes 0 nays 0 abstains.

The board went through the entire SEQRA form and Part one was verbally asked of the applicant upon the applicant request due to difficult to read such D, and the answers were given from the applicant out loud and the form was then signed and dated by the

applicant. The board reviewed out loud with the Attorney Part 2 of the SEQRA Form and responded to part 2 of the SEQRA Form. All answers were either "No to small impact" on part two. A motion was made by Don Bedeaux and seconded by Bill Hohmann to declare the Town of Fort Ann Planning Board Lead Agency for SEQRA Purposes, and to adopt a negative declaration as the board had determined upon review of the information given, all supporting documentation that the proposed action will not result in any significant adverse environmental impacts and a negative declaration was given by the board, the SEQRA form was signed by Chairman Bedeaux and is located in the planning board file on this matter.

Vote: 6 Ayes 0 Nays 0 Abstains

A motion was made by Brian Mattison, 2<sup>nd</sup> by Butch Barrett, to accept and approve the application for site plan review conditioned upon the following: Receipt of written approval by (1) The Department of Health, (2) Department of Environmental Conservation, and the (3) Department of Transportation. (4) Also, a final as built plan is to be provided to the board by the applicant.

Vote: 6 ayes 0 nays 0 abstain

**John Bruhns: Application for Subdivision on Rte 149.**

Mr. Bruhns attended the May planning board meeting and was advised by the board and Attorney Jeff Meyer, that 13 copies of the mobile home application and the subdivision application were required by the planning board.

The secretary received 1 copy of the completed mobile home application. 13 copies of the first page of the deed, and a 1 page photocopy of the survey, and a letter requesting a variance regarding the 100 foot setback requirement.

The secretary advised the board and the applicant that she made 4 or 5 attempts to reach the Bruhn's by phone, however there was no answer and no machine to leave a message.

The applicant asked for another copy of the subdivision packet, per the Chairman's approval, a packet was provided without charge.

Mr. Bruhns' was advised he would need to attend the August 10, 2015 Town Board meeting and request the variance which is needed to meet the setback requirement. Also, he would need to fully complete the subdivision application, provide 13 copies of this application to the secretary, as well as complete the mobile home application, and the most recent survey of the proposed subdivision.

After the Town Board makes a ruling on the set back, Mr. Bruhn's would then need to come back to the planning board for their review of the above referenced applications.

Misc/Correspondence: None

**Adjourn:**

A motion was made by Brian Mattison, 2<sup>nd</sup> by Curt Rehm to adjourn the meeting at 7:45 pm

Vote: 6 Ayes 0 Nays 0 Abstain

Anne S Wilcox

Secretary

