

**Planning Board Regular Meeting**

**Town of Fort Ann, NY**

**August 27th, 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 27th day of August, 2018 at 7:00 pm.

**PRESENT:**

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

**ABSENT:** Matt Jones

**OTHERS PRESENT:** Caroline Gannon, Jennifer Ball, Bill McFarren, Mr. Petteys, Jeremy Treadway, Mark Miller, and Doug Knight

**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 7/23/18 Meeting Minutes. Motion to approve minutes by William Hohmann, seconded by Brian Mattison. Approved unanimously.

**CORRESPONDENCE: None**

**OLD BUSINESS:**

**Andrew for Monolith Solar/Site Plan/Public Hearing:** Proposal to install solar panels at Boats By George, 10018 State Route 149, #109.-1-32.7. Public Hearing was to be held on 5/29 and no one was present. Brian Mattison asked if we are going to keep tabling this? Can we send a letter? Attorney Jeff Meyer agreed that letter should be sent before September's meeting. Brian Mattison made motion to send letter and table until next month. Bill Hohmann seconded.

Vote: Ayes – 4 Nays – 0 Abstain-0

**Bill McFarren/Petteys Sawmill Site Plan Review Route 149:** Chairman Don Bedeaux asked Bill if he heard anything from the APA to which Mr. McFarren responded that he hasn't yet

heard anything. Don advised Mr. McFarren that he was supposed to be cleaning up the site. Bill explained that he had cleaned up some. He moved tires, got rid of the truck that was out front etc. Brian Mattison asked attorney Jeff Meyer if he could send a letter to the APA requesting an update and Mr. Meyer agreed. Brian made motion to table until next month, Bill Hohmann seconded.

Vote: Ayes – 4 Nays – 0 Abstain – 0

**Doug Knight Sawmill:**

Don Bedeaux: “Does anyone have any questions?”

Brian Mattison: “I don’t think so, it seems pretty straight forward.”

Don Bedeaux: “Doug, I don’t see that you have listed any hours of operation on your site plan review.”

Doug Knight: “Well it is very weather dependent. I am working on having a building built. I have gotten quotes, just need to make a decision as to who to go with.”

Brian Mattison: “When will you have the building built?”

Doug Knight: “I have two quotes, I just need to make the decision and get the permits etc.”

Don Bedeaux: “That would be done with the county.”

Mark Miller: “I can get you a copy of the apps.”

Don Bedeaux: “Our big concern is hours and days.”

Doug Knight: “I can’t control when loggers drop off to me but would I be able to set logging hours but if I am doing quiet things like moving logs, is that okay?”

Brian Mattison: “We really just need a ballpark.”

Doug Knight: “I got hit with a large rush order, if I have to work later, I do.”

Don Bedeaux: “We need to have an equipment agreement.”

Doug Knight: “I am trying, I bought an electric chainsaw, I will weld my forks, I am trying so hard.”

Brian Mattison: “How about 7am-7pm 6 days a week, no Sunday hours except deliveries.”

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

Vote: Ayes – 4 Nays – 0 Abstain – 0

**Caroline Gannon Lot 3 Carroll Lane Fort Ann, NY – Boundary Line Adjustment:**

Don Bedeaux: “Do you have a map?”

Caroline: “Oh, I’m sorry; I thought I had turned in a map.”

Caroline: “The concrete slab is gone.”

Jeff Meyer: “Do you know where the septic is?”

Caroline: “Ours just got approved to go here, 100 feet from water and 20 feet from the house.”

Bill Hohmann made motion to approve boundary line adjustment without creating new lots.

Brian Mattison seconded.

Vote: Ayes – 4 Nays – 0 Abstain – 0

**Gregg Oudderkirk 360 Clay Hill Rd Fort Ann 104.-2-19 & 104.-2-20 Subdivision Request Represented by Jen Ball:**

Jeff Meyer: "We are waiting on draft easement & right of way."

Ms. Ball: "He didn't send it?"

Jeff Meyer: "No, he did not."

Ms. Ball: "If there is any issue with the 2 lots we can just make it one."

Don Bedeaux: "No issue with the 2 lots, it's the right of way easement issue."

Ms. Ball: "Is that something that we can send you after or do we need to wait?"

Bill Hohmann: "We could approve with conditions."

Don Bedeaux opened the public hearing for Ms. Ball. Jennifer explained that they were subdividing 1 large 99 acre lot into smaller lots. Don Bedeaux asked if the public had any questions, to which there were none. Bill Hohmann made motion to close public hearing, Brian Mattison seconded.

Bill Hohmann made motion to approve subdivision contingent upon attorney's approval of easements. Chad Wilson asked if verbiage will be clear enough to avoid any future issues and Jeff Meyer explained it will define the maintenance and that it will be on the mylar, deed or separate agreement if they really can't agree, there is road frontage available. Brian Mattison seconded.

VoteL Ayes – 4 Nays - 0 Abstain - 0

**Jeremy Treadway ADK,MX Motorcross Track, 10786 State Route 149:** Don Bedeaux opened the public hearing for ADK MX Motorcross.

Jeremy: "We are asking for 20 sites for parking. We have had to go through DOH to make these campsites. No more than 7 days, 7 days is only if I have an event, it will mostly be 1 or 2 nights. It's been hard for them to come then pack up, leave and have to come back."

Brian Mattison inquired about any changes since Mr. Treadway was last before the planning board? Mr. Treadway explained that the only thing that has changed is verbal approvals, waiting on the documents. "DOH wants a dump station drawing that we have to build."

Brian Mattison asked attorney Jeff Meyer if the planning board is required to have a copy of that and Jeff explained that it is recommended that the planning board have all copies of approvals before anyone stays on site.

Mr. Treadway: "My guidelines get ruled by DOH, am I correct?"

Jeff Meyer: "It depends on the change. If DOH had you build 3 bath houses you would have to come back before the board to amend your site plan."

Bill Hohmann made motion to close public hearing and Brian Mattison seconded.

Attorney Jeff Meyer read environmental Assessment Form. Brian Mattison made motion for negative declaration, Bill Hohmann seconded.

Vote: Ayes – 4 Nays – 0 Abstain – 0

Mr Treadway: "Is it possible that I get a copy of the resolution before it goes to the county?"

Jeff Meyer: "Sure."

Bill Hohmann: "Motion to approve contingent upon copies of all permits required prior to occupancy."

Don Bedeaux: "Where will the dump station be?"

Mr. Treadway: "1500 gallon dump station down behind the new building."

Jeff Meyer: "Do you want to make 7 day occupancy a condition?"

Bill Hohmann: "Yes."

Brian Mattison: "Is there any new lighting?"

Mr. Treadway: "No additional lighting besides a light outside the bathhouse."

Brian Mattison seconded motion.

**\*\*Resolution Included Separately\*\***

Vote: Ayes – 4 Nays – 0 Abstain – 0

**NEW BUSINESS:**

**Brian Mattison made motion to close meeting at 7:50, Chad Wilson Seconded**

Vote: Ayes-4 Nays-0 Abstain-0

Tiffany A. Ball

Planning Board Secretary, Town of Fort Ann