

**Regular Planning Board Meeting**  
**Town of Fort Ann, NY**  
**September 28, 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 28th day of September 2015 at 7:15 pm.

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

**ABSENT:** Charlie Selletti

**OTHERS PRESENT:**

Mark Miller – Code Enforcement Officer

Mike O'Connor – Jointa/Galusha – Elaine Green subdivision.

Mike O'Connor – Jointa/Galusha – Goodsell Rd Mine Project

John Davidson – President of Jointa/Galusha LLC

Jeff Lang – Engineer for the Goodsell Rd Mine Project

Gregg Grande – Grande Aggregates – Rte 4 Canal Project

Dennis MacElroy/Chris Crandall – Site Plan application – Office and Maintenance Garage -  
Buttermilk Falls Rd.

Warren Rosenthal – LG Land Conservancy- Boyers Subdivision application.

**OPEN REGULAR MEETING:**

Chairman, Donald Bedeaux called the meeting to order at 7:15 PM, with the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

- Reviewed 8/17/15 Planning Board Meeting minutes.
- Motion made by Brian Mattison to accept the 8/17/15 minutes.

Motion seconded by William Hohmann.

Vote: 6 Ayes 0 Nays 1 Abstain (Chad Wilson – did not attend the 8/17/15 meeting)

August 17, 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:**

Attorney Stockell asked Mr. O'Connor to speak to his request in July regarding a site plan application which Mr. O'Connor submitted on behalf of Jointa/Galusha LLC – Goodsell Rd Mine in 2011 for their mining and processing of consolidated stone operation on State Rte 4, north of Goodsell Rd.

The applicant is currently waiting for an Access permit from New York State for the building of a driveway from State Rt 4 to their mining facility, a four way intersection will be created at the intersection of Rte 4 and State Rte 22. .

Mr. O'Connor advised APA has signed off on this project (approval letter is in the file).

In 2011 DEC was named lead agency for this project. The Army Corp of Engineers has approved this project. An access Rd is planned from Rt 4 to the quarry which will be approximately 4300 feet in length. An adjustment is being planned for the Rt 4 and Rt22 intersection, this adjustment is with DOT at this time.

Mr. O'Connor asked the board to deem the application complete, and to schedule a public hearing for the next Planning Board meeting, 10/26/15.

A motion was made to deem the application complete, refer the application to Washington County and set the public hearing for 10/26/15. Motion was made by Brian Mattison and 2<sup>nd</sup> by Butch Barrett.

Vote: 7 Ayes 0 Nays 0 Abstain.

**NEW BUSINESS:** Lake George Land Conservancy – 2 lot subdivision on Pilot Knob Rd. The property is currently owned by the extended family of Boyers. The Lake George Land Conservancy is proposing to acquire 3.8 Acres from the Boyer's. The remaining 9.7 acres will remain with the Boyer's.

Mr. Rosenthal advised the board, the boundary lines of these lots will be amended to reflect the edge of the private right away in lieu of the middle of the Rd.

Mr. Rosenthal also advised the board that a survey is being prepared currently.

The board did request a larger and a more current survey map.

The board asked Mr. Rosenthal to obtain a list of all current property owners who share the private rd.

The board advised Mr. Rosenthal the following additional information is required prior to attending next months meeting scheduled for 10/26/15. The secretary advised this additional information would need to be received by 10/16/15.

- Boundary Line Application as well the subdivision application.
- List of property owners who share the private rd.
- APA JIF
- Full size and updated Survey map

Board advised the subdivision review and public hearing will be scheduled for the 10/26/15 Planning Board meeting. Secretary will place a Public Hearing notice for 10/26/15 in the Post Star on 10/16/15.

#### **Greg Grande – Grande Aggregates Canal Shipping operation, Old State Rte 4.**

Mr. Grande advised the board he purchased 154 Acres from Champlain Stone and is operating under the name Grande Aggregates. He is working on a "pilot" program to barge aggregate stone down the canal to New York City. New York State owns the property, Grande Aggregates is looking into the possibility of leasing or purchasing a one acre parcel from NYS, dependent upon the success of this "pilot" project.

Mr. Grande advised he is working with Cashman's Dredging, and will be using their barges for this project. Mr. Grande would like to get up and running before the canal is lowered in November. Mr. Grande was provided with a site plan application, however, it has not been completed as yet.

Cashman's is working with the Army Corp of Engineers to obtain their permit.

The board asked Mr. Grande if there was a written agreement between New York State and Grande Aggregates, Mr. Grande advised he does not have a written agreement with the State. Mr. Grande advised the board he would have the State attorneys contact Town Attorney, Mary-Ellen Stockwell. Mr. Grande was advised to have the State attorneys contact Attorney Stockwell this week, as the deadline for the next meeting (10/26/15) is 10/16/15.

#### **Dennis MacElroy/Chris Crandell – KHS Land Holdings.**

Project is to build a commercial building/maintenance garage/base of operation for his existing Excavation business. This is a 60 acre parcel on Buttermilk Falls Rd. Mr. MacElroy has submitted a request to APA for a permit. The board advised that in order to be on the Planning Board 10/6/15 meeting agenda, the site plan application would need to be submitted by 10/16/15. The board also advised that this site plan application would need to be sent to Washington County Planning Board by their deadline of 10/2/15 for their 10/13/15 meeting.

#### **William Hohman and Vanessa Bedeaux – Boundary Line Adjustment Application**

Mr. Hohmann is purchasing a parcel of property from Vanessa Bedeaux on Copeland Pond Rd. A survey map was presented, however, the map was missing the conveyance language.

Mr. Hohmann was advised a copy of the conveyance agreement and the map including the conveyance language would need to be received by the Planning Board secretary by the 10/16/15 deadline, in order to be put on the 10/26/15 agenda.

Mr. Bedeaux recused himself as he is partial owner of the property being sold to Mr. Hohmann. Mr. Hohmann also recused himself as he is purchasing the property partially owned by Mr. Bedeaux.

A motion was made to elect Chad Wilson as acting Chairman by Brian Mattison, seconded by Curt Rehm.

Vote: 5 Ayes 0 Nays 2 abstains (2 recused)

Attorney Stockwell advised Mr. Hohmann a copy of the Boundary Line Adjustment agreement along with a survey map including the conveyance language is required by counsel, and would need to be reviewed by the Planning Board.

A motion was made by Brian Mattison, seconded by Lewis (Butch) Barrett to accept the Boundary Line Application conditioned upon receipt of:

- The Boundary Line Adjustment agreement
- The survey map including the conveyance language.
- A signed Boundary Line Agreement Application signed by Mr. Hohmann

Vote: 5 Ayes 0 Nays 2 Abstains (recused)

**Misc/Correspondence:**

**Adjourn:** A motion was made by Brian Mattison, seconded by Chad Wilson to adjourn the meeting at 8:30 pm

Anne S Wilcox

Secretary