

Planning Board Regular Meeting

Town of Fort Ann, NY

November 27, 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 27th day of November, 2017 at 7:00 pm.

PRESENT:

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

ABSENT: Ruth Petteys

OTHERS PRESENT: Claudia Braymer, Tom Jarrett, Donald Pierce, Mike Morrissey,

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 10/23/2017 Meeting Minutes. A motion to accept the Meeting Minutes was made by Brian Mattison and seconded by Matthew Jones.

Vote: Ayes-6 Nays-0 Abstain-0

CORRESPONDENCE: None

OLD BUSINESS:

Andrew for Monolith Solar/Site Plan: 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 was not present. Application tabled.

NEW BUSINESS:

Donald Pierce, 241 Goodman Road, #111.-1-2/Site Plan: Acquired Yole Family Irrevocable Trust, wants to divide old farm house. Tenet wants to buy farm house. Chairman Bedeaux would like to know where septic is. Applicant believes it is at the end of the house to the right as you are looking at map. Septic has to

be 100' from well, per State code. Applicant not sure if it is. Garage across the street has no water to it. Question of whether or not septic and well are grandfathered in, as house is pre 1900. Bank will want location when house is sold. Matthew Jones asked if could subdivide with the septic issue. The septic will only be issue when goes to sell house. The bank will want location of septic and well when house is sold. Chairman Bedeaux feels if distance between the two is 100', there will be a problem down the road. Code Enforcement Officer Mark Miller explained there is an issue with banks not accepting anything before 1985. It violates the code for septic and well, which can open up the Town for liability, as banks not accepting pre-existing conditions. Motion made by Brian Mattison for Public Hearing January 22, 2017, seconded by Chad Wilson. Applicant must show distance between well and septic.

Vote: Ayes-5 Nays-0 Abstain-1

Jarrett Engineers, PLLC for Boats by George, Inc./Site Plan: Applicant wishes to expand boat storage on existing developed site at 10018 State Route 149, Fort Ann. The storm water will be enlarged. New building will be same size, color, etc. as existing buildings. Chad Wilson would like actual dimensions. It was decided actual dimensions do not appear anywhere on the application. There has been no response from APA or County. No questions or comments from the Public. It was decided to table the Public Hearing until heard from APA and County. Motion to table Public Hearing made by William Hohmann, seconded by Brian Mattison.

Vote: Ayes-6 Nays-0 Abstain-0

OLD BUSINESS:

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 presented copies of approval from APA, which is all Board was waiting for. Applicant explained to public what he was doing. No questions or comments from public. Motion to close Public Hearing made by William Hohmann, seconded by Richard Winchell.

Vote: Ayes-6 Nays-0 Abstain-0

Attorney Jeff Myer went over the SEQRA Environmental Assessment Form. Motion made by William Hohmann to make a negative declaration without restrictions. Seconded by Brian Mattison. Motion to approve application without conditions made by Brian Mattison, seconded by Matthew Jones.

Vote: Ayes-6 Nays-0 Abstain-0

Attorney Jonathan Lapper and Jeremy Treadway/Public Hearing: ADK MX Motorcross Track. Applicant wishes to make changes to track and amend the conditions placed on the original approval. Public Hearing was tabled until January meeting as there is no response from County Planning Board as of date of meeting.

Public Comment: None

Motion made by William Hohmann to adjourn meeting at 7:30 p.m. Seconded by Chad Wilson.

Ayes-6 Nays-0 Abstain-0

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

