

Regular Planning Board Meeting
Town of Fort Ann, NY
November 23, 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 23th day of November 2015 at 7:15 pm.

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

ABSENT: Charlie Selletti

OTHERS PRESENT:

Mark Miller – Code Enforcement Officer

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 10/28/15 Planning Board Meeting minutes.
- Motion made by Bill Hohman to accept the 8/17/15 minutes.

Motion seconded by Brian Mattison .

Vote: 6 Ayes 0 Nays 0 Abstain

October 28, 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:

Dennis MacElroy/Chris Crandall – 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. See meeting minutes from Public Hearing of 11/23/15.

Stephanie Bitter, Bartlett, Pontiff, Stewart & Rhodes, P.C. – representing Lauren Schmitz Trust.

A request was submitted to the Planning Board for a two lot subdivision located at 391 Goodman Rd, Fort Ann, NY 12827. The land consists of 401 acres, the applicant is requesting the acreage be split into two lots with two separate tax map numbers, one parcel would be around 250 acres and the other parcel would be approximately 150 acres. The applicant is looking for the tax map parcel to be divided in the same manner that the property is naturally divided by Goodman Rd.

Applicant is seeking a waiver of the Subdivision application as this is required by Washington County, or alternatively.

A motion to deem the Lauren Schmitz Trust, tax map parcel 111.-1-9.1 exempt from the Town of Fort Ann Subdivision approval as it is divided by a natural division (Goodman Road as the Boundary line) of the property line off Goodman Rd as it is going to be divided into two parcels, one to the north of the road and one to the south of the road. Motion made by Bill Hohman and seconded by Brian Mattison.

6 Ayes 0 Nays 0 abstains

Attorney Bitter advised she will forward the board a copy of the map and will move forward with filing and advise if the County needs anything further.

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. At last month's meeting the board had advised Mr. Rosenthal that they had concerns about the maintenance of a shared right away with other property owners on Whipple Way. The Lake George Land Conservancy is proposing the boundary line be moved from the middle of road back 25 feet, also, the Lake George Land Conservancy will not have any rights to Whipple Way or will they be required to assist in the maintenance of Whipple Way.

The Board requested the Applicant send correspondence, giving notice to all property owners on Whipple Way, advising them of the Lake George Conservancy's subdivision application. The board is also requesting the applicant mail the correspondence certified return receipt requested and provide proof of mailing along with affidavit of mailing back to the Planning Board.

The applicant is to come to the Public Hearing with proof of and an affidavit of mailing with all the parcels along Whipple Way including the Boyers, with proof that they have 1 given notice to all owners of this application and afforded them the opportunity to come before the Planning Board or alternately submit something in writing, such letter is to be submitted to the Town Planning Board office prior to the January 25th meeting deadline of 1/15/16. The board requested the applicant mail the above mentioned affidavits by December 25, 2015.

A motion to schedule a Public Hearing for the January 25th meeting at 7:00 p.m. was made by Brian Matison, seconded by Butch Barrett.

NEW BUSINESS:

Government Notice from APA has been completed and received for applicant, Janis and Ronald Jeckyl. APA has advised their permit has been received and is being processed.

Misc/Correspondence:

A motion to accept Lynn Steves resignation was made by Brian Mattison and seconded by Don Bedeaux.

Secretary Wilcox has submitted her resignation letter to the Town and provided a copy to Chairman Bedeaux which would be effective immediately.

Adjourn: A motion was made by Brian Mattison, seconded by Chad Wilson to adjourn the meeting at 8:00 pm

Anne S Wilcox

Secretary