

Fort Ann Planning Board

Meeting Minutes

January 7, 2025

The regular meeting of the Fort Ann Planning Board was called to order by Chairman Donald Bedeaux at 6:00PM with the Pledge of Allegiance.

PRESENT: Donald Bedeaux, Chairman

William Hohmann

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: Brian Mattison

OPEN REGULAR MEETING

Chairman Bedeaux opened the meeting with the election of Vice Chairman. Mr. Bedeaux asked for nominations from the Board. Mr. Wilson nominated William Hohmann, 2nd by Chairman Bedeaux.

Vote: Ayes-3 Nays-0 Abstain-0

William Hohmann was elected Vice Chairman for 2025.

Due to lack of quorum for voting, the review and approval of December 3rd, 2024 meeting minutes was tabled until the February meeting.

OLD BUSINESS

Verizon's Buck Mountain Communication Facility – Site Plan Review - tabled until the February meeting per the request of Verizon's representative.

NEW BUSINESS

Robin/Sandra Heydrick, David Manning – Boundary Line Adjustment

All parties were present. Property locations are 20 Atkinson Lane, tax map #110.-2-10 and 11 Atkinson Lane, tax map #110.-2-11.2. Proposal is to move the property line as the current boundary line is only four feet from the house. They have not reached out the APA yet.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the Boundary Line Adjustment.

Vote: Ayes-3 Nays-0 Abstain-0

349 Cleverdale LLC – Kevin O’Brien – Site Plan Review

Location of proposed project is 10915 State Route 149, tax map #111.-1-16.10. Mr. O’Brien proposes to place a commercial food trailer on said property. Hour’s of operation will tentatively be 6AM to 3PM daily.

Parking will not be an issue as there is plenty of space on site for vehicles to park.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to schedule this project for a Public Hearing to be held on February 4th.

Vote: Ayes-3 Nays-0 Abstain-0

PUBLIC HEARING

Jeffrey Backus – Subdivision

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to open the Public Hearing.

Vote: Ayes-3 Nays-0 Abstain-0

Property location is 27 Rocky Way tax map #119.-1-8.4 and #119.-1-8.3. Mr. Backus would like to take a portion from each parcel to create two new parcels. The Board was concerned about the size of the lots on the proposed subdivision and requested that Mr. Backus move the proposed line about 30 ft. to make the lots larger. Mr. Backus presented a new map with the proposed new lots now being 1.27 acres each. Mr. Backus’ proposal would be that he create 2 new lots, 1 acre each, rather than the 1.27 acres shown on the revised map. Mr. Wilson asked about the soil. Mr. Backus stated that it is sand and rock. Mr. Wilson asked if there was access from Burquist Road. Mr. Backus responded that there was. Chairman Bedeaux asked if there were any questions or comments from the public. There were no public comments.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to close the Public Hearing.

Vote: Ayes-3 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. Upon completion, a motion was made by Mr. Hohmann, 2nd by Mr. Bedeaux to declare a negative declaration.

Vote: Ayes-3 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Bedeaux to approve the Subdivision contingent on the final map clearly showing the lot sizes to be 1 acre each, and that all boundary lines are clearly marked.

Vote: Ayes-3 Nays-0 Abstain-0

PUBLIC DISCUSSION/MISC. INFORMATION

Josephine Devecchi – asked where to access Planning Board meeting minutes. Information was provided to her to access those minutes. She also questioned a prop that was left on the Bootown property at the end of the season. Mark Miller, Code Enforcement, explained that it was built on that spot and is not a stow away prop but a permanent fixture.

Mark Miller – questioned the tiny home placed in Cathy Matier’s travel trailer park. Mark will contact the county for an update and Attorney Jeff Meyer will review notes from a previous meeting to see what was

discussed. Mark also had a report from neighbors of people at 371 sly Pond Road that there are two propane delivery trucks parked at property every night.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to adjourn the meeting at 6:45PM.

Vote: Ayes-3 Naves-0 Abstain-0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary