

Planning Board Regular Meeting
Town of Fort Ann, NY
May 29,2018

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 29th day of May, 2018 at 7:00 pm.

PRESENT:

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

ABSENT:

OTHERS PRESENT: Mark Miller, Mike Morrissey, Jeremy Treadway

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 4/23/2018 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 for Solar Project. No one for Monolith Solar present, Brian Mattison made motion to table until June meeting. Bill Hohmann Seconded

Vote: Ayes – 5 Nays – 0 Abstain-0

William Dumont: Boundary Line Adjustment, 1123 Brayton Rd/East Starbuck Lane: Received maps from Mr. Dumont who was unable to be present at meeting. Jeff Meyer & Don Bedeaux reviewed maps that were left to ensure that creek had been plotted on new map. Brian Mattison confirmed that Mr. Dumont did in fact own all of the lots involved in the

boundary line adjustment request. The board further discussed the fact that Mr. Dumont isn't trying to create parcels, but simply move the boundary line. Bill Hohmann inquired about verbiage on the map and Jeff Meyer confirmed that the map didn't in fact have the verbiage on it, but that the verbiage being added could be made a condition of the approval. Bill Hohmann made motion to approve contingent upon proper language being added to mylar, Brian Mattison seconded.

Vote: Ayes – 5 Nays – 0 Abstain – 0

NEW BUSINESS:

ADK, MX Motorcross Track, 10786 State Route 149: Wishes to discuss installation of new shed and storage containers: Mr. Treadway expressed confusion of what to do with the building in question. Mr. Treadway explained that he filed a building permit with the county who advised that he needed stamped plans. Mr. Treadway then went to engineer & turned plans back into the county so that forms could be signed by Mr Miller when he comes in. All papers were signed and Mr. Treadway moved forward with beginning construction on building when Mr. Miller stopped and advised him that he had revoked his signature and that the new building needs to be reviewed with the planning board. Mr. Treadway explained that he had no choice but to keep building and went to the board. Don Bedeaux asked if the county had approved the building and Jeremy confirmed that they had. Jeremy further explained that there is a small building there already. He wanted to make it better and a little bigger. On permit he had listed a 1,000 gallon holding tank and when he changed plans, failed to remove the holding tanks from the plans even though all plumbing had been removed from drawings, he just forgot to cross out on the application. Wants to move building back some with heavy equipment. Don Bedeaux asked if anyone had any questions or issues with the changes and board members replied that they did not. Jeff Meyer explained that section 9 of the site plan law allows small adjustments without any site plan modifications provided said changes are less than a 50% expansion. Bill Hohmann made motion to give waiver & allow Mr. Treadway to make a minor modification, Matt Jones seconded.

Vote: Ayes – 5 Nays – 0 Abstain – 0

Jeremy inquired about the reasoning behind being scrutinized over storage sheds? Jeff Meyer advised him that that isn't a planning board issue. Jeremy said that they are just containers and that they are moveable. Mr. Miller spoke up and advised that the county is working with the state to decide how they want to handle these types of containers going forward, and whether they wish to require permits for these containers. He further explained that Mr. Treadway put a roof between the two containers making it a structure and therefore not moveable. Brian Mattison explained that there are a lot of those around the area and asked if they all have permits? Mr. Miller again explained that the county and state are working out the permit requirement details. Jeff Meyer told them that it is possible for them to be made a structure, but that the only way the board can do anything is if it were to be brought to the board's attention and it had not yet been.

Mike Morrissey Moving 2 storage units, going through APA & DEC: Mr. Morrissey explained that he is looking to move 2 buildings up front, leaving the trees as buffer and put in detention pond while also adding trees that way you can't see all of the boat storage from the

road until phase 2 when I do the next 2 buildings in the future. APA told Mr. Morrissey that it looked good and they are drafting letter. Bill Hohmann asked if he had the letter in hand? Don Bedeaux said that we would have to have a copy of the letter. Bill Hohmann said that once we get APA letter & copy of map, Mr Morrissey would be good to go. Mr. Morrissey asked if he could start without the Planning Board Approval and Don Bedeaux confirmed that he could not. Matt Jones asked if we could do an approval contingent upon permits from APA being delivered to Town Clerk, no ground disturbance until then? The board agreed. Matt Jones made motion to approve contingent upon APA & DEC approval. Has to have exact verbiage discussed. Bill Hohmann seconded.

Vote: Ayes – 5 Nays – 0 Abstain – 0

Doug Knight Sawmill: Mr. Miller inquired about conditions that were placed on the Doug Knight Sawmill in regards to operation when initially approved. Explained that he is now 3 to 4 times bigger. Mr. Miller is receiving noise complaints, complaints that sawdust isn't being collected and is blowing all over. Bill Hohmann said that he believed there weren't any restrictions put on the sawmill because at the time it was believed that it was a very small operation.

Don Bedeaux made motion to close meeting at 7:44, Bill Hohmann Seconded

Vote: Ayes-5 Nays-0 Abstain-0

Tiffany A. Ball
Planning Board Secretary, Town of Fort Ann