

Planning Board Regular Meeting
Town of Fort Ann, NY
June 25, 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:

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

ABSENT: Matt Jones

OTHERS PRESENT: Mark Miller, Charles Bowen, Bill McFarren, Heather Caron, 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 5/29/2018 Meeting Minutes. Motion to approve minutes by Brian Mattison, seconded by William Hohmann. 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 held on 5/29 and no one was present. Bill Hohmann made motion to table until next month. Brian Mattison seconded.

Vote: Ayes – 4 Nays – 0 Abstain-0

NEW BUSINESS:

Mark Miller- Needs survey map reviewed: Mr. Miller explained that nothing had changed with the property, they just need the map reviewed because it was changed to match what the deed said. Copies of survey map given to board members. Mr. Miller explained that the copies

include the deed, and just need the planning board's okay for them to file with the county. Jeff Meyer disclosed that he represented the Miller's when the property was purchased. Bill Hohmann confirmed that only the boundary confirmation was why it was surveyed. Jeff Meyer recommended that the board make a resolution that due to this not being an adjustment, it is exempt from mylar requirements and boundary line agreement. Brian Mattison confirmed that it had never been previously surveyed. Chad Wilson inquired about what the 200 foot buffer was for? Mr. Miller explained that their well and leachfield is failing and needs replacing. Motion to approve by Bill Hohmann with Boundary Line Agreement between two parties. Brian Mattison seconded.

Vote: Ayes – 3 Nays – 0 Abstain – 1 (Chad Wilson)

Don Bedeaux explained that the motion didn't pass and that the Millers could come back and try again next month. They will be added to the agenda.

Charles Bowen: Subdivision 87 Rathbunville Lane Whitehall, NY 12887: Mr. Bowen would like to subdivide property to sell the farm land. Don Bedeaux asked if anyone had any questions to which Brian Mattison replied that it seemed like a pretty straight forward case. Bill Hohmann made motion to accept application and set public hearing for next month. Brian Mattison seconded.

Vote: Ayes – 4 Nays – 0 Abstain – 0

Petteys Sawmill/William McFarren Route 149 Fort Ann:

Don Bedeaux: "What are you doing there?"

Mr. McFarren: "Storing Trailers."

Don Bedeaux: "What about all of the trucks torn apart?"

Mr. McFarren: "They are just being stored."

Bill Hohmann: "Are they licensed trailers?"

Mr. McFarren: "Yes they are, they sold my building on route 4 in Hudson Falls. I am here until my new building is finished being built."

Don Bedeaux: "I guess I have an issue because work is going on on the equipment there. Does anyone else have an issue with this?"

Bill Hohmann: "I have no issue with the storage but fixing equipment makes things tricky."

Don Bedeaux: "How many do you plan to store?"

Mr. McFarren: "10 trailers and 3 or 4 trucks."

Bill Hohmann: "I have seen fenders & tires by the road, can you move them because that would be an issue for APA?"

Bill Hohmann: "I would like to hear what APA says."

Brian Mattison made motion to table it until further info from APA is received. Don Bedeaux seconded with stipulation that no trucks are to be taken apart out front like they are now.

Vote: Ayes – 4 Nays – 0 Abstain – 0

Heather Caron Subdivision with Family Exemption: Heather's father is gifting her a portion of his land to build a house on. Don Bedeaux reviewed map with Heather about septic placement. Bill Hohmann made motion to accept family exemption subdivision and Brian Mattison Seconded.

Vote: Ayes – 4 Nays – 0 Abstain - 0

Jeremy Treadway ADK,MX Motorcross Track, 10786 State Route 149: Mr. Treadway wishes to discuss future campground plans for his property. He had 1500 holding tank but DOH says that after 1 year he will need a leachfield. The year is to allow all of the dirt to sit for a period of time. He further explained that he is required to have 250 working water spickets. He mentioned that it mirrors the mobile home law. Everything that he has had drawn up is by DOH specs. Bathrooms will be on backside of building that was just built. Brian Mattison asked about the line on the edge of the map. Jeremy explained that that is the 250 ft for the water line. Don Bedeaux asked if they have a septic? Mr. Treadway explained that there will be no power, no septic and no water. Mr. Treadway said that they want him to have a dump station and no tents. Brian Mattison asked what he is planning to have as his proposed schedule and hours of operation? Mr. Treadway said that it is his intention to have it follow the hours of track. Brian Mattison asked if they could stay all summer? Mr. Treadway said that he would not be allowing that because he did not want them there all summer. Brian Mattison asked what Jeremy would like to see happen? Jeremy advised that he would be happy with whatever limitations the planning board would put on it. Brian Mattison asked if camping for no more than a week would be acceptable? Bill Hohmann inquired about someone that may want to leave a camper? Mr. Treadway confirmed that he would not allow that either, he doesn't want to be a storage facility. Bill Hohmann asked if this would be considered a modification to a stieplan? Jeff Meyer confirmed that it would be but that it requires some other things that it doesn't yet meet. 4 showers and laundry facilities. Bill asked if we can approve? Jeff Meyer said no, we can only say you have enough info and refer to the town board and make a recommendation for approval. Jeremy explained that he just wanted overnight parking but that DOH said that is illegal and insisted that he apply for 20 spaces and add the water etc. Bill Hohmann made motion stating that we have enough info, referring to town board to evaluate variance request. Brian Mattison Seconded it.

Vote: Ayes – 4 Nays – 0 Abstain - 0

Bill Hohmann made motion to close meeting at 7:50, Don Bedeaux Seconded

Vote: Ayes-4 Nays-0 Abstain-0

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