

Fort Ann Planning Board

Meeting Minutes

April 2, 2024

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, Vice Chairman

Brian Mattison

Eric Pillemer

Chad Wilson

Barb Burch, Secretary

ABSENT: Jeffrey Meyer, Esq.

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the March 5, 2024 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-1 (Chad Wilson)

OLD BUSINESS

Jeremy Treadway – Site Plan Review – Country Meadows Victorian - No Show

NEW BUSINESS

Alfred Dunlop – Boundary Line Adjustment

Property location is Eastman Way, Pilot Knob, tax map #'s 73.9-1-18, 16.1 and 15. Mr. Dunlop proposes to sell a small section of the property to his neighbor. The survey map included in the packet showed the proposed adjustment.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve the Boundary Line Adjustment as shown on the survey map.

Robert DeShaw – Site Plan Review

Property location is 10398 State Route 149, tax map #110.18-1-13.1. Mr. DeShaw proposes to use the building on property to open a vehicle repair service shop. Mr. DeShaw inquired about changing land classification to commercial. Chairman Bedeaux stated that it is not necessary as Fort Ann does not have zoning. Mr. DeShaw stated that he will not be putting

up any signs. He already has outside lighting and cameras installed. Hours of operation will be 8-5 Monday-Friday. Mr. Hohmann requested that Mr. DeShaw submit his plans for an oil disposal program, and that he make sure he has followed all guidelines to be a registered repair shop.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to schedule a Public Hearing on May 7th.

Vote: Ayes-5 Nays-0 Abstain-0

Joseph and Laura Rojcewicz – Subdivision

Property location is 1237 Brayton Road, tax map #104.-2-6.1. Owners would like to subdivide their 28.2 acre lot into 2 parcels, one at 5.4 acres and the remaining lot 22.8 acres. On the smaller lot, they propose to put a double wide mobile home.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to schedule a Public Hearing on May 7th.

Vote: Ayes-5 Nays-0 Abstain-0

Devin Beck – Boundary Line Adjustment and Subdivision

Property location is 18 Taylor Woods Road, tax map #101.-2-58.7. Mr. Beck would like to move the boundary line 15 ft beyond his fence.

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

Vote: Ayes-5 Nays-0 Abstain-0

Property location of Mr. Beck's Subdivision is the corner of Taylor Woods Road and Copeland Pond Road, tax map # 101.-2-58.7 and #101.-2-58.1. Mr. Beck's proposal includes a three-lot subdivision of parcel 58.1 to create one lot to be merged with parcel 58.7; and two vacant lots.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to schedule a Public Hearing on May 7th.

Vote: Ayes-5 Nays-0 Abstain-0

PUBLIC HEARING

349 Cleverdale LLC – Harris Airfield – Site Plan Review

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

Vote: Ayes-5 Nays-0 Abstain-0

Kevin O'Brien was present to explain that he would like to lease to a local company part of the 6400 sq. ft. building located at Harris Airfield for the purpose of a bottling plant operation whose water source is a Fort Ann reservoir. Chairman Bedeaux invited the public to comment or question the project. There were no comments from the public.

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

Vote: Ayes-5 Nays-0 Abstain-0

Chairman Bedeaux went over Part 2 of the SEQRA Short Environmental Assessment Form with the Board. Upon completion, a motion was made by Mr. Hohmann, 2nd by Mr. Wilson to declare a negative declaration.

Vote: Ayes-5 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the project as presented.

Vote: Ayes-5 Nays-0 Abstain-0

PUBLIC DISCUSSION/MISC. INFORMATION

Robert Ferullo – asked about buying a piece of land from his grandmother. He stated that her parcel would be divided. Chairman Bedeaux told him that he would need to submit the Subdivision Application .

Olivia Fuller – would like to open a self-serve farm store at her farm. The Board told her that she is exempt as her land is agricultural.

Chairman Bedeaux received an email from Cathy Matier regarding the purchase of the tiny home that has to be removed from a property located at the north end of Hadlock Pond. She would like to remove an old mobile home from her property located at the south end of the pond and replace it with the new one. The Board determined that she will need to submit the Mobile Home Application to them for review.

A motion was made by Mr. Mattison, 2nd by Chairman Bedeaux to adjourn the meeting at 6:40 PM.

Vote: Ayes-5 Nays-0 Abstain=0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary

