

FORT ANN PLANNING BOARD

MEETING MINUTES

April 24, 2023

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

PRESENT: Donald Bedeaux, Chairman

William Hohmann, Vice Chairman

Brian Mattison

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: Eric Pillemer

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the March 27th meeting minutes.

Vote: Ayes-3 Nays-0 Abstain-1

OLD BUSINESS

NEW BUSINESS

David/Karen Campbell – Boundary Line Adjustment – Parcel #111.-1.24

Daniel Manna, from Darrah Land Surveying, presented a map of the above listed parcel, which is currently 1.82 acres. The proposal would add 8.76 acres to parcel for a total of 10.58 acres.

Once it was determined that the property is not located in the Adirondack Park, a motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the project as is.

Vote: Ayes-4 Nays- 0 Abstain-0

Daniel/Allison Ward – Ward Farm Subdivision Application

Applicants submitted application for subdivision at their property located at 314 Dewey's Bridge Road, Whitehall NY. Lot is currently 12.34 acres and request is to divide it into 3 lots, with lot 1 the house and barn on 5.03+ acres, lot 2 vacant on 1.04+ acres, and lot 3 vacant on 6.27+ acres. Mr. Wilson questioned the soil makeup and Mr. Ward responded that it is mostly clay soil. As there were no further questions, Mr. Hohmann made a motion to move this to a

Public Hearing, 2nd by Mr. Wilson.

Vote: Ayes- 4 Nays-0 Abstain-0

The Public Hearing will be scheduled for May 22nd.

Joseph/Laura Rojcewicz – Mobile Home Application

Applicant submitted an application for two mobile homes to be located at 1251 Brayton Road on parcel ID #104.-2-6.1. Applicants were told that Local Law only allows one mobile home. Applicants explained that one of the units would be used by family member while building a new home and then it would be removed. Planning Board suggested that they could subdivide the property or request from the Town Board a variance for a time frame set by the Town Board. Mr. Bedeaux also stated that according to code, each unit would need its own septic and well. Applicants asked if the mobile home needed to be on cement. They were told that the County makes that decision. Applicants decided to change the application request to one mobile home rather than two. Upon changing this request only one mobile home to be placed, Mr. Hohmann made a motion, 2nd by Mr. Mattison, to move this to a Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

The Public Hearing will be scheduled for May 22nd.

PUBLIC HEARING

CORRESPONDENCE/MISC. INFORMATION

Kevin O'Brien has three projects he would like to do at Harris Airfield property.

1. Project movies on the side of the hangar, like a drive-in theatre, 1 evening a month, for the months of June, July and August
2. Build a 4plex town home or apartment
3. Use a portion of the property to display/show boats/cars for dealers

All three projects would be a new use of area and all would require site plan reviews

Mary Ryther – Bootown

Mary Ryther sent correspondence to the Planning Board requesting that the Board amend some of the conditions set forth at the beginning of her project. Mr. Bedeaux stated that there would be no action taken this evening on her requests. He briefly spoke about each of her requests but reiterated that action will be taken at the May 22nd meeting. Mr. Wilson stated that he took photos of the site from Nicholson Road and it appears to him that Ms. Ryther has not carried out the terms and conditions agreed to. Mr. Wilson feels no concessions should be made until Ms. Ryther shows good faith effort to do the things she agreed to on the property. Mr. Bedeaux said that either Ms. Ryther or her representative will be attending the May meeting.

Josephine DeVecchi - As a result of the hard rains, much of the gravel from Bootown property has washed into her drainage ditch, filling it in. She spoke with Eric from DOT and he told her that they will clean it out when they come to do the culvert work. He could not give her a time frame as to when that would happen. She plans to have some work done at her property, but cannot begin until the ditch problem is resolved.

A motion to adjourn the meeting was made by Mr. Hohmann, 2nd by Mr. Wilson.

Vote: Ayes-4 Nays-0 Abstain-0

Meeting was adjourned at 6:45 PM

Respectfully submitted,

Barbara Burch

Fort Ann Planning Board Secretary