

**Fort Ann Planning Board**

**Meeting Minutes**

**August 28, 2023**

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

Eric Pillemer

Chad Wilson

Jeff Meyer, Esq.

Barb Burch, Secretary

**ABSENT:** Brian Mattison (Mr. Mattison arrived late)

**OPEN REGULAR MEETING**

A motion was made by Mr.Hohmann, 2<sup>nd</sup> by Mr. Pillemer to approve the August 28, 2023 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-0

**OLD BUSINESS**

Tyler Ennis – Premier Buildings of the Adirondacks

**ROLL CALL VOTE**

William Hohmann Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-4 Nays-0 Abstain-0

Mr. Mattison arrived at this point in the meeting

## **NEW BUSINESS**

### **Karen Towne/Susan Alexander – Subdivision**

Property is located at 588 South Quarry Lane. Project includes subdividing the property into two lots with a right of way to one of the lots so both parcels have an access road. There is a mobile home on the property and they would possibly want to put a single home on the other parcel, once divided. The sisters were informed by Attorney Jeff Meyer that this project does not qualify for family exemption. The Board told applicants that they would need to have the property surveyed and then come back to the Board with a map showing all proposed changes to the property. This project was adjourned to the September meeting.

### **Freebern Properties LLC – Melissa Freebern**

Project located at 1263 Patten Mills Road. She has purchased The Boar's Nest. Ms. Freebern has no plans to do anything different with the property itself and no structural changes to the building. Her plan is to upgrade and repair the interior of the building. Chairman Bedeaux stated that there is no Board action needed for her project.

### **Jerry Ross/ Frank Spaulding – Property Line Adjustment**

Proposed project located at 17 and 19 Needhamville Lane. Mr. Spaulding proposes to do a boundary line adjustment of his property giving Mr. Ross more acreage on his adjoining parcel. The properties will need to be surveyed and the applicants will need to return next month with a survey map. Project adjourned to September.

## **PUBLIC HEARING**

### **Cleverdale LLC – Kevin O'Brien**

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

Vote: Ayes-5 Nays-0 Abstain-0

Project located at Harris Airfield, 10915 State Route 149. Mr. O'Brien proposes to show outdoor movies on the north side of the hangar, which is not visible to traffic on State Route 149. The movies would be shown 1-2 times per month from April to October. He plans to have staff direct cars for parking or have people bring chairs and blankets and sit in the field. As there were no questions from the public, a motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to close the Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to make a negative declaration.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer reminded the Board that there was still an open question regarding sound. Mr. O'Brien stated that AM is going away so perhaps some kind of setup for Star Link to have web service with small speakers. Mr. Hohmann made a motion to approve the project with a restriction that there would be no PA system, 2<sup>nd</sup> by Mr. Pillemer.

Vote: Ayes-5 Nays-0 Abstain-0

### **CORRESPONDENCE/MISC. INFORMATION**

#### **Bootown – Mary Ryther and Ethan Hall, Architect**

Mr. Hall reported to the Board that he has been in contact with the Town Engineer, Tom Jarrett. Mr. Hall has put together a plan for the stormwater management that he has shared with Mr. Jarrett. Mr. Jarrett has reviewed it and made a couple of suggestions. Mr. Hall stated that he will update the plans according to Mr. Jarrett's suggestions in a day or so. Board members questioned the oversight on this project. Will Tom Jarrett be in charge of approving the plan, checking that the work is being done according to plan, and doing the final inspection and sign off that the work is completed? The Board all agreed that this is the way it will need to be done. The Board also required that there would need to be something in writing from Tom Jarrett approving the submitted plan before the work can begin. Mr. Wilson questioned the change in plan for the parking area to now be grass rather than gravel. He also questioned Mr. Hall about the swale on the north edge of the adjoining property. With no further questions, a motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Pillemer to approve the project with the stipulation that the Town Engineer review and accept the stormwater plan, oversee the project, and do a final inspection and sign off for completion of the project.

#### **ROLL CALL VOTE**

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Naye

Donald Bedeaux Aye                      Vote: Ayes-4 Nays-1 Abstain-0

Ms. Ryther stated that the camper on her property will be removed as soon as the ground dries out.

**Katelyn Moskos** – asked about a possible subdivision in the future at her property located at 149 Hadlock Pond Road. Plans are very preliminary and she just wanted the Board’s opinion as to whether they see anything problematic with moving forward on this project. The Board stated that the only issue they see is that the property is subject to APA regulations. Ms. Moskos has already contacted APA.

**Josephine DeVecchi** - questioned whether the proposed plan for Bootown will take care of the flooding on her property. Mr. Bedeaux stated that it will. Ms. DeVecchi also questioned the camper still being on the property. As Ms. Ryther stated earlier in the meeting, the camper will be removed as soon as the ground dries out.

A motion was made by Mr. Mattison, 2<sup>nd</sup> by Mr. Wilson to adjourn the meeting at 6:50PM.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Planning Board Secretary