

Fort Ann Planning Board

Meeting Minutes

February 4, 2025

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

Brian Mattison

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: None

OPEN REGULAR MEETING

A motion was made by Mr. Mattison, 2nd by Mr. Hohmann to approve the December 3, 2024 meeting minutes.

Vote: Ayes-3 Nays-0 Abstain-1 Mr. Wilson

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the January 7, 2025 meeting minutes.

Vote: Ayes-3 Nays-0 Abstain-1 Mr. Mattison

OLD BUSINESS

Verizon's Buck Mountain Communication Facility – Site Plan Review - tabled until the March meeting per the request of Verizon's representative.

NEW BUSINESS

10786 Route 149 LLC and Quiet Brook Farms LLC – Boundary Line Adjustment

Property location is 10786 State Route 149, tax map #111.-1-21. Edward Fitzgerald, Esq. was present to explain to the Board where the proposed adjustment would be. Project proposal is as follows; merging a 16.1+/- acre portion of tax parcel 111.-1-21 owned by 10786 route 149 LLC into adjoining tax parcel 120.-1-2 owned by Quiet Brook Farms LLC. No new parcels would be created.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the Boundary Line Adjustment provided no new parcels are created.

Vote: Ayes-4 Nays-0 Abstain-0

PUBLIC HEARING

349 Cleverdale LLC – Kevin O’Brien

Motion made by Mr. Hohmann, 2nd by Mr. Wilson to open the Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

Location of proposed project is 10915 State Route 149, tax map #111.-1-16.10. Mr. O’Brien proposes to place a commercial food trailer on said property. Hours of operation will tentatively be 6AM to 3PM daily. A member of the audience asked where the truck would be on the property and how to dispose of wastewater. Mr. O’Brien responded that the truck would be placed on the access road going into the airport and ACE carting. He also explained there would be no wastewater as the truck is self-contained and has a holding tank. The Board had no questions.

A motion was made to close the Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

Attorney Jeff Meyer went over Part 2 of the SEQR Short Environmental Assessment Form. Upon completion, a motion was made by Mr. Hohmann, 2nd by Mr. Wilson to declare a negative declaration.

Vote: Ayes-4 Nays-0 Abstain-0

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

Vote: Ayes-4 Nays-0 Abstain-0

PUBLIC DISCUSSION/MISC. INFORMATION

Paul Milligan , new code enforcement -visited Camp Little Notch recently. They have some projects they want work on. They have been in contact with APA and Washington County. Paul will give them contact information for the Planning Board so they can get necessary forms completed for us to review the proposed projects.

A motion was made by Mr. Hohmann, 2nd by Mr. A Wilson to adjourn the meeting at 6:20PM.

Vote: Ayes-4 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary