

Fort Ann Planning Board

Meeting Minutes

February 6, 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

Brian Mattison

Eric Pillemer

Chad Wilson

Jeff Meyer, Esq.

Barb Burch, Secretary

ABSENT: None

Chairman Bedeaux opened the meeting with the election of Vice Chairman. Mr. Bedeaux asked for nominations from the Board. Mr. Mattison nominated Mr. Hohmann, 2nd by Mr. Pillemer.

Vote: Ayes-5 Nays-0 Abstain-0

Mr. Hohmann was elected Vice Chairman.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the January 2, 2024 meeting minutes.

Vote: Ayes-5 Nays-0 Abstain-0

OLD BUSINESS

Crown Castle Wireless Communications – Site Plan Review

Robert Gaudio, Esq. was present to represent the applicant. This matter was tabled last month to give the applicant time to complete and submit a Full Environmental Assessment Form. That has been done. Attorney Jeff Meyer went over the SEQRA Environmental Assessment Form with the Board. Since the Board did not identify any moderate to large impacts, a motion was made by Mr. Hohmann, 2nd by Mr. Mattison to declare a negative declaration.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer had a prepared resolution which he read to the Board and offered the Board an opportunity to apply conditions to the resolution. The Board asked that the applicant comply with all regulations of the FAA. The Board also required that a reclamation bond be issued to cover costs of the removal of the tower when it is no longer needed or used.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve the project.

Vote: Ayes-5 Nays-0 Abstain-0

NEW BUSINESS

Debra Collette, Robert and Karel Collette – Boundary Line Adjustmt

Property location is 30 Pine Hill Lane, tax map #110.5-2.2. Debra Collette was present to present a map for a boundary line adjustment. The proposed adjustment includes .16 acres to include a woodshed, as the prospective buyers would like the shed included in the property purchase. Attorney Jeff Meyer noted that there is an incorrect boundary line that needs to be changed and Chairman Bedeaux stated that the shared service maintenance agreement for the road must be printed on the Mylar Map. This project was tabled until next month to prepare mylar with above listed adjustment and addition.

Country Meadows Victorian – Site Plan Review

Property location is 10786 State Route 149, tax map #111-1-21. Jeremy Treadway was present to submit his proposal for project. Proposal includes the construction of a 4500 Sq. Ft. Victorian style home to hold year round events. He would also like to construct 9 A-frame structures behind the old restaurant. He would use the restaurant building for a bathhouse. Upon completion of this project, the track would be closed. Mr. Treadway will return to the Board in April with maps and plans to share with the Board.

PUBLIC HEARING

Jerry Ross/Frank Spaulding – Subdivision

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

Vote: Ayes-5 Nays-0 Abstain-0

Property location is 17 and 19 Needhamville Lane, tax map #112.14-5-8. Mr. Ross was present to explain that Mr. Spaulding would like to do a minor subdivision in order to sell one parcel. When asked, the public had no questions or comments. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to close the Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQRA Environmental Assessment Form with the Board. Upon completion, a motion was made by Mr. Hohmann, 2nd by Mr. Mattison to declare a negative declaration.

Vote: Ayes-5 Nays-0 Abstain-0

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

Vote: Ayes-5 Nays-0 Abstain-0

Albert Daniel Middleton – Subdivision

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

Vote: Ayes-5 Nays-0 Abstain-0

Property location is corner of Pattens Mills Road and State Route 149, tax map #109.-1-19. Applicant plans to subdivide this 5.66 acre lot into two parcels, one 3.66 acres and the other 2 acres. When asked, the public had no questions or comments. The survey map is not ready yet, therefore a motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to table this project until the March meeting.

Vote: Ayes-5 Nays-0 Abstain-0

CORRESPONDENCE/MISC. INFORMATION

Kevin O'Brien – has been approached about using the airport hangar to install 2 machines for the purpose of bottling water. It would involve one truck per day filling on South Bay Road and bringing to site to fill bottles. The Board stated that the project would require a Site Plan Review Application be submitted.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to adjourn the meeting at 6:45PM.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Planning Board Secretary

