

Regular Planning Board Meeting

Town of Fort Ann, NY

May 18, 2015

A regular meeting of the Town Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Town Hall, 80 George St Fort Ann, NY on the 18th day of May 2015 at 7 pm.

PRESENT: Donald Bedeaux Chariman
 William Hohmann Vice Chairman
 Chad Wilson
 Brian Mattison
 Butch (Lewis) Barrett
 Curt Rehm
 Mary-Ellen Stockwell, Esq Attorney
 Anne Wilcox Secretary

ABSENT: Charles Sellitti

OTHERS PRESENT:

Mark Miller – Code Enforcement Officer

John Heath – Site Plan Review for proposed diner on St. Rte. 22

Ed LaPointe, CE – attending with John Heath – proposed diner on St. Rte. 22

Warren Rosenthal – Lake George Land Conservancy, Inc. – Pilot Knob Preserve Parking Lot expansion – Site Plan Review

Cliff Nelson – Owner of 10270 St Rte. 149 – multi use office building with rental apartment – General questions regarding current building use.

Mark Miller – Code Enforcement Officer – Fort Ann, NY

Open Regular Meeting:

Chairman, Donald Bedeaux called the meeting to order at 7:00 PM with the Pledge of Allegiance.

APPROVAL OF MINUTES:

- Reviewed 4/27/15 Planning Board Meeting minutes.
- Motion made by Bill Hohmann to accept the 4/27/15 meeting minutes.

Motion seconded by Brian Mattison.

- Ayes: 6 Abstain: 0 Nays: 0

April 27, 2015 meeting minutes were approved and accepted.

ORGANIZATIONAL MEETING: No organizational meeting agenda items noted.

ORGANIZATIONAL MEETING: Closed

PUBLIC COMMENTS: No Public comments.

REPORTS FROM COMMITTEES: No reports

OLD BUSINESS: None

NEW BUSINESS:

Warren Rosenthal representing the Lake George Land Conservancy Inc. – Site Plan Application submitted for the Pilot Knob Preserve Parking Lot expansion. Pilot Knob Rd, Fort Ann, NY.

- Plan is for the addition of 14 parking spaces.
- LG Conservancy is working with New York State to erect "NO Parking" and "Parking area is full" signs along Pilot Knob Rd.
- .32 Acres are to be used for the additional spaces.
- Parking lot will be gravel and located next to the existing Kiosk.
- Some trees will be removed to create the additional parking spaces, however a buffer of trees will be made between the current lot and the additional tier.

Chairman Bedeaux asked if there was a Homeowner Association located in that area. Mr. Rosenthal advised that yes, Lakewood Homeowner Association is approximately 500 feet from the parking lot expansion.

Mr. Rosenthal advised the board that previous attempts to subdivide a portion of the land owned by the Lake George Land Conservancy, and all plans and proposed septic easements have been abandoned.

In review of the submitted Site Plan application, the date on the survey map shows 3/21/2000. A separate sketch design was submitted with a current date.

Attorney Stockwell advised the board that this project would be considered an unlisted action for SEQR purposes and a short form may used.

This proposed expansion is located within the APA, therefore the board recommended that an application (JIF) be submitted to both the APA and the Lake George Park Commission.

A motion was made by William Hohmann, 2nd by Brian Mattison accepting the application conditioned upon:

- The submission of a new larger scale site plan map drawing imposing the proposed project onto the actual survey map.
- Issuing a Public Hearing notice to also be sent to The Town of Queensbury as the proposed lot expansion is on the boarder of both municipalities. This Public Hearing will be scheduled for next month's meeting, 6/22/2015 @ 7 pm.

Motion accepted: Ayes: 6 Nays: 0

EXISTING BUSINESS:

John Heath, Ed LaPointe, CE – Site Plan Application for proposed diner located at 11006 St. Rte. 22

Site Plan was presented to the Fort Ann Planning Board for review.

Applicant is proposing erection of an 1140 square foot building with would seat approximately 38-40 customers.

Mr. LaPointe advised the board that a Department of Health Application is being submitted. As the restaurant requirements are commercial, DOH will investigate the plans thoroughly. A new drive will require DOT approval, due to a slight grade change. Attorney Stockwell asked if there were drawings available of the proposed building and parking. Mr. LaPointe advised the drawings were submitted to the Building Code enforcement Department.

- Noting that the proposed diner is located in two municipalities, Granville and Fort Ann and the mailing address is Whitehall, all 3 municipalities will be put on notice for a public hearing to be held at next months' meeting, 6/22/2015.
- The board asked about the parking spaces, Mr. LaPointe advised there are standards in place for parking by the engineer. 20 parking spaces are being proposed for a single story building.
- Mr. LaPointe was advised by Ms. Stockwell that an Agricultural Impact Statement form is required pursuant to Fort Ann Town Law 283-A.
- The Secretary will provide Mr. LaPointe with directions on where to locate this form on the Town's website.
- Attorney Stockwell recommended to the board that this project be considered an unlisted action, short form SEQR purposes. A motion was made by William Hohmann, 2nd by Brian Mattison to accept the Site Plan Application conditioned upon:
 - o Receipt of the completed Agricultural Impact Statement form, 10 days prior to next months' meeting.
- Issuing a Public Hearing notice and also send to, Granville and Whitehall as the proposed project is on the town line between Fort Ann and Granville and the Applicants mailing address is Whitehall. This Public Hearing will be scheduled for next month's meeting, 6/27/2015 @ 7 pm. (This date was amended to 6/22/2015

and confirmed by Mr. LaPointe via email on 5/19/2015 by the Planning Board Secretary)

Motion accepted: Ayes: 6 Nays: 0

Cliff Nelson – advised he has purchased the building located at 10270 St Rte 149. He is utilizing this building as a mixed use business office with one apartment. There is no change of primary use at this site. Per the board, as this is an existing business use there is no site plan application needed.

Misc/Correspondence:

Secretary advised the board that Nichole Gillis, Rte 9, Fort Ann, has advised she will be submitting a FOIL request for information regarding the erection of a pole barn by Mr. Hal Haliday on his property. Mrs. Gillis did come in to the Town office and listen to the March 27, 2015 Planning Board meeting minutes on Thursday 5/14/2015.

DEC notices of Complete Application were received for:

Jointa Galusha, LLC – W of US RTE 4 & N of Goodsell Lane
Fort Ann, NY – recv'd 5/1/15

Grande Aggregates LLC – Whitehall Quarry – North of Rte 22 on St Rte
4. Recv'd 4/27/15

Adjourn:

A motion was made by Bill Hohmann, seconded by Brian Mattison to adjourn the meeting at 8:09 pm. Ayes: 6 Nays: 0

Anne S Wilcox

Secretary