

**Planning Board Regular Meeting**

**Town of Fort Ann, NY**

**July 22nd , 2019**

A regular meeting was held by the Planning Board of the town of Fort Ann, County of Washington, and the state of New York at the Fort Ann Town Hall, 80 George Street, Fort Ann, NY on the 22nd day of July, 2019 at 7:00 pm.

**PRESENT:**

Don Bedeaux	Chairman
William Hohmann	Vice-Chairman
Brian Mattison	
Chad Wilson	
George F. Smith	
Jeff Meyer.	Attorney
Tiffany Ball	Secretary

**ABSENT:**

**OTHERS PRESENT:** Mark Miller, Jeremy Treadway, Claudia Braymer, Brandon Stevenson, Pamela White, Randi White, Alpha J. White, Lisa Johnson, Jeffrey Johnson, Mike Crowe, Shannon O'Brien, and Pamela White

**OPEN REGULAR MEETING:**

Chairman Don Bedeaux called the meeting to order at 7:00 pm with the pledge of allegiance.

**APPROVAL OF MINUTES:**

-The board reviewed the 6/24/19 Meeting Minutes. Motion to approve minutes by Bill Hohmann and 2<sup>nd</sup> George F. Smith

Vote: Ayes – 4 Nays – 0 Abstain-1 (Don Bedeaux)

**CORRESPONDENCE: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

**ADK MX Motorcross/Jeremy Treadway: Extension of Hours**

Jeremy: Since the resolution from January of 2018 has gotten thrown out, we are back to the original resolution of 2016. At which time we agreed to a condition on how we test motorcycles. We ultimately came back in and asked that we follow all AMA standards which state that 20”

with 45 degree angles, with 4500 & 6000 RPM test ranges are the AMA standard. I thought that we were going with that method of testing until I was advised otherwise. I hired another sound engineer, a third party that was different from myself as well as anyone the AMA uses. This sound engineer spoke with AMA and discussed why they test the motorcycles the way that they do. AMA advised that they set testing procedures because the previous sound testing method was too inconsistent, and had too many variables that could alter the outcome. Upon completion of this sound engineer's discussion with AMA, they have provided me with the document that I have here with me tonight for the board to review. I am here tonight asking that we stick to the AMA rules. It is not only more consistent, but it allows me to go to a rule book and know exactly what I need to be checking for and following without any room for error.

Part 2 to my request is in regards to the length of open vs not open hours. As we all know, April and May can be questionable months in terms of weather. Last year was a great year for us, but this past spring much like our first, we were hit hard with wet weather. I am not looking for new hours, or for new days. I am simply looking to go into Thanksgiving. Going back to the 2016 resolution, we currently run April 23<sup>rd</sup> to October 15<sup>th</sup>. I am looking to extend our season to be April 1<sup>st</sup> through Thanksgiving, or that last weekend in November if that's any easier. I don't want any additional hours, or days and everything else that we previously agreed upon is perfectly fine, I'd just like to extend the season a little. I have had people say that there are no leaves on the trees in November so they don't like that idea of extending, but there are no leaves on the trees in April either.

Don: Okay, this all makes sense. We will need to send it to public hearing.

Chad Wilson: Motion to move this to public hearing, Bill Hohmann 2<sup>nd</sup>.

Ayes-5 Nays-0 Abstain-0

### **Brandon Stevenson: Subdivision for 43 Stevenson Way Fort Ann, NY**

Brandon: I am just looking to subdivide a piece of property.

Don: Who owns the dirt road?

Brandon: Everyone, it's mostly family but there's an easement.

Brian: What is the lot size?

Brandon: Right now it's 16.6. I haven't had it surveyed yet, so I am not sure how big the final numbers will be.

Brian: Is there anything on the lots?

Brandon: No, just an old Christmas tree farm that is very overgrown.

Don: You will have to go to Adirondack Park.

Brandon: We talked to them, they said that we are all set, but that they will send a letter.

Jeff Meyer: The board needs to confirm that each property has access to Buttermilk Falls Rd.

Brandon: So I need to get an easement for each lot?

Don: Yes, that's correct.

Don: Motion to move to public hearing, Chad 2<sup>nd</sup>.

Brandon: When I called, I was told that because it was land being sold between family, that it would likely be exempt; is that correct?

Jeff Meyer: It could fall under the family exemption guideline, but we would still need stamped & surveyed maps.

Brandon: Okay, so I just need to get it surveyed and bring in the maps?

Don: Yes.

### **Fort Ann Super Stop: Site Plan Amendment Request**

Pam Harris: We have been in that building for twenty years and are running out of room in the store. I am looking to replace the storage container that is outside with an office trailer temporarily until we secure the funds to build on.

Bill: Is the trailer permanent?

Pam Harris: No temporary, max 5 years but hopefully not that long.

Brian: Is it just an office? Will anyone be living there?

Pam Harris: No, just an office; not a residence.

Jeff Meyer: Based on the info brought before the board, it wouldn't be inappropriate to make this exempt as it is less than 50% of the space.

Bill: Motion that temporary trailer is not to be inhabited, deemed exempt as not to take up 50% of the store. Chad Wilson 2<sup>nd</sup>.

Ayes-5 Nays-0 Abstain-0

Don: Please do the skirting on the trailer though, it will make it look so much better.

Pam Harris: Would you like a picture of it once it's completed?

Don: That would be great if you could do that.

Bill Hohmann motion to adjourn, Brian 2<sup>nd</sup>.

Ayes-5 Nays-0 Abstain-0

### **Don Pierce- Major Subdivision for Goodman Rd Parcels 11.-1-2.1 & 111.-1-27:**

Don: Opened Public Hearing

Mike Crowe: Turning 1 lot into 6. Just over 100 acre lot being divided with the smallest lot being just under 3 acres. Context is strictly subdividing. The lot sizes are keeping with the general sizes in the area. There is no new road being created and all current access is from Goodman Rd, and there is no development at all listed in the current application.

Audience: Do you have interested buyers? My son has been trying to contact him for months with no response, can we leave our contact info with you tonight?

Mike: Sure, I am not representing him in that manner but would be happy to pass your information along.

Bill Hohmann made motion to close public hearing. George F. Smith 2<sup>nd</sup>.

Ayes -4 Nays-0 Abstain-1(Chad Wilson)

Bill: There are no timber rights, not in the Adirondack Park etc?

Mike: To the best of my knowledge, no.

Don: Does he have buyers?

Mike: Not that I know of. There is interest, but nothing official although I do know his intention is to sell the parcels.

Don: When he was here less than a year ago, he said that he would never sell any of this land.

Mike: Well times change.

Brian: Survey was done in the winter and temporary markers were put into place. Will they be doing a final survey with final pins put in?

Jeff Meyer: You can set a condition that pins be placed.

Jeff Meyer read SEAF

Brian Mattison made a negative declaration and Bill Hohmann 2<sup>nd</sup>.

Ayes-4 Nays-0 Abstain-1 (Chad Wilson)

Bill Hohmann made motion to approve the subdivision with the stipulation that iron pins be set, and recorded on mylar. Brian 2<sup>nd</sup>.

Ayes-4 Nays-0 Abstain-1 (Chad Wilson)

Ayes – 3 Nays – 1 (Chad Wilson) Abstain – 0

**Public Comments:**

Brandon (no last name recorded) & Francis Martindale: We had a cell phone repair store across from Walmart, we are now getting into collectables here in Fort Ann. I have the last lot in the village, and we were wondering if you require anything from us?

Don: No, we have no jurisdiction on village properties.

Francis: Okay, thank you very much.

Don Bedeaux made motion to adjourn meeting, Brian Mattison 2<sup>nd</sup>.

Ayes – 5 Nays – 0 Abstain - 0

Tiffany A. Ball

Planning Board Secretary, Town of Fort Ann