

FORT ANN PLANNING BOARD

MEETING MINUTES

July 24, 2023

The regular meeting of the Fort Ann Planning Board was called to order by Chairman Donald Bedeaux at 6:00 PM with the Pledge of Allegiance.

PRESENT: Donald Bedeaux, Chairman

William Hohmann, Vice Chairman

Brian Mattison

Eric Pillemer

Chad Wilson

Jeff Meyer, Esq.

Barb Burch, Secretary

ABSENT:

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the June 26, 2023 meeting minutes.

Vote: Ayes-5 Nays-0 Abstain-0

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARING

Tyler Ennis – Premier Buildings of the Adirondacks

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 10270 State Route 149. Mr. Ennis would like to use the existing building on the property as office space for the retail sale of portable buildings such as sheds, garages, cabins, and barns. Buildings would be showcased on the property and range in size from 8'x12' to 12'x32'. He plans to display 15 to 20 buildings on the property. Mr. Ennis has been in contact

With APA and there are no unresolved issues with them. Chairman Don Bedeaux invited the public to comment. Dana Ellsworth asked if the back lot of the property was going to be used; Mr. Ennis replied no to that question. Josephine DeVecchi asked the location of the property. Mr. Bedeaux asked where the office would be located. Mr. Ennis responded that the office would be located on the 1st floor of the building currently on site. As there were no further questions or comments from anyone 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 SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to declare a negative declaration.

Vote: Ayes-5 Nays-0 Abstain-0

The Board will vote on the status of this project at the August meeting when they will have the report back from Washington County Planning Agency.

349 Cleverdale LLC. – Harris Airfield

No representative present for this project.

CORRESPONDENCE/MISC. INFORMATION

Bootown - Mark Miller, code enforcement, reported that the Bootown property has been mowed. Attorney Jeff Meyer is compiling a written order of approved changes to the initial resolutions, as well as the still standing resolutions, with a date to comply, or court action will be taken. The Board is still waiting to hear from Jarrett Engineering. Chairman Don Bedeaux stated that Jeff Meyer will contact Jarrett Engineering.

Pilot Knob Cell Tower – Mark Miller spoke with John Morrison regarding updating the cell tower. The plan is to remove 6 antennas and replace with 9 antennas. Mr. Morrison has been in contact with APA and was told he would need to contact the Fort Ann Planning Board. The Board determined that since there is a change to the tower, the project will need a Site Plan Review.

Corner of Echo Bay and Isom Bay Lane – Mark received complaints about this property. Owner Tim ? had previously come before the Board asking for permission to live in a travel trailer on this property while he built his home. He has now leveled the lot and has his landscaping equipment on the property. He had signs on the property advertising a business. He hasn't done any stormwater runoff maintenance and apparently there is runoff on the property. Jeff Meyer stated that, depending on where he is, he may not be able to open a business, as Pilot Knob has zoning, which does not allow any commercial business. Mark will make a visit to the property.

Crossett Lake – Mark reported that this location is the former Boy Scout Camp and has been purchased to renovate to a family compound. Jeff Meyer advised the Board that the owner needs to submit something stating exactly what the plans are for the property in order for the Board to determine whether or not it requires a Site Plan Review.

Ellsworth Property – Mark has not yet received an answer to the letter he sent to “cease and desist” activity on the land. Dana Ellsworth, property owner was present to explain that the company is demobilizing and moving out immediately as their lease has expired. Mark explained that through that lease the property designation changed from rural to commercial/industrial, which required a Site Plan Review for change of use. Ms. Ellsworth stated that it would be changing again as it will be used for farming. Mark asked if the gravel road put in would be removed and Ms. Ellsworth stated that yes, the road would be removed and the entire field would be planted with corn. Ms. Ellsworth then asked if there was a rule that she could not put a road on her property. Mark replied that when you do something on your property that changes the category from rural to commercial it requires a Site Plan Review. Ms. Ellsworth was told by the lessee that they had taken care of all requirements for the use of the land. Attorney Jeff Meyer stated that it sounds like he, as Town Attorney, and the Ellsworth’s, as property owners, need to close things out and reach a final resolution.

Josephine DeVecchi – Regarding Bootown, her understanding is that Bootown will not be allowed to open until the issues of stormwater drainage have been resolved. Don Bedeaux said that is correct, that was decided at the April or May meeting. Mr. Bedeaux said that there are now so many things to comply with that she will need to complete just about everything before she can open.

Katelyn Moskos – asked about the status of the camper on the property at 3146 Sunset View Way. Mark said he is waiting on paperwork from Attorney Jeff Meyer. Mark also stated that when he served his activity/investigation form to property owner he advised him to move the camper away from the water, sewer, electrical connection. Mark has not been back to see if that was done.

Brian Mattison – asked about the status of John Armstrong’s tiny home placed on his property on Copeland Pond Road. Mark stated that he is waiting on paperwork from Attorney Jeff Meyer.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to adjourn the meeting at 6:30 PM.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted

Barb Burch

Planning Board Secretary

