

**Planning Board Regular Meeting**

**Town of Fort Ann, NY**

**July 27<sup>th</sup> 2020**

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 24th day of August, 2020 at 7:00 pm.

**PRESENT:**

Don Bedeaux                      Chairman

Brian Mattison

Chad Wilson

George F. Smith

Jeff Meyer                      Attorney

Tiffany Ball                      Secretary

**ABSENT:** William Hohmann

**OTHERS PRESENT:** Mark & Colleen Rich, and Jeff Anthony,

**OPEN REGULAR MEETING:**

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

**APPROVAL OF MINUTES:**

Don Bedeaux: Does anyone have any changes to the minutes?

Chad Wilson made motion to approve as corrected, George F. Smith 2<sup>nd</sup>.

Vote: Ayes – 4 Nays – 0 Abstain-0

**CORRESPONDENCE: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

**Mark & Colleen Rich of Northeast Crane Mat Corporation:**

Don: What do you have?

Mark: A proposal to build a sawmill.

Don: What are you doing up there, like rough lumber?

Mark: No, we manufacture crane mats.

Mark: (referring to application) We are trying to propose 60 feet on this one side here because 45 feet will be a bit too tight.

Brian: Pole barn type structure?

Mark: Yes, all except this one, it will have concrete etc.

Don: Jeff, will he still have to go to the state for that to tell him what he is doing?

Jeff: It is good practice to do so, to go to the county and just confirm it's okay to do that.

Brian M.: Where is your closest permanent resident?

Colleen: They are about a mile and a half to two miles further North.

George: This looks like quite a production. How many people are you looking to employ?

Colleen: During full production we are hoping to have a crew of 8 or 9.

Brian: Motion to move to Public Hearing in August, Chad 2<sup>nd</sup>.

Ayes – 4 Nays – 0 Abstain – 0

**Jeff Anthony of Studio A Representing Jeff Edwards:**

Jeff A.: We represent Jeff & Lisa Edwards and they own a parcel off of Whipple Way. Our application is to create a subdivision and there is no new construction proposed for this subdivision. There are 4 lots, lot 1 is occupied by a single family dwelling built in 2018, they gifted it to 1 of their children. The pain parcel is lot 2 which is 13 acres that will remain in Jeff & Lisa's ownership where they have their single family home and other buildings, lot 3 is 2 acres and 4 is 1.1 acres that they are looking to have kept forever wild and deeded to a land conservancy. The Adirondack Park Agency reviewed and on 6/21/20 they issued a permit but to summarize, the conditions are that there will be no new construction allowed on lot 1 or 2 without further agency approval.

Don: What did you say about the big lot?

Jeff A.: That is lot 2 and will remain in Jeff & Lisa Edwards ownership as part of their estate. There will be an easement allowed for sewage waste treatment for lots 1 & 2.

Chad: So currently lot 3 and 4 already exist or are they being created?

Jeff A.: They are being created.

George: Why are they being created?

Jeff A.: For purposes of donating to a land conservancy and I believe it is set up at 2 parcels for tax purposes.

Jeff A.: I have an inventory of building on lot 1 & 2, if needed.

Brian: Whipple Way is a private road or public road?

Jeff A.: It is a private road, and all other owners have easements granted to them for right of passage.

Jeff A.: I also have a letter from Dickinson's stating that the sewer system is capable of handling much more waste than what is currently utilized for lots 1 & 2.

Chad: What is this 40 foot easement?

Jeff A.: That was an error and the surveyor removed it.

Chad: Then I would ask that we have a current map because the side notes said "not all improvements are shown."

Don: Any other questions guys?

Chad: What about the differential between the acreage on the map and the acreage on application, will that be a problem?

Jeff A.: The acres listed on the APA permit are correct, the park agency was negotiating what was actually going to be the acreages.

Don: Okay, so this map is correct then.

Jeff A.: We submitted back in February and since the APA has been tweaking.

George: I would like to see a larger map before we move it to public hearing.

Jeff Meyer: Mr. Chairman you typically like for me to review easements? Do you want me to do that now, after or not at all?

All board members: Right away, there is a lot going on there.

Brian: All of those houses on the end, that are close together. Do they all have wells? Where does their water come from?

Jeff A.: I have no idea where their water comes from, but they are way more than 100 feet away from the sewer system. I don't believe the surveyor has that information to be honest with you.

Brian: We would like to see as much information on it as you can get.

**Public Comments:**

Don: We have a Treadway issue.

Jeff M.: I can recap publicly what is public. As you may be aware, there is a lawsuit pending relative to ADK MX and Jeremy Treadway, the petitioners filed for motion of judgement. The decision came out and the decision requires Treadway to submit an engineer plan with proposal to mitigate noise and sound impacts, had a 60 day timeline to submit. He did submit a plan and that is essentially where things currently sit. If you want to discuss it, we can; but I recommend that you go into executive session.

Don: Motion to go into executive session, Brian 2<sup>nd</sup>.

Ayes – 4 Nays – 0 Abstain – 0

Brian: Motion to close executive session, Chad 2<sup>nd</sup>

Ayes – 4 Nays – 0 Abstain – 0

Brian motion to close the meeting at 7:41pm, George F. Smith 2<sup>nd</sup>.

Ayes – 4 Nays – 0 Abstain - 0

Tiffany A. Ball  
Planning Board Secretary, Town of Fort Ann