

Fort Ann Planning Board

Meeting Minutes

July 2, 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, Vice Chairman

Brian Mattison

Eric Pillemer

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT:

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve the June 4, 2024 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-1 Chad Wilson

OLD BUSINESS

NEW BUSINESS

Robert Kendall – Boundary Line Adjustment

Property location is 1723 and 1725 Pilot Knob Road, tax map #'s 73.5-1-13 and 73.5-1-14. Matthew Webster, from VanDusen and Steves Land Surveyors, was present to represent Mr. Kendall, who is proposing to convey an area about 125 sq. ft. from property at 1725 Pilot Knob Road to 1773 Pilot Knob Road in order to construct a new dock. This adjustment will not create any new lots. Mr. Kendall has already received a non-jurisdictional determination from APA. He has also been in contact with the Lake George Park Commission regarding the dock and they have no objections to the plan he submitted. Mr. Wilson questioned whether it would be a problem because it is in an irrevocable trust. Attorney Jeff Meyer stated that it would not be a problem for this Board.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve the Boundary Line Adjustment.

Vote: Ayes-5 Nays-0 Abstain-0

Thomas/Pamela Tyminski – Family Subdivision

Property location is 1463 Farley Road, tax map #119.-2-49.1. The Tyminski's would like to subdivide acreage into 3 building lots for their children. Not sure how much acreage is there, possibly 5 acres? Property is located in the Adirondack Park so they will need to contact APA for their approval. They will also need to have the property surveyed and submit maps to the Board. This matter was adjourned to give Tyminski's time to get a survey done and contact APA. They will let us know when they are ready to proceed.

349 Cleverdale LLC – Site Plan Review

Property location is 10915 State Route 149, tax map #111-1-16.10. Mr. O'Brien proposes to do several different projects on his property listed as follows: 8-10 contractor condos, 3 hangar buildings, 3-5 duplex housing units, a welcome/rest stop area containing 2-4 buildings. He plans for the development to take place over the next 2-7 years, possibly beginning this fall. The Board will require detailed information and footage of the construction area for each project.

PUBLIC HEARING

Jeremy Rojcewicz – Mobile Home Application

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

Vote: Ayes-5 Nays-0 Abstain-0

Mr. Rojcewicz explained that he plans to place a 28x 60 double wide trailer on his property. It will be placed on a slab and will have skirting around it. There were no questions from the Board or the public.

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 Part 2 of the SEQR Short 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, with the stipulations that the structure is 100 feet from every property line and that owner is in compliance with all code enforcement regulations.

Vote: Ayes-5 Nays-0 Abstain-0

PUBLIC DISCUSSION/MISC. INFORMATION

Mark Miller – reported that he has been dealing with some violations to the Short Term Rental Agreements. He has been sending out letters to those in violation. He also spoke with Robert Rolleston, owner of property at 550 Clay Hill Road about applying for a trailer camp permit. Mark has also had complaints about a property at Kattskill Bay owned by Timothy Contagoris (Sp.?). Mark sent owner a letter for violation of the travel trailer ordinance. There is a travel trailer set up on the property which owner claims he is not using. Owner has basically clear cut the lot which, according to neighbors, is creating a runoff problem. Mark stated that APA and the LGPC have not found any violations, and Fort Ann Highway Supervisor, Paul Winchell, visited the property and saw no problems.

The owner of property at 8 Callahan Lane asked what she needed to do to put a trailer on her .77 acre property. She was told that the first thing to do is ask the Town Board for a variance because her property is less than 1 acre.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to adjourn the meeting at 6:55 PM.

Vote: Ayes-5 Nays-0 Abstain=0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary