

FORT ANN PLANNING BOARD

MEETING MINUTES

June 26, 2023

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

Mary-Ellen Stockwell Capasso, Esq.

Barb Burch, Secretary

ABSENT:

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the May 22, 2023 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-1 Eric Pillemer

OLD BUSINESS

NEW BUSINESS

Tyler Ennis – Premier Buildings of the Adirondacks – Site Plan Review

Property located at 10270 State Route 149. Mr. Ennis would like to use the existing building on property as office space for the retail sale of portable buildings such as sheds, garages, cabins, and barns. Buildings would range in size from 8'x12' to 12'x32'. He would display 15 to 20 buildings on the property. Mr. Ennis is currently working with APA and he presented a letter to the Planning Board to that effect. Mr. Hohmann asked about using the buildings for storage and Mr. Ennis stated that they are for retail sale only, no storage use on the property. Mr. Bedeaux stated that the project would need to be referred to the County and have a Public Hearing.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to refer project to the County and schedule a Public Hearing for July 24th.

Roll Call Vote

William Hohmann	Aye			
Brian Mattison	Aye			
Eric Pillemer	Aye			
Chad Wilson	Aye			
Don Bedeaux	Aye	Vote: Ayes – 5	Nayes – 0	Abstain – 0

349 Cleverdale LLC – Harris Airfield – Site Plan Review

Project is located at 10915 State Route 149. Kevin O’Brien stated that his plan is to project movies on the side of the hangar, similar to a drive-in movie. Mr. O’Brien would like to show one movie per month for the months of April through November. Sound will be projected by either radio or WYFI. There will be parking for about 80 cars, with airport staff directing the vehicles for parking and exiting. There will be porta potties on the premises for the public’s use. Mr. O’Brien plans to install motion lights on the building for lighting purposes. There will be no major signage installed on property, perhaps a portable sign announcing the movie. The movie projection will be on the back side of the building so it will not be distracting to traffic on Route 149.

A motion was made by Mr. Wilson, 2nd by Mr. Pillemer to schedule a Public Hearing on July 24th, and refer this project to the County.

Vote: Ayes-5 Nayes-0 Abstain-0

PUBLIC HEARING

Mary Ryther – Bootown – Amendments Request List

Mr. Bedeaux stated that the Public Hearing was open. Ethan Hall, from Rucinski Architecture, stated that he is representing Mary Ryther for this hearing. Mr. Hall stated that his understanding of the situation is that the biggest problem is that there needs to be a stormwater management system in place on the property. He also stated that the camper currently sitting on the property is going to be removed. Mr. Bedeaux asked if anyone in the audience had any comments or questions. There were no comments or questions from the public.

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

Vote: Ayes-5 Nayes-0 Abstain-0

Chairman Bedeaux read each amendment request as follows:

A. Small truck camper to remain on property year round

Roll Call Vote

William Hohmann Naye

Brian Mattison Naye

Eric Pillemer Naye

Chad Wilson Naye

Donald Bedeaux Naye Vote: Ayes-0 Naves-5 Abstain-0

B. Grass/Gravel Parking Lot

Mr. Bedeaux reported that the original agreement was that the parking lot would be graded level, with a gravel base. The work would be done by June. To date, it has not been done. Mr. Hall stated that he and Tom Jarrett, the Town Engineer, have been conversing and the plan is to install a stormwater swale that will drain to the lower portion of the property and stop the water from going to the neighbor's property. All work done to install swale and improve parking lot would have to meet the Town Engineer's standards and all work would need to be inspected and approved by the Town Engineer.

Roll Call Vote

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-5 Naves-0 Abstain-0

C. Lights on Parking Lot Fence to Remain Year Round

Mr. Hall stated that the lights would only be lit in October when she is there. The rest of the time they would be powered down.

Roll Call Vote

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-5 Nays-0 Abstain-0

D. Removal of Pallets from Property

Pallets continue to be an eyesore on the property

Roll Call Vote

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-5 Nays-0 Abstain-0

E. Shed to Remain on Property

Ms. Ryther would like to put a shed on the property that would be used for games in season and storage off season. Shed would be smaller than 12'x12'.

Roll Call Vote

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-5 Nays-0 Abstain-0

F. Use Parking Lot for Winter Storage of Boats and RV's

Roll Call Vote

William Hohmann Naye

Brian Mattison Naye

Eric Pillemer Naye

Chad Wilson Naye

Donald Bedeaux Naye Vote: Ayes-0 Naves-5 Abstain-0

G. Removal of the \$5,000 Escrow Account

Roll Call Vote

William Hohmann Naye

Brian Mattison Naye

Eric Pillemer Naye

Chad Wilson Naye

Donald Bedeaux Naye Vote: Ayes-0 Naves-5 Abstain-0

Attorney Mary-Ellen Stockwell Capasso went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to declare a negative declaration.

Vote: Ayes-5 Naves-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve moving project forward.

Vote: Ayes-5 Naves-0 Abstain-0

PRESENTATION – WASHINGTON COUNTY PLANNING AGENCY

Pamela Landi from Washington County Planning gave a Power Point Presentation explaining the roll of her office as well as her role to support the towns in Washington County. She also spoke about the various training sessions that are offered. A hard copy of her presentation is available in my office for anyone interested in learning more about Washington County Planning.

CORRESPONDENCE/MISC. INFORMATION

Michael Rathbun expressed his concerns about Solar Farms taking over properties in Fort Ann. He encouraged the Planning Board to work with the Town Board to put tough regulations in place to discourage people or companies from installing Solar Farms in Fort Ann.

Dana Ellsworth – Mark Miller, Code Enforcement Officer, sent a Notice of Violation of Site Plan Review to the Ellsworth's in regard to their property located on Route 149. Mr. Miller stated that the property is listed as rural on the assessment, but is currently being used for commercial business. The property was cleared, and according to Ms. Ellsworth, originally was going to be used for agricultural purposes. However, it is currently being used as an equipment training facility for workers involved with Champlain Power Express. When asked what her plan was for future use of the land, Ms. Ellsworth stated that she doesn't know what she wants to do with the land. The current lease expires in July and Ms. Ellsworth does not know if the current tenant plans to lease again. Mr. Bedeaux told Ms. Ellsworth that the Town has received numerous complaints about traffic and dust. Mr. Bedeaux explained to Ms. Ellsworth that if the company wants to extend the lease, they would need to attend the Planning Board Meeting on July 24th to explain to the Board what they are doing and a time frame for how long they will be there.

Mark Miller, Code Enforcement, reported that "Tiny Homes" are considered mobile homes and subject to the same regulations. The home in question is on property owned by John Armstrong, Copeland Pond Road. Mr. Miller stated that both he, and the County advised Mr. Armstrong to cease work on the property as the mobile home would have to be removed. To date, Mr. Armstrong has ignored the requests of both the Town of Fort Ann and the County. The APA apparently is not aware of the situation yet. The Town and County will be working together to file against Mr. Armstrong to have the mobile home removed from the property.

A motion was made by Mr. Hohmann, 2nd by Mr. Bedeaux to adjourn the meeting at 7:25 PM.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Fort Ann Planning Board Secretary

