

## **FORT ANN PLANNING BOARD**

### **MEETING MINUTES**

May 22, 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

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

**ABSENT:** Eric Pillemer

### **OPEN REGULAR MEETING**

A motion was made by Mr. Wilson, 2<sup>nd</sup> by Mr. Hohmann to approve the April 24, 2023 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-0

### **NEW BUSINESS**

#### **Dale/Laura Baldwin and Frederick Baldwin – Boundary Line Adjustment – Tax Map #101.-1-2 and Tax Map #101.-1-37.1**

Elizabeth Little, Esq. was present to explain the new boundary lines. There was a dispute over a crushed stone driveway going over the boundary line and fill had run off over the line also. Engineer Tom Jarrett designed plans to remove fill and improve slope with regards to runoff. Fill was removed and slope improved to everyone's satisfaction. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to approve the project.

Vote: Ayes-4 Nays-0 Abstain-0

### **PUBLIC HEARING**

#### **Joseph/Laura Rojcewicz – Mobile Home Application for Permit**

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

Vote: Ayes-4 Nays-0 Abstain-0

Property located at 1251 Brayton Road, Fort Ann, tax map #104.-2-6.1. Applicants are looking to place one double wide on lot. Applicants state that it is a separate lot with a separate deed. There were no questions from the Board or the public. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to close the Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to make a negative declaration.

Vote: Ayes-4 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to approve the project.

Vote: Ayes-4 Nays-0 Abstain-0

### **Daniel/Allison Ward – Ward Farm Subdivision**

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to open the Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

Property is located at 314 Deweys Bridge Road, Whitehall. Applicants submitted application to subdivide a 12.34 acre lot into 3 separate lots. Lot 1 would have the house and barn on 5.03 acres, lot 2 vacant on 1.04 acres, and lot 3 vacant on 6.27 acres. There were no questions from the Board or the public. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to close the Public Hearing.

Vote: Ayes-4 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to make a negative declaration.

Vote: Ayes-4 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to approve the project.

Vote: Ayes-4 Nays-0 Abstain-0

### **OLD BUSINESS**

#### **Bootown – David Deeb present to represent Mary Ryther**

Mary Ryther sent a list of amendments she would like to see to the stipulations placed on her by the Planning Board. They are as follows:

- A. Truck camper to remain on property year round  
Mr. Mattison made a suggestion that perhaps the camper could be replaced with a shed
- B. Parking Lot  
Mr. Hohmann feels that the stormwater management has to be mitigated. The Board feels that an engineer is needed to develop a plan for storm runoff, and then Mary could submit the plan for the Town's engineer to look over,
- C. Lights on fence to remain year round  
Mr. Bedeaux questioned if they would be on year round and the answer was no. They would only be lit during operation of the seasonal business.
- D. Pallets to remain on property  
Board members felt the condition of the property is not what was agreed to. Mr. Wilson has pictures of the mess left on property. Mr. Wilson feels that there should be no change to stipulations set forth by the Board until the parking lot situation is resolved. Mr. Hohmann stated that pallets were supposed to be removed from property once Bootown closed for the season. The pallet fence currently on the property is falling down. Mr. Hohmann stated that the mess there now needs to be cleaned up and decent looking fence needs to be put up. Lawn maintenance was supposed to be done regularly. Mr. Gannon, who is to handle the upkeep of the property, said that as soon as the culvert is repaired, he can get equipment on the property to clean it up.
- E. New shed for indoor games  
If shed is 12x12 or larger, a building permit will be required.
- F. Use parking lot for winter storage of RV'S and boats  
Board not in agreement with this
- G. Removal of \$5000 escrow account  
Board not in agreement with this

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to schedule this request list for a Public Hearing on June 26, 2023, with a referral to the County, and with an engineer report as it pertains to the parking lot.

Vote: Ayes-3 Nays-1 Abstain-0

### **CORRESPONDENCE/MISC. INFORMATION**

Kevin O'Brien presented a map showing his plans for two different projects he is considering.

1. Outdoor movie night  
The plan is to project movies on the hangar door one night per month for the months of June, July and August. The movie night would be from 7:30 to 10:30PM. There would be parking for 80 cars, 1 vehicle every 10 feet. The airport staff would direct the cars for

parking and exiting. The movie would be projected on the back side of the building so there would not be an issue of distracted drivers going by on State Route 149. There would be 2 port-a-potties on site.

2. Display Area for Vehicles

The plan is to have a display area 260 ft along Route 149 between the utility poles from May to September for boats, sheds, vehicles, equipment, etc. There would be 20 ft. between each display item for a maximum of 10 display items. The display area would be located 40 ft. back from the shoulder of the highway. All display items will be removed by the end of September. Mr. O'Brien would need to contact DMV and DOT for clarification of any regulations on their end such as permits needed, number of vehicles allowed, etc.

A site plan review application will need to be submitted for both projects and the projects will need to be referred to the County for review.

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Wilson to schedule the projects for a Public Hearing on June 26, 2023.

Vote: Ayes-4 Nays-0 Abstain-0

Tyler Ennis – Premier Portable Buildings

Mr. Ennis is renting property at 10270 State Route 149, Fort Ann and would like to use the building on the property for office space and the property to place 15-20 sheds for display purposes. He is currently working with APA to address their demands. Mr. Ennis was told that he will need to complete the site plan review application and get it to Mrs. Burch at least ten days prior to the June meeting in order to be put on the agenda.

Mark Miller – Code Enforcement

Mr. Miller reported that he visited the site on State Route 149 owned by Dana and Rubin Ellsworth. There is a shale road all around the cleared property and new equipment parked there. Apparently, the lot is being used to train workers on the operation of the equipment for the power line project that is coming, starting in Canada and going to New York City. Mr. Miller's concern is not with the company doing the training as that is temporary, but that the owners of the land have made no solid commitment as to what will be done with the property in the future. As the owners of the land are in violation of the site plan review, Mr. Miller will issue a violation notice so that a discussion can be held with the property owners about future use of the land.

Mr. Miller also had a call from Keystone Fireworks Company. They would like to set up a sales tent at Go-Slow Shop on State Route 149. Mr. Miller informed them that the Town has no

regulations that would prohibit them from tent sales but they should contact APA to make sure there are no regulations on their end.

A motion was made by Mr. Hohmann, 2<sup>nd</sup> by Mr. Mattison to adjourn meeting at 7:05PM.

Vote: Ayes-4 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Fort Ann Planning Board Secretary