

Fort Ann Planning Board

Meeting Minutes

May 7, 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

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: Chad Wilson

OPEN REGULAR MEETING

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the April 2, 2024 meeting minutes.

Vote: Ayes-4 Nays-0 Abstain-0

OLD BUSINESS

NEW BUSINESS

Robert Ferullo – Family Subdivision

Property location is 11285 State Route 22, Comstock, NY., tax map #96.-1-2.1. Property owner Marilyn Haviland proposes to subdivide approximately 5 acres from her 82 acre parcel to give to her grandson, Robert Ferullo. Mr. Ferullo stated that it will take a few months to complete the survey. This project was tabled until the survey is completed.

PUBLIC HEARING

Robert DeShaw – Site Plan Review

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

Vote: Ayes-4 Nays-0 Abstain-0

Property location is 10398 State Route 149, tax map #110.18-1-13.1. Mr. DeShaw proposes to use the building on his 10.2 acre property to open a vehicle repair service shop. There was a question concerning a Building Permit and Mr. DeShaw stated that all was complete on his end and the County has not finalized the project on their end but they are working on it. He will be changing the classification of his property to commercial. He already has outside lighting and cameras installed. The hours of operation will be 8-5. The waste oil will be hauled away. There will be parking for up to 30 vehicles/equipment. There will be no junk cars on the property. Chairman Bedeaux stated that more detail is needed on the sketch maps and a survey map is needed. Also, this project must be referred to the County for their review. The Planning Board determined that this Public Hearing will remain open to allow time for County review and allow Mr. DeShaw time to obtain survey map. This matter adjourned to June 4th.

Joseph and Laura Rojcewicz – Subdivision

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

Vote: Ayes-4 Nays-0 Abstain-0

Property location is 1237 Brayton Road, tax map #104.-2-6.1. Owners would like to subdivide their 28.2 acre lot into 2 parcels, one at 5.4 acres and the remaining lot 22.8 acres. On the smaller lot, they propose to put a double wide mobile home. Chairman Bedeaux invited the public to comment or question the project. There were no comments from the public.

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

Vote: Ayes-4 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-4 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve the project as presented.

Vote: Ayes-4 Nays-0 Abstain-0

Devin Beck – Subdivision

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

Vote: Ayes-4 Nays-0 Abstain-0

Property location is the corner of Taylor Woods Road and Copeland Pond Road, tax map #101.-2-58.1. Mrs. Beck was present to explain that she would like to divide the 2.66 parcel into two 1.33 parcels. Chairman Bedeaux invited the public to question/comment on the project. Josephine DeVecchi asked the location of the project. Mrs. Beck stated that her address is 18 Taylor Woods Road and the requested subdivision is on the adjacent lot next to her home. A survey map is needed so the Public Hearing will remain open and adjourned to June 4th.

PUBLIC DISCUSSION/MISC. INFORMATION

Chairman Bedeaux asked Code Enforcement Mark Miller if he knew anything about the garage being built on State Route 149, across from Vertical Farm. Mr. Miller said he would check it out.

A motion was made by Mr. Hohmann, 2nd by Chairman Bedeaux to adjourn the meeting at 6:25 PM.

Vote: Ayes-4 Nays-0 Abstain=0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary