

**Planning Board Regular Meeting
Town of Fort Ann, NY
August 1, 2022**

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 1 st day of August, 2022 at 6:00 p.m.

PRESENT: Donald Bedeaux, Chairman
William Hohmann, Vice Chairman
Brian Mattison
Chad Wilson
Jeffrey Meyer, Attorney for the Planning Board
Tiffany A. Ball, Secretary

ABSENT:

OTHERS PRESENT: Mary Ryther, Mark Miller

OPEN REGULAR MEETING: Don: We are here for the Bootown application, are there any comments before we get started?
No comments.

CORRESPONDENCE: None

OLD BUSINESS:

Mary Ryther/Bootown

Don: Chad sent an email out to everyone earlier today, lets start by reviewing those points.

- No storage of any kind, boats, RV's, Semitrailer bodies, no containers etc.
- Parking lot to be made out of gravel and any areas dug up or disturbed, must be replanted.
- No tents off season
- Lawn needs to be mowed/maintained even in off season.

Don: You are doing fencing around the parameter correct?

Mary: Yes, just not along the thick brush.

Don: The exits can't go onto other people's property, so fence would need to be back 4 feet from the property line.

Don: Did you talk to neighbors?

Mary: Josephine, Bill, and Ryan. I put out flyers with my name and number as well.

Don: Hours?

Mary: Fri 6pm – 11pm, Sat-Sun daytime will be 11am – 5pm for the family activities, and the haunt will be from 6pm-11pm.

Chad: are you opposed to 9pm?

Mary: That's hard for me to be able to make a living in only 3 hours, 3 days per week for just a few weeks out of the year.

Chad: I ask because the town doesn't have a noise ordinance.

Mary: Can we play it by year and address it if it becomes an issue at that time?

Mark: What about no new admittance past 10pm so that it's the winddown time from 10pm-11pm?

Don: I like that.

Bill: Approximately how long would it take to get through the haunt?

Mary: Probably only 30 minutes.

Don: I like the no admittance after 10, close at 11.

Don: What type of sign?

Mary: Just a plywood size type sign.

Bill: There won't be any blow up monsters or anything by the road right? That could be a distraction, and cause accidents.

Mary: No, it wasn't my plan.

Bill: After this is all done, will hay bales etc be picked up and stored for winter?

Mary: Yes, I was going to do fencing all the way around, but on the back it was going to be a dogeared fence but a small section of pallet fence in the far back corner so that Bill's kids can still access the property for sledding purposes in the colder months.

Don: Pallets are fine while open, but when closed for season the pallets need to be taken down and put in a corner or something out of sight.

Mary: Okay

Mary: Every 200 feet there will be an emergency exit.

Dave: Handicapped access?

Mary: It's natural terrain, but mowed down. I believe it would still allow for handicapped access, but if we find it is too difficult for someone to maneuver; I will create a haunt for them. I don't want anyone to be excluded from the experience.

Bill: You said office in a camper, if it comes for Bootown & then it's gone when you close; that's okay but we don't want it there year round.

Don: Anyone else?

Dave: How much noise do you think would reach the elderly person that you haven't spoken to?

Mary: Their hours is at the farside of my property, completely opposite of all the activities so I can't say for sure; but it should be minimal.

Don: Letter of credit or bond for \$5,000 to see this through. I don't know why this is here; I don't agree with this at all.

Bill: This is no reflection of her or to hurt her, it's just a guarantee that she can't just walk away. It would be like an insurance policy to guarantee that it would be cleaned up, and the property returned to it's original state.

Brian: I mean we have done this before, but not in a long time.

Jeff: If it's a bond, it gets renewed annually, the town has held funds in escrow where it's restricted; or a letter of credit from her bank has been acceptable in the past as well.

Dave made motion to put to vote, Bill 2nd.

Voting on financial surety required:

Yes – 3 No – 2

Jeff: Now determine the type. Most typical would be some form of letter of credit where it's held by her bank or escrow by the town.

Bill: I am okay with the letter of credit.

Don: Cost?

Brian: I think \$5,000 is a conservative lower number, but I am okay with that.

Dave: I am good with that as well.

Brian: Money to be held for the whole year.

Brian: 1 year seems short, is 3 years fair?

Dave: Annual option to renew funds after 3 years.

Don: Anybody have anything else?

Don: Just to recap

-September 30-October 31st

- Fri 6pm-11pm, Saturday-Sunday 11am-5pm & 6pm-11pm

- No admittance after 10pm

- Fencing must be at least 4' high

Dave: Lighting?

Mary: 10' tall but dim in parking lot. 4 lights that shine down to lot, but not out to road.

Bill: Motion to accept terms & approve, Dave 2nd.

Ayes – 5 Nays – 0 Abstain – 0

DRAFT