

**Planning Board Regular Meeting  
Town of Fort Ann, NY  
December 27, 2021**

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 27th day of December, 2021 at 7:00 p.m.

**PRESENT:** Donald Bedeaux, Chairman  
William Hohmann, Vice Chairman  
Chad Wilson  
Jeffrey Meyer, Attorney for the Planning Board

**ABSENT:** Dave Allen, Tiffany Ball, Brian Mattison

**OTHERS PRESENT:** Dennis Macelroy, Brian Nelson, Stacey Silver

**OPEN REGULAR MEETING:** Don review the minutes from last meeting & November. Does anyone have any questions or corrections?

Bill motion to approve the minutes, Chad 2nd

Ayes – 3 Nays – 0 Abstain – 0

**CORRESPONDENCE:** None

OLD BUSINESS:

**New Business:**

Glens Falls Heating & Propane:

Brian: Bruce Mowry sold us a piece of property, we would like to put a couple of storage tanks on it. Stacey knows everything about the actual storage facility. Location is across the road from the actual airport.

Stacey: we install large storage tanks, we are well known in the industry. We have an engineering team, the plans before you have been stamped by our engineer. We strive to meet every local as well as NP58 ordinances.

Don: You aren't putting the fence all the way around?

Stacey: Fencing around piping etc to protect against anyone getting into it. Concrete barriers is the remainder which are 2'10" high but you could certainly make higher. There will be lighting on the trucks, and we will have lighting as well as cameras.

Don: What will the hours be?

Brian: It would be something that is used more of less between 7am and 9am and done between 6pm and 7pm at night.

Don: But it won't go on beyond dark much?

Brian: Well it gets dark at 4:30 so we could be loading at 5 or 5:30, but there wouldn't be a lot of traffic or much later than that.

Don: Did you have an approval from the state for a road entrance?

Brian: No, I haven't done anything with the state.

Brian: I have to purchase the propane through someone else, which costs me a lot more to do that but it also gives me no security. By purchasing this property and putting these tanks in place it offers me security, better pricing opportunities etc..

Address State route 149 lot number not known

Bill motion to set public hearing for January 24th at 6pm, Chad 2<sup>nd</sup>.

Ayes – 3 Nays – 0 Abstain - 0

**PUBLIC HEARING:**

Dennis MacElroy: represent applicant Property on Buttermilk Falls road proposing 2 plot subdivision on that parcel. On that property is a single family residence. Subdivide a 2 acre lot out of primary parcel and list it as a separate individual lot. Totality of acreage is 60 acres made of up 2 parcels. The primary parcel depicted on the survey from Randy Bardin is where that would be taken.

Don: The log cabin and garage is what remains on that parcel currently correct?

Dennis: Yes, that's correct.

Don: There is road frontage correct?

Dennis: Yes, both parcels have road frontage. It isn't being subdivided to do anything. It is being sold to a sibling which doesn't qualify as a family subdivision.

Bill: Is that enough acreage for the APA qualifications?

Dennis: It doesn't become a minimum, it becomes a density issue. If you had 60 acres, you could have 7 lots, it is an overall density Moreso than a specific amount.

Jeff: That is correct

Don: You haven't gotten anything back yet from APA?

Dennis: No, not yet... One of the things that I need to submit is the record of resolution.

Jeff: My understanding is that the board relies on the minutes

Jeff: The deed or the map will need verbiage for the ingress and egress.

Bill: You will also want something regarding maintenance, I realize right now it's just your sister but in the future things may change.

Bill Motion to open the public hearing on this project. Chad 2<sup>nd</sup>.

Ayes – 3 Nays – 0 Abstain - 0

Dennis: This project proposal to subdivide into 2 parcels. 37 acre parcel into a 35 acre and 2 acre parcel so that he can sell the property to his sister.

Don: Any questions from the public?

Bill motion to close public hearing, Don 2<sup>nd</sup>.

Jeff read SEQR

Bill made motion for negative declaration Chad 2<sup>nd</sup>

Ayes – 3 Nays – 0 Abstain – 0

Bill motion to approve application with stipulations that on mylar there will be wording regarding maintenance and pending APA approval documentation, Chad 2<sup>nd</sup>.

Ayes – 3 Nays – 0 Abstain - 0

Bill made motion to adjourn, Chad 2<sup>nd</sup>.

Ayes – 3 Nays – 0 Abstain - 0