

**Planning Board Regular Meeting  
Town of Fort Ann, NY  
February 28, 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 28th day of February, 2022 at 6:00 p.m.

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

**ABSENT:**

**OTHERS PRESENT:** Ken Whitney, Brian Norton, Mark Smith, and Mark Miller.

**OPEN REGULAR MEETING:**

Don review the minutes from last meeting. Does anyone have any questions or corrections?  
Dave Allen motion to approve, Chad Wilson 2nd

Ayes – 5 Nays – 0 Abstain – 0

**CORRESPONDENCE:** None

**OLD BUSINESS:**

**New Business:**

Ken Whitney: I am doing a subdivision on family land to transfer from my father to me to build a single family home.

Don: Where will you be putting it?

Ken: Not 100% sure yet, but will likely put it up towards the top.

Don: How do you get to it?

Ken: There will be a right of way through the family land.

Don: Can you put it to the side? You need to have road frontage.

Ken: I was under the impression that I didn't have to have it as long as it's deeded in.

Brian: It doesn't matter where you have the driveway as long as that back lot has access to road frontage.

Jeff: The board typically asks for 30 to 50 feet.

Don: A 50 foot parcel up to the SAC lot drawn on map, then nothing will be landlocked.

Ken: Okay, I will have that 50 feet drawn on the survey.

Brian: It's 5 acres right?

Ken: Yes, that is right.

Bill: Bring official survey showing that 50 foot titled to lot one, bring it back next month. Bring map and mylar and we can deem it exempt of public hearing at that point.

Don Smith: The purpose here is just to get the ball rolling. We have a couple documents needed for APA. We are also doing a boundary line adjustment for my great aunt that was not previously submitted. At the dotted line we need to adjust it from here to here. The subdivision is over here and will be a single family home, and has road frontage. It will be a 2 story home with 3 bedrooms.

Brian: Motion to approve boundary line adjustment

Ayes – 5 Nays – 0 Abstain – 0

Bill made motion to approve the family subdivision, Don 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain – 0

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

Ayes – 5 Nays – 0 Abstain - 0

**PUBLIC HEARING:**

Glens Falls Heating:

Bill made motion to open public hearing, Dave 2<sup>nd</sup>.

Ayes – 5 Nays – 0 Abstain – 0

Brian Norton: We are looking to put propane storage tanks across from Harris Airport, and we would like to start in the spring.

Mark Miller: 2 tanks correct?

Brian: Yes, 2 tanks.

Michele: What safety precautions do you have in place?

Stacy: Video Surveillance, barriers around tanks, and we have submitted a fire safety proposal.

Michele: Are all of the neighbors aware?

Brian: Yes, I believe so.

Michele: What if there is a fire?

Stacy: Our company installs these in the US. We engineer these and ensure that everything is to code, and then we do a safety analysis. Things like what if a truck pulls away with a hose still attached? Everything shuts down. Everything has a failsafe. Back in the early 2000's standards changed to ensure that explosions can't happen. There are many failsafes. Per Fort Ann Fire Department they show they have more than enough water in case of a fire.

Michele: Okay, thank you.

Bill Motion to adjourn, Brian 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain – 0

Jeff Read SEQR

Bill made motion of negative declaration, Brian 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain – 0

Bill made motion to approve site plan application as submitted, Don 2<sup>nd</sup>.

Ayes – 5 Nays – 0 Abstain – 0