

**Planning Board Regular Meeting
Town of Fort Ann, NY
June 26, 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 24th day of May, 2021 at 7:00 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: John Heath, Scott Priest, & Helen Denno

OPEN REGULAR MEETING: Don review the minutes from last meeting. Does anyone have any questions or corrections?
Dave motion to approve Bill 2nd

Ayes – 5 Nays – 0 Abstain – 0

CORRESPONDENCE: None

OLD BUSINESS:

Helen Deno Subdivision:

I only have 5 copies, I hope that's okay.

Don: That is perfectly fine.

Helen: It's exactly the same as the sketch plan.

Don: We will just need the mylar.

Helen: Okay, how many?

Bill: Just 1, and the chairman and secretary will sign it. Then you just need to submit it to the county.

Scott Priest Mobile Home Application:

Scott: I believe you all have a copy of this map, the yellow is the highlighted piece of properties.

Scott: I did what you asked, I went to the board meeting. They gave me the variance of the bathrooms, the phone and those things. This is what we talked about at the meeting which is the state specs. 2 bathrooms, no shower, dump station, made 1500sf. Trying to do 3 RV spots that will all have water and power to them, dump station will be 1500 gallon holding tank which will be emptied as needed.

Don: So you are doing water too?

Scott: Yes, there will be water and electric to each site. Bathrooms and the well; which has to be drilled. For 3 sites.

Don: How far will the well be away from the road?

Scott: Whatever the required state guidelines are from the road.

Jeff: No guidelines from the road, but needs to be 100 feet from the septic. Holding tanks are different, but typically 100 feet.

Dave: How often will you be draining the tank?

Scott: However often it needs to be. I am targeting the Mercedes Benz type people that are living in their vans, not big RV's. No long term rentals, no deck building etc. No seasonal rentals at all.

Don: Is the 12 foot wide road there or does it need to be put in?

Scott: It needs to be put in. I talked with Bruce Stevenson and that is what he actually recommended. I don't want anything over 26 feet. I want smaller trailers, no big motorhomes etc. I am just designing it to supplement my retirement.

Don: 20 foot buffer in between

Scott: Yes a 20 foot buffer of trees. I am trying not to cut down any more than I have to. Not looking to cut down and more than necessary. Base will be crushed stone and gravel.

Dave: What's is it right now?

Scott: It's just all rock and dirt.

Dave: Jeff once a variance is granted if mr priest wanted to add additional sites would it be covered under that variance?

Jeff: It would depend on exactly what the intentions were, but it would most likely require an additional variance.

Brian: Bathrooms, will this be heated year round?

Scott: No, absolutely not. Just seasonal. DOH doesn't require any showers, they only require a bathroom.

Dave: The buffer fence?

Scott: Yes I want to put a fence up, an 8 foot or a 10 foot fence as a buffer for the people that own the other property. The other lot is actually owned by my brother in law. I just wanted the buffer fence, like a stockade fence just so there are no issues or situations. It is all relatively level.

Don: Anything else?

Dave: No further questions.

Bill: Motion to accept site plan as it is and send to public hearing for next month. Dave Allen 2nd

Ayes – 5 Nays – 0 Abstain – 0

Brian: Can you put all of this on a larger copy for the public hearing?

Brian: Do we need to notify all of the neighbors all around that this is going in?

Jeff: Technically, no. You can request the applicant send out notice within the 500 feet, but it is not a requirement.

Dave: In the interest of being a good neighbor, we would suggest it.

Scott: I thought about it, but wanted to be sure we would even make it to public hearing before going that far.

Dave: What will the bathroom be made of?

Scott: Rough cut lumber.

John Heath Subdivision:

John Heath

John: Everyone got my print right?

Don: Yes, we got your print. So what you're doing is just what we talked about last month right? These 4 buildings here are going to your son?

John: Yes, and he owns the lot behind it.

Don: And then your selling the house?

John: Yes, and I am going to keep the parcel with the diner on it with the parking lot.

Dave: So what's marked as lot 1 is for sale?

John: Yes

Dave: and lot 3 is being transferred to your son Richard?

John: Yes

Dave: and Lot 2, you are keeping it for now?

John: Yes.

Don: Do you guys understand that?

Brian: Yes...

Jeff: He will need to submit a boundary line adjustment application for lot 3, but the others can go to public hearing.

Don: Mr. Heath for this part here that you are giving to your son will need a Boundary Line Application, that way it will take this out and give it to your son and show it as his property.

Brian: You basically want to do this as two separate applications.

Don: Get to us the Boundary Line Adjustment form for the next meeting.

John: I got my house sold.

Don: You have to do a public hearing, we can't do that until next month. The 26th of July. I don't see any problem here, it's just a formality.

Chad made motion to move to public hearing Brian 2nd.

Ayes – 5 Nays – 0 Abstain – 0

New Business: None

Don: Does anyone know what's going on with Jeremy? Is he backing out on this? I haven't heard any motorcycles either.

Jeff: There was a court order temporarily shutting him down. The short version is he is essentially allowed to operate with some restrictions until August 6th. On the 5th there is another hearing to determine whether some mitigations measures that his engineer proposed will be sufficient to mitigate the noise impact. A judge will hear those statements on the 5th.

Dave: Is this on the town level?

Jeff: No, Washington county supreme court.

Don: Doesn't he have a big race on the 4th?

Brian: He used to.

Brian: What's going on with the rental thing?

Jeff: Town Board solicited public comments at the last meeting and essentially are reviewing comments and the draft and reviewing what if any changes they want to make. It will either die or go to public hearing at some point.

Brian: The big thing I think it will boil down to is how many times were 911 called for formal complaints.

Don: None, they called Moskos directly and they took care of it right away.

Brian: Is there any documentation of that?

Don: I'm not sure, I would assume that they document that themselves.

Dave: There were agreements that their were complaints, that their had been discussion that they would be handled. Nothing official, it's just a bunch of people reaching out to Sam directly.

Bill motion to adjourn, dave 2nd

Ayes – 5 Nays – 0 Abstain - 0