

**Planning Board Regular Meeting
Town of Fort Ann, NY
October 24, 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 24th day of October 2022 at 6:00 p.m.

PRESENT: Donald Bedeaux, Chairman
Brian Mattison
Chad Wilson
William Hohmann, Vice Chairman
Jeffrey Meyer, Attorney for the Planning Board
Brittany L. Blair, Secretary

ABSENT:

OTHERS PRESENT: Gaye Ballard, Jeremy Treadway, David Shaw, Wendy & Eric Pillemer, Josephine DeVecchi, Kevin O'Brien, Matt Steves, Jerry Ross, Matthew Webster

OPEN REGULAR MEETING:

Don: We need to review and approve the minutes from September 26th. Do you guys have anything to add or take out? Brian made motion to approve September 26th minutes, Chad 2nd. Upon revisions being done. William Abstained
Ayes – 3 Nays – 0 Abstain - 1

CORRESPONDENCE: None

OLD BUSINESS:

None

NEW BUSINESS: Matthew Webster: Van Dusen & Steves Land Surveyors, Josh Provost

Van Dusen & Steves Land Surveyors:

Van Dusen & Steves Land Surveyors were there discussing 1358 and 1393 Pilot Knob Road owned by Ron and Jan Jackel. Review has been approved and permitted by APA for three new building sites. Needs Planning Board to review lot line adjustment. Map was reviewed by Planning Board members. Tax Parcels were discussed, starting with four existing tax parcels and ending with four tax parcels. Existing house will be on 31 acres. There is an existing road and meets APA requirements for driveways. Written in the APA permit and in the sale of the lot there will be a cross easement for the shared driveway. There will be a maintenance agreement. Planning Board would like them to meet with Fire Department. Roll call vote was held for public hearing. Don – yes, William – no, Chad – no, Brian – yes
APA approved and reviewed permits and they have been filed with the county. Property lines were discussed and does not go through other property lines. Brian Mattison waved vote.

Motion made by William for boundary line adjustment pending report from the fire chief. Second Don. Chad, Brian, and William Aye. Don naye.

Planning Board discussed boundary line adjustments and rediscussed issue. Don changed his vote.

Don made motion to deem exempt pending road maintenance agreement, APA permit, and Fire Chief to be notified by VanDusen and Steves. 4 – ayes, 0 – naves, 0 – abstain

Tesla Energy was not present

Jeremy Treadway:

Asked for clarification about why prior subdivision application was exempt but his was not. It was then stated the prior discussion was for boundary line adjustment.

William made motion to open public hearing. Chad seconded. 4 – ayes, 0 – naves, 0 – abstain

Jeremy Treadway discussed his plans for subdividing barn at motor cross facility primarily for liability. Will utilize the same road but with a 50 foot right away from the barn. Questions were opened to public and there were no questions. William made motion to close public hearing and Brian seconded. 4 – ayes, 0 – naves, 0 – abstain. Short Environmental Assessment Form was completed. All answers were no. William made motion for negative declaration. Chad seconded motion. 4 – ayes, 0 – naves, 0 – abstain. William made motion to approve subject to final attorney approval of maintenance agreement. Chad seconded motion. 4 – ayes, 0 – naves, 0 – abstain.

Eric Pillemer:

William made motion to open public hearing. Chad seconded. 4 – ayes, 0 – naves, 0 – abstain
Eric is asking for approval for ground mounted solar panel installation on his property at 26 Burquist Road. 22.8 kilowatt to supply energy to his house. All neighbors approved of plan. APA approved. Sun Common is the company being used. Eric is asking for a waiver from the usual town ordinance regulating solar panels because his is greater than 12 kilowatts. Comments were opened to the public. Questions were asked and addressed about 22.8 kilowatts and whether it was to be used commercially. Eric stated that the hours can be banked and saved, he will not use for commercial purposes. William made motion to close. Chad seconded. 4 – ayes, 0 – naves, 0 – abstain. Kingsbury was notified of public hearing. Short Environmental Assessment Form completed all answers were no. William made motion for negative declaration. Don seconded. 4 – ayes, 0 – naves, 0 – abstain. William made motion to approve. Brian seconded. 4 – ayes, 0 – naves, 0 – abstain.

David Shaw:

William made motion to open public hearing. Chad seconded. 4 – ayes, 0 – naves, 0 – abstain.
David Shaw representing Rodney Standage regarding subdivision application for 25 Taylor Woods Road. Selling 10.26 acres. William had questions about when lots were combined. It is being combined now with the 15 acres and the house to be two lots. When Rodney Standage bought it, it was two separate lots. The two acres the house was sitting on will now be 15 acres. Questions were opened to public. No question. William made motion to close. Chad seconded. 4 – ayes, 0 – naves, 0 – abstain. Short Environmental Assessment Form was complete, all answers were no. William made motion for negative declaration. Brian seconded. 4 – ayes, 0 – naves, 0 – abstain. William made motion to approve. Brian seconded. 4 – ayes, 0 – naves, 0 – abstain.

Public Comments:

Josh Prevost:

Boundary Line adjustment mylar map that needed to be sign. Adjusting property line by 100 feet in the rear of property. Property borders Miranda Lynch. Map was dropped off back in 2019 was supposed to get signed and it was never completed, and he was unaware. He never received a call it was done. He brought in a new mylar to have signed so it could be filed with the county.
William made motion to deem exempt. Brian seconded. 4 – ayes, 0 – naves, 0 – abstain

Josephine Devicchi:

Wanted to know who oversaw making sure the Boo Town Deadline of November 15 is complete. It was stated. Mark from code enforcement will oversee that. Mark stated there were issues with the current sign at Boo Town that she needs to address. And parking lot needs to be done. There was understanding that it was wet from the clay, but it still needs to be complete.

Kevin O'Brien:

Recently bought Harris Airfield with his two sons. Will be keeping current airfield as a grass strip. Owns 178 acres. Has ideas for the property. Some proposals for the property are another hanger, storage buildings, cell tower, shooting range solar panels or potential water bottling facility from local Fort Ann water. Would like to have some activities for the community and families. Mentioned Food trucks, and movie nights. Will be keeping it as an aviation style property as well as continuing farming. Would like 172s to fly in. Looking for nonprofits to help community. Eventually would like to extend runway from 2400 to about 3000 feet. FAA is in three-year grant status to build new air strips.

Jerry Ross:

Was asked to come to meeting for trucks in his yard on Needhamville Road. Since the last meeting he removed equipment trailer, camper, and sold box truck. Box truck is there until the person that now owns it comes and gets it. The only equipment left on property is his dump truck, and skid steerer. Jeremiah Bach has issues when he loads vehicles in road which he had to do because he lives in a clay field. The issue that needs to be addressed is that it is being said he is running a business out of his house. He does not feel it is a business. Jerry can buy stone for property to help offset clay going on road. The Planning board is concerned with traffic being blocked and kids being outside. Neighbor takes pictures and videos of him every day. Cameras are pointed right at his house. Neighbor has issues with how yard looks. Jerry bought vacant property behind neighbor's house, it down by the woods by the trail. Would like to put up a fence for the community to be able to access trail. And would like to park equipment down there at the dead-end road out of his neighbor's sight and away from kids. Trucks are coming off of the road November 10th. Planning Board stated he would still need site plan approval for parking equipment. Needs to get this done through correct approval process.

Mark:

Aerosmith a solar company had called him. They are talking about wanting to put another tower on Clay Hill Road next to other tower. They are starting the process. Todd Michael Cullum has mobile home on County Route 16. Mark has a letter that we wanted reviewed by Attorney Myer for a Notice of Violation Order to Remedy.

Close of meeting:

William made motion to close meeting. Brian seconded.
4 – ayes 0 – nays 0 - abstain