

Fort Ann Planning Board

Meeting Minutes

November 5, 2024

The regular meeting of the Fort Ann Planning Board was called to order by Chairman Donald Bedeaux at 6:00PM with the Pledge of Allegiance.

PRESENT: Donald Bedeaux, Chairman

William Hohmann, Vice Chairman

Brian Mattison

Chad Wilson

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: None

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the November 5, 2024 meeting minutes.

Vote: Ayes-3 Nays-0 Abstain-1 (Chad Wilson)

OLD BUSINESS

Albert Daniel Middleton – Re-stamp Mylar

Mr. Middleton's mylar was stamped at the March 2024 meeting, but he did not file it with the county. He would like the Planning Board to re-stamp the mylar so that he can now file it with the county.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to affirm the previous approval.

Vote: Ayes-4 Nays-0 Abstain-0

The mylar was re-stamped.

Thomas/Pamela Tyminski – Family Subdivision (Adjourned from 7/2/24 meeting)

Property location is 1463 Farley Road, tax map #119.-2-49.1. The Tyminski's came before the Board in July to request approval for a subdivision of their parcel into 3 lots for their children. The Tyminski's presented their completed survey map. They have decided to subdivide the parcel into 2 lots. They provided the Board with a Jurisdictional Determination from APA which states that this subdivision request does not require a permit or variance from APA. The Board had no further questions.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve this family subdivision.

Vote: Ayes-4 Nays-0 Abstain-0

NEW BUSINESS

Verizon's Buck Mountain Wireless Communication Facility – Site Plan Review

Property location is 1684 Pilot Knob Road, tax map # 73.5-1-24.1. Jared Lusk, from Nixon Peabody, LLP was present to represent Verizon Wireless Communications. They would like to construct and operate a 115' cell tower. The current tower is overloaded. Mr. Lusk stated that the objectives for this project are to increase capacity and improve coverage throughout the Buck Mountain area of Lake George, specifically residential and commercial areas along Route 9 on the west side of the lake and Pilot Knob Road on the east side, as well as recreational boating and hiking. They have already been in contact with APA. Mr. Wilson asked if the old tower would be removed. Mr. Lusk stated that the new tower would be in addition to the tower that is currently there. Attorney Jeff Meyer asked Mr. Lusk if there was a stormwater plan included in the packet. Mr. Lusk responded no to that question. There were no further questions.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to schedule this project for a Public Hearing to be held on December 3rd.

Vote: Ayes-3 Nays-1 Chad Wilson Abstain-0

Attorney Jeff Meyer recommended that the Board refer this project to the Town Engineer.

A motion was made by Mr. Bedeaux, 2nd by Mr. Wilson to involve the Town Engineer.

Vote: Ayes-4 Nays-0 Abstain-0

PUBLIC HEARING

PUBLIC DISCUSSION/MISC. INFORMATION

Josephine Devecchi – stated that Bootown looks like a junkyard. She questioned Mark Miller about inspecting the Bootown property. Mr. Miller responded that he is not required to inspect her property.

Ms. DeVecchi then questioned Mr. Miller as to whether Mary Ryther is adhering to the provisions set forth by the Planning Board. She also asked if the Town Engineer inspected and approved the stormwater management ditch, and if this was done, did he give verbal or written approval. Mr. Miller will check his file to see what correspondence he may have in his file. Lastly, Ms. DeVecchi questioned the timeline for cleaning up the property once her business closes at the end of the season.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to adjourn the meeting at 6:33 PM.

Vote: Ayes-4 Nays-0 Abstain=0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary