

Fort Ann Planning Board

Meeting Minutes

November 27, 2023

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

Eric Pillemer

Chad Wilson

Jeff Meyer, Esq.

Barb Burch, Secretary

ABSENT: NONE

Chairman Don Bedeaux began the meeting with an announcement that beginning in January 2024 the Planning Board will be meeting the 1st Tuesday of each month. This will help us better coordinate with the County when we have referrals sent to them.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the October 23, 2023 meeting minutes.

Vote: Ayes-5 Nays-0 Abstain-0

OLD BUSINESS

NEW BUSINESS

David Shaw – Subdivision

The proposed project is located at 37 Taylor Woods Road. Mr. Shaw is proposing to subdivide his 12.6 acres property. He would like a 3 acres subdivision, which will include one of the two houses he owns. The Board was in agreement that this would qualify as a Boundary Line Adjustment rather than a Subdivision. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the Boundary Line Adjustment as shown on the survey map.

ROLL CALL VOTE

William Hohmann Aye

Brian Mattison Aye

Eric Pillemer Aye

Chad Wilson Aye

Donald Bedeaux Aye Vote: Ayes-5 Nays-0 Abstain-0

Crown Castle Wireless Communications – Site Plan Review

The proposed project is located at 10915 State Route 149. Robert Gaudio, Esq. was present to explain the proposed project and answer any questions the Board might have. The current tower located on Goodman Road will be taken down and replaced with one located at the above listed address. The new tower would be the same height as the one being decommissioned, 250', it would be fenced in, and would be located on the back portion of the property near the old access road, which would be improved to a gravel driveway. The tower would serve the carriers it currently services; AT&T, T-Mobile/Sprint, Verizon. Mr. Gaudio is aware there may need to be special permits, waivers, a public hearing, and County Referral. Mr. Gaudio asked for a waiver of our code that requires a 1500' notice list. The Board discussed waiving of 1500' notice list. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to amend the notice requirement to a 500' notice list, by certified mail, and published in the Post Star.

Vote: Ayes-5 Nays-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to schedule this project for a Public Hearing on January 2, 2024.

Vote: Ayes-5 Nays-0 Abstain-0

PUBLIC HEARING

Debra Collette (POA for Barbara Collette) – Subdivision

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to open the Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

Property location is 30 Pine Hill Lane. The proposal is for a 1.32 acres subdivision which will include her parents' home, no other buildings on that parcel. Remainder of property will stay as is. Ms. Collette stated that there will be a road maintenance agreement established when the property is sold. There were no questions from the public.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to close the Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to make a negative declaration.

Vote: Ayes-5 Naves-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve project with the stipulation of the road maintenance agreement.

Vote: Ayes-5 Naves-0 Abstain-0

Brian and Kathy Stark – Mobile Home Application

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to open the Public Hearing.

Vote: Ayes-5 Naves-0 Abstain-0

Property located at 1234 Farley Road. Mr. Stark proposes to put a mobile home on property. Years ago there was another dwelling on the location so there is already an existing well and septic. There were no questions from the public.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to close the Public Hearing.

Vote: Ayes-5 Naves-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to make a negative declaration.

Vote: Ayes-5 Naves-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to approve project with the stipulation that the guidelines of the Mobile Home Ordinance are followed.

Vote: Ayes-5 Naves-0 Abstain-0

Ellsworth and Son Properties – Site Plan Review

A motion was made by Mr. Hohmann, 2nd by Mr., Wilson to open the Public Hearing.

Vote: Ayes-5 Naves-0 Abstain-0

Property located next door and in between 10302 State Route 149 and Scrippys Diner. Mr. Ellsworth would like change the classification of this property from rural to commercial. There is currently no plan in place for the use of the property. There were no questions from the public.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to close the Public Hearing.

Vote: Ayes-5 Naves-0 Abstain-0

Attorney Jeff Meyer went over the SEQR Environmental Assessment Form with the Board. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to make a negative declaration.

Vote: Ayes-5 Naves-0 Abstain-0

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve project.

Vote: Ayes-5 Nays-0 Abstain-0

CORRESPONDENCE/MISC. INFORMATION

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to adjourn meeting.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Planning Board Secretary