

**Planning Board Regular Meeting**  
**Town of Fort Ann, NY**  
**November 26th, 2018**

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 26th day of November, 2018 at 7:00 pm.

**PRESENT:**

Don Bedeaux	Chairman
William Hohmann	Vice Chairman
Brian Mattison	
Chad Wilson	
George F. Smith	
Jeff Meyer, Esq.	Attorney
Tiffany Ball	Secretary

**ABSENT:**

**OTHERS PRESENT:** Jeremy Treadway, William McFarren, Mr. Petteys, Diane & Dave Allen, Ian Liebmann, and Mark Miller

**OPEN REGULAR MEETING:** Chairman Don Bedeaux called the meeting to order at 7:00 pm with the pledge of allegiance and explained that we did not have enough board members to be able to vote on anything.

**APPROVAL OF MINUTES:** Approval of 10/22/18 Minutes. Jeff Meyer requested that the formal resolution for Kim Bender be included in final draft of 10/22/18 minutes. Bill Hohmann made motion to approve minutes and Chad Wilson 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

**CORRESPONDENCE: None**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Jeremy Treadway/ADK MX Motorcross:**

Jeremy: "I think that I am asking for an amendment to our current site plan because it's the same piece of property, but please correct me if I am wrong. I am looking to put a barn on cement slab, using part of the existing road and will do actual road with culvert pipes etc. Post & Beam barn, parking will be behind it. It's elevated so water runs off nicely, no septic but contracting with Stone Construction. We won't have a kitchen or onsite cooking, and food will all be done by

licensed caterers. We do have existing liquor license with the restaurant so we may look into including that somehow down the line."

Jeff Meyer: "I would recommend a new application for use on same property because it's separate from motorcross. The amendment would be tweaking a condition of an existing approval. Procedure wise it's the same."

Bill Hohmann made motion for public hearing and Brian seconded.

Vote: Ayes-5 Nays-0 Abstain-0

### **Lavenlair Farm:**

Diane & Dave Allen: "We are here for fact finding to see if you would approve an upgrade to a building on property. We would like to try to save the 200 year old schoolhouse. We are trying to get a grant and didn't want to go through all of that for you to not be able to approve the upgrades down the line. We would like it to be a retail shop & snack bar. Not to be a big kitchen but to process lavender jelly & muffins etc.."

Don Bedeaux: "What about parking?"

Diane: "Right now we use a field, is that okay?"

Don: "Yes, you might need gravel though."

Diane: "Would we have to have restrooms installed etc?"

Don: "Those would be county questions."

Bill Hohmann: "I would also talk to board of health."

Dave: "Are we Ag & Market 20C Kitchen or Commercial?"

Bill: "I would check both and see what fits you best."

Jeff Meyer: "A lot of this isn't this board. You will need a lot of permits from a lot of places. This board is looking at specifics of the site."

### **PUBLIC HEARING:**

Petteys Sawmill/Bill McFarren:

Don: "Does anyone have any questions? This is the public hearing that was tabled from August due to needing additional information. It is supposed to be a self storage space. If anything in there changes, based on what we were told changes would need to be reported. According to APA it can't be a repair facility. As long as it's trailers parked outside any any "work" done on trucks would have to be done inside. Any work done out in the open is technically in violation."

Mr. Petteys: "He can't change a tire?"

Don: "No, no work can be done. If APA were to come down and check, you would get fined. Mr. McFarren needs to just stop any kind of mechanical work because it will just be a mess if he doesn't."

Don: "Does anyone have anything to add before we close the public hearing?"

Bill Hohmann made motion to close public hearing. Brian Mattison seconded.

Vote: Ayes-5 Nays-0 Abstain-0

Attorney Jeff Meyer read SEAF and Bill Hohmann made motion of negative declaration. Brian Mattison seconded.

Vote: Ayes-5 Nays-0 Abstain-0

Mr. Petteys: "Can I go back to APA to get this changed?"

Jeff Meyer: "yes you could amend with the APA but you would need to adjust the site plan with the planning board."

Bill McFarren: "So if I have a flat tire, I can't change the tire?"

Don: "No mechanical work, a flat tire is an emergency; that's different. We aren't looking to keep you from working, we are just trying to follow the guidelines that the APA has set for us based on the documents submitted to them."

Don Bedeaux made motion for storage only with no mechanical work to be done until the planning board hears otherwise from APA. Bill Hohmann seconded.

Vote: Ayes-5 Nays-0 Abstain-0

**Ian Liebman:**

Don Bedeaux opened public hearing for Mr. Liebman's request to subdivide his property.

Ian: " I own 20 acres and I am looking to subdivide 6 leaving 14 for my wife and I. There are 2 existing shops that I will sell with it. It's just too much for me to take care of and I don't need it all. I have an updated map with proposed subdivide. We agreed upon 40 feet by the road because 60 feet seemed deceiving based on the layout of the landscape."

Brian Mattison made motion to close public hearing and Geroge F. Smith seconded.

Vote: Ayes-5 Nays-0 Abstain-0

Jeff Meyer read SEAF document and Brian Mattison made motion of negative declaration, Bill Hohmann seconded.

Vote: Ayes-5 Nays-0 Abstain-0

Bill Hohmann made motion to approve subdivision and George F. Smith seconded.

Vote: Ayes-5 Nays-0 Abstain-0

Tiffany A. Ball

Planning Board Secretary, Town of Fort Ann