

Planning Board Regular Meeting

Town of Fort Ann, NY

March 28, 2016

A regular meeting was held by the Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Fort Ann Volunteer Fire Company, 11350 State Rte 149, Fort Ann, NY on the 28th day of March 2016 at 7:00 pm.

PRESENT: Donald Bedeaux Chairman
 William Hohmann Vice Chairman
 Brian Mattison
 Butch (Lewis) Barrett
 Charles Sellitti
 Curt Rehm
 Mary-Ellen Stockwell, Esq Attorney
 Anne Wilcox Secretary

ABSENT: Chad Wilson

OTHERS PRESENT:

Mark Miller – Code Enforcement Officer
Richard Moore Maureen Barber
Eva Mattison James Black
David Stockman Art Belden
Dennis Fletcher Mac Dodge
Claudia Braymer Roy Steves
Doug Knight Ruth Esperti
Kenneth Mattison Steph Graham
Deborah Foran Margaret Clark
Gretchen Stark Mary Taylor
Bill Knapp Richard Foran
Michele Foran Diane Langlois
Joe Monahan J Lasko
Charlene Bolster Laurie Beadleston

Don Beadleston John & Glenda Graham

Chris Boyea, P.E.

Prior Months Meeting Minutes:

Both the regular Meeting minutes and the Public Hearing meeting minutes were reviewed.

A motion was made by Brian Mattison, 2nd by Butch Barrett to accept and approve both the regular and Public Hearing minutes from 3/28/16.

Vote:

Ayes 5

Nays 0

Abstain 1 – Charlie Selletti

OPEN REGULAR MEETING:

Chairman, Donald Bedeaux called the regular meeting to order at 7:00 pm with a pledge of allegiance.

New Business:

David Stockman – Boundary Line Adjustment Application

A boundary line adjustment application was submitted by Mr. Stockman. Mr. Stockman's proposal is to move the back boundary line to enlarge a lot which is being sold, so that lot borders the prospective buyers' boundary line. The lot being sold is approximately 2.7 acres.

A letter from APA was received by town attorney Stockwell, the letter dated 3/23/2016 states, the proposed project does not require an APA permit, but that the following restrictions would apply, the project must be undertaken in accordance with the agency regulations implementing the state freshwater wetlands act. The APA provided a flyer so that if there is any future development, the applicant would still have to comply with the APA. For purposes of the boundary line, the APA is non jurisdictional.

In the boards review of the boundary line adjustment application, it is noted that the additional language required by the board was not on the Mylar Map. Attorney Stockwell advised the applicant she will contact their attorney and provide them with the language required by the board. Also, there was no proposed boundary line agreement presented with the application. The board advised the applicant the language must be included on the Mylar Map and the boundary line agreement and this should be submitted to the Town Attorney for review..

A motion to approve the boundary line adjustment, conditioned upon the additional language being included in the boundary line agreement form, which will be submitted to attorney Stockwell for her review, by the applicants attorney, was made by William hohmann, 2nd by Brian Mattison.

Vote:

Ayes 5

Nays 0

Abstain 1

Donald and Vanessa Bedeaux – Sub Division Application

Chairman Bedeaux abstained from this portion of the meeting as he has a conflict of interest, as he is the applicant.

A motion was made by Brian Mattison, 2nd by Butch Barrett appointing Bill Hohmann as acting Chairman for this subdivision application.

Vote:

Ayes 5

Nays 0

Abstain 0

APA approval has been received by the applicant (APA letter is on file in Planning Board office). The APA advised the applicant that the proposed subdivided parcel must be made into two lots due to the lower part of the property line is too close to the other camps which the parcel borders. The property is located on Stones Way, Fort Ann, NY. The parcel being subdivided originally was 5.21 acres, however, per the APA letter requests the 5.21 acres be split into 2 separate lots, one equaling 3.99 acres and the other 1.22 acres. The APA letter states "Therefore construction of a single family dwelling, mobile home, or other principal building on the 1.22 +/- acre lot containing 44' of shoreline would require an APA variance."

A motion was made to set a public hearing for April 25, 2016 at 7:00 pm, by Brian Mattison, 2nd by Butch Barrett.

Vote: Ayes 5 Nays 0 Abstain 1

Kenneth Mattison – Boundary Line Adjustment Application

Board member Brian Mattison is abstaining from this portion of the meeting as there is a conflict of interest, as the applicant is Brian Mattisons' brother.

A boundary line adjustment application was submitted for Kenneth Mattison, Mr. Mattison is purchasing a parcel of land on State Rte 149 from Walker's LLC. The parcel is located on the natural boundary line of the brook located on said property.

The board asked the applicant to include additional language on the boundary line agreement, to include "any further subdivision would require approval of the Fort Ann Planning Board"

A motion to accept the boundary line application, conditioned upon the additional language mentioned above be included, was made by William Hohmann, 2nd by Butch Barrett.

Vote:

5 Ayes

0 Nays

1 Abstain

Douglas Knight – Requested to speak to the Planning Board regarding setting up a portable sawmill at County Rte 16. Mark Miller, Code enforcement officer, suggested Mr. Knight come before the board to discuss his business plan and whether or not a site plan application is needed. Mr. Knight intends to use the portable sawmill full time, sell lumber and run a business, the board advised a site plan application is needed. Secretary Wilcox advised the applicant the site plan packet is available at town hall, there is a \$25 application fee, payable to the town of Fort Ann. In order for Mr. Knight's application to be on the 4/25/16 agenda, the completed application would need to be returned to the Town Hall by 4/15/16.

Mr. Knight advised the board he will complete the application and return to Town Hall by 4/15/16.

Adjourn:

A motion was made by Brian Mattison, 2nd by Butch Barrett to adjourn the meeting at 8:10 pm.

Anne S Wilcox

Secretary