

**Planning Board Regular Meeting  
Town of Fort Ann, NY  
November 23, 2020**

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 23rd day of November, 2020 at 7:00 p.m.

**PRESENT:** Donald Bedeaux, Chairman  
William Hohmann, Vice Chairman  
David Allen  
Brian Mattison  
Chad Wilson  
Jeffrey Meyer, Attorney for the Planning Board  
Tiffany Ball, Secretary

**ABSENT:**

**OTHERS PRESENT:** Claudia Braymer, Laurie Gould, Mrs. Greene, Matt Longman, Mark Miller, and Eric Seelye.

**OPEN REGULAR MEETING:** Don Bedeaux asked if there were any questions on the revised September 28, 2020 minutes? David Allen made motion to accept September's minutes, Bill Hohmann 2<sup>nd</sup>.

Ayes – 5 Nays – 0 Abstain – 0

Don asked if there were any questions on the October 26, 2020 minutes? David Allen made motion to accept October minutes, Bill Hohmann 2<sup>nd</sup>.

Ayes – 5 Nays – 0 Abstain - 0

**CORRESPONDENCE:** None

**OLD BUSINESS:**

Larry Harris: Chairman Bedeaux asked if anyone had seen Larry Harris. Mr. Harris was not present.

**New Business:**

Greene/Gould Subdivision:

Mike: We are trying to finish up the division of Mrs. Greene's property. Over the years, different pieces have been conveyed to members of her family and left a track out behind the front lots that was unsubdivided. What we are doing is extending the lot lines on those lots. If you start from the south end of the map, Laurie Gould and her husband own half of that property now and we are giving them the balance of the property at the south end (approximately 10 acres) so that they own that whole lot. They do not wish to have the larger track merge with that house. Then Matthew and Kimberly own the house on the front, we are extending their lines all the way back to the Galusha property line so that would

then be their piece. She has still 8 or 9 acres remaining in her name, we are just looking to extend the lines and straighten them out.

Mike: Does anyone have any questions?

Jeff: Are you creating any new lots?

Mike: Yes, we are actually creating one new lot.

Don: Does anyone have any new questions?

Brian: Didn't we do something with these parcels not too long ago?

Jeff: Yes you adjusted the boundary line with Robert Greene. His garage was inadvertently on the adjoining property. In the past it was a boundary line adjustment.

Bill: Motion to move for public hearing, David 2<sup>nd</sup>

Aye: 5 Nays – 0 Abstain - 0

Don: We don't have a meeting in December, the Public Hearing will be January 25<sup>th</sup>.

*Seaboard Solar:*

Matt Longman : We talked to a few people through a few people previously about a solar project listed in the packet.

The proposed project is a commercial solar system. Approximately 5 megawatt in size approximately, some other details would change as we go through with engineers and draft some of our site plan application. We just wanted to review now, and hear any concerns that you may have going forward.

Don: Any questions?

Bill: We would just have to see surrounding neighbors etc.. That is the only real concern that we would have.

Matt Longman: Page 11 shows where we plan on putting it right now, that may change after the engineer does a further inspection. We just submitted the application to National Grid, we are expecting to get our preliminary application back from National Grid within the next couple of days. Once we hear back we would have our land use engineers, further inspect the land and formally draft the site plan application.

Matt L. I spoke to Laurie Barber, I would like to follow up previous meetings regarding Tax break information.

Don: You would have to work with the Town Board to work out the tax info etc.

Brian: From Route 22, the main road do you have a rendering of what the view scape would look like?

Matt: It is on the higher end of Hawk Road but would be shaded with trees. We have done renderings previously and could do that again. We are certainly open to more tree coverage, but would like to know that sooner rather than later. Ideally I would like to send that stuff over and get your opinions before submitting site plan application.

Mark Miller: I have one question. You have a police and fire department mention. Would you do a course to show the fire departments how to fight a fire with this situation?

Matt L.: Absolutely, we have done that before; but we would certainly be happy to do that.

David: What is the intended ground cover?

Matt L: It sort of depends on whether the town has preference. We have done gravel, grass etc. We typically do concrete ballast and if we can leave the ground in its current condition and undisturbed; we do.

David: How high are they?

Matt; With the ballast, it depends on the town but typically not above 15 feet.

Mark: This is a set system? Not a move & follow system right?

Matt: No. Based on the topography it wouldn't be beneficial to have a multi axis system.

**Public Hearing:**

Eric Seelye: Cartier Lane lot D of Harris subdivision 2009

Lucas Doby Hutchins engineering Eric Seelye is the owner of Bullseye Party Rentals. Bought this from Pam Harris subdivision.

40 x 60 pole barn and a gravel base to hold trucks. No water, no sewer. At this point, just power. We would be happy to entertain any questions.

Don: Any questions from the public.

Bill motion to close public hearing, Dave 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain - 0

Brian: Color of the building?

Eric: I haven't picked the color yet, it will be all metal. Something Neutral colorwise.

Jeff read SEQR:

Bill Made Negative Declaration, Dave 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain - 0

Lucas: At the last meeting Mr. Meyer asked our proximity to 149. Approximately 750 feet.

Bill motion to approve, Dave 2<sup>nd</sup>

Ayes – 5 Nays – 0 Abstain - 0

Don: Does anyone else have anything? 7:31 p.m. Motion was introduced by William Hohmann, seconded by Chad Wilson to adjourn tonight's meeting.

Don: Does anyone else have anything?

Mark: I just wanted to point out the Burgoyne Mobile Home Park has a travel trailer hooked up. I have talked to them and told them it needs to be taken out of there, that it is a violation. Just so you know, it may be coming back to you guys.

Bill motion to adjourn. Don 2<sup>nd</sup>

Ayes 5 Nays – 0 Abstain - 0