

**Planning Board Regular Meeting
Town of Fort Ann, NY
March 22, 2021**

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 22nd day of March, 2021 at 7:00 p.m.

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

ABSENT:

OTHERS PRESENT: Jeremy Treadway, Springbrook Distillery Representation

OPEN REGULAR MEETING: Don Bedeaux asked if there were any questions on the January 22, 2021 minutes, as we did not have a February meeting? Brian Mattison made motion to approve, Bill Hohmann 2nd.

Ayes – 4 Nays – 0 Abstain – 0

No minutes for February 2021, as there was no meeting.

CORRESPONDENCE: None

OLD BUSINESS:

Bill Hohmann made motion to open the Public Hearing for Springbrook Distillery, Don Bedeaux 2nd.

Ayes – 4 Nays – 0 Abstain – 0

Distillery Representation: We are opening a distillery on corner of 149 and Clements, we already own the distillery down the road just moving it up the road. Barn type structure 50 x 120 feet. Not a bar but production. We will have a tasting room but that is it in a nutshell.

Bill Hohmann made motion to close public hearing, Chad Wilson 2nd

Ayes – 4 Nays – 0 Abstain – 0

Don: does anyone have any questions?

Brian: no questions.

Don: did you turn into APA?

Distillery: yes, APA and lake George park commission. I met with DOT and there were no issues from him. We have not received the APA documents back yet.

Jeff read SEQR

Bill Hohmann made motion for negative declaration, Brian Mattison 2nd.

Ayes- 4 Nays – 0 Abstain – 0

Bill Hohmann made motion to approve site plan as long as APA, DOT and other parties agree. Chad Wilson 2nd.

Ayes – 4 Nays – 0 Abstain - 0

New Business:

Jeremy Treadway: Site Plan Review Application for Daycare

Jeremy: We reached out to the state and county and apparently there is a large demand for daycares, especially in this area. So instead of ripping down the restaurant we want to build addition of 30x80. Keep existing structure and remodel and put in a daycare. It will be called Little Cruisers. We aren't 100% sure we will do it just yet, we want to send a survey to the masses and see if there is a demand.

Separated by a fence to the track, but the back side will not be utilized by the kids. It will only be the front side. Track to the fence is 25 feet, track to the building is 40 feet. The state came to look and I pointed out that we had the track and the road. They didn't even mandate a fence around the play area, though we do plan on putting one up anyway.

Jeremy: In the building itself. all rooms have to have a door and if possible a toilet and sink in each room. The doors will be locked from the outside but able to go out of it. There is more to it than I thought but we are gutting the building, so we will be able to upgrade the electrical, plumbing etc..

Don: Any questions?

Brian: how long before you get a finalized plan?

Jeremy: I am not sure. We should have it soon, but obviously we have to give it to the county to get their approval. We are putting off moving forward until I can send this survey out to check for interest.

Bill: Motion to move to public hearing, Brian 2nd

Ayes- 4 Nays – 0 Abstain – 0

Don Bedeaux: Subdivision Application

DON BEDEAUX

I am formally recusing myself, Bill Hohmann is in charge.

Bill: Mr. Bedeaux what are you doing?

Don: The APA has approved the subdivision. It ended up being 6.81 acres, no swamp land. It's right on the road. We are selling it to my wife's cousin.

Brian: just 1 or both lots?

Don: Just lot 1.

Brian: Lot 2 is the field, you are only selling lot 1, correct?

Don: Yes we are only selling 1. Lot 2 will just remain as it is.

Brian: Oh Okay, now I understand what you are doing.

Brian: So as this sits now this whole thing is yours?

Don: Yes.

Bill: Motion to set public hearing for April 26th, Chad Wilson 2nd.

Ayes – 3 Nays – 0 Abstain – 1 (Bedeaux)

Don: Nothing else?

Bill Motion to close the meeting, chad 2nd

Ayes-4 Nays – 0 Abstain - 0

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