

Planning Board Regular Meeting

Town of Fort Ann, NY

September 28th 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 28th day of September, 2020 at 7:00 pm.

PRESENT:

Don Bedeaux Chairman

William Hohmann

Brian Mattison

Chad Wilson

David Allen

Jeff Meyer Attorney

ABSENT: Tiffany Ball

OTHERS PRESENT: Larry Harris, Marty Knaughton, Arcangela Bannon, Jeff Anthony, and Jane Barnes

OPEN REGULAR MEETING:

Chairman Don Bedeaux called the meeting to order at 7:00 pm with the pledge of allegiance.

APPROVAL OF MINUTES:

Don Bedeaux: Everyone was presented and had the opportunity to review the minutes. Does anyone have any changes to the minutes? No changes or amendments noted.

William Hohmann made motion to approve minutes, David Allen 2nd.

Vote: Ayes – 5 Nays – 0 Abstain - 0

CORRESPONDENCE: None

OLD BUSINESS:

Larry Harris –

Larry Harris appeared before the Planning Board to discuss a proposed boundary line adjustment between Larry Harris, III and Brigid McLaughlin for property located off Ridge Road in the Town of Fort Ann. The Board discussed the proposal and inquired of Mr. Harris precisely what he was proposing. There was a discussion concerning whether the application was a subdivision or a boundary-line adjustment and whether there was access from the lots to a Town highway. The Board questioned the existence of subdivision language on the map and the missing merger language. Mr. Harris would discuss with his surveyor and revise the map. No further action was taken.

NEW BUSINESS:

Arcangela Bannon Subdivision Application:

The Applicant presented the application for subdivision and explained the proposal. The Board asked questions regarding the proposal to ensure conformance with the Subdivision Law. Bill Hohmann made motion to accept the application and schedule the public hearing next month, Brian Mattison 2nd.

Ayes – 4 Nays – 0 Abstain – 0

Three Horse Properties Subdivision Application:

The Applicant presented the application for subdivision and explained the proposal. The Board asked questions regarding the proposal to ensure conformance with the Subdivision Law. Bill Hohmann made motion to accept the application and schedule the public hearing next month, Brian Mattison 2nd.

Ayes – 4 Nays – 0 Abstain – 0

Bedrock Building Site Plan Application:

The Applicant presented the application for site plan approval and explained the proposal. The Board asked questions regarding the proposal to ensure conformance with the Site Plan Review Law. The Applicant stated that it would be a new use to the property and that the property would only be used for storing vehicles and equipment. The Applicant state that there would be no retail business at this location. Bill Hohmann made motion to accept the application and schedule the public hearing next month, Brian Mattison 2nd.

Ayes – 4 Nays – 0 Abstain – 0

PUBLIC HEARING:

Jeff Anthony of Studio A Representing Jeff Edwards:

The applicant presented the proposed subdivision and responded to the Board’s remaining questions. There was a discussion relative to access to lots 3 and 4 along with their potential use. The Board questioned the APA’s approval and their considerations when reviewing the application.

Public Hearing: No comments from the public. Public hearing was closed.

The Board completed Part 2 of the Short Environmental Assessment Form finding that No, or small impact may occur to the 11 different criteria. Based on those findings, Bill Hohmann made motion to that the proposed action will not result in any significant adverse environmental impacts, Brian Mattison 2nd.

Vote: Ayes – 3 Nays – 1 (Chad Wilson) Abstain – 1 (David Allen)

Bill Hohmann made motion to approve the subdivision contingent upon final attorney approval of the easement agreement for lots 3 and 4, Brian Mattison 2nd.

Vote: Ayes – 3 Nays – 1 (Chad Wilson) Abstain – 1 (David Allen)

Marty Knaughton Subdivision Application:

The applicant presented the proposed subdivision and responded to the Board’s question.

Public Hearing: No comments from the public. Public hearing was closed.

The Board completed Part 2 of the Short Environmental Assessment Form finding that No, or small impact may occur to the 11 different criteria. Based on those findings, Bill Hohmann made motion to that the proposed action will not result in any significant adverse environmental impacts, Brian Mattison 2nd.

Vote: Ayes – 4 Nays – 0 Abstain – 1 (David Allen)

Bill Hohmann made motion to approve the subdivision, Brian Mattison 2nd.

Vote: Ayes – 4 Nays – 0 Abstain – 1 (David Allen)

Tiffany A. Ball, Planning Board Secretary; Town of Fort Ann

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