

Town of Fort Ann
Planning Board Regular Meeting Minutes
Fort Ann Town Hall
Fort Ann, NY
March 25, 2013; 7:04 P.M.

Printed on both sides

1. Call to order. Donald Bedeaux, Chairman

(Begin taping of session).

Pledge of Allegiance

a) Roll call, Board members present:

- Donald Bedeaux, Chairman
- William Hohmann
- Sally Walker
- Chad Wilson
- Brian Mattison
- Curt Rehm
- Howard Denison
- Kevin Riley (Open seat)

Staff:

- Fill-in Secretary: Leslie Barker
- Temporary Secretary: _____

b) Others:

- Matt Fuller, Esq., Fitzgerald Morris Baker Firth
- Jeff Meyer, Esq., Fitzgerald Morris Baker Firth
- John Aspland Jr., Esq.

2. Review and Approve Proposed Planning Board regular Minutes of April 23, 2012 (from tape)

Corrections/additions: none

Tabled no

Motion Sally Walker Second Chad Wilson

Vote: All Ayes All Nays Abstentions
 Bedeaux Hohmann Walker Wilson
 Mattison Rehm Denison

3. Old/Other Business

a. (No Name)

Planning Board: A woman had seen Eric and called Michelle. She would like to buy land and put a travel trailer on it. (address and property tax number unknown) If she buys property with a mobile home already on it, would it be grandfathered in so she could put another one in its place? The Planning Board does not have jurisdiction over that. Matt: answer-the mobile home local law. PB legal counsel and Planning Board discussion about the Adirondack Park rules and regulations for a travel mobile home, whether there has been a change to those rules and regulations. PB legal counsel: there is a difference between a travel trailer and a mobile home and whether is it parked permanently but not lived in year round. If there is a mobile home on a property, it can be replaced with a newer, nicer one. If the mobile home is replaced, the septic has to be brought up to code. Planning Board discussion ensued. PB legal counsel: recommendation to the board-she should submit a site plan application and Mobile Home Park License Application. There is an annual license for a mobile home; if it lapses, one has to start over. No documents were found to be filed.

b. Board member question: when is their training? Answer: Thursday July 12 (note: the 12th is on a Friday), not sure what time it will begin (either 5PM or 5:30PM) but will be about 4 hours and in Fort Edward, NY at the firehouse.

Tabled No

Motion none Second _____

(Important note: At this point, the tape of the meeting ended. The batteries died)

4. Approve Agenda-Items Added/Deleted: no established agenda

Tabled No

Motion none Second _____

5. New Business:

Presenters in the order from sign-in sheet at the meeting:

a. Rozell, Katherine M

554 County Route 16, Fort Ann, NY 12827. Katherine Rozell presented the board with a completed, stamped, March 15 2013 Fort Ann Planning Board Mobile Home Application for Permit form, map and site plan. She would like to place a 1984 70' long Rebhand Homes mobile home on her lot, property tax number 94-1-14.2, and plans to build a permanent residence with 2 1/2-5 years. Discussion covered distances between the mobile home, well and septic, whether to apply for a temporary 2-year permit, review of rules and regulations outside a mobile home park and what her options were. Motion made to accept the temporary trailer application, pending septic, well and county approval. A \$25.00 fee is payable to Mary Jane Godfrey, Town Clerk. Documents to be filed under Rozell, Katherine.

Tabled no
Motion Sally Walker Second Chad Wilson
Vote: All Ayes All Nays Abstentions
 Bedeaux Hohmann Walker Wilson
 Mattison Rehm Denison

b) Dean, Pam and Bill

Pam Dean presented a mylar map; deed and APA permit of a proposed 2-lot subdivision on 268 Sly Pond Road, Fort Ann, NY, property tax number 92.-1-6.5. The Deans originally presented on October 22, 2012 at which time they did not have a complete deed. Matt Fuller, Esq. reviewed the deed & site plan. It met Rules and Regulations. Donald Bedeaux stamped and signed the mylar. Leslie Barker signed the mylar. Documents to be filed under **Dean, William and Pamela.**

Tabled No
Motion ? Second ?
Vote: All Ayes All Nays Abstentions
 Bedeaux Hohmann Walker Wilson
 Mattison Rehm Denison

c) Ellsworth, Ruben and Danna

Danna Ellsworth presented a floor plan and request to expand their office at 10302 Route 149, Fort Ann, NY 12827, property tax number unknown. Discussion covered areas such as exact location, whether it was in the APA jurisdiction, adjoining neighbor site lines. He was given the proper Town of Fort Ann packet to complete, advised he needs to return with a site plan and 13 copies for the Town. No documents were found to be filed.

Tabled (Return with recommended items)
Motion None Second _____

d) Fredette, Roxanna

Roxanna Fredette presented a request to add one new single mobile home on her lot for her parents at 70 W. Starbuck lane, Fort Ann, NY, property tax number 112.-3-10.7. A doublewide trailer, well and septic are currently present on the lot. She provided a completed Fort Ann Planning Board Mobile Home Application for Permit form, a proposed site plan noting the locations of the well, septic tank and existing double wide trailer, a survey map, a copy of the deed dated April 28, 1999 and recorded May 5, 1999/book 826, page 39 & 40 and a copy of the completed Short Environmental Assessment Form (SEQR) dated February 15, 2013. Discussion ensued and Roxanna was given advice and options by the Planning Board counsel that 2 mobile homes on the same lot require a Mobile Home Park permit, that she can apply to the town for a waiver or that she can subdivide the lot. If subdivided, each lot must have an individual septic & well. The planning board recommended she check with the county about the well and septic. Documents to be filed under **Fredette, Roxanna.**

Tabled No
Motion None Second _____

e) Funfgeld, Thomas, Harry Hot Doc

Thomas Funfgeld did not step forward to present when called.

f) Powers, Dean

Board member Chad Wilson recused himself. Dean Powers requested a change in use for his property at 11240 State Route 149, property tax number unknown, from automotive, which was already discussed, to plumbing and wanted to get advice whether to go forward with the current application or change it. The

f) Powers, Dean continued

change would not involve on-site retail sales. The Planning Board discussion included how this change would mean fewer environmental concerns and whether storage would be involved. The board recommendation was that this appears to be a minor change and needs to be documented with the proper paperwork. No documents were found to be filed.

Tabled No

Motion none Second _____

g) Thomas, George presented on behalf of Keven and Tammy Tavenier

61 County Route 17A, Fort Ann, NY

George Thomas presented a survey map of 61 County Route 17A, Fort Ann, NY, property tax number 96.-2-15.1 by John F. Grady, surveyor, Whitehall, NY requesting a lot line adjustment on behalf of Keven and Tammy Tavenier. The planning board and legal counsel felt the map was confusing and could be misinterpreted by the county when recording the change. Mr. Thomas was advised the surveyor should provide an additional note stating the lot 1 is merged. He should return with the note change and the deed. Motion made to approve the lot line adjustment, contingent upon changing the survey map note and providing the deed. No documents were found to be filed. Documents located on desk in office to be filed under

Tavenier, Keven and Tammy. Mr Thomas is representing them.

Tabled no

Motion Chad Wilson Second ?Matt

Vote: <input checked="" type="checkbox"/>	All Ayes	<input type="checkbox"/>	All Nays	<input type="checkbox"/>	Abstentions	<input type="checkbox"/>	
<input type="checkbox"/>	Bedeaux	<input type="checkbox"/>	Hohmann	<input type="checkbox"/>	Walker	<input type="checkbox"/>	Wilson
<input type="checkbox"/>	Mattison	<input type="checkbox"/>	Rehm	<input type="checkbox"/>	Denison	<input type="checkbox"/>	

h) Valentine, Don

Don Valentine presented a request to enlarge his parking lot located at ___ (address and property tax number unknown) with crushed stone up to wetlands location to sell Amish sheds. No new permanent structures are anticipated on the new parking area at this time. He met with DEC & was told his project was not in their jurisdiction. DEC flagged the wetlands. The Army Corp of Engineers walked his property, OK'd a crushed stone lot and advised that the wetlands were not naturally formed, but a result of development. The Planning Board advised Don that a site plan is required even without a new permanent structure and provided the proper Town of Fort Ann packet to complete. They also advised that a historical survey and endangered species study might be needed. No documents were found to be filed.

Tabled (Return with recommended items)

Motion none Second _____

i) Hutchins, Thomas and Mark Rehms, Esq. representing Ed Paradis, Moose Hillock Camping Resorts

Tom Hutchins P.E., Hutchins Engineering, Queensbury, NY presented a revised site plan for Moose Hillock Camping Resort (formerly Chocolate Moose Campground under a different owner), State Route 149 and Tripoli Road, Fort Ann, NY, property tax number unknown. The former owner received approval on July 12/2010 for the site with 510 campsites. Two presentation boards were presented to the board: the former plan and current proposal for their inspection and comparison. Tom pointed out the revised plan is significantly downsized and 285 campsites. The interior road was revised to the roads are in a parallel layout with the crossroad eliminated. The camper lots have a diagonal axis to the road rather than the former perpendicular one, the core area still has a main building but that has been pushed back, the waterslide and amphitheater were taken out, and a pavilion has been added. There is a one full time/year round residence for the manger on the revised plan.

The planning board discussion involved storm water drainage (storm water ponds), proximity or closeness to neighbors, whether an informal question and answer meeting could be set up by the Mr. Hutchins to inform the neighbors and interested parties, if the required setbacks were honored, what the finished project will look like with landscaping etc. and whether the timber cutting already done was inside the approved area. Legal Counsel questioned if all required agencies approved the current revision and not an earlier revision. Tom suggested getting on the main website to see what has been done in other areas of the country and that this would have a similar look.

5. i. Hutchins, Thomas and Mark Rehms, Esq. representing Ed Paradis, Moose Hillock Camping Resorts continued

The two presentation boards were turned towards the audience and questions were taken from the audience on an informal basis. Discussion included storm water ponds, clearing trees, visibility to neighbors and camper's visibility to them (privacy issues). There is a Phase II in the design phase now.

The Planning Board suggested Tom submit a request to the Planning Board to go over all the changes and provide both the formerly approved project and the proposed revised project and to provide and updated, signed application. Planning Board Counsel: Tom needs to provide a signed application with all changes on file and the Planning Board must schedule a public hearing. Motion made to update information and schedule a public hearing on April 22, 2013. Question after motion and vote: Bob Holmes/Tom Jarrett Engineering, Glens Falls, NY. Will Bob be needed to do work prior to the public hearing? Bob has not seen the revised plans.

Planning Board can request they be reviewed.

The following documents were left for the board:

"Chocolate Moose Campground": Overall Grading Plan dated October 4, 2010, Approved Chocolate Moose Overall Project Layout Plan not dated separately, Approved Chocolate Moose Overall Project Site Plan not dated separately. "Moose Hill Camping Resorts": Overall Project Layout Plan dated 3/11/2013, Overall Project Site Plan dated 3/11/2013, Overall Site Plan dated 3/11/2013, Detailed Site Plan-Entrance Area dated 3/11/2013, Detailed Site Plan-Northeast Portion dated 3/11/2013, Detailed Site Plan-Westerly Portion dated 3/11/2013, Detailed Site Plan-Southeasterly Portion dated 3/11/2013, Detailed Site Plan-Southerly Portion dated 3/11/2013, Wastewater Sewer Groups undated, Central Facilities Groups undated, Cover letter dated March 11, 2013, one copy of the cover letter. Documents to be filed under **Moose Hillock Camping Resort**.

Tabled	no					
Motion	Brian Mattison		Second	Chad Wilson		
Vote:	<input checked="" type="checkbox"/> All Ayes	<input type="checkbox"/> All Nays	<input type="checkbox"/> Abstentions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Bedeaux	<input type="checkbox"/> Hohmann	<input type="checkbox"/> Walker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Wilson
	<input type="checkbox"/> Mattison	<input type="checkbox"/> Rehm	<input type="checkbox"/> Denison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. No Other Business

7. Motion made to adjourn, 8:58 P.M.

Tabled	no					
Motion	Chad Wilson		Second	Sally Walker		
Vote:	<input checked="" type="checkbox"/> All Ayes	<input type="checkbox"/> All Nays	<input type="checkbox"/> Abstentions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Bedeaux	<input type="checkbox"/> Hohmann	<input type="checkbox"/> Walker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Wilson
	<input type="checkbox"/> Mattison	<input type="checkbox"/> Rehm	<input type="checkbox"/> Denison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Please note: the sign in sheet from this meeting and the cassette tape to be filed under **Planning Bd Reg. Mtg, March 25, 2013.**

9. The next regular Planning Board meeting will be **April 22, 2013.** The next meeting's agenda must available to the FA PB at least 5 days beforehand. The public hearing notice for Moose Hillock must be posted in the Post Star by **April 12, 2013.** Notice was sent via email to the Sabrina King/PostStar on 4/9/2013.

Leslie Barker, Fill-in Secretary
March 30, 2013