

Town of Fort Ann  
**Final Planning Board Regular Meeting Minutes**  
Fort Ann Town Hall  
Fort Ann, NY  
August 26, 2013 7:00P.M.

Printed on both sides  
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August 2013

**(Recorder begins 6:58 P.M.** The secretary advises the Planning Board that the cassette recorder was not functioning properly at the meeting, stopped or slowed down intermittently and then stopped recording completely during the meeting. The recording is therefore very distorted in sections. Its use will be discontinued.)

**1. Call to order.** 7:00 P.M.by Chair Don Bedeaux

**Pledge of Allegiance**

- a)** Roll call, Board members present:
- |                                     |                                  |        |                                     |                            |
|-------------------------------------|----------------------------------|--------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Donald Bedeaux, Chairman         | Staff: | <input checked="" type="checkbox"/> | Secretary: Leslie Barker   |
| <input type="checkbox"/>            | William Hohmann, Acting Chairman |        | <input type="checkbox"/>            | Temporary Secretary: _____ |
| <input type="checkbox"/>            | Sally Walker                     |        |                                     |                            |
| <input checked="" type="checkbox"/> | Chad Wilson                      |        |                                     |                            |
| <input checked="" type="checkbox"/> | Brian Mattison                   |        |                                     |                            |
| <input type="checkbox"/>            | Curt Rehm                        |        |                                     |                            |
| <input checked="" type="checkbox"/> | Howard Denison                   |        |                                     |                            |
- b)** Others:
- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Matt Fuller, Esq., Meyer & Fuller PLLC |
| <input type="checkbox"/>            | Jeff Meyer, Esq., Meyer & Fuller PLLC  |

**2. Public Hearing- Donald C. & Irene B. Wood, minor subdivision, 1236 Pattens Mills Road, Tax Map Number 118.-1-16 for 3 lots (Public Hearing format)**

The public hearing opened.

Mr. Wood addressed the audience and described his project. Chair asked the audience if they had questions and there were none. Chair asked the board if they had questions and there were none.

**Motion** made to close the **Public Hearing**.

Tabled \_\_\_\_\_  
Motion Brian Mattison Second Chad Wilson

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

**3. Approve Agenda-Items Added/Deleted:** Agenda reviewed, no changes. The agenda sheet will be filed in this month's folder.

**4. New Business:**

- a. **Marc J. Brown, Mobile Home Application** for his property located at 1175 County Route 17, Fort Ann, NY 12827, Tax Map Number 105.-1-11.2. Mr. Brown approached the board to discuss his Mobile Home Application. He described the project, mentioned that he took down a previous mobile home, wanted to replace it with a new mobile home and that there is an existing well and septic. The board discussed the property's mobile home site location in relation to the lot boundaries, the existing setbacks not meeting code and the well location too close to the septic to meet code and health requirements. Mr. Brown thought the property was last occupied in 1993. Because the setbacks are not adequate, planning board legal counsel advised the Fort Ann Town Board is the only board that has the ability to waive the setback provisions. Matt Fuller offered that procedurally a Public Hearing could be set if the Planning Board did not have an issue with the setbacks and Mr. Brown could ask the Town Board for the setback waiver needed in the meantime. The Planning Board asked for additional information about the existing septic system, voiced its concern about the well not being at least 100' from the septic and that it would be a serious health issue, which would have to be addressed. Planning Board legal counsel and the Planning Board discussed procedure, that the Planning Board can recommend the Town Board grant the setback waiver and the timing for Mr. Brown to approach the Town Board for the necessary setback waiver while he



**4. New Business continued**

- d. **Stefanie DiLallo Bitter for Ace Carting, 10913 Rte 149, Fort Ann, NY.** Ms. Bitter approached the board asking to have a concept discussion of her client’s project. Helping her with the presentation was John Wright, Ace Carting plant manager, and Eric Steinhauser. In addition, Jason Craft, Kurt Shaner and Don Hallock were present on behalf of Ace Carting. Ms. Bitter explained that Ace Carting is currently used as a Construction and Demolition Debris Process Facility. They are seeking renovations and improvements to the site as well as obtain the necessary permits to accept MSW (municipal solid waste) for processing and transfer. (Secretary note: recorder stopped working completely at this point). The presentation team went over two site concept plans, noting the location of features such as plantings, a new building that will be oriented to take advantage of the prevailing winds to control odor and the spread of litter when the door is open, parking/roadway areas and their particular benefits. Option A featured the proposed new structure at the rear of the property and Option B located the new structure closer to Route 149. They asked for board’s feedback of potential issues the board could spot and if one concept was more desirable than the other from the Town’s point of view. The board discussed neighboring properties, the earlier history of the property, litter, noise, odor and sanitation technology. There was a short question and answer session between the board and presenting party. The board recommended that Ace choose whichever option would work best for Ace Carting. Ms. Bitter requested and was given an additional hard printed copy of the Site Review Packet at the end of their presentation. Application documents will be filed in the County Waste and Recycling Services (DBA Ace Carting) file and made part of the official record. Discussion on this presentation was closed.
  
- e. **Hank (Henry) Stone, Boundary Line Adjustment, 3048 Stone’s Way, West Fort Ann, NY.** Mr. Stone approached the board to ask what is required for a boundary line adjustment on his property. He showed the board where the line needed to be adjusted and what the Planning Board procedure is for a Boundary Line Adjustment. The board discussed details of his case and advised he will need his neighbor’s signature and a copy of a new deed draft for the formal Boundary Line Adjustment application. Secretary provided Mr. Stone with the Boundary Line Adjustment form prior to the meeting opening. Discussion was closed.
  
- f. **Jim Schoonover,** Hadlock Pond Inn dock relocation questions. Mr. Schoonover requested placement on the agenda via his phone call to the Secretary. He was not present at the Town Hall when called to present.
  
- g. **Donald C. & Irene B. Wood, minor subdivision, 1236 Pattens Mills Road, Tax Map Number 118.-1-16 for 3 lots.** Mr. Wood approached the board to have his application approved, his project mylar/prints stamped and signed by the Chair and secretary. There were no board questions. **Motion** made to approve the subdivision application.

Tabled \_\_\_\_\_  
 Motion Brian Mattison Second Howard Denison

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

The mylar and prints were stamped and signed by the Chair and secretary. Mr. Wood gave one print to the Planning Board to file. Application documents will be filed in the Donald and Irene Wood file and made part of the official record. Discussion on this presentation was closed.

- h. **Marc Brown, Mobile Home Application,** re-approached the board and secretary with a few more remaining procedure questions he had. Discussion was closed.

**5. Review and Approve Proposed Planning Board regular Minutes of June 24, 2013 & July 22, 2013.** Review and approval of the July 22, 2013 minutes was tabled due to lack of a planning board quorum. Mr. Bedeaux was not present at the July meeting and therefore could not vote.

Tabled Until the September 23 2013 meeting  
 Motion \_\_\_\_\_ Second \_\_\_\_\_

