

Regular Planning Board Meeting

Town of Fort Ann, NY

February 23, 2015

(DRAFT MINUTES)

A regular meeting of the Town Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Town Hall, 80 George St Fort Ann, NY on the 23rd day of February 2015 at 7 pm.

PRESENT: William Hohmann Vice Chairman
 Chad Wilson
 Brian Mattison
 Butch (Lewis) Barrett
 Curt Rehm
 Jeff Meyer, Esq Attorney
 Anne Wilcox Secretary

ABSENT: Don Bedeaux

OTHERS PRESENT: Mark Miller – Code Enforcement Officer.

Michael J O'Connor, Esq.

Pamela Stiles

Michael Gustke

John Bruhns

Vice Chairman, William Hohmann called the meeting to order at 7:00 PM with the Pledge of Allegiance.

PUBLIC HEARING MEETING:

Jointa-Galusha – 3 lot subdivision application for Patten Mills property, tax map # 118.-1-2.

- Mike O'Connor advised no improvements have been made to the plans since last months' meeting.
- Vice Chairman Hohmann asked if there were any public comments.
- No public comments were made, the public hearing was closed at 7:06 pm.

The SEQR form was reviewed by Attorney Meyers and the Board members.

A motion was made for a negative declaration by Brian Mattison, motion was seconded by Chad Wilson. Vote: Ayes: 5

Motion made by Bill Hohmann to approve this subdivision, motion was seconded by Butch Barrett. Vote: 5 Ayes. Final approval was granted by Planning Board.

Mr O'Connor will submit the Mylar map to the board for signatures and stamp.

APPROVAL OF MINUTES: A motion was made by Brian Mattison, seconded by Chad Wilson to accept the January 26, 2015 meeting minutes. Vote: 5 Ayes

ORGANIZATIONAL MEETING: No organizational meeting agenda items noted.

ORGANIZATIONAL MEETING: Closed

PUBLIC COMMENTS: No Public comments.

NEW BUSINESS:

Mobile Home Application:

- **Pam Stiles** – Is looking to purchase a 10 acre parcel on County Route 16. This property currently has a mobile home located on it. Mrs. Stiles is planning to remove this mobile home and replace it with a doublewide mobile home. Mrs. Stiles advised the board the current septic and water sites will remain in place and be used for the new mobile home. The new mobile home will be placed in the same location as the current mobile home. Attorney Meyers advised the town law states that better construction/improvements there are no time limits in place.

Site Plan Application:

- **Michael Gustke** presented to the board a proposal for a stone Manufacturing Plant, located on State Rte 4.

Mr. Gustke stated that Champlain Stone had presented a similar project at this site in 2004, "Eagles Nest". Copies of the Survey were provided by Mr. Gustke.

Mr. Gustke advised he would like to utilize the survey and engineer study which were originally submitted in 2004.

He would be erecting a larger building than what was proposed on the 2004 submission.

In a letter dated, April 12, 2006, the Fort Ann Planning board made a motion to approve Champlain Stone Ltd request for a 2 year extension on the "Eagles Nest" project. The approval effective date began on December 27, 2005 and expired on December 27, 2007.

The Planning Board reviewed the information provided by Mr. Gustke. A decision was made to consider this submission a new project and a Site Plan Application is needed. A site plan Application packet was provided to Mr. Gustke.

Subdivision Application & Mobile Home Application:

- **John Bruhns** – presented to the board a request for a minor subdivision for tax map #110.18-1-10, State Route 149

There is currently a mobile home on the parcel.

A new lot, .538 acre, would be created.

Mr. Bruhns was advised to complete a subdivision Application and a Mobile home application, and present them to the Planning Board for review and conditions. Based on the lot size being less than 1 acre, and the boundary line less than 100', the subdivision application would need to be submitted to the Town Board along with the Planning Boards recommendations and conditions.

Adjourn:

A motion was made by Brian Mattison, seconded by Curt Rehm to adjourn the meeting at 8:15 pm.

Anne S Wilcox

Secretary