

## **Regular Planning Board Meeting**

**Town of Fort Ann, NY**

**June 22, 2015**

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 22<sup>nd</sup> day of June 2015 at 7 pm.

**PRESENT:** Donald Bedeaux                      Chariman  
                 William Hohmann                      Vice Chairman  
                 Chad Wilson  
                 Brian Mattison  
                 Butch (Lewis) Barrett  
                 Charles Sellitti  
                 Mary-Ellen Stockwell, Esq              Attorney  
                 Anne Wilcox                                      Secretary

**ABSENT:** Curt Rehm

### **OTHERS PRESENT:**

Mark Miller – Code Enforcement Officer

John Heath – Site Plan Review for proposed diner at 11006 State Rte. 22.

Ed LaPointe, CE – attending with John Heath – proposed diner at 11006 State Rte. 22

Warren Rosenthal – Lake George Land Conservancy, Inc. – Pilot Knob Preserve Parking Lot expansion – Site Plan Review

Cliff Nelson – Owner of 10270 St Rte. 149 – Proposed Commercial use garage at this location – General questions regarding site plan application and process.

Pat Brewer – 41 Bethel Lane – Boundary Line Adjustment Application

Robert & Carol Dutcher – 23 Bethel Lane – Boundary Line Adjustment Application

### **OPEN REGULAR MEETING:**

Chairman, Donald Bedeaux called the meeting to order at 7:00 PM with the Pledge of Allegiance. (Two Public hearings occurred, see correspondence meeting minutes from public hearings dated June 22, 2015).

## **APPROVAL OF MINUTES:**

- Reviewed 5/25/15 Planning Board Meeting minutes.
- Motion made by Brian Mattison to accept the 5/18/15 meeting minutes.

Motion seconded by Butch Barrett.

Vote: 5 Ayes 0 Nays 1 Abstain (Charlie Sellitti abstained as he was not present at the May 18, 2015 meeting)

May 18, 2015 meeting minutes were approved and accepted.

**ORGANIZATIONAL MEETING:** No organizational meeting agenda items noted.

**ORGANIZATIONAL MEETING:** Closed

**PUBLIC COMMENTS:** No Public comments.

**REPORTS FROM COMMITTEES:** No reports

**OLD BUSINESS:** None

## **NEW BUSINESS:**

Cliff Nelson – advised he is planning to build a commercial garage at 10270 State Rte. 149.

The proposed garage will be utilized for parking of company vehicles and additional storage of satellite equipment.

Mr. Nelson has obtained a site plan application. The proposed applicant was advised by the secretary the next meeting deadline for submissions is July 17, 2015.

Attorney Stockwell recommended the applicant contact the APA as the proposed garage is within the Adirondack Park. Attorney Stockwell also advised the applicant that the site plan would need to be referred to the Washington County Planning board as the project is within 500 feet of a state highway. An additional 12 copies of the site plan would need to be given to the County Planning Board prior to their next Planning Board meeting. A Washington County referral form will be completed by the FA Planning Board Secretary and forwarded to Mr. Nelson for attachment to the site plan prior to sending it to the county planning board.

Dutcher/Brewer Boundary Line Adjustment Application:

A boundary line conveyance agreement was received by the board. As well as a survey map reflecting the new boundary lines.

Upon review by the board, it was determined the survey map did not include the language requested by the Town Planning Board. Also, the conveyance agreement submitted was not in a recordable format for the County Clerk, therefore, the applicants were advised that this needed to be modified and it was suggested that they contact their attorney for help with the requested language. The conveyance agreement would need to be in a format similar to that of a deed in order to be accepted by the county clerk for recording.

A motion by Bill Hohmann, seconded by Charlie Sellitti, to approve the Boundary Line application conditioned upon the following:

- The conveyance agreement includes the "deed type" language required by the county.
- Approval of conveyance agreement by Washington County.
- The Fort Ann Planning boards' receipt of an updated Mylar survey map reflecting the required language as requested by the board that "No new parcels have been created as a result of this conveyance and this parcel may not be conveyed separately without subdivision approval by the Town of Fort Ann Planning Board."
- The applicant was told that the Boundary Line is approved conditioned upon the submission of these updated documents and review by the Town Planning Board Attorney.

Applicant asked if they needed to be present at the next meeting. Board advised that everyone did not need to appear but that if they send the documents for review and submission to the Town Clerk by the 17<sup>th</sup>, it will be reviewed and if acceptable approved and the mylar signed at the next meeting.

Vote: 6 Ayes 0 Nays 0 Abstain

Misc/Correspondence: None

**Adjourn:**

A motion was made by Brian Mattison, seconded by Bill Hohmann to adjourn the meeting at 8:01 pm.

Vote: 6 Ayes 0 Nays 0 Abstain

Anne S Wilcox

Secretary