

WASHINGTON COUNTY PLANNING BOARD

Meeting Minutes

Tuesday, June 14th 2016

- 1) Workshop (6:30 p.m.)
- 2) Call to Order 7:00pm
- 3) Roll Call & Determination of Quorum-
 - a) Members Present: John Pederson- Chairman, Peter Beyer - Vice-Chairman, Howard Hunt – Secretary, Ted Bigelow, Robert Liebig, Tom Jarrett
 - b) Other Attendees: Layne Darfler- Washington County Jr. Planner, Jillian Beecher- Assistant County Attorney, Roger Wickes- County Attorney, Laura Oswald- Director Economic Development, Jon Lapper Esq- Strand Theatre, Jeremy Treadway-ADK MX, Patricia Carte- Fort Ann Resident, Lindsay Carte- Fort Ann Resident, Karen Campbell- Fort Ann Resident, David Campbell- Fort Ann Resident, JoAnn Rouse- Fort Ann Resident, Earl Rouse- Fort Ann Resident, Jonathan Newell- Strand Theatre, Stu Kuby- Strand Theatre, Nick Buttino- Strand Theatre, Joe and Cindy Raggi- Garden Barn, Ralph Colb-Fort Ann Resident, Don Siano- Fort Ann Resident, Tracy Monah- Fort Ann Resident, Chris Winchell- Fort Ann Resident, Paul Fronhofer Jr- Fronhofer Holdings, Rob Holbrook- V&H Construction, Bob Newell- Strand Theatre, Bob Vittengle- Apex Solar

4) Reading & Approval of the Preceding Minutes:

Motion: To Approve
Moved By: Bigelow **Second By:** Jarrett
Ayes: 6 **Nays:** 0 **Abstentions:** 0

- 5) Communications – Distributed
- 6) Old Business:
 - a) Question was asked at 5/10/2016 meeting regarding procedure to make a motion then hold discussion to possibly withdraw motion or to make amendment to that motion and then vote on motion. This was addressed by Roger Wickes, County Attorney, and recommended to follow two options: the first being that the item is agreed upon and there is no need for further discussion, a motion will be made, seconded and lastly voted upon. If there needs to be more discussion the recommended procedure is to make a motion, having the motion seconded, engaging in discussion if needed, then entertaining amendments to make recommendations or add onto the original motion.
 - b) Question was asked at 5/10/2016 meeting if the board was bound to follow Robert’s Rules of Order. Roger Wickes, County Attorney, informed the board that these rules are a guidance to follow and are in place to keep the meeting from being a free for all. These rules are contained in the Washington County Planning Board By-Laws.
 - c) Question was asked at 5/10/16 meeting about how many members sat on the Washington County Planning Board, how many active, and what meets quorum needs. Layne Darfler- Washington County Jr. Planner informed the board that according to their by-laws they are an 11 member board which means they need 6 members at the meeting for quorum. They currently have 9 official members serving terms with 2 vacancies and 2 inactive members that the Board of Supervisors have been informed about and asked to find replacements.
- 7) New Business
 - a) GML §239-M Review

- i) Town of Fort Edward: Granting a Special Use Permit and Site Plan Approval
 - Applicant:** Joseph and Cynthia Raggi- Garden Barn, LLC
 - Location:** 351 East Road
 - Description:** 300sq feet commercial kitchen for an 18 seat café.

cc: *Steven Haskins – Department of Public Works, Superintendent*
Cassie Fedler – Agriculture/Planning & Tourism Committee Chair
Debbie Prehoda – Clerk of the Board of Supervisors
Roger Wickes – County Attorney
Laura Oswald - EDC

The WCPB meetings are recorded and the recordings are retained for 1-year from the date of the meeting. Project discussions may be reviewed in the planning office by appointment.

Motion: Approve
Moved By: Bigelow **Second By:** Beyer
Ayes: 6 **Nays:** 0 **Abstentions:** 0

ii) Village of Hudson Falls: Site Plan Approval

Applicant: Hudson River Music Hall
Location: 210 Main Street
Description: Use as a music hall

Motion: Approve
Moved By: Jarrett **Second By:** Bigelow
Ayes: 6 **Nays:** 0 **Abstentions:** 0

iii) Town of Fort Ann: Site Plan Approval

Applicant: Jeremy Treadway-ADK MX
Location: 10786 State Route 149
Description: Motocross Track and Restaurant

Motion: Matter of Local Concern
Moved By: Hunt **Second By:** Beyer

Motion to Amend: Amend motion of local concern to recommend that the municipality ask for a rigorous noise evaluation including additional information on topography and vegetation in relation to the distance between the track and the receptors (neighboring houses).

Moved By: Jarrett **Second By:** Bigelow
Ayes: 6 **Nays:** 0 **Abstentions:** 0

Motion to Amend: Amend motion of local concern to recommend that the municipality ask for a traffic impact study to be done.

Moved By: Bigelow **Second By:** Jarrett
Ayes: 6 **Nays:** 0 **Abstentions:** 0

Motion as amended: Matter of Local Concern with Two Recommendations.
1) Recommendation that the municipality ask for a rigorous noise evaluation including additional information on topography and vegetation in relation to the distance between the track and the receptors (neighboring houses).
2) Recommendation that the municipality ask for a traffic impact study to be

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done.

Ayes: 6 **Nays:** 0 **Abstentions:** 0

iv) Town of Fort Edward: Site Plan Approval

Applicant: Fronhofer Holdings, LLC
Location: 3329 State Route 29
Description: Addition of a 16,000 sq ft metal fabricating building

Motion: Matter of Local Concern

Moved By: Bigelow **Second By:** Hunt

Ayes: 6 **Nays:** 0 **Abstentions:** 0

v) Village of Fort Edward: Site Plan Approval

Applicant: Jawahir Awawdeh
Location: 151 Broadway
Description: Open a fresh juice and smoothie bar

Motion: Matter of Local Concern

Moved By: Bigelow **Second By:** Beyer

Ayes: 6 **Nays:** 0 **Abstentions:** 0

vi) Town of Jackson: Adoption or amendment of a zoning ordinance or local law

Applicant: Town of Jackson
Location: 658 Skellie Road
Description: Draft of Local Law No.1 of 2016 Moratorium on Certain Solar Uses

Motion: Matter of Local Concern with Recommendation

Recommendation: Recommendation that the local board consider elimination of residential rooftop implementation from the moratorium.

Moved By: Jarrett **Second By:** Beyer

Ayes: 6 **Nays:** 0 **Abstentions:** 0

vii) Town of Kingsbury: Adoption or amendment of a zoning ordinance or local law

Applicant: Town of Kingsbury
Location: Dix Ave Corridor
Description: Changing Zoning to Commercial

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Motion: Matter of Local Concern
Moved By: Bigelow **Second By:** Hunt
Ayes: 6 **Nays:** 0 **Abstentions:** 0

viii) Town of Whitehall: Adoption or amendment of a zoning ordinance or local law

Applicant: Town of Whitehall
Location: Town of Whitehall
Description: Moratorium on Solar Energy Systems

Motion: Matter of Local Concern
Moved By: Jarrett **Second By:** Hunt
Ayes: 6 **Nays:** 0 **Abstentions:** 0

b) Loss of Quorum

The following two projects were not discussed due to the loss of quorum. According to GML 239 a voting member of the local board cannot sit as a voting body on the County Planning Board, therefore Howard Hunt had to recuse himself from the following Town of Whitehall projects that were referred to the Washington County Planning Board by the Town of Whitehall Planning Board. In accordance with GML 239 the County Planning Board has 30 days from the referral date, June 3rd of 2016, to make a recommendation on these projects.

i) Town of Whitehall: Site Plan Approval

Applicant: Joseph Terry
Location: Greenmount Cemetery Lane
Description: Solar Project

ii) Town of Whitehall: Site Plan Approval

Applicant: Levi Cahan, Sally Cahan, and Jeffrey Cahan
Location: 218 Buckley Road
Description: Solar Project

8) Adjournment: 9:15PM

Motion: To Adjourn
Moved By: Bigelow **Second By:** Pedersen
Ayes: 6 **Nays:** 0 **Abstentions:** 0

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