

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, JANUARY 24, 2018 AT TOWN HALL COMMENCING AT  
7:00P.M.**

Chairman Belden called the meeting to order at 7:05pm

Pledge of Allegiance

**PRESENT:** Chairman Mark Belden  
Valerie Ingersoll  
Joseph McMurray  
Frank Wells  
Donald Sanders, Jr.  
Zachary Middleton

**ABSENT:** Max Fruchter

**OTHERS PRESENT:** Brook McDonald, Nate Demers, Lexus Langlois, Alex Brooks, Josie Lamica, William Baker, Julie White, Elon Morrison, Town Engineer Jim Houston and Town Attorney Mary-Ellen Stockwell.

**APPROVAL OF MINUTES: MOTION** by Zachary Middleton, Seconded by Donald Sanders, Jr. to approve the minutes of the meeting of January 10, 2018 **ALL AYES**

**BUSINESS:**

**Morrison Minor Subdivision  
90 Blackhouse Rd.  
179.-1-13.2**

**Elon Morrison:** I co-own the property with my sister Julie White.

The following memo was submitted by Town Engineer Jim Houston regarding the project:

Re: Morrison Subdivision,  
90 Blackhouse Road Subdivision Review Comments

C.T. Male Project No. 14.4052-066

Dear Chairman Belden: C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C. T. Male) has completed a review of the revised project documents that we received from the Town of Fort Edward for the Morrison Minor Subdivision of Land Application. The package of information that we reviewed included the following documents:

- 1.) Subdivision of Land Application, signature page not dated.
- 2.) Agricultural Data Statement.

3.) Short Environmental Assessment Form, signature page dated December 16, 2017

4.) Map of Subdivision (Preliminary Plat), prepared by Russell E. Howard Licensed Land Surveying sealed November 29, 2017.

Based on our review of these project related documents and our prior comments contained in the CT Male comment letter dated September 12, 2017, we offer the following comments for consideration by the Planning Board.

#### Subdivision of Land Application

1. Page 4 – the “Proposed” column at the top of the page should be split in two, one for Lot 1 and one for Lot 2. As shown, there is some information for both lots but not all of the information for both lots. All of the dimensions included in this table should be shown on the Map of Subdivision/Preliminary Plat.

2. Page 8 – the signature page is not dated. Agricultural Data Statement

3. The nearby parcels that are listed should be shown and labeled on a map. The property owned by Terrance Brace and Stephanie Willette (67 Blackhouse Road) is not shown on of the maps included in the application. C.T. MALE ASSOCIATES, D.P.C. January 22, 2018 Mr. Mark Belden – Morrison Subdivision, 90 Blackhouse Road Page - 2 Architecture & Building Engineering • Civil Engineering • Energy Services • Environmental Services • Survey & Land Services Short Environmental Assessment Form

4. Page 3 of 3, question 20 – the response indicates that this property, or an adjoining property, has been the subject of remediation (ongoing or completed) for hazardous waste. The applicant should elaborate on how this property or adjoining property was impacted by the Hudson River PCB Dredging project. Map of Subdivision / Preliminary Plat

5. The dimensions shown in the table in the “Subdivision of Land Application” should be added to the plan – see comment 1 above. It appears that the setback to the existing barn structure is 39’ even though the adjoining shed is shown closer to the proposed property line. It is possible that the shed is a temporary structure and not subject to the setback requirements – applicant should clarify.

**Chairman Belden:** I would suggest either omitting the wording on pg.3 question 20 or change the language and add exceeds 500’ from the property. Also, you can have your Surveyor talk directly with our Engineer regarding the shed.

**Zachary Middleton:** Is the setback 20’ or 12 ½’?

**Jim Houston:** It is 20’.

**BOARD COMMENTS:**

**Chairman Belden:** Does the house on Lot 2 share a well with the barn?

**Elon Morrison:** Yes

**Mary-Ellen Stockwell:** The property is within the Important Bird Area (IBA) and there are 3 parcels within 500' that need to be added to the Ag. Data Statement for noticing purposes if they are active farms. Also, covenants and deed restrictions need to be identified. Other items would be to set a public hearing, establish escrow, post the notice as well as send the notice to the parcels within 500'.

**Chairman Belden discussed the billing amounts with the applicant**

**MOTION** by Valerie Ingersoll, Seconded by Joseph McMurray to deem the subdivision a minor subdivision **ALL AYES**

**MOTION** by Zachary Middleton, Seconded by Frank Wells to set a public hearing for Wednesday, February 14, 2018 at 7:05pm **ALL AYES**

**OTHER BUSINESS:**

**Mary-Ellen Stockwell:** I would like to see the application pages numbered for easier reference.

**Chairman Belden:** I know that I need some training hours this year and if possible I would like to do it locally on a topic of interest to the Board.

**ADJOURNMENT:**

**MOTION** by Zachary Middleton, Seconded by Frank Wells to adjourn the meeting at 7:40pm **ALL AYES**

DATED: January 25, 2018

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Aimee Mahoney, Clerk