

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING HELD ON WEDNESDAY, MARCH 23, 2016 AT TOWN HALL COMMENCING AT 7:00PM

Pledge of Allegiance

Chairman Belden called the meeting to order at 7:00pm

PRESENT: Chairman Belden
Valerie Ingersoll
Joseph McMurray
Donald Sanders
Frank Wells
Zachary Middleton

ABSENT: Max Fruchter

OTHERS PRESENT: Town Attorney Mary-Ellen Stockwell and Town Engineer Jim Houston, Christopher Mastantuono, Owen Speulstra (Bohler Engineering), Anthony Logue, Michael Therrian, Zoning Officer Edward Stimpson

APPROVAL OF MINUTES: MOTION by Donald Sanders, Seconded by Valerie Ingersoll to approve the minutes of the meetings of August 12, 2015 and February 24, 2016 **ALL AYES**

BUSINESS:

**The Car Shoppe
276 Broadway
Site Plan
Public Hearing 7:05pm
Applicant: Christopher Mastantuono**

Chairman Belden opened the public hearing at 7:07pm

The following notice was published in the Post Star on March 16, 2016:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, March 23, 2016 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 7:05pm to hear comments regarding the Site Plan application submitted by Christopher Mastantuono for The Car Shoppe located at 276 Broadway in the Town of Fort Edward. The purpose of the application is to operate a car dealership. At the public hearing anyone who wishes to comment will be heard. Tax map #163.14-1-30

PUBLIC COMMENT: NONE

Mary-Ellen Stockwell:

-We are here on a revised map, applicant needs to go before the Washington County Planning Board before a decision can be made by this Board and we need to go through SEQRA now or after the County reviews it.

-Table the public hearing and keep it open for SEQRA purposes, let the applicant know of any changes or additions that need to be made before the next meeting.

Jim Houston:

-went through his most recent comment memo regarding the recent map dated 2/29/16:

March 23, 2016

Mr. Mark Belden, Chairman
Town of Fort Edward Planning Board
118 Broadway
Fort Edward, New York 12828

Re: The Car Shoppe (Dr. Cohen)
Site Plan Review Comments
C.T. Male Project No. 14.4052-051

Dear Chairman Belden:

C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C. T. Male) has completed a review of the project document that we received from the Town of Fort Edward for the Car Shoppe Site Plan Review application. The package of information that we reviewed included the following document:

1.) Map of a Proposed Site Expansion made for Mitchell A. Cohen, dated July 10, 2004 last revised February 29, 2016. The map was prepared by Van Dusen & Steves Land Surveyors. Based on our review of this plan, we offer the following comments for consideration by the Planning Board.

Map of a Proposed Site Expansion

1) The lighting discussed in the Site Plan Review Application should be shown on this map. Information about the lighting (wattage, pole height, fixture information) should be shown on the map. If no new lighting is proposed then the plan should indicate that. (Continuing comment).

2) The southernmost parking space appears to have been removed but there still is an unexplained outline of a box in this area.

3) The map shows a new proposed sign but does not indicate its size nor if it is being lit. It appears that the existing sign is to remain – if so, the map should indicate this. The new sign appears to conflict with the proposed parking space.
(Continuing comment).

4) The tax parcel numbers shown should indicate the lot number that it is associated with. (Continuing comment).

C.T. MALE ASSOCIATES, D.P.C.

March 23, 2016

Mr. Mark Belden – The Car Shoppe (Dr. Cohen)

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Architecture & Building Engineering Civil Engineering Energy Services Environmental Services Survey & Land Services

5) The “Site Plan Review Requirements” indicate that the following items should be provided or the applicant needs to request a waiver from this requirement. None of this information is shown on the map.

- A topographic map
- Direction of drainage flow
- Height of all buildings
- Size of permitted signs
- Grading plan

(Continuing comment)

6) The boxed-in note that pertains to the planter references the adjoining asphalt surface. This statement conflicts with the label “concrete sidewalk” on the same plan.

Please contact me directly at 518-786-7463 should you have any questions or comments regarding this correspondence.

Respectfully submitted,

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

T. James Houston, PE

Senior Civil Engineer

BOARD:

Joseph McMurray: We discussed that no vehicles will be parked on the south side of the driveway.

Christopher Mastantuono: That's what we have been working toward. Vehicles are usually only there if people are picking them up, we try to keep them out of there.

Edward Stimpson: Does that have to be marked fire lane?

Mary-Ellen Stockwell- It's a private drive, if the owner allows a no parking sign you can. It will be part of the site plan that there will be no parking in that area.

Chairman Belden: Applicant can work with engineer to get the memo addressed.

Mary-Ellen Stockwell: Send the plans that you are sending to county electronically to me and Jim Houston for review before submitting to County.

MOTION by Zachary Middleton, Seconded by Joseph McMurray to table the public hearing until after we hear back from the Washington County Planning Board **ALL AYES**

**McDonalds
Site Plan
Owen Speulstra (Bohler)**

Owen Speulstra: 364 Broadway looking to revamp their site, Demo existing and put a new restaurant in the same general layout, same traffic flow, side by side drive thru.

Town Engineer Jim Houston submitted the following comment memo regarding the project:

March 23, 2016 VIA EMAIL ONLY

Mr. Mark Belden, Chairman Town of Fort Edward Planning Board
118 Broadway Fort Edward, New York 12828

Re: McDonald's – 364 Broadway Concept Site Plan Review
Comments C.T. Male Project No. 14.4052-057

Dear Chairman Belden: C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C. T. Male) has completed a review of the project documents that we received from the Town of Fort Edward for the McDonald's Site Plan Review Application. The package of information that we reviewed included the following documents:

1.) Site Plan Review Application, signature page dated March 18, 2016.

2.) Concept Plan, dated February 9, 2016. Based on our preliminary review of these project related documents, we offer the following comments for consideration by the Planning Board. Site Plan Review Application 1. Page 1 – since this is a concept plan submittal, several required documents were not included in the site plan package that we reviewed.

2. Page 3 – “Are there any zoning violations or existing non-conforming conditions on the property?” - should be checked “Yes” versus “No”. The descriptions are provided on the form.

3. Page 5 – “Will the project disturb greater than one acre of land during construction?” – should be checked “No” because the project site is less than 1.0 acre (unless there is a plan to stage or stockpile material offsite).

4. Page 6 (top) – Uncheck “NYSDEC SPDES Permit – Stormwater” since the site is less than 1.0 acre (unless there is a plan to disturb adjacent properties).

5. Page 6, Site Plan Requirements – the “Impervious” box should be filled in. C.T. MALE ASSOCIATES, D.P.C. March 23, 2016 Mr. Mark Belden – McDonald’s 364 Broadway Page - 2 Architecture & Building Engineering • Civil Engineering • Energy Services • Environmental Services • Survey & Land Services

6. Page 7 – many of the supporting documentation items listed on this page need to be provided. Concept Plan (C-1)

7. The plan shows that the easterly extent of the pavement will extend further to the east. The grading and drainage in this area needs to be coordinated with the development that is occurring on the adjoining parcel.

8. The “Proposed Signage Table” indicates that there will be two wall signs in front of the handicapped accessible parking spaces (symbol A) that are 14 sf each. This seems much larger than what is typically provided/required.

9. The “Proposed Signage Table” refers to an existing freestanding sign (symbol C). This symbol is not shown on the plan.

10. Regarding vehicle movements – it appears that, at a minimum, the easternmost parking space on the south side of the building will be impacted by cars backed up for the drive thru service.

Please contact me directly at 518-786-7463 should you have any questions or comments regarding this correspondence.

Respectfully submitted,

C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architecture,
D.P.C. T. James Houston,
PE Senior Civil Engineer

Joseph McMurray: building looks larger is it?

Owen Speulstra: it's about 900sf bigger than the existing, on a slab so no storage in the basement.

Chairman Belden: Pizza Hut next door has a grease trap underground in the parking lot. Are you proposing a grease trap?

Owen Speulstra: We will be proposing one yes

Zachary Middleton: Will the dining room be larger?

Owen Speulstra: About 60 seats are proposed, I'm not sure if that is more seating but I can tell you that the proposed building has a lot more storage than the existing one.

Joseph McMurray: Lot size hasn't changed?

Owen Speulstra: No but we are going to use more of it than we are currently.

Valerie Ingersoll: How far back does the line in the back go?

Mary-Ellen Stockwell: Need an agent form so Bohler can act as agent.

Chairman Belden: Our ZBA meets as needed so you need to apply so a meeting can be set up.

Mary-Ellen Stockwell: Before ZBA you need to get a denial from the Zoning Officer.

Valerie Ingersoll: Traffic flow on the back side; is it one lane? School buses stop there after games, where would they park.

Owen Speulstra: Yes, it would be one way, there is 20ft there we could try and widen it.

Zachary Middleton: Sign on new plan would be the enter sign not the McDonalds sign correct?

Owen Speulstra: Yes and that will be changed on the new map.

Mary-Ellen Stockwell: The flow in the front? Explain the drive lane in the front.

Owen Speulstra: That's the recirculation lane seeing as the building is moved back a little. It's safer from a DOT perspective to not go out on Route 4 to pull back in if you forget something or are searching for parking.

Mary-Ellen Stockwell: Need SEQRA form and the application will have to go before the Washington County Planning Board due to it being within 500 feet of a State or County highway.

Zachary Middleton: Take the greenspace off the map where it is shown on state property so it's less confusing.

Mary-Ellen Stockwell: Specify if it's going to be open 24 hours.

Next meeting April 13th

-Car Shoppe – continued public hearing

MOTION by Joseph McMurray, Seconded by Donald Sanders, Jr. to adjourn the meeting at 8:07pm **ALL AYES**

DATED: March 24, 2016

Aimee Mahoney, Clerk