

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, APRIL 12, 2017 AT TOWN HALL COMMENCING AT
7:00PM**

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

Pledge of Allegiance

PRESENT: Chairman Belden
Valerie Ingersoll
Joseph McMurray
Zachary Middleton
Frank Wells
Max Fruchter

ABSENT: Donald Sanders, Jr.

OTHERS PRESENT: Pat Mitchell, Town Attorney Mary-Ellen Stockwell, John Furman, Debra Furman, Town Engineer Jim Houston, Paul Goldman, Michael O'Connor, John Davidson

APPROVAL OF MINUTES: MOTION by Valerie Ingersoll Seconded by Zachary Middleton to approve the minutes of the meeting of March 22, 2017 **ALL AYES**

BUSINESS:

**WCC, LLC
Subdivision**

Continued Public Hearing

Chairman Belden: Escrow Discussion: \$10,000.00 so the consultant bills can be paid each month

Paul Goldman: We have no objection to the escrow, split the subdivision and the site plan, send us the bills and we will submit the escrow check.

Mike O'Connor: waiting for new maps for the subdivision, the plant was moved south and the rail connections were changed a little.

Paul Goldman: Go through site plan and you will see what we are trying to do with the lots.

Zack Middleton: 2 subdivisions?

Mike O'Connor: Yes we will have to supplement that and spell it out in the application.

Chairman Belden: C-2 is current on the map we have and then the subdivision will change based on that?

Pat Mitchell: Yes

Chairman Belden: Where is the new spot in relation to the dewatering facility?

Pat Mitchell: It's going to cover all of the south basin. The north part of the dewatering facility parcel which is on the south of this. We will be using some of the dewatering plant parking.

Chairman Belden: The bulldozer that I have seen down near the site, is that on the property?

John Davidson: That is on part of the real bark property which is north of this quite a bit.

Chairman Belden: Will you be using any of the existing structures?

Mike O'Connor: No

Zachary Middleton: Are the drains gone?

John Davidson: Infiltration basin, CRRC is going to modify the basin as needed.

Zachary Middleton: How will you stop the water from going on that property?

John Furman: We will be creating a basin to separate the 2 flows. We are coming up with a conceptual design to address that.

Chairman Belden: one way in and one way out?

John Davidson: Emergency exit through the wharf area but its locked. The only way out is back to Maple St but that is locked at night also.

Site Plan Review

Pat Mitchell: Gave a brief overview of the Site Plan addressing the following:

- Temporary expansion area
- Offloading onto rails onto a lift and then out to be tested
- Entry road with cul-de-sac to end proposed Town road to give frontage on road.
- Entry for trucks and employees
- Storm water management
- Water, Fire Water Line, Power, hydrant at back corner, sanitary sewer to pump station to East St.
- We will get a letter from the sewer agency
- We will get a letter from the Village for water capacity
- We will get a letter from National Grid

Max Fruchter: Will the building have a sprinkler system?

John Furman: Yes

Pat Mitchell: We received comments from the Town Engineer Jim Houston, we don't have the topography for the site yet, we realize there are some outstanding issues.

BOARD:

Zachary Middleton: Your plan is to bring the site up?

Pat Mitchell: Yes

Zachary Middleton: Issue with the liner? It might float things, lowest point was from the top of the basin down 16 feet.

John Furman: We used rapid impact compaction in Springfield, we will plan accordingly.

Zachary Middleton: Drainage easement? Extend the culvert?

Pat Mitchell: We will have to pass that by the Town when we get a little further along.

Max Fruchter: Will there be a fire pump at the dead end?

John Furman: We will evaluate that with a fire flow test.

Max Fruchter: Noncombustible building? Will there be any spray painting in the building?

John Furman: Yes the building is noncombustible but the painting will just be touch ups as needed.

Joseph McMurray: Fencing plan?

Pat Mitchell: Entire facility is enclosed with a gated entry, opening where the tracks go through. Decorative fence along the front, we prefer 8 feet. 10 ft. electrified fence around the 3rd rail. No one can get in when the 3rd rail is hot.

Max Fruchter: How does the Springfield Fire Dept. handle the 3rd rail?

John Furman: Knox box shuts down the 3rd rail if something happens.

Valerie Ingersoll: EAF pg. 3: Fort Edward fire, are they going through the East St. access?

Mike O'Connor: However the Fire Dept. wants to access it.

Valerie Ingersoll: Guard shack, security around the clock or just when operating?

John Furman: 24-7 security in Springfield. Main one 24-7 and second one in case we need to get in or out.

Valerie Ingersoll: Do they patrol the area at night?

John Furman: Security people are mostly for the building, they rely on CCTV. Its high security

Valerie Ingersoll: Pg.6 2nd line down both yes and no checked.

Pat Mitchell: Should be yes

Valerie Ingersoll: Pg. 7 hours of operation listed so that's good

Zachary Middleton: Is it in the sewer district?

Mary-Ellen Stockwell: It's in the proposed expansion to the district; parts may be in existing sewer district #2.

Valerie Ingersoll: Did the dewatering plant use Natural Gas. Are you having to run your own lines?

John Davidson: We can get a letter from National Grid for capacity, line is at ESMI and we are extending it.

Joseph McMurray: Pg.4 at the top (G): marked no, should be yes, Pg. 7 (k): marked no is that correct?

Pat Mitchell: Yes, it's an additional connection but it's less than what is there

Chairman Belden: Your application deadline for County Planning is 4/29; we meet again on the 26th. We need to have everything complete on the 26th to refer to County.

Jim Houston:

- Road right of way and frontage, site plan different from subdivision
- Culvert, managing wetlands

Paul Goldman: Town easement for box culvert with indemnification clause would be needed

Pat Mitchell: We really don't know until we get the topography

Jim Houston:

- Storm water, testing? May have to raise the site, can't raise too much so there are limitations.
- What is happening to the South, and will need to be mitigated as far as drainage

- Who owns the East St. property?
- Transportation Corporation if 2 users

Mike O'Connor: WCC, LLC owns that

Paul Goldman: Declaration of reciprocal easements which could be a condition of approval

Jim Houston: Firetruck access, min and max requirement. State building code

Mike O'Connor: 25 ft. around entire building meets Code

Pat Mitchell: NYS building code allows local fire authority to have some say as well

Mary-Ellen Stockwell:

- Agent Form
- Ag Data Statement
- Signage (permit)
- Note neighboring property on the final plat
- Utilities
- Traffic, traffic patterns, turning
- Fire and Rescue in FE and Kings.
- Lighting – downward facing
- Noise
- All deeds
- Easements

Chairman Belden: How is the road progressing?

John Davidson: We should have a draft resolution tomorrow for County, Fort Edward and Kingsbury.

Public hearing is remaining open for the subdivision

Zachary Middleton: Going to have a major and a minor subdivision, 8 lots total

MOTION by Zack Middleton, Seconded by Max Fruchter to table the public hearing **ALL AYES**

MOTION by Max Fruchter, Seconded by Frank Wells to adjourn at 8:19pm **ALL AYES**

DATED: April 18, 2017

Aimee Mahoney, Clerk

