

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD OF APPEALS  
MEETING HELD ON THURSDAY, APRIL 21, 2016 AT TOWN HALL COMMENCING  
AT 6:00PM**

Chairman Michael Suprenant called the meeting to order at 6:00pm

Pledge of Allegiance

**PRESENT:** Chairman Suprenant

Ken LaFay

James King

James Maskell

**OTHERS PRESENT:** Town Attorney Mary-Ellen Stockwell, Town Engineer Jim Houston  
Michael McCotter, Larry Clute, Don Barber, Donna Barber, Ethan Hall (Rucinski Hall  
Architecture)

**APPROVAL OF MINUTES: MOTION** by Jim Maskell, Seconded by Jim King to approve the  
minutes of the meeting of October 29, 2015 **ALL AYES**

Chairman Suprenant opened the meeting at 6:02pm

**Clute Enterprises  
Stevens Lane  
163.13-3-1**

**Ethan Hall:** Overview of the proposed project: The building that we are proposing is an L-shaped building very similar to the size and scope to the one that is on the Boulevard in the Village of Hudson Falls. We can set it up so there are 4 buildings with connecting walkways with elevators at the connectors; it will be a 3 story building. If we have a big community room it will face out over the meadows to the West. There would be access off Stevens Lane as well as Sullivan Parkway with future connection up through to the Fort Hudson Nursing Home. We also have duplexes with garages scattered throughout the lot. It will be set up for two way traffic all the way around with an emergency connection. We are going to be working with Doty Machine on a minor subdivision (Boundary Line Adjustment) at some point for additional parking purposes. The building will be completely sprinklered and will be tied into municipal water. We are also working with the Joe Brilling at the sewer agency as well.

**Jim King:** Will the existing barns remain?

**Ethan Hall:** No they are being demolished as well as the silo

**Chairman Suprenant:** What will happen to Dick's house?

**Larry Clute:** I own it and its rented now but will eventually come down

**Chairman Suprenant:** Will you be doing anything with the nursing home?

**Larry Clute:** Talked with Fort Hudson and they feel it is an addition to their campus, will not be taken off the tax roll, the nursing home may manage it

**Donna Barber - 26 Hillview Ave:** Will all the traffic be on Stevens Lane?

**Larry Clute:** We would encourage all the traffic to come off Sullivan Parkway

**Chairman Suprenant:** How will you manage that?

**Larry Clute:** We can't but we can encourage it

**Don Barber – 26 Hillview Ave:** In back of our house, next to the Doty house, are they going to clean up the mess back there with the trees down and all grown up?

**Chairman Suprenant:** That is a Town Code Enforcement Officer issue

**Mike McCotter – 10 Juliet St –** Very happy that you aren't going anywhere near us due to traffic, we enjoy the limited traffic. Could you make your entrance one way?

**Ethan Hall:** It is something that can be looked into.

**Mike McCotter:** Doesn't immediately impact me because I'm not connected to sewer, but what will the impact be on the sewer system or the water system?

**Ethan Hall:** We will have to work with Joe Brilling at the sewer agency.

**Donna Barber:** What about the lighting at night?

**Ethan Hall:** They will all be downcast lighting shining down and not out. The Town has a standard for lighting as well as noise.

**Larry Clute:** Yes, there will be more lighting than what you are used to now.

**Donna Barber:** When would this project start?

**Larry Clute:** I can't say but it won't be before next year.

**Donna Barber:** What effect will this have on the value of our property? GE has taken value off of our property already.

**Larry Clute:** New development is a positive aspect

**Mike McCotter:** How long will excavation take?

**Larry Clute:** Site work would be a maximum 4 months and that would be where the majority of the noise and dust would result from.

**Ethan Hall:** Storm water management has to be addressed by our civil engineering team

**Chairman Suprenant:** Will the Department of Health be involved as far as contamination goes on the site if any?

**Larry Clute:** Yes, there will be testing done

**Mary-Ellen Stockwell:** It is definitely within the plume map and more investigation will need to be done.

**Mary-Ellen Stockwell:** Special Use Permit Application, there are several items that are missing: EAF is one item, Full Site Plan, Height of the buildings? Lot size? Fire Safety and municipal sewer and water, Fire Dept. can be involved regarding traffic. Your boundary line adjustment would need to come before the planning board, A Full EAF would need to be submitted due to the size.

**Larry Clute:** It is my understanding that we can't move forward without a Special Use Permit

**Mary-Ellen Stockwell:** Is the project within 500ft of the Village Line? If so the Village has to be noticed as well as the County if it's within 500 ft. of State Rte. 4.

I suggest having a joint meeting with the ZBA and PB to get both Boards concerns. I suggest tabling this application until both Boards can get together for discussion.

Special Use Permit requirements needed:

- Need deed to you from Richard and Tammy Williams
- Agricultural Data Statement
- Agent Form
- Anything higher than 2 ½ stories needs an area variance, need denial from Ed Stimpson (Zoning Officer)
- Lot frontage? Variance
- Have you talked to the Town Board about Stevens Lane?

If I think of anything additional I will reach out to you or you can reach out to us.

Look at the General Requirements for a Special Use Permit as well as Planned Development Groups for the next meeting.

**Jim Houston:** It is a permitted use in the R-1 Zone, the applicant can show what could go in that zone, how many houses could go in that zone? And then show what you are proposing and how it compares to what could go in there?

**MOTION** by Jim King, Seconded by Jim Maskell to table the application and keep the public hearing open, notice the Village of Fort Edward if the project is within 500 feet of the Village 10 days before the next meeting **ALL AYES**

Items needed before the next meeting:

- Ingress/Egress rights of way docs
- Deed
- SEQRA long form (if needed)
- Boundaries of property proposed for development
- Does 9.2 include the possible boundary line adjustment
- Need a denial for lot width and building height for area variances

**MOTION** by Jim King, Seconded by Jim Maskell to adjourn the meeting at 7:07pm **ALL AYES**

DATED: April 25, 2016

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Aimee Mahoney, Clerk

