

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, MAY 11, 2016 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
Max Fruchter
Frank Wells

ABSENT: Donald Sanders, Jr

OTHERS PRESENT: Joe Raggi, Cindy Raggi, Michael Suprenant, Melissa Lescault

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Frank Wells to approve the minutes of the meeting of March 23, 2016 **ALL AYES**

BUSINESS:

**The Garden Barn
SEQRA Review
Agent: Melissa Lescault**

Valerie Ingersoll recused herself

Melissa Lescault: Overview of the project: The Garden Barn has added a 300sf addition for a commercial kitchen to have a café with 3 -4 top tables and 3 -2 top tables, max of 18 seats. They have 26 parking spaces with a handicapped area that is paved. There will not be any change in the lighting as they will be using the existing lighting. Also, signage will not change. The well is highlighted on the map as well as the septic. There is a bathroom on the northern part of the building and is handicapped accessible. We have a building permit and a septic permit from the county.

Mark Belden: Read the following e-mail from Jim Houston regarding the project:

Based on my quick review of the updated plan this map serves as a good existing conditions map. The letter from Charles Scudder (Engineer) indicates a proposed modification to the septic system. In addition, the applicant mentioned (and it is mentioned in the application package) that there will be a 300 sq ft addition. Both the septic modification and the building addition (if there is one) should be clearly shown on a proposed conditions map.

Regarding the letter from Charles Scudder, the septic analysis seems to ignore the wastewater flows going to the existing system. The design calculations only account for the flows

associated with the proposed café – ignoring the existing flow that prompted the need to install the system in the first place.

Cindy Raggi: Addition of an additional lateral on the septic has been added by the Engineer (Scudder)

BOARD:

Zachary Middleton: Won't they need a new building permit to proceed on the café after Planning Board and Zoning Board approvals?

Mary-Ellen Stockwell: They will reaffirm it after the Planning Board and the Zoning Board are done. The building permit will need to be modified once the approvals are given as well as a certificate of completion.

Zachary Middleton: Any commercial property that does an interior modification needs a building permit for that modification.

Max Fruchter: Do they have commercial stoves in and an Ansel system?

Cindy Raggi: Yes

Mary-Ellen Stockwell: Ag & Markets and DOH met and Ag & Markets has jurisdiction and the DOH will be back out in November, 2016.

Zachary Middleton: How can they serve food without a Department Of Health permit?

Mark Belden: Have the engineers get together (Houston & Scudder) regarding septic before it's referred to County Planning Board.

Mary-Ellen Stockwell: Applicant can go to the County Planning Board for June 14th and then back to us on June 22nd. This Board could set a Public Hearing for that meeting as well as referring to the County Planning Board.

SEQRA review: ZBA referred to Planning Board and declared the Planning Board lead agency

Zachary Middleton: Description should be more than just seating for a cafe

Melissa Lescault: Site Plan should say addition of commercial kitchen (300sf kitchen addition) as well as café in the description that is correct.

Zachary Middleton: Approval of permits should be checked other (Dept. of Ag & markets, ZBA special Use Permit, DOH for septic/water and Washington County Building Dept.)

Mary-Ellen Stockwell: SPDES permit not required due to project size

Zachary Middleton: EAF pg. 1 part B?

Mary-Ellen Stockwell: That should say less than 1 acre, also under #2 they added Ag & markets and DOH, County and ZBA should be added as well as site plan and special use permit.

Part II of SEQRA:

MOTION by Max Fruchter, Seconded by Zachary Middleton to declare lead agency for SEQRA review and to declare a negative declaration for SEQRA review due to no potentially large adverse environmental impacts as a result of the project **ALL AYES**

MOTION by Max Fruchter, Seconded by Zachary Middleton to refer the application to the Washington County Planning Board for their June 14, 2016 meeting (deadline for submission is June 3rd) **ALL AYES**

MOTION by Joseph McMurray, Seconded by Max Fruchter to set a Public Hearing for June 22, 2016 at 7:05pm **ALL AYES**

Valerie Ingersoll came back to the meeting

Mark Belden: Discussed the solar training he attended

The Planning Board and Zoning Board of Appeals will hold a joint meeting to discuss the proposed Clute Enterprise application on June 8, 2016 at 7pm

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Zachary Middleton to adjourn the meeting at 8:00pm **ALL AYES**

DATED: May 12, 2016

Aimee Mahoney, Clerk

