

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, SEPTEMBER 10, 2014 AT TOWN HALL COMMENCING
AT 7:00 PM**

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

PRESENT: Chairman Belden
Valerie Ingersoll
Joseph McMurray
Donald Sanders, Jr
Zachary Middleton
Max Fruchter

ABSENT: Lloyd Swartz

OTHERS PRESENT: Chris Boyea (BOHLER Engineering), Dave Kaplan & Bruce Ginsburg (Applicants), Kirk Moline, Mitchell Suprenant, Jr., Darlene DeVoe, Terry Middleton, Town Planning Board Counsel Mike Hill and Town Engineer Frank Palumbo

APPROVAL OF MINUTES: MOTION by Joseph McMurray, Seconded by Valerie Ingersoll to approve the minutes of the meeting of July 23, 2014 **ALL AYES**

**Preliminary Site Plan Review
354 Broadway, LLC
Presenter: Chris Boyea (BOHLER Engineering)**

Chris Boyea: I am from BOHLER Engineering representing the Applicants Dave Kaplan and Bruce Ginsburg of 354 Broadway, LLC. The site we are proposing is 354 Broadway also known as the former Grand Union building. Across the street is a Cumberland Farms, right next to our entrance is a Pizza Hut and adjacent to us is Agway. This is a great opportunity for a significant reinvestment project and redevelopment. We are looking to transform this site from what it has been which is vacant, now it is torn down into a complete redevelopment; we're not going to save anything. The whole area will be cleared and redeveloped with a 40,000-50,000sf retail grocery type use. We are going to keep the main entrance as it has been for many years functioning. The general orientation of the project is just like it was in previous years with the service in the rear and the parking out front. The total acreage of the site is 5.93 acres; we have 247 parking spaces which is sufficient of the retail grocery type use. We calculated it as gross floor area for the whole floor area to get up to that 50,000. We say 40,000-50,000 because what you are seeing now is 40,000sf with a planned future expansion bringing it to 50,000sf. Our store is slightly bigger than the Grand Union that was there and the reason being is to conform to all the current codes. The building is getting bigger but that doesn't mean more products; it could mean the bathrooms or the aisles are getting bigger due to code changes. We will have accessible parking that meets all codes, closest to the entrance with a maximum of 2% grade for wheelchairs and walkers. Everything has to be equal opportunity and we plan to comply with all of that. We have looked at this to figure out how best we integrate it into the community. We are replacing a retail use and making it better. Making it tie into the community is something else that we can improve upon so we have a couple of pedestrian connection ways right in front of the

sidewalks that are along Route 4 all the way to the front door. If someone is coming on a bus they can access the store and leave the store using the walkways. Just as the inside of the building has to be compliant, the outside has to be complaint as well. The parking spaces will be adequately striped and sized correctly with drive aisles that will also be spaced and sized correctly for turning movements. There is plenty of room for fire trucks and delivery trucks coming in. The other item that we have to look at here is storm water management. We are going to take everything that was there, collect it into an underground system and then treat it. We are going to end up with a compliant storm water system. We will be adding a full landscape package as well as a lighting plan. We are proposing a 1 story building open 24 hours if they choose. The site has a drive-thru potential that we are looking at. We are proposing a traffic signal at the main access on Route 4 with a second means of access coming out onto Caputo Ave. We received the comment letter from C.T. Male Associates, the letter is pretty straight forward and we have no questions, comments or concerns with that letter and the items are all things that we will have to include as we continue through this process.

BOARD:

Max Fruchter: Will the building have sprinklers?

Chris Boyea: Yes

Max Fruchter: You stated that you had a turning radius of 26 feet for a fire truck? Is the 2nd means of egress a given because I feel it would be critical because of the choke point on Route 4.

Chris Boyea: We will look into the turning radius, and yes the 2nd access has a lot of value.

Max Fruchter: What do the encroachments mean on the plan?

Chris Boyea: We aren't worried about that, there are a lot of neighbors here and over the years sheds have been placed a little over the line as well as leaf piles, etc. A lot of people have started to creep onto the property and we will address it.

Joseph McMurray: If you expand in the future will there be enough room for your drive thru as well as people going by it?

Chris Boyea: Yes, we are looking at that and can move the driveway which would leave room for the drive thru.

Joseph McMurray: Is the red light by GE staying?

Mitchell Suprenant, Jr.: From my understanding the light is staying in case of redevelopment it would be hard to obtain another permit for a light.

Joseph McMurray: Is the back corner big enough for a fire truck?

Chris Boyea: We will show the biggest fire truck that Fort Edward has making the turn.

Valerie Ingersoll: Do you have to take out the old pavement to remove the PCB's?

Chris Boyea: There are experts involved, including your own Town consultants. We will pick an option for cleanup with the experts involved so it is not considered a hotspot.

Valerie Ingersoll: May want to consider a speed bump on Caputo Ave. People that don't want to wait to pull out onto Route 4 will be taking the other exit onto Caputo Ave. and that street is not used to all that traffic?

Chris Boyea: We will look at that but the traffic light will save a lot of waiting.

Chairman Belden: Thanked the Board for their comments regarding the project.

Are the existing utilities enough or will you be putting in new services?

Chris Boyea: Yes, there is enough existing but we will be putting in new services.

Chairman Belden: Will you be putting in a grease trap?

Chris Boyea: I don't know at this time.

Mark Belden: Any chance you can expand your parcel?

Chris Boyea: I'm not sure why we would want to own more. We meet the Zoning Code for lot coverage and green space without purchasing any more.

Frank Palumbo (C.T. Male): We will work together with BOHLER and get answers for the next submission. The Applicant is doing a traffic study to determine the traffic light and Caputo Ave will be taken into consideration as well.

PUBLIC COMMENT: NONE

Mike Hill: The Town currently owns the site and has been in the process of getting grant money for cleanup purposes. How might that affect the applicants and their cleanup of the site?

Darlene DeVoe: In March the Town Board embarked on an adventure to get an EPA Cleanup Grant and in order to get the grant the Town had to own the property. At that time, the taxes hadn't been paid and the County didn't want to foreclose on the property because it was a contaminated site; it wasn't in their best interest so they took it off the tax roll so they didn't have to pay the school taxes, etc. The Town convinced the County to go through with the tax foreclosure and transfer the property to the Town so they could apply for the cleanup grant. We were successful; we've coupled that with \$150,000.00 of an EPA Assessment Grant which helped deal with all of the soil sampling and everything else that we are under taking at the moment and the demolition component. We were recently awarded \$300,000.00 from National

Grid to go toward the cleanup of the project as well. The developers already have \$250,000.00 in escrow to put towards this cleanup. We are well into the sampling.

Chairman Belden: Does soil cleanup have to be done before snow flies?

Kirk Moline: It all depends on how the winter is, not necessarily. It just makes it more difficult. The timing is in the hands of the developer and depends on when they want to start construction. The remaining issues are the PCB contaminated soil which is more of an excavation issue, and that could be done in conjunction with the redevelopment of the site, cleaning up certain areas of the building or separate. We will be working closely with the developers.

Mitchell Suprenant Jr.: We have met with Kevin Farrar from DEC in regards to the GE Plant after they are gone if it could be redeveloped and there is only 2 acres of the parking lot that has PCB's under it and the TCE's are getting smaller. No concerns and nothing has gone over to the east side.

Chairman Belden: They are many things that could be done at the GE site without doing anything. It would be a great spot for anyone that is looking for three phase power or overhead cranes.

Mike Hill: It sounds like all of the cleanup is going to be a collaborative effort between the Town, the Applicants, DEC and EPA.

Darlene DeVoe: Both DEC and EPA have oversight over the project. Not only do we have EPA funding but we also have a Brownfield Cleanup program from the DEC and with that the EPA referred to the DEC to be lead project manager.

OTHER BUSINESS:

- Discussion was held regarding training for Planning Board members
- Supervisor Suprenant spoke about the Hospital's Smart Growth & Healthy Places grant being looked into for updating Zoning and the Master Plan.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Zachary Middleton to adjourn the meeting at 8:07 pm
ALL AYES

DATED: September 12, 2014

Aimee Mahoney, Clerk

