

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, JANUARY 11, 2017 AT TOWN HALL COMMENCING AT
7:00PM**

Chairman Belden called the meeting to order at 7:10pm

Pledge of Allegiance

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

ABSENT: Max Fruchter

OTHERS PRESENT: Matt Steves, Andrew Steves, Town Engineer Jim Houston and Town Attorney Mary-Ellen Stockwell

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Joseph McMurray to approve the minutes of the meeting of December 14, 2016 **ALL AYES**

BUSINESS:

**Doty Machine
35 Sullivan Parkway
Boundary Line Adjustment**

Chairman Belden: Proposed driveway is on Sullivan Parkway and work on Doty's has been done and there is a load of crushed stone there. I question if Code Enforcement has been there?

Andrew Steves (Representing Mr. Clute): Plans were done 1 ½ years ago, calculations for greenspace, 400sf left. That is what facilitated this Boundary Lien Adjustment.

Chairman Belden: Is the permit for the road cut done? If not this is non-conforming.

Andrew Steves: They got the building permit for the building expansion. The leaves and brush that were dumped was pre-existing. Mr. Clute has had a cease and desist order since October because every time Mr. Williams moved brush it changed the grading which meant new maps. The property is known as Williams Farm, LLC. We have responded to all of Jim Houston's comments. Doty is conveying just over 400sf. The map is being retitled. They took topography off and there is a different bearing because of magnetic and grid formats.

Zachary Middleton: The last subdivision was when Tom and Brian Hafner built a house at the end of Stevens Lane. It has an easement.

Andrew Steves: Both properties are connected to water and sewer. Descriptions will be done and provided to Mary-Ellen Stockwell for review before the Mylar is done if that is okay with the Planning Board. There will be no further subdivision without review. They would like to file the deed and the map at the same time.

Chairman Belden: How did you calculate frontage by easement conveyance?

Andrew Steves: The Stevens Lane half is 18' to the adjoining house and they retained 18'. There is 50.11' at the end of Sullivan Parkway.

Zachary Middleton: Because the Town owns it.

Andrew Steves: It has been dedicated to the Town.

Mary-Ellen Stockwell: Any and all extensions if part of the Site Plan have to work with the Town Highway for curb cuts.

Andrew Steves: Because of Planning Board comments, 105.38' along Sullivan Parkway, the access road, is not going to be a public road. They are gaining 100' of road frontage with the smaller boundary line adjustment.

Mary-Ellen Stockwell: They still need a Special Use Permit and Site Plan Approval.

Andrew Steves: It doesn't need a road frontage variance now due to the boundary line adjustment.

Chairman Belden: We have never used an easement as road frontage not counting 18'.

Joseph McMurray: Where is the current 100'?

Andrew Steves: Showed where it was and how they got to the 105' figure.

Chairman Belden opened the Public Hearing at 7:25pm

PUBLIC COMMENT: NONE

Mary-Ellen Stockwell went through Part II of the SEQRA form

- **2 Boundary Line Adjustments in combination with each other**
- **Applicant did submit an updated SEQRA form**

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to close the Public Hearing at 7:38pm **ALL AYES**

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to declare a negative declaration for SEQRA due to no potentially large adverse environmental impacts as a result of the project **ALL AYES**

Planning Board Conditions:

- **Code Enforcement compliance**
- **Language to be added to Mylar**
- **No new parcels being created and future development will come before the Planning Board**
- **Subjective deeds to Town**
- **Make sure applications are up to date with Town Engineer Jim Houston and Town Attorney Mary-Ellen Stockwell.**

MOTION by Frank Wells, Seconded by Zachary Middleton to approve the boundary line adjustment with conditions and payment of fees **ALL AYES**

Chairman Belden gave the Board the upcoming training opportunities

ADJOURNMENT:

MOTION by Zachary Middleton, Seconded by Frank Wells to adjourn the meeting at 7:52pm **ALL AYES**

DATED: January 19, 2017

Valerie Ingersoll, Board Member