

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD OF APPEALS
MEETING HELD ON WEDNESDAY, FEBRUARY 27, 2019 AT TOWN HALL
COMMENCING AT 5:30PM**

Chairman LaFay called the meeting to order at 5:05pm

PRESENT: Chairman Kenneth LaFay
James King
James Maskell
Dolores Cogan

ABSENT: Richard Fisher

OTHERS PRESENT: Larry Clute, Lucas Dobie (Hutchins Engineering)

APPROVAL OF MINUTES: MOTION by Jim Maskell, Seconded by Dolores Cogan to approve the minutes of the meeting of August 15, 2017 **ALL AYES**

BUSINESS:

**Williams Farm, LLC
Area Variance Application
Presenter: Lucas Dobie**

The following notice was published in the Post Star on February 20, 2019:

PLEASE TAKE NOTICE, the Town of Fort Edward Zoning Board of Appeals will hold a public hearing on Wednesday, February 27, 2019 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 5:30pm to hear comments regarding the Area Variance application submitted by Williams Farm, LLC who is proposing a 2-lot subdivision located on Sullivan Parkway and Stevens Lane in the Town of Fort Edward. The existing lot does not meet the minimum road frontage requirement of 100 feet only having 51 feet of frontage on May St. and is requesting relief of 49 feet. Tax Map #163.13-3-1

At the public hearing anyone that wishes to comment will be heard.

Lucas Dobie (Hutchins Engineering): We have a 38.9 acre parcel that we are trying to subdivide that is bisected by train tracks. Mr. Clute is proposing a senior housing development on the 8.4 acres from Stevens Lane to Sullivan Parkway and the remaining 30.5 acre piece lacks 51' of road frontage on May St. to be compliant with the 100' required by the Town Code.

PUBLIC COMMENT: NONE

BOARD COMMENTS:

Dolores Cogan: There are no dwellings on the 30.5 acres now; are there any plans in the near future?

Larry Clute: Yes a residential housing development, I also own the piece to the south that is in the Village.

Chairman LaFay: The Hudson River runs along the backside of the property, do you have a right-of-way to the river?

Larry Clute: Only on the Village side.

Jim King: I remember you were trying to get an agreement with D.K. Machine, did that happen?

Larry Clute: No, I reached out with the help of Dave Armando when he worked for the County but I have not received any response. I would also like an agreement with G.E. at some point.

AREA VARIANCE CRITERIA:

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance: **Board consensus: NO**
- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance: **Board consensus: NO**
- 3) Whether the requested area variance is substantial: **Board consensus: NO**
- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **Board Consensus: NO**
- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance: **Board consensus : NO**

The Board went through SEQRA Short Form:

MOTION by Jim Maskell, Seconded by Jim King to declare the proposed action an unlisted action under SEQRA 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 Jim Maskell, Seconded by Jim King to grant the requested Area Variance of 51 feet onto May Street **ALL AYES**

ADJOURNMENT:

MOTION by Jim King, Seconded by Dolores Cogan to adjourn the meeting at 6:00pm **ALL AYES**

DATED: February 27, 2019

Aimee Mahoney, Clerk

