

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, MARCH 14, 2018 AT TOWN HALL COMMENCING AT 7:00  
P.M.**

Chairman Belden called the meeting to order at 7:02pm

Pledge of Allegiance

**PRESENT:** Chairman Belden  
Valerie Ingersoll  
Joseph McMurray  
Zachary Middleton

**ABSENT:** Donald Sanders, Jr.  
Max Fruchter  
Frank Wells

**OTHERS PRESENT:** Larry Clute, Damian Clute, Tom Center (Hutchins Engineering), Town Attorney Mary-Ellen Stockwell and Town Engineer Jim Houston

**APPROVAL OF MINUTES: MOTION** by Zachary Middleton, Seconded by Valerie Ingersoll to approve the minutes of the meeting of February 14, 2018 **ALL AYES**

**BUSINESS:**

**Williams Farm LLC/Clute Enterprises, Inc.  
Planned Development Group  
Sullivan Parkway/Stevens Lane  
Senior Housing Project**

**Tom Center:** We have changed the configuration of the building a little bit from what previously was proposed, we are trying to eliminate a large fill and cut area as well as a large drop off in the back. We found that we had better soils in the new area as well. We are proposing a 90 unit building with 21 two bedroom and 69 one bedroom units, 128 parking spaces and looks very similar to the Schermerhorn building on the Boulevard. We used that as our model for parking realizing that not everyone has a car. We have 7 tri-plex two bedroom units which will all have their associated parking in front of them. On the lower side of the project we will get any additional storm water management into the 4 bay pond area which we will design if the project goes forward. Mr. Clute owns another parcel that we can outlet through the general path of the storm water through an existing culvert.

**Chairman Belden:** Is that parcel a separate tax map?

**Tom Center:** It's all one tax map so we may have to reconfigure once we get into the storm water management, that is a possibility but we hope to do it all on one parcel.

**Zack Middleton:** You can't do it on the other parcel because then it goes through someone else's property.

**Tom Center:** It would be the general flow that the storm water goes through now, we are limiting it. If we had to there are some avenues we could go down, whether it be an easement or we purchase the property down there to do that we can. This new reconfiguration works with the site, also the last time the project was here I guess they made some changes so they could get 100 feet of frontage up on Sullivan Parkway with a Boundary Line Agreement with Doty Machine.

**Chairman Belden:** Have you talked to anybody about traffic?

**Tom Center:** Not at this time but we would be directing the majority of the traffic down Sullivan Parkway. We do have a connector to Fort Hudson here also as part of the plan.

**Larry Clute:** Fort Hudson requested the connection.

**Chairman Belden:** What about water and sewer, have you talked with anybody about capacity?

**Larry Clute:** The sewer is fine, I haven't checked into the water yet. Joe Brillling said it was anticipated, when I first bought the property I talked to Joe Brillling and he said this would easily be supported.

**Chairman Belden:** Have Joe give you a letter for the Board relative to sewer capacity. You will need the same letter for water.

The following memo was submitted by Town Engineer Jim Houston regarding the proposed project:

Re: William's Farm, LLC – Clute Enterprises, Inc. – Sullivan Parkway & Stevens Lane  
Sketch Plan Submission Review Comments  
C.T. Male Project No. 14.4052-056

Dear Chairman Belden:

C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C. T. Male) has completed a preliminary review of the project documents that we received from the Town of Fort Edward for the Planned Development Group – Senior Housing Facility. The package of information that we reviewed included the following documents:

- 1.) Cover letter dated February 16, 2018.
- 2.) Map of a Survey Made for Clute Enterprises, last revised 1/12/2017.
- 3.) Overall Layout & Utility Plan – dated 12/30/2016.
- 4.) Overall Layout & Utility Plan – last revised 2/16/2018.
- 5.) Architectural rendering, First Floor Plan & photos of similar building exterior.

In addition to the list of items required in the Site Plan Application, future submittals should address the following items:

1. Soil boring logs and test results for the organic soils.
2. The lack of frontage on Stevens Lane. As shown, the access to Stevens Lane is restricted due to private property ownership in this area by others.
3. Letters of service from the Washington County Sewer District II and the Town Water Department to provide wastewater and water service to the proposed project.
4. If the proposed building is greater than 30' in height then an aerial fire truck access road should be shown. This road has to be a minimum of 15' and a maximum of 30' from one long side of the building. This may prompt the need to reconfigure the driveway in the vicinity of the main entrance.
5. Acceptance of the proposed layout by the fire chief.
6. An adequacy assessment of the Town's water system to provide sufficient flow to the building sprinklers, if not, the design of a fire pump system.

**Mary-Ellen Stockwell:** Highway Superintendent Brian Brockway suggested that you loop the 2 water lines; both Hudson Ave. and Juliet St. are dead ends and include Sullivan Parkway also. The water quality will be a lot better if you get rid of the dead ends. He said he will speak directly with anyone that has questions. Also, the Stevens Lane access, will that be restricted to emergency vehicles and how would you do that?

**Larry Clute:** We were waiting for the Board comments regarding that access until we decided.

**Chairman Belden:** What is the property zoned?

**Tom Center:** R-1

#### **BOARD COMMENTS:**

**Zack Middleton:** We normally look at the site as a whole; we are only getting a piece of the total site plan.

**Mary-Ellen Stockwell:** Yes, the entire parcel will have to be shown on the site plan.

**Chairman Belden:** The back portion appears land locked; is there an easement to cross the railroad property?

**Larry Clute:** Yes there is a deeded farm easement in place.

**Zack Middleton:** Maybe ask the Town if they would be willing to extend Stevens Lane, it would solve a lot of the issues along with a possible Boundary Line Adjustment with the neighbor and then you would get your frontage.

**Mary-Ellen Stockwell:** Is there an age limit for the residents?

**Larry Clute:** Yes it is 55 and over.

**Joseph McMurray:** How will you be limiting the access to Stevens Lane? Signage? I don't think that will work, people are going to pull in there instead of going all the way up to Sullivan Parkway.

**Tom Center:** We are going to get recommendations from DOT; we may have to set up some sort of keyed barricade.

**Joseph McMurray:** Why would Fort Hudson ask for access on their entrance?

**Larry Clute:** I imagine they want to extend their campus out to this building in the future.

**Zack Middleton:** How will the rear setback be determined?

**Mary-Ellen Stockwell:** I have to look into it further.

**Valerie Ingersoll:** Are you proposing any walking trails for the residents?

**Tom Center:** We are working on a plan for a gazebo and perimeter trails.

**Valerie Ingersoll:** Will any existing buildings be torn down?

**Tom Center:** Yes

**Valerie Ingersoll:** Is there a PCB issue?

**Larry Clute:** The PCB's are to the East of the railroad tracks, not on this parcel. They are in the large ravine headed toward the Village.

**Mary-Ellen Stockwell:** A Planned Unit Development is a special use in the R-1 zone, may need a variance for building height. We can have a joint meeting with the Zoning Board of Appeals but you will need a written determination from the Building Inspector/Zoning Officer first.

**Chairman Belden:** We encourage building on slabs in that area due to tri-chlor contamination.

**Larry Clute:** Yes, our intent is to build on a slab.

**Chairman Belden:** You may need a variance for lot coverage as well; 30% is 109,772 sf.

**Mary-Ellen Stockwell:** Are you proposing any signage?

**Larry Clute:** I haven't decided on that yet.

**Chairman Belden:** The following items are required

- Where DOT wants the traffic flow
- Determine how the lot will be treated
- Letters from both water and sewer departments
- Determine if 1 or 2 variances are needed
- Letter from National Grid
- Where will the power come in?

**Larry Clute:** I am assuming National Grid will bring the power in from Sullivan Parkway underground.

**Zack Middleton:** There should be a surplus in that area.

**Mary-Ellen Stockwell:** Regarding SEQRA, I will determine whether a long or short form is needed.

**Tom Center:** We may be able to get a sign off from SHPPO due to land disturbed due to farming as well as the test pits showing significant disturbance.

**Zack Middleton:** Is that a natural spring on the property?

**Larry Clute:** I'm not sure, it's hard to tell, there is a storm water pipe right there too.

**Jim Houston:** I would suggest that you go to DOT with a plan seeing as they are a response agency. Leaving it up to them may delay things.

**Zack Middleton:** Having the G.E. traffic gone may work to your advantage. This design is much better than the initial design.

**Chairman Belden:** There is a large drop off from the back of the homes on Hillview to your property; a visual buffer would be tough due to that elevation difference.

**Larry Clute:** We are quite far from the houses, I walked the tracks to it and it's a large elevation difference.

**Mary-Ellen Stockwell:** I can coordinate with the applicant's Attorney to determine what variances are needed. Also, when you get ready to come back before the Board can you send electronic copies to me and Jim Houston.

**OTHER BUSINESS:**

Training is to be determined by the Town Board, the Board would like either SEQRA training or Code Update training

**ADJOURNMENT:**

**MOTION** by Zack Middleton, Seconded by Joseph McMurray to adjourn the meeting at 8:30pm  
**ALL AYES**

DATED: March 16, 2018

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Aimee Mahoney, Clerk