

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD REGULAR MEETING & PUBLIC HEARING HELD ON WEDNESDAY, MARCH 23, 2022 AT TOWN HALL COMMENCING AT 7:00 P.M.

Chairman Belden called the meeting to order at 7:06pm

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

OTHERS PRESENT: Donald Pidgeon, Jr. and Planning Board Clerk Aimee Mahoney

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Dolores Cogan to approve the minutes of the regular meeting of March 9, 2022 **ALL AYES**

BUSINESS:

Public Hearing 7:05pm
Robert Sweet
105 Swamp Rd.
Minor Subdivision
Presenter: Donald Pidgeon, Jr.

The following notice was published in the Post Star on March 16, 2022:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, March 23, 2022 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 7:05pm to hear comments regarding the Minor Subdivision application of Robert Sweet located at 105 Swamp Rd. in the Town of Fort Edward. The purpose of the application is to subdivide a 10.01 acre parcel into 3 parcels, Lot 1 measuring 4 acres, Lot 2 measuring 3.51 acres and Lot 3 measuring 2.5 acres. Tax map #171.-1-5

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

Chairman Belden read the following comment memo submitted by Town Engineer Chris Koenig:

General Comments

1. The project was discussed at the March 9, 2022 Planning Board meeting with the Applicant's agent present. The property is within the R-AG zoning district. The layout of the proposed lots and residences

appears to meet the bulk and dimensional regulations within § 108-13 of the Fort Edward zoning code and applicable requirements of Chapter 87 of the Fort Edward Town Code (Subdivision of Land). The proposed location of the single-family detached houses, residential wells, and septic systems appear to be adequately spaced to provide required separation distances. The Applicant's agent indicated that the existing stand of trees will not be clear cut.

2. The project parcel is within Consolidated Agricultural District #6 and appears to be within 500 feet of farm fields/farming operations. The Applicant's agent was advised to submit an agricultural data statement to the Planning Board. Upon receipt, the Planning Board should review the agricultural data statement and determine if the proposed project will impact the functioning of nearby farm operations.

3. Regarding the Part 1 Short EAF Question 15, the project is within an area mapped by the New York State Department of Environmental Conservation (NYSDEC) as in the vicinity of Animals Listed as Endangered or Threatened and in the vicinity of Significant Raptor C.T. MALE ASSOCIATES March 22, 2022 Swamp Road Subdivision Page - 2 Winter Concentration Area. This mapped area is located over a significant portion of the Town of Fort Edward. Based on the minor nature of the residential subdivision with disturbance reportedly less than one (1) acre, the proposed subdivision will not have a significant adverse impact on Threatened or Endangered Species.

4. The Applicant should comply with the provisions of the State Pollutant Discharge Elimination System (SPDES) Permit Program if activities on the site will disturb equal to or more than one (1) acre of land, or if the activities disturb less than one (1) acre, but are part of a larger common plan of development or sale with a planned disturbance equal to or greater than one (1) acre.

Conclusion

Based on our review of the application materials and discussions with the Applicant at the March 9, 2022 Planning Board meeting, the proposed three-lot minor subdivision appears to meet the requirements of Town Code and the lots appear to provide adequate space for three (3) single family detached houses and typical residential utilities, access, and drainage. The minor subdivision should be considered for approval by the Planning Board.

Chairman Belden went through Part II of the short environmental assessment form with the Board:

MOTION by Zachary Middleton, Seconded by Max Fruchter to declare a negative declaration based on the information and any supporting documentation showing that the proposed action will not result in any significant adverse environmental impacts **ALL AYES**

MOTION by Zachary Middleton, Seconded by Joseph McMurray to close the public hearing at 7:14pm **ALL AYES**

- **The applicant submitted an updated map with the addition of the grasslands notes**

MOTION by Dolores Cogan, Seconded by Valerie Ingersoll to approve the minor subdivision contingent on payment of fees **ALL AYES**

OTHER BUSINESS:

Chairman Belden: I received an e-mail from Therese Gillis regarding Canal Side Energy Park and Braen Quarry. I told her that we have nothing in front of us at this time and I do not have any information on it.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Valerie Ingersoll to adjourn the meeting at 7:30pm
ALL AYES

Dated: March 25, 2022

Aimee Mahoney, Clerk