

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, MARCH 28, 2018 AT TOWN HALL COMMENCING AT 7:00
P.M.**

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

Pledge of Allegiance

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

OTHERS PRESENT: Katie DeGroot, Town Engineer Jim Houston and Attorney Matthew Fuller

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

BUSINESS:

**DeGroot Farm Trust
Family Subdivision**

Katie DeGroot: The only change is that the 3.06 acres with the house will be mine and no longer part of the trust.

Chairman Belden: DeGroot Road is a Town Highway by Use according to Section 189 of Highway Law seeing as the Town maintains the road and has for years.

The following memo was submitted by Town Engineer Jim Houston:

Dear Chairman Belden:

C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C. T. Male) has completed a review of the project documents that we received from the Town of Fort Edward for the DeGroot Farm Trust Subdivision. The package of information that we reviewed included the following documents:

- 1.) Family Subdivision Application Fee Waiver, signed 3/19/2018.
- 2.) Short Environmental Assessment Form, signature page (3 of 4) not dated.

3.) Agricultural Data Statement.

4.) Survey Map - "Subdivision of Lands of the DeGroot Farm Trust"; dated March 16, 2018.

Based on our preliminary review of these project related documents, we offer the following comments for consideration by the Planning Board.

1. In addition to the "Family Subdivision Application Fee Waiver" application form there should also be a "Subdivision of Land Application" submitted for review.

2. The "Family Subdivision Application Fee Waiver" form indicates that the map for the Family Subdivision shall bear a prominent note stating that the property will not be further subdivided within the next 5 (five) years. No such note was found on the survey map.

3. Regarding the Short EAF there were differences noted between the application filled out by the applicant and the DEC EAF Mapper. The differences pertain to question numbers 12.a., 12.b., 13.a., 15., and 20. Attached to this letter is a copy of the summary provided for this parcel from the NYSDEC EAF Mapper.

4. Regarding the Survey Map the subdivided parcel includes DeGroot Road. Based on a review of the tax map it appears that the road is owned by a different entity than the DeGroot Farm Trust. The applicant should clarify this aspect of the map.

BOARD COMMENTS:

The following items need to be fixed on the Short EAF:

- Fill out the top section
- #3 a. Should be 162.1 acres, same for #3 b.
- #5 a. and b. should both be yes
- #6 should be yes
- #8 a. no
 - b. no
 - c. yes (Bike Lane)
- #9 N/A
- #10 should be no (Well)
- #11 should be no (add approximate location of septic)
- #13 b. should be no
- #14 the following should be checked: shoreline, wetland, agricultural grassland, early-mid successional
- #16 Property is in the 100 year flood plain
- #17 should be no
- #18 should be no
- #19 should be no

- #20 Add shoreline

The Applicant made all the appropriate changes and signed the EAF.

Valerie Ingersoll: On the subdivision application it should say 3.06 acres, total acreage should say 162.1 and lots proposed should be 2. Also the map shows an iron stake placed already, what is that for?

Chairman Belden: The stake is because of the Canal.

Valerie Ingersoll: The Grassland notes need to be added to the map.

MOTION by Max Fruchter, Seconded by Donald Sanders, Jr to deem the application complete and set a public hearing for Wednesday, April 11, 2018 at 7:05pm **ALL AYES**

Katie DeGroot: I have been the manager of this family farm for 25 years and I am finally getting the house that I have always wanted which is my Great Grandparents house. I am 1 of 5 kids so the trust has been 5 of us and what we are going to do is subdivide me out of it and the rest of it will go into an LLC. We are going to give the back property to ASA and we are going to pay all the legal fees for that as well. It is clay and they are really only interested because of the bird land and the grass. We are going to pay to have that become forever farmland.

The applicant will bring all updated materials to the next meeting

ADJOURNMENT: MOTION by Max Fruchter, Seconded by Zachary Middleton to adjourn the meeting at 7:49pm **ALL AYES**

DATED: March 29, 2018

Aimee Mahoney, Clerk