

**MINUTES OF THE TOWN & VILLAGE JOINT PLANNING BOARD CONTINUED  
PUBLIC HEARING HELD ON WEDNESDAY, JULY 8, 2020 VIA ZOOM  
COMMENCING AT 7:00 P.M.**

The meeting was called to order at 7:08 pm

Pledge of Allegiance

**PRESENT FOR TOWN PLANNING:**

Chairman Belden  
Valerie Ingersoll  
Frank Wells  
Joe McMurray  
Donald Sanders, Jr.  
Max Fruchter  
Zack Middleton – RECUSED

**PRESENT FOR VILLAGE PLANNING:**

Chairman Roche  
Joe Carroll  
James Brooks

**OTHERS PRESENT:** Peter Amorosi, Todd Humiston, Peter Ives, Sara Tompkins, Derek Shaw, Dolores Cogan, Dave O'Brien, Rick Fisher, Kara Lais, Matt Fuller, Chris Koenig, Dave Cutler, Michael Goot, Dave Armando, Katie DeGroot, Matt Steves, Ken LaFay, Jeanie Mullen, C.J. Sullivan, Aimee Mahoney, Janelle Rose and Jim Houston

**BUSINESS:**

**Dave O'Brien:** Hi everyone I appreciate your attending the meeting tonight, I don't know how many people have heard this at this point but at 11:00 this morning I received the call from WL Plastics that they are terminating the project in Fort Edward. This is a disaster for Fort Edward, this is a company that was very concerned about, in my dealings with them in the past 2 years, this is a company that we wanted here. They were very concerned as to how they interacted with the people and they have stressed very clearly to me that this has nothing to do with what happened in Fort Edward. It has nothing to do with the efforts of Zack Middleton and the Fort Edward LPDC and Neal Orsini and I could keep going down the train. They respected our efforts, they respected how we took care of our environment, and how we dealt with them. They were a very honest and up front company in all my dealings with them for the past 2 years; they have been up front, honest and to the point. Unfortunately a major part of their business right now is in oil and gas. Oil and gas is part of their primary business and one of the reasons they wanted to come to Fort Edward was that they were looking to diversify. Unfortunately with the situation with gas, oil and petroleum products today, their business has fallen off substantially. They are looking at what they have to do to make the company survive. This was a decision that

came over the past week. This was a decision that was very painful for them because they were looking forward to coming here to New York State. This was a key part of how they were going to offset some of the one sidedness of their business in terms of having diversity in their products. It unfortunately came to the point that their board looked at their cash flow and said right now we just can't do this. They are looking at making some arrangements in their current operations and they can't expand the way they are going. That was the message that was communicated to me. I will tell you that the IDA has put a lot of effort in this, I will tell you that no matter what happened tonight that I am working with the IDA board to continue to make sure that we open up the road issues so we solve the durable access issues so that when we have the next client come along and there will be another one. I will reiterate the commitment from the IDA to put their efforts into making sure that this project, the road area, is being taken care of so that they eliminate the issues for the next company. One of the issues that stumbled through the beginning of this project as many of us know was the durable access issue. We are working with WCC and everyone else to resolve those issues. This is a tremendous loss in my opinion for the IDA, Fort Edward and the tax payers of Fort Edward. Unfortunately we have to make the best of it and you have my board's commitment that we are going to work our hardest to help bring companies into the area, resolve your road issue and go from there. It is with heavy heart I tell you that but it's important for me to communicate that WL thought this was a great opportunity, it was a great area and want to thank each and every one of you for what you have done in this project and I honestly reinforce, it had nothing to do with the efforts of every single person that helped to bring this company to Fort Edward. We do need to talk tonight about how we will proceed from this point because we still have a subdivision we need to do. I am going to turn this over to Kara. Thank you for listening.

**Chairman Belden:** Dave, did you get a chance to look at the traffic study?

**Dave O'Brien:** I did look at the traffic study and one of my recommendations was to take that right out of there to relieve the sight distance issue of turning the other way.

**Chairman Belden:** Okay so if there is any way that you could get DOT involved on how to change that intersection so that if you come back to us in the future. Obviously the EPA didn't have to do a traffic study when they did what they did so these things would be great to get resolved ahead of time and we would have had to figure that out tonight if WL had moved forward and now that you have got a little time you might want to approach DOT and say how can we figure this out.

**Dave O'Brien:** I absolutely understand and I think that there were some issues to be resolved there even though they were not big issues. The trimming of the trees as they mentioned in the report was very important in increasing the sight distance but in discussions I have had with other people they feel that taking a right onto Route 196, taking 42 and coming around was a much safer route.

**Chairman Belden:** Taking that right out, so you don't want trucks to have the ability to go left when they leave?

**Dave O'Brien:** We thought that in discussions with WL, when I measured the route I measured from 196 over to 42 to 197 up to the intersection at Stewarts it was like .4 miles difference but it relieved all of the stopping and starting and I think it would relieve pressure on Broadway and everywhere else, that is my opinion and WL seemed to share that and I think I saw it in the traffic study also.

**Chairman Belden:** Okay so if you come back to us with your project that's the way trucks will go?

**Dave O'Brien:** We want to relieve pressure coming through Kingsbury and we will be benefitting Fort Edward by putting traffic through there and maybe they will stop at Stewarts or some other store up there and get some food or something.

**Chairman Belden:** Matt, I think I am speaking for Tom and myself, how do we proceed with the subdivision?

**Matt Fuller:** Right now we have that letter from WL Plastics so right now the site plan application is withdrawn. I talked to Kara earlier and at this point because we don't have a firm direction on what to do with the IDA subdivision and that kind of stuff. My suggestion is just table those applications until such time as the IDA comes back because there are some logistics we have got to figure out here of what we want to do in terms of applications, what can and can't be done with the taxes that are pending on that lot that the LPDC owns so my recommendation is just table it until such time that the IDA wants to come back and renew it.

**Chairman Belden:** Mr. O'Brien, one of my questions is if you come back for a subdivision will you want to include that you have been approved for an on-site septic and things like that?

**Matt Fuller:** We don't know any of that yet.

**Dave O'Brien:** I think we are reacting to today and we have had some preliminary discussions, the concern is that if we are looking at that area under those decisions that WL made does that make sense for another company. The issue is with the taxes and until those taxes are resolved one way or another there can be no subdivision taking place.

**Matt Fuller:** And you don't know what a future user is going to need for water and sewer, WL was very unique in terms of what sort of utilities they needed and going forward who knows who is going to need what. Again, my recommendation unless the IDA wants to withdraw it is table it.

**Kara Lais:** This is Kara, I am on the phone as well and I did speak to Matt and then to Chairman O'Brien after our call and the IDA board members need an opportunity to meet and discuss the application that is pending before you and make some decisions and then come back so I think it would be appropriate to table it.

**Matt Fuller:** That preserves everything and there is no prejudice, the IDA can go forward or if they decide in a week or two that they want to withdraw and come back with another application they can always do that. The status quo is preserved by just tabling the application.

**Valerie Ingersoll:** Is there a time limit on tabling that in a legal standing way?

**Matt Fuller:** Not unless you want to put one on it.

**MOTION** by Max Fruchter, Seconded by Valerie Ingersoll to table the WWIDA subdivision application **ALL AYES**

**MOTION** by James Brooks, Seconded by Joe Carrol to table the WWIDA subdivision application **ALL AYES**

**Zack Middleton:** I just want to thank everyone for their efforts on this project.

**ADJOURNMENT:**

**MOTION** by Valerie Ingersoll, Seconded by Donald Sanders, Jr. to adjourn the Town Planning Board meeting at 7:22pm **ALL AYES**

DATED: July 21, 2020

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Aimee Mahoney, Clerk