

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, SEPTEMBER 13, 2017 AT TOWN HALL COMMENCING  
AT 7:00PM**

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

Pledge of Allegiance

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

**ABSENT:** Max Fruchter  
Donald Sanders, Jr

**OTHERS PRESENT:** Elon Morrison, Town Attorney Mary-Ellen Stockwell and Town Engineer Jim Houston

**APPROVAL OF MINUTES: MOTION** by Joseph McMurray, Seconded by Frank Wells to approve the minutes of the meeting of May 24, 2017 **ALL AYES**

**BUSINESS:**

**Morrison Subdivision**

**Elon Morrison:** I am here to find out what has to be done to subdivide my mother's property.

**Mary-Ellen Stockwell:** The Board needs something in writing from the sister to speak on her behalf.

**Elon Morrison:** Both sisters have power of attorney as mom has Alzheimer's.

**Chairman Belden:** Have you been to a surveyor yet?

**Elon Morrison:** No, my sister spoke to Surveyor Russell Howard and he recommended coming to the Board first. There is a well next to the barn that is why it is being cut up the way it is. The neighbor's property (12.7) just has a barn on it and they would like to buy the property to pasture horses.

**Chairman Belden:** You should check to see if a boundary line adjustment would suit you better than a subdivision, need to check the setback of the barn to the well; the lot lines are not perpendicular.

**Mary-Ellen Stockwell:** The applicant should check road frontage, boundary line adjustment vs. subdivision, her mother and sister need to sign something giving Elon permission to speak for them and the buyer would have to sign off also for a boundary line adjustment.

**Valerie Ingersoll:** Acreage and lots on general info need to be changed. Total acreage 22.2, existing lots 1, and proposed lots 2.

**Chairman Belden:** Is the well on the front or back side of the barn?

**Elon Morrison:** There is a driveway with a light post; the well is next to the barn.

**Chairman Belden:** Give yourself 100' setback for future for the well, need to protect yourself if something goes wrong, have surveyor give you enough room.

**Zachary Middleton:** You need 200' if well is downhill. That is downhill in that area. The septic is on the right of the house.

**Jim Houston:** Is the well water pumped all the way from the barn to the house?

**Elon Morrison:** Yes

**Chairman Belden:** Your surveyor is free to call our Engineer and Attorney with any questions.

**Zachary Middleton:** The minimum they would need for setback is 25' in the back.

**Chairman Belden:** Is the barn 1 story or 2?

**Elon Morrison:** The barn is 2 stories.

**Mary-Ellen Stockwell:** Applicant notes 500', definition of horse grazing

**Jim Houston:** Went over his comment memo:

- It is in an R-Ag zone not R-1
- The table is missing some information, it needs to be filled out and the surveyor can help with it
- The Board will need to see survey maps
- The dimensions need to be shown on the map for compliance of code

**Mary-Ellen Stockwell:** What was the acreage before you started and what is proposed on the map?

**Jim Houston:** Short EAF: I used the DEC website and there were differences that should be checked.

- 3b- should be 0 disturbed
- 4- Ag should be checked
- 12b- Should be yes? Not sure why

**Zachary Middleton:** Jane McCrea's burial site, old canal and trolley track are all in that area.

**Jim Houston:** 13a- Should be yes, there is a water body across the road

**Zachary Middleton:** 14- agricultural/grasslands should be checked

**Jim Houston:** 15- should be checked yes, it is in the Fort Edward Grasslands Bird Area. 20- EAF mapper had it checked yes; there was remediation on the adjoining property.

**Zachary Middleton:** It is the PCB's; the flood plain is on the other side of the road.

**Chairman Belden:** Jim, did you run the report for the long or short form?

**Jim Houston:** The short form, I attached the print out to my comment letter.

**Zachary Middleton:** Who writes new deeds?

**Mary-Ellen Stockwell:** The applicant's lawyer, they would be conveying with referenced map. The proposed agreement and map need to be submitted if doing a boundary line adjustment.

**Chairman Belden:** The website the Town Engineer used was [www.DEC.NY.gov/EAFmapper](http://www.DEC.NY.gov/EAFmapper)

**Mary-Ellen Stockwell:** Your surveyor would fill in the paperwork. Also, the applicant should talk to an Estate Planner on boundary line adjustment vs. subdivision for selling property.

**Chairman Belden:** You are looking at 2 more meetings in front of the Board; we would need to schedule a public hearing.

**Mary-Ellen Stockwell:** Submissions are 10 days prior to meeting; boundary line adjustment is a separate application.

**ADJOURNMENT:**

**MOTION** by Joseph McMurray, Seconded by Zachary Middleton to adjourn the meeting at 8:00pm **ALL AYES**

DATED: September 27, 2017

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Valerie Ingersoll, Member

