

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, JANUARY 23, 2019 AT TOWN HALL COMMENCING AT
7:00 P.M.**

Chairman Belden called the meeting to order at 7:05pm

PRESENT: Chairman Mark Belden
Valerie Ingersoll
Joseph McMurray
Zachary Middleton
Donald Sanders, Jr.

ABSENT: Max Fruchter
Frank Wells

OTHERS PRESENT: Dennis Williams, Ann Williams, Caryn Mlodzianowski (Bohler Engineering) and Jim Edwards (C.T. Male)

APPROVAL OF MINUTES:

Minutes of the April 11th 2018 meeting were tabled until the 4 members that were present at that meeting are present. (Valerie, Zack, Frank & Max)

MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to approve the minutes of the meeting of December 12, 2018 **ALL AYES**

BUSINESS:

**Dennis Williams
Minor Subdivision
3078 County Route 46**

Chairman Belden: The initial application was for a Boundary Line Adjustment and it has been changed to a minor subdivision. The proposed subdivision is 1.47 acres, the new parcel will have 107' of road frontage on County Rte. 46 and the remaining parcel will have over 100' of frontage.

The following memo was submitted by Town Engineer Jim Houston:

*Re: Van Der Werken – Minor Subdivision
County Route 46
Minor Subdivision Review Comments
C.T. Male Project No. 14.4052-068*

Dear Chairman Belden:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, 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 Van DerWerken – Minor Subdivision Survey. The package of information that we reviewed included the following documents:
 Minor Subdivision Survey - “Lands Now or Formerly of Michael G. & Trisha A. Van Der Werken to be conveyed to Dennis J. & Ann Marie Williams”; dated November 12, 2018.

Overview / History: this current submission follows a former submission for a Boundary Line Adjustment which was deemed unacceptable to the planning board due to the magnitude of the adjustment. The Van Der Werkens are seeking approval to subdivide a portion of their lot for the purpose of merging the subdivided parcel with the adjoining William’s property.

Based on our review of this project related document, we offer the following comments for consideration by the Planning Board.

1. The following information should be submitted to deem the application complete.
 Subdivision Application, Short EAF, Agricultural Data Statement and Deed Restrictions or Covenants as required by Town Code Chapter 87 “Subdivision of Land”.
2. Regarding the “Minor Subdivision Survey” plan dated November 12, 2018.
 Note 7 states that the area of the site will be 1.42 ac which is inconsistent with the areas shown on the existing Williams parcel (0.92 ac) and the subdivided parcel (1.47 acres).
 There are utility poles, a drainage swale, culverts and manhole covers visible along County Route 46 that are not shown on the plan. This information should be added to the survey map.
3. The property merger eliminates the existing non-conforming building setback. The existing garage on the William’s property is shown to be two (2) feet away from the existing property line.

BOARD COMMENTS: NONE

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to waive the Public Hearing due to having a letter in the file from one neighbor and verbal correspondence at prior meetings from the other closest neighbor, no controversy or opposition as a result of the project is foreseen by the Board **ALL AYES**

MOTION by Zachary Middleton, Seconded by Joe McMurray to declare a negative declaration for SEQRA review due to no potentially large adverse environmental impacts as a result of the project **ALL AYES**

MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to approve the subdivision contingent on the map being updated to reflect the Engineer’s comments and payment of fees **ALL AYES**

Primax Properties, LLC – Dollar General
290 Broadway
Presenter: Caryn Mlodzianowski (Bohler Engineering)

Caryn Mlodzianowski: I am here from Bohler Engineering representing Primax Properties, LLC. The proposal is for a redevelopment project in the C-1 District, they would like to construct a 9,100 (+,-) sf Dollar General. The retail space is an allowed use in the district with Site Plan Review according to the Town Code. The buildings that are currently on the property will be removed and the new building will be placed on the front of the lot and meet all the required setbacks. We are proposing 30 parking spaces as well as a truck turn around for deliveries. New access will be at the North end with storm water management proposed with an infiltration basin in the back corner. The proposal meets all zoning requirements.

BOARD COMMENTS:

Zachary Middleton: Did you place the building where you did for visibility and ease of the truck turn around?

Caryn Mlodzianowski: Yes, as well as pedestrian accessibility and everything in that corridor presents itself to the front of the property as well.

Joe McMurray: All the buildings will be demolished that are there now, is there more than one home?

Caryn Mlodzianowski: One building is residential and then an auto body shop sits behind it with a shed on the other side and as for the 4th structure, I don't know what that was used for.

Valerie Ingersoll: Will you be putting a fence around the storm water area?

Caryn Mlodzianowski: The proposed fence is not directly around the basin, we can put one there if the Board would like but we are hoping it is just a depression in the pavement for the water to run into.

Valerie Ingersoll: Will you be proposing any landscaping?

Caryn Mlodzianowski: We can, yes. There is room in front of the building for landscaping.

Valerie Ingersoll: What size sign are you proposing?

Caryn Mlodzianowski: Dollar General has their own sign vendors that will be coming in for permits and variances if needed.

Chairman Belden: Is there any warehouse area? Also, what hours will they operate and have you spoken with the State yet regarding traffic?

Caryn Mlodzianowski: There is about 2,000 sf dedicated to warehouse and employee area, the hours have not been established yet but usually they are open from 7:00 or 8:00a.m. – 9:00 p.m. and we have not discussed traffic yet with the State DOT.

Chairman Belden: Do you see any expansion in the future?

Caryn Mlodzianowski: They usually stay the same. As far as traffic goes peak hour on a Saturday is about 60-62 trips/hr. and we are way under that.

Zachary Middleton: Will there be a sidewalk out to the street?

Caryn Mlodzianowski: We can connect it yes.

Jim Edwards: One of the comments in Jim Houston's memo refers to truck storage. Will you be parking large trucks there overnight?

Caryn Mlodzianowski: No, the trucks are only there to deliver and then they leave.

The following memo was submitted by Town Engineer Jim Houston:

*Re: 290 Broadway – Primax Properties, LLC - Dollar General
Concept Site Plan Review Comments
C.T. Male Project No. 14.4052-069*

Dear Chairman Belden:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, 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 Concept Site Plan (Sketch Plan) for the above referenced project.

The package of information that we reviewed included the following documents:

- Site Plan Review Application (signed 1/10/2019)

- Vicinity Map and Preliminary Site Plans (dated 1/10/2019)

- SEAF Part 1 (signed 1/10/2019)

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

1. Site Plan Review Application

- Page 2 – “Property Owner Identification” left blank. Applicant should explain who currently owns the property and agreements with that owner.
- Page 3 – Last Yes/No question is marked both Y and N – should be Y.
- Page 4 – Clarification should be provided about the required number of parking spaces. Per Chapter 108-12.2.K. of the Town Code (Zoning) the required minimum number of parking spaces is 1 space per every 500 sf of interior retail service area. Using the entire footprint of the building (9,100 sf) it seems that the required number of parking spaces should be 19 spaces ($9,100 / 500 = 18.2$ spaces). Under this criteria, the number of spaces provided (30) far exceeds the minimum number required (19).
- Page 5 – Top, “Type of Project” should be Conversion/Change of Use versus New Construction. Middle – missing a “0” in cost estimate (should be \$1,200,000.00).

2. Regarding the Vicinity Map and the Preliminary Site Plans:

- Zoning Analysis Table – there are several inconsistencies between the information presented in the table and the information provided on page 4 of the Site Plan Review Application. In particular, with respect to - max. building coverage, front yard setback and rear yard setback.
- There is an extensive amount of pavement shown that extends towards the rear property line. The applicant should provide an explanation as to why this additional heavy duty asphalt pavement is necessary as shown.
- At a minimum, the following existing features along Route 4 should be added to the site plan as the application progresses: curb cuts/aprons, water, sewer, storm/catch basins, hydrant and utility pole.

3. Short EAF – no comments, answers consistent with the NYSDEC EAF Mapper.

MOTION by Joe McMurray, Seconded by Zachary Middleton to set a public hearing for February 27, 2019 at 7:05pm for the purpose of hearing comments on the Site Plan Application for 290 Broadway **ALL AYES**

MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to refer the Site Plan Application for 290 Broadway to the Washington County Planning Dept. for their review due to the proximity to a State Highway being less than 500’ **ALL AYES**

ADJOURNMENT:

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

DATED: January 24, 2019

Aimee Mahoney, Clerk

