

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

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

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

**OTHERS PRESENT:** Brandon Bickford, Jeannine Bickford and Town Engineer Jim Houston

**APPROVAL OF MINUTES:**

**MOTION** by Joseph McMurray, Seconded by Frank Wells to approve the minutes of the meeting of August 28, 2019 **ALL AYES**

**MOTION** by Max Fruchter, Seconded by Joseph McMurray to approve the minutes of the meeting of September 25, 2019 **ALL AYES**

**BUSINESS:**

**Broadway Lanes  
359 Broadway  
Site Plan Review**

**Brandon Bickford:** I own Broadway Lanes and I would like to put a 20' x 40' addition on the southeast corner of the building for future golf simulators. I would like to keep them away from the bowlers; with bowling alley's going out of business we would like to reinvent ourselves as well as add something to Fort Edward. I would like to replace the porch roof over the main entrance to also help improve the look of Broadway.

**Joseph McMurray:** What is proposed on the northeast corner of the building?

**Brandon Bickford:** Those improvements were completed in 1995.

**Zachary Middleton:** Are you going to tie the bar over for shared access?

**Brandon Bickford:** No, the bar is at the opposite end of the building. I can do different things other than golf in the new addition such as sports for kids or a gathering place; the simulator can be programmed to do different sports.

**Valerie Ingersoll:** I have a question on the Short EAF, the storm water question is marked no but all new construction has storm water run-off. Is this an issue?

**Jim Houston:** This is not an issue; the construction is small so run-off is too minor to calculate.

**Jim Houston went over the following memo regarding the project:**

**Re: 359 Broadway, Broadway Lanes Proposed Addition  
Site Plan Review Application Package - Review Comments  
C.T. Male Project No. 14.4052-078**

**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 Site Plan Review Application package associated with the above referenced project.**

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

- Site Plan Review Application form - signed September 27, 2019 by Brandon Bickford.**
- Short EAF, Part 1 – signed September 27, 2019 by Brandon Bickford.**
- Property Deed - dated December 2, 1994.**
- Map of Lands belonging to Carmella Caputo – dated November 17, 1978 prepared by Coulter & McCormack Licensed Land Surveyors.**
- Plot Plan - not dated prepared by Harry Williams, Designer.**
- Architectural Plans (2 sheets) – dated September 19 prepared by G. Peter Jensen, RA.**

**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 form**

- Page 4, Table on bottom – fill in “Required” column.**
- Page 6, Site Plan Requirements – will the project include any new signage, lighting or parking changes?**

#### **2. Short EAF, Part**

- **Question 20 asks if the site or an adjoining site has been the subject of remediation for hazardous waste. The NO box was checked in the application materials but the EAF Mapper had this checked as YES. The applicant should investigate the nature of the remediation and provide information to the board as to whether, or not, special precautions are necessary to construct the addition.**

### **3. Plot Plan**

- **The following information should be added to this plan – the date, all property line metes and bounds (consistent with the deed), building setbacks, current parking configuration, traffic circulation, impervious versus green surfaces, signage, lighting, utilities (water, sewer, storm, electric, gas...).**
- **If there is any proposed landscaping then a landscape plan and a planting schedule should be included.**

**Brandon Bickford:** I know Jim is looking for parking spaces so I made a crude drawing with sewer lines, water lines, property lines and parking spaces. (Gave to the Board)

**Jim Houston:** There are required items that were missing. Is everything conforming or is some non-conforming? Is there new signage?

**Brandon Bickford:** Gave the Board a new sheet for the last page of the site plan, revised application to include lighting, parking changes as well as building coverage.

**Jim Houston:** Question #20 on the short EAF should be checked yes because of Grand Union parking lot. If the Board feels that remediation has been done I am okay with it. **Board Consensus: Okay with it**

**Jim Houston:** The deed was submitted, building setbacks, parking and signage need to be addressed.

**Chairman Belden:** Let's discuss setbacks

**Zachary Middleton:** Code is 20' front, 10' rear and 10' side, they are good. We could give Planning Board approval to remove existing awnings and put up new awnings but no construction on the new addition.

**Chairman Belden:** Planning Board recommends that the Building Inspector issue a building permit for removal and replacement of awnings not pending site plan review.

**MOTION** by Zachary Middleton, Seconded by Donald Sanders, Jr. to approve a building permit be issued for the removal and replacement of awnings not pending site plan review **ALL AYES**

**Jim Houston:** All information needs to be put on one plan; currently there are several different maps and plans.

**MOTION** by Max Fruchter, Seconded by Zachary Middleton to set a public hearing for November 13, 2019 at 7:05pm **ALL AYES**

**Jim Houston:** Will the County need to review this?

**Chairman Belden:** I will have the Town Clerk contact them as well as notify the Building Inspector.

**ADJOURNMENT:**

**MOTION** by Max Fruchter, Seconded by Joseph McMurray to adjourn the meeting at 7:46pm **ALL AYES**

Dated: October 24, 2019

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Valerie Ingersoll, Acting Clerk