

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, OCTOBER 28, 2020 VIA ZOOM COMMENCING AT
7:00PM**

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

Pledge of Allegiance

PRESENT: Chairman Mark Belden
Donald Sanders, Jr.
Max Fruchter
Valerie Ingersoll
Zachary Middleton

- **Not able to call in using basic zoom for Joe McMurray and Frank Wells**

OTHERS PRESENT: Kala Saunders, Shawn Williams-Delair, Town Engineer Jim Houston and Planning Board Clerk Aimee Mahoney

APPROVAL OF MINUTES: MOTION by Valerie Ingersoll, Seconded by Max Fruchter to approve the minutes of the meeting of August 12, 2020 **ALL AYES**

BUSINESS:

**Williams-Delair
Family Subdivision
141 Glen Rd.**

Town Engineer Jim Houston submitted the following memo regarding the project:

Re: 141 Glen Road, Williams Delair Minor Subdivision (Lots 1-A and 1-B)
Subdivision of Land Application Package Review Comments
C.T. Male Project No. 14.4052-084

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 Subdivision of Land Application package associated with the above referenced project.

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

- Subdivision of Land Application, signature page dated August 20, 2020.
- Map of a Proposed Subdivision made for: Shawn Williams Delair dated October 1, 2020 prepared by Van Dusen & Steves Land Surveyors.

- Short EAF, Part 1 signed August 27, 2020.

As an overview, the lot that is being subdivided (Lot A) is one of the lots of a former subdivision or subdivisions. The current subdivision application involves the further subdivision of Lot A creating two (2) new lots, one is Lot 1-A (2.6 acres) and Lot 1-B (2.6 acres). Both lots have frontage on Glen Road and Lot 1-B also has frontage on County Route 46.

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

1. Subdivision of Land Application

- Top of page 3 of 6, the tax map number in the application (195-1 19.1) is different than the tax map number in the deed provided (195.-1-19.8). It appears that the tax map number in the application is in error.
- The site statistics table at the top of page 4 of 6 should be filled in.
- In the middle of page 4 of 6, the lot lies within 500' of a County highway (County Route 46). The response to this question should be checked yes. C.T. MALE ASSOCIATES October 27, 2020 Mr. Mark Belden – Williams Delair Minor Subdivision (Lots 1-A and 1-B) Page - 2
- On page 5 of 6, under “Utilities” there is mention that a private water well has already been drilled. Was this well tested for quality and yield? If so, this information should be provided.

2. Map of a Proposed Subdivision of Land.

- The tax map number for the lot being subdivided and all the adjoining lots should be added to the subdivision map.
- Show the location of the existing well, proposed well(s), house locations, wastewater disposal systems and building setbacks on each subdivided lot.
- Add a note indicating the source of the topographic information provided on the map.
- Consideration should be given to limiting the subdivision map to Lot A and the abutting properties. The map provided shows how this lot (Lot A) was part of former subdivisions, which is helpful, but not critical to the current subdivision.

3. Short EAF – Part 1 • Page 1 of 4 – the project name should be provided.

- Page 1 of 4, question 4 – there appears to be forest and agricultural land uses near the site of the proposed action.
- Page 2 of 4, question 10 – response should be “no” – on-site well.
- Page 2 of 4, question 11 – response should be “on-site wastewater disposal system”.

Chairman Belden: The County Planning Board doesn't review residential subdivisions so we will not need to refer it.

Shawn Williams-Delair: I have the well information for Lot 1B.

BOARD COMMENTS:

Valerie Ingersoll: I looked on Image Mate and Lot B is 195.-1-19.1 and Lot A is 195.-1-19.8.

Jim Houston: Those are former subdivision lots that you were looking at. This lot doesn't have a tax map number until it's created.

Valerie Ingersoll: Is this in the grasslands?

Chairman Belden: No

Valerie Ingersoll: On the EAF, number 5a & b should be marked yes, #6 should be yes, #4 should be Agricultural & grasslands and the well needs to be labeled on the map.

Max Fruchter: The total parcel is marked 5.03 and should be 5.2. Do we require septic testing be shown on the map?

Zachary Middleton: The Building Inspector takes care of that when they apply for a septic permit.

MOTION by Valerie Ingersoll, Seconded by Zachary Middleton to set a public hearing for November 25, 2020 at 7:05pm **ALL AYES**

ADJOURNMENT:

MOTION by Zachary Middleton, Seconded by Max Fruchter to adjourn the meeting at 7:32pm **ALL AYES**

Dated: October 30, 2020

Aimee Mahoney, Clerk