

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, DECEMBER 12, 2018 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  
Max Fruchter

**ABSENT:** Donald Sanders, Jr.  
Frank Wells

**OTHERS PRESENT:** Dennis Williams, Ann Williams, Will LaPan

**APPROVAL OF MINUTES:**

Minutes of the April 11<sup>th</sup> 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 Max Fruchter to approve the minutes of the meeting of October 10, 2018 **ALL AYES**

**MOTION** by Max Fruchter, Seconded by Valerie Ingersoll to approve the minutes of the meeting of November 28, 2018 **ALL AYES**

**BUSINESS:**

**Dennis Williams  
Boundary Line Adjustment**

**Chairman Belden:** Since the last meeting we have received a new survey map. What is the lot coverage now? Is it under 30%?

The Board did the calculations and the lot coverage with the house, metal barn and shed is under 30%.

**Chairman Belden:** The well and the septic need to be sketched into the map.

The following memo was submitted by Town Engineer Jim Houston:

Re: Van Der Werken – Williams Boundary Line Adjustment; 2512 SR 4 BLA 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 Der Werken – Williams Boundary Line Adjustment. The package of information that we reviewed included the following documents:

- Boundary Line Adjustment Application, signature page dated 9-20-2018.
- Short Environmental Assessment Form, signature page (4 of 4) dated 11/14/18.
- Boundary Line Adjustment Survey – “Lands now or formerly of Michael G. & Trisha A. Van Der Werken to be conveyed to Dennis J. & Ann Marie Williams”; dated October 23, 2017.

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

1. Regarding the “Boundary Line Adjustment Application” – Page 4: the acreages shown on this page conflict with the acreage information shown elsewhere in the document and on the survey plan.

#### **Corrections to the lot, yard and height regulations**

**Proposed Lot Size – 1.42**

**Proposed Lot Width – 410’**

**Proposed Lot Depth – 201.25’**

2. Regarding the “Short EAF” – Page 3 of 3, Question 20: this question was checked yes (consistent with the EAF Mapper) but the response is missing a description of the remediation activity.
3. Regarding the “Boundary Line Adjustment Survey” plan: the date on this plan is 23 October, 2017 and it should be updated to reflect the current submission.
4. Agricultural Data Statement – this form was not included in the information that we reviewed but it should be updated and submitted for review. This form asks for a map that shows the project parcel and adjacent parcels within 500-feet and identify those parcels that contain agricultural uses named above. This information should be added to the survey map.

**Chairman Belden:** If you want to acquire more property from the Van Der Werkens you would have to do a minor subdivision which would be an additional \$300.00 because subdivisions include the town fees and Boundary Line Adjustments do not. Also by doing it that way you will not have any building restrictions like you would with a Boundary Line Adjustment.

**Dennis Williams:** We would like to do it all in one shot as opposed to doing a boundary line adjustment now and another one down the road.

**Will LaPan:** Once the lot is yours you can always combine it with your existing lot for assessment purposes.

**MOTION** by Zachary Middleton, Seconded by Max Fruchter to set a public hearing for January 9, 2018 contingent on receiving an updated map, application, agent form and short EAF **ALL AYES**

**OTHER BUSINESS:**

**Chairman Belden:** The training for Solar at the County was informative

Next Meeting is 01/09/18

**ADJOURNMENT:**

**MOTION** by Max Fruchter, Seconded by Valerie Ingersoll and carried to adjourn the meeting at 8:00pm **ALL AYES**

DATED: December 13, 2018

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Aimee Mahoney, Clerk