

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, FEBRUARY 24, 2016 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
Donald Sanders, Jr.
Zachary Middleton
Joseph McMurray

ABSENT: Max Fruchter
Frank Wells

OTHERS PRESENT: Delores Cogan, Town Attorney Mary-Ellen Stockwell, Town Engineer Jim Houston, Christopher Mastantuono, Bruce Agard

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to approve the minutes of the meeting of January 27, 2016 **ALL AYES**

BUSINESS:

**Delores Cogan
39 Duer Rd
Minor Subdivision
Public Hearing 7:05pm**

Donald Sanders recused himself for the public hearing

Chairman Belden called the public hearing to order at 7:08pm

Public Comment: None

BOARD:

Chairman Belden: The buildable portion is not in the flood plain on lot 3, driveway would have to go through the flood plain.

Jim Houston: As long as there is enough buildable area on the lot it's a buildable lot.

Chairman Belden: Size of septic with expansion

Bruce Agard: I believe Will designed it for a 3 bedroom house with expansion.

Chairman Belden: Master Plan says you cannot build in the flood plain.

Jim Houston: Any work in the floodplain itself needs acceptance by the flood plain manager of the Town. FEMA has an application form set up for that and they rely on the Town to enforce that.

-You would have to note that it go through the flood plain manager for the Town

Mark Belden: We would also have to mandate that house and septic go where they are shown now.

-do you have to build on a slab or can you have a basement?

Jim Houston: Depends on whether they are in the flood plain or not.

-to better define the buildable zone you could overlay the setback lines as well.

Chairman Belden: I don't want someone to come back on us and say we let them build in the flood plain.

Our Engineer can work directly with the applicant to ensure that happens.

Driveway permit was submitted for the application

Attorney Stockwell went through the SEQRA short form:

-unlisted action for SEQRA purposes

MOTION by Joseph McMurray, Seconded by Zachary Middleton to declare the Planning Board lead agency for SEQRA and 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 Valerie Ingersoll, Seconded by Zachary Middleton to close the public hearing at 7:22pm **ALL AYES**

MOTION by Zachary Middleton, Seconded by Joseph McMurray to approve the subdivision contingent on our engineer working with the applicant to put setbacks on the map, review and signature by the Planning Board Chairman and payment of fees **ALL AYES**

**The Car Shoppe
274 Broadway
Christopher Mastantuono**

Donald Sanders returned to the meeting

Christopher Mastantuono: We labeled the parking spaces and cut off the 1st spot to make 4 proposed spots, the drawing shows the proposed planter along the front as well as the proposed grass pavers.

Jim Houston: Spoke with applicant's consultant Matt Steves; He wanted to hear the Board's concerns. Removing southernmost sales parking space that narrowed the driveway too much has been removed, we now have 3 customer and 1 employee space and all other spaces are for sales. A more durable surface for the front lawn, submitted information on grass pavers which is a drivable surface that's permeable which takes care of that. Confirm front property line relative to the sidewalk, checked it and revised the map accordingly and added a visual screen (2 foot wide planter). All of the items are reflected on the plan.

Mark Belden: How are you on the driveway now?

Jim Houston: By removing the one space on the end, two way traffic is now possible but the planter seems to be in the way and may need to be moved a bit.

Mary-Ellen Stockwell: Needs to be referred to the Washington County Planning Board

BOARD COMMENTS:

Zachary Middleton: Where does the run off go?

Jim Houston: Curbing details from the manufacturer may not all apply to this project, some of the items may not be applicable to this site.

Mary-Ellen Stockwell: Narrow down the ones that apply for review.

Chairman Belden: Soil condition is sand? Clarify

Donald Sanders: I think the grass paver is a great solution.

Joseph McMurray: The parking space shouldn't be filled with the planter

Christopher Mastantuono: We can eliminate that L-shaped wall completely and make it a straight line

Valerie Ingersoll: Are they only allowed to put cars where they are shown on the map?

Mary-Ellen Stockwell: Yes only where they are shown on the map, if not they are in violation of the site plan.

Chairman Belden: When the zoning was changed to allow used car dealerships we usually have more to go by. I personally think it's pretty fair to have cars in the front to draw business; all I ask is that you keep it as clean as possible.

Christopher Mastantuono: I understand completely

MOTION by Joseph McMurray, Seconded by Donald Sanders to send what we have for the application to the Washington County Planning Board after revisions are made **ALL AYES**

Mary-Ellen Stockwell: I need to go back and look at the easements because I'm not sure they apply, I may want to change the language.

Changes that need to be made:

- Zoning Board not Planning Board
- Eliminate the L-shape in the planter
- Easement language change: Subject to easements of record (eliminate items 1,2,3)

Deadline for county is Friday the 26th for meeting on March 8th
Next meeting is April 12th with a deadline of April 1st

MOTION by Joseph McMurray, Seconded by Zachary Middleton to set a public hearing contingent on the applicant submitting information requested and hearing back from the County Planning Board for March 23, 2016 at 7:05pm **ALL AYES**

We can do training at the March 23rd meeting if nothing else is on the agenda.

ADJOURNMENT:

MOTION: by Valerie Ingersoll, Seconded by Zachary Middleton to adjourn the meeting at 8:10pm **ALL AYES**

DATED: February 25, 2016

Aimee Mahoney, Clerk

