

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, MARCH 8, 2017 AT TOWN HALL COMMENCING AT  
7:00PM**

Chairman Belden called the meeting to order at 7:03pm

**PRESENT:** Chairman Belden  
Valerie Ingersoll  
Joseph McMurray  
Frank Wells  
Zachary Middleton  
Max Fruchter

**ABSENT:** Donald Sanders, Jr

**OTHERS PRESENT:** Town Attorney Mary-Ellen Stockwell, Town Engineer Jim Houston, Mike O'Connor, John Davidson, Brian Boyer, Paul Goldman, Pat Mitchell

**APPROVAL OF MINUTES:**

**MOTION** by Frank Wells, Seconded by Zachary Middleton to approve the minutes of the meeting of January 25, 2017 **ALL AYES – Valerie Ingersoll abstained**

**MOTION** by Max Fruchter, Seconded by Valerie Ingersoll to approve the minutes of the meeting of February 8, 2017 **ALL AYES**

**BUSINESS:**

**WCC, LLC  
Subdivision**

**Mark Belden:** We normally wouldn't meet without having new information 10 days in advance.

**Mike O'Connor:** We said at the last meeting we would have the new material on the 8<sup>th</sup>.

Letters:

NYSDEC and NYS Office of Parks and Recreation both responded to the Involved Agency Letters and agree to the Planning Board being Lead Agency.

**Mike O'Connor:** Presented the new map to the Board

6 lots:

Lots 1&2 – CRRC has an option on

**Chairman Belden:** Narrow Strip?

**John Davidson:** The strip is for access to the rail, to put an extension lead track in

**BOARD:**

**Jim Houston:** I did a brief review and the new site for the manufacturing plant did not go out to a road that had road frontage. When the road gets turned over you will then have frontage which is a positive change. The line on the right divides the school districts, can't have a lot that lies half in 1 school district and half in another.

**Mike O'Connor:** It keeps Kingsbury involved, there will have to be an Intermunicipal agreement with the road, and Kingsbury will get the benefit of school taxes.

**Jim Houston:** Lot 6: same owner but it's a separate lot and it does not have frontage, also there is a formation of a lot for the actual track itself.

**Mary-Ellen Stockwell:** Do you have any easements?

**Mike O'Connor:** You want us to do an easement from ourselves to ourselves?

**Mary-Ellen Stockwell:** Or a Variance

- The applicant made a suggestion about placing a note on the plat, lots without road frontage will only be sold with lots that have frontage. Lot 2 would go with lot 1 and 5 and 6 together unless other access was provided.

**Jim Houston:** That would resolve the issue

**Mary-Ellen Stockwell:** We are here looking at the subdivision maps, site plan is forth coming. We sent out lead agency letters, 30 days expires on the 20<sup>th</sup> prior to our 22<sup>nd</sup> meeting. We were going to send this to the County Planning Board before that but they don't have jurisdiction over subdivision but if a site plan comes in they will review it. I had raised concerns about segmentation of SEQRA.

**Mike O'Connor:** You don't need another resolution to refer to the county. When Paul gets the application to you it can be referred without another resolution. We discussed setting a potential public hearing for the March 22<sup>nd</sup> meeting.

**Pat Mitchell:** We have started on the site plan for the facility; I have a very early drawing of what is proposed.

**Chairman Belden:** Power, water. Natural gas?

**John Davidson:** We have capacity to service the facility with power and natural gas

**Mary-Ellen Stockwell:** This Board hasn't been introduced to what you are doing on the property, employees, etc.

**Mike O'Connor:** That will be included in the site plan.

**Pat Mitchell:** Water and sewage is based on employees, 150-200 employees

**Jim Houston:** Does that water feed the lot owned by WCC? How are you maintaining the line that is coming in, Transportation Corporation?

**Paul Goldman:** Transportation Corporation or an agreement between the 2 owners, whatever we have to do to make it legally correct will be done.

**Chairman Belden:** Do you for see anything in your site plan changing your subdivision maps?

- Need to talk with NYSDOT early on for the best way to get the cars there

**Paul Goldman:** They were listed as an involved agency and we will be doing a traffic study

**Chairman Belden:** Coming in by train or truck?

**Pat Mitchell:** There has been talk of both, large parts will be brought in and complete the car here and ship it back out by rail or truck.

**Max Fruchter:** New or refurbished?

**Paul Goldman:** New

**Max Fruchter:** Will they be treating the axels since they will be coming from overseas?

**John Davidson:** I have no idea

**Max Fruchter:** There is a potential for some waste product

**Zachary Middleton:** How many tracks in the rail bed?

**John Davidson:** Just a single track

**Zachary Middleton:** How are you delivering by rail then?

**Paul Goldman:** That will be included in the site plan

**Frank Wells:** What are you testing?

**Paul Goldman:** How they move down the track before they go to NYC, the test track is that long to get them up to speed and then back down.

**John Davidson:** It saves the MTA from having to test the cars, it's cheaper also

**Terry Middleton:** Now they will get a tested car thus eliminating that one step. It makes the company more competitive.

**Valerie Ingersoll:** Is each car tested individually?

**John Davidson:** Yes

**Paul Goldman:** Noise is less than a railcar significantly, at the testing speed.

**Max Fruchter:** Is it a nationally certified track?

**Paul Goldman:** I will get that information

#### **MEETING SCHEDULE:**

March 22<sup>nd</sup> Public Hearing - Subdivision

- Send out 500' letters
- Submission deadline the 22<sup>nd</sup>

County Planning Board: April 11<sup>th</sup> meeting has a 3/31 deadline for submission, May 9<sup>th</sup> meeting is 4/28 submission deadline

Chairman Belden is going to the Kingsbury Planning Board meeting on the 15<sup>th</sup>

Escrow was discussed to cover consultant fees for the subdivision, a letter will go to the applicant for such request.

**MOTION** by Max Fruchter, Seconded by Frank Wells to reaffirm the subdivision public hearing on March 22, 2017 at 7:00pm and send out the 500' letters **ALL AYES**

**Chairman Belden:** Access to the property?

**John Davidson:** We can give you a tour if you want to set it up

**MOTION** by Max Fruchter, Seconded by Frank Wells to adjourn the meeting at 8:16pm **ALL AYES**

DATED: March 22, 2017

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Aimee Mahoney, Clerk

