

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, JUNE 26, 2019 AT TOWN HALL COMMENCING AT 7:00
P.M.**

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

PRESENT: Chairman Mark Belden
Donald Sanders Jr.
Joseph McMurray
Frank Wells

ABSENT: Zachary Middleton
Valerie Ingersoll

OTHERS PRESENT: Russell Howard and Town Engineer Jim Houston

APPROVAL OF MINUTES: Tabled

BUSINESS:

Max Fruchter recused himself

**Lopez Minor Subdivision
174 North River Rd.
Presenter: Russell Howard**

Russell Howard: I am the surveyor for Tom Lopez & Marika Contompasis; they have a 32 acre parcel on the river and would like to split 5 acres off at the southern end to sell as a building lot. The property does have some Federal wetlands on it and is in the FEMA floodplain but if they build up high enough they may not have to worry about flood insurance.

Chairman Belden: Where is the yurt?

Russell Howard: It is on the adjoining property and I actually debated whether or not to show it on the map at all due to its temporary nature.

Chairman Belden: We would need to see the house, septic and well placement as well as have a perk test done. If possible we like to have the Town Building Inspector witness the perk test.

- When a road divides a parcel, how is that shown?

Russell Howard: It depends on the deed; it can be shown as a dotted line or a land hook and would be included in the notes.

BOARD COMMENTS:

Frank Wells: Where is the house going to be?

Russell Howard: They have 350' of frontage; the house will be placed deep in the lot. I will show the house placement on the revised map.

Joseph McMurray: Aren't there floodplain restrictions?

Russell Howard: You have to be careful where you build. If you build in the floodplain you are building at your own risk and flood insurance can be costly.

Chairman Belden: I do not have the Town's new Master Plan with me but our old Master Plan did have a section about building in the floodplain.

Jim Houston: You can't build in a floodway. Also I would like to see the ground spot elevation on the house, road and septic. Will the septic be a raised system?

Chairman Belden: Is it a law that a raised septic is necessary for floodplain land?

Joseph McMurray: Are both names on the deed or just Tom? The Agent form will need both names if so.

Chairman Belden: How deep are the wells on Fort Miller Island?

Max Fruchter (as a member of the public): They are hand dug and approximately 10 feet deep.

Frank Wells: Will there be a cellar?

Russell Howard: I am not sure at this time but they will usually put intentional ports for water flow so that the foundation doesn't get pushed. The main floor has to be above flood level to get out of paying for flood insurance.

The following memo was submitted by Town Engineer Jim Houston:

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 June 7, 2019.

• Map of a Subdivision of Land dated May 28, 2019 prepared by Russell E. Howard Licensed Land Surveying.

• Short EAF, Part 1 dated June 12, 2019.

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, Table at top of page 3: • Add information for the lot to remain and the missing information. • The minimum lot width and depth entries do not appear to be correct, for example the depth of the newly formed lot appears to be approximately 1122' not 1270'.

2. Map of a Subdivision of Land - Sketch Plan – the following questions were noted during the review of this plan: • The new lot is labelled Lot 1 presumably the lot to remain is Lot 2? If so, it should be labelled such. C.T. MALE ASSOCIATES June 24, 2019 Mr. Mark Belden – Lopez Minor Subdivision Page - 2 • The plan identifies an encroachment into the parcel on the west side of North River Road – the applicant should explain the nature of this encroachment. • Are there utilities (water and septic) associated with the yurt on the adjoining property to the south?

3. Short EAF – the applicant should include an excerpt of the effective FEMA floodplain mapping.

- **The applicant fixed the bulk chart in the application and initialed**
- **The applicant will identify Lot 1 and Lot 2 on the revised map**
- **The applicant identified the encroachment as a garden and garden fence**

MOTION by Frank Wells, Seconded by Donald Sanders, Jr. to set a public hearing for July 10, 2019 at 7:05pm **ALL AYES**

Max Fruchter returned to the meeting

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Joseph McMurray to adjourn the meeting at 7:52pm **ALL AYES**

Dated: June 28, 2019

Aimee Mahoney, Clerk

