

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD REGULAR MEETING AND JOINT MEETING WITH THE PLANNING AND ZONING BOARD OF APPEALS HELD ON WEDNESDAY, JUNE 8, 2016 AT TOWN HALL COMMENCING AT 7:00PM

Chairman Belden called the meeting to order at 7:02pm

Pledge of Allegiance

PRESENT: Chairman Belden
Donald Sanders
Joseph McMurray
Zachary Middleton
Frank Wells

ABSENT: Max Fruchter
Valerie Ingersoll

OTHERS PRESENT: Scott Sanders, Joe Gialin, Larry Clute, Ethan Hall, Chris Boyea, Matt Steves, Jon Lapper, Terry Middleton, Donna Barber, Jimmy Sherman, Ed Bruno, Leonard Joiner, Lori Caldwell, Town Attorney Mary-Ellen Stockwell and Town Engineer Jim Houston

APPROVAL OF MINUTES: MOTION by Donald Sanders, Seconded by Zack Middleton to approve the minutes of the Planning Board meeting of May 11, 2016 **ALL AYES**

APPROVAL OF MINUTES: MOTION by Ken LaFay, Seconded by Jim King to approve the minutes of the Zoning Board of Appeals meeting of May 19, 2016 **ALL AYES**

BUSINESS:

**MCDONALDS
364 BROADWAY
Site Plan Review**

Chris Boyea: Redevelopment of McDonalds, demolition of old restaurant. Less than an acre. We are looking for a referral to the County Planning Board. New features: side by side drive thru, recirculation lane in the front of the building. We obtained the variances necessary from the ZBA. This is the same layout you have seen previously, we would like to start the SEQRA process and get referred to the county so that we can come back in July for possible approval. Joe would like to start construction August 1st if possible.

Chairman Belden: Zoning Board of Appeals gave 4 variances.

Jim Houston: I met with the storm water engineer to see how that will be managed on the site. What I see on the new plan is consistent on what we have talked about. No detailed review yet.

BOARD:

No Comments

Mary-Ellen Stockwell: Asking for Planning Board to deem themselves lead agency for SEQRA, letter would have to go out to other involved agencies, County deadline is July 1st for a July 12th meeting and we (Town Planning Board) could meet again on the 13th. Any additional comments I have will be submitted prior to the next meeting and I can be in contact with Chris Boyea with comments. We can have comments ready for the June 22nd meeting. It's up to the Board.

MOTION by Joseph McMurray, Seconded by Donald Sanders to declare lead agency for SEQRA review and direct Mary-Ellen Stockwell to send a letter to all involved agencies **ALL AYES**

Come back before the Town Planning Board on June 22nd for deeming the application complete, referral to the county and to set a public hearing.

**Joint Meeting
ZBA & PB
Clute Enterprise**

Chairman Suprenant called the meeting to order at 7:20pm

PRESENT: Chairman Suprenant
Jim King
Ken LaFay

ABSENT: Jim Maskell

Jon Lapper: We are proposing a Planned Development Group for a Senior Housing Facility, behind Fort Hudson, compatible with Fort Hudson. Proposing to connect to both of the roadways (Sullivan Parkway and Stevens Lane)

Ethan Hall: Showed the proposed layout, major connection off Sullivan Parkway and another connection off Stevens Lane. Total of 72 apartment units in the main building and then a combo of duplexes and triplexes throughout making the total of rental units 90. We have added an outside recreation area and all of the buildings will have sprinkler systems. The main building will be a 3 story building which will require an area variance from the Zoning Board of Appeals. We will be proposing a future connection to the Fort Hudson Facility. We also will be doing a boundary line adjustment with Doty Machine.

Variances needed from the Zoning Board of Appeals: Building Height for the 3 story main building

Jim Houston: Access down Stevens Lane is an issue, easement to access a home at the end of Stevens lane is in place.

Matt Steves: It is a 20 foot wide easement for the Williams farm which we now own. We would have access to the full width of Stevens Lane.

Mary-Ellen: I will review the easement as well as the deed.

Jim Houston: Traffic concerns about Stevens Lane

Jon Lapper: We could look at discussing one way in or out on Stevens Lane

Mary-Ellen: Explained Planned Development Group. Planning Board has specific things we have to look at according to Code Section 108-35b

Time Line:

- Denial from Zoning Officer Stimpson
- Special Use Permit from the ZBA
- Site Plan from PB
- Determine who will be lead agency for SEQRA and what involved agencies need notification
- Will coordinated review continue between both Boards or will they do separate review
- County Planning Board
- Public Hearings

Chairman Belden: Tri-chlor contamination/building on a slab? Sewer Capacity?

Jon Lapper: We can get a letter from the sewer agency and it will be on a slab yes

BOARD:

Joe McMurray: Are the buildings connected?

Ethan Hall: Yes on the main building

Joseph McMurray: What was the issue with the Stevens lane access?

Jim Houston: The easement was going to narrow the road but the easement was for the Williams farm and I wasn't aware of that.

Zack Middleton: Which way are you tying the sewer in?

Ethan Hall: We haven't determined that yet

Zack Middleton: Why can't you access through the nursing home now?

Larry Clute: We need to keep the project separate for now but we will be proposing that; we don't have an agreement yet, this is a stand-alone property and we will be keeping it that way throughout the project.

Zack Middleton: DEC plume on the property, will that be disclosed in all of the leases?

Ethan Hall: Yes that goes along with the property and will be disclosed.

Zack Middleton: Have you done full environmental on the property?

Matt Steves: Yes it has been done and we will provide the DEC documents on that.

Zack Middleton: How will you control access to the railroad tracks?

Ethan Hall: We can put a fence up

Don Sanders: Do you have a Storm Water plan?

Ethan Hall: We are early on but we are thinking eave trenches and infiltrators under the pavement, we don't have a civil engineer involved yet.

Chairman Suprenant: Traffic was a big issue, construction concerns with the large trucks going up and down Steven's lane; It will have to be addressed.

Zack Middleton: Are you subdividing or are we doing site plan on the whole parcel?

Ethan Hall: No we are not proposing subdivision

Chairman Belden: 150 parking spaces, turnover rate for a project like this? How do we go about a traffic study?

Jim Houston: It would be a traffic study done by the applicant for our review.

Jim Houston: How many units could you get in there now that would not require a variance, would be helpful to know what it would look like without a waiver and compare it to what is proposed.

Total rental places proposed is 90: 800sf to 962sf: duplexes and triplexes all have garages

Chairman Belden: Planned Unit Development saves greenspace and saves the developer money.

Mary-Ellen Stockwell: Items that have to be addressed:

- Coordinate with zoning administrator Ed Stimpson to start the variance process
- Access/entry from both points
- Deeds/easements
- Groundwater/storm water
- Escrow

- Garbage/recycling
- Parking
- Lighting
- Plowing
- Fire Dept.
- Water/sewer capacity
- Traffic studies
- Determine lead agency
- Environmental concerns
- DEC

If we could get electronic copies as well as hard copies that would be helpful for the next submission

Joseph McMurray: You are developing on 9 acres of a 40 acre parcel? Shouldn't the map show all 40 acres?

Matt Steves: We will have a map that includes the entire property in our next submission.

Terry Middleton: The Town is having monthly meetings for zoning input and those meetings are not well attended

MOTION by Ken LaFay, Seconded by Jim King to adjourn the Zoning Board Meeting at 8:15pm **ALL AYES**

MOTION by Zack Middleton, Seconded by Frank Wells to adjourn the Planning Board at 8:18pm **ALL AYES**

DATED: June 9, 2016

Aimee Mahoney, Clerk

