

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, AUGUST 10, 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
Joseph McMurray
Zachary Middleton
Donald Sanders, Jr

ABSENT: Frank Wells
Max Fruchter

OTHERS PRESENT: Mary-Ellen Stockwell, Chris Mastantuono, Eric Schwenker, Jim Edwards, Ed Stimpson, Steve Wilson, Owen Spelustra

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr to approve the minutes of the meeting of July 27, 2016 **ALL AYES**

BUSINESS:

**McDonald's
Site Plan Review
Continuation of a Public Hearing**

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, July 13, 2016 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 7:00pm to hear comments regarding the Site Plan application submitted by McDonald's Corp. located at 364 Broadway in the Town of Fort Edward. The application is for the new 3,900sf McDonald's after demolition of the existing 3,000sf restaurant. Tax map #163.10-1-46.2

At the public hearing anyone that wishes to comment will be heard.

PUBLIC COMMENT: NONE

BOARD COMMENTS: NONE

SEQRA PART II:

Mary-Ellen Stockwell: We had declared Lead Agency previously and sent out a notice for this application and this project to the NYSDOT; there is a 30 day window for them to respond and we did not hear a response from them to take over any part of the project. It was also referred to the County Planning Board on July 1st and no meeting was held in July to hear the application, 30 days has expired as of August 1st and they also did not hear comments on the application at

their August 9th meeting. I did contact the County Planning Board but it would be deemed automatically under General Municipal Law as a matter of local concern due to the fact that they made no action.

Valerie Ingersoll: Permit for a grease trap from the Town?

Steve Wilson: That is done through the County

MOTION by Joseph McMurray, Seconded by Zachary Middleton to close the public hearing at 7:14pm **ALL AYES**

MOTION by Joseph McMurray, Seconded by Donald Sanders, Jr to declare a negative declaration for SEQRA review due to no potentially large adverse environmental impacts as a result of the project **ALL AYES**

Jim Edwards: Why the front driveway connecting back to the parking lot?

Steve Wilson: Just helps with site circulation without going back out on the main St. If you forget something or we forget something you can go back around without going out onto Route 4.

MOTION by Joseph McMurray, Seconded by Valerie Ingersoll to accept and approve the site plan application contingent on payment of fees **ALL AYES**

**The Car Shoppe
276 Broadway
Site Plan Review
Continuation of a Public Hearing**

Mary-Ellen Stockwell: The application was referred to the County Planning Board on July 1st and no meeting was held in July to hear the application, 30 days has expired as of August 1st and they also did not hear comments on the application at their August 9th meeting. I did contact the County Planning Board but it would be deemed automatically under General Municipal Law as a matter of local concern due to the fact that they made no action.

Read March Public Hearing Notice and acknowledged July Public Hearing notice

Public Hearing opened at 7:17pm

PUBLIC COMMENT: NONE

BOARD:

Valerie Ingersoll: Cars still parked on the right side

Zachary Middleton: Isn't it that if a commercial business abuts a residential home a fence is required?

Mary-Ellen Stockwell: it would have to be within 50 feet

Ed Stimpson: What is the use of the building?

Eric Schwenker: My client is simply the tenant not the owner of the building

Ed Stimpson: There are certain uses you can have; will there be anything other than offices in the building, storage or anything?

Eric Schwenker: It's a 976 sf building, the answer is no

Mary-Ellen Stockwell: Unlisted action for SEQRA so Part II will have to be done, I noticed the planters have been placed out front.

SEQRA PART II:

MOTION by Valerie Ingersoll, Seconded by Joseph McMurray to close the public hearing at 7:26pm **ALL AYES**

MOTION by Donald Sanders, Jr. Seconded by Zachary Middleton 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 Zachary Middleton, Seconded by Valerie Ingersoll to accept and approve the Site Plan Application contingent on payment of fees and hours of operation being open 8am-7pm **ALL AYES**

The Car Shoppe 280 Broadway Site Plan Review

Mary-Ellen Stockwell: If there is nothing new for 280 Broadway, we need a motion to continue to table until otherwise

MOTION by Zachary Middleton, Seconded by Joseph McMurray to table the application for 280 Broadway until September 14th, 2016 at 7:00pm **ALL AYES**

Ed Stimpson: Concerns: If no approval how can they operate a business?

Chairman Belden: We aren't enforcement

Mary-Ellen Stockwell: A letter was sent to the applicant, the applicant and applicant's Attorney met with the Supervisor and it was decided that as long as the Site Plan was moving forward they could remain open.

Valerie Ingersoll: Isn't 280 supposed to be only working on cars inside the building? Last week work was being done outside at 5pm when I drove by

Eric Schwenker: That concern has been addressed with my client

**Solar Regulations
Local Law #2
Review**

Chairman Belden: Solar Companies are trying to take advantage of land owners and the Town has put together a moratorium for 6 months and have now come up with a draft proposed local law.

Mary-Ellen Stockwell: A public hearing will be held September 19th at 6pm giving the Planning and Zoning Boards time to review and make any comments. We have 2 meetings before the Town Board public hearing.

Discussion was held regarding the Draft Local Law and the Board will bring more comments to the meeting of September 14, 2016.

OTHER BUSINESS:

A new site plan application was given to the Board for review for a hair salon where Sweetie Pie's bakery formerly was at 326 Broadway

MOTION by Donald Sanders, Jr, Seconded by Zachary Middleton to waive Site Plan requirements for the Site Plan Application for 326 Broadway based on the fact that absolutely no exterior changes are taking place, no lighting changes, no parking changes; based on the review of this application the only change that is for seen is the sign and the applicant is directed to get a sign permit through the Zoning Department to make sure they are in compliance as well as work with the Code Enforcement Officer for any inspections of the facility. If any exterior changes are subsequently made they will need to come for Site Plan Review **ALL AYES**

The Board will not be meeting on August 24, 2016

MOTION by Valerie Ingersoll, Seconded by Donald Sanders, Jr to adjourn at 8:30pm **ALL AYES**

DATED: August 11, 2016

Aimee Mahoney, Clerk