

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, AUGUST 28, 2019 AT TOWN HALL COMMENCING AT
7:00 P.M.**

Acting Chairman Ingersoll called the meeting to order at 7:00pm

PRESENT: Acting Chairman Valerie Ingersoll
Donald Sanders, Jr.
Joseph McMurray
Frank Wells
Zachary Middleton
Max Fruchter

ABSENT: Mark Belden

OTHERS PRESENT: Jim King and Town Engineer Jim Houston

APPROVAL OF MINUTES: MOTION by Max Fruchter, Seconded by Zachary Middleton to approve the minutes of the public hearing & regular meeting of July 10, 2019 **ALL AYES**

Minutes of the meeting of June 26, 2019 – TABLED

BUSINESS:

**Sanders Minor Subdivision
246 Duer Road**

Donald Sanders, Jr. recused himself

Donald Sanders, Jr.: I purchased 29 acres that adjoins my existing farm and I am proposing to split it and convey 14.296 acres to my adjoining neighbor and keep the remaining acreage. There is a stream that blocks my access to that portion to be conveyed.

Joseph McMurray: Are you keeping everything to the left of the stream?

Donald Sanders, Jr.: Yes

Valerie Ingersoll: Are there any houses on the 29 acre parcel?

Donald Sanders, Jr.: No, just an old foundation.

Corrections were made and initialed to the application and the short EAF

The following memo was submitted by Town Engineer Jim Houston:

The package of information that we reviewed included the following technical documents:

- Subdivision of Land Application, signature page dated August 1, 2019.

- Plan – Map of Survey of Minor Subdivision of Lands of Donald Sanders last updated May 19, 2019 prepared by W.J. Rourke Associates.

- Short EAF, Part 1 – signature page dated August 1, 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:

- Page 2 of the application is missing (this page identifies the information that should accompany the application).

- Table at the top of page 4 of 8 - there are some blank spaces in this table but there are no existing or proposed structures.

2. Plan – Map of Survey of Minor Subdivision of Lands of Donald Sanders. The following comments were noted during the review of this plan:

- The bar scale and portions of the vicinity map are chopped off.

- Existing surface cover such as woods, meadow, row crop... should be shown on the plan. C.T. MALE ASSOCIATES August 27, 2019 Mr. Mark Belden – Sanders Subdivision Page - 2

- The name of the land owner on the south side of Duer Road should be added to the plan.

- The final subdivision plan should indicate what is proposed for corner monumentation.
- Review of the Web Soil Survey indicates the presence of silty clay and silty clay loam on the site. Consideration should be given to having the applicant submit the results of a percolation test somewhere on the proposed site where a possible future septic system could be constructed.

Zack Middleton: An Engineer is required to perform perk tests for new construction now per NYS Code.

MOTION by Max Fruchter, Seconded by Zack Middleton to set a public hearing for September 11, 2019 at 7:05pm **ALL AYES**

**King Family Subdivision
373 Duer Road**

Donald Sanders, Jr. recused himself

Jim King: I would like to subdivide 5 (+,-) acres out of my 12.46 acre parcel for my daughter. The soil is primarily clay and the property borders Sanders.

Max Fruchter: I would prefer that we do not make them place where a proposed house, well and septic will be on this property since it is so far down the road.

Jim Houston: The only time that would be an issue is with a smaller lot that may have trouble fitting a well and septic but with a lot this size it will not be a problem.

BOARD:

Valerie Ingersoll:

- The map needs to be labeled as well as show the tax map number
- Total number of proposed lots should be 2 not 1
- Fee in lieu of land is not applicable
- Short EAF pg. 2 #10 & #11 are also not applicable

Max Fruchter: Add language to the map that no house is being proposed at this time.

The following memo was submitted by Town Engineer Jim Houston:

The package of information that we reviewed included the following technical documents:

- Subdivision of Land Application, signature page dated July 26, 2019.
- Plan – Subdivision Lands of Dale M. & James D. King dated May 31, 2019 prepared by Gilbert VanGuilder Land Surveyor, PLLC.
- Short EAF, Part 1 – signed but not dated.

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 4 of 8:

- There are some blank spaces in the table but the lot sizes (both proposed and existing to remain) are well above the minimum required.

2. Plan – Subdivision Lands of Dale M. & James D. King. The following comments were noted during the review of this plan:

- If the subdivision is approved as a “Family Subdivision” then a note should be added to the plan indicating that there is a 5-year restriction placed upon future subdivision of either parcel unless the Town Planning Board wishes to waive this requirement.

- The Map Number on the Subdivision Plan is different than the Tax Map Number provided in the application materials. The Tax Map Number should be added to the Subdivision Plan.

- Existing surface cover such as woods, meadow, lawn... should be shown on the plan (i.e. hay field on east and west, woods to the north and lawn to the south).

- The direction and approximate distance to the nearest intersection should be shown on the plan.

- The final subdivision plan should indicate what is proposed for corner monumentation.

- Review of the USGS Quadrangle sheet indicates that there is not much topographic relief across the site. It is not necessary for the applicant to provide any additional topographic information.

- Review of the Web Soil Survey indicates the presence of silty clay and silty clay loam on the site. Consideration should be given to having the applicant submit the results of a percolation test somewhere on the proposed site where a possible future septic system could be constructed.

3. Short EAF – the EAF mapper indicates that for question 13.a. the answer is YES. This indicates that there are wetlands or waterbodies on the property or on adjoining land. Based on our review of the associated mapping there does not appear to be any regulated wetlands or waterbodies on the subject property.

MOTION by Max Fruchter, Seconded by Zachary Middleton to set a public hearing for September 11, 2019 at 7:10pm **ALL AYES**

Jim Houston: 12.46 acres is .5 acres off, it is actually 11.9 acres. The 12.46 is including to the middle of the road with the Town having a right of way. If that's the case then the map should reflect out to the center of the road and show the Town right of way.

Valerie Ingersoll: The deed also says 12.46 acres.

Zack Middleton: The frontage is wrong too.

Jim Houston: I will ask the surveyors at C.T. Male and get the information to Mark.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Zachary Middleton to adjourn the meeting at 7:54pm **ALL AYES**

DATED: August 29, 2019

Aimee Mahoney, Clerk

