

Village of Fort Edward
 PLANNING BOARD REGULAR MEETING
 July 17, 2018
 6:30 pm, Fort Edward Village Hall
 (transcribed from notes taken at meeting)

MEETING CALLED TO ORDER AT 6:30PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Joe Carroll	Dave Armando	Mary Ellen Stockwell, Esq.	Bill Tidd	Chris Miles
Bernie Taylor			Sandra Tidd	Jason Miles
Tom Roche, Chairman			Alex Brooks	Linda Miles
James Brooks			Jonathan Wixson	Pete Miles
			Janice Skelly	Howard Miles
			John Mowka	Christine Miles
			William Rourke	Herbert Wetherby

*Agenda Item

THESE ARE NOT OFFICIALLY ADOPTED MINUTES AND ARE SUBJECT TO BOARD AND STAFF REVISIONS. ANY REVISION WILL APPEAR ON THE FOLLOWING MONTHS MINUTES AND WILL STATE SUCH APPROVAL OF SAID MINUTES.

A motion to **approve** the **June 19, 2018** meeting minutes was made by **B. Taylor**, seconded by **J. Carroll**. All Ayes. Motion carried.

A motion to **open the public hearing at 6:30** was made by **B. Taylor**, seconded by **J. Carroll**. All Ayes. Motion carried

PUBLIC HEARING

1. BOUNDARY LINE ADJUSTMENT

JONATHAN WIXSON

31 CENTER STREET

TAX MAP No. 163.18-4-19.2

THE APPLICANT CAME BEFORE THE ZBA ON JUNE 20, 2018 FOR AN AREA VARIANCE. BOARD APPROVED THE APPLICATION TO BE PRESENTED IN FRONT OF THE PLANNING BOARD FOR A BOUNDARY LINE ADJUSTMENT. MR. WIXSON PRESENTED HIS APPLICATION TO THE BOARD AND PROVIDED A PROPOSED MAP, DEED AND SURVEY TO EXPLAIN HIS INTENTIONS FOR THE PROPERTY.

J. BROOKS ASKED IF CENTER STREET WAS STILL A BUILDABLE LOT.

ATTORNEY ATTORNEY EXPLAINED IN THE ABSENCE OF CODE ENFORCEMENT THAT ACCORDING TO THE MINUTES FROM THE ZBA MEETING IN JUNE, CENTER STREET IS STILL A BUILDABLE LOT LEAVING 6,600 SQ. FT OF PROPERTY.

There being no further business, a motion to close the public hearing at **6:35** was made by **J. Carroll**, seconded by **J. Brooks**. All ayes. Motion carried.

A motion to accept and approve the application was made by **B. Taylor**, seconded by **J. Brooks**. All ayes. Motion carried.

A motion to **open the public hearing at 6:37** was made by **B. Taylor**, seconded by **J. Carroll**. All Ayes. Motion carried

2. SUBDIVISION

OAK RIDGE SUBDIVISION

BILL ROURKE

NYS ROUTE 197

TAX MAP No. 171.11-1-3.1

THE APPLICANT HAS SUBMITTED A LETTER STATING HE WOULD LIKE TO SELL 25 ACRES FROM THE ORIGINAL PHASE ONE (EAST SIDE OPEN FIELDS). APPLICANT WAS ASKED TO ADD ADDITIONAL INFORMATION FROM PREVIOUS MEETING. MAPS, CONTOURS AND 100FT OF ROAD FRONTAGE AS WELL AS ADDED ACREAGE. THE BOARD ALSO ASKED MR. ROURKE TO LABEL BOTH LOTS AS W. R ROURKE PROPERTY ON THE MAP. MR. ROURKE PRESENTED THE NEW MAP WITH THE INFORMATION REQUESTED AT THE PREVIOUS PB MEETING ON JUNE 19 FOR BOARD REVIEW.

T. ROCHE AFTER REVIEW OF NEW MAP, T. ROCHE EXPLAINED THAT BOTH PROPOSED LOTS WERE NOT LABELED AS REQUESTED PREVIOUSLY.

APPLICANT MR. ROURKE SAID HE WOULD MAKE THE ADDITIONAL CHANGES AND PROVIDE A NEW MAP TO THE VILLAGE OFFICE WHEN COMPLETE.

PUBLIC COMMENTS

LINDA MILES
1 FREDERICK DRIVE

Mrs. Miles asked the board members to introduce themselves as she was not familiar with a couple members. She asked about the access into the proposed lots and asked the board if they were aware of where the entrance of the access roads propose to be. She explained that the entrance is exactly where the speed limit changes from 55 to 30. Mrs. Miles voiced her opinion on what the village needs, which is industry and not residents as the taxes are increasing and services are not. She also mentioned that there is a section of Mr. Rourke's property that is archeologically sensitive and is not accessible and has ravines and such.

T. ROCHE SHOULD THE BOARD APPROVE THE MINOR 2 LOT SUBDIVISION, THE QUESTION OF HOW THE LOTS ARE TO BE DEVELOPED WILL BE DEALT WITH LATER, AT THAT TIME. T. ROCHE THANKED MRS. MILES FOR HER COMMENTS AND CONCERNS TO THE APPLICATION.

T. ROCHE EXPLAINED TO MR. ROURKE THAT HE NEEDS TO PROVIDE THE MISSING INFORMATION ON THE MAP AND THAT THE BOARD CANNOT APPROVE THE APPLICATION AT THIS TIME.

T. ROCHE ASKED ATTORNEY IF WE HAVE THE RIGHT TO GET A VILLAGE ENGINEER TO TAKE A LOOK AT THE MAP AND CONFIRM THE ROAD FRONTAGE TO BE ACCURATE.

J. BROOKS AGREED TO ASK VILLAGE ENGINEER TO CONFIRM ROAD FRONTAGE.

Motion to close the public hearing was made by **B. Taylor**, seconded by **J. Brooks**. All ayes. Motion carried.

A motion to table the application for August 21, 2018 at 6:30 p.m. to add missing information was made by **J. Carroll**, seconded by **J. Brooks**. All ayes. Motion carried.

3. SITE PLAN REVIEW

JAN'S CANS
JAN SKELLIE
70 BROADWAY
TAX MAP No. 171.6-3-51

APPLICANT EXPLAINED TO THE BOARD SHE WAS THERE FOR A MODIFICATION TO SITE PLAN APPLICATION WITH ADDITIONS. HER BUSINESS HAS GROWN AND NEEDS MORE SPACE TO STORE BOTTLES AND CANS UNTIL PICK UP. APPLICANT HAS BEEN WORKING WITH THE COMPANY TO DO WHAT IS CALLED A DROP & HOOK WHICH WILL ALLOW HER TO HAVE A 48 FT TRAILER AT HER LOCATION AT ALL TIMES TO LOAD. PICK UP WILL BE EVERY TWO WEEKS AT NIGHT. APPLICANT EXPLAINED HOW THE TRUCK WOULD DROP AND HOOK. TRUCK COMPANY WILL USE THE PARKING LOT OF THE ANVIL INN AFTER ASKING THE OWNER IF IT COULD BE USED TO DROP AND HOOK OVERNIGHT.

T. ROCHE ASKED JAN HOW THE ITEMS WILL BE STORED IN THE TRAILER.

APPLICANT THEY ARE STORED IN TIGHTLY SEALED BAGS

J. CARROLL ASKED IF THE TRAILER CAN BE SEEN FROM BROADWAY AND WHAT TIME OF NIGHT WILL THEY BE COMING TO PICK UP.

APPLICANT JAN STILL HAS NOT RECEIVED A DEFINITE TIME FROM THE COMPANY AS TO WHEN THEY WILL BE ARRIVING TO PICK UP AND DROP AN EMPTY TRAILER. THE DAY SHIFT DRIVERS END THEIR SHIFT AT 9:00 P.M. SO IT WOULD BE AFTER THAT TIME.

T. ROCHE ASKED WHAT THE TRAILERS LOOK LIKE. ARE THEY CLEAN? WHAT COLOR? CONFIRM TIME OF NIGHT AS IT DOES MAKE A DIFFERENCE WITH NOISE.

APPLICANT TRAILERS ARE LEASED FROM RIDER, SO THEY ARE CLEAN AND WHITE.

J. BROOKS NOISE CANNOT BE ANY WORSE THAN GARBAGE TRUCKS EARLY MORNING OR THE TRAIN AT NIGHT.

APPLICANT SPOKE TO A NUMBER OF NEIGHBORS REGARDING HER INTENTIONS AND NO ISSUES FROM ANY OF THEM.

ATTORNEY SUGGESTED TO BOARD TO GET SOMETHING IN WRITING FROM OWNER OF THE ANVIL INN TO USE PARKING LOT.

T. ROCHE ASKED APPLICANT IF THERE WAS ANOTHER OPTION TO DROP AND HOOK BESIDES USING THE PARKING LOT OF THE ANVIL INN.

APPLICANT YES, THEY CAN DROP (PARK) TRAILER ON THE SIDE OF THE ROAD WHERE PARKING IS ALLOWED UNTIL FINISHED.

4. SITE PLAN REVIEW

KASSELMAN SOLAR
540 DRIFTING RIDGE
TAX MAP No. 171.14-1-51

APPLICANT WAS NOT IN ATTENDANCE FOR MEETING. BOARD WILL FURTHER REVIEW APPLICATION AND TABLE FOR NEXT MEETING.

There being no further business, a motion to table the Kasselmann Solar application for August 21, 2018 was made by **J. Carroll**, seconded by **B. Taylor**. All ayes. Motion carried.

There being no further business, a motion to adjourn the meeting at 7:10 p.m. was made by **B. Taylor**, seconded by **J. Carroll**. All ayes. Motion carried.

Respectfully Submitted,
Janelle Rose
Planning Board Clerk

DRAFT