

Village of Fort Edward
 PLANNING BOARD REGULAR MEETING
 September 18, 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
Bernie Taylor	James Brooks	Mary-Ellen Stockwell	Frank & Betty Burkhardt	11 Notre Dame St.
Tom Roche, Chairman			Rasheed Bhatti	Spring Motor Inn
Joe Carroll			Greg Van Grouw	Irving Tissue
Dave Armando			Vicki Plude	Fort Edward Library
			Scott Stevens	Kasselmann Solar

*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 August 21, 2018 meeting minutes was made by B. Taylor, seconded by J. Carroll. All Ayes. Motion carried.

- PUBLIC HEARING**
- 1. **SITE PLAN REVIEW**
 KASSELMAN SOLAR
 540 DRIFTING RIDGE
 TAX MAP NO. 171.14-1-51

A motion to open the public hearing was made by B. Carroll, seconded by J. Taylor. All ayes. Motion carried.

There were no public comments via mail or at public hearing.

The board reviewed SEORA Part II – Impact Assessment and determined, based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

A motion to close the public hearing was made by B. Taylor, seconded by J. Carroll. All ayes. Motion carried.

There being no further questions from the board, a motion to accept and approve the application from Kasselmann Solar was made by B. Taylor, seconded by J. Carroll.

- 2. **SITE PLAN REVIEW**
 FORT EDWARD FREE LIBRARY
 1 EDDY STREET
 TAX MAP NO. 163.18-1-35

Application Introduction was made by Vicki Plude, FE Library's librarian. The request is the expansion of the parking area to improve accessibility and safety of library patrons. The request will also allow for a total of 3 handicap parking spots as well as an additional 12 parking spaces. V. Plude states that currently the library patrons have to back out of the parking lot into East Street, making it a traffic safety concern.

- T. Roche currently there is a shed there, will that be staying up or moved elsewhere and where? Will the shed be placed in a location where it will meet all the setbacks?
- V. Plude the shed will be staying and moving it to the back of the building. It will not be near the parking area.
- D. Armando the setbacks will be met after moving the shed to the new location. The shed needs to be at least 5ft on library property, which meets that requirement.

- J. Carroll Will lighting be an issue in the parking area once expanded?
- V. Plude Once the area is expanded, if more lighting is needed, they will add lighting and aim it toward the parking lot.
- T. Roche What material will the parking lot consist of?
- V. Plude the lot is going to be asphalt.
- Attorney the current application is missing the SEQR form and will need to be filled out prior to the next PH meeting in October.
- T. Roche Signage for handicap parking does not need approval. With no further questions or concerns,

A motion to refer the application to the county after completion of SEQR as well as noticing the neighboring properties and publish the paper was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion Carried.

**3. MODIFICATION TO SITE PLAN REVIEW
IRVING CONSUMER PRODUCTS
1 EDDY STREET
TAX MAP NO. 171.14-1-51**

Applicant introduction – After the ZBA approved an area variance from Irving Consumer Products, A Site Plan Application request as part of and in conjunction with Irving Consumer Products' Phase 3 Landscaping, Irving is requested. Irving Tissue is asking the Village of Fort Edward's Planning Board approval to replace and upgrade the front entrance sign. Proposed sign foot print will be a nominal 6ft x 6ft with a nominal height of 20ft.

- T. Roche Reviewed the notice of decision from the ZBA and thanked Greg Van Grouw for his involvement with Phase III
- B. Taylor What color will the sign be?
- Applicant Greg explained that the color of the sign will be consistent with the Irving colors, being green and gray.
- J. Carroll asked what kind of lighting will on the sign and if Phase II was complete.
- Applicant the lighting will be from the ground illuminating up towards the sign. Greg also made the statement to the board that if they liked the results of Phase I and II, they will love Phase III.
- T. Roche asked what the time frame would be to complete Phase III, which included the new sign.
- Applicant Greg said the plan is for Phase III to be complete by year end. Depending on scheduling, time restraints, and weather the plan is to have it complete before the snow flies. This phase will include an irrigation system as well.
- T. Roche Do we have an indication in the plans for the LED color?
- Applicant yes, red.
- J. Carroll will the new sign placement be in the view of traffic trying to get in and out of Eddy Street?
- D. Armando the requirements are a 20ft setback, which allows for visibility of the entire corner. The new sign will meet those setbacks. Dave also mentions that the modification to this application has an upgrade from chain link fence to iron fence with retaining wall.

A motion to accept the application, deem it complete was made by **B. Taylor**, seconded by **J. Carroll**.

All Ayes. Motion Carried.

A motion to send the application to the county, notice surrounding homeowners, and publish the paper was made by **B. Taylor**, seconded by **J. Carroll**.

All Ayes. Motion Carried.

4. SITE PLAN REVIEW
FRANK AND BETTY BURKHARDT
11 NOTRE DAME STREET
TAX MAP NO. 171.6-2-45.1

Applicant introduction – Presently the lot behind 11 Notre Dame Street is a vacant lot that shares the rear lot line of 11 Notre Dame St. I would like to locate a 12' x 20' storage shed on this vacant lot which we own for storage of personal property items. I have no intention of running electric, water or sewer service to this shed. I do not intend on installing any source of heat into this shed either. This lot, which is technically listed as Canal Street is a parcel that I own, but not combined with my property at 11 Notre Dame Street.

J. Carroll What is the shed built of?

Applicant Frank explained that the shed is constructed of pressure treated wood which will sit on a gravel bed.

J. Carroll
T. Roche Will there be power to this shed? What color will the shed be?

Applicant as stated in my introduction, there will be no power or any utility connected to this shed. It is specifically for storage of my snowblower, lawnmowers, etc. The color has not been decided on yet, however the shed they looked at was a barn red. (Picture of shed was shown to the board)

T. Roche Will you be putting the shed on this lot this year?

Applicant Yes

T. Roche asked Code Enforcement if he saw any issues with this request

D. Armando the shed needs to meet residential setbacks, which it does. The Canal Street lot is grandfathered as pre-existing, use of property. Its use is residential in a commercial zone. The board is approving the site plan application for the shed to be used as residential.

A motion to refer the application to the county as well as notice surrounding homeowners and publish the paper as a public hearing was made by B. Taylor, seconded by J. Carroll.

All Ayes. Motion Carried.

5. SITE PLAN REVIEW
RASHEED BHATTI
211-215 BROADWAY
TAX MAP NO. 163.17-2-14

Applicant introduction – I would like to change the current use of the restaurant/bar area to 6 hotel rooms/units. 8ft deck all around the building with roof (metal). The front of the building with an 8ft deck with roof for guest protection and snow/rain diversion. Adding the rooms will help pay the bills and help the taxes and will be good for the county. He also said that the new design will help the visitors.

T. Roche Chairman Roche reviewed the Authorization of Agent form, signed by Rasheed Bhatti to have his brother, Arashid Bhatti speak on his behalf. Chairman Roche also asked for confirmation on the room sizes. 12x13?

Applicant Yes, 12x13

T. Roche asked the applicant if a CO was given to Spring Motor Inn for the two upstairs apartments that are currently there.

Applicant unsure so code enforcement will check into this for him.

T. Roche Does each room have its own bathroom? Are there any concerns with the water/sewer?

Applicant Yes, each bedroom has their own private bathroom. Engineer has reviewed the plans and calculations and deemed all water and sewer lines to be adequate.

T. Roche the use of this building is changing from food to housing however does not require a use variance due to the change in zoning from residential to commercial.

D. Armando Engineer will provide the planning board with calculations as to what the water/sewer lines can handle, even during peak season. The building will also need installation of a sprinkler system.

Applicant Peak season is from May to August.

T. Roche Walked the property and noticed some clearing of land. Is there anymore work to be done?

D. Armando There are plans for the future however that is a different application and will be presented in the future when ready.

J. Carroll the use of this is just for tourism only?

Applicant Yes.

T. Roche What kind of lighting will be outside the building?

Applicant There will be a light above each hotel door on the porch ceiling to illuminate each room door and entrance to the rooms. This lighting should be adequate lighting.

T. Roche What color will the building be?
J. Carroll Does the plot plan meet the requirements?

Applicant The building will be the same color as the building presented in the pictures, which is pressure treated wood.

D. Armando Applicant can build to property line and the electrical inspector will determine the lighting capacity.

T. Roche Can we get something from the engineer stating there is no need for additional water or sewer lines?

D. Armando the engineer will work directly with Joe Brilling. The DOH will be involved throughout this entire process to ensure these questions and concerns. The room size meets the minimum requirements.

T. Roche What will the rooms consist of?

Applicant Bed, TV, microwave, mini-fridge. The bed sizes will be King or Queen. There is garbage removal. A dumpster has been placed on the property as there is plenty of room on the land.

Attorney Disclosed that Mr. Bhatti has done work with the firm in the past with a different client which does not have any association with this application.

T. Roche Additional information requested from the board for the next meeting consists of:
 - Proof of the C of O previously given for the two apartments above the restaurant.
 - Painting or exterior changes
 - Utility use increase – Dave will elaborate on this at the next meeting.

A motion to table the application for next months meeting, providing the additional information requested by the board was made by B. Taylor, seconded by J. Carroll.

All Ayes. Motion Carried

There being no further business, a motion to adjourn the meeting at 7:42 p.m. was made by **B. Taylor**, seconded by **J. Carroll**. All ayes. Motion carried.

Respectfully Submitted,
 Janelle Rose
 Planning Board Clerk