

Village of Fort Edward
ZONING BOARD OF APPEALS MEETING/PUBLIC HEARING
October 20, 2020
6:30 pm, Fort Edward Village Hall (Zoom Meeting)
(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
Chairman Tom Roche		Matt Fuller	CJ Sullivan	
Bernard Taylor			Daniel Courtney	
Joe Carroll			Angela Lemery	
James Brooks			Lester Lemery	
Denise Mayer			Tabitha Fish	
			Tadgh Nealon	
			Dave Armando	
			Chris Conlon	

*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 **September 15, 2020** meeting minutes was made by **J. Brooks**, seconded by **B. Taylor**.

All ayes. Motion carried.

- SITE PLAN REVIEW – PUBLIC HEARING
 COFFEE & TEQUILA SHOP – CJ SULLIVAN & ERIN DUNLAP
 152-158 BROADWAY
 TAX MAP NO. 163.18-1-41**

Applicant was asked by Chairman to recap his application for the new board as we are now a combined board of Zoning and Planning.

Tom Roche asked if the board had any questions regarding the application.

A motion to open the public hearing was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

Chairman asked if there were any written comments from the public or if anyone from the public attending the meeting would like to speak on behalf of the application.

Janelle stated there was nothing in writing to the office on this application.

Public

Angela Lemery
132 East Street

Angela congratulated Chris Sullivan on his future business and stated that it is a great idea for Fort Edward.

SEQRA Part II – Reviewed by the board

A motion to declare SEQRA Part II as a neg. declaration was made by **B. Taylor**, seconded by **J. Brooks**.

All ayes. Motion carried.

A motion to approve the application was made by **J. Brooks**, seconded by **B. Taylor**.

All ayes. Motion carried.

A motion to close the public hearing was made by **D. Mayer**, seconded by **B. Taylor**.

All ayes. Motion carried.

**2. SITE PLAN REVIEW – PUBLIC HEARING
MOTHER EARTH ASSOCIATES, LLC
13 NOTRE DAME STREET
TAX MAP NO. 171.6-2-44**

Applicant was asked by Chairman to recap their application for the new board as we are now a combined board of Zoning and Planning.

Tom Roche asked if the board had any questions regarding the application.

A motion to open the public hearing was made by **J. Carroll**, seconded by **B. Taylor**.

All ayes. Motion carried.

Chairman asked if there were any written comments from the public or if anyone from the public attending the meeting would like to speak on behalf of the application.

Janelle stated there was nothing in writing to the office on this application.

SEQRA Part II – Reviewed by the board

A motion to declare SEQRA Part II as a neg. declaration was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

A motion to approve the application was made by **J. Brooks**, seconded by **B. Taylor**.

All ayes. Motion carried.

A motion to close the public hearing was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

**3. SITE PLAN REVIEW – PUBLIC HEARING
LA TILE & SUPPLY, LLC
73 EAST STREET
TAX MAP NO. 163.18-3-35.2**

Applicant was asked by Chairman to recap their application for the new board as we are now a combined board of Zoning and Planning.

Tom Roche asked if the board had any questions regarding the application.

A motion to open the public hearing was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

Chairman asked if there were any written comments from the public or if anyone from the public attending the meeting would like to speak on behalf of the application.

Janelle stated there was nothing in writing to the office on this application.

SEQRA Part II – Reviewed by the board

A motion to declare SEQRA Part II as a neg. declaration was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

James Brooks asked if they hung a sign at the location. The applicant responded by showing the board and public the picture of the sign on their cell phone. It is the same sign that was hanging there before (same size, dimensions, etc) but with their company name.

A motion to approve the application was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

A motion to close the public hearing was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

**4. USE VARIANCE
CHRIS CONLON
128 BROADWAY
TAX MAP NO. 171.6-1-36**

Applicant was asked by Chairman to give us an explanation of his application.

Applicant stated he wants to make an apartment for his aunt on the 1st floor as she cannot climb the stairs and his aunt and daughter who live in the same building are her caregivers.

Chairman asked code enforcement, Dave Armando if this was an allowed use in the village at that specific location.

Dave Armando read the section of the code of the village of Fort Edward pertaining to the application. It is not an allowed use.

Denise Mayer feels that the application is not complete as the applicant does not state a hardship in order for the board to consider this application.

Applicant states that he has put a lot of money into the building and taxes are high in the village as well as all of Washington County.

The board agrees that more information needs to be provided on this application and requested the applicant to come back to the office and re-submit the application by filling it out completely and with more information and explanation as to why he wants the board to grant him this use variance.

A motion to table the application was made by B. Taylor, seconded by D. Mayer.

All ayes. Motion carried.

**5. SITE PLAN REVIEW – FADED CLIPZ BARBER SHOP
CHRIS CONLON/DANIEL COURTNEY
128 BROADWAY
TAX MAP NO. 171.6-1-36**

Applicant was asked by Chairman to give us an explanation of his application.

Applicant explained he is going to operate a barber shop in the same fashion as the previous tenant, Liv's Barber Shop. He purchased all of her equipment, no change to the space just the business name as well as decorating the door and windows and putting up a new sign. He offers reasonable pricing and been around clippers for about 6 years now. He is a Fort Edward graduate who would like to give back to his community by offering great service, pricing and having a successful business in the village to bring in revenue.

Chairman asked his hour of operation.

Applicant said the barber shop will be closed on Sunday and Monday. Tues – Friday 9 am – 6 pm and Saturday's from 9 am – 5 pm.

Chairman asked about parking for his customers.

Applicant said his customers will use street parking as well as some parking at the diner next door which was agreed upon with the owner, Dan Nichols.

Chairman asked about the signs he planned on having within his business.

Applicant will put a similar sign when Liv's sign was as well as put lettering on the windows and doors with his logo. He will email the design and location of his signage and lettering to Dave Armando, code enforcement.

Chairman asked about other housekeeping items such as trash, deliveries, lights in windows.

Applicant stated he has no trash now as he brings it home. He will be getting a trash service and having just one container at the back of the building. The only deliveries he has are to his house for his supplies and then brings them to the shop. Applicant will be putting some lights on the inside of the windows.

Chairman asked the board if they felt this application needed a public hearing as there was already a public hearing on this location for a barber shop previously. All board members agreed this does not need another public hearing.

A motion to accept and approve the application with conditions the applicant will work with code enforcement to ensure the signage and lettering on the building meets code regulations was made by **B. Taylor**, seconded by **J. Carroll** All ayes. Motion carried.

**6. SITE PLAN REVIEW – SLICKFIN BREWING
KRIS AND HEATHER MARCH
145-147-149 BROADWAY
TAX MAP NO. 171.5-2-13, 171.5-2-12**

Applicant was asked by Chairman to give us an explanation of his application.

Applicant explained the need for 145 Broadway to come down and in turn expanding his footprint for the business. Applicant will hopefully be finalizing the loan on Friday or early next week.

Chairman asked how soon the demolition will take place.

Applicant stated that as soon as all power and supply is cut off from the building and the loan is final which should hopefully be in the coming weeks.

James Brooks asked how soon the applicant plans on beautifying the empty space.

Applicant stated that the project would be done in phases with just a level ground and grass in the spring. The patio and lighting would follow.

James Brooks asked if there was going to be an update to lighting and the barricade into the beer garden patio.

Applicant stated everything would be changed to black galvanized steel barriers. Customers will have to go into the brewery to get to the beer garden patio. The logo and lighting on the current building will be updated. The only lighting that would be added is bistro lighting to keep it subtle and intimate, nothing bright to attract.

Chairman asked if there was going to be any parking issues or additional operation and resources, deliveries, etc.?

Applicant stated that he has not heard anything negative from the customers on parking at all. No additional operational functions or deliveries. Deliveries would stay the same, once a month.

Dave Armando asked the board to read Chapter 350 of the Zoning code which discusses the demolition and replacement as this project is under way. Dave agrees that the building needs to be demolished as it is caving in.

A motion to accept the application, refer to the county and set a public hearing was made by **D. Mayer**, seconded by **B. Taylor**
Next public hearing November 18, 2020 @ 6:00 pm

All ayes. Motion carried.

A motion to adjourn was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Zoning Board Clerk