

Village of Fort Edward
Zoning Board of Appeals MEETING
March 15, 2023
5:00 pm, Fort Edward Village Hall
(Transcribed from notes taken at meeting)

MEETING CALLED TO ORDER AT 5:00 PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Tom Roche	Tabitha Fish		Greg Van Grouw	
Bernie Taylor	Tadgh Nealon		Kirk Van Auken	
James Brooks				

*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.

NEW BUSINESS

- 1. Site Plan Review**
1 EDDY STREET – Irving Consumer Products
 Tax Map No. 163.1-4-41.1 – Construction of 66,200 sq ft warehouse

Greg Van Grouw presented to the ZBA their next plan and growth. A 66,200 sq ft warehouse, a separate building that will be north of buildings #47 and #48 and presented detailed drawings and views of the exact look, function and construction. Esthetically, this building will look just the same as all the rest of the buildings. Kirk Van Auken explained the cross connect that was installed a couple of years ago to maintain its operations and how this new structure will take the place of that. Currently, Irving Tissue has a storage warehouse in Rotterdam where all products are trucked for storage. Now that storage will be on site, this will save time and money. Bernie Taylor asked if it was bigger than the Rotterdam location and Kirk said not even close. Rotterdam is enormous. Greg Van Grouw explained the engineering drawings showing the new warehouse 130 ft north. The new structure will be 42ft in height, which matches Irving standards.

Dave Armando explained he has no concerns about the limits in height and setbacks. There are no fire safety concerns and all exits are ok. Dave stated he feels comfortable with the application, and they are following the code.

Tom Roche asked if there was ever a building there before. Kirk mentioned that building #17 was there.

Kirk Van Auken explained that they will be re-routing the sanitary drain and move it north of the new building and also re-route the village water line as well as the stormwater drainage. Kirk explained that he contacted Washington County Sewer to start the application for moving the lines.

Chairman Roche asked about any egress or entrance issues. Kirk explained they will add man doors to the new building with LED lighting inside and out. Outside will also have wall packs downward facing and on timers.

James Brooks asked how long it will take before construction begins and is completed. Kirk said a year based on supply. They are hoping it will be complete by the end of 2023. James also asked if 30ft was the height limit.

Dave Armando said our new code shows footnote height and depends on the distance off Broadway. It starts at 75ft and works its way up the further back you go.

Attorney Meyer asked about the traffic circulation and how trucks are going to come and go as well as any fire safety and access.

Kirk explained they will be using Church Street, which was previously purchased from the village. They will still use Eddy Street, in. The emergency vehicles will use the same access they always have.

Attorney Meyer asked if in the future they have a 100ft height building, will the emergency fire vehicles be able to reach the height of the building. Kirk stated that was a plan for the future, but not for a while. They will also ensure fire safety should they have a 100ft building constructed.

Attorney Meyer also asked for electronic copies of all the drawings they went over in the meeting. These were all additional drawings that were not previously included in the application. Kirk and Greg suggested they would get the additional information to the clerk the next day to make sure the deadline for the county referral would not get missed.

A motion to accept the application, refer to the county planning agency and set a public hearing for April 19th at 5:00 pm was made by **Bernie Taylor**, seconded by **James Brooks**.

All ayes. Motion Carried.

Motion to adjourn was made by **James Brooks**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Zoning Board of Appeals Clerk

DRAFT