

Village of Fort Edward
Zoning Board of Appeals MEETING
April 19, 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			Greg Van Grouw	
Bernie Taylor			Kirk Van Auken	
James Brooks			William Rourke	
Tabitha Fish				
Tadgh Nealon				

*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.

PUBLIC HEARING

- 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

A motion to open the public meeting was made by Tadgh Nealon, seconded by Bernie Taylor. All ayes. Motion carried.

Greg and Kirk stated that since the last meeting they were made aware that they need approval from the Washington County Sewer District. Kirk said they met with Joe Brilling from the sewer district and are in the process to submit plans and a formal proposal which was sent to engineering for approval. They also must submit documentation to DEC as well. Chairman Roche mentioned that the board needs something in writing from the sewer district that they are satisfied with the plans to re-route the sanitary lines before construction.

A motion to keep the public hearing open for the May 17th meeting was made by James Brooks, seconded by Bernie Taylor. All ayes. Motion carried.

NEW BUSINESS

- 2. Subdivision**
Rourke – Vacant Land
 Tax Map No. 171.11-1-3.3 – 3 lot subdivision

Rourke stated that 20 years ago he purchased this property and wanted 60 lots the first proposal and was turned down by the planning board. 2 years ago, he came to the board and subdivided the land into two parcels, one 30-acre lot and one 25-acre lot and now he would like to subdivide the 25-acre lot into two. Rourke contacted the sewer district which in turn, they responded with a letter stating that the Board of Commissioners will allow the subdivision and accept the condition that the lots will not connect to the sanitary sewer system with conditions which are included in the letter on file. Chairman Roche asked if the intention was to sell all three parcels. Rourke told the board that there is a person interested in the yellow house on Rte 197 and they are also interested in the parcel that will be directly behind it. Bill Rourke also mentioned that there is less than 1/10th of wetlands in that location and there is a dry swale, not a running stream. Tabitha Fish asked Rourke how long it has been since a study has been done. Rourke mentioned a traffic study when he wanted to make it the 60 lots as well as the 6 8 acre lots. James Brooks mentioned to Bill Rourke that the last time he was before the board there was discussion about being 150 ft from the sewer main and they wanted you to tie into the sanitary line. Rourke mentioned that this would not be an issue, that the sewer district sent a letter stating they would waive it. Chairman Roche asked Dave Armando, code enforcement if he saw an issues with this request. Dave has no issues with the plans, and everything looks good.

Board Discussion (viewing maps and plans with Rourke)

Since there is nothing more the board needs from Bill Rourke a motion to set a PH for May 17th at 5:00 pm and refer to the county was made by Bernie Taylor, seconded by Tabitha Fish. All ayes. Motion carried.

3. Site Plan Review

Mother Earth – 13 Notre Dame Street
Tax Map No. 171.6-2-44 – Upstairs Apartment

Tabitha and Tadgh recused themselves from the table and sat in as public with an application. Tabitha explained to the board that they would like to make the upstairs of the building into a one-family apartment. They would also like to use some space for a conference area for the business. The apartment would be separate from the conference location. Chairman Roche turned to Dave Armando, code enforcement to ask if there were any issues with this request. Dave stated that this building is zoned commercial which allows for upstairs apartments. Tadgh Nealon said the building is unique and we would like to restore it to the best of our ability. Dave explained to Tadgh and Tabitha that when it is time for the building permit, he will talk to them and discuss how they will follow the code. James Brooks asked where the tenants would park. Tabitha explained they have a driveway out back of the building where the employees currently park now, so that is where the tenants will park also. Bernie Taylor asked what entrance the tenants will use to access the apartment. Tadgh mentioned the two ways into the building where the back entrance will be used for the tenants and the front for the business. Tabitha included another sketch showing the upstairs floor plan.

Chairman Roche asked the board if they had any other questions or concerns. There were none.

A motion to accept the application and send it to the county for referral was made by Bernie Taylor, seconded by James Brooks.

All ayes. Motion carried.

A motion to accept the minutes from the March meeting was made by James Brooks, seconded by Bernie Taylor.

All ayes. Motion carried.

Motion to adjourn was made by **Tabitha Fish**, seconded by **James Brooks**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Zoning Board of Appeals Clerk