

**Village of Fort Edward
 Planning / Zoning Board of Appeals MEETING
 November 29, 2023
 6:00 pm, Fort Edward Village Hall
 (Transcribed from notes taken at meeting)**

MEETING CALLED TO ORDER AT 6:00 PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Tom Roche	Tadgh Nealon		Chris Conlon	
Bernie Taylor	Tabitha Fish		Dawn Montesi	
Peter Amorosi			Noah Muflahi	
Amy St. John			Greg VanGrouw	

*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.

OLD BUSINESS

- 1. Site Plan Review
 IRVING TISSUE – DEMOLITION PERMIT – CUMBERLAND FARMS
 Tax Map No. 163.17-4-37**

Chairman Tom Roche recapped the application for the board and explained that the application was pending approval while waiting for County Planning Agency to make their decision on 11/28/2023. An application cannot be approved by the Planning Board “contingent” on county approval.

A motion was to approve the application was made by **Bernie Taylor**, seconded by **Amy St. John**.

All ayes. Motion carried.

Greg Van Grouw thanked the board and the village for squeezing in this meeting so Irving can begin the demolition of the old Cumberland Farms. They are waiting on one more bid in order to stay competitive. It is a local firm as well. They will follow the usual landscape rendition along Broadway. Greg also mentions that they will be back again in the future

NEW BUSINESS

- 2. Site Plan Review
 Broadway Exotics – 128 Broadway
 Tax Map No. 171.6-1-36**

Chairman Tom Roche asked the board if they had any questions regarding this new application submitted by Noah Muflahi. This is the second application he has submitted, as the first one was denied for insufficiencies.

Bernie Taylor asked about the tinted windows as the application stated he wanted to tint them.

Mr. Muflahi said he would like to tint the windows as the sun hits the windows, and the store gets very hot. Also, it will not allow a view to the inside of the store from the street.

Chairman Roche asked about the front door as the application stated they are installing a new exterior door to the store.

Mr. Muflahi said it will be the same kind of door with a window.

Chairman Roche asked if there would be any outside lighting.

Mr. Muflahi said the outside of the store would not be lit up, just what it out there on the street, (lamp post)

Chairman Roche asked if he still plans on putting up a sign that states "21 and older".

Mr. Muflahi said yes, it's a requirement from the state to put that sign up. He will put it on the window of the door upon entrance.

Chairman Roche asked what kind of traffic he is expecting to get at his store. A continual flow? 5 or more people at a time?

Mr. Muflahi said that based on his experience with his store in Whitehall, there is not a constant, and no rush hours.

Chairman Roche asked about parking.

Mr. Muflahi said that parking will be on the street.

Chairman Roche stated he needed to investigate the idea of tinted windows as there are no examples currently on Broadway and there is no history of a store like this on Broadway. Chairman also said he needs to defer to the master plan.

Dawn Montesi, owner of 128 Broadway stated that there are stores like this everywhere and what is your issue?

Chairman Roche explained that selling drug paraphernalia next to a municipality, Town and Village Hall as well as kids passing on their way to school is a concern he needs to investigate.

Chairman Roche said when we talk about building up Broadway, I am a part of Promote Fort Edward. I want to help businesses come in, not stop it however the master plan is something I refer to when looking at new businesses.

A motion to accept the application was made by Bernie Taylor, seconded by Amy St. John.

Next meeting will be December 20th @ 6:00 p.m.

Motion to adjourn was made by **Bernie Taylor**, seconded by **Peter Amorosi**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose

Planning /Zoning Board of Appeals Clerk