

**Village of Fort Edward  
 Planning / Zoning Board of Appeals MEETING  
 August 16, 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
Dan Boucher	James Brooks	Matt Fuller	Zach Roland	
Bernie Taylor	Chairman Roche		William Rourke	
Tadgh Nealon			Thomas Reifenheiser	
Tabitha Nealon			Megan Cinnamond	
			Bryan Cinnamond	
			Amanda Coss	
			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.**

Dan Boucher opened the public hearing with the first item up, Irving Consumer Products.

**PUBLIC HEARING**

- 1. Site Plan Review  
 IRVING CONSUMER PRODUCTS  
 Tax Map No. 163.17-4-41.1 – 66,200 sq ft buffer building for a warehouse**

Irving Tissue is requesting the ability to go ahead with a 66,200 sq ft addition to the buildings for warehousing which will reduce the amount of trucking and transport that goes between our site and the warehouse, less diesel, and less waste. I have been working with the village and Wash Cty Sewer and DEC to work through some legacy items that are underground, and I think we have got to a point where there is a collective agreement and once that is done and as long as we get the approval today to move forward I will have the wire transfer set up for tomorrow morning the village bank for the building permit. We look forward to doing that so we can continue to grow. This is the first phase of what is planned for Irving’s future here in Fort Edward. We appreciate anything you can do to vote for the affirmative.

Dan Boucher is confirming this is a site plan review for approval and that is what is being sought here tonight.

Greg – Yes site plan and I will have to get a building permit from Dave.

Dan Boucher - Recap of the size of the building - Greg explained that the building is under 40ft in height and will not see any elevation height from Broadway. It’s lower than a paper machine. It is tucked in between two other buildings.

Tabitha asked that what is being sought today is just the building itself and not what is going to be in it. Greg explained that this is a building for warehousing and forklift operations to store the large paper rolls on site.

Dan asked Dave if there was anything else outstanding that needed to be talked about. Dave said that everything that has been proposed has no concerns.

Dan asked if there were any other questions from the board or the public. There were no questions or concerns.

A motion to close the public hearing was made by **Tabitha Nealon**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

## SEQRA

SEQRA was reviewed by the board and the attorney.

A motion was made to adopt the SEQRA as a negative declaration was made by **Tadgh Nealon**, seconded by **Tabitha Nealon**.

All ayes. Motion carried.

Attorney Fuller explained how to proceed with approval with conditions.

Dan Boucher asked for a motion to approve the application contingent on approval from DEC and the Washington County Sewer District.

A motion was made to approve the application contingent on approvals was made by **Bernie Taylor**, seconded by **Tabitha Nealon**.

All ayes. Motion carried.

### **2. Site Plan Review**

**Mother Earth Associates – 13 Notre Dame Street**  
**Tax Map No. 171.6-2-44 – 2<sup>nd</sup> Floor Apartment**

The board tabled this application until September. The applicants have extended their project.

## OLD BUSINESS

### **3. Area Variance**

**Cinnamond – State Route 197 Lot 2B**  
**Tax Map No. 171.11-1-3.1**

Acting Chairman Boucher recapped the application and explained that at the last meeting the board asked for the map needed to be to scale for what they were requesting. The boundary lines were not noted on the map other than a highlighter. The applicant sent in a revised application and map and reviewed with the board. She showed the board where the house would be and how she would move around her animals. Acting Chairman Boucher explained to the board that they are looking for a 90% area variance on three sides of the property. On the back property line, they are looking for 100% relief as the bordering neighbors are also asking for an area variance for the same purpose. Tabitha Fish asked if it would be self-sustainable. The applicant said if they were overstocked with produce, they would share with the community. The applicant explained that the sale of the property to them is contingent on the approval of the board.

A motion to accept the application, move to a public hearing and refer to the county was made by **Bernie Taylor**, seconded by **Tadgh Nealon**.

All ayes. Motion carried.

### **4. Area Variance**

**Roland – State Route 197 Lot 1**  
**Tax Map No. 171.11-1-3.1**

Acting Chairman reviewed the application in which he is also asking for a variance for animals. He is looking for a 300 ft relief for sheep and chickens which would be a 200ft set back away from the property line on three sides. He as well, is looking for 100% relief on the back property line which borders the Cinnamond applicant. The applicant will have a permanent structure for the animals and a permanent fence on the ravine side. Acting chairman Boucher asked if they have purchased the property or if it is also contingent on the approvals. The applicant said that they already closed on the property.

A motion to accept the application, move to a public hearing and refer to the county was made by **Tadgh Nealon**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

**5. Site Plan Review**

**Reifenheiser**– 192 Broadway  
**Tax Map No. 163.18-1-58**

The applicant stood up in front of the board with the additional information he was asked to bring, which was a sketch of what the sign would look like. The sign will be Red White and Blue made of sheet metal. He will also add a sign over the doorway entrance on Broadway. There will be a sign on the Liberty Street side of the building so it can be seen when driving south on Broadway. Acting chairman Boucher asked what the space was going to be used for and the applicant said he would like to have a retail business in there and some office space for him and his wife. The hours of operation will be 9:00 am – 2:00 pm Monday through Saturday. They will have no outside lighting except for the existing porch lights. No change to the outside color and parking will be on Route 4. He will have a garbage hauler for his waste, most likely Waste Management. Acting chairman asked if he would provide parking for his customers. The applicant said no, that is for the tenants. The snow removal gets pushed to the back of the lot. Tabitha Fish asked what the building consisted of. The applicant said there are three apartments on the second floor and commercial space on the first floor. Tabitha also asked if his used retail business was going to consist of him being a picker and then selling in his store. The applicant said he will be getting his stuff from all different places. Acting chairman asked if there would be public restrooms. Tom said there is a bathroom in there, but not for the public to just walk in and use.

A motion to accept the application, move to a public hearing and refer to the county was made by **Bernie Taylor**, seconded by **Tadgh Nealon**.

All ayes. Motion carried.

**6. Site Plan Review – New Business**

**The Twisted Taco Truck**– 70 Broadway  
**Tax Map No. 171.6-3-51**

The applicants opened their application by stating that there would be no change to the outside of the building. There is no dine-in, just carry out and in the future a delivery option but not any more than a 5-mile radius. The food being made in the store will be the same as what is made in the truck. Acting chairman asked if there was still a kitchen in there. Currently, we are rebuilding the kitchen as it was gutted when Jan’s Can’s moved in. The applicant said they need everything, including the Ancil system. There is still a ventilation system there. Acting chairman asked what else will be in the large space that was once the restaurant. The applicant said there would be an employee lounge where the restrooms were. The main entrance will be the front of the building using the door on the right. That is where customers will come in for pick up. We are currently installing new flooring. Tabitha Fish asked if they own the building. The applicant said no we are renting from Neal Orsini. Bernie Taylor asked what the hours of operation will be and what days they will be open. The hours are 12:00 pm – 9:00 pm Monday through Saturday. The truck will stay operational to go to events during the truck season which is usually March – October. Next year we plan to have a full crew. Acting chairman asked if there would be any signs on the front of the building. The applicant said they would put a lit neon sign in the big window and would like to put a sign up where the existing pole is that had a sign there previously. Tabitha Fish asked if there would be public restrooms. Dave Armando said that they do not have to provide public restrooms if it is not dine- in. The board asked when the deliveries would be. Amanda said that they would be Tuesday mornings at 9:00 am. The truck will pull around back. Acting chairman Dan Boucher asked if the board had any other questions or concerns for the applicant. There were no further questions.

A motion to accept the application, move to a public hearing and refer to the county was made by **Tabitha Fish**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

A motion to approve the May and July minutes was made by **Bernie Taylor**, seconded by **Tadgh Nealon**.

Motion to adjourn was made by **Bernie Taylor**, seconded by **Tabitha Fish**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose  
Planning /Zoning Board of Appeals Clerk