

**Village of Fort Edward  
 Planning / Zoning Board of Appeals MEETING  
 December 20, 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
Bernie Taylor		Matt Fuller	Christine Miles	
Tom Roche			Chris Conlon	
Amy St. John			Noah Muflahi	
Tabitha Fish			Kyle Cozzens	
Tadgh Nealon			Lind and Pete Miles	
Peter Amorosi			Greg Russell	
			Tom and Vicki Plude	
			Linda McAlpine	
			Dave Armando	

\*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.**

Chairman Roche asked to table the minutes for the next meeting. A motion to table the minutes was made by **Bernie Taylor**, seconded by **Pete Amorosi**. All ayes. Motion carried.

**OLD BUSINESS**

- 1. Site Plan Review  
 BROADWAY EXOTICS – 128 BROADWAY  
 Tax Map No. 171.6-1-36**

Chairman Roche reviewed the application with the board and the public. The applicant would like to open a smoke shop – Tobacco retail store with accessories, cigars and more. The applicant listed to the board and public all items on the list which is included in the application. The applicant also stated his hours of operation, which would be 10am – 9pm Monday through Thursday and 10am -10pm Friday and Saturday.

Chairman Roche explained this is the second meeting for this application, stated the name of the business, Broadway Exotics. Chairman also explained that in the last meeting there were a couple of items to review. He was able to look at the master plan and looked up tinted windows and they are permitted. Chairman Roche asked Dave Armando, code enforcement if the tint was considered as window coverage when talking about signage. Dave Armando said no, that is only for signs.

Chairman Roche said that since we haven’t had a store in the village as this, he made a couple of phone calls to inquire about activity around the store. According to the sergeant, there has been employee theft, shoplifting or juvenile burglary. There had been reports of criminal incidents around and in stores of this nature. Chairman Roche asked the applicant if he has any of these issues with his store in Whitehall. Mr. Muflahi said he has no issues, and everyone is respectful.

Chairman Roche asked if he would be having any security at the store. Mr. Muflahi said he would be installing cameras, sensors and general security which will be monitored by a company.

Chairman Roche mentioned a report of a break in in Hudson Falls and asked the applicant if he has ever heard of such.

Mr. Muflahi said no.

Chairman Roche explained that the reason he checked into this with law enforcement is because the village does not have a police department any longer.

Chairman Roche stated that if there were no other questions from the board, he would like a motion to set a public hearing for January 17<sup>th</sup> at 6:00 p.m.

A motion to set the public hearing was made by Bernie Taylor, seconded by Pete Amorosi. All ayes. Motion carried.

Pete Amorosi stated that by looking at the application, all the accessories will be moved to the back of the store.

Mr. Muflahi asked if he could start moving things in the store and installing the tinting on the windows.

Chairman Roche said he didn't see a problem with it, however, understand that if the application is denied, you will have to undo what you did.

Public comment

Linda Miles – 1 Frederick Drive

What is going on with the Solar Farm behind me?

Chairman Roche stated that they are just in the preliminary discussions of one in that location and they are not close to coming back anytime soon.

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

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose

Planning /Zoning Board of Appeals Clerk